

MEMORANDUM

TO: Leah Allison, Community Development
Officer Kevin Slavens, Police - TOU
Lt. Jaren Ginglen, Police - Traffic Division
Fire Engineer Charlie Perrin, Fire Prevention Division
Leigha Adelsberger, Accounts Receivable Supervisor
Mayor Rita Ali, Liquor Commissioner
Denis Cyr, 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: November 9, 2022

SUBJECT: **SITE APPLICATION:** Case: 22-25
Pioneer University Roadhouse, Inc.
d/b/a Big Juan's Tejano Smokehouse & Cantina
7723 N. University
Requesting: Class B (Restaurant, 50% food)
Subclass 1A (2am closing hrs–Thur, Fri & Sat)
Subclass 2 (live entertainment)
Subclass 3 (beer garden)

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, 2022. **Contact person for this application is Scott Wood – Acting Manager @ (309-868-2827)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: November 22, 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

2022 NOV -9 AM 11:09

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): Donance Corporation
Don Middleton 309-696-0345 67717 W. University Peoria IL 61614

2. Name, address and phone number of Intended Lessee:
Fred Jackson 309-678-4322

3. Street address of Property requested for approval:
Corp - Pioneer University Roadhouse, Inc DBA Big Juan's Tejano Smokehouse + Cantina
7723 N University 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:
See Attached Exhibit A

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? 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.)? Tavern / Restaurant

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 B

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

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.

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

Barbara E. Lindley
Notary Public

[Signature]
Signature of Property Owner(s)



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

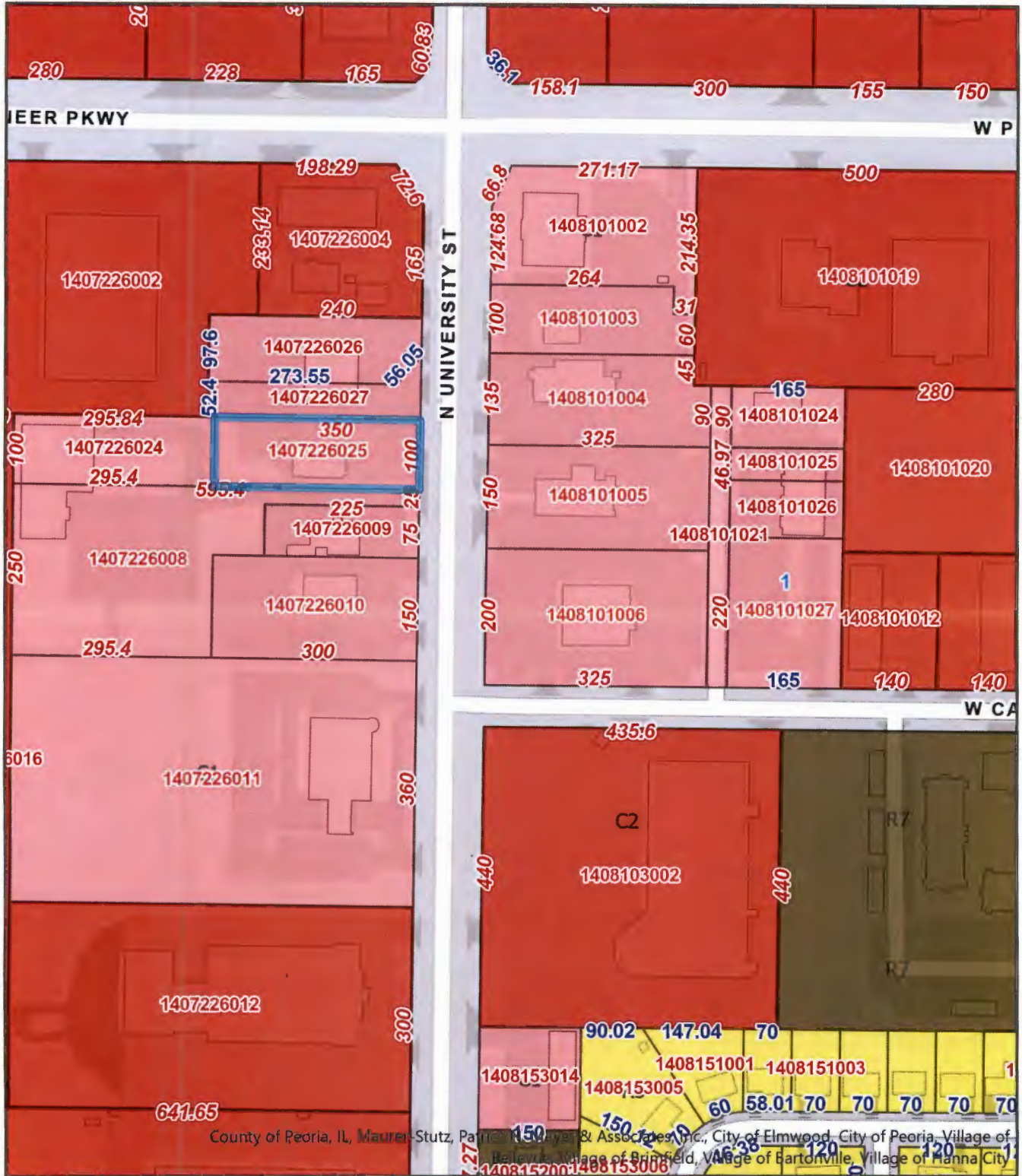
Exhibit A

Property Information		
Parcel Number 14-07-226-025	Site Address 7723 N UNIVERSITY ST PEORIA, IL 61614	Owner Name & Address DONANCE CORPORATION 6020 W SADDLEBROOK CT EDWARDS, IL, 61528
Tax Year 2022 (Payable 2023) ▼		
Sale Status None		
Property Class 0060 - Improved Commercial	Tax Code 008 -	Tax Status Taxable
Net Taxable Value 0	Tax Rate Unavailable	Total Tax Unavailable Print Tax Bill
Township City of Peoria	Acres 0.6520	Mailing Address
Legal Description NE 1/4 SEC 7-9N-8E 0.652 AC COMG NE COR NE 1/4 SEC 7 TH S 435' TO POB: TH S 100' W 334.6' N 100' E 334.16' TO POB (EXC UNIVERSITY ST ROW)		

Parcel Owner Information		
Name	Tax Bill	Address
DONANCE CORPORATION	Y	6020 W SADDLEBROOK CT EDWARDS, IL, 61528



Peoria County, IL



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. - Peoria County GIS Division

Map Scale
1 inch = 282 feet
 11/9/2022

2:00 A.M.

APPLICATION FOR SUBCLASS 1A LIQUOR LICENSE
(Pursuant to Ordinance No. 13,402)

Present License Class B Present License No. _____

Establishment Name Big Juan's Tejano Smokehouse + Cantina

Address 7723 NU niversity Peoria, IL 61614

Has there been a lapse in this license? NO
Zoning classification of licensed premises C1
Distance to nearest residential structure 1200

List liquor code violations in the past 3 years:

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 thereto are true and correct.

Scott Wood
Signature of Licensee or Agent

SCOTT WOOD 309 868-2827

Subscribed and sworn to before me this 9th
day of November, 2022

Torina D. Bonds
Notary Public



FOR OFFICE USE ONLY

Application for Subclass 1A is APPROVED _____ DENIED _____

Liquor Commissioner / Date

Special Conditions: _____

LIVE ENTERTAINMENT

APPLICATION FOR SUBCLASS 2 OR 2A LIQUOR LICENSE

Present License Class B Present License No. _____

Establishment Name: Big Juan's Tejano Smokehouse + Cantina

Address: 7723 N University Peoria, IL 61614

Type of entertainment: Jukebox, music

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.

Scott Wood (Acting manager)
Signature of Licensee or Agent

Scott Wood 309 868-2827

Subscribed and sworn to before me this 9th day of November, 2024

Torina D. Bonds
Notary Public



FOR OFFICE USE ONLY:

Application for Subclass 2 is Approved _____ Not Approved _____

Liquor Commissioner / Date

BEER GARDEN

APPLICATION FOR SUBCLASS 3 LIQUOR LICENSE

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

Establishment Name: Big Juan's Tejano Smokehouse + Cantina

Address 7723 N University 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.

Scott Wood
Signature of Licensee or Agent

Subscribed and sworn to before me this 9th
day of November, 2022

Torina D Bonds
Notary Public

Scott Wood 309.868-2827



FOR OFFICE USE ONLY

Application for Subclass 3 is APPROVED _____ DENIED _____

Liquor Commissioner / Date

Special Conditions: _____



Beer Garden



Trina Bonds

From: Leigha Adelsberger
Sent: Wednesday, November 9, 2022 12:39 PM
To: Trina Bonds
Subject: RE: 22-25 Pioneer Univ Roadhse - 7723 N University.pdf

Hi Trina,

The business nor the applicant have any outstanding balances with the City at this time.

Thanks!

Leigha Adelsberger
City of Peoria, Illinois
Office of Accounts Receivable



From: Trina Bonds <tbonds@peoriagov.org>
Sent: Wednesday, November 9, 2022 12:18 PM
To: Kevin Slavens <kslavens@peoriagov.org>; Charles Perrin <cperrin@peoriagov.org>; Leigha Adelsberger <ladelberger@peoriagov.org>; Leah Allison <lallison@peoriagov.org>
Subject: 22-25 Pioneer Univ Roadhse - 7723 N University.pdf

All,

Here's one more Site Application for the December 5, 2022, Liquor Commission Agenda. Hard copies will be in interoffice mail today.

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



PEORIA POLICE DEPARTMENT

November 22, 2022

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

RE: Site Approval Application #22-25
Pioneer University Roadhouse, Inc.
d/b/a Big Juan's Tejano Smokehouse & Cantina
7723 N. University St.
Requesting: Class B (Restaurant, 50% food)
Subclass 1A (2am close)
Subclass 2 (live entertainment)
Subclass 3 (beer garden)

Dear Commissioners,

A site application has been received from *Pioneer University Roadhouse, Inc.*, d/b/a Big Juan's Tejano Smokehouse & Cantina, 7723 N. University St., Peoria, Illinois for a Class B, Subclass 1A, Subclass 2 and Subclass 3 liquor license. Approval of this application would allow the applicant to operate as a restaurant with full-service bar, have a 2:00 a.m. close on Thursdays, Fridays and Saturdays, host live entertainment and have a beer garden at this location.

Officer Kevin Slavens met with the acting manager and inspected the proposed site, which is located on N. University Street, just south of W. Pioneer Pkwy. This location resides along an established commercial throughfare and neighbors several other businesses, retail stores, and other licensed establishments. This site most recently operated as Casa Amigos from December 2018 to February 2020, which also held a Class B liquor license. The applicant has held a Class A, Subclass 1A and Subclass 2 liquor license next to this proposed site, at Elliott's, 7807 N. University Street since August 2008. Due to the applicant's fourteen years of an established operating history as a licensed business at that location, the police department would have no objections to this site request for the 2:00 a.m. close.

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



Community Development Department

December 5, 2022

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

RE: **Case 22-25**
Pioneer University Roadhouse, Inc.
d/b/a Big Juan's Tejano Smokehouse & Catina
7723 N. University

Requesting: Class B (restaurant, 50% food)
Subclass 1A (2:00am closing -Thur, Fri & Sat)
Subclass 2 (live entertainment)
Subclass 3 (beer garden)

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 beer garden are permitted within this zoning district.
2. Previous use of the building was a restaurant. No change in occupancy is proposed.
3. Should alterations be required to the building, all necessary building and trades permits must be obtained prior to work commencing.
4. Install required signage for each accessible parking space (Reserved Parking R7-8 and \$350 Fine signs).
5. 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 contingent upon the installation of required signs for the accessible parking spaces.

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

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 A, 2, 3 Liquor License for the following described property.

PIONEER UNIVERSITY ROADHOUSE, INC. D/B/A BIG JUAN'S TEJANO SMOKEHOUSE
(name of establishment) & CANTINA

7723 N. UNIVERSITY
(address)

FOR USE AS:

REQUEST FOR A CLASS B (RESTAURANT, 50% FOOD) LIQUOR LICENSE
W/ SUBCLASS 1A (2AM CLOSING), SUBCLASS 2 (LIVE ENT) & A SUBCLASS 3
(BEER GARDEN).

The Hearing will be held on MONDAY - DECEMBER 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.

11

~~Seghetti, Roger J~~

Steak N Shake Operations Inc
500 Century Bldg 36 S Pennsylvania
St
Indianapolis, in 46204

Wayne2 LLC
7722 N Candle Trail
Peoria, Il 61614

Donance Corporation
7717 N University St #A
Peoria, Il 616141203

Candlo Real Estate LLC
7708 N University St
Peoria, Il 61614

Pioneer Park Inc
7820 N University St
Peoria, Il 61614

Pioneer Industrial Park Inc
7820 N University St Suite 208
Peoria, Il 61614

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

McDonalds Corporation
C/O Nathan Pappas 3947 Frontage Rd
Peru, Il 61354

Road House Properties LLC
P O Box 10
Lacon, Il 61540

Mroz, Paul J
4810 W Bridalwood Dr
Peoria, Il 61615

~~Mroz, Paul J~~
~~4810 W Bridalwood Dr~~
~~Peoria, Il 61615~~

Donance Corporation
6020 W Saddlebrook Ct
Edwards, Il 61528

~~Donance Corporation~~
~~6020 W Saddlebrook Ct~~
~~Edwards, Il 61528~~

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

Scott Wood (manager), being duly sworn, does hereby swear/affirm

that:

1. I am the Liquor Licensee of Pioneer University Roadhouse Inc
(establishment name)

located at 7723 N University Peoria, IL 61614, Peoria, Illinois.
(address)

2. On 11-10-22, I caused Notices of Hearing to be mailed to all property owners within 300 feet of my liquor establishment.

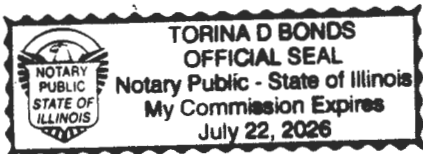
3. I have attached to this Affidavit, the list of property owners and their addresses to whom I mailed Notices.

FURTHER AFFIANT SAYETH NOT.

Scott Wood
(Signature of Liquor Licensee)

Subscribed and sworn to before me
this 9th day of November,
2022.

Torina D Bonds
Notary Public



Big Juans 7723 N University Peoria, IL 61614
Current Floor Plan

