

# 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: April 11, 2022

SUBJECT: **SITE APPLICATION:** **Case: 22-16**  
**Second Wurst, LLC**  
**d/b/a Dog Haus**  
**4712 N. University, Unit B**  
**Requesting: Class B (restaurant, 50% food)**  
**Subclass 1A (2:00 am closing -Thur, Fri & Sat)**  
**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 Monday, May 2, 2022. **Contact person for this application is Toni Siprut @ (312-375-8664)** if you have questions or need to make arrangements to inspect the interior of the building.

**Your comments are DUE: April 21, 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**

CITY CLERK  
PEORIA, IL

2022 APR 11 PM 12:36

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 SC LLC 4700 N. UNIVERSITY ST, SUITE24, PEORIA, IL 61614 (309) 692-6690

2. ☒ Name, address and phone number of Intended Lessee:  
JESSE KOONTZ 3909 N KEDVALE CHICAGO, IL 60641 760-707-9700

Second Wurst, LLC DBA Dog Haus

3. Street address of Property requested for approval:  
4712 N UNIVERSITY PEORIA, IL 61614 Suite B

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:           
METRO SC LLC SE 1/4 SEC 20-9N8E LOT 1

5. Are there any improvements (buildings, accessories, etc.) presently on the property? Yes ☒ No ☐  
If Yes, please give description of same:  
FULLY FUNCTIONING SHOPPING CENTER

6. Are you planning to build any improvements upon the property? Y IF Yes, please indicate such improvements: PLANS ARE SUBMITTED; REPAIR AND REPLACE

7. What type of sale of alcoholic beverages is the property to be used for (i.e., tavern, restaurant, package liquor, etc.)? FAST CASUAL 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 1A + 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.

**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  
5<sup>th</sup> day of APRIL, 2022

Mary V. Minster  
Notary Public

MARY V. MINSTER  
OFFICIAL SEAL  
Notary Public - State of Illinois  
My Commission Expires Jun 02, 2024

METRO SC LLC  
an Illinois limited liability company

By: METRO SC MANAGER CORP.,  
an Illinois corporation, its Managing Member

Signature of Property Owner(s)

By: Eric Brinker  
Eric Brinker, President

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

City of Peoria, IL  
Treasury  
419 Fulton Street  
Suite 111  
Peoria, IL 61602-1217  
(309)494-8807  
City of Peoria  
www.peoriagov.org

003202-0045 Crystal W 04/11/2022 12:04PM

**ENERGOV**

Siprut, Toni (Second Wurst, LLC)  
2022 Item: INV-00014841  
LIQUOR - SIDEWALK CAFE  
- BEER GARDEN SITE  
APPLICAT 50.00

Siprut, Toni (Second Wurst, LLC)  
2022 Item: INV-00014840  
Liquor License Site  
Approval Application  
Fee-Non R 250.00

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300.00

Subtotal 300.00  
Total 300.00

CREDIT CARD 300.00

Visa \*\*\*\*\*1577  
Ref=16053902402  
Auth=050413  
20220411E451  
AID=A0000000031010  
Invoice=20220411E451  
AuthCode=050413  
Entry=Chip\_Read  
AppLabel=VISA DEBIT  
ATC=0461  
Seq=340500120220411120443

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Change due 0.00

Paid by: Siprut, Toni (Second Wurst, LLC)

Thank you for your payment

City of Peoria, IL copy



## BEER GARDEN

### APPLICATION FOR SUBCLASS 3 LIQUOR LICENSE

Present License Class B Present License No. \_\_\_\_\_ (\$50.00 filing fee)

Establishment Name: Second Worst, LLC DBA Dog Haus

Address 4712 N University Suite B Peoria, IL 61614

ATTACH a scale drawing showing, specifically:

1. Dimensions and scale drawing of how the area will be confined to restrict noise and prohibit removal of alcohol;
2. a substantial structure across which alcohol shall be served that provides bartenders reasonable protection from patrons unless facility is directly serviced from indoor licensed premises;
3. the locations of (2) exits (one may be through the premises);
4. the location of a landline telephone in beer garden area.

**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.

Also attach a sworn statement 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.

Dani Siefert  
Signature of Licensee or Agent

Subscribed and sworn to before me this 11th  
day of April, 2022

Jane D. Bonds

Notary Public



### FOR OFFICE USE ONLY

Application for Subclass 3 is APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_

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

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

## 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: Second Worst LLC DBA Dog Haus

Address: 4712 N University #B 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.

Dani Siprut

Signature of Licensee or Agent

312-375-8664

Antonia Siprut

Subscribed and sworn to before me this

17th day of April

2022

Journe D. Bonds

Notary Public



### FOR OFFICE USE ONLY:

Application for Subclass 3A is Approved \_\_\_\_\_ Not Approved \_\_\_\_\_

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



A detailed floor plan of a restaurant layout. The plan includes a large central dining area with numerous tables and chairs. To the left, there is a service area labeled 'NOT IN SCOPE' and a 'SERVICE AREA'. To the right, there is a 'RESTAURANT' area and a 'BAR'. The plan also shows a 'KITCHEN' area and a 'RESTROOM'. The layout is designed to maximize seating and service efficiency.

**THE**

## WAI

**SPECIAL**

## INTERIOR

DATE	NAME

1-1	SA-12	F10F0000	00000000
1-2	00000000	F10F0000	00000000
10-1	00000000	F10F0000	00000000
10-2	SA-12	F10F0000	00000000
10-3	-	F10F0000	00000000
10-4	SA-12	F10F0000	00000000
10-5	SA-12	F10F0000	00000000



NO.	DESCRIPTION	DATE	
1.1	1.1.1	1.1.1	1.1
1.2	1.2.1	1.2.1	1.2

## INTERIOR

Sl. No.	Particulars	Amount	Total
P-1	Particulars	Amount	Total
P-2	Particulars	Amount	Total
P-3	Particulars	Amount	Total
P-4	Particulars	Amount	Total
P-5	Particulars	Amount	Total

## Trina Bonds

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**From:** Leigha Adelsberger  
**Sent:** Monday, April 11, 2022 4:09 PM  
**To:** Trina Bonds  
**Subject:** RE: 22-16 Dog Haus/ Siprut

Good afternoon Trina,

I can find no outstanding bills or invoices owed to the City by the owner or business at this time.

Thank you,

*Leigha Adelsberger*  
City of Peoria  
Office of Accounts Receivable





CITY OF  
**PEORIA**

Community Development Department

April 21, 2022

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

RE: **Case 22-16**  
**Second Wurst, LLC**  
**d/b/a Dog Haus**  
**4712 N. University, Unit B**

**Requesting: Class B (restaurant, 50% food)**  
**Subclass 1A (2:00am closing -Thur, Fri & Sat)**  
**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 C-1 (General Commercial) District. A restaurant, bar, and open air café are permitted within this zoning district.
2. Building permit application and plans for interior alterations for the proposed use is currently under review.
3. Alterations must be inspected and adhere to all relevant codes prior to a Certificate of Occupancy being issued.

The Community Development Department does not object to the requested liquor license contingent upon issuance of a Certificate of Occupancy.

Sincerely,

Leah Allison  
Assistant Community Development Director

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





PEORIA POLICE DEPARTMENT

April 21, 2022

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

RE: Site Approval Application #22-16  
Second Wurst, LLC  
d/b/a Dog Haus  
4712 N. University St., Unit B  
Requesting: Class B (restaurant, 50% food)  
Subclass 1A (2:00 am close)  
Subclass 3A (sidewalk café)

Dear Commissioners,

A site application has been received from *Second Wurst, LLC*, d/b/a Dog Haus, 4712 N. University St., Unit B, Peoria, Illinois for a Class B, Subclass 1A and Subclass 3A liquor license. The approval of this application would allow the applicant to operate as a restaurant with full bar service, have a 2:00 a.m. close on Thursday, Friday and Saturday and have a sidewalk café at this location. This site had previously operated as Pre-Game Pub & Grill and Smashburger, both of which held a Class B and Subclass 3A liquor license.

Officer Kevin Slavens inspected the site which is located in the *Metro Centre* on University Street near Marlene Avenue, in a well-established commercial area of town. This shopping center is comprised of several restaurants and numerous other businesses. The request for the Subclass 1A is appropriate for this location, as it neighbors another licensed establishment that holds this same subclass license within the Metro Centre.

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,

Eric P. Echevarria  
Chief of Police

EE/ks

cc: City Clerk  
Corporation Counsel

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

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.

SECOND WURST, LLC, D/B/A DOG HAUS

(name of establishment)

4712 N UNIVERSITY, UNIT B

(address)

FOR USE AS:

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REQUEST FOR A CLASS B (RESTAURANT, 50% FOOD)

LIQUOR LICENSE WITH A SUBCLASS 3A (SIDEWALK CAFE).

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The Hearing will be held on MONDAY - MAY 2, 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.

Tire & Auto Holdings Inc

Pcr Properties LLC  
C/O Debra L Braker 34 Diamond Point  
Morton, Il 61550

Hvd Properties LLC  
112 Greystone Ct  
Dunlap, Il 61525

Karma Real Estate LLC  
C/O Jason Coalter 112 S Broadview St  
Cape Girardeau, Mo 637035759

Northwestern Place Lp  
C/O Michael Landwirth 7625 N  
University St Suite C  
Peoria, Il 61614

Metro SC LLC  
4700 N University St  
Peoria, Il 61614

Metro SC LLC  
4700 N University St  
Peoria, Il 61614

Rgm LLC  
7625 N University St Suite C  
Peoria, Il 61614

Rgm LLC  
7625 N University St Suite C  
Peoria, Il 61614

Rgm LLC  
7625 N University St Suite C  
Peoria, Il 61614

Rgm LLC  
7625 N University St Suite C  
Peoria, Il 61614

Rgm LLC  
7625 N University St Suite C  
Peoria, Il 61614

Rgm LLC  
7625 N University St Suite C  
Peoria, Il 61614

Sentinel Grocery III LLC  
32 South St  
Baltimore, Md 212023214

Morton Community Bank  
721 W Jackson P O Box 104  
Morton, Il 61550

Morton Community Bank  
721 W Jackson P O Box 104  
Morton, Il 61550

Morton Community Bank  
721 W Jackson P O Box 104  
Morton, Il 61550

Morton Community Bank  
721 W Jackson P O Box 104  
Morton, Il 61550

Morton Community Bank  
721 W Jackson P O Box 104  
Morton, Il 61550



STATE OF ILLINOIS    )  
                                  ) ss  
COUNTY OF PEORIA    )

**AFFIDAVIT**

Antonia Siprut, being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of Second Worst, LLC  
(establishment name)

located at 4712 N University Unit B, Peoria, Illinois.  
(address)

2. On April 13, 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.

*Antonia Siprut*  
(Signature of Liquor Licensee)

Subscribed and sworn to before me  
this 17th day of April  
2022.

*Torina D. Bonds*  
Notary Public

