

Ardor Breads & Provisions, LLC
d/b/a Ardor Breads & Provisions
301 SW Water

Requesting: Class B (Restaurant, 50% food)

Cody Scogin, Owner/Operator, Ardor Breads & Provisions, LLC, presented a Site Application for a Class B (Restaurant, 50% food) Liquor License at 301 SW Water.

In discussion with Chairwoman Coates, Mr. Scogin said they were looking at expanding into a restaurant and cocktail bar concept for their existing establishment. He said they would be changing from their current bakery, bread, and coffee concept to a full restaurant operation. He went on to say they now had a bar manager and mixologist on board.

During more discussion, Mr. Scogin said initially, their hours of operation would be from 5:00 p.m. to 9:00 p.m., with dinner and drinks five nights per week. He remarked obtaining a liquor license would be the next step for them.

There being no further questions or comments, Chairwoman Coates called for a motion.

Commissioner Winkler moved to recommend approval of the request for a Site Application for a Class B (Restaurant, 50% food) Liquor License at 301 SW Water; seconded by Commissioner Spears.

Approved by roll call vote:

Yeas: Coates, Hounwanou, Spears, Winkler - 4;

Nays: None;

Abstention: None.

MEMORANDUM

TO: Leah Allison, Community Development
Officer Kevin Slavens, Police - TOU
Lt. Jaren Gingen, Police - Traffic Division
Fire Engineer Charlie Perrin, Fire Prevention Division
Leigha Adelsberger, Accounts Receivable Supervisor
Mayor Rita Ali, Liquor Commissioner
Denise Jackson, Council Member
Chrissie Kapustka, Interim Corporation Counsel

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

DATE: October 6, 2022

SUBJECT: **SITE APPLICATION: Case: 22-22**
Ardor Breads & Provisions, LLC
d/b/a Ardor Breads & Provisions
301 SW Water
Requesting: Class B (Restaurant, 50% food)

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, November 7, 2022. **Contact person for this application is Cody Scogin @ (309-231-1929)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: October 28, 2022 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

2022 OCT -6 PM 2: 15

Japhire Jarr

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:

1. Name(s), address(es) and phone number(s) of Property Owner(s):
LARRY NAILON 7801 W SMITHVILLE RD PEORIA IL 61607
 2. Name, address and phone number of Intended Lessee: *Arden Brands Provisions, LLC*
Cody Scugin 12 Greenbriar Rd MCKINNA IL 61755 DBA.
Arden Brands Provisions
 3. Street address of Property requested for approval:
*** 301 SW WATER ST PEORIA IL 61602
- NOTE: All site approvals are 1st floor only, unless specifically applied for and authorized.**
4. Legal description of Property listed in #3:
RESTAURANT/BAKERY/BAAR
 5. Are there any improvements (buildings, accessories, etc.) presently on the property? Yes No
If Yes, please give description of same:
~~new~~ new restaurant next door
 6. Are you planning to build any improvements upon the property? Yes If Yes, please indicate such improvements: renovating into A new restaurant
 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
 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 _____
 10. Do you plan to add video gaming? Yes No
(Must wait 2 years & show 80% revenue from food & drinks)
 11. A site plan **MUST BE SUBMITTED** with this application, see Attachment A.

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.

Subscribed and sworn to before me this
2 day of August, 2022

Larry Nailon

[Signature]

Signature of Property Owner(s)

[Signature]
Notary Public

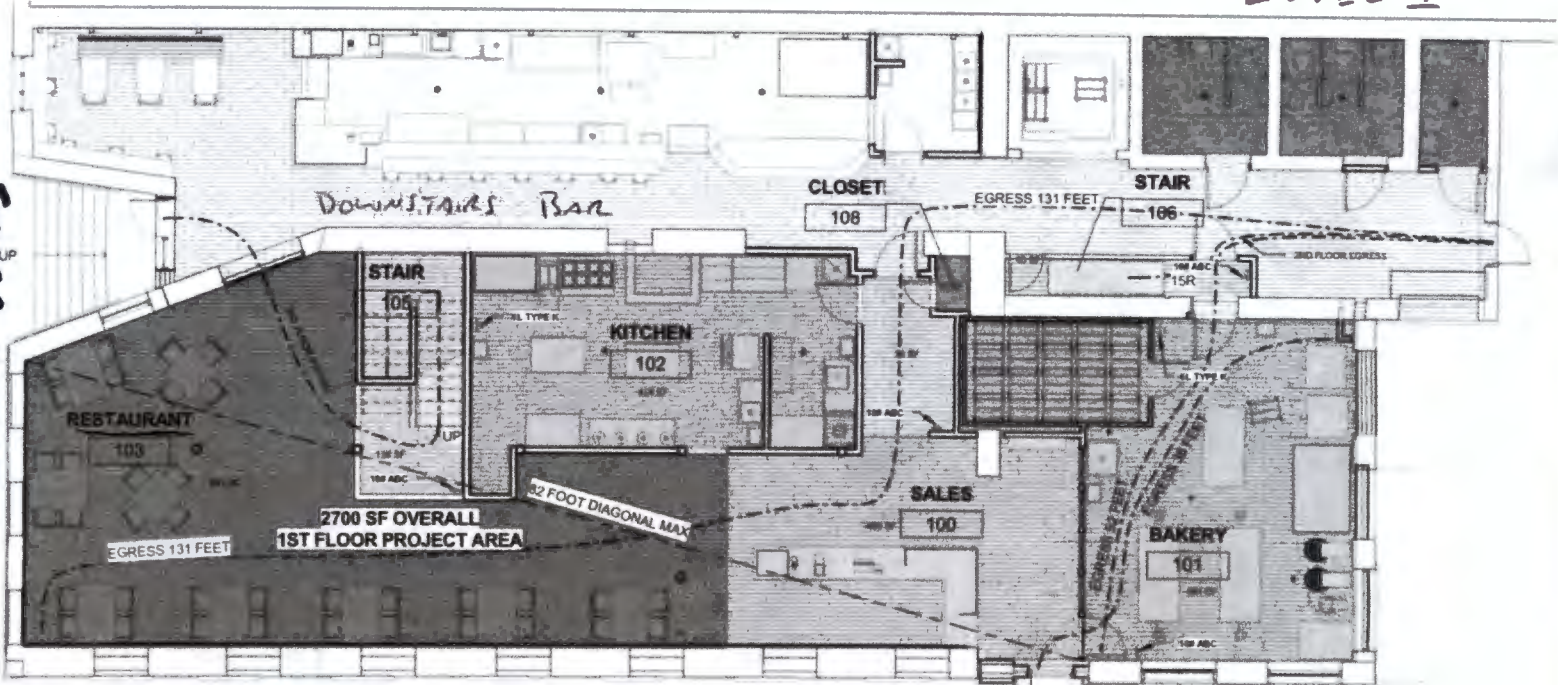
(NOTE: Non-Refundable \$250 Filing Fee)



301 SW WATER ST
PEORIA IL 61602

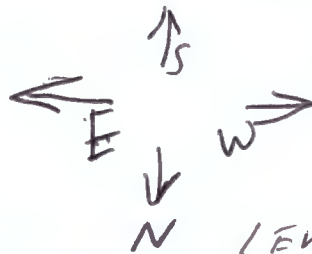
ARDOR BREADS: Provisions

LEVEL 1



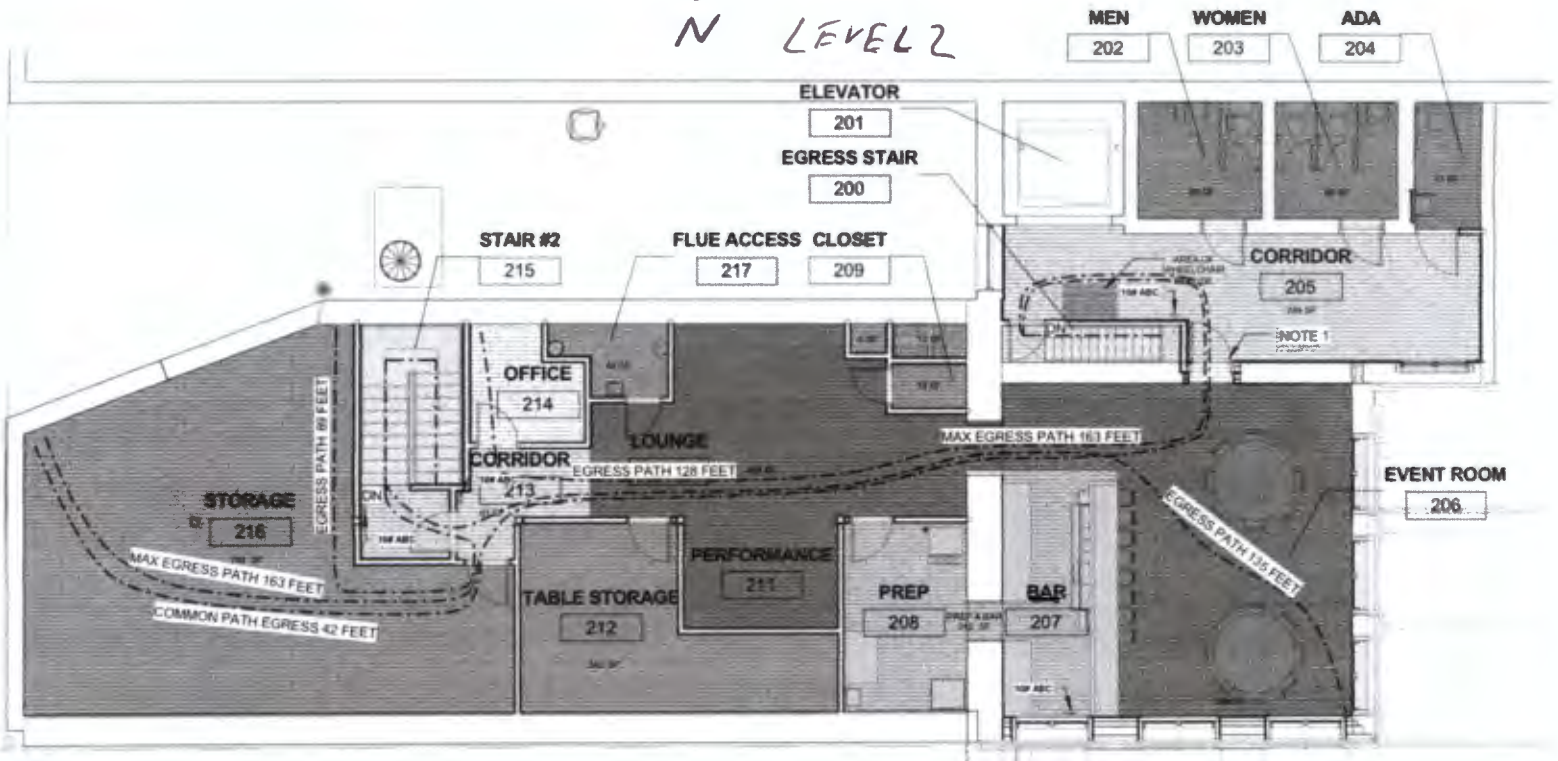
① FIRST FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"

LIBERTY ST



ENTRANCE

LEVEL 2



Trina Bonds

From: Leigha Adelsberger
Sent: Tuesday, October 11, 2022 9:04 AM
To: Trina Bonds
Subject: RE: Case 22-22 / Ardor Breads

Good morning, Trina!

Ardor does not have any outstanding balances with the City as of today, 10/11/2022.

Thank you,

Leigha Adelsberger
City of Peoria, Illinois
Office of Accounts Receivable





Fire Department

October 6, 2022

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 22-22
Ardor Bread & Provisions, LLC
d/b/a Ardor Breads & Provision
301 SW Water St

Requesting: Class B (restaurant, 50% food)

Liquor Commissioners,

The above mentioned business has not completed interior remodel. This business will be required to meet all applicable fire and life safety codes prior to occupancy.

Your mutual concern for life safety is appreciated.

A handwritten signature in black ink that reads "Charles A. Perrin".

Engineer Charles A. Perrin
Fire Inspector, Fire Prevention Division
Peoria Fire Department
309.494.8735
CPerrin@peoriagov.org

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





CITY OF
PEORIA

COMMUNITY DEVELOPMENT

November 7, 2022

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

**RE: Case 22-22
Ardor Breads & Provisions, LLC
d/b/a Ardor Breads & Provisions
301 SW Water St**

Requesting: Class B (Restaurant, 50% Food)

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 Director



PEORIA POLICE DEPARTMENT

October 21, 2022

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

RE: Site Approval Application #22-22
Ardor Breads & Provisions, LLC
d/b/a Ardor Breads & Provisions
301 SW Water St.
Requesting: Class B (restaurant, 50% food)

Dear Commissioners,

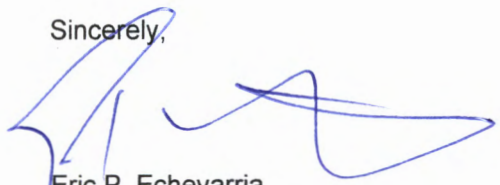
A site application has been received from *Ardor Breads & Provisions, LLC*, d/b/a Ardor Breads & Provisions, 301 SW Water St., Peoria, Illinois for a Class B liquor license. Approval of this site application would allow the applicant to operate as a restaurant with full bar service.

Officer Kevin Slavens met with the applicant and inspected the site. The applicant is currently renovating this building and expanding his restaurant. This eatery is located on the corner of Water Street and Liberty Street and neighbors several other businesses and licensed restaurants, in an established commercial area of the town.

This site approval request appears to be appropriate for this location and would not be detrimental to the surrounding businesses or neighborhood. There are no traffic or parking concerns raised by this request.

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

Sincerely,



Eric P. Echevarria
Chief of Police

EE/ks

cc: City Clerk
Corporation Council

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 _____ Liquor License for the following described property.

ARDOR BREADS & PROVISIONS, LLC D/B/A ARDOR BREADS & PROVISIONS

(name of establishment)

301 SW WATER ST.

(address)

FOR USE AS:

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

LIQUOR LICENSE.

The Hearing will be held on MONDAY - NOVEMBER 7, 2022 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 the City Clerk's Office, City Hall, Room 401, or by calling the Secretary of the Liquor Commission at (309) 494-8566. Be advised that certain information is restricted under the requirements of the Freedom of Information Act.

Manhot Properties LLC
10420 N Trails Edge Dr
Peoria, IL 61615

Allied Endeavors Waterfront Place
LLC
Attn: Richard K Creasy 2101 W Singing
Woods Rd
Edelstein, IL 61526

~~Kir Holdings LLC
Cse Software Inc 316 Sw Washington
St Ste 300
Peoria, IL 616024101~~

Kir Holdings LLC
Cse Software Inc 316 Sw Washington
St Ste 300
Peoria, IL 616024101

Rouland, Steven
305 Sw Constitution Ave
Peoria, IL 61602

~~Rouland, Steven
305 Sw Constitution Ave
Peoria, IL 61602~~

Maxam Quarters Development LLC
316 Sw Washington St
Peoria, IL 61602

~~Maxam Quarters Development LLC
316 Sw Washington St
Peoria, IL 61602~~

~~Counseling & Family Services Inc
330 Sw Washington St
Peoria, IL 61602~~

Counseling & Family Services Inc
330 Sw Washington St
Peoria, IL 61602

~~Counseling & Family Services Inc
330 Sw Washington St
Peoria, IL 61602~~

~~Hrfg Real Estate Holdings LLC
316 Sw Washington St Ste 1a
Peoria, IL 61602~~

Lwj Properties LLC
316 Sw Washington St Suite 501
Peoria, IL 61602

~~Lwj Properties LLC
316 Sw Washington St Suite 501
Peoria, IL 61602~~

~~Hall, Jeffrey R
316 Sw Washington St Suite 6
Peoria, IL 61602~~

Adjd Management LLC
316 Sw Washington St Unit 1b
Peoria, IL 61602

Henry, Donald W III
316 Sw Washington St Unit 601
Peoria, IL 61602

~~Marotta, Anthony
316 Sw Washington St Unit 605
Peoria, IL 61602~~

Contemporary Art Center of Peoria
305 Sw Water St
Peoria, IL 61602

~~Contemporary Art Center of Peoria
305 Sw Water St
Peoria, IL 61602~~

~~Contemporary Art Center of Peoria
305 Sw Water St
Peoria, IL 61602~~

305 LLC
305 Sw Water St
Peoria, IL 61604

~~305 LLC
305 Sw Water St
Peoria, IL 61604~~

~~305 LLC
305 Sw Water St
Peoria, IL 61604~~

Three Twenty One LLC
321 Sw Water St
Peoria, IL 61602

414 Holdings LLC
C/O Adam White 311 Sw Water St,
Floor 1
Peoria, Il 61602

Maxam Quarters Development LLC
Po Box 3333
Peoria, Il 616123333

Waterfront Place Properties LLC
621 Commercial St Suite 3c
Peoria, Il 61602

~~Waterfront Place Properties LLC
621 Commercial St Suite 3c
Peoria, Il 61602~~

City of Peoria
419 Fulton St
Peoria, Il 61602

~~City of Peoria
419 Fulton St
Peoria, Il 61602~~

~~Tazewell & Peoria Railroad Inc
C/O Gwi Accounts Payable 200
Meridian Centre Blvd Ste 300
Rochester, Ny 146183972~~

Tazewell & Peoria Railroad Inc
C/O Gwi Accounts Payable 200
Meridian Centre Blvd Ste 300
Rochester, Ny 146183972

~~Tazewell & Peoria Railroad Inc
C/O Gwi Accounts Payable 200
Meridian Centre Blvd Ste 300
Rochester, Ny 146183972~~

Iron Front LLC
C/O Kermit A Huber P O Box 5605
Peoria, Il 61601

River Station LLC
C/O Kermit A Huber P O Box 5605
Peoria, Il 61601

~~River Station LLC
C/O Kermit A Huber P O Box 5605
Peoria, Il 61601~~

~~101 Liberty St LLC
101 Liberty St
Peoria, Il 61602~~

101 Liberty St LLC
101 Liberty St
Peoria, Il 61602

Nailon Corporation
101 Liberty St
Peoria, Il 616021321

Waterfront Partners LLC
309a Main St
Peoria, Il 61602

~~Waterfront Partners LLC
309a Main St
Peoria, Il 61602~~

County of Peoria
324 Main St, Room 301
Peoria, Il 616021319

Jackson, Preston
11320 N Hickory Woods Cir
Dunlap, Il 61525

~~Jackson, Preston
11320 N Hickory Woods Cir
Dunlap, Il 61525~~

~~Jackson, Preston
11320 N Hickory Woods Cir
Dunlap, Il 61525~~

Waterstreet Unlimited Series
1703-1717
925 N Sheridan Rd
Peoria, Il 61606

Waterstreet Unlimited Series
1703-1717
925 N Sheridan Rd
Peoria, Il 61606

Walker, Jonathan W
925 N Sheridan Rd
Peoria, Il 61606

~~Walker, Jonathan W
925 N Sheridan Rd
Peoria, Il 61606~~

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

Cody Scogin, being duly sworn, does hereby swear/affirm
that:

1. I am the Liquor Licensee of Ardor Breads and Provisions
(establishment name)

located at 301 S.W. WATER ST, Peoria, Illinois.
(address)

2. On October 6, 2022, I caused Notices of Hearing to be
mailed to all property owners within 300 feet of my liquor establishment.

3. I have attached to this Affidavit, the list of property owners and their
addresses to whom I mailed Notices.

FURTHER AFFIANT SAYETH NOT.

[Signature] CODY SCOGIN
(Signature of Liquor Licensee) 309-231-1929

Subscribed and sworn to before me
this 6th day of October,
2022.
Torina D. Bonds
Notary Public

