

REVISED MEMORANDUM

TO: Leah Allison, Community Development
Officer Rick Linthicum, Police - SID
Lt. James Chiola, Police - Traffic Division
Fire Engineer Charlie Perrin, Fire Prevention Division
Leigha Adelsberger, Accounts Receivable Supervisor
Mayor Rita Ali, Liquor Commissioner
Charles Grayeb, Council Member
Chrissie Kapustka, Deputy Corporation Counsel
Patrick Hayes, Corporation Counsel

FROM: Trina D. Bonds, Chief Deputy City Clerk/Deputy Town Clerk
Liquor Commission Secretary

DATE: April 4, 2023

SUBJECT: **SITE APPLICATION:** Case: 23-11
Richards Under Main, Inc.
d/b/a Richards Under Main
311 Main St. (Lower)
Requesting: Class B (Restaurant, 50% Food)
Subclass 1 (4:00 A.M. Closing Hours)
Subclass 2 (live entertainment)

The City Liquor Commission has received the attached application for consideration and would like to go before the Commission for a Public Hearing on Monday, May 1, 2023. **Contact person for this application is Scott Wood @ (309-868-2827)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: **April 21, 2023** so I can forward them to the Commissioners.

- Zoning classification/comments
- Police inspection/comments
- Traffic inspections/comments
- Code inspections/comments
- Fire Safety inspection/comments
- Accounts-fines/liens, etc. outstanding/comments
- Any comments concerning any aspect of the application.

Thanks!

Trina (ext. 8566)
City Clerk's Office

**SITE APPROVAL APPLICATION FOR THE SALE OF ALCOHOLIC BEVERAGES
IN THE CITY OF PEORIA, ILLINOIS**

CITY CLERK
PEORIA, IL

TO THE MAYOR OF THE CITY OF PEORIA, ILLINOIS, for approval of site location for the purpose of retail sale of alcoholic liquor, pursuant to an ordinance to regulate the sale of alcoholic liquor adopted by the City Council of the City of Peoria on January 2, 1974, and any subsequent amendments thereto:

2023 APR 4 AM 10:38

1. Name(s), address(es) and phone number(s) of Property Owner(s):
THOMAS E LEITER THE LEITER GROUP 309-A MAIN ST PEORIA, IL, 61602 309-360-5330
2. Name, address and phone number of Intended Lessee:
SCOTT WOOD 829 N Cooper St Peoria, IL 61606 309-868-2827
3. Street address of Property requested for approval:
311 Main St Peoria IL 61602 LOWER
NOTE: All site approvals are 1st floor only, unless specifically applied for and authorized.
4. Legal description of Property listed in #3:
ORIGINAL TOWN OF PEORIA NE 1/4 SEC 9-8-8E SE 5' LOT 3 & NW 36' LOT 4 BLK 10 (EXC SW 69.9' THEREOF) (89-09674)
5. Are there any improvements (buildings, accessories, etc.) presently on the property? Yes ___ No X
If Yes, please give description of same: _____
6. Are you planning to build any improvements upon the property? NO If Yes, please indicate such improvements: _____
7. What type of sale of alcoholic beverages is the property to be used for (i.e., tavern, restaurant, package liquor, etc.)? Restaurant
8. Is this property located in a residential section? Yes ___ No X
9. What classification of license are you applying for? (Section 3-52 of the Code of the City of Peoria)
Class: A, B, B1, C, C1, CG, D, E, E-1, G-A, G-B, G-C, I, J, K, K-1, L, M, N B
Subclass: 1, 1A, 2, 2A, 3, 3A, 4, 6, 7, 8, 10, 11, 12 1
10. Do you plan to add video gaming? Yes X No ___
(Must wait 2 years & show 80% revenue from food & drinks)
11. A site plan MUST BE SUBMITTED with this application, see Attachment A.

CITY CLERK
PEORIA, IL
2023 APR -4 AM 10:38

Angela Jare
Angela Jare

AFFIDAVIT

I (we) swear that I (we) am (are) the owner(s) of the property described in this application and that the statements contained herein are true and correct.

Thomas E. Leiter, Trustee

Subscribed and sworn to before me this
3rd day of April, 2023

THOMAS E. LEITER
Signature of Property Owner(s)

Chelsea M Sandlin
Notary Public

(NOTE: Non-Refundable \$250 Filing Fee)



4:00 A.M.

APPLICATION FOR SUBCLASS 1 LIQUOR LICENSE

Present License Class _____ Present License No. _____

Establishment Name: Richards Under MAIN

Address: 311 MAIN ST Lower Peoria, IL 61602

Has there been a lapse in this license? YES If so, when was the premises last used for this license?
2018 or 2019 Richards on MAIN

Have you previously applied for this Subclass at this location? YES If so, when?
Richards on main 2001

1. AS REQUIRED BY ORDINANCE, attach a list of names and addresses of the last person to whom taxes were assessed for any property within 300 feet of the proposed site.
2. As required, attach a sworn Affidavit that you, as applicant, have caused Notices to be sent to all such property owners.
3. It is highly recommended that you contact the District Council Member for the District in which the proposed site is located to discuss your proposed site application.

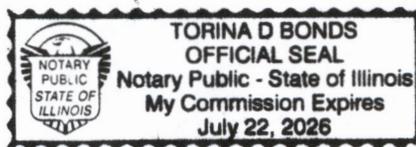
AFFIDAVIT

I swear that I am fully informed as to the provisions of the Illinois Liquor Control Laws and the liquor ordinances of the City of Peoria and will not violate any of the laws of the State of Illinois or of the City of Peoria in the conduct of the function described herein; and that the statements contained in this application and any attachments are true and correct.

Scott Wood Scott Wood
Signature of Licensee or Agent 309-868-2827

Subscribed and sworn to before me this
4th day of April
2023.

Torina D. Bonds
Notary Public



FOR OFFICE USE ONLY:

Application for Subclass 1 is Approved _____ Not Approved _____

Liquor Commissioner/Date

LIVE ENTERTAINMENT

APPLICATION FOR SUBCLASS 2 OR 2A LIQUOR LICENSE

Present License Class _____

Present License No. _____

Establishment Name: **Richards Under Main Inc.**

Address: **311 Main Street Peoria IL , 61606**

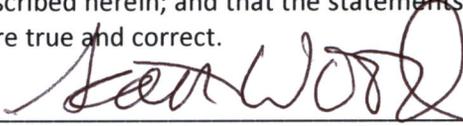
Type of entertainment: **Jukebox and Televisions**

Pursuant to Sec. 3-53(a)(c), the application for this subclass shall include a site plan for the area in the licensed premises for the proposed live entertainment and shall state the type of the proposed live entertainment. If granted, the live entertainment shall be limited to the approved area and type of entertainment.

1. **AS REQUIRED BY ORDINANCE**, attach a list of the names and addresses of the last person to whom taxes were assessed for any property within 300 feet of the proposed site.
2. As required, attach a sworn Affidavit that you, as applicant, have caused Notices to be sent to all such property owners.

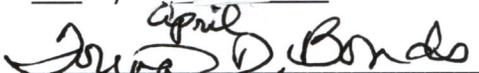
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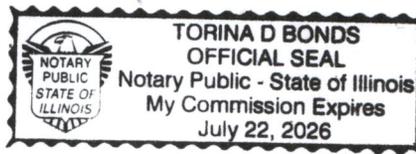


 Signature of Licensee or Agent

Subscribed and sworn to before me this
17th day of April, 2023.



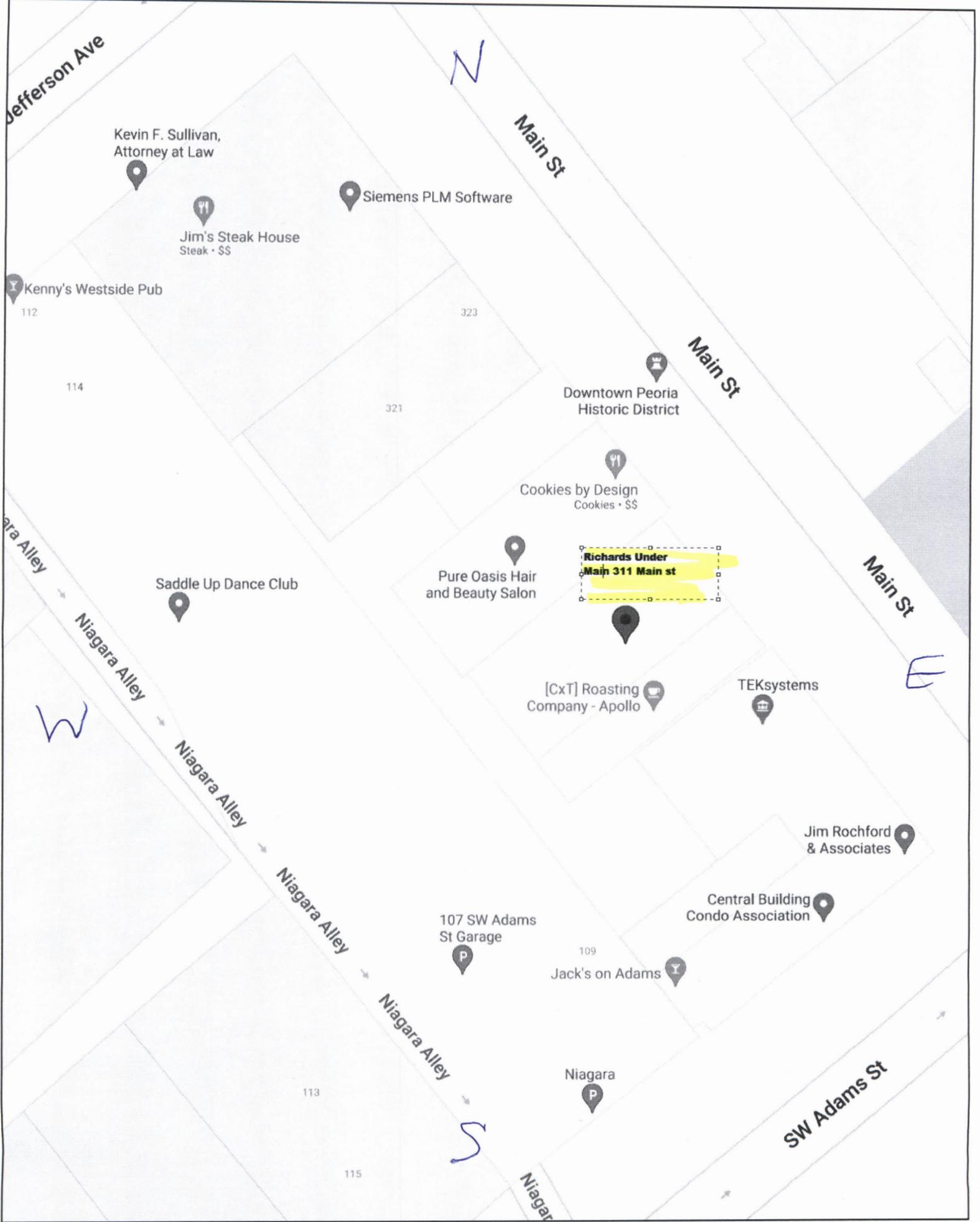
 Notary Public



FOR OFFICE USE ONLY:

Application for Subclass 2 is Approved _____ Not Approved _____

 Liquor Commissioner / Date



Jefferson Ave

N

Main St

Kevin F. Sullivan,
Attorney at Law

Siemens PLM Software

Jim's Steak House
Steak • \$\$

Kenny's Westside Pub
112

323

Main St

114

321

Downtown Peoria
Historic District

Cookies by Design
Cookies • \$\$

Niagara Alley

Niagara Alley

Saddle Up Dance Club

Pure Oasis Hair
and Beauty Salon

Richards Under
Main 311 Main st

Main St

W

Niagara Alley

Niagara Alley

[CxT] Roasting
Company - Apollo

TEKsystems

E

Jim Rochford
& Associates

107 SW Adams
St Garage

Central Building
Condo Association

109
Jack's on Adams

Niagara Alley

Niagara

SW Adams St

113

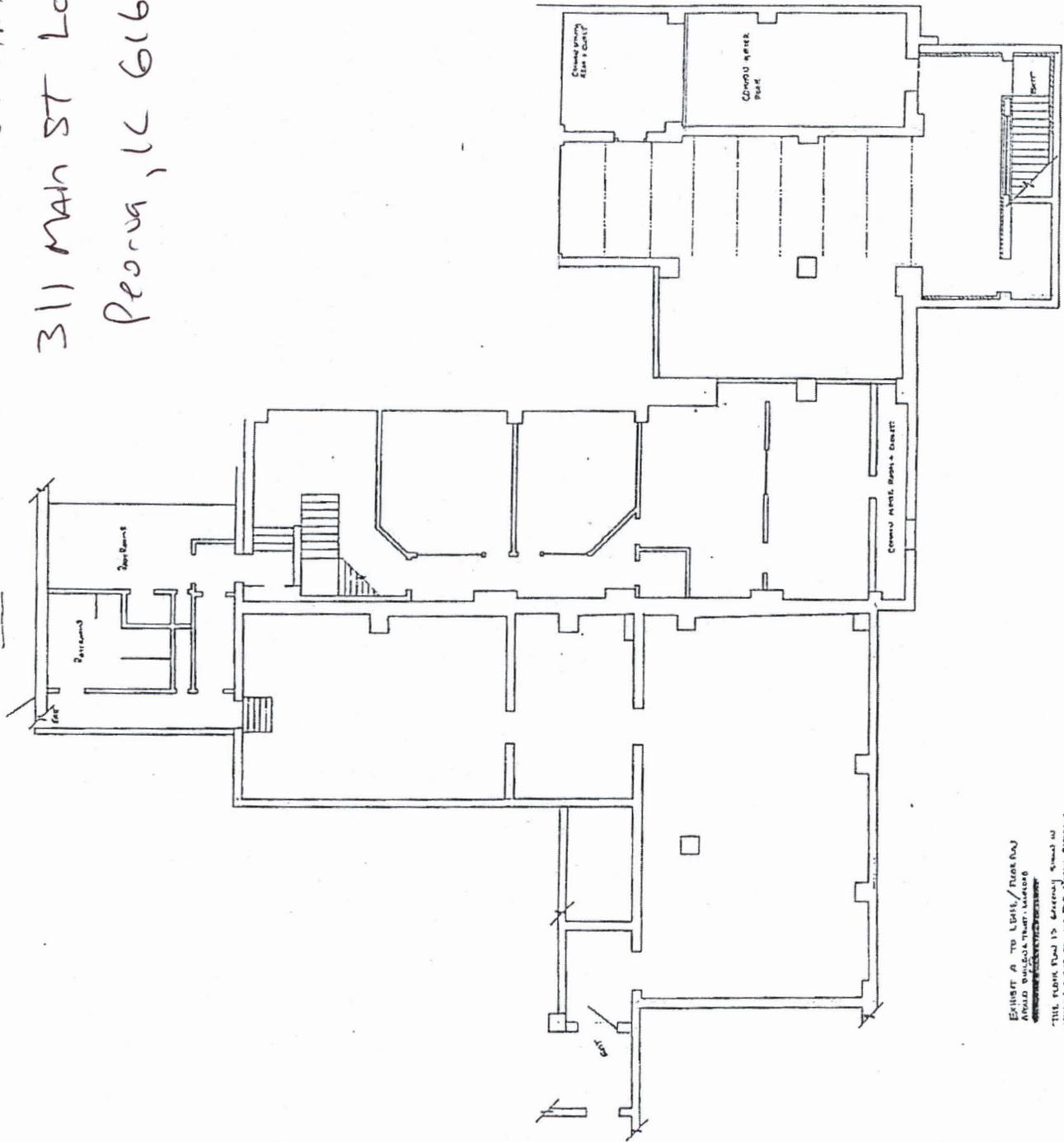
S

115

Niagara

Richards Undermain Inc
 311 MAIN ST Lower
 Peoria, IL 61602

ALLEY



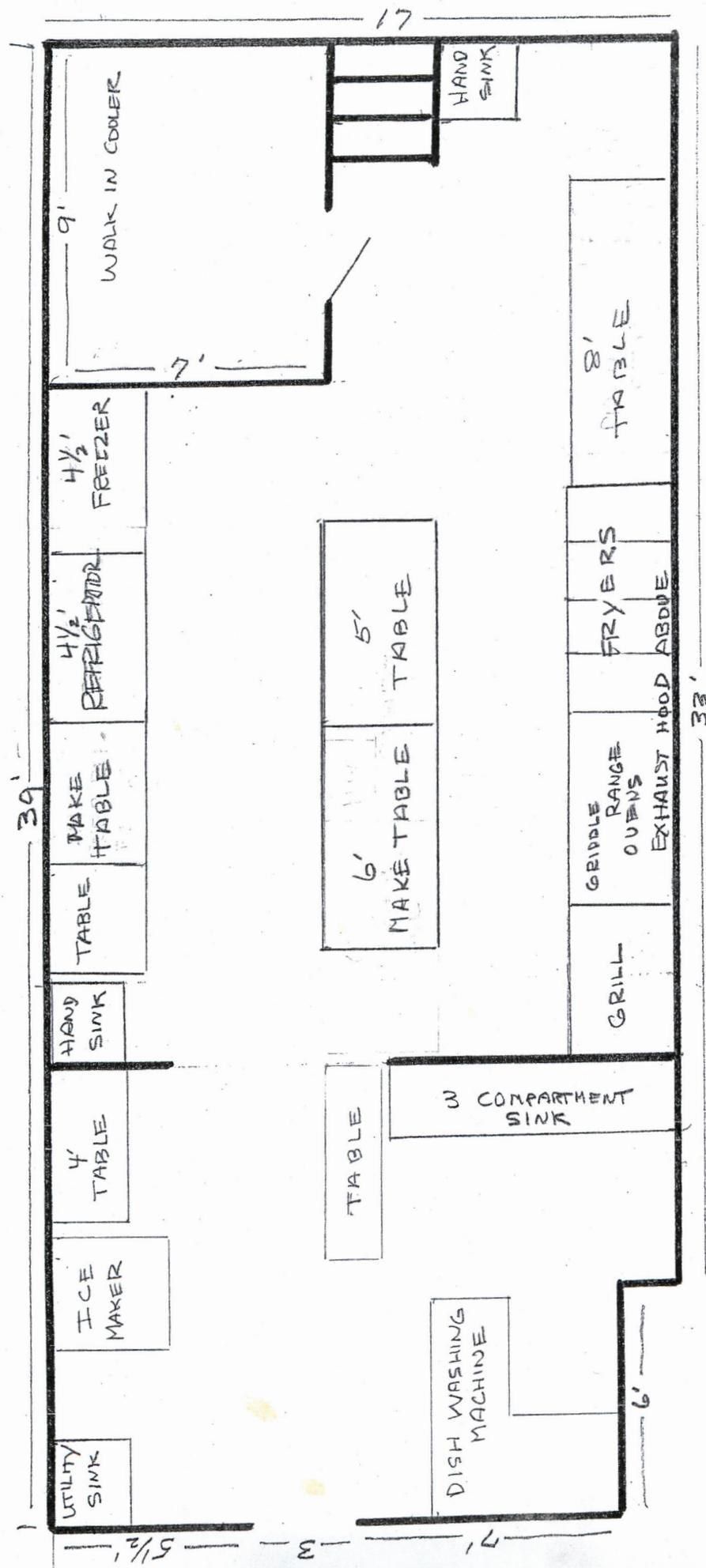
MAIN STREET

S.W. Adams

EXIST. IN TO LIGHT / FLOOR PLAN
 SHOULD BE USED TO IDENTIFY / FLOOR PLAN
 THIS FLOOR PLAN IS GENERAL ONLY AND
 SHOULD NOT BE USED FOR ARCHITECTURAL
 OR STRUCTURAL WORK. THERE MAY BE OTHER
 FLOOR PLANS AT 25.

Richards Under main (1)

663 sq. ft



KITCHEN REVISED 3/13/19

APOLLO UNDERGROUND

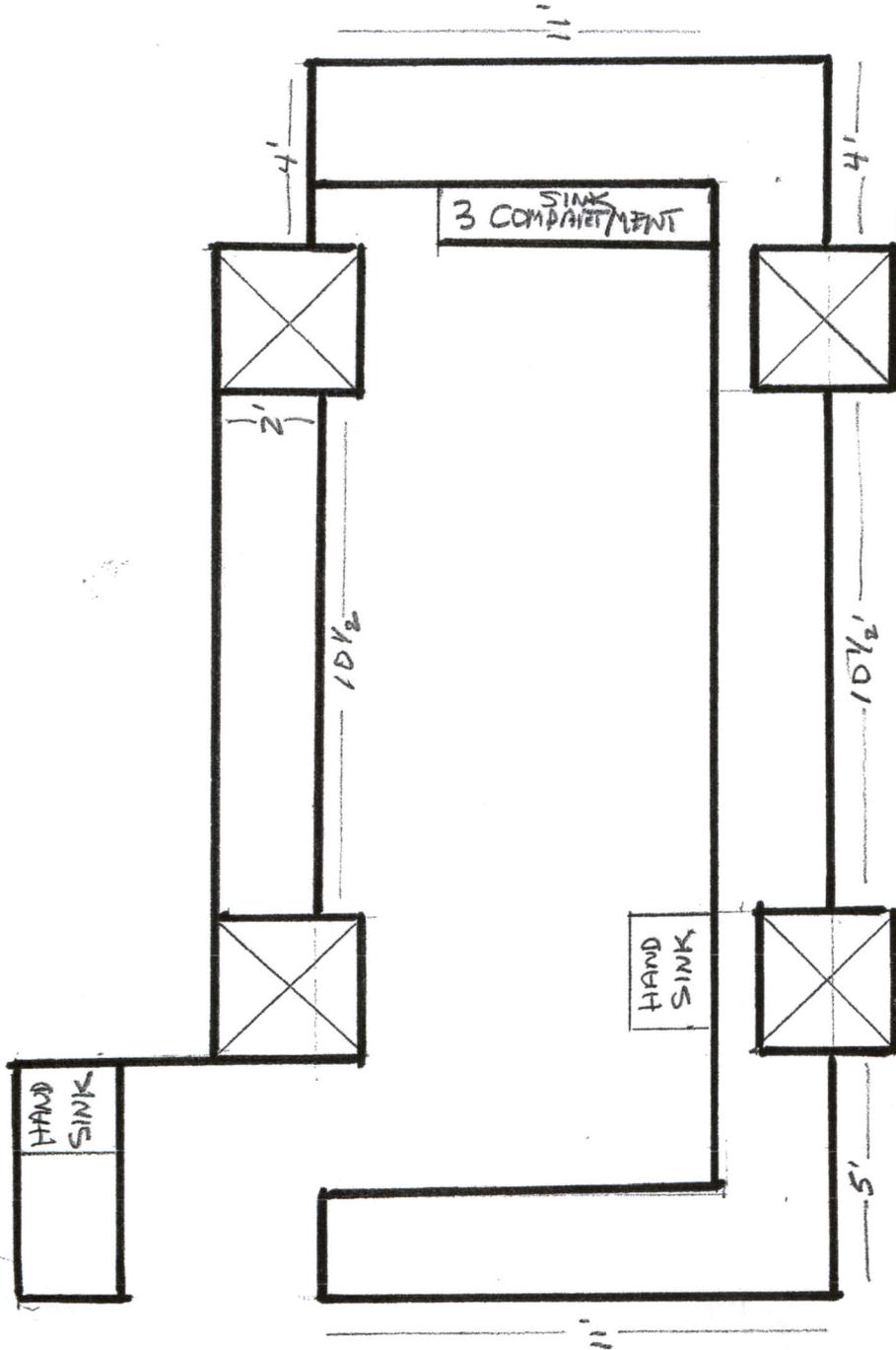
311 MAIN ST.

1/4" = 1'

121 sq. ft

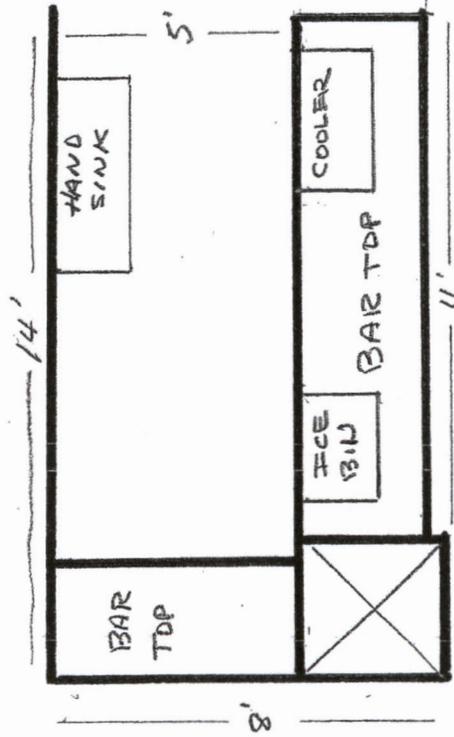
Richards Under Main (2)

1/4" = 1'



BAR MAIN LEVEL

Richards Under Math (3)



LOWER SERVICE BAR

$$\frac{1}{4}'' = 1'$$

Trina Bonds

From: Leigha Adelsberger
Sent: Thursday, April 6, 2023 10:11 AM
To: Trina Bonds
Subject: RE: 23-11 / Richards Under Main

Good morning Trina,

There are no outstanding balances for the applicant or business.

Thank you,

Leigha Adelsberger
City of Peoria, Illinois
Office of Accounts Receivable





PEORIA POLICE DEPARTMENT

April 17, 2023

City of Peoria, Liquor Commission
Office of Corporation Counsel
City of Peoria, Illinois

RE: Site Approval Application #23-11
Richards Under Main, Inc.
d/b/a Richards Under Main
311 Main St.
Requesting: Class B (Restaurant, 50% food)
Subclass 1 (4:00 A.M. Closing Hours)
Subclass 2 (live entertainment)

Dear Commissioners,

An application has been received from Richards Under Main, Inc., d/b/a Richards on Main, 311 Main, Peoria, Illinois, for approval of the above location for a Class B, Subclass 1, (4:00 a.m.), license.

Officer Richard Linthicum conducted an inspection of the area around 311 Main Street. The area that surrounds this establishment is entirely commercial, and the former Richards on Main operated in this location with the same liquor license as requested in this site application. The request for a 4:00 a.m. license fits the guidelines set forth by City Code. Section 3-59 of the City Liquor Code established a zone for the 4:00 a.m. license to be located. The zone boundaries are Fayette to William Kumpf, and Perry to the Riverfront.

It appears that this request is appropriate for this location and would not be detrimental to the surrounding businesses or neighborhood, as this site resides in an established commercial / retail area of town. There are no traffic or parking issues raised by this request.

The Peoria Police Department has no objections to this site approval application.

Sincerely,

Eric P. Echevarria
Chief of Police

EE/rl

cc: City Clerk
Corporation Counsel



Fire Department

April 20, 2023

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 23-11
Richards Under Main, Inc
d/b/a Richards Under Main
311 Main St (Lower)
Requesting: Class B (Restaurant, 50% Food)
Subclass 1 (4:00am Closing Hours)

Liquor Commissioners,

A site application has been received from Scott Wood requesting a Class B and Subclass 1 license. The business will need a final inspection for the new business by City of Peoria Fire Inspectors and shall have any issues concerning fire and life safety codes corrected. Your mutual concern for life safety is appreciated.

Engineer Charles A. Perrin
Fire Inspector, Fire Prevention Division
Peoria Fire Department
309.303.8275 - c
309.494.8735 - o
309.494.8777 - f
CPerrin@peoriagov.org

505 NE Monroe
Peoria, Illinois 61603-3767
309/494-8700
FAX 309/494/8777





COMMUNITY DEVELOPMENT

May 1, 2023

City of Peoria, Liquor Commission
Office of the Corporation Counsel
City of Peoria, Illinois

RE: **Case 23-11**
Richards Under Main, Inc.
d/b/a Richards Under Main
311 Main St (Lower

Requesting: Class B (Restaurant, 50% Food)
Subclass 1 (4 AM Closing Hours)

Dear Commissioners:

Building and Zoning staff from the Community Development Department have reviewed the above listed request. The following is a summary of the results:

1. The property is currently zoned B1 (Central Business) District. Restaurants are permitted within this zoning district.
2. All work must adhere to the Illinois Building Codes and Illinois Accessibility Codes.

The Community Development Department does not object to the requested liquor license subject to issuance of a Certificate of Occupancy.

Sincerely,

Leah Allison
Assistant Community Development Director

NOTICE OF PUBLIC HEARING

The Liquor Commission of the City of Peoria, Illinois will hold a Public Hearing on an application of a Class B Subclass 1 Liquor License for the following described property.

RICHARDS UNDER MAIN, INC. D/B/A RICHARDS UNDER MAIN
(name of establishment)

311 MAIN ST (LOWER)
(address)

FOR USE AS:

REQUEST FOR A CLASS B (RESTAURANT, 50% FOOD)

LIQUOR LICENSE WITH A SUBCLASS 1 (4:00 AM CLOSING HOURS).

The Hearing will be held on MONDAY - MAY 1, 2023 in Room 404 at City Hall, 419 Fulton Street, Peoria, Illinois at 3:30 p.m., or as soon thereafter as the item can be heard.

Because the proposed location is within 300 feet of the premises owned or occupied by you, you may wish to attend this Hearing.

Objections may be heard at the meeting or submitted in writing to the Secretary of the Liquor Commission, City Hall, 419 Fulton, Room 401, Peoria IL 61602.

Information concerning the application is available in Room 401, City Hall, or by calling the Secretary of the Liquor Commission at (309) 494-8565. Be advised that certain information is restricted under the requirements of the Freedom of Information Act.

Bee-j Properties LLC
9801 Bridgeport Way
Hanna City, Il 615369681

~~Bee-j Properties LLC
9801 Bridgeport Way
Hanna City, Il 615369681~~

Community College District #514,
Administration and Finance
1 College Dr
East Peoria, Il 616350001

Caterpillar Inc
Attn Corporate Tax 100 Ne Adams St
Peoria, Il 616294295

Public Building Commission
411 Hamilton Blvd Suite 1924
Peoria, Il 61602

Central Building Condominium
Association
Attn: Kermit A Huber 611 Sw
Washington St
Peoria, Il 61602

Central Building LLC
Attn Kermit A Huber 611 Sw
Washington St Ste B
Peoria, Il 61602

Leiter, Thomas E
the Leiter Group 309-a Main St
Peoria, Il 61602

~~Leiter, Thomas E
the Leiter Group 309-a Main St
Peoria, Il 61602~~

Dunne, Thomas L
4900 Linda Curve
Bartonville, Il 61607

Leiter, Thomas E
309-a Main St
Peoria, Il 61602

Janssen, Jay H
333 Main St
Peoria, Il 61602

~~County of Peoria
324 Main St, Room 501
Peoria, Il 616021319~~

County of Peoria
324 Main St, Room 501
Peoria, Il 616021319

Rashid, Floyd J
2819 N Knoxville Ave
Peoria, Il 616042869

Osf Healthcare System
800 Ne Glen Oak Ave
Peoria, Il 61603

Central Building LLC
P O Box 5605
Peoria, Il 61601

~~Central Building LLC
P O Box 5605
Peoria, Il 61601~~

~~Central Building LLC
P O Box 5605
Peoria, Il 61601~~

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P O Box 5605
Peoria, Il 61601~~

~~Central Building LLC
P O Box 5605
Peoria, Il 61601~~

American Tel & Tel Co Property Tax
Attn: Property Tax Dept 1010 Pine,
9e-I-01
Saint Louis, Mo 63101

~~American Tel & Tel Co Property Tax
Attn: Property Tax Dept 1010 Pine,
9e-I-01
Saint Louis, Mo 63101~~

~~American Tel & Tel Co Property Tax
Attn: Property Tax Dept 1010 Pine,
9e-I-01
Saint Louis, Mo 63101~~

~~American Tel & Tel Co Property Tax
Attn: Property Tax Dept 1010 Pine,
9e-I-01
Saint Louis, Mo 63101~~

124 Adams Property Holdings LLC
124 Sw Adams St
Peoria, IL 61603

Westside Property Development LLC
112 Sw Jefferson Ave
Peoria, IL 61602

~~Westside Property Development LLC
112 Sw Jefferson Ave
Peoria, IL 61602~~

Wpg Holdings Three LLC
316 Sw Washington St
Peoria, IL 61602

~~Wpg Holdings Three LLC
316 Sw Washington St
Peoria, IL 61602~~

Ameritech-il
Attn Tax Department 225 W Randolph
Rm 26c
Chicago, IL 60606

Speck, Andrew G
1307 W Barker Ave
Peoria, IL 61606

Slyman, Joseph J
16002 W Cottonwood Rd
Elmwood, IL 61529

