

22-18

The Queen of Squash Company

d/b/a The Queen of Squash

1108 W. Glen Ave.

Requesting: Class B (restaurant, 50% food)

Subclass 3A (sidewalk café)

Jared Ford, Acting General Manager, presented a Site Application for a Class B (restaurant, 50% food) Liquor License, with a Subclass 3A (sidewalk café) at 1108 W. Glen.

In discussion with Chairman O'Brien, Mr. Ford briefly described the location, and he said the plan was to have a healthier choice quick dining experience. He reported there would be a small market where patrons could explore a number of different options that were not offered in the Peoria area, including gluten free meals. He explained there would also be a meeting space and an outdoor patio. He then reported there would be a mini bar with wine and crafted beers. He said initially, the ratio would be 20% alcohol vs. 80% food.

In response to a question from Commissioner Spears regarding outdoor seating, Mr. Ford referred to the submitted drawing. He said there would be approximately 8 to 9 four top tables outside. He confirmed there might be light acoustic music out in the patio on special occasions, but he said there was no plan for outdoor music concerts or anything like that.

In discussion with Commissioner Coates regarding their hours of operation, Mr. Ford said their business hours would be from 11 am to 8 pm on Sunday thru Thursday and from 11 am to 9 pm on Friday and Saturday, seven days per week.

Hearing no more comments or questions, Chairman O'Brien called for the motion.

Commissioner Winkler moved to approve the Site Application for a Class B (restaurant, 50% food) Liquor License, with a Subclass 3A (sidewalk café) at 1108 W. Glen; seconded by Commissioner Spears.

Approved by roll call vote:

Yeas: Coates, O'Brien, Spears, Winkler - 4;

Nays: None;

Abstention: None.

Chairman O'Brien stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, July 26, 2022, at 6:00 p.m.

MEMORANDUM

TO: Leah Allison, Community Development
Officer Kevin Slavens, Police - TOU
Lt. Jaren Gingen, 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, Interim Corporation Counsel

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

DATE: June 10, 2022

SUBJECT: **SITE APPLICATION:** Case: 22-18
The Queen of Squash Company
d/b/a The Queen of Squash
1108 W. Glen Ave.
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 Tuesday, July 5, 2022. **Contact person for this application is Heather Wolbeck @ (309 922-3337)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: June 24, 2022 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):
METRO ASSOCIATES CO. 4700 N UNIVERSITY ST, SUITE 24, PEORIA, IL 61614 (309) 692-8690
 2. Name, address and phone number of Intended Lessee:
THE QUEEN OF SQUASH COMPANY 718 W SAVANA CT, DUNLAP, IL 61525 (309) 922-3337
 3. Street address of Property requested for approval:
1108 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:
METRO CENTRE SE 1/4 SEC 20-9N-8E LOT 11
 5. Are there any improvements (buildings, accessories, etc.) presently on the property? Yes No
If Yes, please give description of same:
THERE IS A FREE STANDING BUILDING ON THE PROPERTY.
 6. Are you planning to build any improvements upon the property? YES If Yes, please indicate such improvements: EXTERIOR: PATIO, AWNINGS, POLE SIGN ELECTRICAL, AND DUMPSTER COVERING INTERIOR: TWO WALLS, KITCHEN DOOR AND BAR
 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, 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
 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.

Angeles Jones

2022 JUN -8 AM 11:02

CITY CLERK
PEORIA, IL

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. Metro Associates Co.

Subscribed and sworn to before me this 1st day of June, 2022

By: [Signature]
Eric Brinker, President

Signature of Property Owner(s)



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

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: The Queen of Squash

Address: 1108 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.

Heath Wolleck
Signature of Licensee or Agent

Subscribed and sworn to before me this

8 day of June
2022

Jordan D. Bonds
Notary Public

309-922-3337

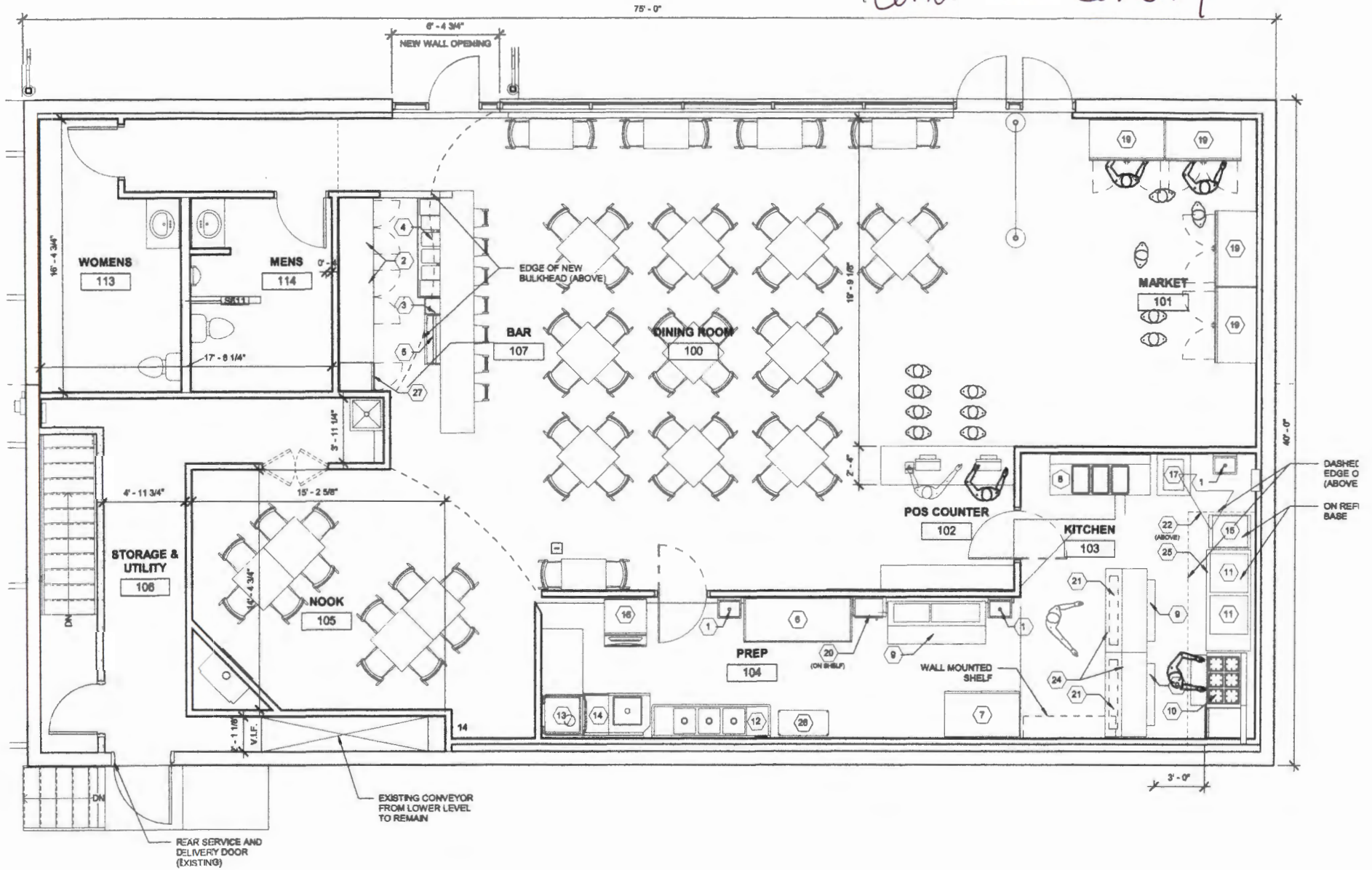


FOR OFFICE USE ONLY:

Application for Subclass 3A is Approved _____ Not Approved _____

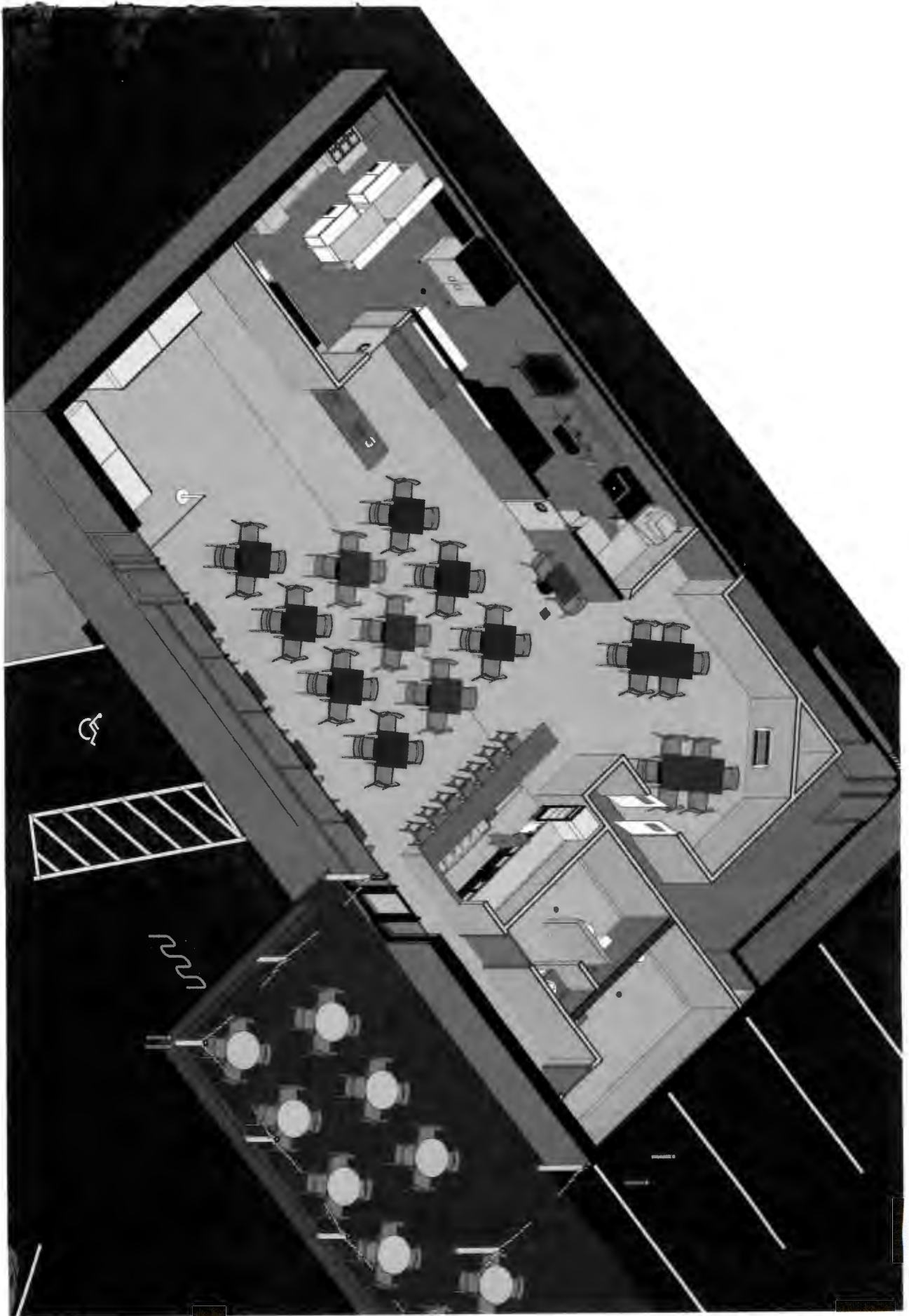
Liquor Commissioner / Date

The Queen of Squash 1108 W. Glen Ave Peoria IL 61614



EQUIPMENT SCHEDULE

QTY.	DESCRIPTION	ELECTRICAL	GAS	WATER	REMARKS
3	HAND SINK WALL MOUNTED			YES	WALL MOUNTED. 1 LOCATED ON LOWER LEVEL
2	UC REACH IN REFRIGERATOR	YES			GLASS DOOR REACH IN UNITS
1	HAND SINK ON LEGS			YES	
1	4 COMP UC BAR SINK			YES	
1	ICE BIN	YES			ACCESS TO DRAIN REQUIRED
1	TRIPLE DOOR REACH IN FREEZER	YES			
1	DOUBLE DOOR REACH IN FREEZER	YES			
1	3 WELL STEAM TABLE	YES		YES	
3	REFRIGERATED PIZZA PREP UNITS	YES			(2) AVANTCO SSPPT-1 SINGLE DOOR (1) AVANTCO APPT-71-HC 71 TWO DOOR
1	6 BURNER RANGE W/ OVENS & 24" GRIDDLE		YES		
1	AIR FRYER	YES			ON TABLE UNDER HOOD
2	3 COMPARTMENT SINK			YES	
1	SINGLE RACK LOW TEMP DISH MACHINE			YES	LOW TEMP MACHINE - CHEMICAL PROCESS NO HOOD REQ'D
1	PRE RINSE TABLE & SCRAP SINK			YES	
1	TABLE TOP CONVECTION OVEN	YES			WALL MOUNTED
1	ICE MACHINE			YES	ACCESS TO DRAIN FOR CONDENSATE REQUIRED
1	COUNTERTOP FOOD COOKER/WARMER	YES			AVANTCO 177WK1500 4X3 W/ 3 LADLES
1	1 COMP PREP SINK W/ DRAINBOARD			YES	
4	DOUBLE DOOR REACH IN REFRIGERATOR	YES			GLASS DOOR REACH IN UNITS
1	1000W MICROWAVE OVEN	YES			SOLWAVE 180MW1000D
2	STRIP WARMER HEAT LAMPS	YES			AVANTCO 177SW48T
1	EXHAUST HOOD W/ MAKE UP AIR	YES			EXISTING HOOD W/ ANSUL SYSTEM
1	MOP SINK	YES			BASEMENT PREP AREA
2	OPEN BASE WORKTABLE W/ OVERSHELF				
1	REFRIGERATED CHEF BASE	YES			
VARIES	DRY STORAGE SHELVING				SEVERAL SIZES INCLUDED AS SPACE PERMITS
1	SINGLE DOOR REACH IN REFRIGERATOR	YES			GLASS DOOR REACH IN MERCHANDISER



Trina Bonds

From: Leigha Adelsberger
Sent: Tuesday, June 14, 2022 4:57 PM
To: Trina Bonds; Kevin Slavens; Charles Perrin; Leah Allison
Subject: RE: 22-18 and 22-19 July Liquor Site Apps

Both are good to go from A/R.

Thanks!

Leigha Adelsberger
City of Peoria, Illinois
Office of Accounts Receivable



From: Trina Bonds <tbonds@peoriagov.org>
Sent: Monday, June 13, 2022 4:34 PM
To: Kevin Slavens <kslavens@peoriagov.org>; Charles Perrin <cperrin@peoriagov.org>; Leah Allison <lallison@peoriagov.org>; Leigha Adelsberger <ladelberger@peoriagov.org>
Subject: 22-18 and 22-19 July Liquor Site Apps

All,

Please find attached....

Trina

Trina D. Bonds
Chief Deputy City Clerk/Deputy Town Clerk
City of Peoria
City Clerk's Office
419 Fulton, Suite 401
Peoria, IL 61602
(309)494-8566



Community Development Department

July 5, 2022

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

**RE: Site Application Case 22-18
The Queen of Squash
d/b/a The Queen of Squash
1108 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. Building Permit application and plans for interior and exterior alterations for the proposed use are currently under review.
3. Any necessary building and trades permits must be obtained prior to work commencing. Mechanical, electrical and plumbing work must be accomplished by licensed and registered contractors in the City of Peoria.
4. 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,

A handwritten signature in cursive script that reads "Leah Allison".

Leah Allison
Assistant Community Development Director

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



Fire Department

June 24, 2022

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 22-18
The Queen of Squash Company
d/b/a The Queen of Squash
1108 W Glen Ave.
Requesting: Class B (restaurant, 50% food)
Subclass 3A (sidewalk café)

Liquor Commissioners,

The above mentioned business has not completed interior remodel. 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





PEORIA POLICE DEPARTMENT

June 28, 2022

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

RE: Site Approval Application #22-18
The Queen of Squash Company
d/b/a The Queen of Squash
1108 W. Glen Ave.
Requesting: Class B (restaurant, 50% food)
Subclass 3A (sidewalk café)

Dear Commissioners,

A site application has been received from *The Queen of Squash Company*, d/b/a *The Queen of Squash*, 1108 W. Glen Ave., Peoria, Illinois for a Class B and Subclass 3A liquor license. Approval of this site application would allow the applicant to operate as a restaurant with full bar service and have a sidewalk café at this location. This site previously operated as *Cracked Pepper Café* which held a Class G-B liquor license from May 2018 to Jan 2020.

Officer Kevin Slavens inspected the site which is located in the *Metro Centre* on Glen Avenue near Isabell Avenue, in a well-established commercial area of town. This shopping center is comprised of several restaurants and numerous other stores and businesses. The request for the Subclass 3A - sidewalk café is appropriate for this location as this site resides in a recognized retail shopping complex. There are no nearby residences to this proposed site.

This site approval request appears to be appropriate for this location and would not be detrimental to the surrounding businesses or neighborhood. There are no traffic or parking concerns raised by this request.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Eric P. Echevarria".

Eric P. Echevarria
Chief of Police

EE/ks

cc: City Clerk
Corporation Council

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

Jaydor Bleeker Realty Sub II LLC
Attn Michael Silverman 600
Washington Ave
Carlstadt, Nj 07072

Meiss, Kenneth D
10527 N Dahlia Ct
Peoria, Il 61615

Glenn Professional Plaza Association
5009 N Executive Dr Ste A
Peoria, Il 616144866

Better Banks
10225 N Knoxville Ave
Peoria, Il 61615

~~Better Banks
10225 N Knoxville Ave
Peoria, Il 61615~~

Executive Real Properties LLC
11432 N Stone Creek Dr
Dunlap, Il 615259370

Metro Associates Co
4620 N University St
Peoria, Il 61604

~~Metro Associates Co
4620 N University St
Peoria, Il 61604~~

~~Metro Associates Co
4620 N University St
Peoria, Il 61604~~

Metro SC LLC
4700 N University St
Peoria, Il 61614

~~Metro SC LLC
4700 N University St
Peoria, Il 61614~~

Sentinel Grocery III LLC
32 South St
Baltimore, Md 212023214

Clear Minds LLC
914 W Glen Ave Ste 3
Peoria, Il 61614

Matter Family
C/O Wald/land Corporation 121 Ne
Jefferson St Suite 200
Peoria, Il 61602

~~Matter Family
C/O Wald/land Corporation 121 Ne
Jefferson St Suite 200
Peoria, Il 61602~~

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.

THE QUEEN OF SQUASH COMPANY, D/B/A THE QUEEN OF SQUASH

(name of establishment)

1108 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 TUESDAY - JULY 5, 2022 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.

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

Heather Wolbeck being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of The Queen of Squash
(establishment name)
located at 1108 W. Glen Ave, Peoria, Illinois.
(address)
2. On June 9, 2022, 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.

Heather Wolbeck
(Signature of Liquor Licensee)

Subscribed and sworn to before me
this 8th day of June,
2022.

Jordan D. Bonds
Notary Public

