

## 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 Jim Ardis, Liquor Commissioner  
Denis Cyr, Council Member  
Chrissie Peterson, Interim Corporation Counsel

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

DATE: April 7, 2021

SUBJECT: **SITE APPLICATION:** Case: 21-05  
UNTAMED CHEF, LLC  
d/b/a Untamed Chef  
7338 N. University  
Requesting: To change/expand from a Class M-1 (BYOB – Culinary Education) to Class B (restaurant, 50% food) Subclass 3A (Sidewalk Café/Parklet)

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 3, 2021. **Contact person for this application is Rebecca Hearn (PH: 231--7111)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: April 22, 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

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:

2021 APR - 5 PM 6:59

1. Name(s), address(es) and phone number(s) of Property Owner(s):  
White Oaks Realty, LLC      7625 N. UNIVERSITY ST  
STE C, PEORIA IL 61614
2. Name, address and phone number of Intended Lessee:  
UNTAMED CHEF - Rebecca Hearn
3. Street address of Property requested for approval:  
7338 N. UNIVERSITY ST PEORIA IL 61614  
NOTE: All site approvals are 1<sup>st</sup> floor only, unless specifically applied for and authorized.
4. Legal description of Property listed in #3:  
Hawthorne Hills Section 1 Northwest 1/4 Section 8 Township 9 North  
Range 8 East Outlot A having a PIN of 14-08-159-017
5. Are there any improvements (buildings, accessories, etc.) presently on the property?  
Yes  No  If Yes, please give description of same:  
Commercial Center
6. Are you planning to build any improvements upon the property?  If Yes, please indicate such improvements:  
expand next door open for pinner - Deck on North side
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, 5, 7, 8, 10, 11, 12 Parquet
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  
22<sup>nd</sup> day of March, 2021.

White Oaks Realty, LLC  
[Signature]  
Signature of Property Owner(s)

[Signature]  
Notary Public  
**OFFICIAL SEAL**  
**SUSAN J GREEN**  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES AUG. 14, 2023

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

SIDEWALK RESTAURANT/CAFÉ

APPLICATION FOR SUBCLASS 3A LIQUOR LICENSE

Present License Class B (B) B1, D, G Present License No. \_\_\_\_\_ (\$50.00 filing fee)

Establishment Name: Untamed Chef

Address: 7338 N. University

1. ATTACH a scale drawing of the proposed sidewalk area to be used, including the locations of all tables and seating with a copy of the sidewalk restaurant permit issued by the City Council, pursuant to Section 26-293 of the City Code, including any restrictions or conditions attached to said permit.
2. 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.
3. As required, attach a sworn Affidavit that you, as applicant, have caused Notice 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]  
Signature of Licensee or Agent

Subscribed and sworn to before me this 8<sup>th</sup> day of April, 2021.

Jouana D. Bonds  
Notary Public

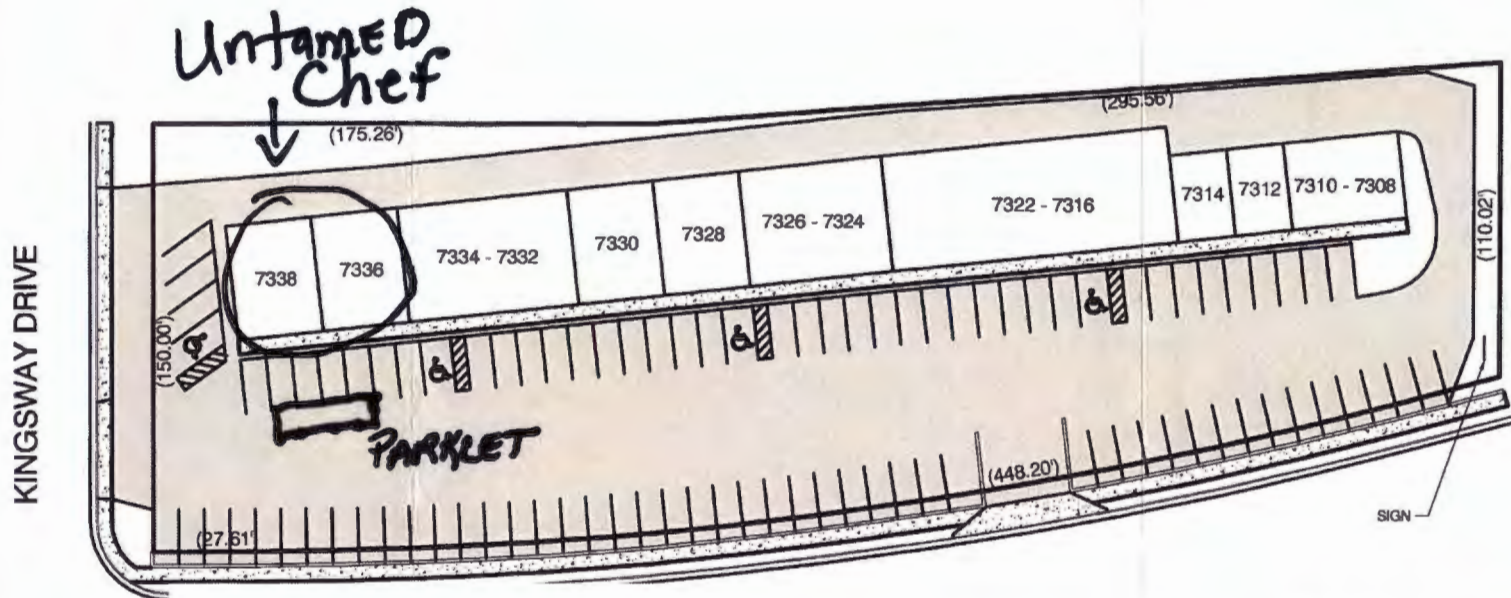


FOR OFFICE USE ONLY:

Application for Subclass 3A is Approved \_\_\_\_\_ Not Approved \_\_\_\_\_

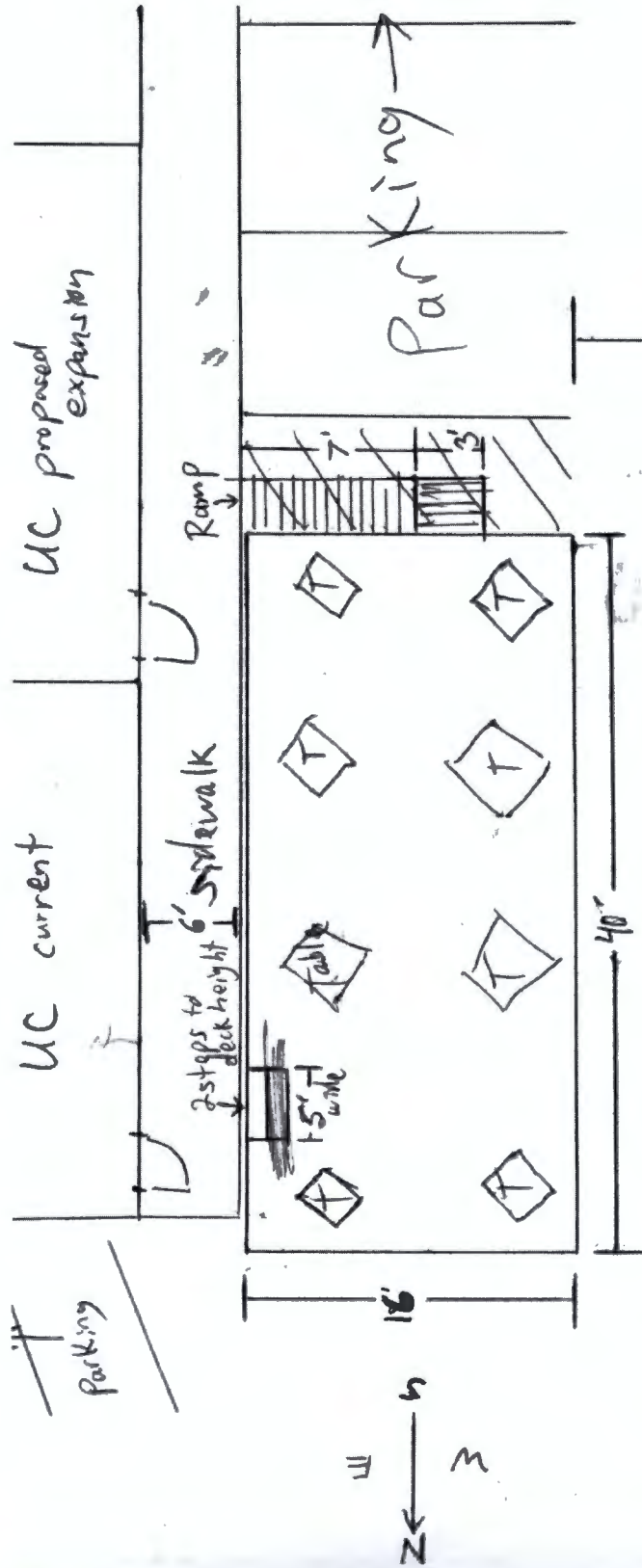
\_\_\_\_\_  
Liquor Commissioner / Date

# WINDSOR SQUARE CENTER



Address	Tenant	Size	SF
7308-7310	Perfect Melody	40'W X 30'D	1200
7312	Cullen Classic Barbershop	20'W X 30'D	600
7314	Shelter Insurance	20'W X 30'D	600
7316-7322	<b>Vacant</b>	100'W X 40'D	4000
7324	<b>Vacant</b>	30'W X 40'D	1200
7326	Healthstar Homecare	20'W X 40'D	800
7328	Dance Studio	30'W X 40'D	1200
7330	Betty Nails	30'W X 40'D	1200
7332	Hair Talks	30'W X 40'D	1200
7334	<b>Available</b>	30'W X 40'D	1200
	Untamed Chef	30'W X 40'D	1200
7338	Untamed Chef	30'W X 40'D	1200
			15600

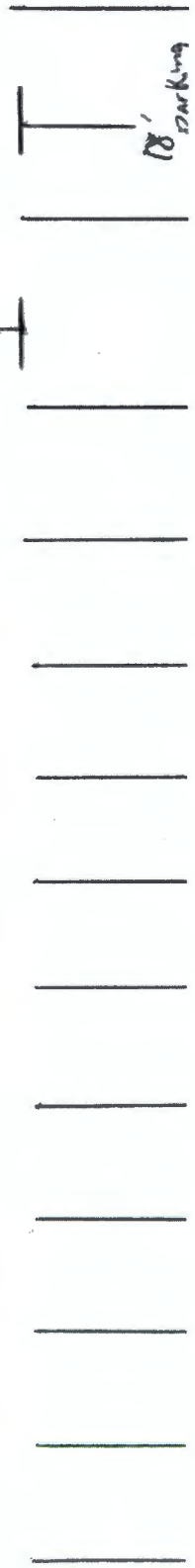




sidewalk is 6" high, 2 steps up to deck height 14".

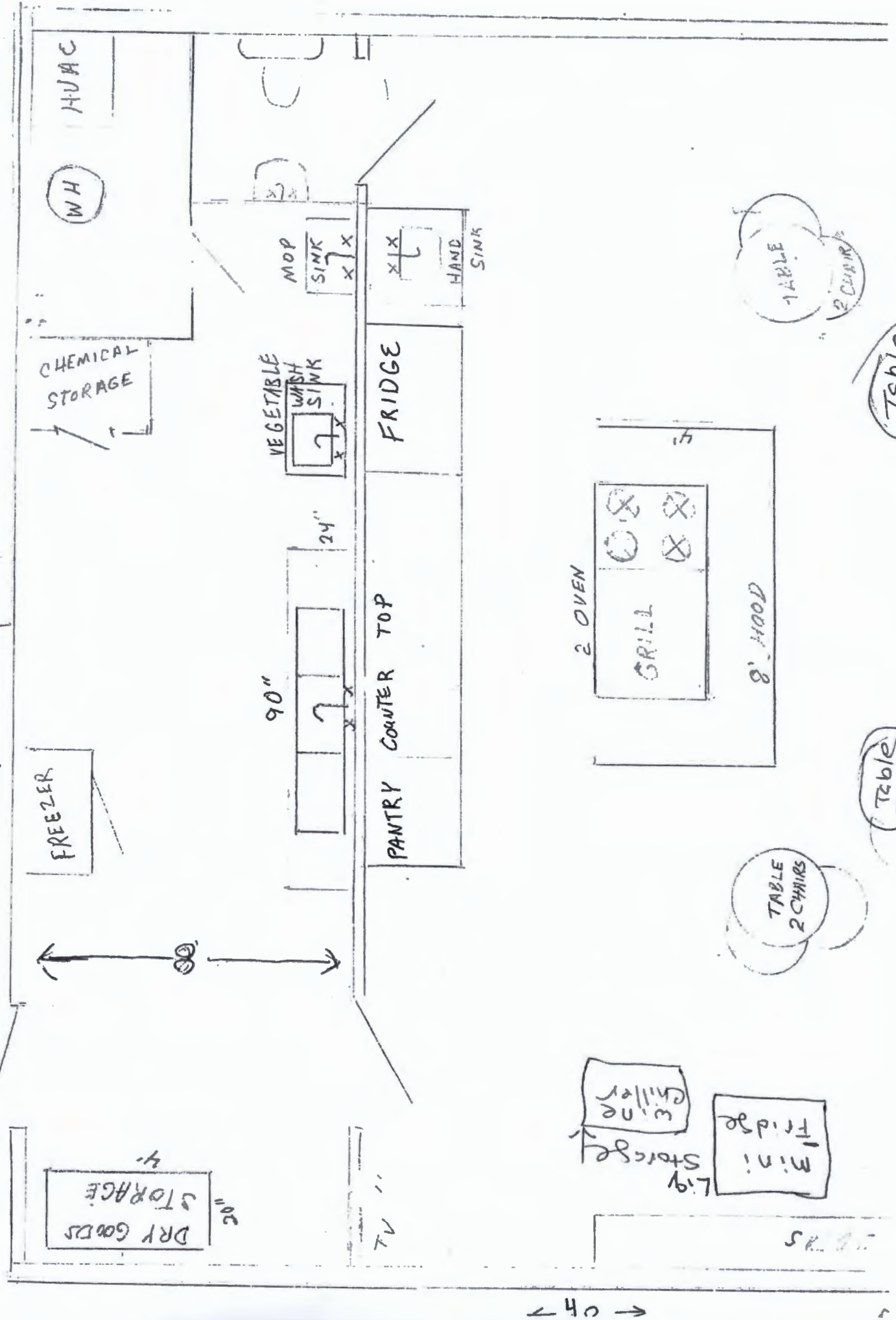
Deck height from ground at sidewalk 20". Slightly higher deck height at ~~the~~ <sup>West</sup> side due to sloped parking. (~5")

Deck posts extended up for overhead shade Trellis.



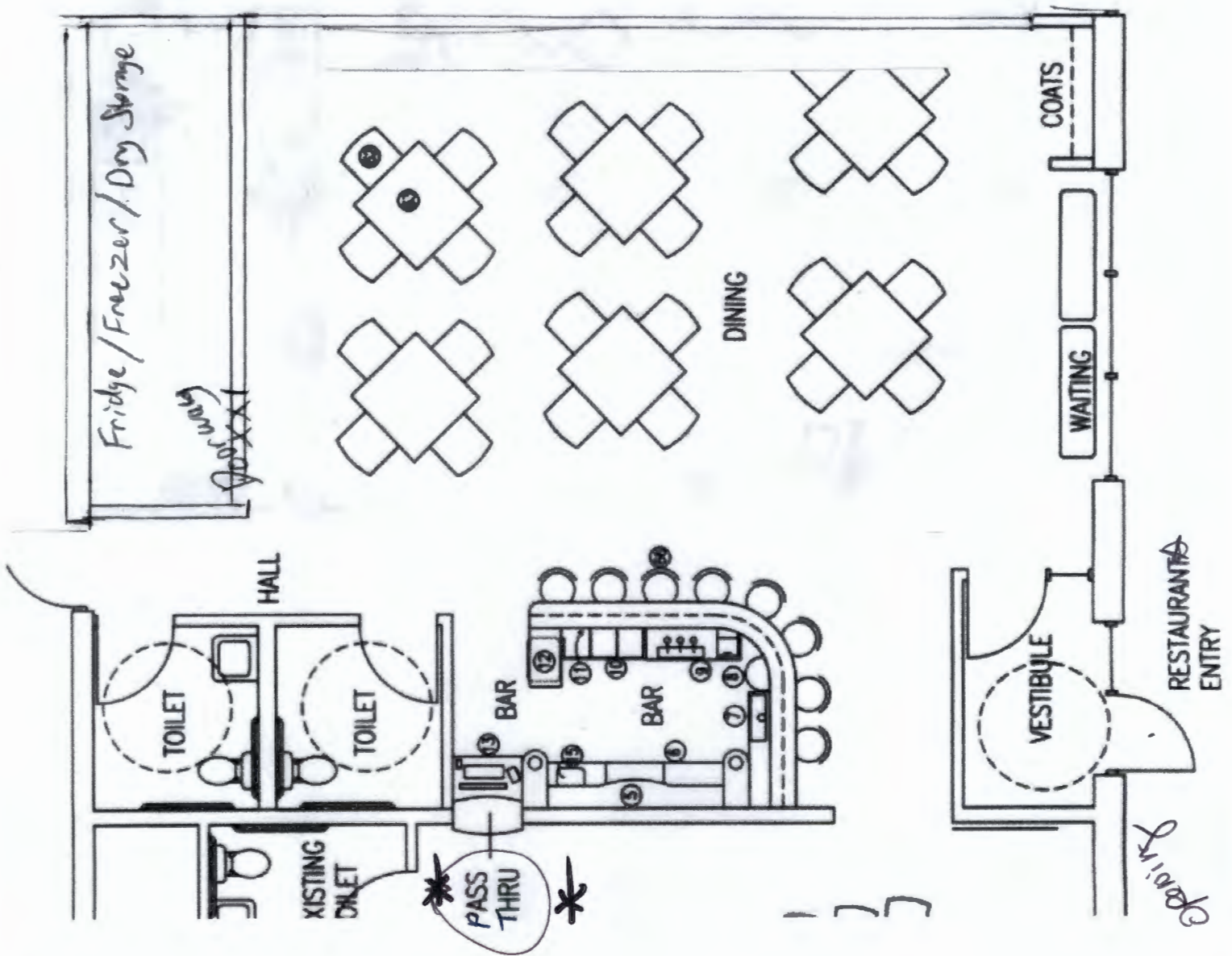
UNTAMED CHEF

733 N. UNIVERSITY ST EXISTING



7338 N. University  
St. Peoria IL  
61614

# EXPANSION





CITY OF  
**PEORIA**

**Community Development Department**

April 16, 2021

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

RE: **Case 21-05**  
**Untamed Chef, LLC**  
**d/b/a Untamed Chef**  
**7338 N University Street**

**Requesting: To change/expand from a Class M-1 (BYOB – Culinary Education)**  
**to Class B (Restaurant, 50% food)**  
**Subclass 3A (Sidewalk Café/Parklet)**

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-1 (General Commercial). A Restaurant with a sidewalk cafe is a permitted use.**
- 2. Scope of work for the interior remodel will require formal plan review, permitting, and inspections.**
- 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 the construction work.

Sincerely,

Ross Black  
Director

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





Fire Department

April 22, 2021

Liquor Commission  
Office of Corporation Counsel  
City of Peoria, IL

Re: Site Approval Application  
Case: 21-05  
Untamed Chef  
d/b/a Untamed Chef  
7338 N University St  
Requesting: To change/expand from a Class M-1 (BYOB- Culinary Education)  
To Class C (Restaurant, 50% food)  
Subclass 3A (sidewalk Café / Parklet)

Liquor Commissioners,

A site application has been received from Untamed Chef at 7338 N University St. 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 that reads "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](mailto:CPerrin@peoriagov.org)

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



## Trina Bonds

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**From:** Leigha Adelsberger  
**Sent:** Monday, April 26, 2021 12:02 PM  
**To:** Trina Bonds  
**Subject:** Case 21-05 / Untamed Chef

Good afternoon Trina,

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

Thank you,

*Leigha Adelsberger*  
City of Peoria  
Office of Accounts Receivable





PEORIA POLICE DEPARTMENT

April 14, 2021

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

RE: Site Approval Application #21-05  
Untamed Chef, LLC  
d/b/a Untamed Chef  
7338 N. University St.  
Has: Class M-1 (BYOB – Culinary Education)

Requesting: To change / expand from a Class M-1 (BYOB) to a Class B (restaurant, 50% food)  
Subclass 3A (sidewalk café / parklet)

Dear Commissioners,

A site application has been received from *Untamed Chef, LLC*, d/b/a Untamed Chef, 7338 N. University St., Peoria, Illinois. The request is to change from the applicant's Class M-1 BYOB liquor license to a Class B restaurant / Subclass 3A liquor license. The applicant is also requesting to expand the footprint of their business to the adjacent suite next door at 7336 N. University Street and add a parklet in the parking lot in front of this establishment. Approval of this request would allow the applicant to operate a restaurant with a full-service bar and have a sidewalk café / parklet at this site. The applicant opened this establishment in February 2018 and offers interactive cooking classes and culinary instruction at this location.

Officer Kevin Slavens inspected this site which is located in the *Windsor Square Shopping Plaza* on University Street, just north of Willow Knolls Road. This proposed site resides in an established retail commercial area of town and neighbors several other businesses. There is a nearby residential apartment complex to the north at 1811 W. Kingsway Drive and the *Tanglewood & Hawthorne Hills* residential subdivision is located directly behind this site to the east.

It appears that this request / expansion is appropriate for this location as this proposed site sits in an established retail area of town 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,

Doug Theobald  
Interim Chief of Police

cc: City Clerk  
Corporation Council

DT/ks

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

**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 3A Liquor License for the following described property.

UNTAMED CHEF, LLC, D/B/A UNTAMED CHEF

(name of establishment)

7338 N. UNIVERSITY

(address)

FOR USE AS:

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REQUEST TO CHANGE/EXPAND FROM A CLASS M-1 BYOB - CULINARY EDUC)

TO A CLASS B (RESTAURANT, 50% FOOD) LIQUOR LICENSE WITH A SUBCLASS  
3A (SIDEWALK CAFE/PARKLET).

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The Hearing will be held on MONDAY - MAY 3, 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.

Sreg Kingsway LLC  
732 N Cass  
Westmont Il 60559

Chicago Title Land Trust Company  
10 S Lasalle St Suite 2750  
Chicago Il 60603

Nu-gees Auto Sales LLC  
7419 N University St  
Peoria Il 61614

7319 N University Ave LLC  
C/O Rita S Kress 227 Illinois St  
Brimfield Il 61517

Peoria Park Pioneer Square LLC  
C/O Raybec Operating Corp 7855 Gross  
Point Rd Ste F  
Skokie Il 600772683

Early Learning Center of Central Il,  
Ltd  
7411 N University St  
Peoria Il 616141212

Hall, Anne M  
7402 N Oxford Pl  
Peoria Il 61614

Terragen 6 LLC  
Attn James T Horan 1860 Graham Grove  
Rd  
Collinsville Tx 76233

Terragen 6 LLC  
Attn James T Horan 1860 Graham Grove  
Rd  
Collinsville Tx 76233

White Oaks Realty LLC  
7625 N University St Suite C  
Peoria Il 616141253

~~Sreg Kingsway LLC  
732 N Cass  
Westmont Il 60559~~

Gebhards, Bradley W  
7409 N Oxford Pl  
Peoria Il 61614

Carroll, David P  
1805 W Kingsway Dr  
Peoria Il 61614

Webb, Crystal  
7406 N Oxford Pl  
Peoria Il 61614

Cummings, Gerald  
7322 N Oxford Pl  
Peoria Il 61614

Steagall, Richard L  
7316 N Oxford Pl  
Peoria Il 61614

Bensen, Amber M  
7313 N Oxford Pl  
Peoria Il 61614

Coates, Anthony  
1037 W Bellehaven Ln  
Peoria Il 61614

Smogorzewski, Heather A  
7310 N Oxford Pl  
Peoria Il 616141626

Loveless, Dolores  
7304 N Oxford Place  
Peoria Il 61614

Fehr, Douglas W  
1555 County Road 1600 N  
Roanoke Il 615617750

Galassi, Raelyn  
7415 N Oxford Pl  
Peoria Il 61614

Peoria County Trustee  
P O Box 96  
Edwardsville Il 62025

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF PEORIA )

**AFFIDAVIT**

Rebecca Hearn, being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of Untamed Chef  
(establishment name)

located at 7338 N. University, Peoria, Illinois.  
(address)

2. On 4/9/21, 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.

Rebecca Hearn  
(Signature of Liquor Licensee)

Subscribed and sworn to before me  
this 8<sup>th</sup> day of April,  
2021.

Journa D. Bonds  
Notary Public

