

## MEMORANDUM

TO: Leah Allison, Community Development  
Officer Kevin Slavens, Police - TOU  
Lt. James Chiola, Police - Traffic Division  
Fire Engineer Charlie Perrin, Fire Prevention Division  
Leigha Adelsberger, Accounts Receivable Supervisor  
Mayor Rita Ali, Liquor Commissioner  
Chuck Grayeb, Council Member  
Chrissie Kapustka, Deputy Corporation Counsel  
Patrick Hayes, Corporation Counsel

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

DATE: January 6, 2023

SUBJECT: **SITE APPLICATION: Case: 23-04**  
**Creve Coeur Club of Peoria**  
**d/b/a Creve Coeur Club**  
**212 SW Water, Suite 3 (Moving License from 456 Fulton)**  
**Requesting: Class E-1 (Private Club – Over 200)**  
**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 6, 2023. **Contact person for this application is Andrea Wildey @ (309-672-2267)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are **DUE: January 20, 2023** 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

CITY CLERK

**SITE APPROVAL APPLICATION FOR THE SALE OF ALCOHOLIC BEVERAGES**

2023 JAN -5 PM 2:26 IN THE CITY OF PEORIA, ILLINOIS

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:

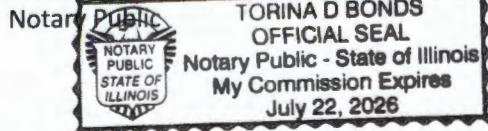
- Name(s), address(es) and phone number(s) of Property Owner(s):  
Owned By City, managed by River Station *LLC. PO. BOX 5605, Peoria IL.*
- Name, address and phone number of Intended Lessee: 309-672-2267  
Creve Coeur Club of Peoria, 456 Fulton St. 1B6, Peoria IL 61602
- Street address of Property requested for approval: Ste 3  
212 SW Water St. Peoria IL 61602  
**NOTE: All site approvals are 1<sup>st</sup> floor only, unless specifically applied for and authorized.**
- Legal description of Property listed in #3:  
Restaurant - See Attachment.
- Are there any improvements (buildings, accessories, etc.) presently on the property? Yes  No   
If Yes, please give description of same:  
River Station, Blue Duck Tavern, Martini's
- Are you planning to build any improvements upon the property?  If Yes, please indicate such improvements: up grade interior, out Door improvements, Kitchen upgrade New Bar
- What type of sale of alcoholic beverages is the property to be used for (i.e., tavern, restaurant, package liquor, etc.)? restaurant, private Club.
- Is this property located in a residential section? Yes  No
- 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 E1  
Subclass: 1, 1A, 2, 2A, 3, 3A, 4, 6, 7, 8, 10, 11, 12 3
- Do you plan to add video gaming? Yes  No   
(Must wait 2 years & show 80% revenue from food & drinks)
- 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 5<sup>th</sup> day of January, 2023

*Jarina D. Bonds*



*[Signature]*  
River Station LLC by Kert Huber  
Signature of Property Owner(s)

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

BIGELOW & UNDERHILL'S ADD NE 1/4 SEC 9-8N-8E BEG 200.8' SE OF NW COR LOT 6 BLK 52: TH SW 10' NW 220.8' NE 422' SE 105.6' SW 182' SE 145.5' SW 163' SW 75.6' TO POB PT LOTS 1 THRU 6 BLK 52; ALSO ALL THAT PT VAC LIBERTY ST AS DESC PER ORD 97-28987 LYING E OF E LN OF TRACT AS DESC PER DOC 97-40540 (18-09-411-005) 1.90 AC LEASED PARCEL



BEER GARDEN

APPLICATION FOR SUBCLASS 3 LIQUOR LICENSE

Present License Class E1 Present License No. 663 (\$50.00 filing fee)

Establishment Name: Creve Coeur Club of Peoria

Address 212 SW Water St. Peoria IL 61602

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.

Andrea Wiley  
Signature of Licensee or Agent

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

Torina D Bonds  
Notary Public



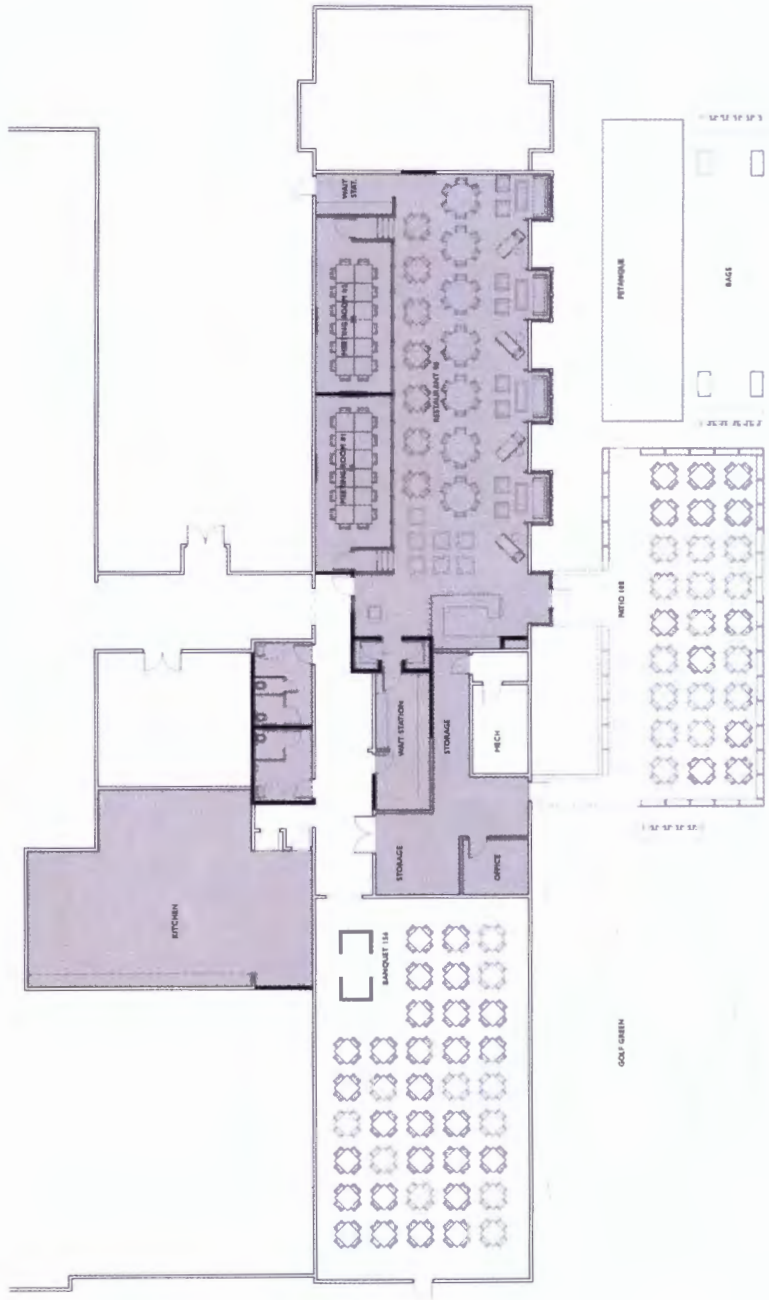
FOR OFFICE USE ONLY

Application for Subclass 3 is APPROVED  DENIED

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

Special Conditions: \_\_\_\_\_

212<sup>SW</sup> Water St Ste 3  
Peoria IL 61602



Beer Garden  
Patio

5092 TOTAL SQ FEET

CREVE COEUR CLUB  
1/8" = 1'-0"

RIVER STATION  
PEORIA, IL  
JUNE 1, 2020

DEMONICA KEMPER ARCHITECTS



## Trina Bonds

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**From:** Leigha Adelsberger  
**Sent:** Monday, January 9, 2023 7:08 AM  
**To:** Trina Bonds  
**Subject:** RE: 23-04 / Creve Coeur Club

Good morning Trina,

Creve Coeur Club has no outstanding balances at this time.

Thank you,

*Leigha Adelsberger*  
City of Peoria, Illinois  
Office of Accounts Receivable





COMMUNITY DEVELOPMENT

February 6, 2023

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

**RE: Case 23-04  
Creve Coeur Club of Peoria  
d/b/a Creve Coeur Club  
212 SW Water, Suite 3 (Moving License from 456 Fulton St)**

**Requesting: Class E-1 (Private Club – Over 200)  
Subclass 3 (beer garden)**

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 B1 (Central Business) District. Private Clubs and beer gardens 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



PEORIA POLICE DEPARTMENT

January 19, 2023

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

RE: Site Approval Application #23-04  
Creve Coeur Club of Peoria  
d/b/a Creve Coeur Club  
212 SW Water, Suite 3  
Requesting: Class E-1 (private club)  
Subclass 3 (beer garden)

Dear Commissioners,

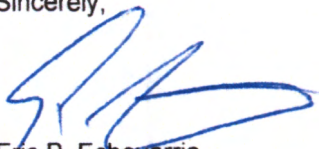
A site application has been received from *Creve Coeur Club of Peoria*, d/b/a *Creve Coeur Club*, 212 SW Water St., Suite 3, Peoria, Illinois for a Class E-1 and Subclass 3 liquor license. Approval of this application would allow the applicant to operate as a private club with a full-service bar and have a beer garden at this location. The applicant is relocating their established business, currently located at 456 Fulton St., Suite 186, to this proposed site and plans to transfer their current liquor license over to this location.

Officer Rick Linthicum inspected the proposed site which located on Water Street, near the corner of Liberty Street, in the *Riverfront Entrainment District*. This location previously operated as *The River Station*, which held a Class B, Subclass 2 and Subclass 3 liquor license. The applicant plans to utilize the outside area of this site that faces the river as a beer garden and will secure this portion of the property to meet the liquor ordinance requirements for a beer garden. There are nearby condominiums located at 401 Water Street approximately 600 feet to the southwest.

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

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

Sincerely,



Eric P. Echevarria  
Chief of Police

EE/rl

cc: City Clerk  
Corporation Counsel





Fire Department

February 06, 2023

Liquor Commission  
Office of Corporation Counsel  
City of Peoria, IL

Re: Site Approval Application  
Case: 23-04  
Creve Coeur Club of Peoria  
d/b/a Creve Coeur Club  
212 SW Water Suite 3 (Moving License from 456 Fulton)  
Requesting: Class E-1 (Private Club-Over 200)  
Subclass 3 (Beer Garden)

Liquor Commissioners,

A site application has been received from Andrea Widley requesting a Class E-1 and Subclass 3 license. The business will need a final C of O inspection for the new suite by City of Peoria Fire Inspectors and shall have any issues concerning fire and life safety codes corrected before any C of O can be issued. 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



**NOTICE OF PUBLIC HEARING**

The Liquor Commission of the City of Peoria, Illinois will hold a Public Hearing on an application of a Class E-1 Subclass 3 Liquor License for the following described property.

CREVE COEUR CLUB OF PEORIA

(name of establishment)

212 SW WATER ST, SUITE 3

(address)

FOR USE AS:

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REQUEST FOR A CLASS E-1 (PRIVATE CLUB-OVER 200)

LIQUOR LICENSE WITH A SUBCLASS 3 (BEER GARDEN).

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The Hearing will be held on MONDAY - FEBRUARY 6, 2023 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.

414 Holdings LLC  
C/O Adam White 311 Sw Water St,  
Floor 1  
Peoria, Il 61602

Waterfront Place Properties LLC  
621 Commercial St Suite 3c  
Peoria, Il 61602

~~Waterfront Place Properties LLC  
621 Commercial St Suite 3c  
Peoria, Il 61602~~

Caterpillar Inc  
Attn Corporate Tax 100 Ne Adams St  
Peoria, Il 616294295

~~Caterpillar Inc  
Attn Corporate Tax 100 Ne Adams St  
Peoria, Il 616294295~~

~~City of Peoria  
419 Fulton St  
Peoria, Il 61602~~

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~~City of Peoria  
419 Fulton St  
Peoria, Il 61602~~

~~Tazewell & Peoria Railroad Inc  
C/O Gwi Accounts Payable 200  
Meridian Centre Blvd Ste 300  
Rochester, Ny 146183972~~

~~Tazewell & Peoria Railroad Inc  
C/O Gwi Accounts Payable 200  
Meridian Centre Blvd Ste 300  
Rochester, Ny 146183972~~

~~Tazewell & Peoria Railroad Inc  
C/O Gwi Accounts Payable 200  
Meridian Centre Blvd Ste 300  
Rochester, Ny 146183972~~

~~Tazewell & Peoria Railroad Inc  
C/O Gwi Accounts Payable 200  
Meridian Centre Blvd Ste 300  
Rochester, Ny 146183972~~

~~River Station LLC  
C/O Kermit A Huber P O Box 5605  
Peoria, Il 61601~~

River Station LLC  
C/O Kermit A Huber P O Box 5605  
Peoria, Il 61601

101 Liberty St LLC  
101 Liberty St  
Peoria, Il 61602

101 Liberty St LLC  
101 Liberty St  
Peoria, Il 61602

Nailon Corporation  
101 Liberty St  
Peoria, Il 616021321

~~Waterfront Partners LLC  
309a Main St  
Peoria, Il 61602~~

Waterfront Partners LLC  
309a Main St  
Peoria, Il 61602

County of Peoria  
324 Main St, Room 501  
Peoria, Il 616021319

Jackson, Preston  
11320 N Hickory Woods Cir  
Dunlap, Il 61525

~~Jackson, Preston  
11320 N Hickory Woods Cir  
Dunlap, Il 61525~~

Jackson, Preston  
11320 N Hickory Woods Cir  
Dunlap, Il 61525

Waterstreet Unlimited Series  
1703-1717  
925 N Sheridan Rd  
Peoria, Il 61606

Waterstreet Unlimited Series  
1703-1717  
925 N Sheridan Rd  
Peoria, Il 61606

Walker, Jonathan W  
925 N Sheridan Rd  
Peoria, Il 61606

Walker, Jonathan W  
925 N Sheridan Rd  
Peoria, Il 61606

Allied Endeavors Waterfront Place  
LLC  
Attn Richard K Creasy 2101 W Singing  
Woods Rd  
Edelstein, Il 61526

Kir Holdings LLC  
Cse Software Inc 316 Sw Washington  
St Ste 300  
Peoria, Il 616024101

Kir Holdings LLC  
Cse Software Inc 316 Sw Washington  
St Ste 300  
Peoria, Il 616024101

Rouland, Steven  
305 Sw Constitution Ave  
Peoria, Il 61602

Rouland, Steven  
305 Sw Constitution Ave  
Peoria, Il 61602

Hrfg Real Estate Holdings LLC  
316 Sw Washington St Ste1a  
Peoria, Il 61602

Adjd Management LLC  
316 Sw Washington St Unit 1b  
Peoria, Il 61602

Contemporary Art Center of Peoria  
305 Sw Water St  
Peoria, Il 61602

Contemporary Art Center of Peoria  
305 Sw Water St  
Peoria, Il 61602

Contemporary Art Center of Peoria  
305 Sw Water St  
Peoria, Il 61602

Fourth Gen LLC  
305 Sw Water St 4th Fir  
Peoria, Il 61602

Fourth Gen LLC  
305 Sw Water St 4th Fir  
Peoria, Il 61602

Fourth Gen LLC  
305 Sw Water St 4th Fir  
Peoria, Il 61602

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF PEORIA )

AFFIDAVIT

Andrea Wickey, being duly sworn, does hereby swear/affirm  
that:

1. I am the Liquor Licensee of creve coeur club of Peoria  
(establishment name)

located at 212 SW Water St. 3, Peoria, Illinois.  
(address)

2. On 1.9.2023, 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.

Andrea Wickey  
(Signature of Liquor Licensee)

Subscribed and sworn to before me  
this 5<sup>th</sup> day of January,  
2023.  
Torina D. Bonds  
Notary Public

