

MEMORANDUM

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

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

DATE: September 6, 2022

SUBJECT: **SITE APPLICATION: Case: 22-21**
Empire Lounge, LLC
d/b/a Empire Lounge
3033 N. Sterling
Requesting: Class B-1 (Restaurant, 25% food)
Subclass 1A (2:00 am closing Thur, Fri & Sat)
Subclass 2 (live entertainment)

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, October 3, 2022. **Contact person for this application is Brandon Sims @ (901-871-7603) or John Sims @ (309-472-7978)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: September 23, 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

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

PEORIA, ILL.
PEORIA, IL

2022 SEP -6 PM 12:24

Angeline Jove

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):
Midwest Land Trust, 21 E Speedway Blvd, Tucson, AZ 85705, David Schiesel, PC Trustee 520-622-3633

2. Name, address and phone number of Intended Lessee:
Brandon Sims 266 S Front St, Memphis TN 38107 901-871-7603

EMPIRE LOUNGE LLC. DBA EMPIRE LOUNGE

3. Street address of Property requested for approval:
3033 N Sterling Ave., Peoria, IL 61604

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 31-9-BE 0.48 AC (97-35348) BEG 60' W & 100' S OF NE COR NW 1/4 SEC 31 TH S 90' SW 46.07' W 100' N 158.8' E 100.5' SE 64.9' TO POB (EXC STERLING AVE ROW)

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

6. Are you planning to build any improvements upon the property? yes If Yes, please indicate such improvements: Electrical - HVAC - Plumbing Framing

7. What type of sale of alcoholic beverages is the property to be used for (i.e., tavern, restaurant, package liquor, etc.)? Bar/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 B1

Subclass: 1, 1A, 2, 2A, 3, 3A, 4, 6, 7, 8, 10, 11, 12 2 + 1A

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 1st day of September, 2022

Kevin Schuel, Trustee for David Schiesel, PC.
Signature of Property Owner(s)

md
Notary Public

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



2:00 A.M.

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

Present License Class B-1 Present License No. _____

Establishment Name EMPIRE LOUNGE LLC

Address 3033 N STEPLING AVE

Has there been a lapse in this license? NO
Zoning classification of licensed premises C-2
Distance to nearest residential structure 350'

List liquor code violations in the past 3 years:

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 6th
day of September, 2022.
Torina D. Bonds
Notary Public



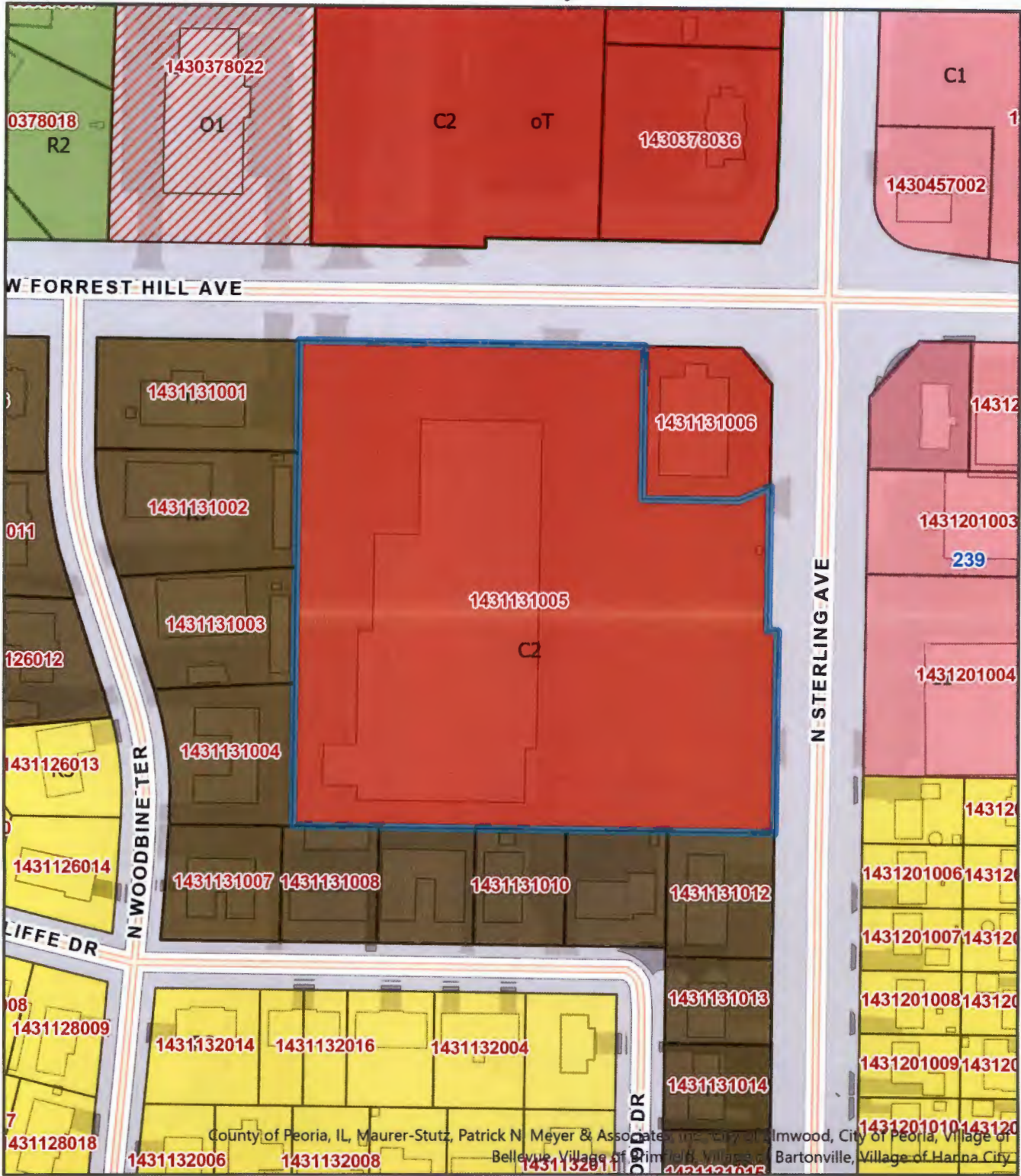
FOR OFFICE USE ONLY

Application for Subclass 1A is APPROVED _____ DENIED _____

Liquor Commissioner / Date

Special Conditions: _____

Peoria County, IL



County of Peoria, IL, Maurer-Stutz, Patrick N. Meyer & Associates, Inc., City of Elmwood, City of Peoria, Village of Bellevue, Village of Primfield, Village of Bartonville, Village of Hanna City



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. - Peoria County GIS Division

Map Scale
1 inch = 200 feet
 9/6/2022

LIVE ENTERTAINMENT

APPLICATION FOR SUBCLASS 2 OR 2A LIQUOR LICENSE

Present License Class B-1

Present License No. _____

Establishment Name: EMPIRE LOUNGE LLC

Address: 3033 N. STERLING AVE

Type of entertainment: Live Band

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.

John [Signature]
Signature of Licensee or Agent

Subscribed and sworn to before me this 6th day of September, 2022.

Torina D. Bonds
Notary Public

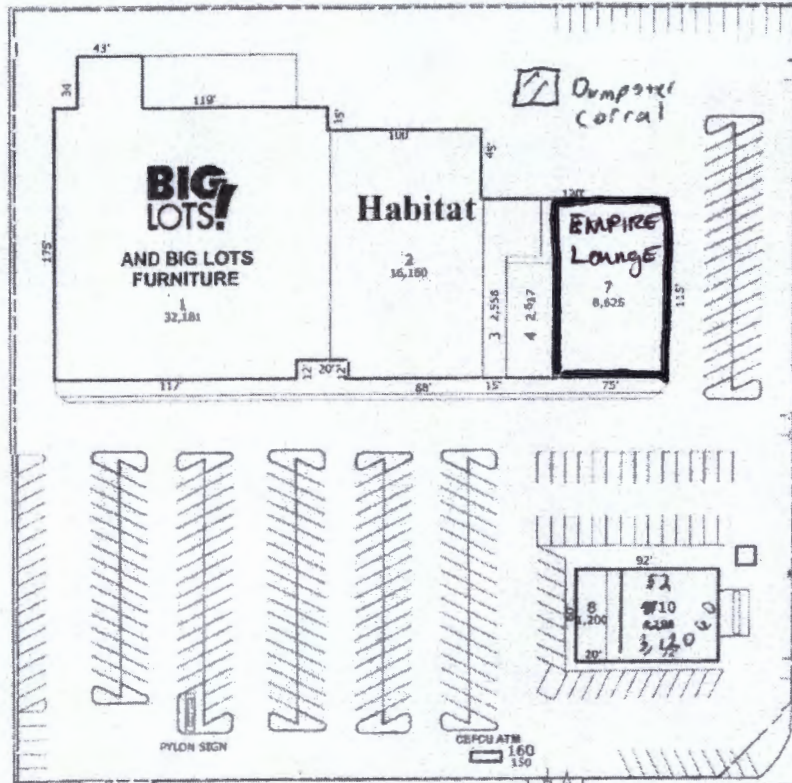


FOR OFFICE USE ONLY:

Application for Subclass 2 is Approved _____ Not Approved _____

Liquor Commissioner / Date

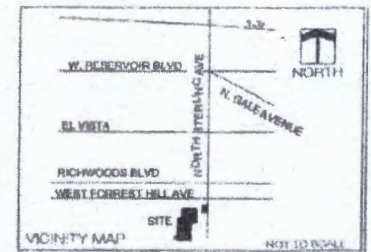
3033 N STERLING AVE



WEST FORREST HILL AVENUE

NORTH STERLING AVENUE

WARDCLIFFE CENTER		
TENANT DATA		
NO.	TENANT	SQ. FT.
1	BIG LOTS/BIG LOTS FURNITURE	32,181
2	HABITAT RESTORE	16,180
3	MR GLASS BARBER	2,558
4	LITTLE CAESARS PIZZA	2,517
7	VACANT	8,625
8	SMOKE TIMES	1,200
9	Vacant	1200
10	PROPOSED LIQUOR STORE	3120
11	CEFCU ATM	150
TOTAL (SQUARE FEET)		67,881



WARDCLIFFE SHOPPING CENTER

PEORIA, ILLINOIS

VANBARTON SERVICES LLC

JULY 2015

1 [] = 4'

[⊙] = TABLE + chairs

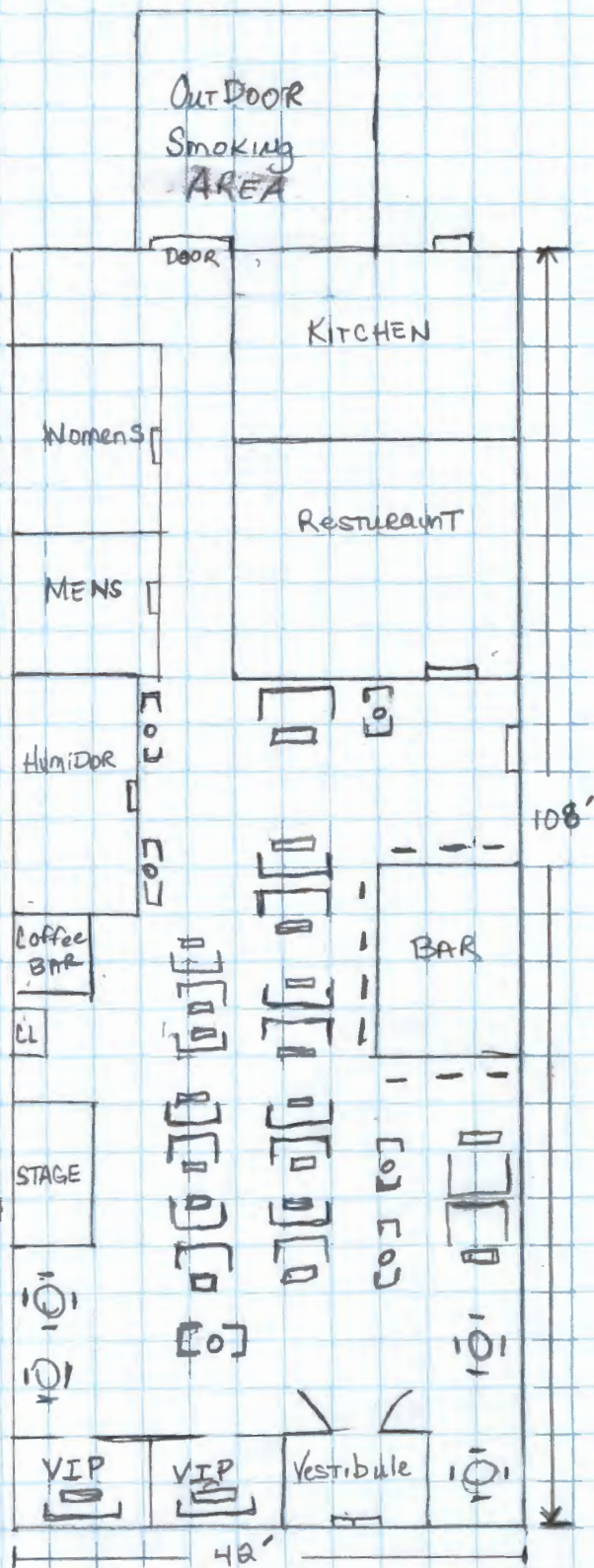
[] = LEATHER CHAIR

[] = LEATHER COUCH

[] = COFFEE TABLE

INTERIOR LAYOUT FOR

EMPIRE LOUNGE
3033 N STERLING AVE



STERLING AVE

Trina Bonds

From: Leigha Adelsberger
Sent: Wednesday, September 7, 2022 3:48 PM
To: Trina Bonds
Subject: RE: Case 22-21 / Empire Lounge

Hi Trina,
I may have also already done this one, but there are no outstanding balances for this owner.

Thank you,

Leigha Adelsberger
City of Peoria, Illinois
Office of Accounts Receivable





CITY OF
PEORIA

COMMUNITY DEVELOPMENT

September 8, 2022

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

**RE: Case 22-21
Empire Lounge, LLC
d/b/a Empire Lounge
3033 N Sterling Ave**

**Requesting: Class B-1 (Restaurant, 25% Food)
Subclass 1A (2:00 am closing Thur, Fri & Sat)
Subclass 2 (Live Entertainment)**

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 C2 (Large Scale Commercial) District. Restaurants and Indoor Entertainment Facilities are permitted within this zoning district.
2. All work must adhere to the Illinois Building Codes and Illinois Accessibility Codes.

The Community Development Department does not object to the requested liquor license subject to issuance of a Certificate of Occupancy.

Sincerely,

Leah Allison
Assistant Director



Fire Department

September 22, 2022

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 22-21
Empire Lounge, LLC
d/b/a Empire Lounge
3033 N Sterling Ave
Requesting: Class B-1 (restaurant, 25% food)
Subclass 1A (2:00am closing Thur, Fri, & Sat)
Subclass 2

Liquor Commissioners,

The above mentioned business has not completed interior remodel. 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
309.494.8735 - o
309.494.8777 - f
CPerrin@peoriagov.org

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





PEORIA POLICE DEPARTMENT

September 27, 2022

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

RE: Site Approval Application #22-21
Empire Lounge, LLC
d/b/a Empire Lounge
3033 N. Sterling Ave.
Requesting: Class B-1 (restaurant, 25% food)
Subclass 1A (2:00 a.m. closing)
Subclass 2 (live entertainment)

Dear Commissioners,

A site application has been received from *Empire Lounge, LLC, d/b/a Empire Lounge, 3033 N. Sterling Ave., Peoria, Illinois* for a Class B-1, Subclass 1A and Subclass 2 liquor license. Approval of this application would allow the applicant to operate as a restaurant with full bar service, have a 2:00 a.m. close on Thursdays, Fridays and Saturdays and host live entertainment at this location.

Officer Kevin Slavens inspected the site which is located in the *Wardcliffe Shopping Center* on the corner of Sterling Avenue and Forrest Hill Avenue. This site neighbors numerous other businesses and commercial establishments. There is nearby single-family and multi-family residential neighborhoods in all directions from this site.

Officer Slavens met with Mr. John Sims, restaurant manager, and Mr. Mark Rosenberg, property manager of the Wardcliffe Shopping Center. Mr. Sims showed Officer Slavens the current vacant building space and where he plans to build the bar, stage, humidior, kitchen, restrooms, and restaurant seating area, for this new proposed establishment. There is ample parking available for this proposed site and there are no traffic issues raised with this application.

The Peoria Police Department has historically recommended approval of restaurant site requests, and this application will be no different. Although, the Peoria Police Department does have some concerns with the applicant's request for a Subclass 1A liquor license, as this application appears to be more of a bar / tavern than a restaurant, and with no prior operating history as liquor licensed establishment the police department cannot support the request for a 2:00 a.m. close for a new establishment at this time. In most Subclass 1A site approval cases, the applicants that request a 2:00 a.m. close have been licensed and in business for a discernable amount time before making application for a Subclass 1A request. Just in the last seven months, this liquor commission heard site applications #22-07 and #22-20 requesting a 2:00 a.m. close, both of those applicants had been operating as a liquor licensed establishment for several years before making a site application for their Subclass 1A liquor license.

Furthermore, the Peoria Police Department has frequently advised this liquor commission over the last few years in previous site approval application letters of the extreme high volume of police calls for service throughout the city. From January 1, 2022 to July 31, 2022 the Peoria Police Department responded to 72,973 police calls for service throughout the city. This proposed site resides in police district 13, one of the busiest "Richwoods Districts" in the city, with officers responding to 4,719 police calls for service during these seven months.

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



PEORIA POLICE DEPARTMENT

City of Peoria, Liquor Commission
September 27, 2022
Page 2

Included with this site approval letter is a City of Peoria Police Department "police district" map. The "Richwoods" police districts are 13 through 19. During the late-night, early morning weekend hours, it is quite common for these Richwoods patrol officers to be reallocated to police district 1 to assist with the large downtown crowds, as well as handling other calls for service throughout the rest of the city. The Peoria Police Department strongly believes that the approval of a Subclass 1A liquor license at this time would be challenging to say the least due to depleted police staffing issues, as well as for those police officers assigned and working in and around this district on the weekends during 3rd shift hours.

Accordingly, The Peoria Police Department has no objections to the site approval requests for a Class B-1 and Subclass 2 liquor license but would recommend that the applicant re-submit a site approval application for the Subclass 1A liquor license after being in business for at least one year.

Sincerely,

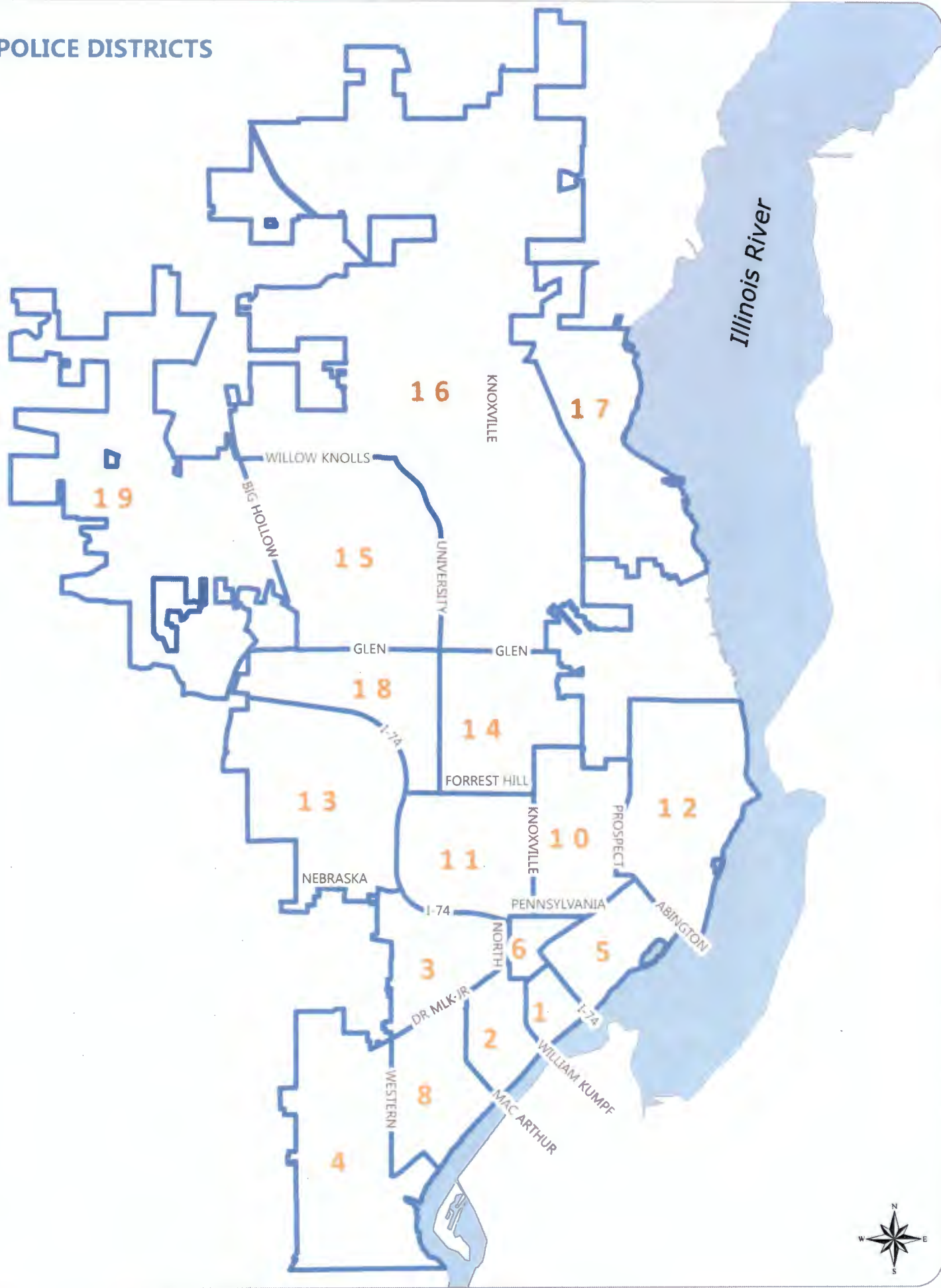
A handwritten signature in blue ink, appearing to read "Eric P. Echevarria".

Eric P. Echevarria
Chief of Police

EE/ks

cc: City Clerk
Corporation Counsel

POLICE DISTRICTS



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-1 Subclass 2, 1A Liquor License for the following described property.

EMPIRE LOUNGE, LLC D/B/A EMPIRE LOUNGE

(name of establishment)

3033 N. STERLING

(address)

FOR USE AS:

REQUEST FOR A CLASS B-1 (RESTAURANT, 50% FOOD)

LIQUOR LICENSE WITH A SUBCLASS 2 (LIVE ENTERTAINMENT)

AND A SUBCLASS 1A (2:00 AM CLOSING HOURS THUR, FRI & SAT).

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

Ross, Joseph R
2724 30th St
Sacramento, Ca 95817

Vanhaus LLC
2677 Ashley Ct
Tremont, Il 61568

Vanhaus LLC
2677 Ashley Ct
Tremont, Il 61568

Vanhaus LLC
2677 Ashley Ct
Tremont, Il 61568

Snh Investment Inc
1800 Court St
Pekin, Il 61554

Snh Investment Inc
1800 Court St
Pekin, Il 61554

Midwest Land Trust #1417 Dated
7-16-2018
C/O David Schiesel 21 E Speedway
Blvd
Tucson, Az 85705

Midwest Land Trust #1417 Dated
7-16-2018
C/O David Schiesel 21 E Speedway
Blvd
Tucson, Az 85705

Samaha, Cynthia
8931 Edgewood Dr
Gaithersburg, Md 20877

Samaha, Cynthia
8931 Edgewood Dr
Gaithersburg, Md 20877

Ami-rose Pacis Rental Property LLC
1401 Eufemia Dr
Denton, Tx 76207

Ami-rose Pacis Rental Property LLC
1401 Eufemia Dr
Denton, Tx 76207

Redell, Colaya R
3200-3202 N Elmcroft Terrace
Peoria, Il 61604

Redell, Colaya R
3200-3202 N Elmcroft Terrace
Peoria, Il 61604

White Oak Dwellings LLC
211 N Jackson St
Deer Creek, Il 61733

Tri-Jen Inc
7211 N Knoxville Ave
Peoria, Il 61614

Sam Property Group IV LLC
3100 N Knoxville Ave Ste 109
Peoria, Il 616031046

Glen Oak Property Management LLC
12225 N Lake Forest Dr
Dunlap, Il 61525

Glen Oak Property Management LLC
12225 N Lake Forest Dr
Dunlap, Il 61525

Liluo Investment LLC
10501 N Manchester Dr
Peoria, Il 61615

Sarraf, Sonia
3802 N Melcosta Dr
Peoria, Il 61615

R & W Apartments LLC
2920 N Rockwood Dr Apt C
Peoria, Il 61604

R & W Apartments LLC
2920 N Rockwood Dr Apt C
Peoria, Il 61604

Elderzi, George N
6502 N St Marys Rd
Peoria, Il 61614

Elderzi, Gabriel G
6502 N St Marys Rd
Peoria, Il 61614

Simonson Investments LLC
1029 N University St
Peoria, Il 616061179

Stegall, Bradley
P O Box 986
Peoria, Il 61653

Bre Retail Operation Partnership Lp
345 Park
New York, Ny 10154

Sterling Assets LLC
2601 W Forrest Hill Dr
Peoria, Il 616074

Forrest Edge LLC
112 W Greystone Ct
Dunlap, Il 61525

Massey Rentals Inc
14120 W Riekena Rd
Hanna City, IL 61536

Parc Developmental Homes Inc
1913 W Townline Rd
Peoria, IL 61615

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

JOHN SIMS, being duly sworn, does hereby swear/affirm
that:

1. I am the Liquor Licensee of EMPIRE LOUNGE
(establishment name)

located at 3033 N STERLING AVE, Peoria, Illinois.
(address)

2. On 9/7/2022, 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.

John Sims (Manager)
(Signature of Liquor Licensee) 309 472-7978

Subscribed and sworn to before me
this 6th day of September,
2022.
Torina D Bonds
Notary Public

