

MEMORANDUM

TO: Leah Allison, Community Development
Officer Rick Linthicum, Police - SID
Lt. James Chiola, Police - Traffic Division
Fire Engineer Charlie Perrin, Fire Prevention Division
Leigha Adelsberger, Accounts Receivable Supervisor
Mayor Rita Ali, Liquor Commissioner
Tim Riggerbach, 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: March 23, 2023

SUBJECT: **SITE APPLICATION:** Case: 23-09
Champs of Peoria, Inc.
d/b/a Bloody Mary Brunch Co.
708 W. Glen
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 1, 2023. **Contact person for this application is Chris Herold @ (309-453-1486)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: April 21, 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

2023 MAR 23 PM 12:08

**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:

1. Name(s), address(es) and phone number(s) of Property Owner(s):
HIGHLAND VENTURES, LLC; 2701 W. LAWRENCE AVE, STE A, SPRINGFIELD, IL 62704
217-544-8433
2. Name, address and phone number of Intended Lessee:
CHRISTOPHER HEROLD, 306 E GLEN AVE, PEORIA, 309-453-1486
CHAMPS OF PEORIA, INC D/B/A BLOODY MARY BRUNCH CO.
3. Street address of Property requested for approval:
708 W GLEN AVE, PEORIA, IL 61614
NOTE: All site approvals are 1st floor only, unless specifically applied for and authorized.
4. Legal description of Property listed in #3: PARCEL 1420427034
OAKWOODS 1ST EXTENSION SE 1/4 SEC 20-9N-8E 0.441 AC LOT 1
5. Are there any improvements (buildings, accessories, etc.) presently on the property? Yes ☒ No ☐
If Yes, please give description of same:
7000 sq foot commercial building
6. Are you planning to build any improvements upon the property? NO If Yes, please indicate such improvements: INTERIOR IMPROVEMENTS ONLY
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 ☒ 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
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
17 day of March, 2023

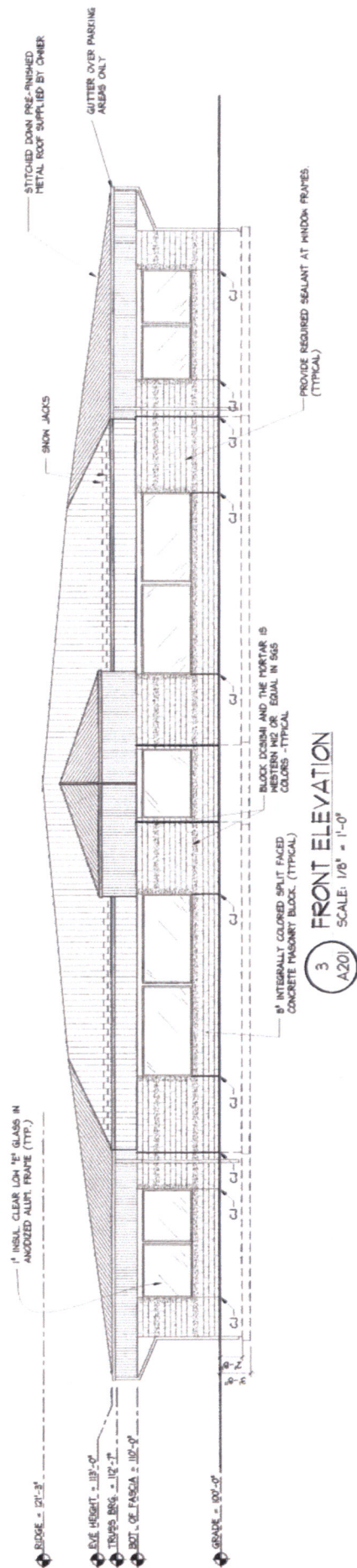
Heather Hanrahan

Notary Public



KA Hoogland
Signature of Property Owner(s)

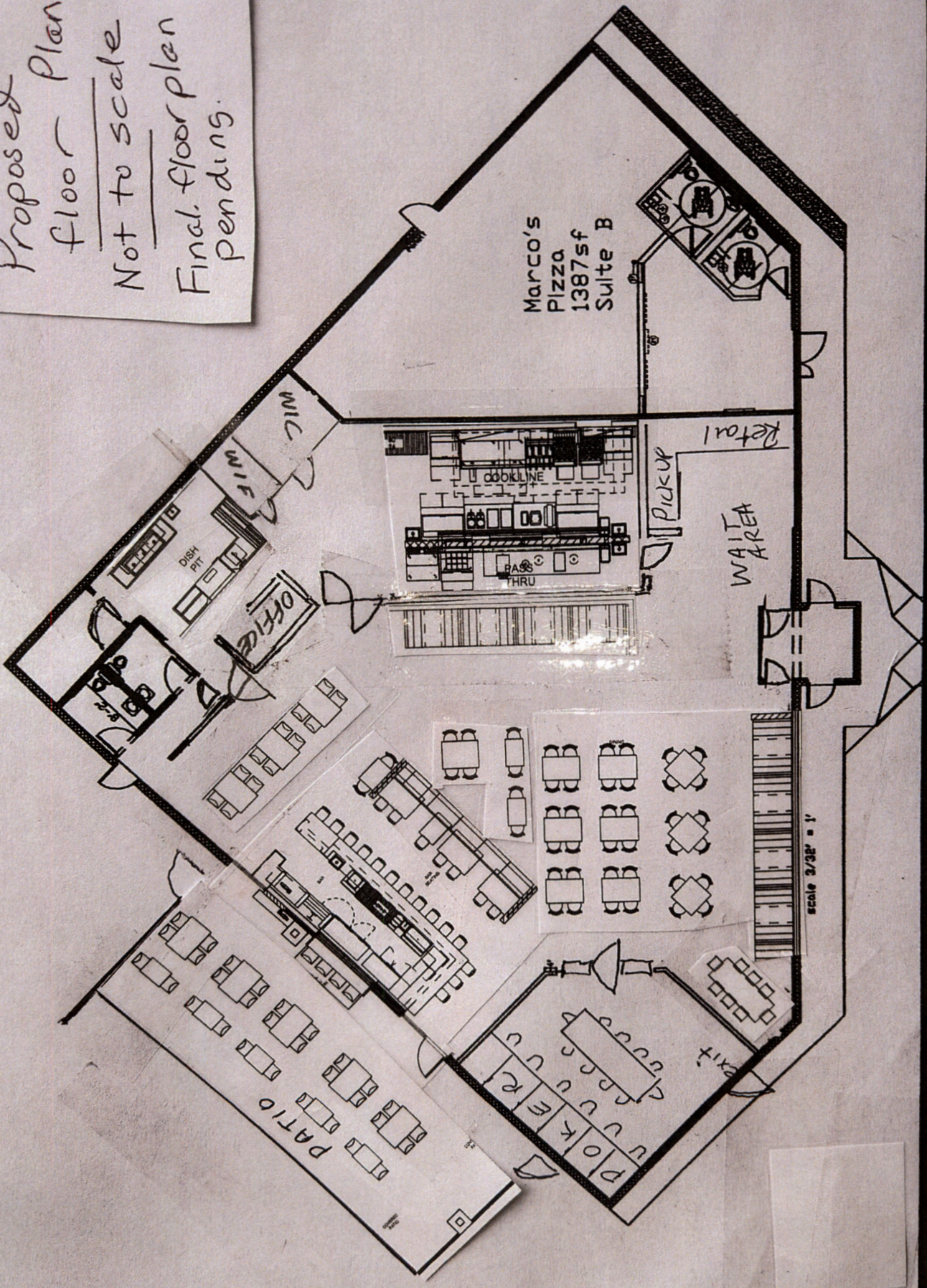
(NOTE: Non-Refundable \$250 Filing Fee)



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

Proposed
 floor Plan.
 Not to scale
 Final floor plan
 pending.



LEGACY
 COMMERCIAL
 PROPERTY

#359 Peoria, IL
 708 W. GLEN AVE, PEORIA, IL, 61614
 Floor Plan

***EXISTING CONDITIONS: V.I.F.**
 Verify all dimensions and conditions in the field. Any discrepancies these drawings shall be brought to the attention of the owner's representative prior to the submittal of plan sets for owner and city review. Failure to do so will not be an acceptable reason for change orders.

Date: 03/12/20
 Drawn By: DD



GLEN AVENUE

SHERIDAN ROAD

EXISTING WHITE
PINE TREES (3)

PROPOSED RED
MAPLE TREE
& (2) BUSHES

PROPOSED (4) SEA GREEN
BUSHES LOCATED IN FRONT

PROPOSED (8) BURNING
BUSHES LOCATED IN CORNER

PROPOSED RED
MAPLE TREE
(2) BUSHES

PROPOSED RED
MAPLE TREE
(3) BUSHES

PROPOSED RED
MAPLE TREE
(3) BUSHES

PROPOSED SEA
GREEN (5) BUSHES

BUILDING

DUMPSTER

CHAMBERS OF PEORIA, INC
D/B/A BOOZY MARY
BUNCH CO.

LANDSCAPE CALCULATION TABLE

| ITEM | LF | # PNTS REQUIRED | PROPOS |
|------------------------------|-----|--------------------|------------------------------|
| FRONT YARD #1 (GLEN AVE.) | 154 | 77 | 4 RED M 20 SEA |
| FRONT YARD #2 (SHERIDAN RD.) | 163 | 82 | 3 RED M 10 SEA C |
| PARKING LOT (50 SPCS) | 50 | 50 | 8 BURNIT 3 WHITE TREES |
| TOTALS | 209 | 209 | 10 TREE |

SIDEWALK RESTAURANT/CAFÉ

APPLICATION FOR SUBCLASS 3A LIQUOR LICENSE

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

Establishment Name: CHAMPS OF PEORIA, INC D/B/A BLOODY MARY BRUNCH Co

Address: 708 W. GLEN AVE, PEORIA IL 61614

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.

Christopher M. Harold
Signature of Licensee or Agent

Subscribed and sworn to before me this
23rd day of March,
2023.

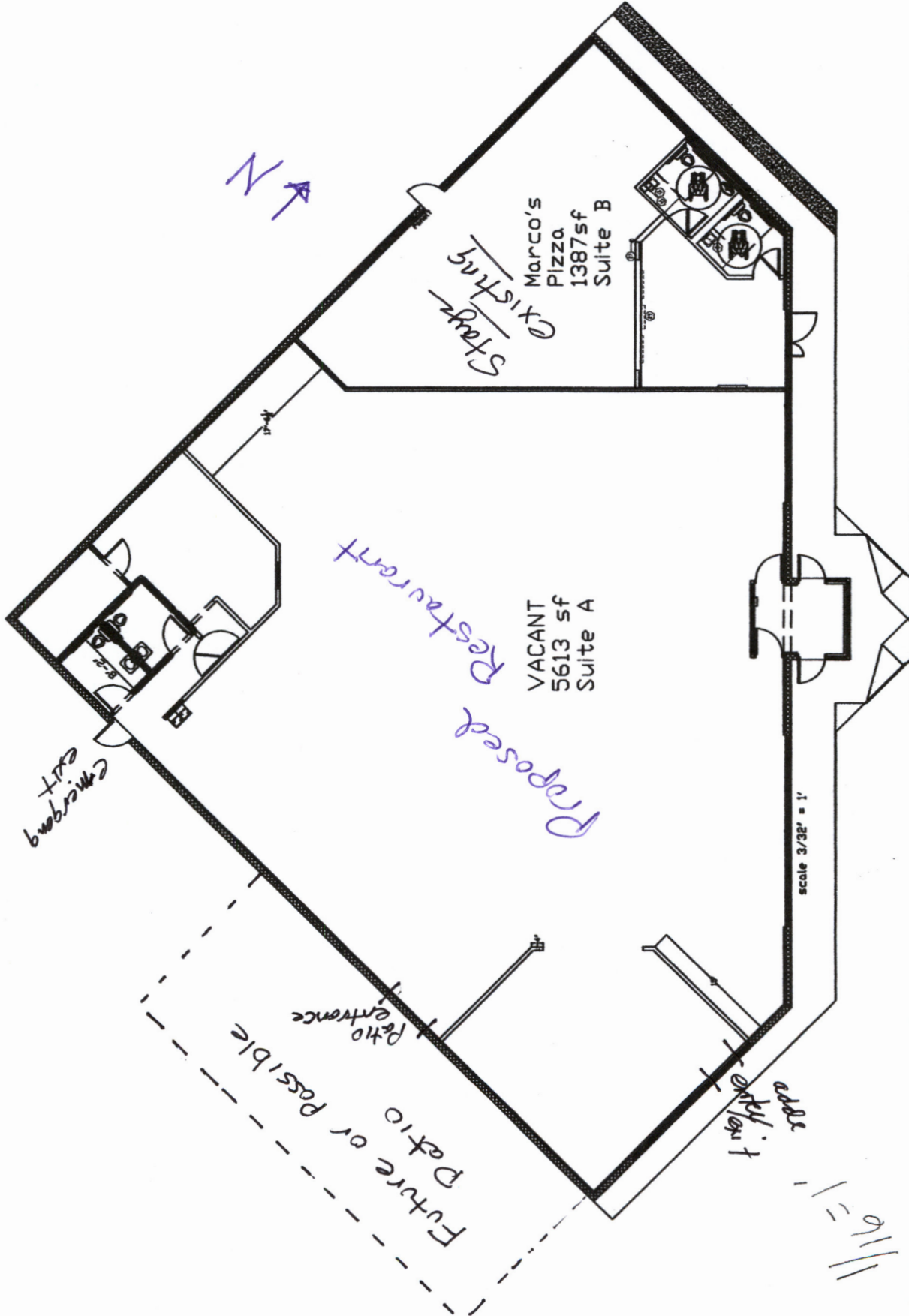
Torina D. Bonds
Notary Public



FOR OFFICE USE ONLY:

Application for Subclass 3A is Approved _____ Not Approved _____

Liquor Commissioner / Date



#359 Peoria, IL
 708 W. GLEN AVE, PEORIA, IL, 61614
 Floor Plan

***EXISTING CONDITIONS: V.L.F.**
 Verify all dimensions and conditions in the field. Any discrepancies in these drawings shall be brought to the attention of the owner's representative prior to the submittal of plan sets for owner and city review. Failure to do so will not be an acceptable reason for change orders.

Date: 03/12/2021
 Drawn By: DD

Trina Bonds

From: Leigha Adelsberger
Sent: Monday, April 3, 2023 11:25 AM
To: Trina Bonds
Subject: RE: Case 23-09 / Bloody Mary Brunch Co.

Good afternoon Trina,

There are no outstanding balances due at this time.

Thank you,

Leigha Adelsberger
City of Peoria, Illinois
Office of Accounts Receivable





PEORIA POLICE DEPARTMENT

April 17, 2023

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

RE: Site Approval Application #23-09
Champs of Peoria, Inc.
d/b/a Bloody Mary Brunch Co.
708 W. Glen
Requesting: Class B (Restaurant, 50% food)
Subclass 3A (Sidewalk Cafe)

Dear Commissioners,

An application has been received from Champs of Peoria Inc., d/b/a Bloody Mary Brunch Co., 708 W. Glen, Peoria, Illinois, for approval of the above location for a Class B, Subclass 3A, (Sidewalk Cafe), license.

Officer Richard Linthicum conducted an inspection of the area around 708 W. Glen. The area that surrounds this establishment is entirely commercial, and the former Family Video operated in this location. The building also contains Marc's Pizza.

It appears that this request is appropriate for this location and would not be detrimental to the surrounding businesses or neighborhood, as this site resides in an established commercial / retail area of town. There are no traffic or parking issues raised by this request.

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

Sincerely,

Eric P. Echevarria
Chief of Police

EE/rl

cc: City Clerk
Corporation Counsel



Fire Department

April 20, 2023

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

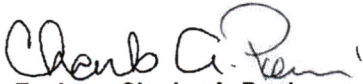
Re: Site Approval Application
Case: 23-09
Champs of Peoria
d/b/a Bloody Mary Brunch Co.
708 W Glen

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

Liquor Commissioners,

The above-mentioned business has not completed the interior remodel for the change of occupancy. This building is currently a Mercantile Occupancy video rental store being changed to an Assembly A-2 restaurant. This change will require many life safety upgrades to include sprinkler and fire alarm systems to be installed in the entire building. This remodel and change of occupancy will require permits to be applied for and a full plan review to be completed before the Certificate of Occupancy can be issued.

Your mutual concern for life safety is appreciated.


Engineer Charles A. Perrin
Fire Inspector, Fire Prevention Division
Peoria Fire Department
309.494.8735
CPerrin@peoriagov.org

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





Community Development Department

May 1, 2023

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

RE: **Site Application Case 23-09**
Champs of Peoria, Inc.
d/b/a Bloody Mary Brunch Co.
708 W Glen Ave
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. The following is a summary of the results:

1. The property is currently zoned C2 (Large-Scale Commercial) District. Restaurant with outdoor restaurant area (sidewalk café) is a permitted use.
2. The existing commercial building consist of two tenant spaces. The proposed tenant space is currently vacant and does not have an outdoor seating area.
3. The applicant must first submit plans prepared and stamped by a design professional to obtain a building permit for the proposed use, including the outdoor seating area.
4. The outdoor seating area is considered an expansion to the building and must maintain the minimum 10'3" setback (5% of the lot width) from the property line. A scaled site plan is needed to determine if the required setback can be met for the outdoor seating area.
5. All necessary building and trades permits must be obtained prior to work commencing.
6. Mechanical, electrical and plumbing work must be accomplished by licensed and registered contractors in the City of Peoria. All work shall adhere to 2018 International Code series, 2018 IECC, 2017 NEC, 2018 Illinois Plumbing Code, and 2018 Illinois Accessibility Code.
7. Work must be completed as illustrated in the approved plans and the Certificate of Occupancy must be obtained prior to operation.

The Community Development Department does not object to the requested liquor license upon issuance of a Certificate of Occupancy/Completion for any construction work.

Sincerely,

Leah Allison
Assistant Community Development Director

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

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.

CHAMPS OF PEORIA, INC. D/B/A BLOODY MARY BRUNCH CO.

(name of establishment)

708 W. GLEN AVE.

(address)

FOR USE AS:

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

LIQUOR LICENSE WITH A SUBCLASS 3A (SIDEWALK CAFE)

The Hearing will be held on MONDAY- MAY 1, 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.

11

Unto Cehog 1 LLC
1022 E Adams St
Springfield, IL 62703

Hundman, R Michael
1707 Hamilton Rd Suite 1a
Bloomington, IL 61704

Jbl Wags II LLC
2028 Harrison St Ste 202
Hollywood, FL 33029

Family Video Movie Club Inc
C/O Highland Ventures Ltd 2701 W
Lawrence Ave Ste A
Springfield, IL 62704

Rashid & Ackerman LLC
C/O John F Rashid 3205 W Summerbend
Ct
Peoria, IL 61615

Walden, Janice L
4907 N Everts Ct
Peoria, IL 61614

Red Carpet Car Wash Inc
4915 N Sheridan Rd
Peoria, IL 61614

~~Red Carpet Properties Inc
4915 N Sheridan Rd
Peoria, IL 61614~~

Peoria Catholic Diocese Notre Dame
High School
5105 N Sheridan Rd
Peoria, IL 61614

Nicole L Lackner Trust
C/O Nicole L Lackner, Trustee 4809 N
Sheridan Rd
Peoria, IL 61614

~~Nicole L Lackner Trust
C/O Nicole L Lackner, Trustee 4809 N
Sheridan Rd
Peoria, IL 61614~~

Sscf Companies LLC Series
718 W Glen Ave
Peoria, IL 61614

Nguyen, Phuong
5220 W Timberedge Dr
Peoria, IL 61615

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

CHRISTOPHER HEROLD, being duly sworn, does hereby swear/affirm
that:

1. I am the Liquor Licensee of BLOODY MARY BRUNCH Co.
(establishment name)

located at 708 W. GLEN AVE, Peoria, Illinois.
(address)

2. On MARCH 24, 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.

Christopher M Herold
(Signature of Liquor Licensee)

Subscribed and sworn to before me
this 23rd day of March,
2023.

Torina D Bonds
Notary Public

