

23-16

The New Peoria Puff, Inc.

d/b/a The Neon Bison

617 Main St. (Moving from 514 Main St.)

Requesting: Class A (Tavern)

Subclass 1 (4:00 A.M. Closing Hours)

Subclass 2 (live entertainment)

Kelly Revallo, Manager, The New Peoria Puff, Inc., d/b/a The Neon Bison, presented a request for a Class A (Tavern) Liquor License, with a Subclass 1 (4:00 A.M. Closing Hours) and a Subclass 2 (live entertainment) at 617 Main St.

In discussion with Chairwoman Coates, Ms. Revallo said the goal was to bring life back to the downtown of Peoria. She read a statement from into the record from Owner Jon Hopkins, who could not be present at the meeting. A copy of the document was shared with the Liquor Commission.

In response to a question from Commissioner Spears regarding the apartment above the establishment, Ms. Revallo confirmed that the apartment was not occupied.

There being no further questions or comments, Chairwoman Coates called for a motion.

Commissioner Spears moved to approve the request for a Class A (Tavern) Liquor License, with a Subclass 1 (4:00 A.M. Closing Hours) and a Subclass 2 (live entertainment) at 617 Main St.; seconded by Commissioner Hounwanou.

Motion Approved by roll call vote:

Yeas: Coates, Hounwanou, Jordan, Spears, Winkler - 5;

Nays: None;

Abstention: None.

Chairwoman Coates stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, July 25, 2023, at 6:00 p.m.

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
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: June 7, 2023

SUBJECT: **SITE APPLICATION:** Case: 23-16
The New Peoria Puff, Inc.
d/b/a The Neon Bison
617 Main St. (Moving from 514 Main St.)
Requesting to Move: Class A (Tavern)
Subclass 1 (4:00 A.M. Closing Hours)
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, July 10, 2023. **Contact person for this application is Jon Hopkins @ (309-256-6126)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: June 30, 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

**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):

HLT LLC 617 Main St, Peoria IL 61602 309-256-6126

2. Name, address and phone number of Intended Lessee:

DBA- The Neon Bison, 514 Main St Peoria IL 61602. 309-674-5005
The new Peoria Puff Inc

3. Street address of Property requested for approval:

617 Main St, Peoria IL 61602

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

4. Legal description of Property listed in #3: Lot 1 in DR FRYES Subdivision of Lots 1, 2, 3 & 4 in Block

28, Original Town and a Strip of land 31 feet wide lying between said lots and Franklin Street, situate, lying and being in the City of Peoria, in Peoria County, Illinois

5. Are there any improvements (buildings, accessories, etc.) presently on the property? Yes No X

If Yes, please give description of same:

6. Are you planning to build any improvements upon the property? YES If Yes, please indicate such improvements: we will be doing a complete renovation of the interior and exterior facade

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

8. Is this property located in a residential section? Yes No X

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 A

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

10. Do you plan to add video gaming? Yes X No

(Must wait 6 mos & show 80% revenue from food & drinks)

11. A site plan MUST BE SUBMITTED with this application, see Attachment A.

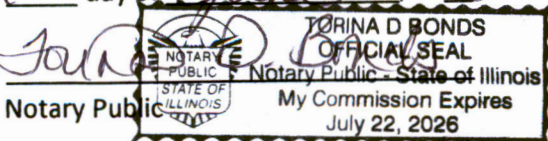
AFFIDAVIT

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.

Jonathan Hopkins, Manager

Subscribed and sworn to before me this
2nd day of June, 2023

Signature of Property Owner(s)



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

The Neon Bison, (formally judges chamber) is the longest standing bar in operation downtown. We purchased the business in 2019, but the corporation was founded in 1984. Over our time as owners, we have had a great relationship with the police and city officials. Our goal when purchasing was to lead the charge in bringing new life back to our great downtown. We are thankfully to say we have done that, and are looking forward to doing that in an even larger way just a block and half away!

We are a Nashville themed, live music venue that is open 7AM-4AM seven days a week. We do have security for our peak nights Thursday-Saturday. Our weekly events include:

- Open Mic for musician on Mondays
- Trivia on Tuesdays
- Some live music or DJs on Thursdays
- Live music every Friday and Saturday
- NFL Ticket for football season

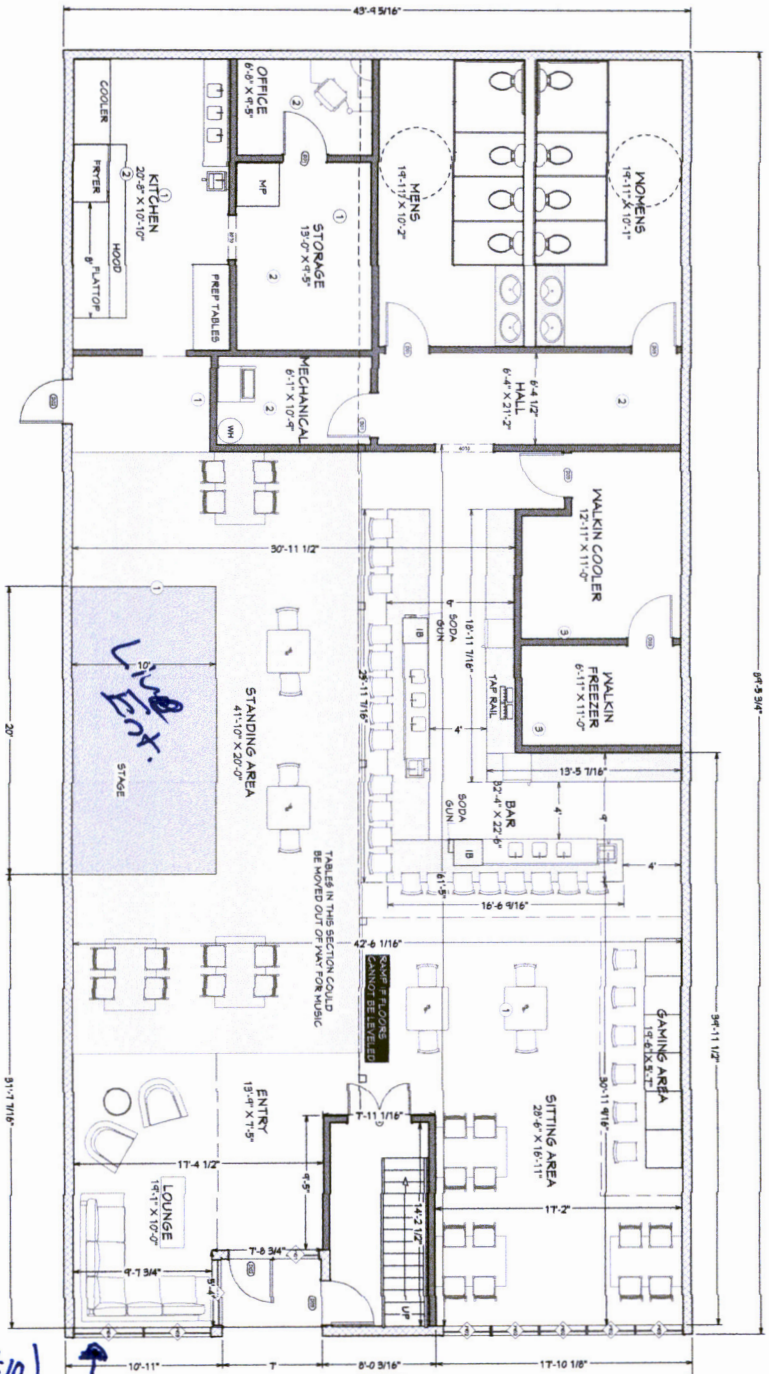
Though the new space is much larger, we still plan to run our basic operation the same. We will also be adding a food program that will run for lunch, dinner, and late night. We are looking forward to continuing to serve the city of Peoria, as well as all the tourists that travel to our GREAT city.



CONTRACTOR SHALL NOT
USE THESE DRAWINGS & SPECIFICATIONS FOR THE PREPARATION OF
PROJECTS, AND PROPERTY OF BALDOVIN CONSTRUCTION, DEVELOPED FOR
EXCLUSIVE USE BY BALDOVIN CONSTRUCTION AND ITS INTERESTED CLIENTS.
USE OF THESE DRAWINGS, SPECIFICATIONS, AND CONTRACTS WITHOUT THE WRITTEN
PERMISSION OF BALDOVIN CONSTRUCTION IS PROHIBITED AND MAY SUBJECT YOU TO CIVIL AND CRIMINAL
PROSECUTION.

1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

2 PARTITION TYPES
SCALE: 1" = 1'-0"



Dead-End
Alley

(#10) Signage
Outside of
Building

(sidewalk)

Parking | Parking |
Main St

(#8) Building Sq footage - 3,913
(#9) 30 ft
(#15) Currently the property is unused
it is set up to be a restaurant.
we will be moving The Neon Bison down
to the space once it's refurbished

(#11)
Dumppster
□

PROPOSED FLOOR PLAN

NEON BISON
611614 MAIN ST
PEORIA, IL 61606

BALDOVIN
CONSTRUCTION CO
COMMERCIAL | RESIDENTIAL | DESIGN | BUILD

APPROVED BY:
DRAWN BY:
DATE:
SCALE:
SHEET 1 OF 20
A1.1

4:00 A.M.

APPLICATION FOR SUBCLASS 1 LIQUOR LICENSE

Present License Class A1,2

Present License No. 421

Establishment Name: The New Peoria Pub & Inc DBA The Neon Bison

Address: 617 Main St, Peoria IL 61602

Has there been a lapse in this license? No If so, when was the premises last used for this license?

Have you previously applied for this Subclass at this location? No If so, when?

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 are true and correct.

Signature of Licensee or Agent

Subscribed and sworn to before me this

2nd day of June,
2023.

Torina D. Bonds

Notary Public



FOR OFFICE USE ONLY:

Application for Subclass 1 is Approved _____ Not Approved _____

Liquor Commissioner/Date

LIVE ENTERTAINMENT

APPLICATION FOR SUBCLASS 2 OR 2A LIQUOR LICENSE

Present License Class A12

Present License No. 421

Establishment Name: The New Peoria Puff Inc -DBA The Neon Bison

Address: 617 Main St, Peoria IL 61602

Type of entertainment: Live Music, DJ, Juke Box

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

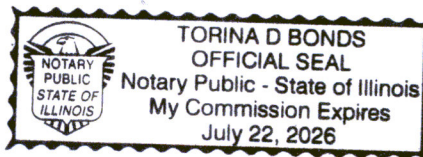
I swear that I am fully informed as to the provisions of the Illinois Liquor Control Laws and the liquor ordinances of the City of Peoria and will not violate any of the laws of the State of Illinois or of the City of Peoria in the conduct of the function described herein; and that the statements contained in this application and any attachments thereto are true and correct.

Signature of Licensee or Agent

Subscribed and sworn to before me this
2nd day of June, 2023.

Torina D. Bonds

Notary Public



FOR OFFICE USE ONLY:

Application for Subclass 2 is Approved _____ Not Approved _____

Liquor Commissioner / Date



CITY OF
PEORIA

COMMUNITY DEVELOPMENT

July 10, 2023

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

RE: **Case 23-16**
The New Peoria Puff, Inc.
d/b/a The Neon Bison
617 Main St. (Moving from 514 Main St.)

Requesting to Move: **Class A (Tavern)**
 Subclass 1 (4:00 AM Closing Hours)
 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 B1 (Central Business) District. Taverns are permitted within this zoning district.
2. Residential use located on the second story of the building will require inspection and must comply with all Building and Life Safety codes.
3. 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

June 20, 2023

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 23-16
The New Peoria Puff, INC.
d/b/a The Neon Bison
617 Main St (Moving from 514 Main St)

Requesting: Class A (Tavern)
Subclass 1 (4:00am Closing Hours)
Subclass 2 (live entertainment)

Liquor Commissioners,

The above-mentioned business has not completed the interior remodel for the change of address. The remodel will require permits and inspection by Peoria Fire Department Inspectors 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
309.494.8735
CPerrin@peoriagov.org

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



Trina Bonds

From: Leigha Adelsberger
Sent: Friday, June 30, 2023 8:28 AM
To: Trina Bonds
Subject: RE: 23-16 / Neon Bison

Hi Trina,

Neon Bison does not have any outstanding balances with the city at this time.

Thank you,

Leigha Adelsberger
City of Peoria, Illinois
Office of Accounts Receivable





PEORIA POLICE DEPARTMENT

June 20, 2023

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

RE: Site Approval Application #23-16
The New Peoria Puff, Inc.
d/b/a The Neon Bison
617 Main St. (Moving from 514 Main St.)
Requesting: Class A (Tavern)
Subclass 1 (4:00 A.M. Closing Hours)
Subclass 2 (live entertainment)

Dear Commissioners,

A site application has been received from The New Peoria Puff, Inc., d/b/a The Neon Bison, 617 Main St., Peoria. The New Peoria Puff is requesting a Class A liquor license, Subclass 1 (4:00 A.M. Close), Subclass 2 (live entertainment). They previously held the same licenses at 514 Main St.

Officer Richard Linthicum examined the proposed site. The site fronts Main St. and is neighbored by taverns. 617 Main has been site approved with the same applied for license in the past.

The approval of this request would not appear to have a detrimental effect on the surrounding businesses, appears to be an appropriate use of this location, and will allow The New Peoria Puff, Inc. to conform to city ordinances.

The Peoria Police Department has no objections to this license request.

Sincerely,

Eric P. Echevarria
Chief of Police

EE/rl

cc: City Clerk
Corporation Counsel

NOTICE OF PUBLIC HEARING

The Liquor Commission of the City of Peoria, Illinois will hold a Public Hearing on an application of a Class A Subclass 1,2 Liquor License for the following described property.

THE NEW PEORIA PUFF, INC. D/B/A THE NEON BISON
(name of establishment)

617 MAIN ST.
(address)

FOR USE AS:

REQUEST TO MOVE A CLASS A (TAVERN) LIQUOR LICENSE
WITH A SUBCLASS 1 (4:00 A.M. CLOSING HOURS) & A SUBCLASS
2 (LIVE ENTERTAINMENT) FROM 514 MAIN ST. TO 617 MAIN.

The Hearing will be held on MONDAY - JULY 10, 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.



Genusa, Frank
26998 N County Hwy 27
Canton, IL 61520

~~Genusa, Frank
26998 N County Hwy 27
Canton, IL 61520~~

Rcd Properties LLC
1511 N Kickapoo Edwards Rd
Peoria, IL 61604

Pere Marquette Garage Holdings LLC
C/O National Real Estate Advisors
LLC 900 Seventh St Nw Suite 600
Washington, Dc 20001

Pere Marquette Non Historic Holdings
LLC
C/O National Real Estate Advisors
LLC 900 Seventh St Nw Suite 600
Washington, Dc 20001

Danz, Warren E
710 Ne Jefferson Ave
Peoria, IL 61602

Peoria Public Library
107 Ne Monroe St
Peoria, IL 61602

First United Methodist Church of
Peoria Il
116 Ne Perry Ave
Peoria, IL 61603

~~First United Methodist Church of
Peoria Il
116 Ne Perry Ave
Peoria, IL 61603~~

Mtv Realty LLC
Attn Ramesh Thumu 3327 Farmgate Dr
Naperville, IL 60564

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Naperville, IL 60564~~

~~Mtv Realty LLC
Attn Ramesh Thumu 3327 Farmgate Dr
Naperville, IL 60564~~

Ulrich's Real Estate Inc
Ulrich's Rebellion Room 631 Main St
Peoria, IL 61602

Peoria Civic Center Authority, Attn:
Rik Edgar
201 Sw Jefferson Ave
Peoria, IL 61602

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Rik Edgar
201 Sw Jefferson Ave
Peoria, IL 61602~~

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~~Peoria Civic Center Authority, Attn:
Rik Edgar
201 Sw Jefferson Ave
Peoria, IL 61602~~

Mp Street Property LLC
611 Sw Washington St
Peoria, IL 61602

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611 Sw Washington St
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Peoria Main Street LLC
C/O Tyler D Seibert 9801 Bridgeport
Way
Hanna City, Il 61536

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

Jonathan Hopkins, being duly sworn, does hereby swear/affirm
that:

1. I am the Liquor Licensee of The New Peoria Puffing
(establishment name) DBA - The Neon Bison

located at 617 Main St, Peoria IL 61602, Peoria, Illinois.
(address)

2. On June 6th, 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.

(Signature of Liquor Licensee)

Subscribed and sworn to before me
this 2nd day of June
2023.

Torina D Bonds
Notary Public

