

**18-13**      **Sous LLC – Sous Chef**  
**d/b/a Sous LLC – Sous Chef**  
**1311 SW Adams**  
**Requesting:    Class C (grocery)**

Commissioner Coates stated she would be abstaining from the vote and discussion on Case. No. 18-13, due to a business conflict of interest.

After a brief consultation with Assistant City Attorney Green, Chairman Miller asked Deputy Liquor Commissioner Turner to participate in the discussion and vote.

Kathyrn Rodolfi, Owner, presented a Site Application for a Class C (grocery) Liquor License at 1311 SW Adams.

In discussion with Chairman Miller, Ms. Rodolfi said their establishment would be a full-service grocery store. She said they would purchase as many items as possible from local farms in the area. She said their business would include providing the meal prep of fresh foods and she said as part of that culinary experience, they wanted to offer craft beer and wine. She said their hours of operation were from 8:00 a.m. to 6:00 p.m., seven days per week.

Chairman Miller commented that he felt this was a great location for this type of business because the area was underserved for fresh food.

In response to a question from Commissioner O'Brien in regard to their intentions for the sale of alcohol, Ms. Rodolfi said at this time they only wanted to sell craft beer and wine. She said if in the future there was more of a demand, she would come back to the Commission at that time to present that case. She said in terms of alcohol sales, they did not have a lot of space and she said the percentage would be approximately 25% alcohol vs. 75% groceries or maybe even smaller.

Hearing no more comments or questions, Chairman Miller called for the motion.

Deputy Liquor Commissioner Turner moved to recommend approval of the request for a Class C (grocery) Liquor License at 1311 SW Adams; seconded by Commissioner O'Brien.

Approved by roll call vote.  
Yeas:    Miller, O'Brien, Turner - 3;  
Nays:    None;  
Abstention:    Coates - 1.

Chairman Miller stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, September 11, 2018, at 6:00 p.m. and a representative of this establishment should be present at that meeting.

## MEMORANDUM

TO: Leah Allison, Community Development  
Scot Wolf, Building Inspections  
Officer Kevin Slavens, Police - TOU  
Lt. Earnest McCall, Police - Traffic Division  
Fire Engineer Charlie Perrin, Fire Prevention Division  
Jodi Maybanks, Accounts Receivable  
Don Leist, Corporation Counsel  
Julie Schmidt, Public Works (Sidewalk Café Requests Only)

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

DATE: August 9, 2018

SUBJECT: **SITE APPLICATION: Case: 18-13**  
**Sous LLC – Sous Chef**  
**d/b/a Sous LLC – Sous Chef**  
**1311 SW Adams**  
**Requesting: Class C (grocery)**

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, September 4, 2018. **Contact person for this application is Kathryn Rodolfi (309-363-8768)** if you have questions or need to make arrangements to inspect the interior of the building.

**Your comments are DUE: August 23, 2018 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  
2018 AUG -9 AM 11:25

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):  
Kathryn and Raphael Rodolfi, 1017 W Moss Avenue, Peoria, IL 61606, (309) 363 8768

2. Name, address and phone number of Intended Lessee:  
Kathryn and Raphael Rodolfi, 1017 W Moss Avenue, Peoria, IL 61606; (309) 363-8768  
Sous LLC - Sous Chef

3. Street address of Property requested for approval:  
1311 SW Adams Street, Peoria, IL 61602

**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:  
HASSLER & COCKLE'S ADD SE 1/4 SEC 8-8-8E LOTS 3 & 12 BLK 2 (89-06642/97-15190)

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.)? Package craft beer and wine; occasional tasting events, lunch café seating

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 C

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

10. Do you plan to add video gaming? Yes \_\_\_ No X  
(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.

Kathryn Rodolfi

Signature of Property Owner(s)

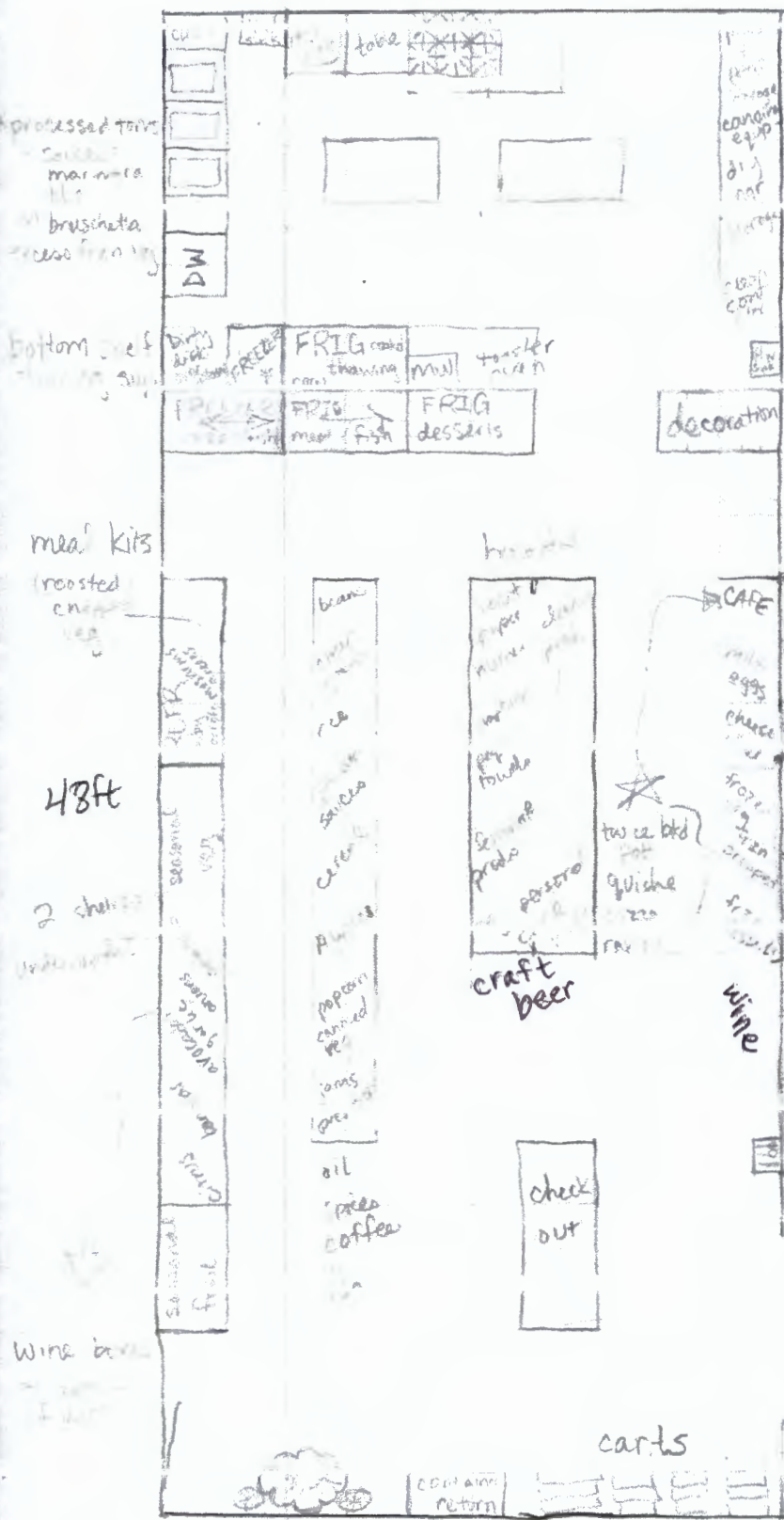
(NOTE: Non-Refundable \$250 Filing Fee)

Subscribed and sworn to before me this 8<sup>th</sup> day of August, 2018.



# Sous Chef

20ft



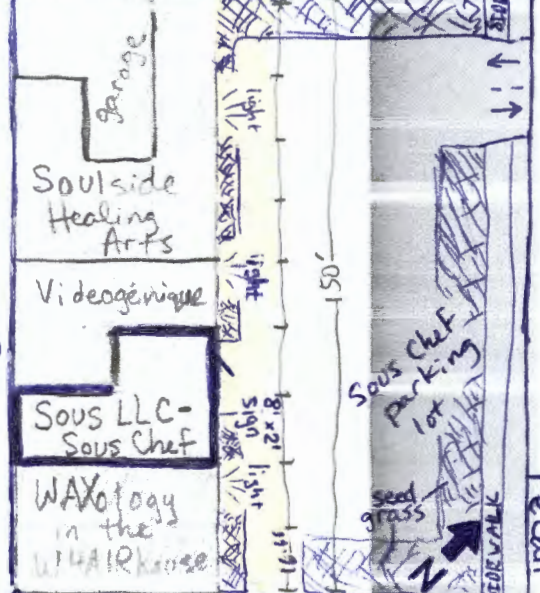
50'

Meyer

16.66'

Dumpster

CT Grabbert parking



12ft

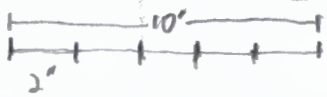
SIDEWALK

Adams

48ft

2 shelves

Wine bar



seating

20ft

### 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 = 42 feet**  
 8/8/2018





CITY OF  
**PEORIA**

**Community Development Department**

August 13, 2018

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

RE: **Site Approval Application 18-13**  
**Sous LLC – Sous Chef**  
**d/b/a Sous LLC – Sous Chef**  
**1311 SW Adams Street**

**Requesting: Class C (Grocery)**

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 currently zoned WH (Warehouse) Form District. Grocery businesses are permitted uses within this zoning district.**
- 2. A building permit application and plans from a design professional for all work and change in occupancies must be submitted for review.**

The Community Development Department recommends approval contingent upon obtaining required permits and issuance of a Certificate of Occupancy.

Sincerely,

Ross Black  
Director

City Hall  
419 Fulton Street, Suite 300  
Peoria, IL 61602  
309.494.8600



PEORIA POLICE DEPARTMENT



August 16, 2018

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

RE: Site Approval Application #18-13  
Sous LLC – Sous Chef  
d/b/a Sous Chef  
1311 SW Adams St.  
Requesting: Class C (grocery)

Dear Commissioners,

A site application has been received from *Sous LLC – Sous Chef, d/b/a Sous Chef*, 1311 SW Adams St., Peoria, Illinois for a Class C liquor license. Approval of this request would allow the applicant to sell packaged liquor at this location.

Officer Kevin Slavens inspected this site which is located on SW Adams Street near the corner of MacArthur Highway in the *Peoria Warehouse District*. This proposed site resides in an established commercial area and the nearest businesses include a video production company, remodeling & construction contractor and a law firm. The nearest residential neighborhood is in the RiverWest, located approximately 288 feet to the north directly behind this site on SW Jefferson Avenue. Officer Slavens met with the applicant who told him that she plans to open a small grocery store and sell fresh locally grown fruits and vegetables, as well as a small selection of local craft beers and wine.

It appears that this request is appropriate for this location as this proposed site sits in an established commercial area of town and would not be detrimental to the surrounding neighborhood or other businesses. There are no traffic or parking issues raised by this request.

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

Sincerely,

Loren Marion III  
Interim Chief of Police

LM/ks

cc: Deputy Liquor Commissioner  
City Clerk  
Corporation Council

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



Fire Department

August 20, 2018

Liquor Commission  
Office of Corporation Counsel  
City of Peoria, IL

Re: Site Approval Application  
Case: 18-13  
Sous LLC –Sous Chef  
d/b/a Sous LLC-Sous Chef  
1311 SW Adams  
Requesting: Class C (Grocery)

Liquor Commissioners,

The above mentioned business has not completed interior construction. 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](mailto:CPerrin@peoriagov.org)

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





NOTICE OF PUBLIC HEARING

The Liquor Commission of the City of Peoria, Illinois will hold a Public Hearing on an application of a Class C Subclass \_\_\_\_\_ Liquor License for the following described property.

SOUS LLC - SOUS CHEF

(name of establishment)

1311 SW ADAMS ST.

(address)

FOR USE AS:

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REQUEST FOR A CLASS C (GROCERY) LIQUOR

LICENSE.

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The Hearing will be held on \*TUESDAY - SEPTEMBER 4, 2018 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.

Chronister Oil Co  
2026 Republic  
Springfield Il 62702

Toner, Hugh F III  
1216 Sw Adams St  
Peoria Il 61602

D&b Developers LLC  
112 Fawn Ct  
Washington Il 61571

Sous LLC - Sous Le Soliel  
1017 W Moss Ave  
Peoria Il 61606

Sous LLC - Sous Le Soliel  
1017 W Moss Ave  
Peoria Il 61606

Bee-j Properties LLC  
9801 Bridgeport Way  
Hanna City Il 615369681

Wd Community Investments Inc  
P O Box 1955  
Peoria Il 616561955

Family Video Movie Club  
1022 E Adams St  
Springfield Il 62703

Gabbert, Charles T  
125 Barrington St  
East Peoria Il 61611

Pioneer Civic Services Inc  
P O Box 5647  
Peoria Il 61601

Peoria Housing Authority  
Attn Executive Office 100 S Richard  
Pryor Pl  
Peoria Il 61605

Peoria Housing Authority  
Attn Executive Office 100 S Richard  
Pryor Pl  
Peoria Il 61605

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Peoria Il 61605

Peoria Housing Authority  
Attn Executive Office 100 S Richard  
Pryor Pl  
Peoria Il 61605

Hoogland Tapper, C R  
1022 E Adams St  
Springfield Il 62703

Wiebler Family Limited Partnership  
2505 N Texas Rd  
Troy Il 61569

Caterpillar Inc  
Attn Corporate Tax 100 Ne Adams St  
Peoria Il 616294295

Wiebler Family Limited Partnership  
2505 N Texas Rd  
Troy Il 61569

George O Pasquel Co  
1416 Sw Adams St  
Peoria Il 61602

George O Pasquel Co  
1416 Sw Adams St  
Peoria Il 61602

George O Pasquel Co  
1416 Sw Adams St  
Peoria Il 61602

Gabbert, Charles T  
1323 Sw Adams St  
Peoria Il 61602

Gabbert, Charles T  
125 Barrington St  
East Peoria Il 61611

Ogle, Gregory D  
1400 Sw Jefferson Ave  
Peoria Il 61605

Burlington Northern & Santa Fe  
Railway Company  
Property Tax Department P O Box  
961089  
Fort Worth Tx 761610089

Sous LLC - Sous Le Soliel  
1017 W Moss Ave  
Peoria Il 61606

Bee-j Properties LLC  
9801 Bridgeport Way  
Hanna City Il 615369681

Sous LLC - Sous Le Soliel  
1017 W Moss Ave  
Peoria Il 61606

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~~Caterpillar Inc  
Attn Corporate Tax 100 Ne Adams St  
Peoria Il 616294295~~

~~Family Video Movie Club  
1022 E Adams St  
Springfield Il 62703~~

~~Pioneer Civic Services Inc  
P O Box 5647  
Peoria Il 61601~~

~~Caterpillar Inc  
Attn Corporate Tax 100 Ne Adams St  
Peoria Il 616294295~~

~~George O Pasquel Co  
1416 Sw Adams St  
Peoria Il 61602~~

~~Wiebler Family Limited Partnership  
2505 N Texas Rd  
Trivoli Il 61569~~

~~Wiebler, Wayne J  
615 S Maxwell Rd  
Peoria Il 61607~~

~~Sous LLC - Sous Le Soleil  
1017 W Moss Ave  
Peoria Il 61606~~

~~Gabbert, Rebecca S  
1323 Sw Adams St  
Peoria Il 61602~~

~~Eckler, Andrew  
532 Phelps St  
Peoria Il 61603~~

~~Gabbert, Charles T  
125 Barrington St  
East Peoria Il 61611~~

~~Family Video Movie Club  
1022 E Adams St  
Springfield Il 62703~~

~~Gabbert, Charles T  
125 Barrington St  
East Peoria Il 61611~~

~~Gabbert, Charles T  
125 Barrington St  
East Peoria Il 61611~~

~~Sous LLC - Sous Le Soleil  
1017 W Moss Ave  
Peoria Il 61606~~

~~Casa De Arte LLC  
C/O Arturo Vargas 1227 Sw Adams St  
Peoria Il 61602~~

~~Pioneer Civic Services Inc  
P O Box 5647  
Peoria Il 61601~~

~~City of Peoria  
419 Fulton St  
Peoria Il 61602~~

~~Gabbert, Charles T  
125 Barrington St  
East Peoria Il 61611~~

~~Caterpillar Inc  
Attn Corporate Tax 100 Ne Adams St  
Peoria Il 616294295~~

~~Wd Community Investments Inc  
P O Box 1955  
Peoria Il 616561955~~

~~Peoria Housing Authority  
Attn Executive Office 100 S Richard  
Pryor Pl  
Peoria Il 61605~~

~~Peoria Housing Authority  
Attn Executive Office 100 S Richard  
Pryor Pl  
Peoria Il 61605~~

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Pryor Pl  
Peoria Il 61605~~

~~Peoria Housing Authority  
Attn Executive Office 100 S Richard  
Pryor Pl  
Peoria Il 61605~~

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF PEORIA )

**AFFIDAVIT**

Kathryn Rodolfi, being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of Sous LLC - Sous Chef  
(establishment name)

located at 1311 SW Adams, Peoria, Illinois.  
(address)

2. On August 10, 2018, 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.

Kathryn Rodolfi  
(Signature of Liquor Licensee)  
(309) 363-8768 mobile

Subscribed and sworn to before me  
this 8<sup>th</sup> day of August  
2018.

Torina D. Bonds  
Notary Public

