

MEMORANDUM

TO: Kimberly Smith, Community Development
Officer Kevin Slavens, Police - TOU
Lt. Earnest McCall, Police - Traffic Division
Capt. Stan Taylor, Fire Prevention Division
Jodi Maybanks, Accounts Receivable (email)
Don Leist, Corporation Counsel
Karen Dvorsky, Public Works (Sidewalk Café Requests Only)

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

DATE: October 21, 2016

SUBJECT: **SITE APPLICATION: Case: 16-22**
Daniel E. Stambaugh
d/b/a Dan's Tow Bar
1923 SW Adams
Requesting: Class A (tavern)

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, December 5, 2016. **Contact person for this application is Daniel Stambaugh (PH: 678-7881)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: *November 18, 2016 so I can forward them to the Commissioners.
(Earlier deadline due to Holiday week)

- 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

CITY CLERK
PEORIA

**SITE APPROVAL APPLICATION FOR THE SALE OF ALCOHOLIC BEVERAGES
IN THE CITY OF PEORIA, ILLINOIS**

2016 OCT 19 P 3:57

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:

Beth Dale

1. Name(s), address(es) and phone number(s) of Property Owner(s):
Daniel E. Stambaugh ~~1923 SW Adams~~ 309-678-7881

2. Name, address and phone number of Intended Lessee:
DBA Dan's Tow Bar ~~723~~ 6023 W. Farmington Rd
Peoria IL 61604
SAME AS ABOVE

3. Street address of Property requested for approval:
1923 SW ADAMS 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:
See Attached

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? ✓ If Yes, please indicate such improvements:
~~FOUNDATION~~ FOUNDATION, ROOF, INSIDE FLOOR

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

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 _____

10. Do you plan to add video gaming? Yes X 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.

David Stambaugh

Subscribed and sworn to before me this
18 day of October, 2016

Signature of Property Owner(s)

Constance Duffy

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





Instrument #: 2016020206

D303 D303 - QUIT CLAIM DEED
09/01/2016 10:01:30 AM Total Pages: 5

Recording Fee: \$52.00
Rental Housing Fee: \$9.00
Transfer Tax County: \$0.00
Transfer Tax State: \$0.00

Total Fee: \$61.00

Jason K Hauer, Recorder, Peoria County IL

This Document Prepared By:

Joseph P. Gilfillan
Cusack, Gilfillan & O'Day, LLC
415 Hamilton Boulevard
Peoria, Illinois 61602
Telephone: (309) 637-5282

(Space Above This Line For Recording Data)

QUIT-CLAIM DEED

The Grantor, **JOE ABRAHAM & SONS AMUSEMENTS, INC.**, a Delaware Corporation, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid, **CONVEYS and QUIT-CLAIMS** to **DANIEL STANBAUGH**, all interest in the following described real estate, to-wit:

Twenty-five (25) feet of even width by full depth of lot off of the Southwesterly side of Lot 7 in Range 1 in **WRIGHT'S SUBDIVISION OF HAMLIN'S OUT LOTS** as laid out on part of the Northeast Quarter of Section 17, Township 8 North, Range 8 East of the Fourth Principal Meridian; situate, lying and being in the County of Peoria, in the State of Illinois.

PIN: 18-17-209-011

Commonly known as 1923 S.W. Adams Street, Peoria, Illinois 61602

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

6

Dated this 31ST day of AUGUST, 2016.

JOE ABRAHAM & SONS AMUSEMENTS, INC.,
a Delaware Corporation

By: Joseph G. Abraham, Jr.
Joseph G. Abraham, Jr.
Its President

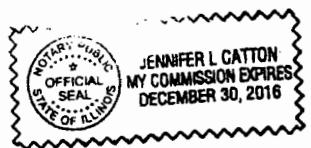
MAIL TAX STATEMENT TO) Name: Daniel Stanbaugh
AND RETURN TO:) Address: 1909 S.W. Adams Street
) City: Peoria, Illinois 61602

EXEMPT 35 ILCS 200/31-45 (e)
August 31, 2016
(Date)
[Signature]
Buyer, Seller or Representative

STATE OF ILLINOIS)
) SS.
COUNTY OF PEORIA)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, **DO HEREBY CERTIFY THAT JOSEPH G. ABRAHAM, JR.**, personally known to me to be the President of JOE ABRAHAM & SONS AMUSEMENTS, INC., a Delaware Corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that he signed and delivered said instrument, as such President, and as the free and voluntary act of said corporation for the uses and purposes therein set forth; and on his respective oath stated that he was duly authorized to execute said instrument.

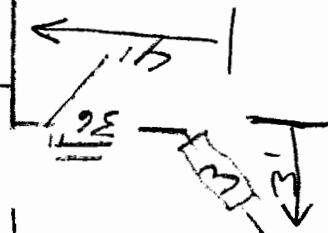
Given under my hand and Notarial seal this 31st day of August, 2016.



[Signature]
Notary Public

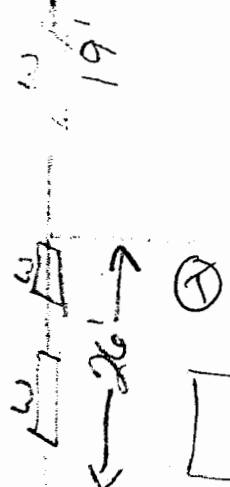
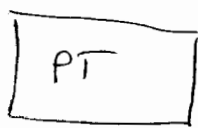
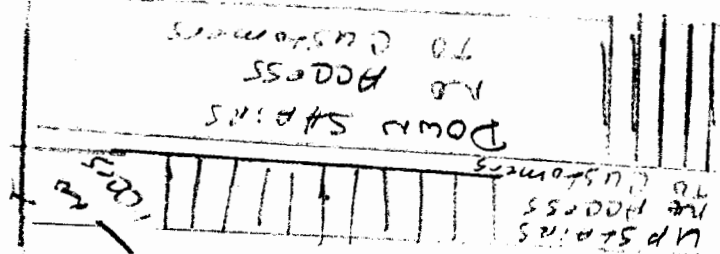
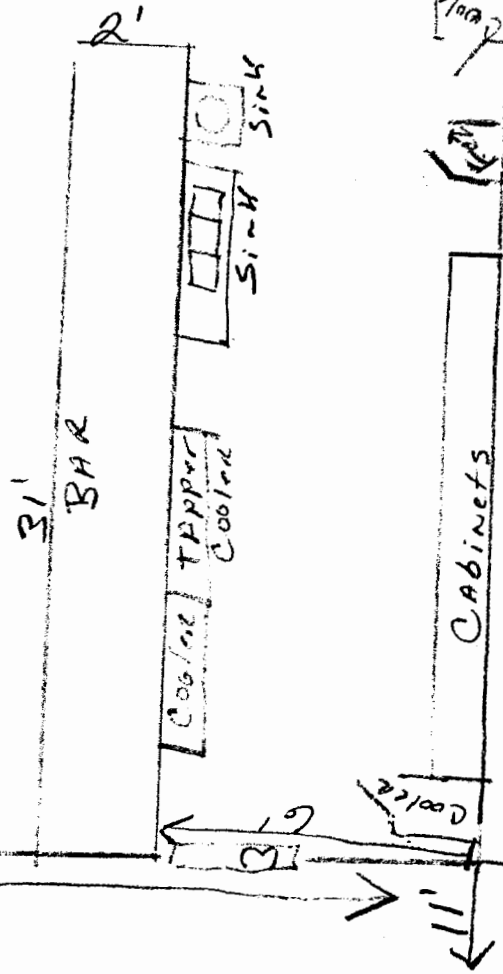
Street Olive

Side Walk
39'

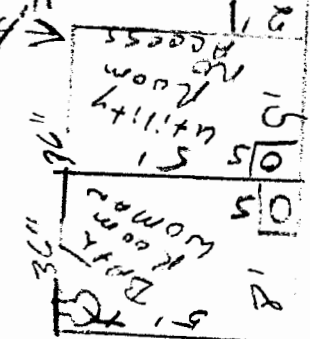


1923
Side Walk
24'9"

Street Adams



Storage Room
No Access



26"

1923 SW ADAMS



Fire Department

November 9, 2016

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 16-22
Daniel E. Stambaugh
d/b/a Dan's Tow Bar
1923 SW Adams
Requesting: Class A (tavern)

Liquor Commissioners,

A site application has been received from Daniel E. Stambaugh, d/b/a Dan's Tow Bar, 1923 SW Adams. The 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. Your mutual concern for life safety is appreciated.

A handwritten signature in cursive script that reads "Captain Stan Taylor".

Captain Stan Taylor
Fire Inspector, Fire Prevention Division
Peoria Fire Department
309.303.8275 - c
309.494.8735 - o
309.494.8787 - f
staylor@peoriagov.org

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





PEORIA POLICE DEPARTMENT



November 16, 2016

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

RE: Site Approval Application #16-22
Daniel E. Stambaugh
d/b/a Dan's Tow Bar
1923 SW Adams
Requesting: Class A (tavern)

Dear Commissioners,

A site application has been received from Mr. Daniel E. Stambaugh, d/b/a Dan's Tow Bar, 1923 SW Adams St., Peoria, Illinois. Approval of this application will allow the applicant to operate a tavern at this location.

This site is at the corner of Adams Street and Olive Street in a commercial district. This location most recently operated as *Roger's Place* for numerous years before closing in 2012. Nearby businesses include a furniture store, shopping center, salvage lots, and other similar commercial like businesses. There is another small tavern two blocks from this site in this same commercial area as well. There are no nearby residences and this location has a lengthy and well documented history of operating as a tavern.

It appears this request is appropriate for this location and does not appear to be detrimental to the surrounding businesses and neighborhood. There are no parking or traffic concerns raised by this request.

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

Sincerely,

Handwritten signature of Jerry E. Mitchell in cursive.
Jerry E. Mitchell
Chief of Police

JEM/ks

cc: Deputy Liquor Commissioner
City Clerk
Corporation Counsel

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



CITY OF
PEORIA

Community Development Department

November 16, 2016

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

**RE: Site Approval Application 16-22
Daniel E. Stambaugh
d/b/a Dan's Tow Bar
1923 SW Adams**

Requesting: Class A (Tavern)

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 zoned I-2 (Railroad/Warehouse Industrial) District. Per the adoption of the Unified Development Code on October 12, 2016, effective October 24, 2016, a tavern is a now permitted use in this district.
2. All required building permits for alterations or expansion must be obtained.

The Community Development Department requests that the liquor license be issued **contingent upon** successful compliance with the above listed items.

Sincerely,

A handwritten signature in black ink, appearing to read "Ross Black".

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 A Subclass _____ Liquor License for the following described property.

DAN STAMBAUGH, D/B/A DAN'S TOW BAR

(name of establishment)

1923 SW ADAMS ST.

(address)

FOR USE AS:

REQUEST FOR A CLASS A (TAVERN) LIQUOR LICENSE.

The Hearing will be held on MONDAY - DECEMBER 5, 2016 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.

Syndicate Holdings LLC Series 1901
115 S Main St
Washington Il 615712500

~~Syndicate Holdings LLC Series 1901
115 S Main St
Washington Il 615712500~~

Verkler Investment Properties LLC
8317 W Coyote Creek Dr
Peoria Il 61607

Peoria County Trustee
P O Box 96
Edwardsville Il 62025

Teen Challenge Illinois Inc
C/O John Harper Executor Director
311 Olive St
Peoria Il 61655

~~Syndicate Holdings LLC Series 1901
115 S Main St
Washington Il 615712500~~

2007 Sw Adams Property Corporation
1933 W Teton Dr
Peoria Il 61614

~~Teen Challenge Illinois Inc
C/O John Harper Executor Director
311 Olive St
Peoria Il 61655~~

~~Verkler Investment Properties LLC
8317 W Coyote Creek Dr
Peoria Il 61607~~

~~Verkler Investment Properties LLC
8317 W Coyote Creek Dr
Peoria Il 61607~~

St Luke Missionary Baptist Church
410 S Olive St
Peoria Il 61605

~~Verkler Investment Properties LLC
8317 W Coyote Creek Dr
Peoria Il 61607~~

~~Verkler Investment Properties LLC
8317 W Coyote Creek Dr
Peoria Il 61607~~

~~Syndicate Holdings LLC Series 1901
115 S Main St
Washington Il 615712500~~

~~2007 Sw Adams Property Corporation
1933 W Teton Dr
Peoria Il 61614~~

~~2007 Sw Adams Property Corporation
1933 W Teton Dr
Peoria Il 61614~~

~~Syndicate Holdings LLC Series 1901
115 S Main St
Washington Il 615712500~~

Joseph J Schepke Trust
C/O Jo Ellen Knowles, Trustee 1401 N
Cummings Ln
Washington Il 61571

Stambaugh, Billie
310 S Olive St
Peoria Il 61602

Human Service Center
P O Box 1346
Peoria Il 61654

Wester, Jeanine L
2303 N Linn St
Peoria Il 61604

~~Stambaugh, Billie
310 S Olive St
Peoria Il 61602~~

U F S Savings Center Inc
1800 Sw Adams St
Peoria Il 61602

Dm Properties of Illinois LLC
7013 N Stratton Ct
Peoria Il 61615

Stanbaugh, Daniel
1923 Sw Adams St
Peoria Il 61602

Walker, Harold E
441 Sanford St
East Peoria Il 61611

~~Teen Challenge Illinois Inc
C/O John Harper Executor Director
311 Olive St
Peoria Il 61655~~

Polston, Travis
2226 W Clark St
Peoria Il 61607

Goodwill Industries of Central
Illinois Inc
2319 E War Memorial Dr
Peoria Il 61614

Taylor, Tim L
1907 Sw Adams St
Peoria Il 61602

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

Daniel S. Stanbury, being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of Dans Tow Bar
(establishment name)

located at 1923 SW Adams, Peoria, Illinois.
(address)

2. On 10-20-2014, 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.

[Signature]
(Signature of Liquor Licensee)



Subscribed and sworn to before me
this 9th day of October
2014.

Torina D. Bonds
Notary Public