

22-07

MAGA investments, LLC

d/b/a Tavern on Prospect

5901 N. Prospect Road, Suite 10

Requesting: Subclass 1A (2:00 a.m. closing hours – Thurs, Fri & Sat)

Dakota Rogy, Owner, MAGA Investments, LLC, presented a request to add a Subclass 1A (2:00 a.m. closing hours) to an existing Class A (tavern) Liquor License, with a Subclass 2 (live entertainment) and a Subclass 3 (beer garden) at 5901 N. Prospect Road, Suite 10.

In discussion with Chairman O'Brien, Mr. Rogy said he wanted to expand his business hours in order to bring more revenue to his establishment in Junction City. He went on to say that his customers had also requested additional hours of operation.

Hearing no more comments or questions, Chairman O'Brien called for the motion.

Commissioner Morris moved to recommend approval of the request to add a Subclass 1A (2:00 a.m. closing hours) to an existing Class A (tavern) Liquor License, with a Subclass 2 (live entertainment) and a Subclass 3 (beer garden) at 5901 N. Prospect Road, Suite 10; seconded by Commissioner Winkler.

Approved by roll call vote:

Yeas: Coates, Morris, O'Brien, Spears, Winkler - 5;

Nays: None;

Abstention: None.

Chairman O'Brien stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, March 22, 2022, at 6:00 p.m.

MEMORANDUM

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

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

DATE: February 10, 2022

SUBJECT: **SITE APPLICATION: Case: 22-07**
MAGA INVESTMENTS, LLC
d/b/a Tavern on Prospect
5901 N. Prospect Road, Suite 10
Requesting: Subclass 1A (2:00 am closing hours – Thurs, Fri & Sat)

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, March 7, 2022. **Contact person for this application is DaKota Rogy (309-696-6669)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: **February 25, 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

2:00 A.M.

REC'D FEB 09 2022

APPLICATION FOR SUBCLASS 1A LIQUOR LICENSE
(Pursuant to Ordinance No. 13,402)

Present License Class A, 2+3 Present License No. 720

Establishment Name Tavern on Prospect (MABA Investments, LLC)

Address 5901 N. Prospect Rd Ste 10 Peoria IL 61614

Has there been a lapse in this license? no
Zoning classification of licensed premises C2
Distance to nearest residential structure :350 feet

List liquor code violations in the past 3 years:

NONE

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 thereto are true and correct.

[Signature]
Signature of Licensee or Agent

Subscribed and sworn to before me this 8th
day of February, 2022.

Jordan D. Bonds

Notary Public



FOR OFFICE USE ONLY

Application for Subclass 1A is APPROVED DENIED

Liquor Commissioner / Date

Special Conditions: _____

Trina Bonds

From: Leigha Adelsberger
Sent: Friday, February 11, 2022 2:08 PM
To: Trina Bonds
Subject: RE: Case 22-07

Good afternoon Trina,

Maga Investments DBA Tavern on Prospect does not have any outstanding balances due to the City at this time.

Thank you,

Leigha Adelsberger
City of Peoria
Office of Accounts Receivable





PEORIA POLICE DEPARTMENT

February 18, 2022

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

RE: Site Approval Application #22-07
MAGA Investments, LLC
d/b/a Tavern on Prospect
5901 N. Prospect Rd., Suite #10
Requesting: Subclass 1A (2:00 a.m. close)
Has: Class A (tavern)
Subclass 2 (live entertainment)
Subclass 3 (beer garden)

Dear Commissioners,

A site application has been received from *MAGA Investments, LLC d/b/a Tavern on Prospect, 5901 N. Prospect Rd., Suite #10, Peoria, Illinois* for a Subclass 1A liquor license. Approval of this application would allow the applicant to have a 2:00 a.m. close on Fridays, Saturdays and Sundays at this location.

Officer Kevin Slavens inspected the site which is part of the *Junction City Shopping Center*. Neighboring businesses include other licensed restaurants and several other retail establishments. Peoria Police Department records show minimal amounts for calls of service and police reports filed at this tavern under previous and current ownerships. Additionally, there have been no documented City of Peoria or State of Illinois liquor related violations at this tavern under the applicant's tenure.

It appears that this request is appropriate for this location and would not be detrimental to the surrounding neighborhood or other businesses. There are no traffic or parking issues 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 Counsel

600 S. W. Adams Street
Peoria, IL 61602-1592
Phone 309.494.8300



CITY OF
PEORIA

Community Development Department

February 24, 2022

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

RE: **Case 22-07**
MAGA INVESTMENTS, LLC
d/b/a Tavern On Prospect
5901 N. Prospect Road, Suite 10

Requesting: To Add a Subclass 1A (2:00 am closing hours – Thurs, Fri, Sat) to an existing Class A (Tavern) with subclass 2 (Live Entertainment) and subclass 3 (Beer Garden)

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 C-2 (Large Scale Commercial) District. Tavern use is permitted within this zoning district.
2. Tenant space is currently approved for Tavern use. No new certificate of occupancy is required to continue the tavern use.
3. Should the applicant require alterations to the building, all necessary building and trades permits must be obtained prior to work commencing

The Community Development Department does not object to the requested liquor license.

Sincerely,

Leah Allison
Assistant Community Development Director

City Hall
419 Fulton Street, Suite 203
Peoria, IL 61602
309.494.8600



Fire Department

March 2, 2022

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 22-07
Maga Investments, LLC
d/b/a Tavern on Prospect
5901 N Prospect Rd, Suite 10
Requesting: Subclass 1A (2:00 am closing hours – Thurs, Fri, & Sat)

Liquor Commissioners,

A site application has been received from DaKota Rogy requesting a Subclass 1A license. The business has been inspected by City of Peoria Fire Inspectors and currently is found to have no significant issues concerning fire and life safety codes. Your mutual concern for life safety is appreciated.

A handwritten signature in black ink, appearing to read "Charles A. Perrin".

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



NOTICE OF PUBLIC HEARING

The Liquor Commission of the City of Peoria, Illinois will hold a Public Hearing on an application of a Class A Subclass 2 & 3 Liquor License for the following described property.

MAGA Investments, LLC D/B/A TAVERN ON PROSPECT
(name of establishment)

5901 N. PROSPECT, SUITE 10
(address)

FOR USE AS:

REQUEST TO ADD A SUBCLASS 1A (2:00 A.M. CLOSING HOURS)
TO AN EXISTING CLASS A (TAVERN) LIQUOR LICENSE WITH
SUBCLASSES 2 (LIVE ENTERTAINMENT) & 3 (BEER GARDEN).

The Hearing will be held on MONDAY - MARCH 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.

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Junction City Equities LLC
C/O Time Equities Inc 55 5th Ave Fl
15th
New York Ny 100034301

~~Junction City Outparcel Equities LLC
C/O Times Equities Inc 55 5th Ave Fl
15th
New York Ny 100034301~~

Bushwhacker Ltd, C/O Rich Pestien
4700 N University St
Peoria Il 61614

Omega Peoria LLC
5901 N Prospect Rd Suite 200
Peoria Il 61614

Aei Net Lease Income Fund 36 Lp
1300 Wells Fargo Center 30 E 7th St
Saint Paul Mn 55101

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

Dakota Rogy, being duly sworn, does hereby swear/affirm
that:

1. I am the Liquor Licensee of Tavern on Prospect
(establishment name)

located at 5901 W. Prospect Rd ste 10, Peoria, Illinois.
(address)

2. On 2/9/2022, 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 of Liquor Licensee) Dakota Rogy 309-696-6669

Subscribed and sworn to before me
this 9th day of February
2022.

Torina D Bonds
Notary Public

