

20-03

WFFD Ventures, LLC

d/b/a Weaver Fresh Food & Drink

7301 N. Radnor Road

**Requesting: Class B (restaurant, 50% hotel)
Subclass 2 (live entertainment)
Subclass 3 (beer garden)**

Sam Zabek, Attorney, presented a Site Application for a Class B (restaurant, 50% food) Liquor License with a Subclass 2 (live entertainment) and a Subclass 3 (beer garden) at 7301 N. Radnor Road.

In discussion with Chairman Miller, Attorney Zabek reported that the establishment would be a family-oriented business and he said they had no intention of adding gambling machines. He said the establishment would have a full bar and he said they would initially serve lunch and possibly later on add dinner service.

Hearing no more comments or questions, Chairman Miller called for the motion.

Commissioner Morris moved to recommend approval of the Site Application for a Class B (tavern) Liquor License at 7301 N. Radnor, with a Subclass 2 (live entertainment) and a Subclass 3 (beer garden); seconded by Commissioner O'Brien.

Approved by roll call vote.

Yeas: Miller, Morris, O'Brien - 3;

Nays: None;

Abstention: None.

Chairman Miller stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, February 25, 2020, at 6:00 p.m. and a representative of this establishment should be present at that meeting.

MEMORANDUM

TO: Leah Allison, Community Development
Officer Kevin Slavens, Police - TOU
Lt. Earnest McCall, Police - Traffic Division
Fire Engineer Charlie Perrin, Fire Prevention Division
Rebecca Runyon, Accounts Receivable Supervisor
Mayor Jim Ardis, Liquor Commissioner
Dennis Cyr, Council Member
Chrissie Peterson, Interim Corporation Counsel
Emily Ambroso, Public Works (Sidewalk Café Requests Only)

FROM: Trina D. Bonds, Deputy Clerk II
Liquor Commission Secretary

DATE: January 9, 2020

SUBJECT: **SITE APPLICATION: Case: 20-03**
WFFD Ventures, LLC
d/b/a Weavers Fresh Food & Drink
7301 N. Radnor Road
Requesting: Class B (restaurant, 50% food)
Subclass 2 (live entertainment)
Subclass 3 (beer garden)

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, February 3, 2020. **Contact person for this application is Matthew Weaver (PH: 409-6239) or Sam Zabek (PH: 673-8422)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: January 23, 2020 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**

2019 DEC 33 PM 4: 51

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): SUR and John Arnholt 208-6411 208-5055
- 2. Name, address and phone number of Intended Lessee: Math Weaver 5500 W War Memorial Peoria 61615
WFFD VENTURES LLC DRA Weaver's Fresh Foods DRINK
- 3. Street address of Property requested for approval: 7301 N Radnor Rd (Parcel 13-12-100-021)

NOTE: All site approvals are 1st floor only, unless specifically applied for and authorized.

- 4. Legal description of Property listed in #3: NW 1/4 SEC 12-9N-7E 6.213 AC BEG CEN SEC 12: TH W 580.52' NW ALG CURVE 435.64' E 731.75'S 413.44' TO POB
- 5. Are there any improvements (buildings, accessories, etc.) presently on the property?
Yes No If Yes, please give description of same: free standing building
- 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
- 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
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 30th day of December 2019

John W Arnholt
12/30/2019 9:18:49 AM CST

Susan P. Arnholt

Notary Public

OFFICIAL SEAL
KRISTINA L GAMEZ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/29/21

Non-Refundable \$250 Filing Fee)

LIVE ENTERTAINMENT

APPLICATION FOR SUBCLASS 2 OR 2A LIQUOR LICENSE

Present License Class _____ Present License No. _____

Establishment Name: WF & D VENTURES, LLC

Address: 7301 North Radwan Road, Peoria, IL 61615

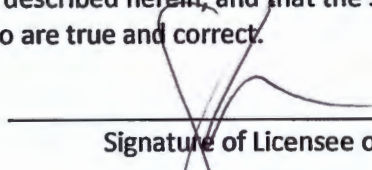
Type of entertainment: RESTAURANT

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.

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 of Licensee or Agent Sam Zabeck
673-8422

Subscribed and sworn to before me this 2ND day of JANUARY, 2020.

Torina D Bonds

Notary Public



FOR OFFICE USE ONLY:

Application for Subclass 2 is Approved _____ Not Approved _____

Liquor Commissioner / Date

BEER GARDEN

APPLICATION FOR SUBCLASS 3 LIQUOR LICENSE

Present License Class _____ Present License No. _____ (\$50.00 filing fee)

Establishment Name: WFFD VIEWERS, LLC

Address 7301 North Radnor Road, Peoria IL 61615

ATTACH a scale drawing showing, specifically:

1. Dimensions and scale drawing of how the area will be confined to restrict noise and prohibit removal of alcohol;
2. a substantial structure across which alcohol shall be served that provides bartenders reasonable protection from patrons unless facility is directly serviced from indoor licensed premises;
3. the locations of (2) exits (one may be through the premises);
4. the location of a landline telephone in beer garden area.

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.

Also attach a sworn statement that you, as applicant, have caused notices to be sent to all such property owners.

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.

[Handwritten Signature]

Jam Zabeck

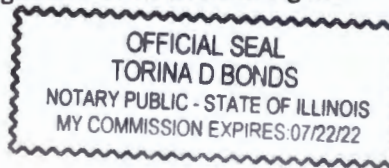
Signature of Licensee or Agent

673-8422

Subscribed and sworn to before me this 2ND day of JANUARY, 2020.

Jane A Bonds

Notary Public



FOR OFFICE USE ONLY

Application for Subclass 3 is APPROVED _____ DENIED _____

Liquor Commissioner / Date

Special Conditions: _____



CITY OF
PEORIA

Community Development Department

January 20, 2020

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

RE: **Case 20-03**
WFFD Ventures, LLC
d/b/a Weavers Fresh Food & Drink
7301 N Radnor Rd

Requesting: Class B (Restaurant, 50% Food)
Subclass 2 (Live Entertainment)
Subclass 3 (Beer Garden)

Dear Commissioners:

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

- 1. The property is currently zoned C-2 (Large Scale Commercial). Restaurants are permitted within this zoning district.**

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

Sincerely,

Ross Black
Director

City Hall
419 Fulton Street, Suite 300
Peoria, IL 61602
309.494.8600

Trina Bonds

From: Rebecca Runyon
Sent: Friday, January 17, 2020 9:59 AM
To: Trina Bonds
Subject: Site application #20-03

Good morning!

Regarding site application #20-03 WFFD Ventures, LLC dba Weavers Fresh Food & Drink, there is one outstanding Accounts Receivable item – the Stormwater account 113735-114290 invoice 303671 has a late fee balance of \$4.14.

Have a great day!

Rebecca Runyon
Accounts Receivable Supervisor
City of Peoria
419 Fulton Street, Room 111
Peoria, IL 61602
(309) 494-8505
rrunyon@peoriagov.org



PEORIA POLICE DEPARTMENT

January 17, 2020

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

RE: Site Approval Application #20-03
WFFD Ventures, LLC
d/b/a Weavers Fresh Food & Drink
7301 N. Radnor Rd.
Requesting: Class B (restaurant, 50% food)
Subclass 2 (live entertainment)
Subclass 3 (beer garden)

Dear Commissioners,

A site application has been received from *WFFD Ventures, LLC*, d/b/a Weavers Fresh Food & Drink, 7301 N. Radnor Rd., Peoria, Illinois for a Class B, Subclass 2 and Subclass 3 liquor license. The approval of this application would allow the applicant to operate a restaurant with full bar service, host live entertainment and have a beer garden at this location.

Officer Slavens inspected the site which is located on the corner of Radnor Road and Willow Knolls Road in an established commercial area. Neighboring business include: Subway, Ballers, Wild Birds Unlimited, Polished Nail Boutique, Georgette's Flowers and Knights of Columbus. There are condominiums located to the north on Eagle Point Drive and single-family housing to the northeast along Radnor Road. This site most recently operating as Double A's Pizza from December 2008 to April 2018 with the same class of licenses. The Peoria Police Department had no previous alcohol related ordinance violations at this location.

There are no parking or traffic concerns raised with this application. It appears that this request is appropriate for this location and would not be detrimental to the surrounding businesses or neighborhood.

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

Sincerely,

Loren Marion III
Chief of Police

LM/ks

cc: City Clerk
Corporation Counsel

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



Fire Department

January 24, 2020

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 20-03
WFFD Ventures, LLC
d/b/a Weavers Fresh Food & Drink
7301 N Radnor Rd.
Requesting: Class B (Restaurant, 50% Food)
Subclass 2 (Live Entertainment)
Subclass 3 (Beer Garden)

Liquor Commissioners,

A site application has been received from Matthew Weaver requesting a Class B and Subclass 2 Subclass 3 license. The business has been vacant for over a year and has life safety systems that need tested and or inspected. These systems will need to have tests/inspections completed before the business can open. 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
309/494-87 00
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 B Subclass 2 & 3 Liquor License for the following described property.

WFFD VENTURES, LLC, D/B/A WEAVERS FRESH FOOD & DRINK

(name of establishment)

7301 N. RADNOR ROAD

(address)

FOR USE AS:

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

LIQUOR LICENSE WITH A SUBCLASS 2 (LIVE ENTERTAINMENT)

& A SUBCLASS 3 (BEER GARDEN).

The Hearing will be held on MONDAY - FEBRUARY 3, 2020 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.

⑦

2009 Series Gerogette's Flowers LLC
3637 W Willow Knolls Rd
Peoria Il 61614

Mid-state Steel Co
3007 N Bigelow St
Peoria Il 61604

Ameren Illinois Company
P O Box 66149 Mc 210
Saint Louis Mo 631666149

Willow Investments Ltd
721 W Lake Ave
Peoria Il 61614

Pdg Partners LLC
C/O Jeffrey M Symmonds 810 W
Trailcreek Dr
Peoria Il 61614

Knights Building Corporation
7403 N Radnor Rd
Peoria Il 61615

Arnholt, Susan P
1720 W Chanute Rd
Peoria Il 61615

7301
