

18-03

Rumbergers, Inc.

d/b/a Rumbergers

3127 N. Prospect

Requesting: To change from a Class G-B (beer & wine only restaurant) to a Class B (restaurant, 50% food)

Rumbergers, Inc.

d/b/a Rumbergers Bar & Grill

500 Main

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

Tremayne Branch, Owner, presented a request to change from a Class G-B (beer & wine only restaurant) to a Class B (restaurant, 50% food) Liquor License and a Site Application for a Class B (restaurant, 50% food) Liquor License, with a Subclass 3A (sidewalk café) at 500 Main St.

In discussion with Chairman Miller, Mr. Branch said he wanted to move his liquor license from the Prospect location to downtown, which he was currently in the process of remodeling. He said he planned to also keep the business operating on Prospect Road, but without alcohol and without video gaming. He explained that his current business was approximately 90% restaurant food, but he said he wanted to proceed with a Class B Liquor License at the new location. He reported that the sidewalk café area would be redone in the spring. He further stated that he planned to open the new establishment by March 14th.

A brief discussion was held in regards to the request. For clarification, Ms. Bonds explained the reasoning for the applicant's request to change from his current Class G-B (beer & wine only) Liquor License was to accommodate the site approval request for a Class B (restaurant, 50% food) Liquor License at 500 Main.

In more discussion, Chairman Miller, along with other Commissioners, expressed that they would be more comfortable with requiring that the Prospect Road site continue to be site approved for a Class G-B (beer & only restaurant) Liquor License classification.

Hearing no more questions, Chairman Miller called for the motion.

Commissioner Coates moved to recommend approval of the request to change from a Class G-B (beer & wine only restaurant) to a Class B (restaurant, 50% food) and the Site Application for a Class B (restaurant, 50% food) Liquor License, with a Subclass 3A (sidewalk cafe) at 500 Main, contingent upon the issuance of a Certificate of Occupancy and with the stipulation that the 3127 N. Prospect location remain site approved for a Class G-B (beer & wine only restaurant); seconded by Commissioner O'Brien.

Approved by roll call vote.

Yeas: Cassidy, Coates, Kouri, Miller, O'Brien - 5;

Nays: None.

Chairman Miller stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, March 13, 2018, at 6:00 p.m. and a representative of this establishment should be present at that meeting.

MEMORANDUM

TO: Leah Allison, Community Development
Officer Kevin Slavens, Police - TOU
Lt. Earnest McCall, Police - Traffic Division
Fire Engineer Charlie Perrin, Fire Prevention Division
Jodi Maybanks, Accounts Receivable (email)
Don Leist, Corporation Counsel
Julie Schmidt, Public Works (Sidewalk Café Requests Only)

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

DATE: February 8, 2018

SUBJECT: **SITE APPLICATION: Case: 18-03**
Rumberger's, Inc.
d/b/a Rumberger's Bar & Grill
500 Main (moving license from 3127 N. Prospect)
Requesting: To change from a Class G-B (beer & wine only) to a
Class B (restaurant, 50% food)
Subclass 3A (sidewalk cafe)

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, March 5, 2018. **Contact person for this application is Tremayne Branch (PH: 740-8912)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: **February 22, 2018** 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. *Julie Schmidt - 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

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):
James Comfort 4612 Prospect Rd Peoria 231-1401
- Name, address and phone number of Intended Lessee:
Tremayne Branch Rumberger's Inc. 3122 W. Prospect Peoria, IL 61603
D/B/A Rumberger's Bar & Grill
- Street address of Property requested for approval:
500 Main

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

- Legal description of Property listed in #3:
See attached
- Are there any improvements (buildings, accessories, etc.) presently on the property?
Yes No If Yes, please give description of same:
Parrot, Chairs, Booths
- Are you planning to build any improvements upon the property? If Yes, please indicate such improvements: _____
- What type of sale of alcoholic beverages is the property to be used for (i.e., tavern, restaurant, package liquor, etc.)? Restaurant
- 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 B
Subclass: 1, 1A, 2, 2A, 3, 3A, 4, 6, 7, 8, 10, 11, 12 3A
- 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

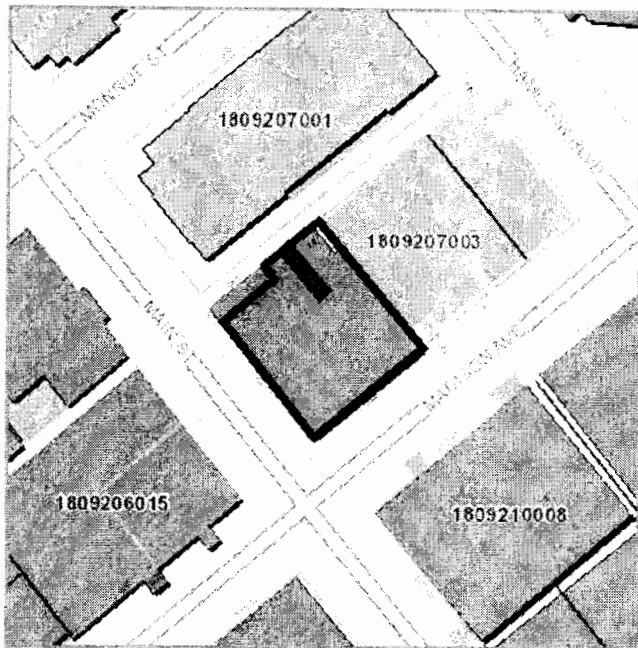
I (we) swear that I (we) am (are) the owner(s) of the property described in this application and that the statements contained herein are true and correct.

Subscribed and sworn to before me this
8th day of February, 2018.
Sherry Green
Notary Public

Signature of Property Owner(s)
(NOTE: Non-Refundable \$250 Filing Fee)



Peoria County, IL - Property Report					Convert to PDF	2/9/2018
Parcel ID	Property Address	City	State	Zip		
1809207006	500 Main St	PEORIA	IL	61602		
1809207006	514 Main St	PEORIA	IL	61602		



Owner Information	
Owner Name	COMFORT LAND TRUST
Mailing Address	2021 E BISHOP AVE
City	PEORIA
State	IL
Zip	61614

Owner Name	COMFORT LAND TRUST
Mailing Address	2021 E BISHOP AVE
City	PEORIA
State	IL
Zip	61614



Mobile
Maps and
Information



Disclaimer: Peoria County makes every effort to produce and publish the most current and accurate information possible. This public information is furnished as a public service. The information must be accepted and used by the recipient with the understanding that the data was developed and collected for the purpose of administering a local property tax as required by the Illinois Property Tax Code. Peoria County assumes no liability whatsoever associated with the use or misuse of such data, and disclaims any representation or warranty as to the accuracy of the data.

Legal Description

ORIGINAL TOWN OF PEORIA NE 1/4 SEC 9-8N-8E LOTS 6 & 7 BLK 16 (EXC BEG MOST WLY COR THEREOF: TH NE 69.8' TO PT A SE ALG EXTERIOR BLDG WALL 17.85' SW 16.28' SE 3.03' SW 4.62' NW 1.36' TO C/L PARTY WALL SW 48.92' NW ALG SW LN LOT 6 BLK 16 18.99' TO POB (-005)) (A/K/A LOTS 1 THRU 5 PETER'S SUB)

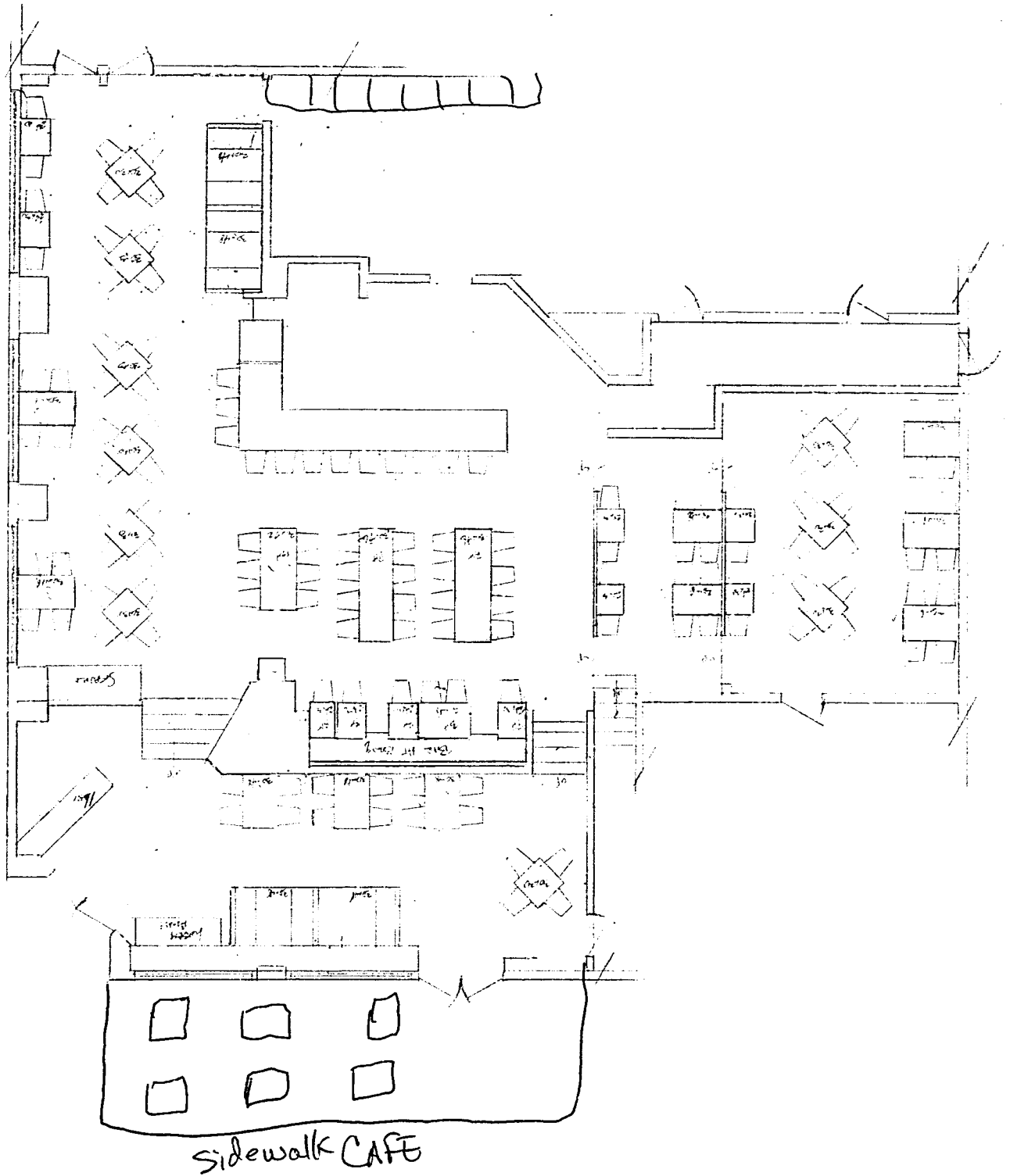
ORIGINAL TOWN OF PEORIA NE 1/4 SEC 9-8N-8E LOTS 6 & 7 BLK 16 (EXC BEG MOST WLY COR THEREOF: TH NE 69.8' TO PT A SE ALG EXTERIOR BLDG WALL 17.85' SW 16.28' SE 3.03' SW 4.62' NW 1.36' TO C/L PARTY WALL SW 48.92' NW ALG SW LN LOT 6 BLK 16 18.99' TO POB (-005)) (A/K/A LOTS 1 THRU 5 PETER'S SUB)

Property Information - Section 1

Property Type	Tax Code	Neighborhood	House Style	Stories	Exterior Construction	Year Built	Effective Year Built	Acres
	046	658				0	0	0.53
	046	658				0	0	0.53

500 MAIN

Rumberger's Bar & Grill



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: Rumberger's Inc

Address: 3127 N. Prospect Peoria, IL 61603

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 26-29 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.

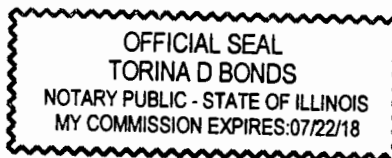
AFFIDAVIT

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.

T. Bond
Signature of Licensee or Agent

Subscribed and sworn to before me this 9th day of February 2018.

Torina D. Bonds
Notary Public



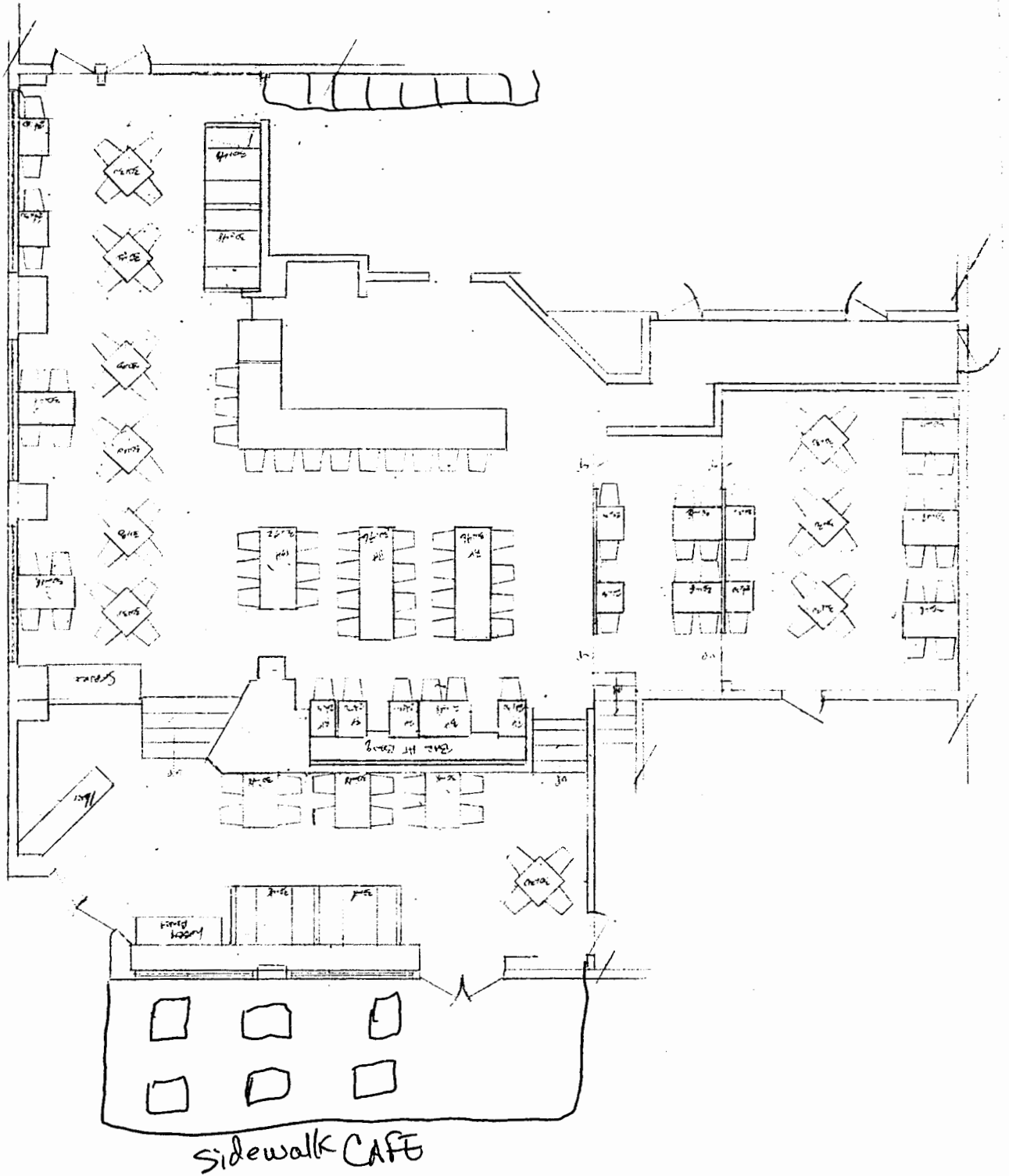
FOR OFFICE USE ONLY:

Application for Subclass 3A is Approved _____ Not Approved _____

Liquor Commissioner / Date

500 MAIN

Rumberger's Bar & Grill





PEORIA POLICE DEPARTMENT



February 14, 2018

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

RE: Site Approval Application #18-03
 Rumberger's Inc.
 d/b/a Rumberger's Bar
 500 Main St.
 Requesting: Class B (restaurant, 50% food)
 Subclass 3A (sidewalk café)

Dear Commissioners,

A site application has been received from *Rumberger's Inc.*, d/b/a Rumberger's, 500 Main St., Peoria, Illinois for a Class B and Subclass 3A liquor license. This license would allow the applicant to operate a full service bar and have a sidewalk café at this location. The applicant is relocating his current restaurant at 3127 N. Prospect Road to this proposed site.

Officer Kevin Slavens inspected this site which located on the corner of Main Street and Madison Avenue. This proposed site has a long documented history as a licensed restaurant for well over twenty years. There are several other liquor licensed businesses in the 500 and 600 blocks of Main Street adjacent to this site. The number of tables and required egress for the sidewalk café will be determined by the Public Works Department when the applicant obtains the required use permit as per city code 26-287. The applicant is aware of the requirement that patrons using the sidewalk café must be seated while consuming alcoholic beverages and that the liquor must be served by wait staff.

This site approval request appears to be appropriate for this location and would not be detrimental to the surrounding businesses or neighborhood as it resides in an established entertainment district. There are no traffic or parking concerns raised by this request.

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

Sincerely,

Loren Marion III
 Interim Chief of Police

LM/ks

cc: Deputy Liquor Commissioner
 City Clerk
 Corporation Council

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



Fire Department

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 18-03
Rumberger's Inc.
d/b/a Rumberger's Bar & Grill
500 Main (moving license 3127 N Prospect)
Requesting: To change from a Class G-B (beer & Wine only) to a
Class B (restaurant, 50% food)
Subclass 3A (sidewalk café)

Liquor Commissioners,

The above mentioned business has not completed interior construction. 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





CITY OF
PEORIA

Community Development Department

February 23, 2018

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

**RE: Site Approval Application 18-03
Rumberger's Inc
d/b/a Rumberger's Bar & Grill
500 Main Street**

**Requesting: To move/change license from 3127 N Prospect from a Class G-B
(Beer & Wine Only) to a Class B (Restaurant, 50% Food)
Subclass 3A (Sidewalk Cafe)**

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 zoned B1 (Downtown Commercial) district. Restaurants and bar/taverns are permitted uses within this zoning district.**

The Community Development Department recommends approval of the requested liquor license.

Sincerely,

Ross Black
Director

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

TO: Trina Bonds, Liquor Commission Secretary
FROM: Jodi Maybanks , Accounts Receivable Supervisor
DATE: February 23, 2018
SUBJECT: Case 18-03 Rumberger's

The Finance Department has an objection to this site approval because they have not paid for their video gaming licenses.

Any questions, please contact me at x8505. Thank you!

Trina Bonds

From: Julie Schmidt
Sent: Wednesday, February 21, 2018 4:35 PM
To: Trina Bonds
Subject: Rumberger's Sidewalk Cafe
Attachments: Sidewalk Cafe Program Guide.pdf; Sidewalk Cafe - Rumberger Comments.docx

Trina, My comments for Rumberger's Bar & Grill are attached. I also attached a copy of the Sidewalk Café Program Guide which includes the application that needs to be completed.

Please let me know if you need anything else.

Please note that the City of Peoria's Storm Water Control Ordinance has been recently updated. Changes are now in effect.

Thanks,
Julie Schmidt, P.E.
In-House Consultant
Public Works Department
City of Peoria
3505 N. Dries Lane
Peoria, Illinois 61604
(309) 494-8829
JSchmidt@peoriagov.org

Sidewalk Café Application Review Comments

Rumberger's Bar & Grill, 500 Main St.

1. Submit a Sidewalk Café Application. It is included on pages 5 – 7 in the City of Peoria Sidewalk Café Program Application and Information Package, which is attached.
2. Will the proposed sidewalk café be contained within the boundary of the existing fenced area on Madison Avenue?
3. Provide the dimensions of the Sidewalk Café area on the site plan.
4. Show proposed boundary on site plan. Provide details to describe type of boundary proposed. You may use the existing planting as part of your boundary. Boundary requirements include:
 - A boundary shall fully enclose the permitted area from the remainder of the public way, with the exception of the entrance. See examples in the Application and Guideline Package
 - The Boundary shall be no less than 24 inches or more than 36 inches in height.
 - Sidewalk café boundaries must be constructed so that they are free of objects that protrude more than 4 inches from the outer edge of the fence or barricade between 27 and 80 inches above the ground.
 - Sidewalk café boundaries must be constructed to provide cane detection for pedestrians who are blind or have visual impairments. A continuous uninterrupted fence or barricade meets this requirement if it has a continuous, firm barrier located 27 inches above ground or lower.
 - Bolting the boundary to the sidewalk is not permitted.
5. Show required clearance dimensions on the plan. Clearance requirements include:
 - A minimum clearance of one (1) foot from the Sidewalk Café to the edge of the curb.
 - A minimum of 4 feet (5' recommended) public way must be left unobstructed for pedestrian passage. Passage must be clear and in a straight path.
 - A minimum of 5 feet must separate the outer edge of the sidewalk café from any City property such as street signs, planters, newspaper dispensers, fire hydrants, bus shelters, or other obstructions unless otherwise approved by Public Works.
6. Show the proposed seating (chairs) on the site plan, meeting the following requirements:
 - The number of chairs depicted in the Plan shall match the proposed seating capacity on the application.
 - Seating for people with disabilities must be provided. At least 5% but not less than one of the tables in the sidewalk café seating area must be accessible to people with disabilities, including those who use wheelchairs. Accessible tables must be dispersed throughout the café seating area.
 - Under no circumstances should seating in sidewalk cafés consist only of "high" or "bar stool" height tables and chairs. Where high tables and chairs are used, accessible tables outfitted with chairs of corresponding height must be provided as well.
7. Compliance with the Landscaping requirements.
 - At least 50% of the boundary must be covered with live plants
 - No portion of the plants shall extend outside the permitted Sidewalk Café area (they shall be included within the limits of the permitted area).
8. Please provide copies of your City of Peoria business license certificate(s). If you do not have a valid business license, please apply for the appropriate license(s) either online at our website, or in person at City Hall.
9. Please include your insurance certificate with this application. See insurance requirements in the Sidewalk Café Application Package.
10. The entrance location shall be at least 36 inches wide at all points and a maximum of 5 feet.

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.

RUMBERGERS, INC. D/B/A RUMBERGER'S

(name of establishment)

500 MAIN

(address)

FOR USE AS:

REQUEST TO CHANGE FROM A CLASS G-B (BEER & WINE ONLY) TO
A CLASS B (RESTAURANT, 50% FOOD) & TO MOVE LIQUOR LICENSE FROM
3127 N. PROSPECT ROAD. (ALSO ADDING A SUBCLASS 3A (SIDEWALK CAFE).

The Hearing will be held on MONDAY - MARCH 5, 2018 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.

Lexington House Corporation
401 Main St Suite 110
Peoria Il 61602

Comfort Land Trust
2021 E Bishop Ave
Peoria Il 61614

Hgi LLC
C/O Kermit A Huber P O Box 5605
Peoria Il 61601

George & Deborah Refeinstein Living
Trust 11-7-11
C/O George H & Deborah Reifenstein
4202 Auke Ln
Juneau Ak 99801

J&j Pizza Plus, Inc
C/O Hoops Pub & Pizza 516 Main St
Peoria Il 61602

~~Comfort Land Trust
2021 E Bishop Ave
Peoria Il 61614~~

City of Peoria
Attn Randy Ray 419 Fulton St
Peoria Il 61602

United States Postal Service Room
904
433 W Van Buren St
Chicago Il 60699

Pere Marquette Hotel LLC
450 N Main St
East Peoria Il 61611

Leisy Brewing Company
1314 E Marietta Ave
Peoria Heights Il 61616

~~Leisy Brewing Company
1314 E Marietta Ave
Peoria Heights Il 61616~~

~~Pere Marquette Hotel LLC
450 N Main St
East Peoria Il 61611~~

~~Pere Marquette Hotel LLC
450 N Main St
East Peoria Il 61611~~

~~Leisy Brewing Company
1314 E Marietta Ave
Peoria Heights Il 61616~~

~~Leisy Brewing Company
1314 E Marietta Ave
Peoria Heights Il 61616~~

~~Leisy Brewing Company
1314 E Marietta Ave
Peoria Heights Il 61616~~

~~Leisy Brewing Company
1314 E Marietta Ave
Peoria Heights Il 61616~~

~~City of Peoria
Attn Randy Ray 419 Fulton St
Peoria Il 61602~~

~~City of Peoria
Attn Randy Ray 419 Fulton St
Peoria Il 61602~~

~~City of Peoria
Attn Randy Ray 419 Fulton St
Peoria Il 61602~~

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Attn Randy Ray 419 Fulton St
Peoria Il 61602~~

~~City of Peoria
Attn Randy Ray 419 Fulton St
Peoria Il 61602~~

Peoria Public Library
107 Ne Monroe Ave
Peoria Il 61602

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

Tremayne Branch being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of Romberger's Inc
(establishment name)

located at 500 Main, Peoria, Illinois.
(address)

2. On Feb 9th, 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.

T. Branch
(Signature of Liquor Licensee)

Subscribed and sworn to before me
this 9th day of February
2018.

Torina D Bonds
Notary Public

