

19-06

WW Ventures, LLC

d/b/a Shelton's on Prospect

3504 N. Prospect

**Requesting: Class B (restaurant, 50% food)
Subclass 3A (sidewalk café)**

Senator Chuck Weaver, Property Owner, and Timothy Workheiser, Owner/Operator, presented a Site Application for a Class B (restaurant, 50% food) Liquor License, with a Subclass 3A (sidewalk café) at 3504 N. Prospect.

In discussion with Chairman Miller, Mr. Workheiser gave a brief overview of their request. He said their timeline was approximately between 90 to 120 days before opening the new restaurant. He said they planned to keep their current establishment on Farmington Road open. He said their operations at the proposed new location would be very similar to the Farmington Road location and he said that they sold only about 20% alcohol. He further stated that they did not have a bar business and he went on to say that their food was pretty good. In relation to their request for a sidewalk café in front of the establishment, he said they planned to add some type of fencing around it.

Anthony Burgess, Neighborhood Resident, asked for clarification on the hours of operation. In response, Mr. Workheiser said they would close at 10:00 p.m. on weekdays and at 12 a.m. on weekends.

In response to a question, if they planned to have live bands perform at the establishment, Mr. Workheiser said currently they had limited space and he said once per month they had one person singing. He said inside of the new establishment, they did not have it setup for large bands and he said they had planned similar small entertainment with no amplification.

Matthew Garrett, Neighborhood Resident, spoke in favor of the establishment, but he expressed concerns in regards to increased traffic in the alley behind the establishment and possible litter and trash. He mentioned the two other neighboring owner-occupied residents who were also present and he said they shared his same concerns.

In response to the concerns expressed by Mr. Garrett, Mr. Workheiser explained his current practice which was every morning first thing before opening, his staff cleaned up any litter outside of the establishment and in the parking lot. He said there also would be an enclosure around the dumpster located in the back.

In response to a question from Commissioner O'Brien, Mr. Garrett explained that the alleyway that he was referring to went all the way down from Columbus to Prospect.

During further discussion, Chairman Miller confirmed that the Liquor Commission was sensitive to all of the neighborhood concerns expressed. He suggested that the City might have to be involved with helping the neighbors and the applicant to come up with some type of an agreement to resolve the potential concerns in regards to increased traffic in the alleyway.

As landlord of the subject property, Senator Chuck Weaver shared his business card with the neighborhood resident Mr. Burgess as a point of contact for issues or concerns.

During more discussion and comments, Commissioner Cassidy asked if while Trefzger's was still in business, whether or not there was a noticeable increase in traffic down the alley. He mentioned there was plenty of access to the property from the street. In response, Mr. Garrett confirmed that there wasn't, but he said if the establishment had live entertainment they could potentially generate more people. Commissioner Cassidy then clarified that the applicant had not applied for any live entertainment, he said the request was for a restaurant with a sidewalk café.

In response to a question from Commissioner Coates in regards to the proposed party room, Mr. Workheiser said they wanted to have a room with regular seating that could be closed off and used for groups and/or private parties.

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

Commissioner Cassidy moved to recommend approval of the Site Application for a Class B (restaurant, 50% food) Liquor License at 1200 W. Main, Store 11; seconded by Commissioner O'Brien.

Approved by roll call vote.

Yeas: Cassidy, Coates, Miller, O'Brien - 4;

Nays: None;

Abstention: None.

Chairman Miller stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, May 14, 2019, at 6:00 p.m. and a representative of this establishment should be present at that meeting.

MEMORANDUM

TO: Leah Allison, Community Development
Scot Wolf, Building Inspections
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
Eric Turner, Deputy Liquor Commissioner
Timothy Riggerbach, Council Member
Don Leist, Corporation Counsel
Julie Schmidt, Public Works (Sidewalk Café Requests Only)

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

DATE: April 1, 2019

SUBJECT: **SITE APPLICATION: Case: 19-06**
WW Ventures, LLC
d/b/a Shelton's on Prospect
3504 N. Prospect
Requesting: Class B (restaurant, 50% food)
Subclass 3A (sidewalk café)

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 6, 2019. **Contact person for this application is Tim Workheiser (369-9412)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: April 25, 2019 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. *Public Works*

Thanks!

Trina (ext. 8566)
City Clerk's Office

**SITE APPROVAL APPLICATION FOR THE SALE OF ALCOHOLIC BEVERAGES
IN THE CITY OF PEORIA, ILLINOIS**

**BEVERAGE
PEORIA, IL**

2019 MAR 12 PM 1:56

Beth Ball

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):
CEW Land, LLC 6000 W WAR MEMORIAL DR PEORIA, IL, 61615 (309)360-4779

2. Name, address and phone number of Intended Lessee:
WW Ventures, LLC 5108 W Ancient Oak Dr Peoria, IL 61615 (309)369-9412 *
D/O/B/A Shelton's on Prospect

3. Street address of Property requested for approval:
3504 N Prospect Rd Peoria, IL 61603

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

4. Legal description of Property listed in #3:
RESERVOIR HEIGHTS SE 1/4 SEC 27-9N-8E LOTS 35-40 & W 25' LOT 34 BLK 4

5. Are there any improvements (buildings, accessories, etc.) presently on the property?
Yes ___ No X If Yes, please give description of same:

6. Are you planning to build any improvements upon the property? Yes If Yes, please indicate such improvements: The building is down to studs. This will be a 100% new build out on the inside and new paint, windows and awnings.

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 ___ X ___ 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 2, 3A

10. Do you plan to add video gaming? Yes X 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.

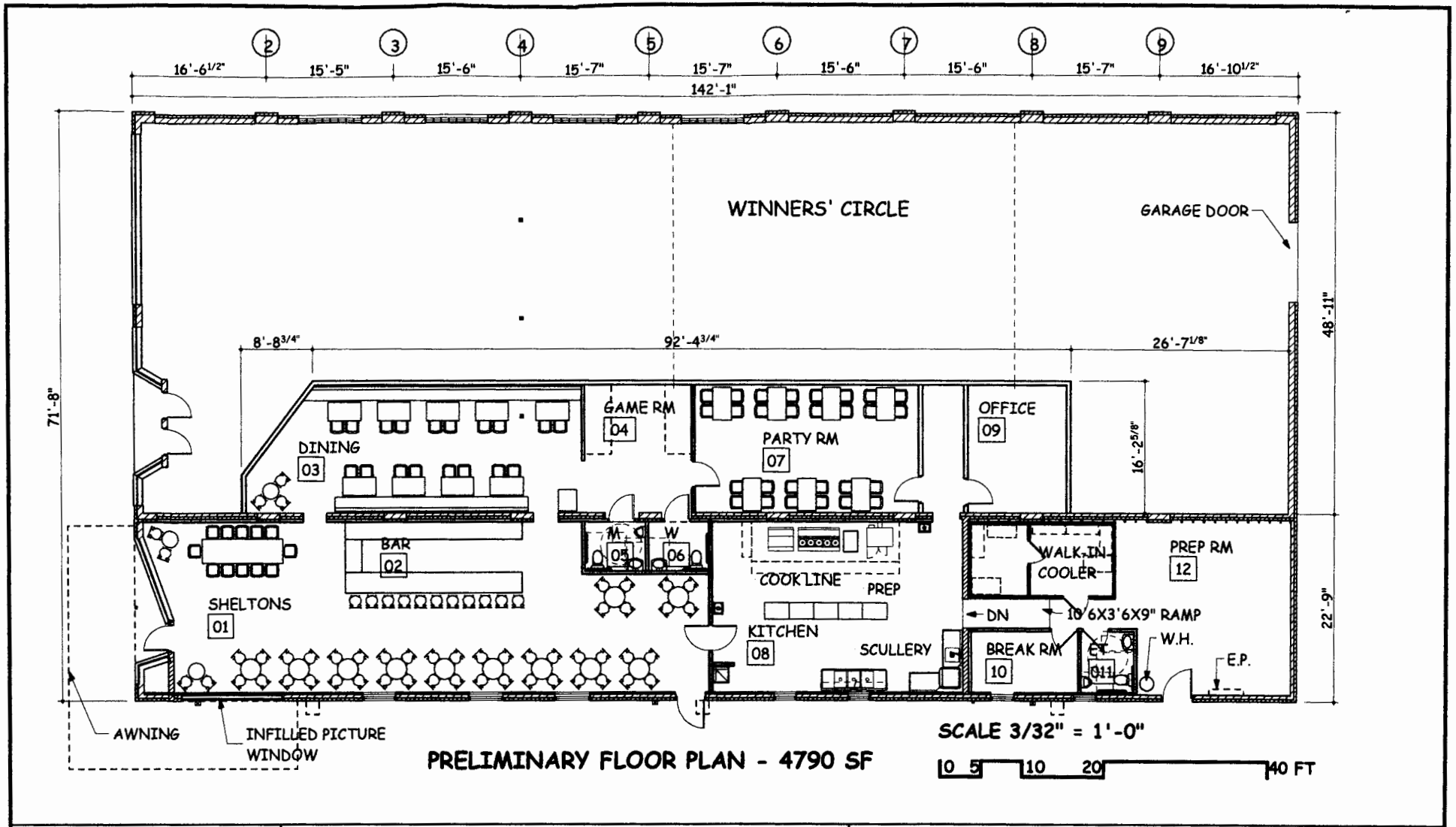
CEW Land, LLC

Subscribed and sworn to before me this 7th day of March, 2019

[Signature]
Signature of Property Owner(s) Charles Weaver for CEW Land LLC
360-4779

[Signature]
Notary Public Sherry L Hussong
"OFFICIAL SEAL"
Notary Public, State of Illinois
My Commission Expires 1/10/2020

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



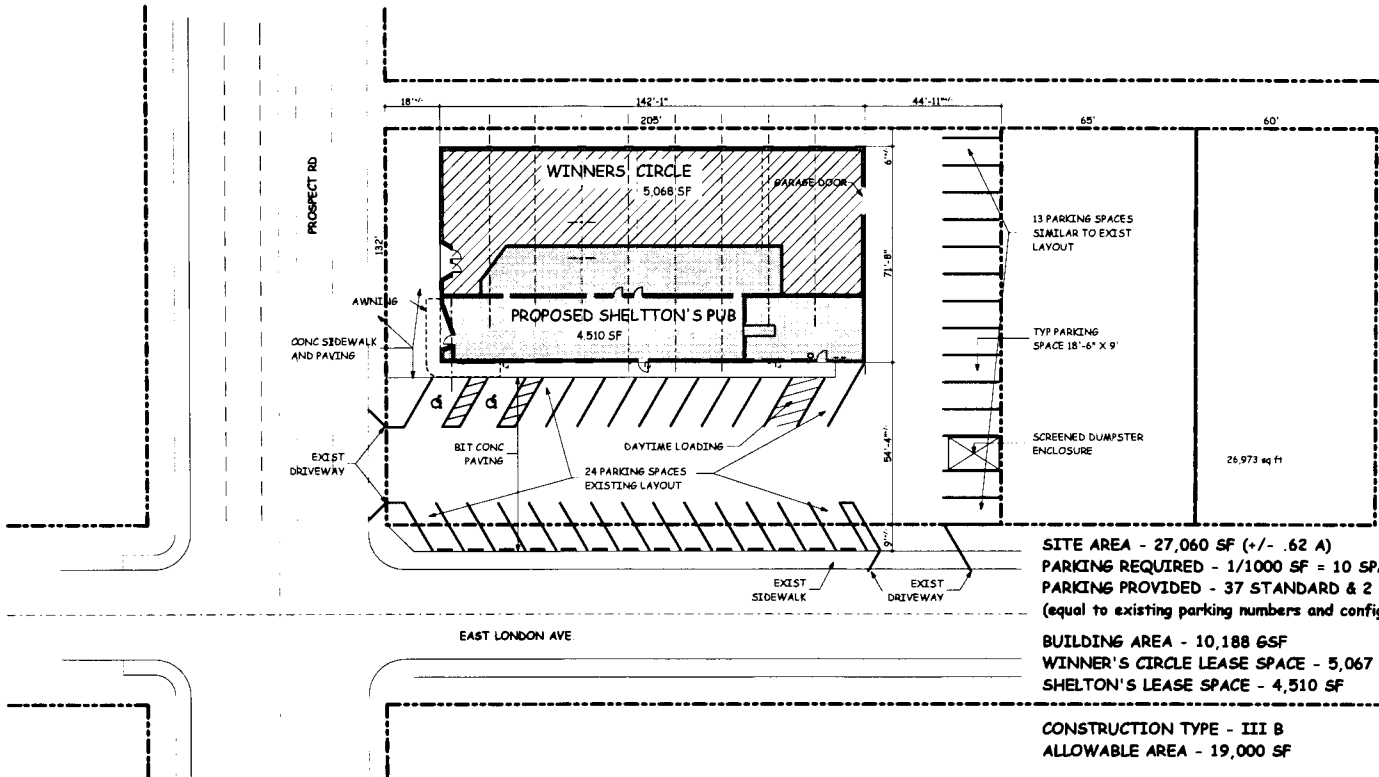
PRELIMINARY, NOT FOR CONSTRUCTION PURPOSES

BUILDING REMODELING FOR SHELTONS PUB
 3504 N. PROSPECT RD. PEORIA IL. 61603

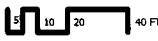
Sheet Title
Lontai Design, LLC
 2619 West Heading Ave,
 West Peoria IL 61604

Office/Cell (309) 231-8559
 lontai@lontaidesign.com

Date: 02-23-19
 PROJ: 1804
 Sheet # **A-1**



SITE PLAN
1" = 20'-0"



SITE AREA - 27,060 SF (+/- .62 A)
PARKING REQUIRED - 1/1000 SF = 10 SPACES
PARKING PROVIDED - 37 STANDARD & 2 ADA SPACES
 (equal to existing parking numbers and configuration)

BUILDING AREA - 10,188 GSF
WINNER'S CIRCLE LEASE SPACE - 5,067 SF
SHELTON'S LEASE SPACE - 4,510 SF

CONSTRUCTION TYPE - III B
ALLOWABLE AREA - 19,000 SF

BUILDING HEIGHT - WINNER'S CIRCLE ROOF +/- 16'
LANDSCAPING - CURRENT CONDITION SHOWN
SIGNAGE - BY SPECIALTY CONTRACTOR - BUILDING MOUNTED
MECHANICAL SCREENING - ALL NEW UNITS WILL BE ROOF TOP UNITS WILL LOCALIZED SCREENING NORTH SIDE ADJACENT WALL AND PARAPET WILL SCREEN
SETBACKS - PROSPECT FOLD DISTRICT SETBACKS NOT SHOWN, CURRENT CONDITIONS ARE.

SIDEWALK RESTAURANT/CAFÉ

APPLICATION FOR SUBCLASS 3A LIQUOR LICENSE

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

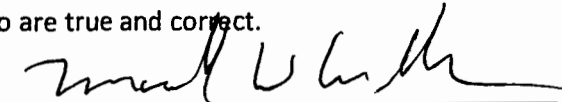
Establishment Name: BW Ventures, LLC D/B/A Shellton's on Prospect

Address: 3504 N Prospect Rd.

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 of Licensee or Agent

Subscribed and sworn to before me this

15 day of April,
2019.

Torina D. Bonds

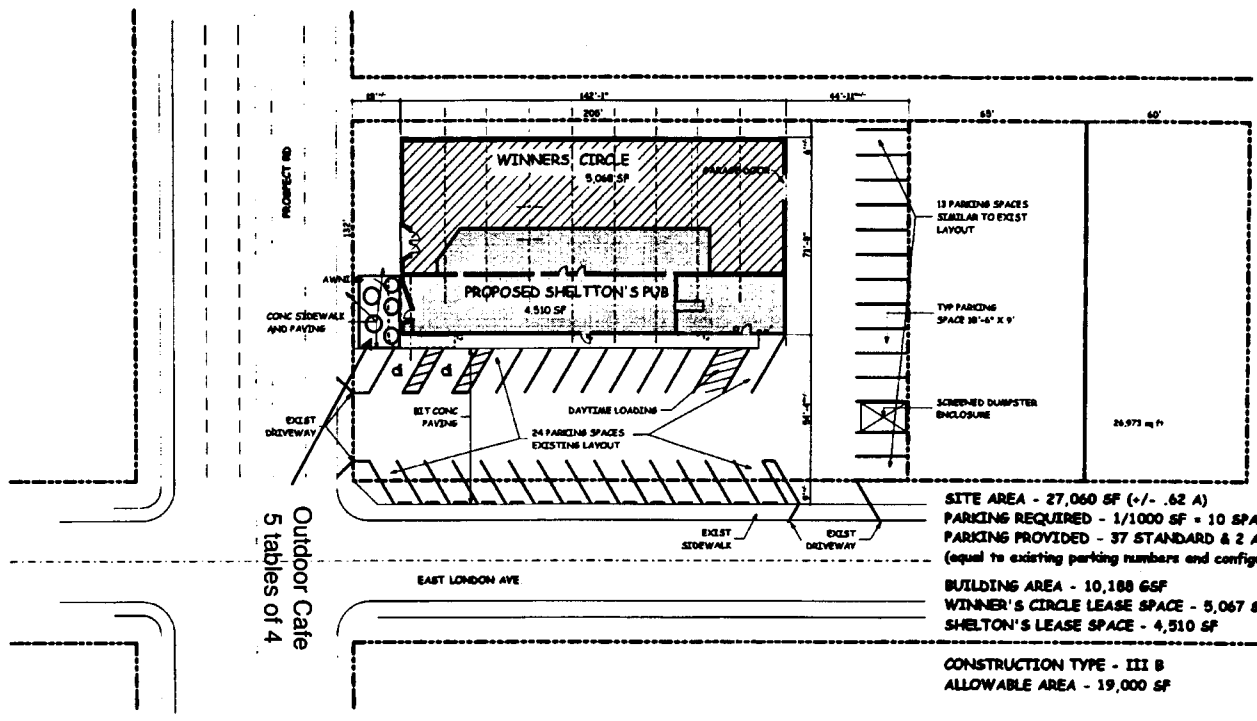
Notary Public



FOR OFFICE USE ONLY:

Application for Subclass 3A is Approved _____ Not Approved _____

Liquor Commissioner / Date



Outdoor Cafe
5 tables of 4

 **SITE PLAN**
1" = 20'-0"



SITE AREA - 27,060 SF (+/- .62 A)
PARKING REQUIRED - 1/1000 SF = 10 SPACES
PARKING PROVIDED - 37 STANDARD & 2 ADA SPACES
 (equal to existing parking numbers and configuration)
BUILDING AREA - 10,188 GSF
WINNER'S CIRCLE LEASE SPACE - 5,067 SF
SHELTON'S LEASE SPACE - 4,510 SF
CONSTRUCTION TYPE - III B
ALLOWABLE AREA - 19,000 SF

BUILDING HEIGHT - WINNER'S CIRCLE ROOF +/- 16'
LANDSCAPING - CURRENT CONDITION SHOWN
SIGNAGE - BY SPECIALTY CONTRACTOR - BUILDING MOUNTED
MECHANICAL SCREENING - ALL NEW UNITS WILL BE ROOF TOP UNITS WILL LOCALIZED SCREENING
NORTH SIDE ADJACENT WALL AND PARAPET WILL SCREEN
SETBACKS - PROSPECT FOLD DISTRICT SETBACKS NOT SHOWN, CURRENT CONDITIONS ARE.

Lorttal Design, LLC
 Suite 314, 2615 Harding Ave. W. Peoria, IL 61604
 309.231.6597 (office - cell)
 admin@lorttal.com

BUILDING REMODELING FOR SHELTON'S PUB

2604 N. PROSPECT RD. PEORIA, IL 61603

ATTACHMENT'S PLAN
 3-1-19 FOR COLOR LICENSE APPLICATION

Sheet # 181
 Project # 181
 Date 3-6-19
 Sheet # **1811**

Trina Bonds

From: Emily Ambroso
Sent: Wednesday, April 03, 2019 9:13 AM
To: Trina Bonds
Cc: Julie Schmidt
Subject: SW Cafe Request - Sheltons on Prospect (Case 19-06)

Trina –

The outdoor seating as shown on the preliminary plan is entirely on private property and therefore does not require a sidewalk café permit from Public Works.

Emily L. Ambroso, PE
Right-of-Way/Permitting Engineer
Civil Engineer II
Public Works Dept – City of Peoria
3505 N. Dries Ln.
Peoria, IL 61604

eambroso@peoriagov.org
Desk: 309-494-8813
Cell: 309-857-1144
Fax: 309-494-8855

Trina Bonds

From: Rebecca Runyon
Sent: Monday, April 15, 2019 11:38 AM
To: Trina Bonds
Subject: Case No. 19-06 Shelton's on Prospect

Good morning.

I do not show any outstanding items for anyone or company associated with Case No. 19-06.

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



LIQUOR COMMISSION APPLICATION COMMENTS

Address / PIN / General Location: 3504 N. Prospect

Case ID: 19-06

Project Description:

Project Status: ACTIVE

Department: Building Safety

Comment Date: 4/22/2019

CONDITIONS OF APPROVAL REGARDING THE PLANS AND APPLICATION

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Architectural Construction Documents sealed and signed by a licensed Illinois Design Professional shall be required for this project.



Fire Department

April 24, 2019

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 19-06
WW Ventures, LLC
d/b/a Shelton's on Prospect
3504 N Prospect
Requesting: Class B (restaurant, 50% food)
Subclass 3A (sidewalk café)

Liquor Commissioners,

The above mentioned business has not completed interior construction tenant fit out. 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.

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





Community Development Department

April 24, 2019

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

**RE: Case 19-06
WW Ventures LLC
d/b/a Shelton's on Prospect
3504 N Prospect Road**

**Requesting: Class B (Restaurant, 50% Food)
Subclass 3A (Sidewalk Café)**

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 PR (Prospect Road) Form district. Restaurant uses are permitted within this zoning district.**
- 2. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Architectural Construction Documents sealed and signed by a licensed Illinois Design Professional shall be required for this project.**

The Community Development Department does not object to the requested liquor license contingent upon issuance of all appropriate permits and a Certificate of Occupancy.

Sincerely,

A handwritten signature in black ink, appearing to read "Ross Black".

Ross Black
Director

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



PEORIA POLICE DEPARTMENT

April 28, 2019

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

RE: Site Approval Application #19-06
WW Ventures, LLC
d/b/a Shelton's on Prospect
3504 N. Prospect Rd.
Requesting: Class B (restaurant, 50% food)
Subclass 3A (sidewalk café)

Dear Commissioners,

A site application has been received from *WW Ventures, LLC, d/b/a Shelton's on Prospect, 3504 N. Prospect Rd., Peoria, Illinois*. Approval of this site application will allow the applicant to have full bar service at this new restaurant and operate a sidewalk café at this location.

Officer Kevin Slavens inspected this proposed site which is located on Prospect Road at the corner of London Avenue. This site previously operated as *Trefzger's Bakery* from 1953 to 2016. Neighboring businesses include a used car dealership, automotive specialty store, bank, gas station and other retail businesses. The nearest residences to this proposed site are located directly across the street in the 3400 and 3500 blocks of N. Prospect Road. Both of these nearby residences are approximately 124 feet to south and 131 feet to the west from this site.

This site approval request appears to be appropriate for this location and would not be detrimental to the surrounding businesses or neighborhood, as this site is located in an established commercial setting along Prospect Road. There are no traffic or parking concerns raised by this request.

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

Sincerely,

Loren Marion III
Chief of Police

LMks

CC: Deputy Liquor Commissioner
Corporation Counsel
City Clerk

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, 3A Liquor License for the following described property.

WW VENTURES, LLC D/B/A SHELTON'S ON PROSPECT
(name of establishment)

3504 N. PROSPECT RD
(address)

FOR USE AS:

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

LIQUOR LICENSE WITH A SUBCLASS 2 (LIVE ENTERTAINMENT)

& A SUBCLASS 3A (SIDEWALK CAFE).

The Hearing will be held on MONDAY - MAY 6, 2019 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.

Kiwanis Club Bldg
C/O Alan Smith 1408 E London Ave
Peoria Il 61603

Faulkner, Casey A
611 E Tripp Ave
Peoria Il 61603

Prospect Associates LLC
3514 N Prospect Rd
Peoria Il 61603

Smith, Robert
22922 Grosenbach Rd
Washington Il 61571

National City Bank of
Michigan/Illinois
One National City Pky K-a14-1k
Property Taxes
Kalamazoo Mi 49009

Dodillet, Christine
1316 E Paris Ave
Peoria Il 61603

Cew Land Co
6000 W War Memorial Dr
Peoria Il 61615

~~Cew Land Co
6000 W War Memorial Dr
Peoria Il 61615~~

J&j Family Trust
726 S Cummings
Washington Il 61571

Gibson, Mark E
1409 E London Ave
Peoria Il 61603

Edwards, Irene
1407 E London Ave
Peoria Il 61603

Whitman, Agnes P
1405 E London Ave
Peoria Il 61603

Schmidt, Duran
1401 E London Ave
Peoria Il 61603

Best Property Management Inc
C/O Guy S Patellaro 1605 E Wilson
Ave
Peoria Il 616031650

Consolidated Properties LLC, Series
Np
P O Box 9565
Peoria Il 616129565

McCormick-dinh, Maria K
215 North St
East Peoria Il 61611

Powers, Angie R
3438 N Prospect Rd
Peoria Il 61603

Moore, Christopher D
1321 E Wilson Ave
Peoria Il 61603

Watts, Adam
1317 E Wilson Ave
Peoria Il 616031644

Bannon, Ann L
3442 N Prospect Rd
Peoria Il 61603

Bond Drug Company of Illinois
200 Wilmot Rd
Deerfield Il 60015

Daymude, Kimberly J
1215 E London Ave
Peoria Heights Il 61616

Fowler, James E
610 S Main St
Eureka Il 615301355

Hendrickson, Roger L
3517 N Prospect Rd
Peoria Heights Il 61616

Peoria 1 Holdings LLC
7227 N University Dr
Peoria Il 61614

Mowder, Mandel M
1210 E Paris Ave
Peoria Heights Il 61616

~~Peoria 1 Holdings LLC
7227 N University Dr
Peoria Il 61614~~

Chettipally, Sunithi
2126 W Gerald Dr
Peoria Il 616151192

Coleman, Kandy
1213 E London Ave
Peoria Heights Il 61616

Walters, Cheryl J
1214 E Paris Ave
Peoria Heights Il 61616

Garrett, Linda M
5025 N Heinz Ln
Edwards II 61528

Schmitt, Thomas I
1307 E Wilson Ave
Peoria II 61603

Board of Education, Peoria School
Dist #150
3202 N Wisconsin
Peoria II 61603

Kukuk, Regan
1315 E Wilson Ave
Peoria II 61603

Olson, Jane E
1308 E London Ave
Peoria II 61603

Ives, Gregory M
4712 W Farmington Rd Unit G
Peoria II 61604

Brush, Carl
1265 Sunset Dr
East Peoria II 61611

Collier, Frances K
1309 E Paris Ave
Peoria II 61603

Smith, Robert
22922 Grosenbach Rd
Washington II 61571

Smith, Claudia E
22922 Grosenbach Rd
Washington II 61571

Fowler, James E
610 S Main St
Eureka II 615301355

Scronce, Christine
2053 N Clifton Ave #1
Chicago II 60614

Hayes, Bonnie K
5013 N Prospect Rd
Peoria Heights II 61616

Smith, Robert
~~22922 Grosenbach Rd~~
Washington II 61571

Jiya Property LLC
3606 N Prospect Rd
Peoria II 616031524

Burgess, Anthony J
1320 E Paris Ave
Peoria II 61603

Mid-illini Properties LLC
4417 Entec Dr
Bartonville II 616071932

Mullen, Ronald G
1408 E Paris Ave
Peoria II 61603

Stickelmaier, Judith L
1315 E London Ave
Peoria II 616031600

Mullen, Susan A
1404 E Paris Ave
Peoria II 61603

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

Timothy W Workheiser, being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of WW Ventures, LLC D/B/A Shelton's on Prospect
(establishment name)

located at 3504 W Prospect Rd, Peoria, Illinois.
(address)

2. On 4/5/2019, I caused Notices of Hearing to be mailed to all property owners within 300 feet of my liquor establishment.

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

FURTHER AFFIANT SAYETH NOT.

Timothy W Workheiser
(Signature of Liquor Licensee)

Timothy W Workheiser
309-369-9412

Subscribed and sworn to before me
this 1st day of April,
2019.

Torina D. Bonds
Notary Public

