

## MEMORANDUM

TO: Josh Naven, Site Plan Review Board/Planning Department  
Officer Scott Jordan, Police - SID (Vice & Drugs)  
Lt. Steve Roegge, Police - Traffic Division  
Jim Stevens, Inspections  
Capt. Dan McGann, Fire Prevention Division  
Jodi Maybanks, Accounts Receivable

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

DATE: January 6, 2014

SUBJECT: **SITE APPLICATION:** Case: 14-02  
Roachman 64, Inc.  
d/b/a Aurelio's Pizza  
3821 N. Sterling  
Has: Class A (tavern)  
Subclass 1A (2:00 a.m. hours)  
Requesting: Class B (restaurant, 50% food)  
Subclass 1A (2:00 a.m. 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, February 3, 2014. **Contact person for this application is Sara Roach (309-645-5480)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: January 23, 2014 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** 14-02

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):  
STERLING PLAZA LLC, 721 W. LAKE AVE, PEORIA, IL 61614  
(309) 686-5080
2. Name, address and phone number of Intended Lessee:  
JOHN & SARA ROACH, 6902 S. LAFAYETTE, BARTONVILLE, IL 61607  
645-5480 309.635.6480
3. Street address of Property requested for approval:  
3821 N. STERLING AVE. PEORIA, IL 61615  
**NOTE: All site approvals are 1<sup>st</sup> floor only, unless specifically applied for and authorized.**  
ROACHMAN, 64 INC, D/B/A Aurelio's PIZZA
4. Legal description of Property listed in #3:  
PARCEL ID #14-30-182-017 SEE ATTACHED EXHIBIT A
5. Are there any improvements (buildings, accessories, etc.) presently on the property?  
Yes  No  If Yes, please give description of same:  
STERLING PLAZA
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.)? 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, B  
G, I, J, K, K-1, L, M, N

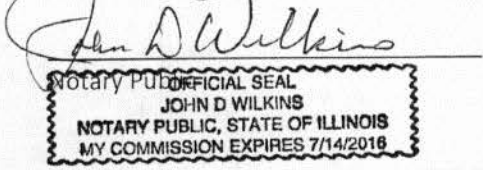
Subclass: 1, 1A, 2, 3, 3A, 4, 6, 7, 8, 10, 11 1A

10. 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  
27th day of December, 2013.



Roachman Co Manager  
John & Sara Roach  
Signature of Property Owner(s)

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

Oper: TCALDWELL Type: TO Drawer: 1  
Date: 12/30/13 01 Receipt no: 27333  
LIQUOR - ALL 1.00 \$250.00  
CK CHECK 1006 \$250.00  
Trans date: 12/30/13 Time: 15:17:18

PATRICK A. NIGHTING - TREASURER  
CITY OF PEORIA

EXHIBIT "A"

LOCATED IN NW 1/4 SEC 30-9N-8E BEG W LN STERLING AVE 436.77' S OF NE COR  
LOT 102 LEXINGTON PARK SEC 2: TH 2 380.9' N 107.75' E 50' N 172.11' E ALG S LN  
OVERHILL RD TO W LN STERLING AVE S TO POB (EXC WILKINS RD ROW; ALSO EXC  
STERLING AVE ROW AS DESC PER DOC 2002-24526) PT NE 1/4 SEC 30 & PT LOT 98  
LEXINGTON PARK SEC 2

PARCEL ID #14-30-182-017

RESERVOIR BOULEVARD

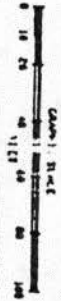
STERLING PLAZA LLC

724 W. LAKE AVE.  
PEORIA, IL 61614-5988

STERLING PLAZA  
SHOPPING CENTER  
3700-3900 N. STERLING AVENUE  
PEORIA, IL 61614

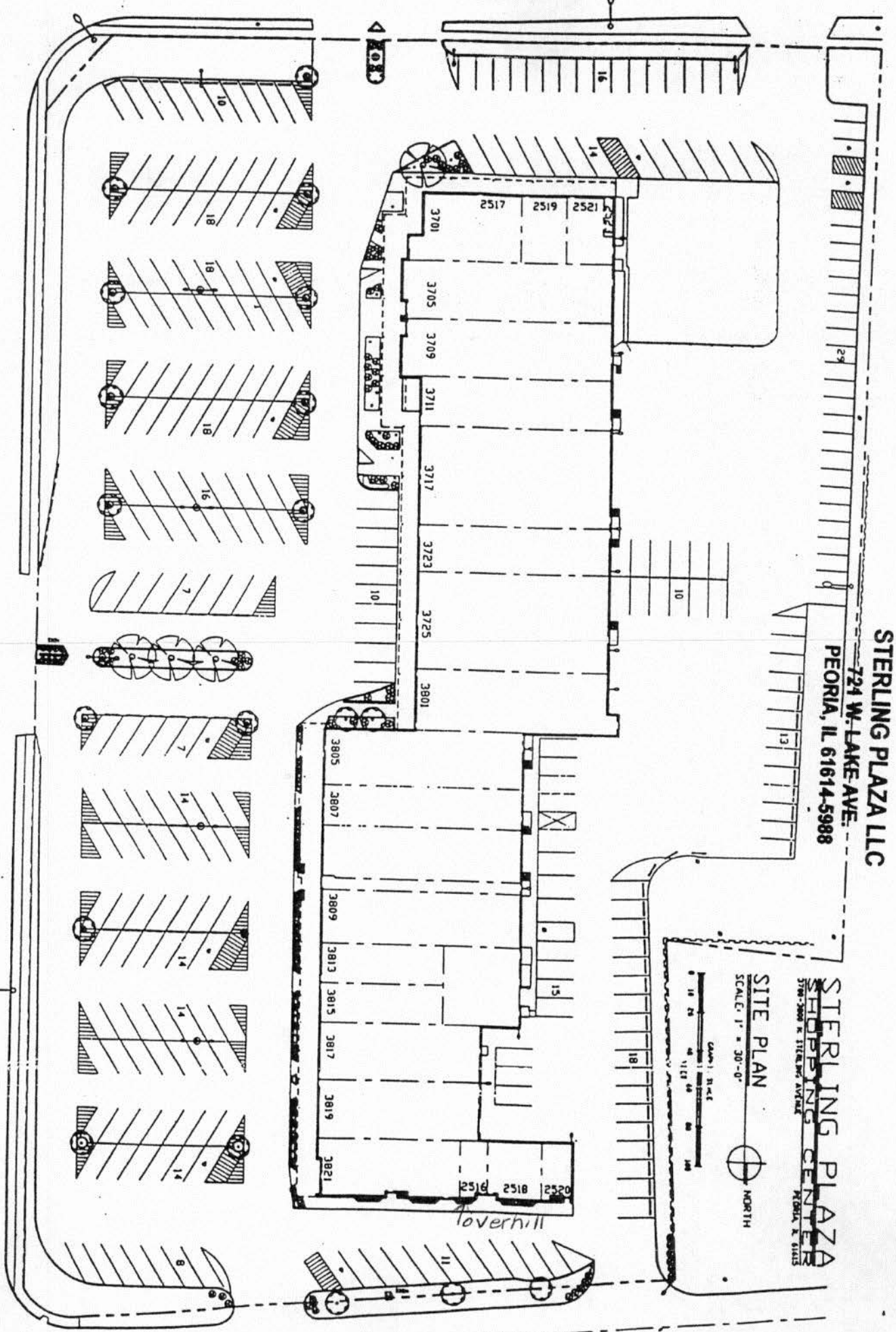
SITE PLAN

SCALE: 1" = 30'-0"



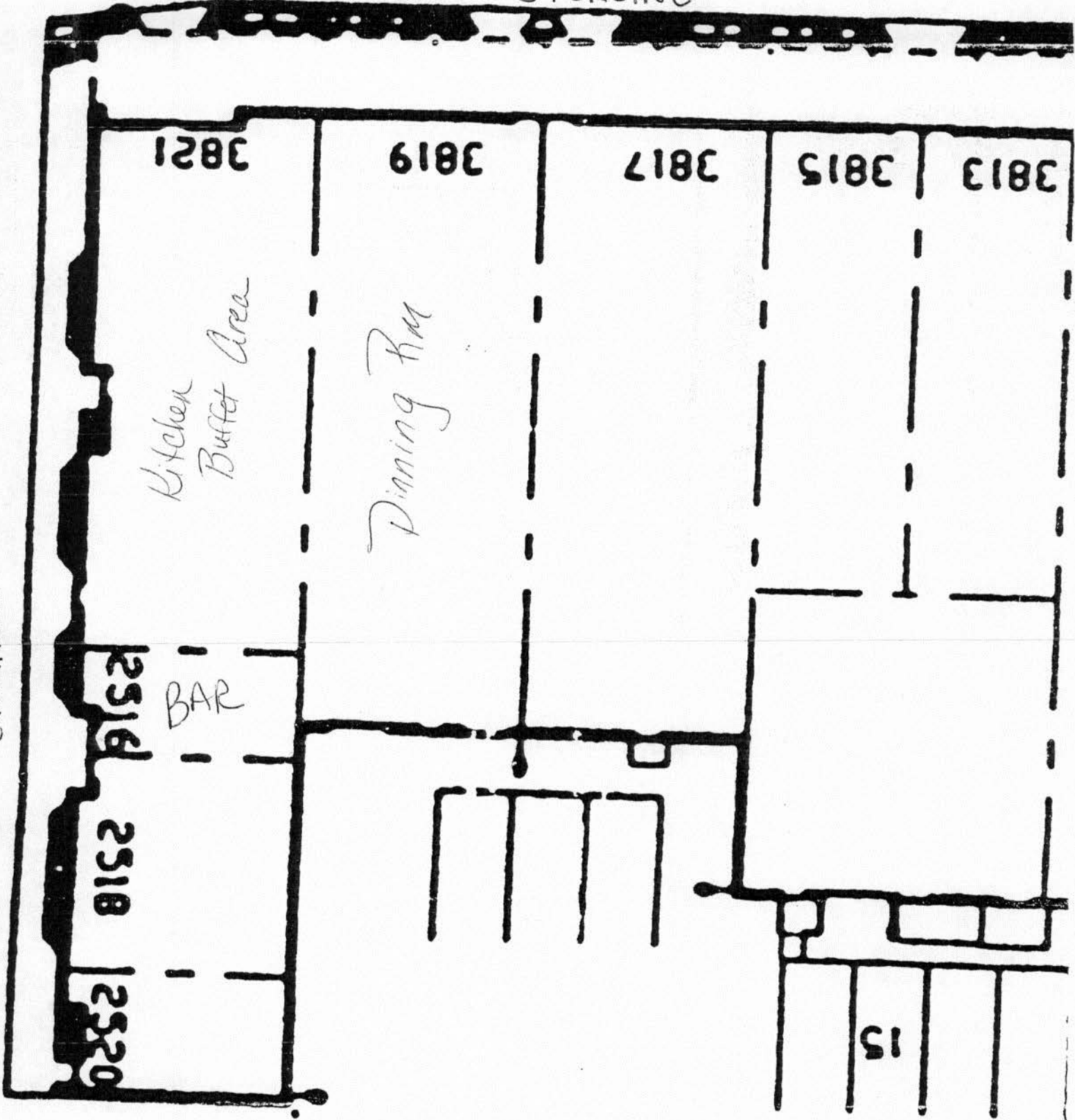
STERLING AVENUE

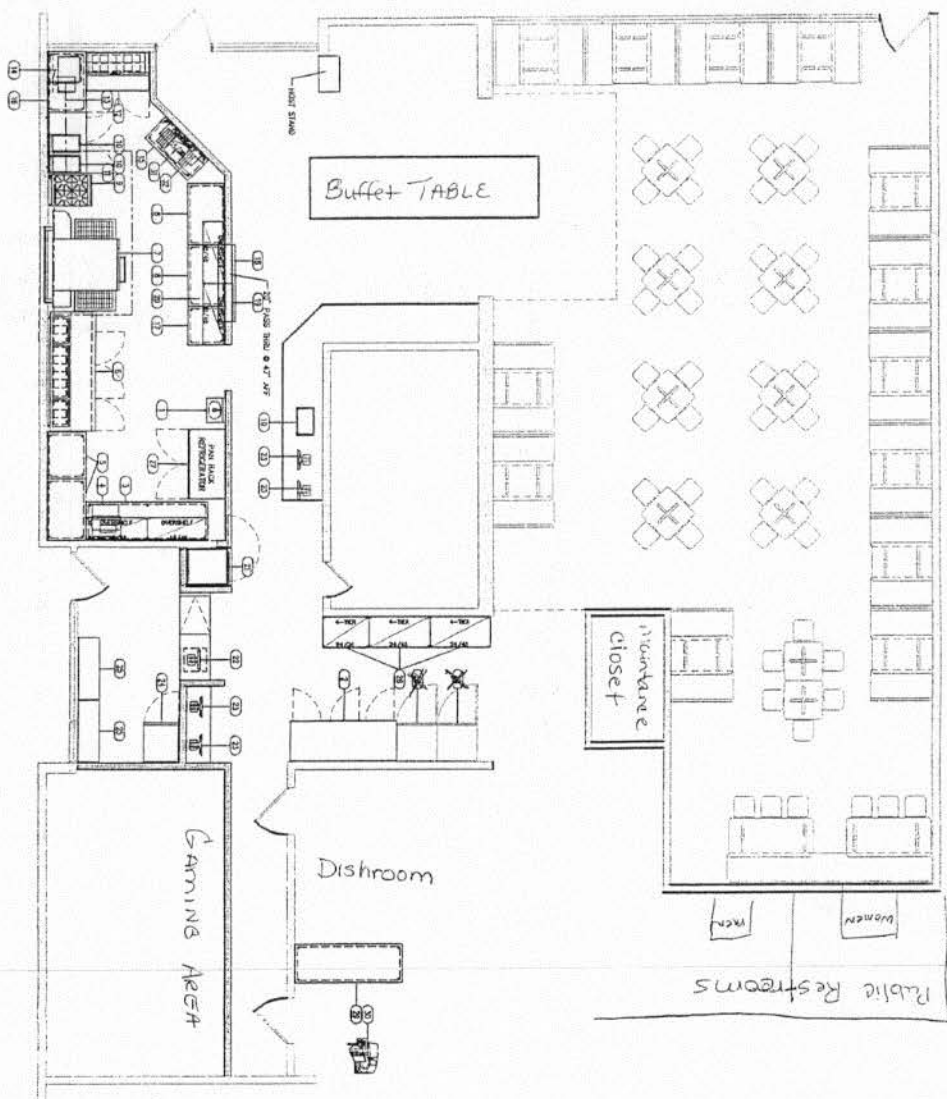
OVERHILL ROAD



STERLING

OVERHILL





**EQUIPMENT SCHEDULE**

ITEM	QTY	DESCRIPTION	REMARKS
1	1	STOVE	EXISTING/RELOCATE
2	1	2-DOOR REFRIG-REFRIGERATOR	EXISTING/RELOCATE
3	1	WARM TABLE W/ WME OVERSHELF	EXISTING/RELOCATE
4	1	COUCH	EXISTING/RELOCATE
5	2	WARM TABLE W/ OVERSHELF	EXISTING/RELOCATE
6	1	PIZZA FREEZING SHELF	EXISTING/RELOCATE
7	1	COUCH	EXISTING/RELOCATE
8	1	WARM TABLE	EXISTING/RELOCATE
9	1	WARM TABLE	EXISTING/RELOCATE
10	2	WARM TABLE	EXISTING/RELOCATE
11	1	WARM TABLE	EXISTING/RELOCATE
12	1	WARM TABLE	EXISTING/RELOCATE
13	1	WARM TABLE	EXISTING/RELOCATE
14	1	WARM TABLE	EXISTING/RELOCATE
15	1	WARM TABLE	EXISTING/RELOCATE
16	1	WARM TABLE	EXISTING/RELOCATE
17	1	WARM TABLE	EXISTING/RELOCATE
18	1	WARM TABLE	EXISTING/RELOCATE
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21	1	WARM TABLE	EXISTING/RELOCATE
22	1	WARM TABLE	EXISTING/RELOCATE
23	2	WARM TABLE	EXISTING/RELOCATE
24	1	WARM TABLE	EXISTING/RELOCATE
25	2	WARM TABLE	EXISTING/RELOCATE
26	2	WARM TABLE	EXISTING/RELOCATE
27	2	WARM TABLE	EXISTING/RELOCATE
28	1	WARM TABLE	EXISTING/RELOCATE
29	1	WARM TABLE	EXISTING/RELOCATE
30	1	WARM TABLE	EXISTING/RELOCATE
31	1	WARM TABLE	EXISTING/RELOCATE
32	1	WARM TABLE	EXISTING/RELOCATE

AURELIO'S  
PEORIA



10/16/2011  
1306  
K1

## LIQUOR LICENSE SITE REPORT

**TYPE OF INSPECTION:** Building Inspection Division for Liq. Commission

**LOCATION:** 3821 N. Sterling

**NAME OF BUSINESS:** Roachman 64, Inc.  
d/b/a Aurelio's Pizza  
Contact: Sara Roach  
Cell 309 645 5480

**DATE OF INSPECTION:** January 9, 2014

All compliant. Any construction issues were dealt with during fit out of pizza restaurant.

**New commercial buildings and commercial space fit outs require building, mechanical, plumbing and electrical permits before construction/alteration for the proposed use dependent on extent of new structure and/or retrofit.**

(Building Inspections Department cannot assist in the design of proposed project)

If this proposed use is a change of use under the 2006 International Building Code, separate approval from the Planning and Growth Department will be required prior to permit(s) being issued. Should a permit(s) be required, building plans will need to be submitted to verify that current codes, including but not limited to, the 2006 International Building Code, Illinois Plumbing Code 2004, 2008 National Electrical Code, 1997 Illinois Accessibility Code, and 2012 International Energy Conservation Code are in compliance.



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Jim Stevens, Building Inspector III  
Liquor Commissioners  
cc: Trina Bonds, Deputy Clerk  
Liquor Commission Secretary



PEORIA POLICE DEPARTMENT



January 15, 2014

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

RE: Site Approval Application 14-02  
Roachman 64, Inc.  
d/b/a Aurelio's Pizza  
3821 N. Sterling Ave.

Has: Class A (tavern)  
Subclass 1A (2:00 a.m. hours)  
Requesting: Class B (restaurant, 50% food)  
Subclass 1A (2:00 a.m. hours)

Dear Commissioners,

A site application has been received from Roachman 64, Inc., d/b/a Aurelio's Pizza, 3821 N. Sterling Ave., Peoria, Illinois, for a Class B, Subclass 1A, liquor license. This license would allow this new restaurant to operate a full service bar with a 2:00 a.m. closing. This location currently holds a Class A tavern license with 2:00 a.m. hours and formerly operated as Pizza Inn with a Class B, Subclass 1A liquor license. This request reinstates this new restaurant to the license class of the former.

Officer Jordan inspected the location which is part of the strip shopping center at Sterling and Reservoir. The shopping center is made up of various businesses including a packaged liquor store and a dry cleaner. The shopping center is surrounded by a residential neighborhood made up of single family homes and multifamily units with the nearest residence being approximately 122 feet to the north.

This location has long operated as a restaurant/tavern with a Class A liquor license and a 2:00 a.m. closing. There have been no liquor violations or other police incidents at the restaurant in the past 10 years. It does not appear that the approval of this request would be detrimental to the surrounding neighborhood and that this request is appropriate for this location. There are no additional traffic or parking issues raised by this request.

The Peoria Police Department has no objections to this request.

Sincerely,

Steven M. Settingsgaard  
Chief of Police

cc: City Clerk  
Corporation Council  
Liquor Commissioner

SMS /saj



TO: Trina Bonds, Liquor Commission Secretary  
FROM: Jodi Maybanks , Accounts Receivable Supervisor I  
DATE: January 21, 2014  
SUBJECT: Case 14-02 Roachman 64, Inc. d/b/a Aurelio's Pizza

The Finance Department has no objection to this site approval.

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

FIRE DEPARTMENT



January 22, 2014

Liquor Commission  
Office of Corporation Counsel  
City of Peoria, Illinois

Re: Site Approval Application  
Case: 14-02  
Roachman 64, Inc.  
d/b/a /Aurelio's Pizza  
3821 N. Sterling

Dear Liquor Commission:

A site application has been received from Roachman 64, Incorporated, d/b/a Aurelio's Pizza. Currently has a Class A (tavern) and a Subclass 1A (2:00 a.m. hours). Requesting a Class B (restaurant 50% food) and a Subclass 1A (2:00 a.m. hours).

This business has been inspected by City of Peoria Fire Inspectors and currently is found to have no significant issues concerning Fire and Life Safety codes.

Sincerely,

  
Daniel McGarr  
Captain, Fire Prevention Div.

DM/cc

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

**TO:** City of Peoria, Liquor Commission

**FROM:** Kimberly Smith, AICP, Senior Urban Planner  
Community Development Department

**DATE:** January 23, 2014

**REQUEST:** Class B (restaurant, 50% food); Subclass 1A (2 a.m. hours)  
3821 N. Sterling

**PETITIONER:** Roachman 64, Inc.  
d/b/a Aurelio's Pizza

**ZONING & PROPERTY CHARACTERISTICS:**

Subject property is zoned C2 (Large Scale Commercial) District. The property is surrounded by:

North: R3 (Single Family) District  
South: R3 (Single Family) District; and R7 (Multifamily Residential) District  
East: R3 (Single Family) District  
Southeast: C1 (General Commercial) District  
West: R2 and R3 (Single Family) Districts; and R7 (Multifamily Residential) District

**SITE PLAN & INSPECTION:**

1. The site is part of a larger shopping center. In 1993, in Ordinance no. 13,512 (Zoning Commission case no. 93-05B), the center was rezoned to C2 (Large Scale Commercial) District; and, a Special Use was approved for the existing shopping center. The approval removed a previous nonconforming status with respect to use; and included a condition that required wood fencing along the west edge of the property if requested by the adjacent property residential owner.
2. This project does not require a review for a change of use with respect to zoning.
3. The dumpsters in the rear of the shopping center are not screened; and some are currently placed in the grass along the property line. All dumpsters must be moved outside of the setback and screened on four sides (including a gate for access) with a solid, commercial grade wood fence, six to seven feet in height, per Code requirements. Please submit a site plan showing proposed dumpster locations and screening prior to correcting the dumpsters.

The Community Development DOES NOT OBJECT to the request, provided the applicant's adherence to the requirement to properly locate and screen the dumpsters; and, continued adherence to the requirements set forth in the approving Special Use Ordinance.

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, 1A Subclass \_\_\_\_\_ Liquor License for the following described property.

ROACHMAN64, INC. D/B/A AURELIO'S PIZZA

(name of establishment)

3821 N. STERLING

(address)

FOR USE AS:

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REQUEST TO CHANGE FROM CLASS A (TAVERN) LIQUOR LICENSE

TO A CLASS B (RESTAURANT, 50% FOOD) WITH A

SUBCLASS 1A (2:00 CLOSING HOURS).

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The Hearing will be held on MONDAY - FEBRUARY 3, 2014 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.

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Mailing Labels

Use the toolbar below to preview your mailing labels, simply click the button below to open labels in Microsoft Word format:

Select Label Type: Avery 5160

Page 1 of 1

Export to Microsoft Word

BISHOP THOMAS  
2423 W WAGNER LN  
PEORIA IL 61615

COATS JOSHUA  
3911 N WILKINS RD  
PEORIA IL 61615

DUNNIGAN MARSHALL  
531 W NORTHGATE RD  
PEORIA IL 61614

ELLEN N TITUS TRUST

GHANTOUS SOUAD  
1716 W BRADLEY AVE  
PEORIA IL 61606

GILBERT TERRY  
3909 N STERLING AVE  
PEORIA IL 61615

HOLLAND TIMOTHY  
2605 W OVERHILL RD  
PEORIA IL 61615

JONES ROSDINA  
2501 W OVERHILL RD  
PEORIA IL 61615

SHARPE LORI  
1506 W CLAREWOOD AVE  
PEORIA IL 616145735

~~SHARPE LORI  
1506 W CLAREWOOD AVE  
PEORIA IL 616145735~~

STERLING PLAZA LLC  
721 W LAKE AVE  
PEORIA IL 61614

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721 W LAKE AVE  
PEORIA IL 61614~~

~~STERLING PLAZA LLC  
721 W LAKE AVE  
PEORIA IL 61614~~

STIMELING AUDREY  
2604 W OVERHILL RD  
PEORIA IL 61615

TAYLOR FLOYD  
2611 W OVERHILL RD  
PEORIA IL 61615

TURNER BARBARA  
21 CLOVER LN  
DEER PARK IL 60010

WUBBEN KENNETH  
2515 W OVERHILL ROAD  
PEORIA IL 61615

ZIKE MICKEY  
2614 W OVERHILL RD  
PEORIA IL 61615

STATE OF ILLINOIS )  
) ss  
COUNTY OF PEORIA )

**AFFIDAVIT**

Sara A Roach, being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of Aurelio's PIZZA  
(establishment name)

located at 3821 N. Sterling Ave, Peoria, Illinois.  
(address)

2. On 1/4/2014, 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.

Sara A. Roach  
(Signature of Liquor Licensee)

Subscribed and sworn to before me  
this 3rd day of January,  
2017.  
Torina D. Bonds  
Notary Public

