AGENDA
CITY OF ST. CHARLES
LIQUOR CONTROL COMMISSION MEETING

MONDAY, APRIL 16, 2018
CITY COUNCIL CHAMBERS @ 4:30 PM
2 E MAIN STREET

1. Call to Order.

2. Roll Call.

3. Motion to accept and place on file minutes of the Liquor Control Commission meeting held on March 19, 2018.

4. Recommendation to Approve a Proposal for a New Class E-4 Temporary Liquor License for a Special Event, "Unwind Wednesdays" to be held on the 1st Street Plaza.

5. Recommendation to approve a Proposal for a New G2 Liquor License Application for The Pride Store, LLC Located at 1825 Lincoln Highway, St. Charles. (Octane 93 Nano-brewery)

6. Recommendation to approve a Late-Night Permit for the RAM Restaurant Group/dba "The Grandstander" located 11 N. 3rd Street (Class B).

8. Public Comment

9. Executive Session (5 ILCS 120/2 (c)(4)).

10. Adjournment

ADA Compliance

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TDD), or via e-mail at jmcmahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

MINUTES
CITY OF ST. CHARLES
LIQUOR CONTROL COMMISSION MEETING
MONDAY, MARCH 19, 2018

1. Call to Order.
The meeting was called to order by Liquor Commissioner Rogina at 4:31 pm.

2. Roll Call.
Members Present: Liquor Commissioner Rogina, Ald. Silkaitis, Cliff Carrignan, Ald. Vitek, and Robert Gehm

Others Present: Mark Koenen, Atty. John McGuirk, Police Chief Keegan, and Tracey Conti

3. Motion to accept and place on file minutes of the Liquor Control Commission meeting held on February 20, 2018.

Motion by Mr. Carrignan second by Vitek to accept and place on file minutes of the Liquor Control Commission meeting held on February 20, 2018.

Voice Vote: Ayes: unanimous, Nays: none. Chrmn. Rogina did not vote as Chairman. **Motion Carried.**

4. Recommendation to approve an Ordinance Amending Title 5, Entitled "Business Licenses and Regulations" Chapter 5.08, "Alcoholic Beverages", 5.08.090, "License - Classifications", Section 5.08.100, "License Fees; Late Night Permit Fees; Fees Established, and Section 5.08.130 "License-Hours of Sale" of the St. Charles Municipal Code (New G-2 Liquor License Classification).

Chief Keegan: This is a recommendation to alter/modify our liquor code. Last month I brought the concept forward for the Nano-Brewery Octane 93 out on Lincoln Highway near Bircher. Although the applicant is not ready to proceed, there are some zoning issues and things with the State we're working through, we would like to codify the ordinance to reflect our acceptance and modify our liquor code.

There are three sections I've identified in item 4 for a G-2 classification, section 9 would alter the classification to the G-2, which is a site license for the Nano-brewery. Section 100 would modify our fees and our licensing structure to indicate the site license, similar to what's been done with Pheasant Run, Hotel Baker, Q-Center, we would codify the fees at $3000 per year. Section 130 would be the hours. The hours of a G-2 would mirror what they are currently doing, package store and retail store, with the hours of operation being 7am – 10 pm Monday – Sunday.

Chrmn. Rogina: In licensed hours of sale, item 2, D9 has been included. Which I believe is the small venue license from previous.

Chief Keegan: It's there as a reminder.

Chrmn. Rogina: This does not approve the license for Nano-brewery.

Mr. Gehm: They would have to come back once this is codified because they have to get their State license first.

Chief Keegan: There was a question raised last month regarding zoning. We're meeting Wednesday with Community Development to go over exactly how we interpret their use to make sure it's within our PUD and code. Once that's worked out I would anticipate this coming back for approval in April. They would like to get this approved before the start of the new licensing year so they don't have to pay twice.

Mr. Gehm: If we get this codified we would then follow our normal procedure for approval.

Chief Keegan: If it's read next month at both Liquor Commission and Government Operations it wouldn't go to City Council for approval until the first meeting in May. The Mayor has the authority to issue a temporary license for a short period of time, per code. I would like to get this done in April.

Chrmn. Rogina: The brewery that was just approved, is that a G1 license?

Chief Keegan: That's an A4, which is more of a Penrose concept. G1 is a Micro-Brewery with restaurant, G2 is a site license that we've come up with for this use, combination restaurant, package, and Nano-Brewery.

Chrmn. Rogina: The motion is to approve a G2 license with the appropriate amendments to the three sections of the code.

Motion by Ald. Silkaitis, second by Mr. Carrignan to recommend approval of an Ordinance Amending Title 5, Entitled "Business Licenses and Regulations" Chapter 5.08, "Alcoholic Beverages", 5.08.090, "License - Classifications", Section 5.08.100, "License Fees; Late Night Permit Fees; Fees Established, and Section 5.08.130 "License-Hours of Sale" of the St. Charles Municipal Code (New G-2 Liquor License Classification).

Roll Call: Ayes: Carrignan, Vitek, Gehm; Silkaitis; Nays: None. Chrmn. Rogina did not vote as Chair. **Motion Carried.**

5. Recommendation to approve an Ordinance Amending Title 5, Entitled "Business Licenses and Regulations" Chapter 5.08, "Alcoholic Beverages", 5.08.090, "License - Classifications", Section 5.08.100, "License Fees; Late Night Permit Fees; Fees Established, and Section 5.08.130 "License-Hours of Sale" of the St. Charles Municipal Code (New E-8 Liquor License Classification/St. Charles History Museum).

Chrmn. Rogina: I'd like to remind you of the difficulty we had trying to have a reunion there last year, and finding out we had nothing to provide them as an opportunity to do that. What this does is gives the St. Charles History Museum the opportunity, a certain number of times per year, to raise some funds and not having to worry about if it fits into a specific license.

Chief Keegan: This is similar to item 4, in that we're going to ask to modify the code. I would anticipate the license application coming in next month. Nancy Wolfe is here from the History Museum. We looked at three different parts of the code. The license, we would ask the Liquor Commission to consider an E8 license. This is similar to what's been done with the Fair Grounds and Harley Davidson. We give them a set number of license days per year, the language is identified in your packets. We're codifying this with the hours of operation from 7 am – 12 am, and the fee at $500 per year which is consistent with other non-for-profits. This gives them the

option to do events outside their building, if so, that license would carry on into the street, public way or parking garage. Dram shop and BASSET training would follow. We are working on the lease to show City as additionally insured so the lease doesn't have to be redone. I'd ask you to entertain the code modification presented.

Chrmn. Rogina: We are recommending to Government Operations an approval of E8 license.

Chief Keegan: The specific license should come in next month.

Ald. Silkaitis: They are licensed from 7 am – 12 am.

Chief Keegan: 7am – midnight.

Motion by Mr. Gehm, second by Vitek to Recommend approval of an Ordinance Amending Title 5, Entitled "Business Licenses and Regulations" Chapter 5.08, "Alcoholic Beverages", 5.08.090, "License - Classifications", Section 5.08.100, "License Fees; Late Night Permit Fees; Fees Established, and Section 5.08.130 "License-Hours of Sale" of the St. Charles Municipal Code (New E-8 Liquor License Classification/St. Charles History Museum).

Roll Call: Ayes: Carrignan, Vitek, Gehm; Silkaitis; Nays: None. Chrmn. Rogina did not vote as Chair. **Motion Carried.**

6. Recommendation to approve Late Night Permits for Class B and C Liquor License Holders of the City of St. Charles for FY 2018/2019.

Chief Keegan: Pursuant to City Code each year I'm required as the Chief of Police to review the late night permits requests by the establishments in town that carry B, C and D licenses. Each year our licenses are for midnight and are permitted for 1am or 2am. I am obligated along with all other departments to review their history for the year to make sure they are in line from a law enforcement perspective, but also from a zoning, finance, and fire safety perspective and that they are in good standing with the City. We initially received 26 returned to us; additionally this morning we receive 2 additional, Eden on the River, and Los Burritos Mexicanos both are asking for 1 am permits. I would ask as a friendly amendment to include those to the list and the motion I would be seeking is to approve 28 permits.

I did review all the materials and I'm happy to report on behalf of the Police Department that I believe there is a willingness to work with us. I've seen constant improvement and progress in my 4 years as Chief. I have a very good relationship with all the business in town, bar owners and restaurants. Even when we've had problems we've had meetings, or have had dialogue where not only our advice was taken, but I've seen the willingness to cooperate. There was only one instance brought before you in the past 12 months. That was for violation of liquor code. It was handled by the Liquor Commission and that business has come through that better for it.

With that I would recommend the approval of the 28 permits I've identified.

Chrmn. Rogina: This commission may be new to looking at this chart; looking at the arrest column can you please comment on this.

Chief Keegan: One of the things I stress as Chief is that I want the establishments to work with me and the Police Department. I wasn't going to hold a call into 911 or a response to their location as a tally mark against them. I wanted them to anticipate problems and work with us. If they come across fictitious identification, or unruly patrons, we encourage them to reach out for

us. What I can tell you is that if I bring an issue forward to Liquor Commission, there's a problem. I try to stay ahead of problems. My staff does a great job of that. If you go out you'll see St. Charles Police, often times I think our presence keeps thinks from getting out of hand.

Not all arrests should be a mark against the establishments, sometimes it could be someone they have called on and we arrive and determine there is a warrant for an arrest, or they have a fictitious I.D. in their possession. We would follow the law and arrest accordingly. Some may have a higher volume because they do more business with more patrons.

We are doing well, we work will with the establishments.

Ald. Silkaitis: At the committee meeting tonight if you could please tell the rest of the Council what you just said as part of your presentation that would be helpful.

Chrmn. Rogina: The Chief has emphasized to a licensee that they shouldn't be afraid to call. We'd rather they be active and work with us. The recommendation to approve 14, 1 am late night permits and 14, 2am late night permits, with the friendly amendment being the addition of Eden on the River and Los Burritos Mexicanos.

Mr. Gehm: Did they change their mind after the agenda was printed?

Chief Keegan: They've always had a 1 am permit. This year when they turned in their paperwork they didn't want the late night permit, then changed their mind at the last minute. Eden on the River is a new business and asked if they could include the 1 am permit.

Motion by Mr. Carrignan, second by Gehm to recommend approval of Late Night Permits for Class B and C Liquor License Holders of the City of St. Charles for FY 2018/2019.

Roll Call: Ayes: Carrignan, Vitek, Gehm; Silkaitis; Nays: None. Chrmn. Rogina did not vote as Chair. **Motion Carried.**

7. Recommendation to approve a Proposal for a New Massage License for Restore and Recover to be located at 1121 E Main Street.

Chief Keegan: The applicant Jessica is here. I'd like to draw your attention to the photos in the packet. This is an office building located at the 1100 block of East Main, she's renting a suite, it's by appointment only, no walk-ins. This is more of a therapeutic or recovery based massage therapy so they are exempt from manager on duty. The packet was very complete. I had a chance to speak with Jessica, and my staff vetted her background. We recommend in favor of the massage license.

Ald. Silkaitis: You are going to work by appointment only. Are you planning on changing that in the future?

Jessica Klecka: Not within the first year.

Ald. Silkaitis: After that if you did decide to do that you'd have to have another person there.

Jessica Klecka: I understand. Right now I'm going to see if I like running my own business, and I'll assess after a year.

Motion by Mr. Gehm, second by Mr. Carrignan to recommend for approval a Proposal for a New Massage License for Restore and Recover to be located at 1121 E Main Street.

Roll Call: Ayes: Carrignan, Vitek, Gehm; Silkaitis; Nays: None. Chrmn. Rogina did not vote as Chair. **Motion Carried.**

8. Public Comment

9. Executive Session (5 ILCS 120/2 (c)(4)).

10. Adjournment

Motion by Mr. Carrignan, second by Mr. Gehm to adjourn the meeting at 4:34 pm.

Voice Vote: Ayes: unanimous, Nays: none. Chrmn. Rogina did not vote as Chairman. **Motion Carried.**

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ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	Agenda Item number: 4
	Title:	Recommendation to Approve a Proposal for a New Class E-4 Temporary Liquor License for a Special Event, "Unwind Wednesdays" to be held on the 1st Street Plaza
	Presenter:	Jim Keegan, Police Chief

Meeting: Liqour Control Commission	Date: April 16, 2018	
Proposed Cost: $	Budgeted Amount: $	Not Budgeted: ☐

Executive Summary (*if not budgeted please explain*)**:**

This is an application request for a Class E-4 Temporary License, authorizing for consumption of beer, wine or alcoholic liquors on City property, specifically, 1st Street Plaza. This temporary license request is for a series of fourteen (14) events to be held on Wednesdays starting June 6 through September 5, 2018. The event, known as "Unwind Wednesdays", would be held on Wednesday evenings for these listed dates from 5:00 p.m. – Dusk. The businesses involved are Puebla Modern Mexican, Pizzeria Neo, McNally's Traditional Irish Pub. The dates are June 6, 13, 20, 27; July 4, 11, 18, 25; August 1, 8, 15, 22, 29; and September 5.

This is the second year for this request. No problems were reported last year during any of the events.

This event will coincide with St. Charles Live events scheduled for Wednesday evenings in and around the 1st Street Plaza beginning Memorial Day through September 16, 2018.

Also the Class E-4 Temporary License will be submitted after the liquor license renewal process and start of the new fiscal year May 1, 2018.

Attachments (*please list*)**:**

Recommendation/Suggested Action (*briefly explain*)**:**
Recommendation to approve at proposal for a new Class E-4 temporary liquor license for a special event, "Unwind Wednesdays" to be held on the 1st Street Plaza.

ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	Agenda Item number: 5
	Title:	Recommendation to approve a Proposal for a New G2 Liquor License Application for The Pride Store, LLC Located at 1825 Lincoln Highway, St. Charles.
	Presenter:	Jim Keegan, Police Chief

Meeting: Liquor Control Commission	Date: April 16, 2018	
Proposed Cost: $	Budgeted Amount: $	Not Budgeted: ☐

Executive Summary (*if not budgeted please explain*)**:**

The Pride Liquor Store and The Urban Counter restaurant occupy and operate side-by-side businesses at 1825 Lincoln Highway (all adjacent to the Pride Gas Station). Each of these businesses are owned and operated by Parent Petroleum under the "The Pride Store LLC".

1825 Lincoln Highway was constructed two years ago after the demolition of the Jaws carwash. It was intended to operate under one roof with three businesses; the last of which (unit "c" or the western portion) as an Italian deli. The Pride Stores, Inc. never materialized the deli concept and is now coming forward with a site plan concept presented last month at both the Liquor Control Commission and the Government Operations Committee where it received a favorable recommendation to advance for formal approvals.

The site would incorporate a Nano-brewery named "Octane 93" into current operations with both the Urban Counter (current B license) and the Pride Liquor Store (current A license) into one larger site license (G-2). Each of the three concepts would use one point of sale purchasing system (available within all three locations), would share cross-access between the locations and their hours of operation would mirror one another (7am-10pm). In addition, each of the three spaces shares common bathroom facilities that allow cross pollination of merchandise and food.

This concept mandates the consideration of the aforementioned "site license" being put into place (attached for LCC/GOC consideration). Although this concept is new to St. Charles, we do have other site licenses such as Pheasant Run, The Q Center and Hotel Baker where separate concepts and alcohol points of service/sales are housed under one roof/one owner.

From a zoning and life safety perspective, both the Fire Department and Community & Economic Development have commenced a Chapter 34 review of this location and prior to any alcohol sales/distribution taking place with the tentative approval of a new site license, a Certificate of Occupancy needs to be granted before the additional space would be incorporated into alcohol sales and distribution.

It would be my recommendation to grant a site license contingent upon a Certificate of Occupancy being granted.

Attachments (*please list*)**:**
Summary, Memo, Floor Plan, Liquor License

Recommendation/Suggested Action (*briefly explain*)**:**
Recommendation to approve a Proposal for a New G2 Liquor License Application for The Pride Store, LLC Located at 1825 Lincoln Highway, St. Charles.

City of St. Charles, Illinois Liquor Control Commissioner

CITY RETAIL LIQUOR DEALER LICENSE APPLICATION

APPLICATION FEE IS NON-REFUNDABLE

Incomplete applications will not be accepted.
Completed applications may be submitted to:
Two East Main Street, St. Charles, IL 60174-1984

Date Application Received: _____ ☑ **New Application** ☐ **Renewal Application**

APPLICATION CHECKLIST

Check items to confirm all are attached to this application	Applicant	Office Use Only
Application Fee	☑	☐
Completed Application for all questions applicable to your business.	☑	☐
Copy of Lease/Proof of Ownership	☑	☐
Copy of Dram Shop Insurance or a letter from insurance agent with a proposed quote.	☑	☐
Copy of Articles of Corporation, if applicable.	☑	☐
Completed B.A.S.S.E.T. (Beverage Alcohol Sellers & Servers Training) form – filled out for **all** employees. A copy of the B.A.S.S.E.T. certificate is **only** needed for **each manager**. It is the business establishment's responsibility to keep copies of all B.A.S.S.E.T. certificates on file for all of their employees.	☑	☐
Copy of Site Plan for Establishment (Drawn to scale including the parking lot, patio and/or deck, outdoor seating).	☑	☐
Copy of Floor Plan for Establishment (Drawn to scale and **must include** the layout of the establishment with tables, chairs, aisles, displays, cash register, bar, and lounge area with dimensions, percentage, and square footage noted for each space). Be sure to also include all **fixed objects**, such as pool tables, bar stools, vending/amusement machines; as well as all **exits**.	☑	☐
Copy of Business Plan, to include: ☐ Hours of Operation ☐ Copy of Menu ☐ Whether or not live music will be played at this establishment ☐ Will there be outdoor seating and/or outdoor designated smoking area ☐ **Do not include a marketing or financial plan with this business plan**	☑	☐
Are any building alterations planned for this site? If not sure, please contact **Building & Code Enforcement at 630.377.4406** and/or **Fire Prevention Bureau at 630.377.4458** to discuss whether or not a walk-thru and/or permit are necessary for this business.	☑	☐
All managers have been fingerprinted who are employed by your establishment. When new management is hired, it is imperative you contact the Mayor's office to be fingerprinted so the City's business files are appropriately updated.	☑	☐

OFFICIAL USE ONLY

☐ Approved* ☐ Denied Date Approved/Denied:_____ Customer Number:_____

_____ _____
Signature of Mayor, Liquor Control Commissioner Date Issued

***ISSUANCE OF THIS LICENSE IS CONTINGENT ON MEETING ALL REQUIRED BUILDING AND FIRE DEPARTMENT REQUIREMENTS.**

APPLICANT INFORMATION

A. Type of Business: ☐ Individual ☐ Partnership ☑ Corporation ☐ Other (explain):

B. Business Name:
The PRIDE Stores dba 93 Octane Brewery dba Urban Counter dba The PRIDE Beer & Wine plus Spirits

C. Business Address:
1825 Lincoln highway, St Charles IL 60174

D. IL Tax ID Number:	E. Business Phone:	F. Business E-mail:	G. Business Website:
0331-8214	630-791-8282	[redacted]	thePRIDEstores.com

H. Contact Person:	I. Title:	J. Phone No.:
Christopher Peckat	Buyer/Marketing Manager	[redacted]

K. If Corporation, Corporation Name:
The PRIDE Stores, INC

L. Corporation Address (city, state, zip code):
30W180 Butterfield Rd, Warrenville, IL 60555

BUSINESS ESTABLISHMENT LOCATION INFORMATION

A. **Type of Establishment:** ☐ Package ☐ Restaurant ☐ Tavern ☐ Hotel/Banquet/Arcada/Q-Center ☑ Other

B. Address applying for liquor license (exact street address):	C. Number of Parking Spaces:	D. Outside Dining s.f. [17.20.020-R]:	E. Holding Bar s.f. [5.08.010-F]:
1825 Lincoln highway, St Charles IL 60174	36	485	

F. Total Building s.f.:	G. Total Number of Seats:	H. Number of Bar Seats:	I. Sale Counter s.f.:	J. Live Entertainment Area s.f. [5.08.010-H]:
5000	58		43.5	

K. Kitchen s.f.:	L. Cooler s.f.:	M. Dry Storage s.f.:	N. Seating Area s.f.:	O. Retail/public Area s.f.:	P. Service Bar s.f. [5.08.010-O]:
455	640	149	939	2614	

Q. Brief Business Plan description based on type of establishment listed above:

The PRIDE Stores is seeking a site license to add a brewery to the west, 3rd unit. Within this site, the 2 existing businesses 'The PRIDE Beer & Wine plus Spirits' and 'Urban Counter' will have cross access and share a license with the new '93 Octane Brewery'

MANAGER INFORMATION

Full Name, include middle initial: Patrick Perez Title: Manager

Birthdate: [redacted] Birthplace: [redacted] Driver's License# [redacted] Home Phone [redacted]

Home Address: [redacted]

Full Name, include middle initial: Michael McGlynn Title: Manager

Birthdate [redacted] Birthplace: [redacted] Driver's License# [redacted] Home Phone: [redacted]

Home Address [redacted]

Full Name, include middle initial: Title:

Birthdate: Birthplace: Driver's License#: Home Phone:

Home Address:

PROPOSED FLOOR PLAN/LAYOUT OF PROPERTY	
Mandatory: attach to this application a floorplan or layout of the proposed facility to include the following:	
CLASS B LICENSES	
1.	Every application for a Class B license, whether an initial application or a renewal application, shall have attached thereto a site drawing of the proposed licensed premises, drawn to scale showing the following (***check off once complete***): a. The location of all rooms, segregated areas, including outdoor seating areas and the square footage thereof; b. The designated use of each room or segregated area (i.e. dining room, holding bar, service bar, kitchen, restrooms, outdoor seating areas, all rooms and segregated areas, including outdoor areas where alcoholic liquor may be served or consumed and all locations where live entertainment may be provided); c. The proposed seating capacity of rooms or segregated areas where the public is permitted to consume food and/or alcoholic beverages and/or live entertainment may be provided.**
2.	The site drawing is subject to the approval of the Local Liquor Control Commissioner. The Local Liquor Commissioner may impose such restrictions as he deems appropriate on any license by noting the same on the approved site drawing or as provided on the face of the license.
3.	A copy of the approved site drawing shall be attached to the approved license and is made a part of said license.
4.	It shall be unlawful for any Class B licensee to operate and/or maintain the licensed premises in any manner inconsistent with the approved site drawing.
CLASS C LICENSES	
1.	Every application for a Class C license, whether an initial application or a renewal application, shall have attached thereto a site drawing of the proposed licensed premises, drawn to scale, showing the following (***check off once complete***): a. The location of all rooms, segregated areas, including outdoor seating areas and the square footage thereof; b. The designated use of each room or segregated area (e.g. dining room, holding bar, service bar, kitchen, restrooms, outdoor seating areas, all rooms and segregated areas, including outdoor areas, where alcoholic liquor may be served or consumed and all locations where live entertainment may be provided; c. The proposed seating capacity of rooms or segregated areas where the public is permitted to consume food and/or alcoholic beverages and/or live entertainment may be provided.**
2.	The site drawing is subject to the approval of the Local Liquor Commissioner. The Local Liquor Commissioner may impose such restrictions as he deems appropriate on any licensee by noting the same on the approved site drawing or as provided on the face of the license.
3.	A copy of the approved site drawing shall be attached to the approved license and is made a part of said license.
4.	It shall be unlawful for any Class C licensee to operate and/or maintain the licensed premises in any manner inconsistent with the approved site drawing.
****THE FIRE PREVENTION BUREAU WILL FURNISH ALL FINAL, PERMITTED OCCUPANCY NUMBERS FOR THIS LICENSE.**	

CORPORATION / PREMISES QUESTIONS	
1.	If applicant is an individual or partnership, is each and every person a United States citizen **(5.08.070-2)**? ☐ **Yes** ☐ **No** Is any individual a naturalized citizen? ☐ **Yes** ☐ **No** **If yes**, print name(s), date(s), and place(s) of naturalization:
2.	List the type of business of the applicant **(5.08.070-3)**: Brewery / Liquor Store / Restaurant
3.	Number of years of experience for the above listed type of business **(5.08.070-4)**: Minimal in relation to the combined license
4.	Amount of merchandise that normally will be in inventory when in operation **(5.08.070-5)**: $ 500,000
5.	Location/address and description of business to be operated under this applied for license **(5.08.070-6)**: Applying for a new G2 License for the entire building which will replace 2 of the current licenses. 1825 Lincoln highway, St Charles, IL 60174
6.	Is the premises owned or leased **(5.08.070-6A)**? ☐ **Owned** ☑ **Leased**
7.	If the premises are leased, list the names and addresses of all direct owners or owners of beneficial interests in any trusts, if premises are held in trust **(5.08.070-6B)**: **Name of Building Owner:** CIMA Developers LP Address of Building Owner: 30W180 Butterfield Rd, Warrenville, IL 60555 Mailing Address of Building Owner (if different): Phone Numbe [redacted] E-mail Address: [redacted] **Name of Building Owner:** Address of Building Owner: Mailing Address of Building Owner (if different): Phone Number: E-mail Address: **Name of Building Owner:** Address of Building Owner: Mailing Address of Building Owner (if different): Phone Number: E-mail Address:
8.	Does the applicant currently operate, or operated in the past, any other establishment within the City of St. Charles that requires a liquor license? ☑ **Yes** ☐ **No** **If yes**, please list the business name(s) and address(es): Urban Counter and The PRIDE Beer & Wine plus Spirits, both located in this building, 1825 Lincoln Highway, St Charles, IL 60174

9.	Does applicant have any outstanding debt with the City of St. Charles, including, but not limited to, utility bills, alcohol tax, and permit fees, for any current or previous establishment owned, operated or managed by the applicant? ☐ **Yes** ☑ **No** **If yes, please note the City of St. Charles requires all debt to be paid in full before consideration of a new or renewed liquor license is issued.**
10.	Are any improvements planned for the building and/or site that will require a building permit? ☑ **Yes** ☐ **No** **If yes,** has a building permit been applied for? ☐ **Yes** ☑ **No** **If yes,** date building permit was applied for with Building & Code Enforcement:
11.	Has applicant applied for a similar or other license on the premises other than the one for which this license is sought **(5.08.070-7)**? ☐ **Yes** ☑ **No** **If yes,** what was the disposition of the application? Explain as necessary:
12.	Has applicant (and all persons listed on page 1 of this application) ever been convicted of a felony under any Federal or State law, or convicted of a misdemeanor opposed to decency or morality **(5.08.070-8)**? ☐ **Yes** ☑ **No** Is applicant (and all persons listed on page 1 of this application) disqualified from receiving a liquor license by reason of any matter contained in Illinois State law and/or City of St. Charles Municipal Ordinances? ☐ **Yes** ☑ **No**
13.	**List previous liquor licenses issued by any State Government or any subdivision thereof (5.08.070-9). Use additional paper if necessary.** **Government Unit:** See Attached Date: Location, City/State: Special Explanations: **Government Unit:** Date: Location, City/State: Special Explanations:
14.	Have any liquor licenses possessed ever been revoked **(5.08.070-9)**? ☐ **Yes** ☑ **No** **If yes,** list all reasons on a separate, signed letter accompanying this application. Has any director, officer, shareholder, or any of your managers, ever been denied liquor license from any jurisdiction? ☐ **Yes** ☐ **No** **If yes,** proceed to Question 15. If more space is needed, please attach a separate sheet of paper with the information.

15.	**Complete ONLY if yes was answered to the questions above (14):** Name: N/A Name of Business: Position with the Business: Date(s) of Denial: Reason(s) for Denial of License:
16.	Date of Incorporation (Illinois Corporations) **(5.08.070-10):** 8/1/1976 Date qualified under Illinois Business Corporation Act to transact business in Illinois (Foreign Corporation):
17.	Has the applicant and all designated managers read and do they all understand and agree not to violate any liquor laws of the United States, the State of Illinois, and any of the ordinances of the City of St. Charles in conducting business**(5.08.070-11)**? ☑ **Yes** ☐ **No** Have you, or in the case of a corporation, the local manager, or in the case of a partnership any of the partners, ever been convicted of any violation of any law pertaining to alcoholic liquor? ☐ **Yes** ☑ **No** Have you, or in the case of a corporation the local manager, or in the case of a partnership any of the partners, ever been convicted of a felony? ☐ **Yes** ☑ **No** Have you ever been convicted of a gambling offense? ☐ **Yes** ☑ **No** (If a partnership or corporation, include all partners and the local manager(s).) Will you and all your employees refuse to serve or sell alcoholic liquor to an intoxicated person or to a minor? ☑ **Yes** ☐ **No**
18.	**Mandatory:** All individual owners, partners, officers, directors, and/or persons holding directly or beneficially more than five (5) percent in interest of the stock of owners by interest listed on page 1 of this application must be fingerprinted by the City of St. Charles Police Department **(5.08.070-A12)**. Has this been done? ☑ **Yes** ☐ **No** **If yes,** date(s):
19.	**Mandatory:** Has the applicant attached proof of Dram Shop Insurance to this application or already furnished it to the City of St. Charles **(5.08.060)**? ☐ **Yes** ☑ **No** If already furnished, date of delivery: We have current for the other 2 locations and will expand to the full **NOTE: Insurance must be issued from May 1, 20XX – April 30, 20XX in accordance with City code 5.08.060. Request a prorated rate from your insurance company if you are applying for a new license during this timeframe.**

20.	**Mandatory:** Is the premises within 100 feet of any real property of any church; school; hospital; home for the aged or indigent persons; home for veterans, their wives/husbands, or children; and/or any military or naval station **(5.08.230)**? ☐ **Yes** ☑ **No**

COMMENTS/ADDITIONAL INFORMATION

B.A.S.S.E.T. TRAINING

Please list employees required to have B.A.S.S.E.T training on this page – include all managers, assistant managers, bartenders, and clerks who are permitted to make alcoholic liquor sales. **Include copies of certificates for managers only and mark Manager if applicable. Add another page, if needed.**

Name: Patrick (First) Perez (Last) (Middle) Manager Manager

Home Street Address: [redacted]

City, State, Zip: Chicago, IL 60608

Date of Course: 2/27/2013 Place Course was Taken: Online

Birthdate: [redacted] Certificate Granted: 2/11/2017 Expiration: 2/11/2020

Name: Michael (First) McGlynn (Last) (Middle) Manager Manager

Home Street Address: [redacted]

City, State, Zip: Naperville, IL 60563

Date of Course: 6/23/2017 Place Course was Taken: Online

Birthd[redacted] Certificate Granted: 6/23/2017 Expiration: 6/23/2020

Name: Heather (First) Splitt (Last) (Middle) Assistant Manager Manager

Home Street Address: [redacted]

City, State, Zip: Poplar Grove, IL 61065

Date of Course: 7/10/17 Place Course was Taken: Online

Birthdate: [redacted] Certificate Granted: 7/10/2017 Expiration: 7/10/2020

Name: Christopher (First) Peckat (Last) Marcus (Middle) Manager

Home Street Address: [redacted]

City, State, Zip: Glenview, IL 60026

Date of Course: 3/2/18 Place Course was Taken: Online

Birthdate [redacted] Certificate Granted: 3/2/18 Expiration: 4/1/2018

NEW MANAGEMENT REQUIREMENTS

Whenever a new manager comes on board, the City must be notified and that person must be fingerprinted.

It is the business establishment's responsibility to keep copies of all B.A.S.S.E.T. certificates on file for their employees.

APPLICATION FOR LATE NIGHT PERMIT	
SUPPLEMENTAL TO LIQUOR LICENSE FOR CLASS B/C	
To: St. Charles Liquor Control Commission	Date:
I now possess or have applied for a liquor license Class	
Applicant's Name:	
Name of Business:	
Business Address:	
Business Phone:	

SUPPLEMENTAL PERMIT APPLIED FOR

Payment of Late Night Permit fee is required at the time the permit is issued.

☐ 1:00 a.m. Late Night Permit – fee of $800.00

☐ 2:00 a.m. Late Night Permit – fee of $2,300.00

NOTE: Other permits that may be available upon request include:

- Class E – Special Event License (1 to 3-day event @ $100.00 per day)
- Outdoor Dining Permit (Contact Community & Economic Development @ 630.377.4443)

SIGNATURES

Applicant's Signature

☐ **Liquor Commissioner hereby directs City Clerk to issue permit indicated above.**

Liquor Commissioner's Signature **Date**

ADDENDUM TO RETAIL LIQUOR LICENSE APPLICATION	
To be completed by the City of St. Charles Police Department	
Date:	Name of Applicant:
Name of Business:	
Address of Business:	Ward Number:

To Liquor Control Commissioner, City of St. Charles, Illinois

Pursuant to the provision of the City of St. Charles Municipal Code, Chapter 5.08, Alcoholic Beverages, the following guide shall be in effect for the investigation of an applicant for a Retail Dealer's Liquor License:

1.	Date on which applicant will begin selling retail alcoholic liquors at this location:
2.	Is the location within 100 feet of any church; school; hospital; home for the aged or indigent persons; home for veterans, their wives/husbands or children; or any military or naval station? ☐ **Yes** ☐ **No**
3.	If the answer to question 2 is yes, answer the following: Is applicant's place of business a hotel offering restaurant service, a regularly organized club, a restaurant, a food shop, or other place where the sale of alcoholic liquors is not the principal business? ☐ **Yes** ☐ **No** **If yes, answer a, b and c:** a. State the kind of such business: b. Give date on which applicant began the kind of business named at this location: c. Has the kind of business designated been established at this location for such purpose prior to February 1, 1934, and carried on continuously since such time by either the applicant or any other person? ☐ **Yes** ☐ **No**
4.	If premises for which an alcoholic liquor license is herein applied for are within 100 feet of a church, have such premises been licensed for the sale of alcoholic liquor at retail prior to the establishment of such church? ☐ **Yes** ☐ **No** **If yes**, have the premises been continuously operated and licensed for the sale of alcoholic liquor at retail since the original alcoholic liquor license was issued therefore? ☐ **Yes** ☐ **No**
5.	Is the place for which the alcoholic liquor license is sought a dwelling house, flat, or apartment used for residential purposes? ☐ **Yes** ☐ **No**
6.	Is there any access leading from premises to any other portion of the same building or structure used for dwelling or lodging purposes and which is permitted to be used or kept accessible for use by the public? (Connection between premises and such other portion of building or structure as is used only by the applicant, his/her family and personal guests not prohibited.) ☐ **Yes** ☐ **No**
7.	If applicant conducts or will conduct in the same place any other class of business in addition to that of City Retailer of Alcoholic Liquor, state the kind and nature of such business: ☐ **Yes** ☐ **No**

8.	Are all rooms where liquor will be sold for consumption on the premises continuously lighted during business hours by natural light or artificial white light so that all parts of the interior shall be clearly visible? ☐ **Yes** ☐ **No**
9.	Are premises located in any building belonging to or under the control of the State of Illinois or any other political subdivision thereof, such as county, city, etc.? ☐ **Yes** ☐ **No**
10.	Are the premises for which license is herein applied for a store or place of business where the majority of customers are minors of school age or where the principal business transacted consists of school books, school supplies, food or drinks for such minors? ☐ **Yes** ☐ **No**
11.	It is required by the City of St. Charles that all employees undergo BASSET training. Provide a copy of the certificate of training completion for each manager. All certificates for managers have been submitted: ☐ **Yes** ☐ **No**
12.	From your observation and investigation, has applicant–to the best of your knowledge–truthfully answered all questions? ☐ **Yes** ☐ **No** **If no**, state exceptions:
13.	Have all persons named in this application been fingerprinted? ☐ **Yes** ☐ **No** Fingerprinted by: Date:
14.	Other necessary data:

SIGNATURES
ENDORSEMENTS AND APPROVALS
INVESTIGATING OFFICER

_____ _____

Investigating Officer Signature **Badge Number & Rank**

ENDORSEMENT OF THE CHIEF OF POLICE

Recommend Issuing Liquor License: ☐ **Yes** ☐ **No**

_____ _____

Signature Of Chief of Police **Date**

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/30/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER FEDERATED MUTUAL INSURANCE COMPANY HOME OFFICE: P.O. BOX 328 OWATONNA, MN 55060	CONTACT NAME: CLIENT CONTACT CENTER PHONE (A/C, No, Ext): 888-333-4949 FAX (A/C, No): 507-446-4664 E-MAIL ADDRESS: CLIENTCONTACTCENTER@FEDINS.COM
INSURED 037-270-6 THE PRIDE STORES INC 30W180 BUTTERFIELD RD WARRENVILLE, IL 60555	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A: FEDERATED MUTUAL INSURANCE COMPANY — 13935 INSURER B: FEDERATED SERVICE INSURANCE COMPANY — 28304 INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER: 149** **REVISION NUMBER: 3**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	Y	N	9309062	12/16/2017	04/01/2018	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$1,000,000 $100,000 EXCLUDED $1,000,000 $2,000,000 $2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY	N	N	9309062	12/16/2017	04/01/2018	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$1,000,000
B	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION	N	N	9309064	12/16/2017	04/01/2018	EACH OCCURRENCE AGGREGATE	$20,000,000 $20,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: N / A If yes, describe under DESCRIPTION OF OPERATIONS below	N	N	9310042	12/16/2017	04/01/2018	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L DISEASE - POLICY LIMIT	 $1,000,000 $1,000,000 $1,000,000
B	LIQUOR LIABILITY	N	N	9927296	12/16/2017	04/01/2018	EACH COMMON CAUSE AGGREGATE	$2,000,000 $2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: 1825 LINCOLN HWY ST CHARLES, IL 60174 - URBAN COUNTER

CITY OF ST CHARLES IS NAMED AS ADDITIONAL INSURED FOR GENERAL LIABILITY.

CERTIFICATE HOLDER

037-270-6 149 3
CITY OF ST CHARLES
2 E MAIN ST
ST CHARLES, IL 60174-1926

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/30/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER FEDERATED MUTUAL INSURANCE COMPANY HOME OFFICE: P.O. BOX 328 OWATONNA, MN 55060	CONTACT NAME: CLIENT CONTACT CENTER PHONE (A/C, No, Ext): 888-333-4949 FAX (A/C, No): 507-446-4664 E-MAIL ADDRESS: CLIENTCONTACTCENTER@FEDINS.COM
INSURED 037-270-6 THE PRIDE STORES INC 30W180 BUTTERFIELD RD WARRENVILLE, IL 60555	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A: FEDERATED MUTUAL INSURANCE COMPANY — 13935 INSURER B: FEDERATED SERVICE INSURANCE COMPANY — 28304 INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER: 150** **REVISION NUMBER: 7**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY / PRO-JECT / LOC OTHER:	Y	N	9309062	12/16/2017	04/01/2018	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$1,000,000 $100,000 EXCLUDED $1,000,000 $2,000,000 $2,000,000
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY	N	N	9309062	12/16/2017	04/01/2018	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$1,000,000
B	X UMBRELLA LIAB / X OCCUR EXCESS LIAB / CLAIMS-MADE DED / RETENTION	N	N	9309064	12/16/2017	04/01/2018	EACH OCCURRENCE AGGREGATE	$20,000,000 $20,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	N	9310042	12/16/2017	04/01/2018	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $1,000,000 $1,000,000 $1,000,000
B	LIQUOR LIABILITY	N	N	9927296	12/16/2017	04/01/2018	EACH COMMON CAUSE AGGREGATE	$2,000,000 $2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: 1825 LINCOLN HWY ST CHARLES, IL 60174 - PRIDE BEER & WINE PLUS SPIRITS

CITY OF ST CHARLES IS NAMED AS ADDITIONAL INSURED FOR GENERAL LIABILITY.

CERTIFICATE HOLDER

037-270-6 150 7
CITY OF ST CHARLES
2 E MAIN ST
ST CHARLES, IL 60174-1926

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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BASSET Card

STATE OF Illinois
LIQUOR CONTROL COMMISSION

August 2, 2017

Letter ID: L0521166160

MICHAEL MCGLYNN
30W161 COUNTRY LAKES DR.
NAPERVILLE IL 60563

License No.: 5A-0110606
Expiration Date: 6/23/2020
License Type: Basset Card

Your "Student ID number" is: 11192396

Your "Trainer's ID number" is: 5A-0110606

Your BASSET Card is located BELOW

DO NOT throw away this letter as you will need your "Student ID number" directly above to re-print your card.

IMPORTANT:

To re-print your card, visit the Illinois Liquor Control Commission website at ILCC.illinois.gov
(click on the RESOURCES tab to access the "BASSET Card Lookup" page).

ILLINOIS LIQUOR CONTROL COMMISSION
100 W. Randolph Street, Suite 7-801 - Chicago, IL 60601
BEVERAGE ALCOHOL SELLERS AND SERVERS EDUCATION AND TRAINING [BASSET] CARD

Date of Certification: 6/23/2017 Expires: 6/23/2020
Trainer's IL Liquor License Number: 5A-0110606
MICHAEL MCGLYNN
30W161 COUNTRY LAKES DR.
NAPERVILLE IL 60563

****Card is not transferrable****

LCCB-01 (N-01/15)

BASSET Card

STATE OF Illinois
LIQUOR CONTROL COMMISSION

May 3, 2016

Letter ID: L1075753872

MICHAEL MCGLYNN
30W161 COUBTRY LAKES DR.
NAPERVILLE IL 60563

License No.: 5A-0110606
Expiration Date: 4/26/2019
License Type: Basset Card

Your "Student ID number" is: 9758050

Your "Trainer's ID number" is: 5A-0110606

Your BASSET Card is located BELOW

DO NOT throw away this letter as you will need your "Student ID number" directly above to re-print your card.

IMPORTANT:

To re-print your card, visit the Illinois Liquor Control Commission website at ILCC.illinois.gov
(click on the RESOURCES tab to access the "BASSET Card Lookup" page).

ILLINOIS LIQUOR CONTROL COMMISSION
100 W. Randolph Street, Suite 7-801 - Chicago, IL 60601
BEVERAGE ALCOHOL SELLERS AND SERVERS EDUCATION AND TRAINING [BASSET] CARD

Date of Certification: 4/26/2016 Expires: 4/26/2019
Trainer's IL Liquor License Number: 5A-0110606
MICHAEL MCGLYNN
30W161 COUBTRY LAKES DR.
NAPERVILLE IL 60563

****Card is not transferrable - OFF-PREMISE ONLY****

LCCB-01 (N-01/15)

P-000637

BASSET Card

STATE OF Illinois
LIQUOR CONTROL COMMISSION

August 2, 2017

Letter ID: L2018008400

HEATHER SPLITT
102 W PARK ST
POPLAR GROVE IL 61065

License No.: 5A-0110606
Expiration Date: 7/10/2020
License Type: Basset Card

Your "Student ID number" is: 11247672

Your "Trainer's ID number" is: 5A-0110606

Your BASSET Card is located BELOW

DO NOT throw away this letter as you will need your "Student ID number" directly above to re-print your card.

IMPORTANT:

To re-print your card, visit the Illinois Liquor Control Commission website at ILCC.illinois.gov
(click on the RESOURCES tab to access the "BASSET Card Lookup" page).

ILLINOIS LIQUOR CONTROL COMMISSION
100 W. Randolph Street, Suite 7-801 - Chicago, IL 60601
BEVERAGE ALCOHOL SELLERS AND SERVERS EDUCATION AND TRAINING [BASSET] CARD

Date of Certification: 7/10/2017 Expires: 7/10/2020
Trainer's IL Liquor License Number: 5A-0110606
HEATHER SPLITT
102 W PARK ST
POPLAR GROVE IL 61065

****Card is not transferrable****

ILLINOIS LIQUOR CONTROL COMMISSION
100 W. Randolph Street, Suite 7-801 - Chicago, IL 60601
BEVERAGE ALCOHOL SELLERS AND SERVERS EDUCATION AND TRAINING [BASSET] CARD

Date of Certification: 4/15/2016 Expires: 4/15/2019
Trainer's IL Liquor License Number: 5A-0110606

HEATHER SPLITT
102 W. PARK ST.
POPLAR GROVE IL 61065

****Card is not transferrable - OFF-PREMISE ONLY****

Certificate of Completion

American Safety Council

CHRISTOPHER PECKAT

Has diligently and with merit completed the

On-Premise BASSET Alcohol Certification on 3/2/2018

from the American Safety Council.

Jeff Pairan

American Safety Council

Illinois BASSET Training

This card certifies that:

CHRISTOPHER PECKAT

has completed the

On-Premise BASSET Alcohol Certification

Jeff Pairan

4/1/2018

Exp. Date:

Certificate of Completion

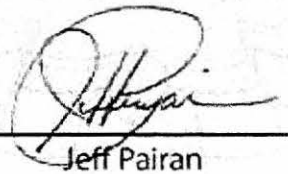
American Safety Council

CHRISTOPHER PECKAT

Has diligently and with merit completed the

Off-Premise BASSET Alcohol Certification on 3/5/2018

from the American Safety Council.



Jeff Pairan

American Safety Council

Illinois BASSET Training

This card certifies that:

CHRISTOPHER PECKAT

has completed the

Off-Premise BASSET Alcohol Certification

Jeff Pairan

4/4/2018

Exp. Date:

Illinois BASSET Off-Premise

SELLER / SERVER CERTIFICATION

Trainee Name: Patrick Perez
Date of Completion: 02/27/2013 12:21 CST

School Name: Learn2Serve
Certification #: IL 1920135

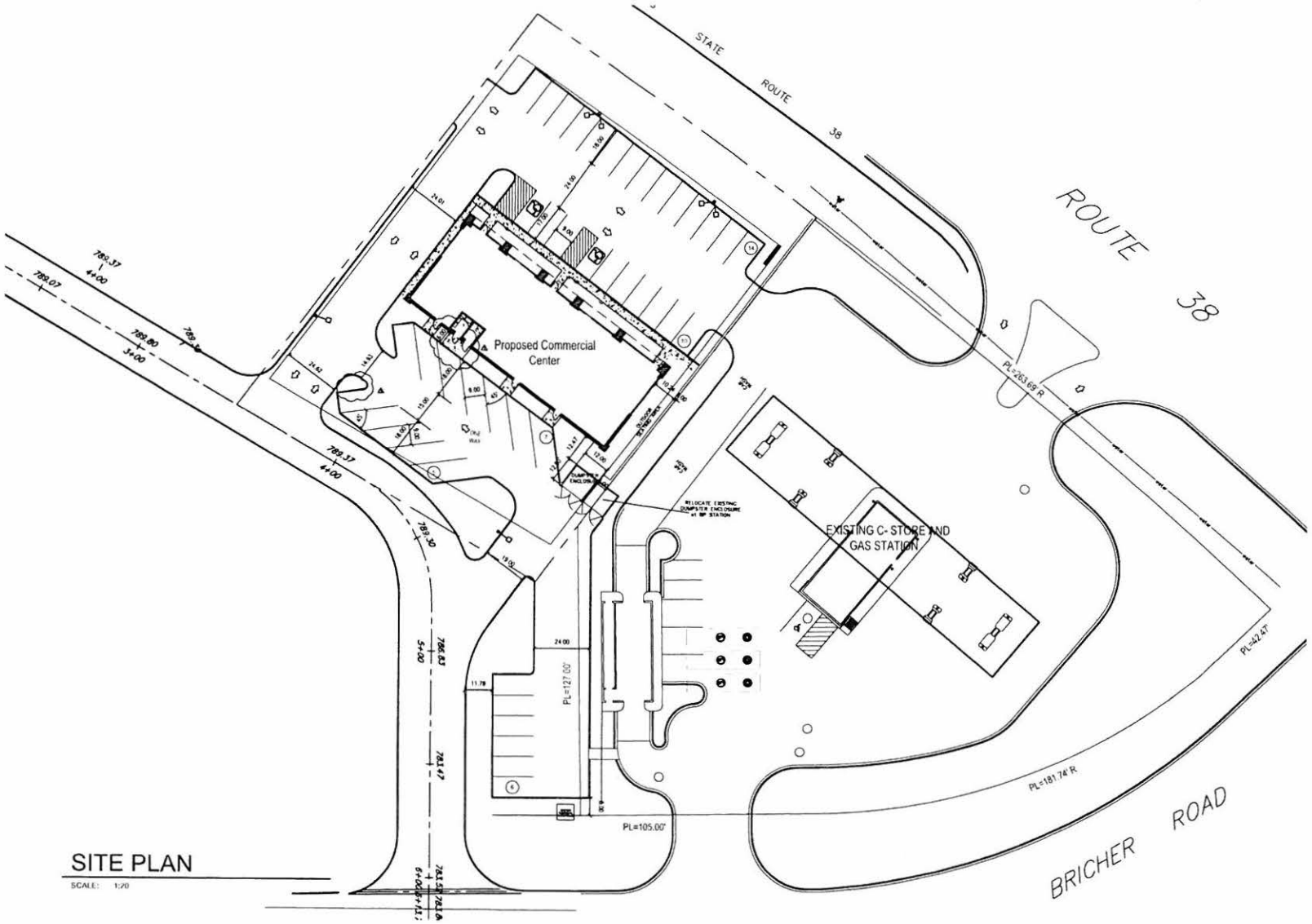
I,_____
Certify that the above named person successfully completed an approved Learn2Serve Seller/Server course.

This course provides necessary knowledge and techniques for the responsible serving of alcohol.

This is your temporary certificate of completion. You will receive you official card in the mail. Please forward all questions to support@360training.com.

learn2serve

Corporate Headquarters
13801 Bumet Rd., Suite 100
Austin, Texas 78727
P: 800-442-1149



SITE PLAN

SCALE: 1:20

GLEASON ARCHITECTS, P.C.
759 Heartland Drive, Unit A
Sugar Grove, Illinois 60554
Phone: 630-466-8740
Fax: 630-466-8760
E-mail: lhodgleason@gleasonarchitectspc.com

ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	03-23-15
FOR BID	
FOR CONST.	

REVISIONS	DATE
1 City Comments	08/06/15
2	
3	

PROJECT:
BRICHER ROAD COMMERCIAL CENTER
1850 BRICHER ROAD
ST. CHARLES, IL

CLIENT:
ANGEL AND ASSOCIATES
39W EAST ST CHARLES ROAD
ST CHARLES, IL

JOB NO. 14-090
DATE 01/06/15
FILE
PLOT SCALE:

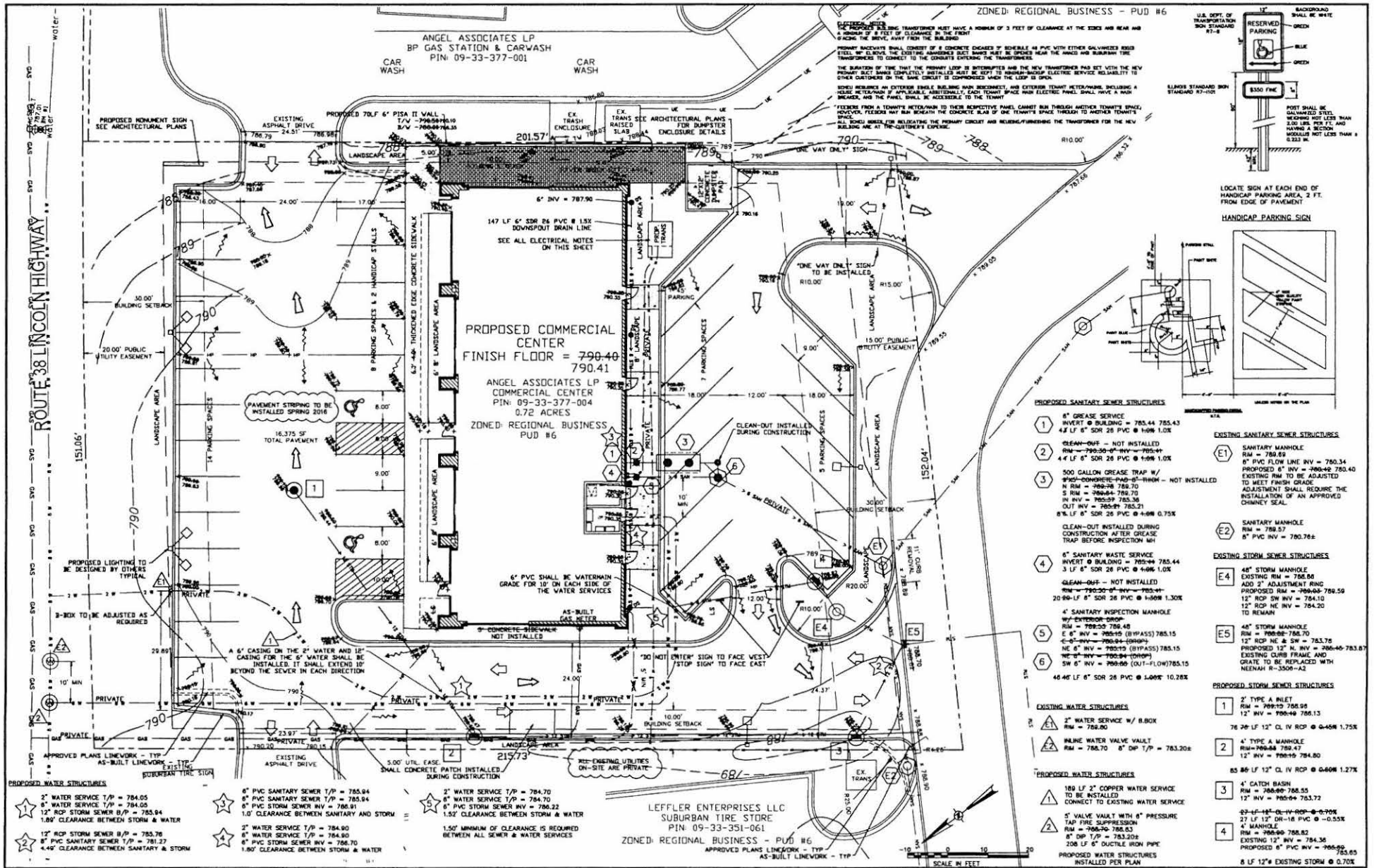
OWNER APPROVAL

Signature

Date

SHEET TITLE
FINAL PLAN

SHEET NUMBER
A0



PROPOSED WATER STRUCTURES

1. 2" WATER SERVICE T/P = 784.05
   6" WATER SERVICE T/P = 784.05
   12" RCP STORM SEWER B/P = 785.94
   1.89' CLEARANCE BETWEEN STORM & WATER
2. 12" RCP STORM SEWER B/P = 785.76
   8" PVC SANITARY SEWER T/P = 781.27
   4.49' CLEARANCE BETWEEN SANITARY & STORM
3. 6" PVC SANITARY SEWER T/P = 785.94
   6" PVC SANITARY SEWER T/P = 785.94
   6" PVC STORM SEWER INV = 786.91
   1.0' CLEARANCE BETWEEN SANITARY AND STORM
4. 2" WATER SERVICE T/P = 784.90
   6" WATER SERVICE T/P = 784.90
   6" PVC STORM SEWER INV = 786.70
   1.80' CLEARANCE BETWEEN STORM & WATER
5. 2" WATER SERVICE T/P = 784.70
   6" WATER SERVICE T/P = 784.70
   6" PVC STORM SEWER INV = 786.22
   1.52' CLEARANCE BETWEEN STORM & WATER

1.50' MINIMUM OF CLEARANCE IS REQUIRED BETWEEN ALL SEWER & WATER SERVICES

PROPOSED SANITARY SEWER STRUCTURES

1. 6" GREASE SERVICE
   INVERT @ BUILDING = 785.44 785.43
   4.3 LF 6" SDR 26 PVC @ ~~1.0%~~ 1.0%
2. ~~CLEAN-OUT~~ – NOT INSTALLED
   ~~RIM = 790.30 6" INV = 785.41~~
   4.4 LF 6" SDR 26 PVC @ ~~1.0%~~ 1.0%
3. 500 GALLON GREASE TRAP W/ ~~PVC CONCRETE PAD 6" THICK~~ – NOT INSTALLED
   N RIM = ~~790.76~~ 789.70
   S RIM = ~~790.84~~ 789.70
   IN INV = ~~785.59~~ 785.36
   OUT INV = ~~785.21~~ 785.21
   8% LF 6" SDR 26 PVC @ ~~1.0%~~ 0.75%

   CLEAN-OUT INSTALLED DURING CONSTRUCTION AFTER GREASE TRAP BEFORE INSPECTION MH
4. 6" SANITARY WASTE SERVICE
   INVERT @ BUILDING = ~~785.49~~ 785.44
   3 LF 6" SDR 26 PVC @ ~~1.0%~~ 1.0%

   ~~CLEAN-OUT~~ – NOT INSTALLED
   ~~RIM = 790.30 6" INV = 785.41~~
   20 ~~30~~ LF 6" SDR 26 PVC @ ~~1.5%~~ 1.30%
5. 4' SANITARY INSPECTION MANHOLE
   ~~W/ EXTERIOR DROP~~
   RIM = ~~788.33~~ 788.48
   E 6" INV = ~~785.15~~ (BYPASS) 785.15
   ~~C 6" INV = 780.91 (DROP)~~
   NE 6" INV = ~~785.13~~ (BYPASS) 785.15
   ~~NE 8" INV = 784 (DROP)~~
   SW 6" INV = ~~780.88~~ (OUT-FLOW)785.15
6. 46.46 LF 6" SDR 26 PVC @ ~~1.00%~~ 10.28%

EXISTING WATER STRUCTURES

E1 2" WATER SERVICE W/ B-BOX
RIM = 788.80

E2 INLINE WATER VALVE VAULT
RIM = 788.70 8" DIP T/P = 783.20±

PROPOSED WATER STRUCTURES

1. 189 LF 2" COPPER WATER SERVICE TO BE INSTALLED CONNECT TO EXISTING WATER SERVICE
2. 5' VALVE VAULT WITH 6" PRESSURE TAP FIRE SUPPRESSION
   RIM = ~~788.70~~ 788.63
   8" DIP T/P = 783.20±
   206 LF 6" DUCTILE IRON PIPE

PROPOSED WATER STRUCTURES INSTALLED PER PLAN

EXISTING SANITARY SEWER STRUCTURES

E1 SANITARY MANHOLE
RIM = 789.69
6" PVC FLOW LINE INV = 780.34
PROPOSED 6" INV = ~~780.49~~ 780.40
EXISTING RIM TO BE ADJUSTED TO MEET FINISH GRADE. ADJUSTMENT SHALL REQUIRE THE INSTALLATION OF AN APPROVED CHIMNEY SEAL.

E2 SANITARY MANHOLE
RIM = 789.57
6" PVC INV = 780.76±

EXISTING STORM SEWER STRUCTURES

E4 48" STORM MANHOLE
EXISTING RIM = 788.86
ADD 2" ADJUSTMENT RING
PROPOSED RIM = ~~789.05~~ 789.59
12" RCP SW INV = 784.10
12" RCP NE INV = 784.20
TO REMAIN

E5 48" STORM MANHOLE
RIM = ~~788.82~~ 788.70
12" RCP NE & SW = 783.78
PROPOSED 12" N. INV = ~~786.45~~ 783.87
EXISTING CURB FRAME AND GRATE TO BE REPLACED WITH NEENAH R-3506-A2

PROPOSED STORM SEWER STRUCTURES

1. 2' TYPE A INLET
   RIM = ~~789.10~~ 788.98
   12" INV = ~~786.48~~ 786.13

   76 ~~78~~ LF 12" CL IV RCP @ ~~0.45%~~ 1.75%
2. 4' TYPE A MANHOLE
   RIM = ~~789.88~~ 789.47
   12" INV = ~~786.15~~ 784.80

   85 ~~86~~ LF 12" CL IV RCP @ ~~0.60%~~ 1.27%
3. 4' CATCH BASIN
   RIM = ~~788.00~~ 788.55
   12" INV = ~~785.64~~ 783.72

   ~~27 LF 18" CL IV RCP @ 0.70%~~
   27 LF 12" DR-18 PVC @ ~0.55%
4. 4' MANHOLE
   RIM = ~~788.00~~ 788.82
   EXISTING 12" INV = 784.36
   PROPOSED 6" PVC INV = ~~785.80~~ 785.65

   8 LF 12"ø EXISTING STORM @ 0.70%

TEBRUGGE ENGINEERING	REVISIONS	NO.	DATE	NOTES
P.O. BOX 10 ISLAND IL 60545		1	5.26.15	ST. CHARLES REVIEW COMMENTS 5.8.15
PHONE (630) 552-1390 FAX (630) 552-1392		2	6.3.15	ST. CHARLES REVIEW COMMENTS 5.18.15
		3	8.5.15	ST. CHARLES REVIEW COMMENTS 8.3.15
		4	8.31.15	ST. CHARLES REVIEW COMMENTS 8.26.15

PREPARED FOR:
CIMA DEVELOPERS, INC.
30W180 BUTTERFIELD RD WARRENVILLE, IL

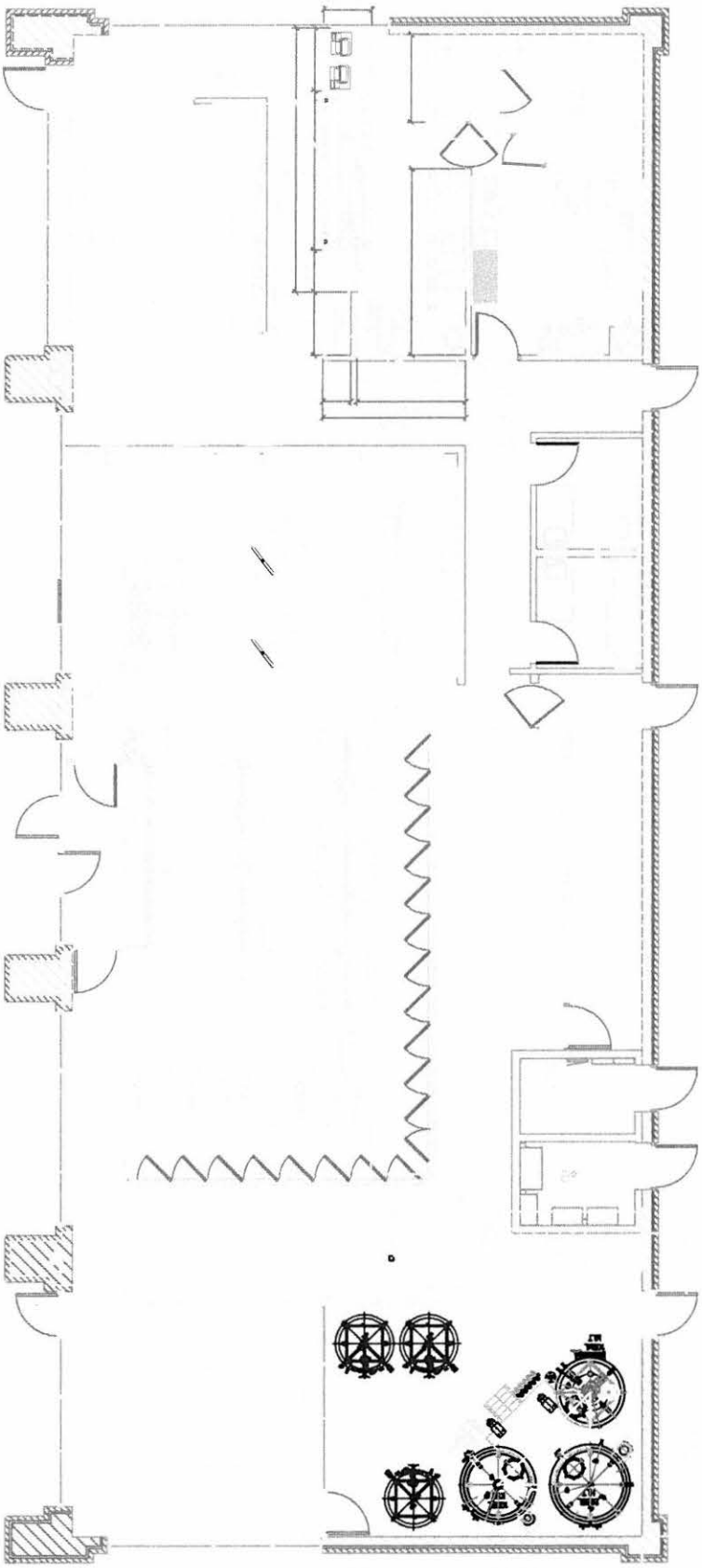
1850 BRICHER ROAD ST. CHARLES, IL

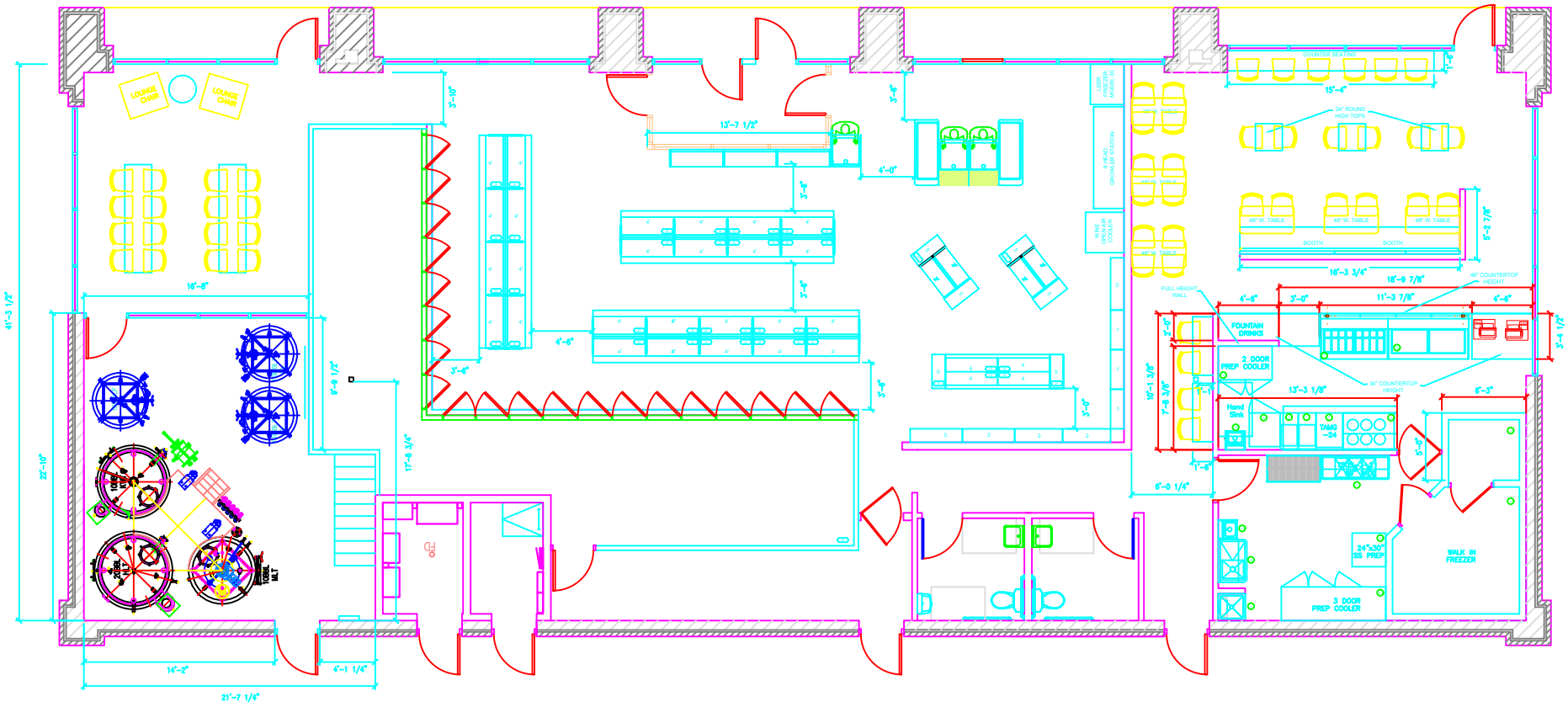
CIVIL SITE PLAN

AS-BUILT RECORD DRAWINGS
GRADING & UTILITIES
AS OF: FEBRUARY 9, 2016

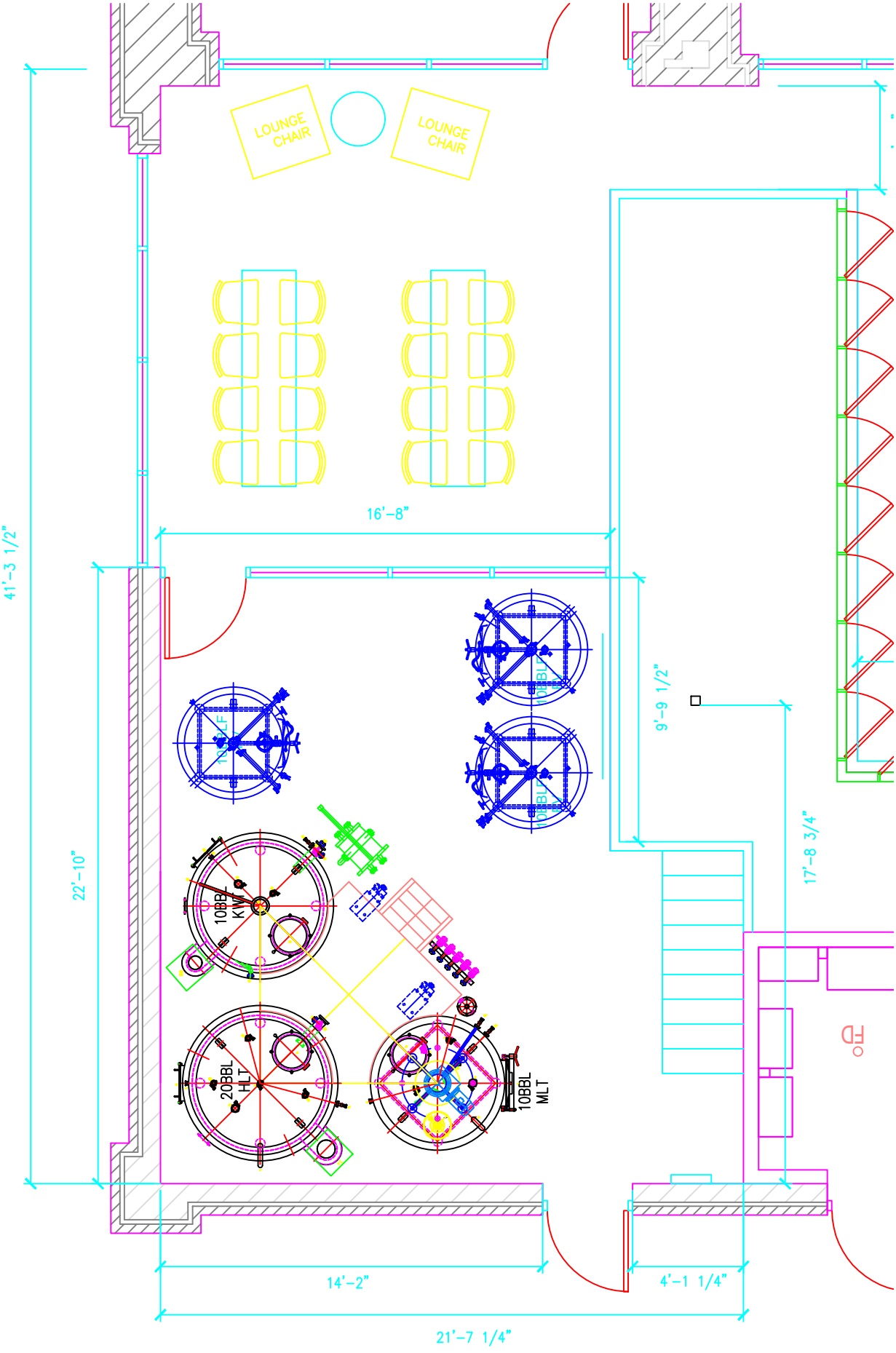
PROJECT NO. 15 340 01
SCALE: 1" = 10'
DATE: 4.24.15

SHEET NO. 3 OF 4 SHEETS





LOUNGE CHAIR
LOUNGE CHAIR
COUNTER SEATING
15'-4"
24" ROUND HIGH TOPS
48" W. TABLE
48" W. TABLE
48" W. TABLE
48" W. TABLE
48" W. TABLE
BOOTH
BOOTH
16'-3 3/4"
18'-9 7/8"
48" COUNTERTOP HEIGHT
FULL HEIGHT WALL
4'-6"
3'-0"
11'-3 7/8"
4'-6"
FOUNTAIN DRINKS
2 DOOR PREP COOLER
34" COUNTERTOP HEIGHT
13'-3 1/8"
6'-3"
Hand Sink
TAMG -24
24"x30" SS PREP
WALK IN FREEZER
3 DOOR PREP COOLER
6'-0 1/4"
10'-1 3/8"
7'-8 3/8"
2'-0"
1'-1"
1'-6"
5'-0"
3'-4 1/2"
5'-2 7/8"
LEER FREEZER MODEL 30
8 HEAD GROWLER STATION
WINE OPEN AIR COOLER
13'-7 1/2"
4'-0"
3'-6"
3'-6"
3'-6"
3'-6"
3'-6"
3'-6"
3'-0"
3'-10"
16'-8"
9'-9 1/2"
17'-8 3/4"
41'-3 1/2"
22'-10"
14'-2"
4'-1 1/4"
21'-7 1/4"


LOUNGE CHAIR
LOUNGE CHAIR
16'-8"
41'-3 1/2"
22'-10"
9'-9 1/2"
17'-8 3/4"
10BLF
10BLF
10BLF
10BBL KW
20BBL HLT
10BBL MLT
FD
14'-2"
4'-1 1/4"
21'-7 1/4"

Details for application:

Hours of operation will match the current hours of Urban Counter and The PRIDE Beer & Wine plus Spirits:

Monday-Saturday 7:00 am – 10:00 pm
Sunday 10:00 am – 10:00 pm

Attached Urban Counter menu will be utilized for food.

At this point, live music is not planned.

There is outdoor seating aligned with the Urban Counter side, east of the building. No plans for a designated smoking area at this time.

Community & Economic Development
Economic Development Division
Phone: (630) 377-4443
Fax: (630) 377-4062

TO: Jim Keegan, Chief of Police

FROM: Matthew O'Rourke, Economic Development Division Manager

CC: Rita Tungare, Director of Community & Economic Development
Mark Koenen, City Administrator

RE: Zoning Review of the Proposed 93 Octane Nano-Brewery

DATE: April 6, 2018

I. PROPOSAL

The applicant, The Pride Stores, Inc., is proposing to construct a Nano-Brewery in the unoccupied 955 square foot unit 3 of the multi-tenant retail building located at 1825 Lincoln Hwy. (See attached 93 Octane Brewery document for more detail)

II. BREW PUB USE ZONING REVIEW

A. Use Analysis

The applicant has stated they intend to have the entire building function as one business i.e. "Brew Pub". Staff has determined that a "Brew Pub" is defined as a Restaurant in the City's Zoning Ordinance. Restaurant is a permitted use in both the underlying BR-Regional Business Zoning District and St. Charles Commercial Center PUD.

B. Off-Street Parking Analysis

Based on the Restaurant use, the applicant needs to provide enough off-street parking spaces to meet the off-street parking requirement for a Restaurant. Per Section *17.24.140 "Required Off-Street Parking Spaces"* of the Zoning Ordinance, the requirement is 10 spaces per 1,000 square feet of Gross Floor Area (GFA). The GFA of the building is 4,632 square feet; therefore, the off-street parking requirement is 46 spaces. There are currently 36 off-street parking spaces provided on-site at 1825 Lincoln Hwy. property.

The applicant can satisfy the increase in required off-street parking spaces by utilizing the provisions stated in Section 17.24.060 *"Location of Off-Street Parking"* of the Zoning Ordinance. This sections states that:

"Required parking facilities accessory to uses in the BL, BC, BR, OR, M1, M2, PL, and BT Overlay districts shall be located on the same lot as the building or use served, ***or on a different lot in the same zoning district within 300 feet walking distance of the use served****."*

The applicant owns the BP gas station property located immediately to the east of this property at 1505 Lincoln Hwy. The applicant has provided a plan and letter (attached to this memo) that indicates the ability to locate 10 additional parking spaces on that property, and still meet the parking requirements for the BP gas station. The following summarizes the submitted parking plan:

- Per Section *17.24.140 "Required Off-Street Parking Spaces"* Gas Station uses have a parking requirement of 4 spaces per 1,000 square feet of GFA. The BP station's GFA is approximately 1,200 square feet and is required to provide 5 off-street parking spaces.
- Section 17.24.140 also states "that the number of required spaces may be reduced by the number of fuel pumps that can be accessed at any one time" There are 12 fuel pumps at this gas station therefore the required 5 off-street parking spaces are offset by the existing fuel pump locations.
- The applicant has stated they are creating a parking easement on the BP gas station property over the existing 7 off-street parking spaces on the site, and have provided a plan that shows 3 new off-street parking spaces in front of the BP convenience store building. This provides the 10 off-street parking spaces required by the "Brew Pub" at 1825 Lincoln Hwy. These spaces are located within 300' walking distance from the "Brew Pub" building.
- The addition of these 10 off-premise parking spaces creates 46 total off-street parking spaces available to the property at 1825 Lincoln Hwy. and satisfies the increased off-street parking requirement for a defined Restaurant use.
- Sufficient handicap accessible parking spaces are provided.

III. DETERMINATION:

- The proposed use complies with the Zoning Ordinance requirements. The applicant is required to provide a recorded permanent easement for the use of the proposed 10 spaces at the 1505 Lincoln Hwy. property, prior to final City Council action on the liquor license application.

93 Octane Brewery

The PRIDE Stores, the retail division of Parent Petroleum, Inc. seeks city support in writing a new code to allow 93 Octane Brewery to do business as one with PRIDE Beer and Wine plus Spirits and Urban Counter located at 1825 Lincoln Highway, St Charles. The addition of this nano-brewery will complete occupancy of our building with all three sections utilizing cross access as well as the shared use of the 2 existing public restrooms.

Throughout the last few years, the PRIDE Stores has increased their footprint in the craft beer arena, making themselves one of the largest and fastest growing convenience store supporters of the local craft beer industry. Currently the PRIDE stores and Urban Counter own and operate 11 state licenses, always with utmost care, benefiting the municipalities we have joined. Now, we feel it is the right time to open 93 Octane Brewery utilizing our locations, experience, and superior team and corporate support personnel.

Executive Summary of 93 Octane Brewery

The craft brewery know as 93 Octane Brewery, is considered a nano-brewery due to the small size and ability to have one person oversee every single batch from recipe creation to quality control. Current estimates are about 700 barrels of production capacity per year, with the first year of operation closer to 200-500 barrels.

93 Octane will have a small seating area in front of the brewhouse with the equipment behind the seating area separated by a glass wall. The off-site sales will focus either in cans, bottles, or kegs, while the on-site sales will add draft and packages during the estimated business hours of 11a.m. to 10p.m. (All purchases will be through The PRIDE Beer Wine and Spirits P.O.S. as the Brew Pub will not have a P.O.S. Register).

Since we are small, approximately 17 seats, we hope customers come in to get the freshest beer in the area and take some home to enjoy with their friends and family. The Brewhouse customers will be able to order food from the existing Urban Counter P.O.S. (as they do today) to enjoy with their brewery purchases. 93 Octane Brewery will focus on a couple every day drinking beers, but will have seasonal specialties and beer releases to keep intrigue high and create something desirable for everyone to consume. Right off the bat a barrel aging program will start, and space is already set aside to create these higher demand beers. The major part of brewing will occur during the day, eventually offering tours, and selling other items like pint glasses, shirts, etc. We want to create a brand to drive people into our city focusing on our locations and the brewery.

CIMA DEVELOPERS, LP
30W180 Butterfield Road
Warrenville, IL 60555
O: (630) 653-1700
F: (630) 791-8283

April 4, 2018

Community & Economic Development
Economic Development Division
2 E. Main Street
St. Charles, IL 60174

RE: Memorandum of Intent to provide Declaration of Parking Easement

Dear Ms. Tungare:

Please allow this correspondence to confirm that CIMA Developers, LP, formally known as Angel Associates, LP. is the title owner of two properties more commonly known as 1505 Lincoln Highway (BP) and 1825 Lincoln Highway (The Center). These two parcels are adjacent to and abutting one another.

As a condition of City Zoning requirements related to the proposed 93 Octane Nano-Brewery, CIMA Developers recognizes the need to allow parking easements between the two parcels, to meet Off-Street Parking requirements. The current exhibit attached demonstrates the ability to provide 10 (ten) additional parking spaces on the current BP parcel, (1505 Lincoln Highway), excluding the parking spaces at the pumps. If required CIMA Developers will record a Declaration of Easement to memorialize this agreement.

Also attached are the last tax bills for both parcels demonstrating ownership interest.

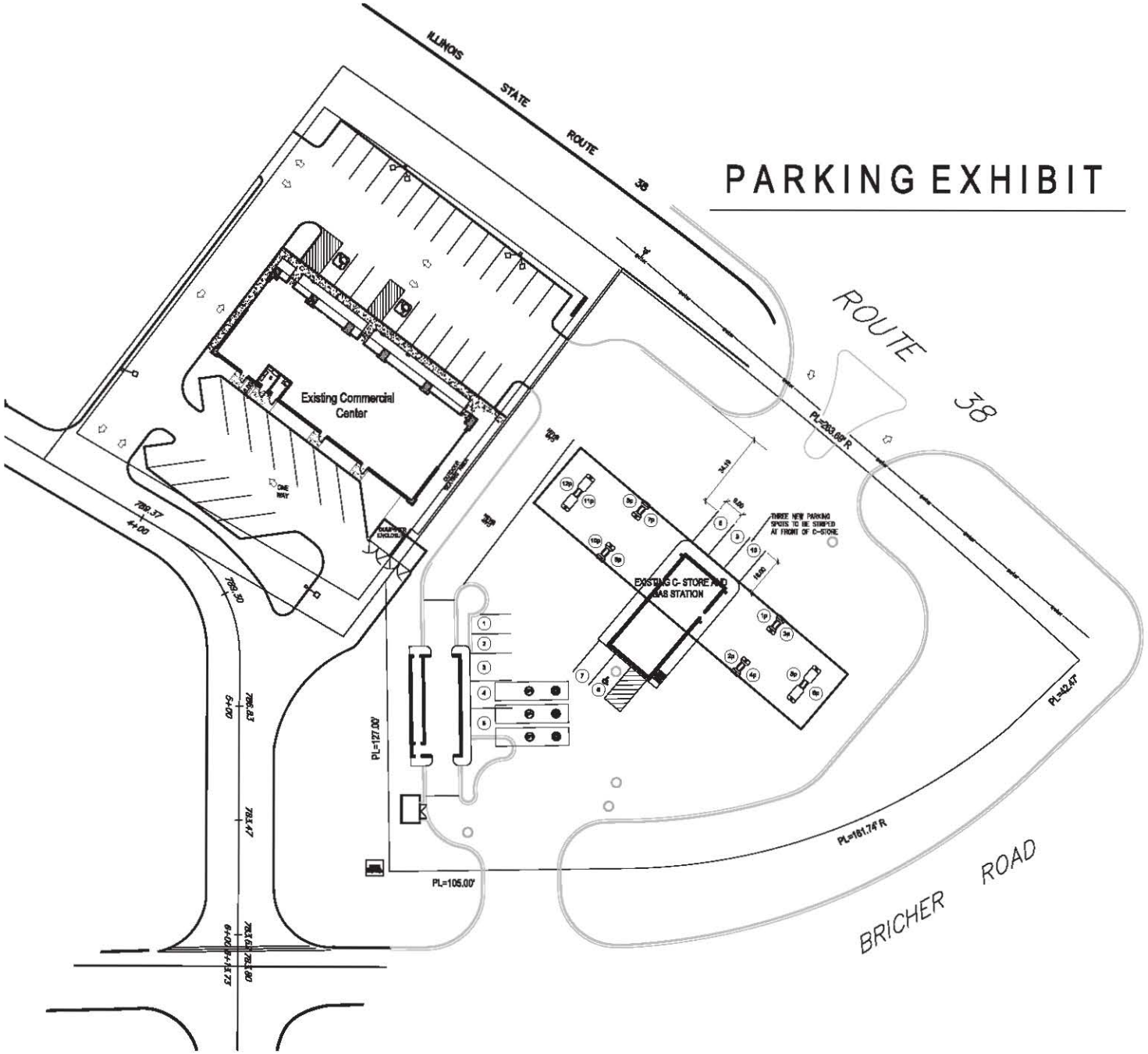
We look forward to continuing to work with City Staff to satisfy all zoning concerns and do hope to continue our plan to add the 93 Octane Brewery to the current operation.

Regards,

Dan Soltis
CIMA Developers

Cc: Mr. Mario Spina
Cc: Mr. Guy Morgano
Cc: Mr. Chris Pecket
Cc: Mr. Dave Krupp
Cc: Mr. Matthew O'Rourke
Cc: Mr. Russel Colby

PARKING EXHIBIT



ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	Agenda Item number: 6
	Title:	Recommendation to approve a Late-Night Permit for the RAM Restaurant Group/dba "The Grandstander" located 11 N. 3rd Street (Class B).
	Presenter:	Jim Keegan, Police Chief

Meeting: Liquor Control Commission	Date: April 16, 2018	
Proposed Cost: $	Budgeted Amount: $	Not Budgeted: ☐

Executive Summary (*if not budgeted please explain*)**:**

This is a late night permit request for the RAM Restaurant Group/dba "The Grandstander" located at 11 N. 3rd Street.

Attachments (*please list*)**:**
Memo
Letter

Recommendation/Suggested Action (*briefly explain*)**:**
Recommendation to approve a Late-Night Permit for the RAM Restaurant Group/dba "The Grandstander" located 11 N. 3rd Street (Class B).

Police Department

Memo

Date: April 9, 2018

To: Raymond Rogina, Liquor Commissioner

From: James Keegan, Chief of Police

CC: Mark Koenen, City Administrator

Re: RAM Restaurant Group INC/dba "The Grandstander" 11 N. 3rd Street/Late-Night Permit Request (Formerly Abby's)

I've had a chance to review the application material of "The Grandstander" and the associated written documentation.

The Grandstander is seeking approval of a late-night permit to operate as a bar/restaurant with a full-service kitchen. According to their application, the RAM Restaurant Group Inc. (Mr. Robert Mondi-formerly Abby's) is looking to transition "The Grandstander" concept from Geneva to St. Charles. Mr. Mondi is looking to partner with Chef David Reyes (owner and operator of the Finery in St. Charles) as a local manager. They will be focusing on food with a barbeque/smoker theme. The business plans on hosting weekly men's, women's and co-ed dart leagues (7 dart boards) and offer other bar games such as Golden tee, Claw machine and Deer Hunter. The Grandstander is seeking video gaming machines.

The business would like to be open Monday through Thursday 11:00am to 1:00am, Friday 11:00am to 2:00am, Saturday 10:00am to 2:00am, and Sunday 10:00am to 1:00am. The Grandstander is seeking a late-night permit which the Abby did not have but was licensed until midnight pursuant to a Class B license.

The police department could not find anything of a derogatory nature concerning Abby's or The Finery has not had any problems associated with either of their licenses. The police department supports and recommends in favor of both a dba change and the aforementioned late-night permit.

As always, I can answer any questions or concerns.

Police Department

Memo

Date: 04/09/18

To: Chief Keegan

From: Commander Pierce

Re: Review of D.B.A. from Abby's to The Grandstander

The purpose of this memo is to outline my review for the change of D.B.A. that was once Abby's to a new business name called, The Grandstander. Both business have been and will be located at 11 N. 3rd Street.

On 03/22/18, Mr. Robert Mondi came to the City and filled out an application to change the name on his liquor license from "Abby's" to "The Grandstander". Mr. Mondi currently holds a Class B liquor license under the name Abby's with the parent company being RAM Restaurant Group INC. The Grandstander will also be run under the RAM Restaurant Group. According to Mr. Mondi, Abby's closed in October of 2017. Mr. Mondi has filed a letter with the Commission asking for the name change. The following is a quick overview Abby's application when it was first submitted and The Grandstander's application.

In the application for Abby's dated 3/05/15, Mr. Mondi included a business plan that touted Abby's as a breakfast and lunch restaurant with a focus on breakfast due to St. Charles not having a downtown breakfast restaurant. The hours of operation were from 7:30am to 3:30pm, 7 days a week. In the application they noted the desire to have a liquor license so they could sell, "Bloody Marys, Mimosas, wine, and a few craft beers with lunch and breakfast". On this application Mr. Mondi and a subject named James McCoy were listed as the only managers and subjects who were Basset trained. The lease for 11 N. 3rd St. was dated 03/01/15 to 02/28/2025. As stated above Abby's was closed in October of 2017.

In the application for The Grandstander dated 03-22-18, Mr. Mondi included a business plan. The Grandstander is a Bar/Restaurant according to the application. The application indicates that The Grandstander was a bar located in Geneva which has now closed. Mr. Mondi would like to move The Grandstander to St. Charles. He will be partnering with David Reyes who according to the application owns the Finery in St. Charles and owned The Grandstander when it was in Geneva. The business would like to be open Monday through Thursday 11:00am to 1:00am, Friday 11:00am to 2:00am, Saturday 10:00am to 2:00am, and Sunday 10:00am to 1:00am. *The Grandstander is asking for a late-night permit which the Abby did not have*. Mr. Mondi has indicated he has an application

pending for 5 video gaming machines. The bar will also have 7 dart boards and other bar games such as Golden tee, Claw machine and Deer Hunter. The business plans on hosting a weekly men’s, women’s and co-ed dart league. They will be selling food with a focus on barbeque and smoked food. The lease for the building is the same as the one turned in for Abby’s dated until 02/28/2025.

CP

The Honorable Ray Rogina
Mayor-Liquor Commissioner
2 Main Street
St. Charles, IL 60174

January 31, 2018

RE: RAM Restaurant Group, Inc. d.b.a. Abby's Breakfast and Lunch

Dear Ray Rogina,

As you are aware, I closed Abby's Breakfast and Lunch in October due to health issues. We are in the process of potentially re-opening Abby's under a different concept that would utilize the current liquor license and also include a gaming license.

I am writing to you to request the RAM Restaurant Group, Inc.'s liquor license be granted an extension and not be forfeited, which under 5.08.150 it states- if a business is closed 30 days it is deemed forfeited. This was recently brought to my attention which is why I am requesting an extension at this time. I have attached copies of both my state and city license which if we were open would still be in effect.

Thank you in advance for this consideration.

Sincerely,

Robert C Mondi
RAM Restaurant Group, Inc.
630-917-3439

ST. CHARLES
SINCE 1834

RAYMOND P. ROGINA *Mayor*
MARK KOENEN, P.E. *City Administrator*

February 6, 2018

Dear Rob,

I'd like to thank you for your letter of January 31, 2018 in which you explained the circumstances behind your request for an extension of your liquor license with the City of St. Charles. An extension of you license has been granted until the license expiration date of April 30, 2018 at which time you may renew your liquor license with the City or apply for a new license.

If you are in need of anything further please let me know.

Sincerely,

Raymond P. Rogina
Mayor

RAM RESTAURANT GROUP, INC
11 N 3RD ST STE 2
SAINT CHARLES IL 60174-1858

Letter ID: L1971288144

License No.: 1A-1125785
Expiration Date: 03/31/18
License Type: RETAILER
Account ID: 41642740

LICENSE

Granting this license does not entitle the licensee to operate or maintain a business in violation of any other law or ordinance

KEEP POSTED I N PUBLI C VI EW

STD B LIQUOR LICENSE

LICENSE NO.
8318-1

VALID FROM 05 01 2017 TO 04 30 2018

ACCOUNT NUMBER
43791

UNDER THE MUNICIPAL CODE OF THE CITY OF ST. CHARLES, THIS CERTIFCATE WHEN PROPERLY VALIDATED, AFFIRMS THAT THE APPROPRIATE LICENSE FEE HAS BEEN PAID

SEAL

LICENSEE: **Ram Restaurant Group Inc**
11 N 3rd Street #2
St. Charles IL 60174

MAYOR Raymond P. Rozzi

CITY CLERK

ABBY'S BREAKFAST & LUNCH

ANNUAL [X] QUARTER [ ] DAILY [ ]

DATE ISSUE		
MONTH	DAY	YEAR
05	01	2017

DATE DUE		
MONTH	DAY	YEAR
04	30	2017

DATE EXPIRES		
MONTH	DAY	YEAR
04	30	2018

$1,200.00

Letter ID: L1971288144

STATE OF ILLINOIS
LIQUOR CONTROL COMMISSION
Governor Bruce Rauner

1A-1125785
License Number

IN ACCORDANCE WITH THE LIQUOR CONTROL ACT OF 1934, THIS CERTIFIES THAT:

RAM RESTAURANT GROUP, INC
ABBY'S BREAKFAST & LUNCH
11 N 3RD ST
STE 2
SAINT CHARLES IL 60174-1858 Kane

HAS PAID ALL FEES AND IS ISSUED A LICENSE IN THE FOLLOWING CLASS: RETAILER ON-PREMISES

ISSUE DATE: 03/28/17 Effective 04/01/17

THIS LICENSE EXPIRES ON: **03/31/18**

THIS LICENSE MUST BE FRAMED AND HUNG IN PLAIN VIEW IN A CONSPICUOUS PLACE ON THE LICENSED PREMISES

Sales Tax Acct # 41642740

THIS LICENSE NOT TRANSFERABLE AS TO PRINCIPAL

Warehouse: N/A

City of St. Charles, Illinois Liquor Control Commissioner

CITY RETAIL LIQUOR DEALER LICENSE APPLICATION

APPLICATION FEE IS NON-REFUNDABLE

Incomplete applications will not be accepted.
Completed applications may be submitted to:
Two East Main Street, St. Charles, IL 60174-1984

Date Application Received: 3-22-18 ☐ New Application ☒ Renewal Application

APPLICATION CHECKLIST

Check items to confirm all are attached to this application	Applicant	Office Use Only
Application Fee	☒	☐
Completed Application for all questions applicable to your business.	☒	☐
Copy of Lease/Proof of Ownership	☒	☐
Copy of Dram Shop Insurance or a letter from insurance agent with a proposed quote.	☒	☐
Copy of Articles of Corporation, if applicable.	☒	☐
Completed B.A.S.S.E.T. (Beverage Alcohol Sellers & Servers Training) form – filled out for **all** employees. A copy of the B.A.S.S.E.T. certificate is **only** needed for **each manager**. It is the business establishment's responsibility to keep copies of all B.A.S.S.E.T. certificates on file for all of their employees.	☒	☐
Copy of Site Plan for Establishment (Drawn to scale including the parking lot, patio and/or deck, outdoor seating).	☒	☐
Copy of Floor Plan for Establishment (Drawn to scale and **must include** the layout of the establishment with tables, chairs, aisles, displays, cash register, bar, and lounge area with dimensions, percentage, and square footage noted for each space). Be sure to also include all **fixed objects**, such as pool tables, bar stools, vending/amusement machines; as well as all **exits**.	☒	☐
Copy of Business Plan, to include: Hours of Operation 12 - 2 M-Th F S Su 11-2 Copy of Menu Whether or not live music will be played at this establishment Will there be outdoor seating and/or outdoor designated smoking area **Do not include a marketing or financial plan with this business plan**	☒	☐
Are any building alterations planned for this site? If not sure, please contact **Building & Code Enforcement at 630.377.4406** and/or **Fire Prevention Bureau at 630.377.4458** to discuss whether or not a walk-thru and/or permit are necessary for this business.	☒	☐
All managers have been fingerprinted who are employed by your establishment. When new management is hired, it is imperative you contact the Mayor's office to be fingerprinted so the City's business files are appropriately updated.	☒	☐

OFFICIAL USE ONLY

☐ Approved* ☐ Denied Date Approved/Denied:_____ Customer Number:_____

_____ _____
Signature of Mayor, Liquor Control Commissioner Date Issued

***ISSUANCE OF THIS LICENSE IS CONTINGENT ON MEETING ALL REQUIRED BUILDING AND FIRE DEPARTMENT REQUIREMENTS.**

APPLICANT INFORMATION

A. Type of Business: ☐ Individual ☐ Partnership ☒ Corporation ☐ Other (explain):

B. Business Name: RAM RESTAURANT GROUP, Inc.

C. Business Address: 11 N 3rd STREET ST Charles IL 60174

D. IL Tax ID Number:	E. Business Phone: 630 377-0797	[redacted]	G. Business Website:
H. Contact Person: Rob Monni	I. Title: President	J. Phone No.: [redacted]	

K. If Corporation, Corporation Name: RAM RESTAURANT GROUP, Inc.

L. Corporation Address (city, state, zip code): 11 N 3rd Street Geneva IL 60134

BUSINESS ESTABLISHMENT LOCATION INFORMATION

A. **Type of Establishment:** ☐ Package ☒ Restaurant ☐ Tavern ☐ Hotel/Banquet/Arcada/Q-Center ☐ Other

B. Address applying for liquor license (exact street address): 11 N 3rd Street ST Charles	C. Number of Parking Spaces: Public	D. Outside Dining s.f. [17.20.020-R]: N/A	E. Holding Bar s.f. [5.08.010-F]: X
F. Total Building s.f.: 12,000	G. Total Number of Seats: 80	H. Number of Bar Seats: 18	I. Sale Counter s.f.: X
J. Live Entertainment Area s.f. [5.08.010-H]: N/A			

K. Kitchen s.f.: 1,200	L. Cooler s.f.: 5x9	M. Dry Storage s.f.: 15	N. Seating Area s.f.: 1,700	O. Retail/public Area s.f.: X	P. Service Bar s.f. [5.08.010-O]: 10

Q. Brief Business Plan description based on type of establishment listed above:

The Grandstander will be a high end Pub with Gaming and Darts. It will have a sports bar feel with TV's and small plates w/ an emphasis on Smoked + Barbecue foods

MANAGER INFORMATION

Full Name, include middle initial: David Reyes Title: Manager

Birthdate: [redacted] Birthplace: Chicago, IL Driver's License#: [redacted] Home Phone: [redacted]

Home Address: [redacted]

Full Name, include middle initial: Title:

Birthdate: Birthplace: Driver's License#: Home Phone:

Home Address:

Full Name, include middle initial: Title:

Birthdate: Birthplace: Driver's License#: Home Phone:

Home Address:

PROPOSED FLOOR PLAN/LAYOUT OF PROPERTY	
Mandatory: attach to this application a floorplan or layout of the proposed facility to include the following:	
CLASS B LICENSES	
1.	Every application for a Class B license, whether an initial application or a renewal application, shall have attached thereto a site drawing of the proposed licensed premises, drawn to scale showing the following (***check off once complete***): a. The location of all rooms, segregated areas, including outdoor seating areas and the square footage thereof; b. The designated use of each room or segregated area (i.e. dining room, holding bar, service bar, kitchen, restrooms, outdoor seating areas, all rooms and segregated areas, including outdoor areas where alcoholic liquor may be served or consumed and all locations where live entertainment may be provided); c. The proposed seating capacity of rooms or segregated areas where the public is permitted to consume food and/or alcoholic beverages and/or live entertainment may be provided.**
2.	The site drawing is subject to the approval of the Local Liquor Control Commissioner. The Local Liquor Commissioner may impose such restrictions as he deems appropriate on any license by noting the same on the approved site drawing or as provided on the face of the license.
3.	A copy of the approved site drawing shall be attached to the approved license and is made a part of said license.
4.	It shall be unlawful for any Class B licensee to operate and/or maintain the licensed premises in any manner inconsistent with the approved site drawing.
CLASS C LICENSES	
1.	Every application for a Class C license, whether an initial application or a renewal application, shall have attached thereto a site drawing of the proposed licensed premises, drawn to scale, showing the following (***check off once complete***): a. The location of all rooms, segregated areas, including outdoor seating areas and the square footage thereof; b. The designated use of each room or segregated area (e.g. dining room, holding bar, service bar, kitchen, restrooms, outdoor seating areas, all rooms and segregated areas, including outdoor areas, where alcoholic liquor may be served or consumed and all locations where live entertainment may be provided; c. The proposed seating capacity of rooms or segregated areas where the public is permitted to consume food and/or alcoholic beverages and/or live entertainment may be provided.**
2.	The site drawing is subject to the approval of the Local Liquor Commissioner. The Local Liquor Commissioner may impose such restrictions as he deems appropriate on any licensee by noting the same on the approved site drawing or as provided on the face of the license.
3.	A copy of the approved site drawing shall be attached to the approved license and is made a part of said license.
4.	It shall be unlawful for any Class C licensee to operate and/or maintain the licensed premises in any manner inconsistent with the approved site drawing.
****THE FIRE PREVENTION BUREAU WILL FURNISH ALL FINAL, PERMITTED OCCUPANCY NUMBERS FOR THIS LICENSE.**	

CORPORATION / PREMISES QUESTIONS

1. If applicant is an individual or partnership, is each and every person a United States citizen **(5.08.070-2)**? ☒ **Yes** ☐ **No**

   Is any individual a naturalized citizen? ☐ **Yes** ☒ **No**

   If yes, print name(s), date(s), and place(s) of naturalization:

2. List the type of business of the applicant **(5.08.070-3)**: Restaraunt / Bar

3. Number of years of experience for the above listed type of business **(5.08.070-4)**: 3 yrs License Since 2015

4. Amount of merchandise that normally will be in inventory when in operation **(5.08.070-5)**: $ food Inventory 7,000 Liquor 12,000

5. Location/address and description of business to be operated under this applied for license **(5.08.070-6)**: 11 N 3rd Street, St. Charles IL 60174 unit B/C Business will be a barbecue / Smokehouse with Gaming and Darts

6. Is the premises owned or leased **(5.08.070-6A)**? ☐ **Owned** ☒ **Leased**

7. If the premises are leased, list the names and addresses of all direct owners or owners of beneficial interests in any trusts, if premises are held in trust **(5.08.070-6B)**:

   Name of Building Owner: Terry Grove

   Address of Building Owner: 311 N Second Street St 304 St Charles IL 60174

   Mailing Address of Building Owner (if different): same

   Phone Number: 630-377-9150 E-mail Address: Propertymanagers.grove@gmail.com

   Name of Building Owner:

   Address of Building Owner:

   Mailing Address of Building Owner (if different):

   Phone Number: E-mail Address: N/A

   Name of Building Owner:

   Address of Building Owner:

   Mailing Address of Building Owner (if different):

   Phone Number: E-mail Address:

8. Does the applicant currently operate, or operated in the past, any other establishment within the City of St. Charles that requires a liquor license? ☐ **Yes** ☒ **No**

   If yes, please list the business name(s) and address(es):

9.	Does applicant have any outstanding debt with the City of St. Charles, including, but not limited to, utility bills, alcohol tax, and permit fees, for any current or previous establishment owned, operated or managed by the applicant? ☐ Yes ☒ No **If yes, please note the City of St. Charles requires all debt to be paid in full before consideration of a new or renewed liquor license is issued.**
10.	Are any improvements planned for the building and/or site that will require a building permit? ☒ Yes ☐ No **If yes,** has a building permit been applied for? ☐ Yes ☒ No **If yes,** date building permit was applied for with Building & Code Enforcement:
11.	Has applicant applied for a similar or other license on the premises other than the one for which this license is sought **(5.08.070-7)**? ☐ Yes ☒ No **If yes,** what was the disposition of the application? Explain as necessary:
12.	Has applicant (and all persons listed on page 1 of this application) ever been convicted of a felony under any Federal or State law, or convicted of a misdemeanor opposed to decency or morality **(5.08.070-8)**? ☐ Yes ☒ No Is applicant (and all persons listed on page 1 of this application) disqualified from receiving a liquor license by reason of any matter contained in Illinois State law and/or City of St. Charles Municipal Ordinances? ☐ Yes ☒ No
13.	**List previous liquor licenses issued by any State Government or any subdivision thereof (5.08.070-9). Use additional paper if necessary.** **Government Unit:** State of IL Date: 2015 Location, City/State: IL IA1125785 Special Explanations: This is our existing License for this Location **Government Unit:** City of St. Charles Date: 2018 Location, City/State: St Charles IL 8318-1 Special Explanations: This is our existin License for this Location
14.	Have any liquor licenses possessed ever been revoked **(5.08.070-9)**? ☐ Yes ☒ No **If yes,** list all reasons on a separate, signed letter accompanying this application. Has any director, officer, shareholder, or any of your managers, ever been denied liquor license from any jurisdiction? ☐ Yes ☒ No **If yes,** proceed to Question 15. If more space is needed, please attach a separate sheet of paper with the information.

15.	**Complete ONLY if yes was answered to the questions above (14):** Name: Name of Business: Position with the Business: Date(s) of Denial: Reason(s) for Denial of License: N/A
16.	Date of Incorporation (Illinois Corporations) **(5.08.070-10):** Date qualified under Illinois Business Corporation Act to transact business in Illinois (Foreign Corporation):
17.	Has the applicant and all designated managers read and do they all understand and agree not to violate any liquor laws of the United States, the State of Illinois, and any of the ordinances of the City of St. Charles in conducting business**(5.08.070-11)**? ☒ **Yes** ☐ **No** Have you, or in the case of a corporation, the local manager, or in the case of a partnership any of the partners, ever been convicted of any violation of any law pertaining to alcoholic liquor? ☐ **Yes** ☐ **No** Have you, or in the case of a corporation the local manager, or in the case of a partnership any of the partners, ever been convicted of a felony? ☐ **Yes** ☒ **No** Have you ever been convicted of a gambling offense? ☐ **Yes** ☒ **No** (If a partnership or corporation, include all partners and the local manager(s).) Will you and all your employees refuse to serve or sell alcoholic liquor to an intoxicated person or to a minor? ☒ **Yes** ☐ **No**
18.	**Mandatory:** All individual owners, partners, officers, directors, and/or persons holding directly or beneficially more than five (5) percent in interest of the stock of owners by interest listed on page 1 of this application must be fingerprinted by the City of St. Charles Police Department **(5.08.070-A12)**. Has this been done? ☒ **Yes** ☐ **No** **If yes,** date(s):
19.	**Mandatory:** Has the applicant attached proof of Dram Shop Insurance to this application or already furnished it to the City of St. Charles **(5.08.060)**? ☒ **Yes** ☐ **No** If already furnished, date of delivery: **NOTE: Insurance must be issued from May 1, 20XX – April 30, 20XX in accordance with City code 5.08.060. Request a prorated rate from your insurance company if you are applying for a new license during this timeframe.**

20.	**Mandatory:** Is the premises within 100 feet of any real property of any church; school; hospital; home for the aged or indigent persons; home for veterans, their wives/husbands, or children; and/or any military or naval station **(5.08.230)**? ☐ **Yes** ☒ **No**

COMMENTS/ADDITIONAL INFORMATION

B.A.S.S.E.T. TRAINING

Please list employees required to have B.A.S.S.E.T training on this page – include all managers, assistant managers, bartenders, and clerks who are permitted to make alcoholic liquor sales. Include copies of certificates for managers only and mark Manager if applicable. Add another page, if needed.

Name: Robert (First) MONDI (Last) CHARLES (Middle) Manager

Home Street Address: [redacted]

City, State, Zip: [redacted]

Date of Course: Place Course was Taken:

Birthdate [redacted] Certificate Granted: Expiration:

Name: DAVID (First) Reyes (Last) (Middle) Manager

Home Street Address: [redacted]

City, State, Zip: [redacted]

Date of Course: 5-6-15 Place Course was Taken: 360training.com

Birthdate: [redacted] Certificate Granted: yes Expiration:

Name: (First) Juliette (Last) Reyes (Middle) Manager

Home Street Address: [redacted]

City, State, Zip: [redacted]

Date of Course: 5/6/15 Place Course was Taken: 360 training.com

Birthdate [redacted] Certificate Granted: 5/6/15 Expiration:

Name: (First) (Last) (Middle) Manager

Home Street Address:

City, State, Zip:

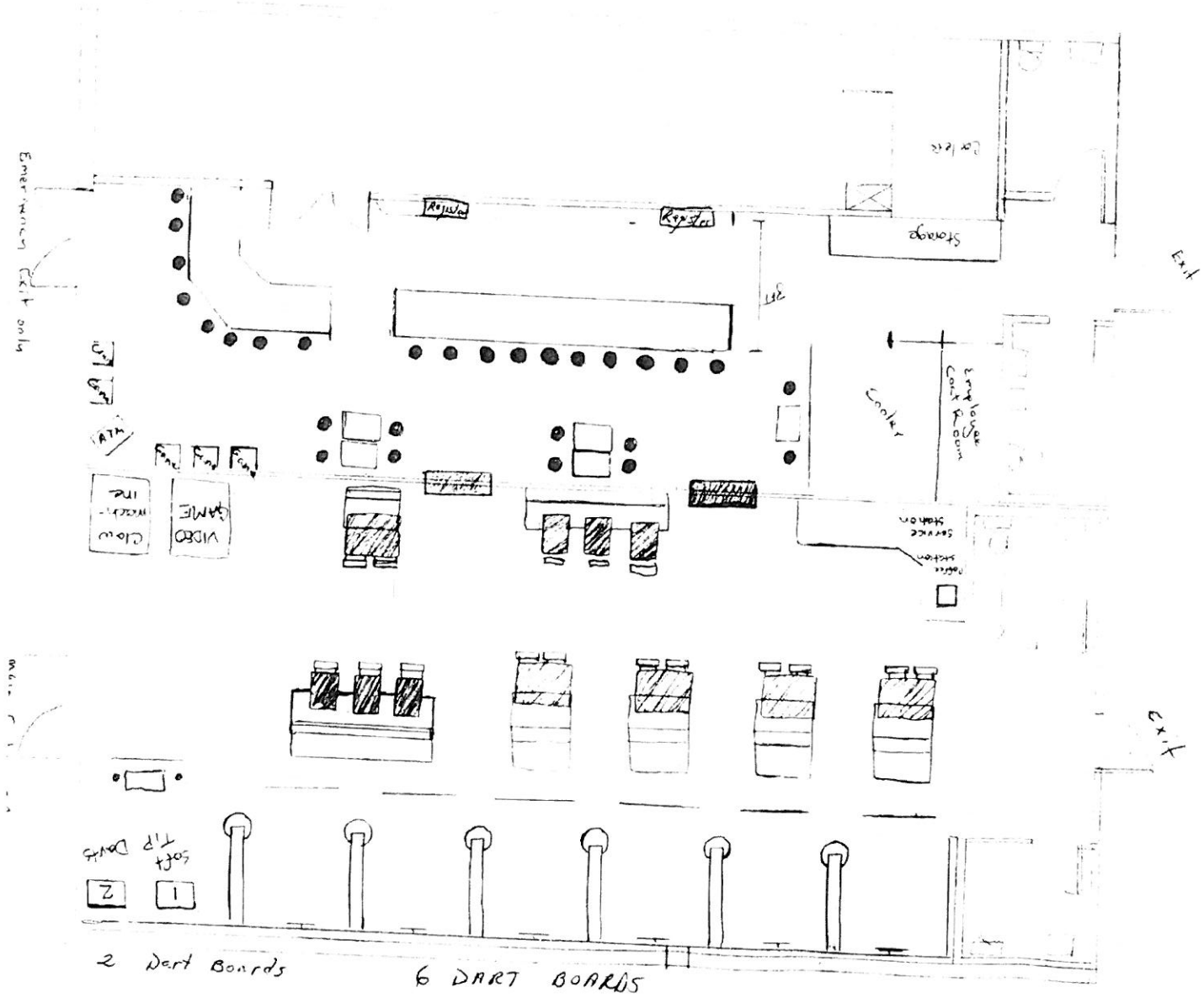
Date of Course: Place Course was Taken:

Birthdate: Certificate Granted: Expiration:

NEW MANAGEMENT REQUIREMENTS

Whenever a new manager comes on board, the City must be notified and that person must be fingerprinted.

It is the business establishment's responsibility to keep copies of all B.A.S.S.E.T. certificates on file for their employees.



1" = 5.6'

Allocation of Space

Kitchen	800	20%
Bathrooms (4)	200	5%
Vide Gaming	100	2.5%
Bar	600	15%
Dining in Bar	400	10.%
Dining	1,300	32.5
Darts/Games	600	15%
	4,000	100%

RAM RESTAURANT GROUP, INC.
BUSINESS PLAN

Ram Restaurant Group, Inc. previously doing business as Abby's Breakfast and Lunch is changing it's name to The Grandstander which was formerly located in Geneva, IL. The goal is to be re-open by mid may. Abby's closed mid October last year due to health issues of Owner Rob Mondi.

The Hours of Operation will be Monday through Thursday 11:00 to 1:00 Friday hours will be 11:00 to 2:00 and Saturday will be 10:00 to 2:00 and Sunday 10:00 to 1:00.

The menu will be the same as the current menu in Geneva but with the addition of more Barbeque/Smoked foods. - See Attached

There will not be live music at this time. There will not be outdoor seating or designated outdoor smoking areas at this time.

There is an application currently pending for 5 video game machines as well as a few other games (Golden Tee, Claw Machine, Deer hunter) In addition there will be 7 dart boards with a combination of steel tip and soft tip options. There will be weekly league play (men's, Women's, Co-ed, etc.) The darts will also be available for customers. A small space will eventually be designated for retail dart products.

David Reyes, owner of the Finery will be the general manager and eventually partner in this venture. He brings a wealth of knowledge and experience. David In addition to owning the Finery, Reyes is the owner of The Grandstander in Geneva. We feel the concept will do much better in St. Charles than Geneva and the addition of Darts and Barbecue will be a nice addition to the community as there is nothing like this around.

APPLICATION FOR LATE NIGHT PERMIT

SUPPLEMENTAL TO LIQUOR LICENSE FOR CLASS B/C

To: St. Charles Liquor Control Commission | Date: 3-13-18

I now possess or have applied for a liquor license Class ✓

Applicant's Name: Robert Mondi

Name of Business: RAM RESTARAUNT Group dba The Grandstander

Business Address: 11 N 3rd Street St. Charles IL 60174

Business Phone: 630-377-0797

SUPPLEMENTAL PERMIT APPLIED FOR

Payment of Late Night Permit fee is required at the time the permit is issued.

☐ 1:00 a.m. Late Night Permit – fee of $800.00

☒ 2:00 a.m. Late Night Permit – fee of $2,300.00

NOTE: Other permits that may be available upon request include:

- Class E – Special Event License (1 to 3-day event @ $100.00 per day)
- Outdoor Dining Permit (Contact Community & Economic Development @ 630.377.4443)

SIGNATURES

Applicant's Signature

☐ **Liquor Commissioner hereby directs City Clerk to issue permit indicated above.**

Liquor Commissioner's Signature | **Date**

ADDENDUM TO RETAIL LIQUOR LICENSE APPLICATION

To be completed by the City of St. Charles Police Department

Date:	Name of Applicant:
Name of Business:	
Address of Business:	Ward Number:

To Liquor Control Commissioner, City of St. Charles, Illinois

Pursuant to the provision of the City of St. Charles Municipal Code, Chapter 5.08, Alcoholic Beverages, the following guide shall be in effect for the investigation of an applicant for a Retail Dealer's Liquor License:

1. Date on which applicant will begin selling retail alcoholic liquors at this location:

2. **Is the location within 100 feet of any church; school; hospital; home for the aged or indigent persons; home for veterans, their wives/husbands or children; or any military or naval station?** ☐ **Yes** ☐ **No**

3. If the answer to question 2 is yes, answer the following: Is applicant's place of business a hotel offering restaurant service, a regularly organized club, a restaurant, a food shop, or other place where the sale of alcoholic liquors is not the principal business? ☐ **Yes** ☐ **No**

   If yes, answer a, b and c:
   a. State the kind of such business:
   b. Give date on which applicant began the kind of business named at this location:
   c. Has the kind of business designated been established at this location for such purpose prior to February 1, 1934, and carried on continuously since such time by either the applicant or any other person?
      ☐ **Yes** ☐ **No**

4. **If premises for which an alcoholic liquor license is herein applied for are within 100 feet of a church, have such premises been licensed for the sale of alcoholic liquor at retail prior to the establishment of such church?** ☐ **Yes** ☐ **No**

   If yes, have the premises been continuously operated and licensed for the sale of alcoholic liquor at retail since the original alcoholic liquor license was issued therefore? ☐ **Yes** ☐ **No**

5. Is the place for which the alcoholic liquor license is sought a dwelling house, flat, or apartment used for residential purposes?
   ☐ **Yes** ☐ **No**

6. **Is there any access leading from premises to any other portion of the same building or structure used for dwelling or lodging purposes and which is permitted to be used or kept accessible for use by the public? (Connection between premises and such other portion of building or structure as is used only by the applicant, his/her family and personal guests not prohibited.)**
   ☐ **Yes** ☐ **No**

7. If applicant conducts or will conduct in the same place any other class of business in addition to that of City Retailer of Alcoholic Liquor, state the kind and nature of such business: ☐ **Yes** ☐ **No**

8.	Are all rooms where liquor will be sold for consumption on the premises continuously lighted during business hours by natural light or artificial white light so that all parts of the interior shall be clearly visible? ☐ Yes ☐ No
9.	Are premises located in any building belonging to or under the control of the State of Illinois or any other political subdivision thereof, such as county, city, etc.? ☐ Yes ☐ No
10.	Are the premises for which license is herein applied for a store or place of business where the majority of customers are minors of school age or where the principal business transacted consists of school books, school supplies, food or drinks for such minors? ☐ Yes ☐ No
11.	It is required by the City of St. Charles that all employees undergo BASSET training. Provide a copy of the certificate of training completion for each manager. All certificates for managers have been submitted: ☐ Yes ☐ No
12.	From your observation and investigation, has applicant–to the best of your knowledge–truthfully answered all questions? ☐ Yes ☐ No **If no**, state exceptions:
13.	Have all persons named in this application been fingerprinted? ☐ Yes ☐ No Fingerprinted by: Date:
14.	Other necessary data:

SIGNATURES ENDORSEMENTS AND APPROVALS

INVESTIGATING OFFICER

Investigating Officer Signature _____ Badge Number & Rank _____

ENDORSEMENT OF THE CHIEF OF POLICE

Recommend Issuing Liquor License: ☐ Yes ☐ No

Signature Of Chief of Police _____ Date _____

ENDORSEMENT OF THE LIQUOR CONTROL COMMISSIONER

Recommend Issuing: ☐ **Yes** ☐ **No** **Date:**_____

Comments

_____

Liquor Commissioner

ENDORSEMENT OF THE FIRE CHIEF

Recommend Issuing: ☐ **Yes** ☐ **No** **Date:**_____

Comments:

_____

Fire Chief

ENDORSEMENT OF THE BUILDING COMMISSIONER

Recommend Issuing: ☐ **Yes** ☐ **No** **Date:**_____

Comments:

Zoning Classification:_____ _____

Building Commissioner

ENDORSEMENT OF THE FINANCE DIRECTOR

Recommend Issuing: ☐ **Yes** ☐ **No** **Date:**_____

Comments:

_____

Finance Director

APPROVAL OF THE CITY COUNCIL

Approved for Issuing: ☐ **Yes** ☐ **No** **Vote: Ayes**_____ **Nays**_____

_____ Date:_____

Attested to by City Clerk

COMMERCIAL LEASE
AMI/Mondi - Restaurant Lse.doc

DATE OF LEASE:	February 2, 2015
TERM OF LEASE:	March 1, 2015 through February 28, 2025
LANDLORD:	Terry F. Grove, 311 North Second Street, Suite 304, St. Charles, Illinois 60174, hereinafter called Landlord
TENANTS:	Ram Restaurant Group, Inc., an Illinois corporation
GUARANTORS:	Robert C. Mondie, J. Mathew McCoy and Abednejo Meija
RENT:	Each monthly payment of base rent and maintenance, real estate taxes, insurance and garbage collection charges shall be made at the office of Landlord (Terry F. Grove, 311 No. 2nd St., Ste. 304, St. Charles, IL 60174) on or before the 1st day of each month. If two of Tenants' personal checks are returned for non-sufficient funds during any twelve (12) month period, Tenants are obligated under this Lease from that point of time until the end of the lease period to give to Landlord a Cashier's Check, certified check or bank check for each month's rent. Note that the monthly rent listed below is the base rent. In addition to base rent, Tenants will also pay [redacted]% (their proportionate share) of maintenance, real estate taxes, insurance and garbage collection costs, currently estimated to be $[redacted]. With regard to garbage collection, it is currently collected once a week. If due to volume or smell due to restaurant waste additional pickups have to be made, then Tenants will pay for those additional pickups in addition to the 18% shared cost. The charges for maintenance, real estate taxes, insurance and garbage collection will be from time-to-time adjusted. The monthly base rental payment amounts shall be as set forth on Schedule A hereto unless and until Tenant exercise its option under paragraph 22 or right of first refusal under paragraph 23 to lease the Antique Market III space, in which case base rent will be as per Schedule B attached hereto, and in addition to the base rent set forth in Schedule B, Tenant shall pay thirty-three percent ([redacted]%) of maintenance, real estate taxes, insurance and garbage collection costs, currently estimated for both spaces to be $[redacted] per month.

LATE FEE: If the monthly base rental check plus charges for maintenance, real estate taxes, insurance and garbage collection is not received by the first of the month, then a $10.00 a day late fee shall be assessed.

LOCATION: 11 North Third Street, St. Charles, Illinois 60174

BUSINESS OF TENANTS: Restaurant

UTILITIES:

1. Tenants will pay all utilities serving the Premises.

SECURITY DEPOSIT:

2. Tenants shall pay the Landlord at the time this lease is signed a security deposit in the amount of [redacted] to be held by Landlord and returned to Tenants at the expiration of the lease less any amounts retained for damage to the premises. The security deposit shall not be used by Tenants to make any of their rental payments including the last month's rent. No interest will be paid on the security deposit.

PREMISES:

3. Landlord agrees to provide the space in an "as is" condition. Except for non-structural alterations not exceeding Ten Thousand and No/100 Dollars ($10,000.00), Tenants shall not make any alterations in the premises without the written consent of Landlord. Landlord represents and warrants that it has not received any notice from any governmental body regarding code violations of noncompliance with the Americans with Disabilities Act, nor does Landlord have any knowledge of such any code violations or noncompliance.

MAINTENANCE:

4. Tenants agree to keep the premises in good repair at their own expense including, but not limited to, maintenance and repair of all heating, air conditioning, plumbing, electrical serving the Premises and replacement of broken glass and shall pay for all damages caused to the unit and/or any other unit caused by Tenants' failure to maintain the premises, unless any of the foregoing repairs are required as a result of the gross negligence or intentional acts of Landlord, its employees or agents. The foregoing to the contrary notwithstanding, Landlord, at its sole cost and expense, shall make all necessary repairs and replacements to, and shall keep in condition and repair, the structural portions and exterior of the building in which the Premises are located, including, but not limited to, the roof (including drains, downspouts, flashing and parapets, but excluding any roof penetrations made by Tenant), exterior or other load-bearing walls (excluding glass), foundations, floor construction, sidewalks and items of similar character, and pipes, sewer lines and conduits leading to the Premises from utility installations.

LIABILITY INSURANCE:

5. Except for injuries or death resulting from the gross negligence or intentional act of Landlord, its employees or agents, Landlord shall not be liable for injuries, including accidental death, to any person or damage to any property due to the condition of the premises or to the occurrence of any accident on or about the premises as a result of any act or neglect of Tenants or of any other occupant of the premises or of any other person. Tenants shall be responsible and liable to Landlord for any damage to the premises and for any act done thereon by Tenants or by any person coming onto the premises by the license of Tenants, expressed or implied, and Tenants do hereby indemnify and save harmless the indemnified parties from any and all liability for any injury, including

accidental death, to any person and/or damage to any property resulting from Tenants' use or tenancy of the premises. Tenants shall protect against Tenants' liability hereunder by maintaining and providing, at Tenants' sold cost and expense, public liability insurance (including but not limited to public liability insurance with respect to all exterior signs) in amounts not less than Five Hundred Thousand Dollars ($500,000.00) for injuries, including accidental death, to any one person and subject to the same limits for each person, in an amount not less than $1,000,000.00 on account of any one accident and for damage to property in an amount not less than One Hundred Thousand Dollars ($100,000.00). Tenants shall at Landlord's request increase the public liability insurance limits to such amounts as may be designated from time-to-time by Landlord, or which may be required by Landlord's mortgagee. All such public liability insurance shall be maintained with reputable insurers licensed to do business in Illinois who are rated by Best as AVI or better and who are acceptable to Landlord in its reasonable discretion, and shall provide that such policies will not be canceled without at least thirty (30) days prior written notice to Landlord and Landlord's mortgagee. Landlord and. if requested, Landlord's mortgagee and other persons designated by Landlord as having a title interest in the premises, shall be named as an additional party insured on said liability insurance policy. Copies, certificates or other evidence of the maintenance of such insurance policies, as the insurers may customarily issue, shall be delivered to Landlord from time-to-time and at least thirty (30) days to the end of the insuring term of any prior policy in effect.

Landlord shall maintain such public liability insurance with respect to the premises as Landlord shall determine in its sole discretion. Such insurance shall not insure any liability of Tenants.

If Tenants desire to serve alcoholic beverages, then Tenants will obtain liquor liability insurance (dram shop insurance) in the amount of at least $1,000,000.00, which will name Landlord as an additional insured.

NON-LIABILITY OF LESSOR:

6. Except for loss or damage caused by the gross negligence or intentional acts of Landlord, its employees or agents, the Landlord shall not be liable for any loss of property or defects in the building or in the premises, or any accidental damages to the person or property of the Tenants in or about the building or the premises, from water, rain or snow which may leak into, issue or flow from any part of the building or the premises, or from the pipes or plumbing work of the same nor from any failure of the heating and/or cooling systems. The Tenants hereby and agree to make no claim for any such loss or damage at any time.

SIGNS:

7. Landlord must approve any signs or awnings or any other items attached to or placed on the outside of the building and such approval will not be unreasonably withheld, conditioned or delayed.

ASSIGNMENT SUBLETTING:

8. Tenants shall neither sublet the Premises or any part thereof nor assign this lease nor permit by any act or default any transfer of Tenants' interest by operation of law, nor offer the Premises or any part thereof for lease or sublease, nor permit the use thereof for any purpose other than as above mentioned without in each case the written consent of Landlord.

SURRENDER OF PREMISES:

9. If Tenant has not exercised option to lease Antique Market III, then at the termination of this lease, by lapse of time or otherwise, Tenants agree to yield up immediate and peaceable possession to Landlord in a vanilla-box condition, which means replacement of any damaged ceiling tiles, removal of any carpeting or any other type of floor covering leaving only smooth, cement floors and freshly painted white walls with any nail holes filled and sanded (a "Vanilla Box"). In the event Tenant fails to surrender

a Vanilla Box to Landlord or Tenant fails to secure a new tenant that agrees to accept the Premises "as is," Tenant shall pay to Landlord a surrender fee equal to one month's rent and Landlord shall be entitled to retain the Security Deposit. In the event Tenant fails to surrender the Premises at the termination of this Lease, Tenant shall pay to Landlord as liquidated damages, for the whole time such possession is withheld, a sum equal to 150% times the then current daily rental rate per day, or in case the Premises shall be abandoned, deserted or vacated, and remain unoccupied fourteen days consecutively, the Tenants hereby authorize and request the Landlord as Tenants" agent to re-enter the Premises and remove all articles found therein, place them in some regular storage warehouse or other suitable storage place, at the cost and expense of Tenants and proceed to re-rent the Premises at the Landlord's option and discretion and apply all money received after paying the expenses of such removal toward the rent accruing under this lease. This request shall not in any way be construed as requiring any compliance therewith on the part of the Landlord. If the Tenants shall fail to pay the rent at the times, place and in the manner above provided, and the same shall remain unpaid five days after the day whereon the same should be paid, the Landlord by reason thereof shall be authorized to declare the term ended, and the Tenants hereby expressly waive all right or rights to any notice or demand under any statute of the state relative to forcible entry or detainer and Landlord and Tenants agree that the Landlord, his agents or assigns may begin suit for possession or rent without notice or demand.

REMOVED PROPERTY:

10. In the event of re-entry and removal of the articles found on the Premises as hereinbefore provided the Tenants hereby authorize and request the Landlord to sell the same at public or private sale with or without notice, and the proceeds thereof, after paying the expenses or removal, storage and sale to apply towards the rent reserved herein, rendering the balance remaining, if any, to Tenants upon demand.

COMPLIANCE WITH ALL LAWS:

11. Tenants at all times shall be in compliance with all state laws and city ordinances regarding their premises and type of business.

NO ADDITIONAL LOCKS:

12. No additional locks shall be placed upon any exterior doors without the written consent of the Landlord firsthand and endorsed upon this lease (such consent not to be unreasonably withheld, conditioned or delayed); and upon the termination of this lease, Tenants will surrender all keys to premises.

ADDITIONAL RULES & REGULATIONS:

13. The Landlord reserves the right to make such other and further reasonable rules and regulations as in his judgment may from time to lime be needful for the safety, care and cleanliness of the premises and for the preservation of good order therein.

PLURALS; SUCCESSORS:

14. The words "Landlord" and "Tenants" wherever used in this lease shall be construed to mean Landlord or Tenants in all cases where there is more than one Landlord or Tenants, and to apply to individuals, male or female, or to firms or corporations, as the same may be described as Landlord or Tenants herein, and the necessary grammatical changes shall be assumed in each case as though fully expressed. All covenants, promises, representations and agreements herein contained shall be binding upon, apply and inure to the benefit of Landlord and Tenants and their respective heirs, legal representatives, successors and assigns.

PARKING:

15. Tenants agree that they will cause themselves and their employees to park their cars in parking lots designated for eight hours or more parking.

NOTICES:

16. All notices to be given pursuant to this lease shall be deemed to have been given when hand-delivered to the addresses set forth below:

If to Landlord to: Terry F. Grove, 311 N. 2nd St., Ste. 304, St. Charles, IL 60174

If to Tenants to: Robert C. Mondi, 2410 Danbury Court, Geneva, Illinois 60134
Home No. (630)262-5734 -- Cell. No. (630)917-3439

MISCELLANEOUS

17. Tenant shall have ten (10) days to cure any monetary default under this Lease and thirty (30) days to cure any non-monetary default hereunder, such cure periods to commence upon Tenant's receipt of written notice from Landlord setting forth an alleged event of default. In the event Tenant shall have commenced to cure a non-monetary default within the aforesaid 30 day cure period and it shall be impossible or impractical for the completion of such non-monetary cure within the 30 day cure period, Tenant shall be granted a reasonable extension thereto within which to complete such non-monetary cure, provided Tenant shall at all times diligently pursue such non-monetary cure.

18. Landlord represents and warrants that Landlord has not received any notice from any governmental body, nor does Landlord have any knowledge, of any hazardous material in, on or under the Premises

19. Each party shall bear its own attorneys' fees and costs in connection with any matter arising under this Lease. No party shall be entitled to seek reimbursement for any such attorneys' fees or costs from the other party.

20. If either Landlord or Tenant fails to perform timely any of the terms, covenants or conditions of this Lease to be performed by Landlord or Tenant, as the case may be, and such failure is due in whole or in part to any civil disorder, failure of power, restrictive governmental laws or regulations, riots, insurrections, war, fuel shortages, accidents, casualties, acts of God, acts caused directly or indirectly by the other party, or by the other party's agents, employees, contractors, licensees or invitees, or any other cause beyond the reasonable control of Landlord or Tenant, as the case may be, then Landlord or Tenant, as the case may be, shall not be deemed in default under this Lease as a result of such failure and any time for performance by Landlord or Tenant, as the case may be, provided for herein shall be extended by the period of delay resulting from such cause.

21. At the end of each leas year, Landlord shall supply Tenant with a summary of all maintenance, real estate taxes, insurance and garbage collection costs and expenditures. Tenant or its agents shall have the right to review the books and records of Landlord to verify all costs and expenditures and the determination of Tenant's proportionate share of such expenses, provided Tenant makes such request of Landlord within one (1) month after the receipt of each summary.

ANTIQUE MARKET III SPACE OPTION AND RIGHT OF FIRST REFUSAL

22. The space adjacent to the Premises is currently occupied by Antique Market III (the "Antique Market III Space") on a three (3) month-to-month tenancy, and will be occupied on a five-month lease. As part of this Lease, Tenant shall have the exclusive option (the "Option") to lease the Antique Market III Space on the terms and conditions set forth in this Lease, except that rental for the combined spaces shall be as set forth on Schedule B hereto. Upon tenant exercising its option to lease Antique Market III space, Landlord will provide Antique Market III with one calendar month notice of termination of its lease and, after such notice of termination expires, Tenant shall accept the Antique Market III space in "as is" condition. Upon the termination of the Lease, Tenant shall return the space to Landlord in "vanilla box" condition. In the event Tenant fails to surrender the Antique Market III in "vanilla box" condition to Landlord, or Tenant fails to

SCHEDULE A

3/1/2015	through	2/29/2016	[illegible] / month
3/1/2016	through	2/28/2017	[illegible] / month
3/1/2017	through	2/28/2018	[illegible] / month
3/1/2018	through	2/28/2019	[illegible] / month
3/1/2019	through	2/28/2020	[illegible] / month
3/1/2020	through	2/28/2021	[illegible] / month
3/1/2021	through	2/28/2022	[illegible] / month
3/1/2022	through	2/28/2023	[illegible] / month
3/1/2023	through	2/29/2024	[illegible] / month
3/1/2024	through	2/28/2025	[illegible] / month

SCHEDULE B

3/1/2015	through	2/29/2016	[redacted] / month
3/1/2016	through	2/28/2017	[redacted] / month
3/1/2017	through	2/28/2018	[redacted] / month
3/1/2018	through	2/28/2019	[redacted] / month
3/1/2019	through	2/28/2020	[redacted] / month
3/1/2020	through	2/28/2021	[redacted] / month
3/1/2021	through	2/28/2022	[redacted] / month
3/1/2022	through	2/28/2023	[redacted] / month
3/1/2023	through	2/29/2024	[redacted] / month
3/1/2024	through	2/28/2025	[redacted] / month

secure a new tenant that agrees to accept the premises "as is," Tenant shall pay to Landlord a surrender fee for Antique Market III of [redacted] Dollars ([redacted]). The Option shall terminate if not exercised by December 31, 2016.

23. In the event Tenant has not exercised its Option and during the term of this Lease Landlord receives a bona fide good faith offer to lease the Antique Market III Space to a third party, Landlord shall promptly notify Tenant of such offer in writing, and Tenant shall have fourteen (14) days within which to notify Landlord of its intent to enter into a lease for the Antique Market III space on the terms and conditions set forth in this Lease. If Tenant does not notify Landlord within the 14 day time period aforesaid that Tenant intends to enter into a lease for the Antique Market III space then this right of first refusal is terminated and Tenant will no longer have the right of first refusal. This right of first refusal shall expire on December 31, 2016.

24. In the event Tenant exercises its Option or the Right of First Refusal, the tenancy for the Antique Market III Space shall be governed by this Lease, except that (i) the term of the tenancy of the Antique Market III Space shall be equal to the term remaining on this Lease and (ii) Tenant shall be entitled to occupy the Antique Market III Space rent-free for the initial six (6) months.

Witness the hands and seals of the parties hereto, as of the date of lease stated above.

Landlord:

Terry F. Grove

Tenant:

RAM RESTAURANT GROUP, INC.

By: ROB MONDI

Its: President

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/20/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER DONNA A TONOVITZ (16137) 1118 E MAIN ST SUITE 1A ST CHARLES, IL 60174-0000	CONTACT NAME: DONNA A TONOVITZ PHONE (A/C, No, Ext): 630-549-7694 FAX (A/C, No): 630-549-7698 E-MAIL ADDRESS: DONNA TONOVITZ@COUNTRYFINANCIAL.COM
INSURED 4351408 RAM RESTAURANT GROUP INC 11 N 3RD ST ST CHARLES, IL 60174	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A: COUNTRY Mutual Insurance Company — 20990 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY ☐ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☑ OCCUR ☑ BUSINESSOWNERS GEN'L AGGREGATE LIMIT APPLIES PER: ☑ POLICY ☐ PROJECT ☐ LOC			AM9236877	3/5/2018	3/5/2019	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 50,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☑ HIRED AUTOS ☑ NON-OWNED AUTOS			AM9236877 Covered on Businessowners	3/5/2018	3/5/2019	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
A	☑ UMBRELLA LIAB ☑ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☑ RETENTION $ 10,000			AU9236471	3/5/2018	3/5/2019	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N ☐ N/A If yes, describe under DESCRIPTION OF OPERATIONS below						WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ $
	LIQUOR LIABILITY			AM9236877	3/5/2018	3/5/2019	Each Person BI Limit AGGREGATE	$ 0 $ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

POLICY INFORMATION

Each Person Property Damage Limit and Loss Of Means of Support or Loss of Society Limit are included in Liquor Liability Coverage and subject to Illinois Statute

HIRED AUTOS LIMIT AND NON-OWNED AUTOS LIMIT ARE $100,000 EACH OCCURRENCE SUBJECT TO A $100,000 AGGREGATE LIMIT

(CONTINUED)

CERTIFICATE HOLDER

CITY OF ST CHARLES
2 E MAIN STREET
ST CHARLES, IL 60174

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

AGENCY		NAMED INSURED
		RAM RESTAURANT GROUP INC 11 N 3RD ST ST CHARLES IL 60174
POLICY NUMBER AM9236877		
CARRIER COUNTRY Mutual Insurance Company	NAIC CODE 20990	EFFECTIVE DATE: 3/20/2018

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

(POLICY INFORMATION CONTINUED)

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/26/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
DONNA A TONOVITZ (16137)
1118 E MAIN ST
SUITE 1A
ST CHARLES, IL 60174-0000

CONTACT NAME: DONNA A TONOVITZ
PHONE (A/C, No, Ext): 630-549-7694 **FAX (A/C, No):** 630-549-7698
E-MAIL ADDRESS: DONNA.TONOVITZ@COUNTRYFINANCIAL.COM

INSURER(S) AFFORDING COVERAGE — **NAIC #**
INSURER A: COUNTRY Mutual Insurance Company — 20990
INSURER B:
INSURER C:
INSURER D:
INSURER E:
INSURER F:

INSURED 4351408
RAM RESTAURANT GROUP INC
11 N 3RD ST
ST CHARLES, IL 60174

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY			AM9236877	3/5/2018	3/5/2019	EACH OCCURRENCE	$ 1,000,000
	☐ COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 50,000
	☐ CLAIMS-MADE ☑ OCCUR						MED EXP (Any one person)	$ 5,000
	☑ BUSINESSOWNERS						PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	☑ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
	AUTOMOBILE LIABILITY							
A	☐ ANY AUTO			AM9236877	3/5/2018	3/5/2019	COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS						BODILY INJURY (Per person)	$
	☑ HIRED AUTOS ☑ NON-OWNED AUTOS						BODILY INJURY (Per accident)	$
				Covered on Businessowners			PROPERTY DAMAGE (Per accident)	$
								$
A	☑ UMBRELLA LIAB ☑ OCCUR			AU9236471	3/5/2018	3/5/2019	EACH OCCURRENCE	$ 1,000,000
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$ 1,000,000
	DED ☑ RETENTION $ 10,000							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATU-TORY LIMITS / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N ☐ N/A						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
	LIQUOR LIABILITY			AM9236877	3/5/2018	3/5/2019	Each Person BI Limit	$ 0
							AGGREGATE	$ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

POLICY INFORMATION

Each Person Property Damage Limit and Loss Of Means of Support or Loss of Society Limit are included in Liquor Liability Coverage and subject to Illinois Statute

HIRED AUTOS LIMIT AND NON-OWNED AUTOS LIMIT ARE $100,000 EACH OCCURRENCE SUBJECT TO A $100,000 AGGREGATE LIMIT

(CONTINUED)

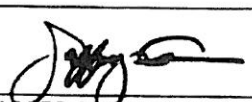
CERTIFICATE HOLDER

STATE OF ILLINOIS
100 WEST RANDOLPH ST
SUITE 7-801
CHICAGO, IL 60601

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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AGENCY CUSTOMER ID: _____

LOC #: _____

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ADDITIONAL REMARKS SCHEDULE

AGENCY		NAMED INSURED
		RAM RESTAURANT GROUP INC 11 N 3RD ST ST CHARLES, IL 60174
POLICY NUMBER AM9236877		
CARRIER COUNTRY Mutual Insurance Company	NAIC CODE 20990	EFFECTIVE DATE: 2/26/2018

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM.

FORM NUMBER: ACORD 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

(POLICY INFORMATION CONTINUED)

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Illinois Business Authorization

RAM RESTAURANT GROUP, INC

DBA: ABBY'S BREAKFAST & LUNCH

11 N 3RD ST STE 2
SAINT CHARLES IL 60174-1858

Loc. Code: 045-0022-9-001
St. Charles (Kane)
Kane County

Certificate of Registration

Expiration Date:
5/1/2020

Sales and use taxes and fees (4164-2740)

Director
DEPARTMENT OF REVENUE
Issued Date: 05/01/2015

FORM **BCA 2.10**
ARTICLES OF INCORPORATION
Business Corporation Act

Filing Fee $150
Franchise Tax: $ 25
Total: $175

File #: **69784631**

Approved By: JXR

FILED
AUG 30 2014
Jesse White
Secretary of State

1. Corporate Name: RAM RESTAURANT GROUP INC.,

2. Initial Registered Agent: ROB MONDI
(First Name / Middle Initial / Last Name)

Initial Registered Office: [redacted] (Number / Street / Suite No.)
[redacted] (City) IL 60134-1737 (ZIP Code) KANE (County)

3. Purposes for which the Corporation is Organized:
The transaction of any or all lawful businesses for which corporations may be incorporated under the Illinois Business Corporation Act.

4. Authorized Shares, Issued Shares and Consideration Received:

Class	Number of Shares Authorized	Number of Shares Proposed to be Issued	Consideration to be Received Therefor
COMMON	300	300	$ 300

NAME & ADDRESS OF INCORPORATOR

5. The undersigned incorporator hereby declares, under penalties of perjury, that the statements made in the foregoing Articles of Incorporation are true.

Dated AUGUST 30 (Month & Day), 2014 (Year) [redacted] (Street)

ROBERT C MONDI (Name) GENEVA (City/Town) IL (State) 60134 (ZIP Code)

This document was generated electronically at www.cyberdriveillinois.com

Gmail by Google

Rob Mondi <rmondi@gmail.com>

Illinois Secretary of State's CyberService

1 message

ecommerce@ilsos.net <ecommerce@ilsos.net> Sat, Aug 30, 2014 at 4:50 PM
To: RMONDI@gmail.com

Proposed Name: RAM RESTAURANT GROUP INC.,

Thank you for using Secretary of State Jesse White's CyberService Express!

Your application to file Articles of Incorporation has been received and payment processed. Please allow 24 business hours for the processing of your application.

You can check the status of your filing at http://www.ilsos.gov/corparticles/status.jsp

If you have any problems in finding the status of your application, please contact the Web Master at webmaster@ilsos.net.

Packet Number: 140943515204536036

Authorization Number: 03005Q

Total Amount: $281.25

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****

Illinois BASSET On-Premise
SELLER / SERVER CERTIFICATION

Trainee Name: David Reyes
Date of Completion: 05/06/2015

School Name:
360training.com dba Learn2Serve

I, _____
certify that the above named person successfully completed an approved Learn2Serve Seller/Server course.

This course provides necessary knowledge and techniques for the responsible serving of alcohol.

This is your temporary certificate of completion. You will receive you official card in the mail. Please forward all questions to support@360training.com.

learn2 serve

Corporate Headquarters
13801 Burnet Rd., Suite 100
Austin, Texas 78727
P: 800-442-1149

Illinois BASSET On-Premise

SELLER / SERVER CERTIFICATION

Trainee Name: Juliette Reyes
Date of Completion: 05/06/2015

School Name:
360training.com dba Learn2Serve

I, _____
certify that the above named person successfully completed an approved Learn2Serve Seller/Server course.

This course provides necessary knowledge and techniques for the responsible serving of alcohol.

This is your temporary certificate of completion. You will receive you official card in the mail. Please forward all questions to support@360training.com.

[redacted]