

## MEMORANDUM

TO: Leah Allison, Community Development  
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  
Chuck Grayeb, Council Member  
Chrissie Peterson, Interim Corporation Counsel  
Emily Ambroso, Public Works (Sidewalk Café Requests Only)

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

DATE: March 5, 2020

SUBJECT: **SITE APPLICATION: Case: 20-04**  
**Po-Boy's on Frostwood, LLC**  
**d/b/a Premier Event & Entertainment Center**  
**3214 N. Dries Lane**  
**Requesting: Class I (Stadium/Assembly Halls)**  
**Subclass 1A (2:00 am closing hours)**

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, April 6, 2020. **Contact person for this application is Walter Zich (PH: 208-7526)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: March 26, 2020 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



2020 MAR - 5 PM 2:58  
**SITE APPROVAL APPLICATION FOR THE SALE OF ALCOHOLIC BEVERAGES  
IN THE CITY OF PEORIA, ILLINOIS**

Beverly Reed  
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):  
Wells Land LLC #6705 N. Fieldstone Ct. Peoria IL 61615 (309) 208-7526
2. Name, address and phone number of Intended Lessee:  
Po-Boy's On Frostwood LLC d.b.a Premier Event & Entertainment Center 309-208-7526
3. Street address of Property requested for approval:  
3214 N. Dries Ln. Peoria IL 61604

**NOTE: All site approvals are 1<sup>st</sup> floor only, unless specifically applied for and authorized.**

4. Legal description of Property listed in #3:  
See attached property tax bill
5. Are there any improvements (buildings, accessories, etc.) presently on the property?  
Yes  No  If Yes, please give description of same:  
Building was formerly Community Bible Center and is in very good operational condition
6. Are you planning to build any improvements upon the property? No If Yes, please indicate such improvements: \_\_\_\_\_
7. What type of sale of alcoholic beverages is the property to be used for (i.e., tavern, restaurant, package liquor, etc.)? Tavern / Event Center

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 I

Subclass: <sup>6 yrs</sup> 1, (IA) 2, 2A, 3, 3A, 4, 6, 7, 8, 10, 11, 12 IA

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  
5th day of March, 2020

Kimberly R Andrews

Notary Public OFFICIAL SEAL  
KIMBERLY R ANDREWS  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 10-17-2023

Warranty 30 Manager / Member  
\_\_\_\_\_  
Signature of Property Owner(s)

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

2016

PEORIA COUNTY REAL ESTATE TAX BILL

PEORIA COUNTY COLLECTOR  
NICOLE DEMETREAS  
Office Hours 8:30am - 5:00pm M-F  
Phone: 309-672-6065

First Installment Due Date	06/06/2017	Second Installment Due Date	09/06/2017	Parcel Number	14-29-376-037
Amount	\$11,633.02	Amount	\$11,633.02	Township	City of Peoria

Your township collector is:  
Patrick A Nichting  
419 Fulton Street, Room 100  
Peoria, IL 61602

**Legal Description**  
COMMISSIONER'S SUB OF ALLERTON ESTATE SW 1/4 SEC 29-9-8E 1.546 AC (97-37640)  
COMG SE COR SW 1/4 SEC 29 TH N 900' W 781. .65' S 63' TO POB: T H S 376.98' W 179.6'  
376.98' E 179.6' TO POB PT LOT 2

<b>Site Address</b> 3214 N DRIES LN PEORIA, IL 61614	<b>Owner Name</b> WELLS LAND LLC
--	-------------------------------------

**Mailing Address**  
WELLS LAND LLC  
3214 N DRIES LN  
PEORIA IL 61614

REMITTANCE ADDRESS ON BACK OF COUPON

68030

Tax Code	001
<b>Tax Computation</b>	
Fair Prop. Value	729,520
Total Value	243,150
HIE Exemption -	0
State Multiplier x	1.0000
State Equalized =	243,150
Senior Freeze Expt -	0
Owner Occ. Expt -	0
Senior Expt -	0
Frat. / Vet. Expt. -	0
Dis Vet Homestd -	0
Dis Person Expt -	0
Returning Vet Expt -	0
<b>Net Taxable Value =</b>	243,150
Tax Rate x	9.56859
EZ Abatement -	0.00
<b>Current Tax =</b>	\$23,266.04
Fees/Liens/SSA†	\$0.00
<b>Total Tax Due =</b>	\$23,266.04

Taxing Body	Prior Year Rate	Prior Year Tax	Current Rate	Current Tax	Pension Amount
PEORIA COUNTY	0.80500	\$1,918.97	0.82410	\$2,003.82	\$555.92
PEORIA COUNTY SOIL & WATER	0.00033	\$0.79	0.00032	\$0.78	\$0.00
ICC JC #514	0.49301	\$1,175.24	0.49032	\$1,192.21	\$19.14
CITY OF PEORIA	1.12223	\$2,675.17	1.12107	\$2,725.88	\$2,056.10
PEORIA LIBRARY	0.43966	\$1,048.06	0.43032	\$1,046.32	\$0.00
PEORIA TWP	0.14742	\$351.42	0.14895	\$362.17	\$10.87
GREATER METRO AIRPORT AUTH	0.21120	\$503.46	0.21516	\$523.16	\$5.37
GREATER PEORIA M T D	0.22744	\$542.17	0.23109	\$561.90	\$219.54
GREATER PEO SAN DIST	0.00000	\$0.00	0.00000	\$0.00	\$0.00
PLEASURE DRIVEWY PKD	0.82884	\$1,975.79	0.82432	\$2,004.33	\$209.79
PEORIA USD #150	5.28414	\$12,596.33	5.28294	\$12,845.47	\$1,089.31
<b>Totals</b>	<b>9.55927</b>	<b>\$22,787.40</b>	<b>9.56859</b>	<b>\$23,266.04</b>	<b>\$4,166.04</b>

*Pa* \$ 11,633.<sup>02</sup>  
*J+ 2498*  
*6-5-17*

RETURN THIS PORTION WITH PAYMENT

RETURN THIS PORTION WITH PAYMENT

2:00 A.M.

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

Present License Class \_\_\_\_\_ Present License No. \_\_\_\_\_

Establishment Name Po-Boys on Frosting LLC d.b.a. Premier Event + Entertainment Center

Address 3214 N. DEES Lane Peoria IL 61604

Has there been a lapse in this license? Now

Zoning classification of licensed premises \_\_\_\_\_

Distance to nearest residential structure Several blocks away

List liquor code violations in the past 3 years:

We have never had a liquor violation

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.**

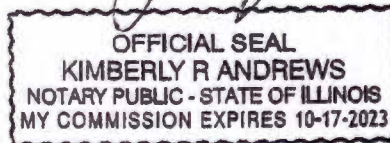
**AFFIDAVIT**

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 March, 2020.

[Signature]  
Notary Public



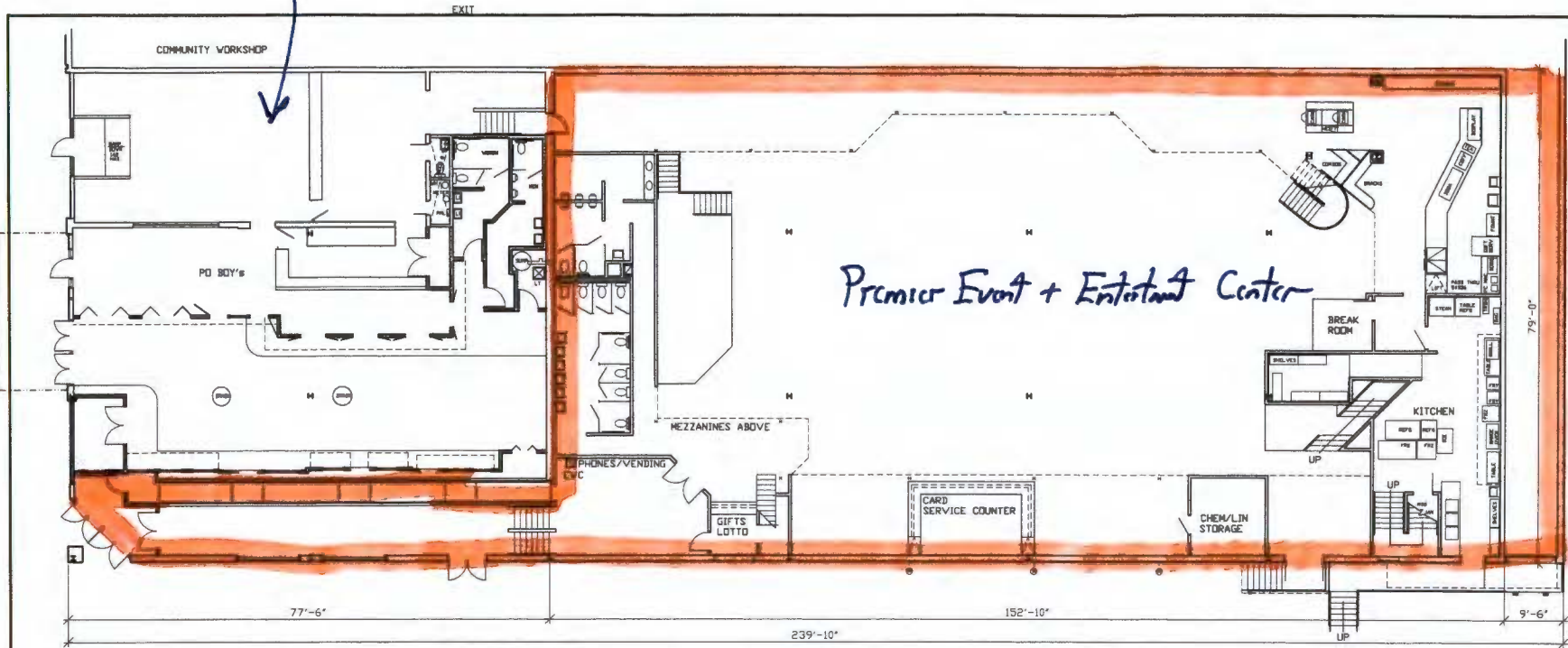
**FOR OFFICE USE ONLY**

Application for Subclass 1A is APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_

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

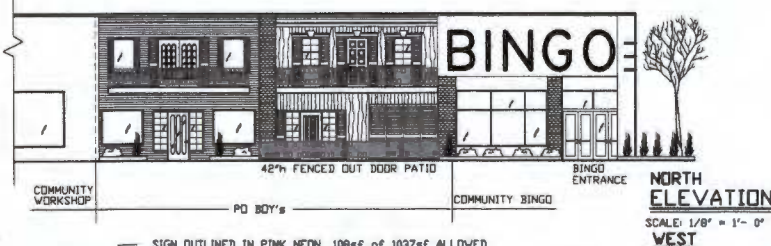
Special Conditions: \_\_\_\_\_

Connected



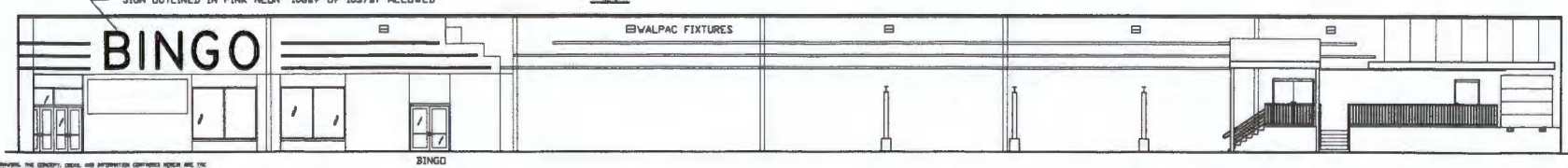
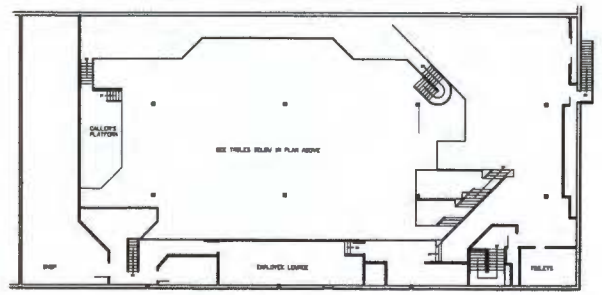
BUILDING HAS NOT BEEN SURVEYED - ALL CONDITIONS AND DIMENSIONS ARE APPROXIMATE

**EXISTING FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION WEST**  
SCALE: 1/8" = 1'-0"

**MEZZANINE**  
SCALE: 1/16" = 1'-0"



**LARRY R. PAUSTIAN**  
ARCHITECTS P.C.  
144 DANMEYER DRIVE EAST PEORIA, IL 61611  
TEL: 309-694-3947

JOB NO. 2511

**COMMUNITY BINGO CENTER**  
3214 N. DRIES LANE  
PEORIA, ILLINOIS 61604  
MR. WALTER J. ZICH, OWNER

APPROVED BY DISTRICT PRELIMINARY SETL SHEET

DATE	OWNER'S REP.
DATE	OWNER'S REP.
DATE	ARCHITECT

REVISIONS

1	DATE	DESCRIPTION
2	DATE	DESCRIPTION
3	DATE	DESCRIPTION
4	DATE	DESCRIPTION

DATE: 1/3/07

SHEET: **1**

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**SHARED PARKING CALCULATION**  
 COMMUNITY WORKSHOP:  
 63,000SF, 80 EMPLOYEES, 320 STUDENTS/WORKERS (DISABLED OR HANDICAPPED)  
 REQUIRED PARKING OFFICE @ 1920SF=4/1000SF, VOCATIONAL @ 34,000SF=1/EMP+2/3STUDENTS = 60+213 = 273 SPACES= MANUFACTURING @ 320 PEOPLE SAME USE/OCCUPANTS AS ABOVE STUDENTS. TOTAL REQUIRED BY ORDINANCE 289 SPACES=

\* NOTE: ONLY 10% OF 320 STUDENTS CAN OPERATE A MOTOR VEHICLE -  
 REVISED REQUIREMENT - OFFICE+EMPLOYEES+32 STUDENTS = 16+60+22 = 98 SPACES / 106 SPACES AVAILABLE

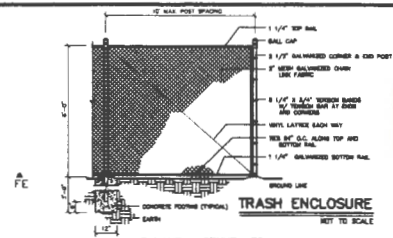
COMMUNITY BINGO:  
 18,549SF, 6 STAFF, 300 PATRONS  
 REQUIRED PARKING AMUSEMENT @ 1/EMP+1/3 PERSONS = 6+100, BAR/EATING AREA (SEE BELOW) = 46, TOTAL = 152 SPACES  
 124 SPACES AVAILABLE

TOTAL SPACES AVAILABLE = 106 + 124 = 230  
 TOTAL SPACES NEEDED = 98 + 152 = 250

**SHARED PARKING TABLE**  
 COMMUNITY WORKSHOP = OFFICE/INSTITUTIONAL USE, COMMUNITY BINGO = RESTAURANT USE IN TABLE.  
 NOTE: COMMUNITY WORKSHOP IS CALCULATED WITH 32 LICENSED DRIVERS IN STUDENT COUNT.

TIME-	WEEKDAYS		WEEKEND	
	12-7AM	1-6PM	12-7AM	7-6PM
CDM WORK	5% = 3	100% = 98	5% = 5	0% = 0
CDM BINGO	50% = 76	70% = 107	100% = 152	70% = 107
TOTAL REQUIRED	81	205	107	167

ADDITIONAL NOTE: COMMUNITY WORKSHOP CLOSSES AT 6PM  
 COMMUNITY BINGO OPENS AT 6 PM



**LARRY R. PAUSTIAN**  
 ARCHITECTS P.L.L.C.  
 144 DUNWOOD DRIVE EAST PEORIA, IL 61611  
 309-694-3947

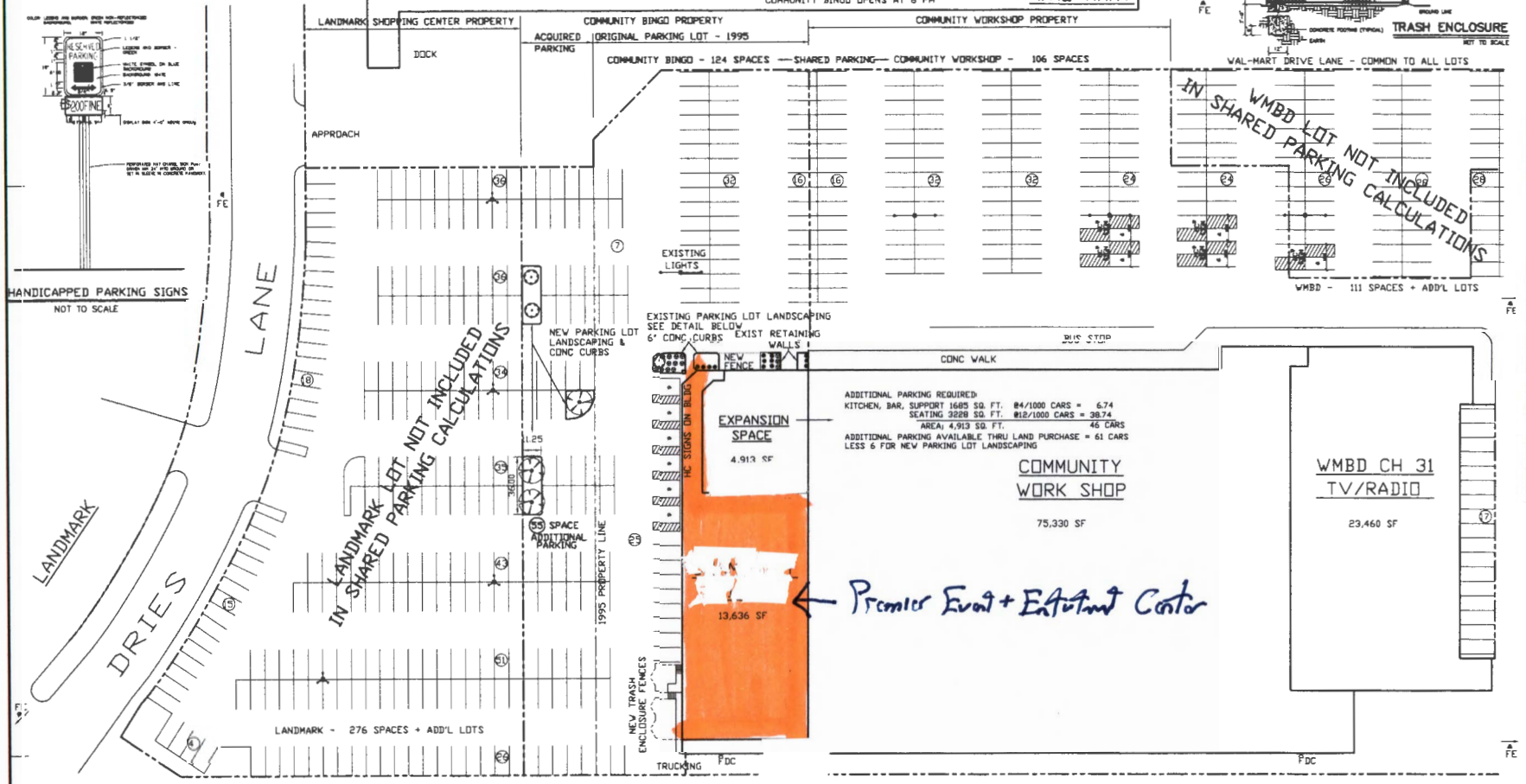
NO. 2511

**COMMUNITY BINGO CENTER**  
 3214 N. DRIES LANE  
 PEORIA, ILLINOIS 61611  
 MR. VALTER, J. ZICH

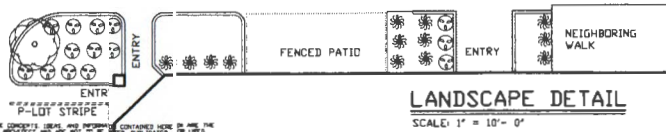
APPROVED FOR CONSTRUCTION  
 OWNER'S REP.  
 CONTRACTOR  
 ARCHITECT

REVISIONS:  
 1 / /  
 2 / /  
 3 / /  
 4 / /

DATE: 3 / 4/05  
 SHEET: 1 / 1



*Premier Event + Entertainment Center*



**PLANT SYMBOLS**

- 6" - 12" 1/2" UNIMPOSED BARK OR CHERRY WASH PLANT NET
- SHADE TREES
- EVERGREEN
- SHRUB
- SPRING BLOOMING
- FLORAL
- FRUIT BEARING
- INTERMEDIATE
- TREES 12" - 18" DBH
- SHRUBS 6" - 12" DBH
- PERENNIALS
- ANNUALS
- GRASS
- EVERGREEN
- SHRUBS
- TREES 18" - 24" DBH
- WHITE PINE

PARKING LOT:  
 20% OF CAR OUNDRY IN LOT  
 10% IN 1/2 TRUCKS IN LOT  
 INTER. TREES

TREES 8" DBH 3 = 24  
 12" DBH 3 = 36  
 18" DBH 3 = 54  
 24" DBH 3 = 72  
 30" DBH 3 = 90  
 36" DBH 3 = 108  
 42" DBH 3 = 126  
 48" DBH 3 = 144  
 54" DBH 3 = 162  
 60" DBH 3 = 180  
 66" DBH 3 = 198  
 72" DBH 3 = 216  
 78" DBH 3 = 234  
 84" DBH 3 = 252  
 90" DBH 3 = 270  
 96" DBH 3 = 288  
 102" DBH 3 = 306  
 108" DBH 3 = 324  
 114" DBH 3 = 342  
 120" DBH 3 = 360

**NOTES:**  
 DRAINAGE IS UNCHANGED FROM EXISTING CONDITIONS  
 25' ACCESS EASEMENT MUST BE MAINTAINED THRU ALL PROPERTIES - LOCATION IS OPTIONAL  
 ALL PROPERTIES HAVE STREET ACCESS BY EASEMENT  
 LOCATION OF UNDERGROUND IMPROVEMENTS IS NOT KNOWN (OR LIGHTING ELECTRIC) CONTACT J.U.L.I.E. DIG AT YOUR OWN RISK.

**SITE PLAN**  
 SCALE: 1" = 30'-0"  
 NORTH  
 LOT AREA 56,675 SF  
 SITE HAS NOT BEEN SURVEYED  
 FIELD VERIFY ALL DIMENSIONS/CONDITIONS

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CITY OF  
**PEORIA**

PEORIA POLICE DEPARTMENT

March 17, 2020

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

RE: Site Approval Application #20-04  
Po-Boy's on Frostwood, LLC  
d/b/a Premier Event & Entertainment Center  
3214 N. Dries Lane  
Requesting: Class I (Stadium / Assembly Halls)  
Subclass 1A (2:00 a.m. close)

Dear Commissioners,

A site application has been received from *Po-Boy's on Frostwood, LLC*, d/b/a Premier Event & Entertainment Center, 3214 N. Dries Lane, Peoria, Illinois for a Class I and Subclass 1A liquor license. The approval of this application would allow the applicant to operate as a stadium / assembly hall with full bar service and have a 2:00 a.m. close on Fridays, Saturdays and Sundays at this location.

Officer Kevin Slavens inspected the site which is located on N. Dries Lane just north of W. Forrest Hill Avenue in an established retail / commercial area. Neighboring businesses include: Connected, Walmart, Landmark Recreational Center and Community Workshop and Training Center. This site originally opened in April 1983 as Gabriel's as a Class A liquor license establishment and most recently operated as Community Bingo Center until March 2017. The Peoria Police Department had no previous documented alcohol related ordinance violations at this location.

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

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

Sincerely,

Loren Marion III  
Chief of Police

LM/ks

cc: City Clerk  
Corporation Counsel



## Trina Bonds

---

**From:** Rebecca Runyon  
**Sent:** Tuesday, March 24, 2020 8:53 AM  
**To:** Trina Bonds  
**Subject:** Site Application #20-04

Regarding Site Application #20-04 for Po-Boy's on Frostwood, LLC there are no outstanding items in Accounts Receivable.

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](mailto:rrunyon@peoriagov.org)



Fire Department

March 26, 2020

Liquor Commission  
Office of Corporation Counsel  
City of Peoria, IL

Re: Site Approval Application  
Case: 20-04  
Po-Boy's on Frostwood, LLC  
d/b/a Premier Event & Entertainment Center  
3214 N Dries Lane  
Requesting: Class 1 (Stadium/Assembly Halls)  
Subclass 1A (2:00 AM Closing Hours)

Liquor Commissioners,

A site application has been received from Walter Zich3214 N Dries Lane requesting a Class 1 and Subclass 1A license. The business has been inspected by City of Peoria Fire Inspectors and the Peoria Fire Department has no issue with this site. The site will need a design professional to review the life safety of the building to ensure all fire and life safety components are met.

**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





CITY OF  
**PEORIA**

**Community Development Department**

April 23, 2020

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

RE: **Case 20-04**  
**Po-Boy's on Frostwood, LLC**  
**d/b/a Premier Event & Entertainment Center**  
**3214 N Dries Lane**

**Requesting: Class I (Stadium/Assembly Halls)**  
**Subclass 1A (2:00 am Closing Hours)**

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 C-2 (Large Scale Commercial). Indoor Recreations such as stadiums and assembly halls are permitted within this zoning district.**

The Community Development Department does not object to the requested liquor license.

Sincerely,

Ross Black  
Director

City Hall  
419 Fulton Street, Suite 300  
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 I Subclass 1A Liquor License for the following described property.

PO-BOY'S ON FROSTWOOD, LLC D/B/A PREMIER EVENT & ENTERTAINMENT CENTER  
(name of establishment)

3214 N. DRIES LANE  
(address)

FOR USE AS:

---

REQUEST FOR A CLASS I (STADIUM/ASSEMBLY HALLS)

LIQUOR LICENSE W/ A SUBLCASS 1A (2:00 AM CLOSING HOURS -THUR, FRI & SAT)

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The Hearing will be held on MONDAY- APRIL 6, 2020 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.

Community Workshop & Training Center  
3215 N University St  
Peoria Il 61604

Ameren Illinois Company  
P O Box 66149 Mc 210  
Saint Louis Mo 631666149

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

~~Community Workshop & Training Center  
3215 N University St  
Peoria Il 61604~~

Wells Land LLC  
3214 N Dries Ln  
Peoria Il 61614

~~Wells Land LLC  
3214 N Dries Ln  
Peoria Il 61614~~

Mainmast Properties LLC  
3116 N Dries Ln Suite 100  
Peoria Il 616071279

Nena Real Estate LLC  
102 Village Dr  
Washington Il 61571

~~Nena Real Estate LLC  
102 Village Dr  
Washington Il 61571~~

Plotkin, Willard J  
435 Hamilton Blvd  
Peoria Il 61602

~~Community Workshop Center  
3215 N University  
Peoria Il 61604~~

Peoria Forrest Hill Development  
Company  
3225 N Dries Ln  
Peoria Il 61614

~~Community Workshop Inc  
3215 N University  
Peoria Il 61604~~

Wal-mart Real Estate Business Trust  
P O Box 8050 - Ms 0555  
Bentonville Ar 72712

~~Peoria Forrest Hill Development  
Company  
3225 N Dries Ln  
Peoria Il 61604~~

STATE OF ILLINOIS )  
  ) ss  
COUNTY OF PEORIA )

**AFFIDAVIT**

Walter J Zich Jr., being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of Po-Boys An Fresh LLC d.b.a Premier Event + Entertainment Center  
(establishment name)

located at 3214 N. Davis Lane, Peoria, Illinois.  
(address)

2. On March 6, 2020, 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.

Walter J Zich Jr.  
(Signature of Liquor Licensee)

Subscribed and sworn to before me  
this 5th day of March  
2020.  
Torina D Bonds  
Notary Public

