

## MEMORANDUM

**TO:** Leah Allison, Community Development  
Officer Kevin Slavens, Police - TOU  
Lt. Earnest McCall, Police - Traffic Division  
Fire Engineer Charlie Perrin, Fire Prevention Division  
Leigha Adelsberger, Accounts Receivable Supervisor  
Mayor Rita Ali, Liquor Commissioner  
Denis Cyr, Council Member  
Chrissie Peterson, Interim Corporation Counsel

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

**DATE:** May 6, 2021

**SUBJECT:** **SITE APPLICATION:** **Case: 21-06**  
**JERSEY CRAB, INC.**  
**d/b/a Jersey Crab**  
**5315 W. Landen's Way (formerly known as 5300 W. War Memorial)**  
**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, June 7, 2021. **Contact person for this application is Feng Lin (PH: 309-660-7416)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: May 27, 2021 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

2021 MAY -5 PM 4: 02

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:

*Beth Ball*

1. Name(s), address(es) and phone number(s) of Property Owner(s):  
Tony Hampel 1050 Chipman Dr. Milpitas, CA 95035  
Phone: 408-888-2809
2. Name, address and phone number of Intended Lessee:  
Feng Lin, 8400 Glenmore Ave. #3 Brooklyn, NY 11208  
3096607416 Jersey Crab Inc. DBA Jersey Crab
3. Street address of Property requested for approval:  
5300 W War Memorial Dr. Peoria, IL 61615

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

*Formerly* - 1908 Willow St Peoria, IL 61554

4. Legal description of Property listed in #3:  
Jersey Crab is a sit down restaurant

5. Are there any improvements (buildings, accessories, etc.) presently on the property?  
Yes \_\_\_ No X If Yes, please give description of same:  
\* 5315 W. Lander's Way

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 \_\_\_\_\_

10. Do you plan to add video gaming? Yes \_\_\_ No X  
(Must wait 2 years & show 80% revenue from food & drinks)

11. A site plan MUST BE SUBMITTED with this application, see Attachment A.

**AFFIDAVIT**

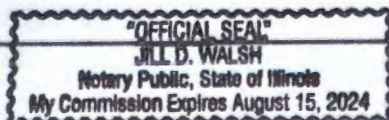
I (we) swear that I (we) am (are) the owner(s) of the property described in this application and that the statements contained herein are true and correct.

Subscribed and sworn to before me this  
30 day of April, 2021

Jill D. Walsh  
Notary Public

Tony Hampel  
[Signature]  
Signature of Property Owner(s)

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





## Trina Bonds

---

**From:** Leigha Adelsberger  
**Sent:** Monday, May 10, 2021 11:17 AM  
**To:** Trina Bonds  
**Subject:** RE: Case 21-06 / JERSEY CRAB

Good morning Trina,

There are no outstanding balances for the owner or business found at this time.

Thanks you,

*Leigha Adelsberger*  
City of Peoria  
Office of Accounts Receivable





CITY OF  
**PEORIA**

**Community Development Department**

May 12, 2021

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

RE: **Case 21-06**  
**Jersey Crab, INC.**  
**d/b/a Jersey Crab**  
**5300 W. War Memorial Drive**

**Requesting: Class B (Restaurant, 50% food)**

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). A Restaurant is a permitted use.**
- 2. Any alteration of existing space will require a Commercial Alteration permit as well as subcontractor permits as necessary.**
- 3. All work shall adhere to 2018 International Code series, 2018 IECC, 2017 NEC, 2014 Illinois Plumbing Code, and 2018 Illinois Accessibility Code.**

The Community Development Department does not object to the requested liquor license upon issuance of a Certificate of Occupancy/Completion for any construction work.

Sincerely,

Ross Black  
Director

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



Fire Department

May 13, 2021

Liquor Commission  
Office of Corporation Counsel  
City of Peoria, IL

Re: Site Approval Application  
Case: 21-06  
Jersey Crab, INC  
d/b/a Jersey Crab  
5315 W Landen's Way  
Requesting: Class B (restaurant, 50% food)

Liquor Commissioners,

A site application has been received from Feng Lin requesting a Class B license for 5315 W Landen's Way. The business has been vacant for several years and currently is found to have deficiencies with the fire alarm and sprinkler systems. The hood suppression system and kitchen hood will also need inspected/tested and cleaned. The issues will need resolved and a fire and life safety inspection will be required 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](mailto:CPerrin@peoriagov.org)

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





CITY OF  
**PEORIA**

PEORIA POLICE DEPARTMENT

May 20, 2021

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

RE: Site Approval Application #21-06  
Jersey Crab, Inc.  
d/b/a Jersey Crab  
5315 W. Landens Way  
Requesting: Class B (restaurant, 50% food)

Dear Commissioners,

A site application has been received from *Jersey Crab, Inc.*, d/b/a Jersey Crab, 5315 W. Landens Way, Peoria, Illinois for a Class B liquor license. The approval of this application would allow the applicant to operate as a restaurant with full bar service at this location.

Officer Slavens inspected the site which is located on Landens Way between Summershade Circle and Orange Prairie Road in an established commercial area of town. Neighboring businesses include: CEFCU, Country Inn & Suites, Candlewood Suites, Culvers, Hickory River Smokehouse, and other retail establishments. There is a nearby apartment complex located directly behind this site to the south at 5400 W. Landens Way, as well single-family residences in the 7100 block of N. Thomas Davis Drive. This site most recently operated as TGI Fridays from November 2005 to March 2020 with the same class of license.

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,

Doug Theobald  
Interim Chief of Police

DT/ks

cc: City Clerk  
Corporation Counsel

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.

JERSEY CRAB, INC. D/B/A JERSEY CRAB  
(name of establishment)

5300 W. WAR MEMORIAL DR.  
(address)

FOR USE AS:

---

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

LIQUOR LICENSE.

---

The Hearing will be held on MONDAY - JUNE 7, 2021 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.



Tnc Retail Investments LLC  
1050 Chipman Dr  
Milpitas Ca 95035

Citizens Equity Federal C U  
P O Box 1715  
Peoria Il 61615

Peoria New Mall LLC  
980 N Michigan Ave Ste 1660  
Chicago Il 606117509

~~Peoria New Mall LLC  
980 N Michigan Ave Ste 1660  
Chicago Il 606117509~~

~~Peoria New Mall LLC  
980 N Michigan Ave Ste 1660  
Chicago Il 606117509~~

Ethan Allen Retail Inc  
Attn Lease Administrator Ethan Allen  
Dr  
Danbury Ct 06813

Petersen Companies LLC  
830 W Trail Creek Dr  
Peoria Il 61614

W Frye First Family Limited  
Partnership  
5400 W War Memorial Dr  
Peoria Il 61615

STATE OF ILLINOIS     )  
  ) ss  
COUNTY OF PEORIA    )

AFFIDAVIT

Feng Lin, being duly sworn, does hereby swear/affirm  
that:

1. I am the Liquor Licensee of Tersey Crab  
(establishment name)

located at 5300 W War Memorial Dr., Peoria, Illinois.  
(address)

2. On 5/6/21, 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.

Feng Lin  
(Signature of Liquor Licensee)  
3096607416

Subscribed and sworn to before me  
this 6th day of May,  
2021.  
Torina D. Bonds  
Notary Public

