

## 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: December 16, 2022

SUBJECT: **SITE APPLICATION:** Case: 23-03  
Pioneer University Roadhouse, Inc.  
d/b/a Richards on University  
7805 N. University  
Requesting: *changed request to B-1 @ Hearing*  
Class B (Restaurant, 50% Food)  
Subclass 1A (2 am closing hours Thurs, Fri, Sat)  
Subclass 2 (live entertainment)

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 6, 2023. **Contact person for this application is Scott Wood - Manager @ (309-868-2827)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are **DUE: January 20, 2023** 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. 85616)  
City Clerk's Office

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

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):  
Fred Jackson 309-678-4322 12726 W State Road RT 90
2. Name, address and phone number of Intended Lessee:  
Fred Jackson 309-678-4322 12726 W State Road RT 90  
*Pioneer University Roadhouse to Dr. Richard's University*
3. Street address of Property requested for approval:  
7805 N University Peoria, IL 61614  
**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:  
MRS J'S SUB NE 1/4 SEC 7-9N-8E 0.39 AC LOT 2
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.)? Restaurant/Tavern
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 2+1A
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.**

2022 DEC 14 PM 4:06  
CITY CLERK  
PEORIA, IL  
*Attesting*

**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  
14<sup>th</sup> day of December, 2022.

\_\_\_\_\_  
Signature of Property Owner(s)

*C Cheryl J Merchberger*  
Notary Public

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



2:00 A.M.

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

Present License Class \_\_\_\_\_ Present License No. \_\_\_\_\_

Establishment Name Pioneer University Roadhouse Inc

Address 7805 N University 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: NA

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.

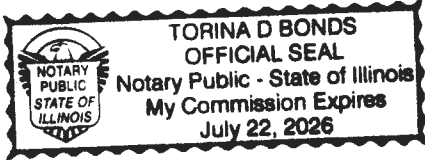
**AFFIDAVIT**

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.

[Signature]  
Signature of Licensee or Agent

Subscribed and sworn to before me this 14th  
day of December, 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 \_\_\_\_\_ Present License No. \_\_\_\_\_

Establishment Name: Pioneer University Roadhouse, INC

Address: 7805 UNIVERSITY PRONG, IL 61624

Type of entertainment: \_\_\_\_\_

*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.

[Signature]  
Signature of Licensee or Agent

Subscribed and sworn to before me this 17<sup>th</sup> day of December, 2022.

[Signature]  
Notary Public



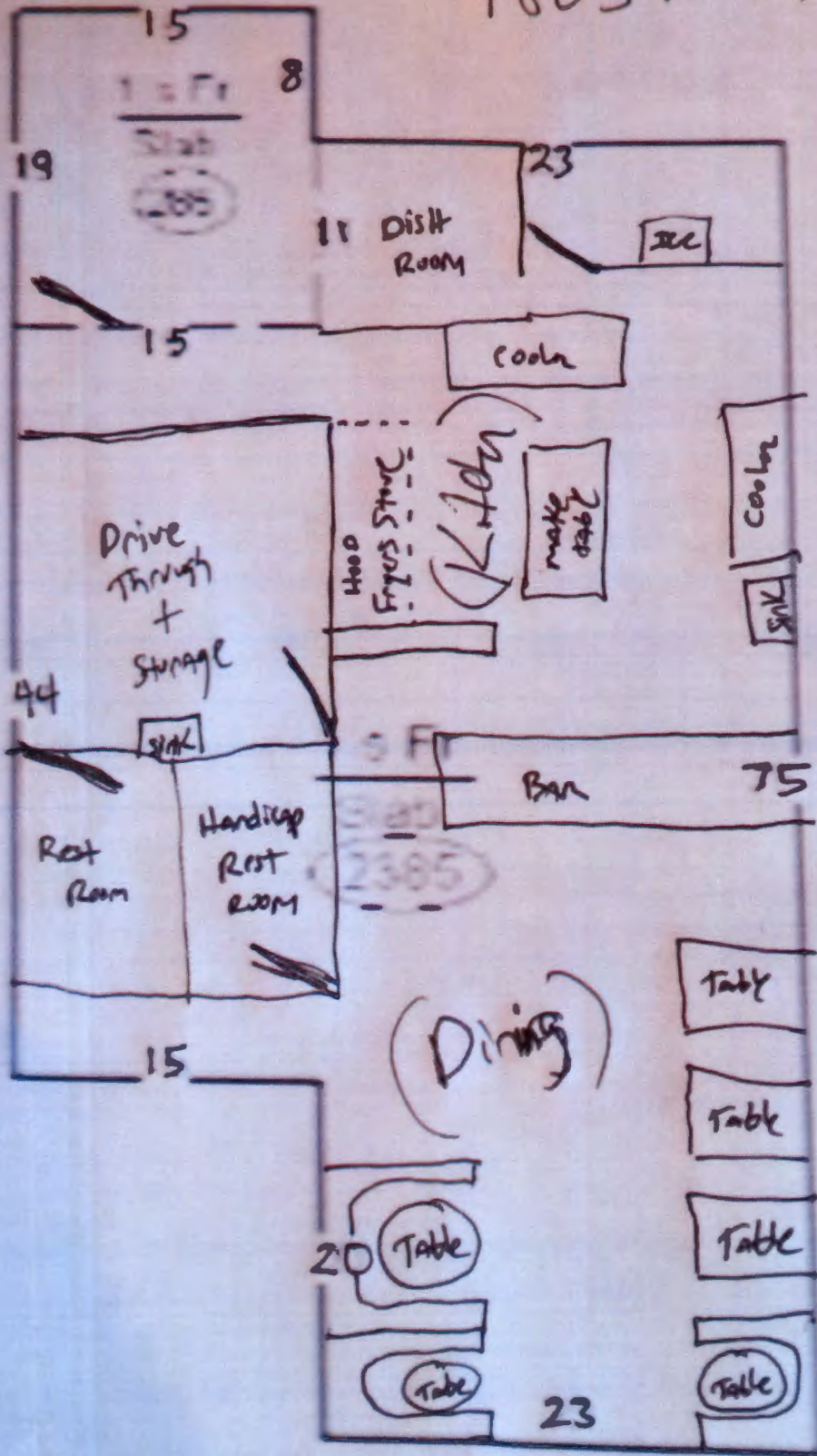
**FOR OFFICE USE ONLY:**

Application for Subclass 2 is Approved \_\_\_\_\_ Not Approved \_\_\_\_\_

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

Richard's University

7805 N University







PEORIA POLICE DEPARTMENT

January 19, 2023

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

RE: Site Approval Application #23-03  
Pioneer University Roadhouse, Inc.  
d/b/a Richards on University  
7805 N. University St.  
Requesting: Class B (Restaurant, 50% food)  
Subclass 1A (2:00 am close)  
Subclass 2 (live entertainment)

Dear Commissioners,

A site application has been received from *Pioneer University Roadhouse, Inc.*, d/b/a Richards on University, 7805 N. University St., Peoria, Illinois for a Class B, Subclass 1A and Subclass 2 liquor license. Approval of this application would allow the applicant to operate as a restaurant with a full-service bar, have a 2:00 a.m. close on Thursdays, Fridays and Saturdays and host live entertainment.

Officer Richard Linthicum met with one of the managers 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. The applicant currently holds City of Peoria and State of Illinois liquor licenses at Elliott's, 7807 N. University Street, which is adjacent to this proposed site. Due to the applicant's fourteen years of an established operating history as a licensed business at Elliott's, 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/rl

cc: City Clerk  
Corporation Counsel



Community Development Department

January 16, 2023

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

RE: **Case 23-03**  
**Pioneer University Roadhouse, Inc.**  
**d/b/a Richard's on University**  
**7805 N University**

**Requesting: Class B (Restaurant, 50% Food)**  
**Subclass 1A (2 am closing hours Thurs, Fri, Sat)**  
**Subclass 2 (live entertainment)**

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 and bar 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. Mechanical, electrical and plumbing work must be accomplished by licensed and registered contractors in the City of Peoria.
4. Any necessary building and trades permits must be obtained prior to work commencing.
5. Install required signage for each accessible parking space (Reserved Parking R7-8 and \$350 Fine signs).
6. Parking stalls must be striped pursuant to the Unified Development Code Section 8.1 – Off-Street Parking and Loading.
7. Dumpsters must be screened pursuant to City Code Chapter 13, Sec 13-40.
8. 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 accessible parkings spaces, construction of a dumpster enclosure, and the striping of the parking stalls.

Sincerely,

Leah Allison  
Assistant Community Development Director  
City Hall  
419 Fulton Street, Suite 203  
Peoria, IL 61602  
309.494.8600



## Trina Bonds

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**From:** Leigha Adelsberger  
**Sent:** Tuesday, December 27, 2022 9:01 AM  
**To:** Trina Bonds  
**Subject:** RE: Case: 23-03 / Richards on University

Good morning Trina,

There are no outstanding balances for the owner or for the business at this time.

Thank you,

*Leigha Adelsberger*  
City of Peoria, Illinois  
Office of Accounts Receivable





Fire Department

February 6, 2023

Liquor Commission  
Office of Corporation Counsel  
City of Peoria, IL

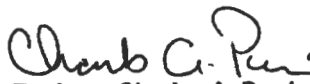
Re: Site Approval Application  
Case: 23-03  
Pioneer University Roadhouse, Inc  
d/b/a Richards on University  
7805 N University St.

Requesting: Class B (restaurant, 50% food)  
Subclass 1A (2am closing hours Thurs, Fri, Sat)  
Subclass 2 (live entertainment)

Liquor Commissioners,

The above mentioned business has not completed interior remodel. 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  
309.494.8735  
[CPerrin@peoriagov.org](mailto:CPerrin@peoriagov.org)

505 NE Monroe  
Peoria, Illinois 61603-3787  
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 B Subclass 2, 1A Liquor License for the following described property.

PIONEER UNIVERSITY ROADHOUSE, INC. D/B/A RICHARD'S ON UNIVERSITY

(name of establishment)

7805 N UNIVERSITY

(address)

FOR USE AS:

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

LIQUOR LICENSE WITH A SUBCLASS 1A (2:00 AM CLOSING HRS)

AND A SUBCLASS 2 (LIVE ENTERTAINMENT).

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The Hearing will be held on MONDAY- FEBRUARY 6, 2023 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.

~~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

Candio Roal 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, being duly sworn, does hereby swear/affirm

that:

Pioneer University Roadhouse Inc

1. I am the Liquor Licensee of DBA Richard's on University  
(establishment name)

located at 7805 University Prairie, Peoria, Illinois  
(address)

2. On 12-15-22, 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)

309-868-2827

scott.r.wood@protonmail.com

Subscribed and sworn to before me  
this 14 day of December

2022

Torina D. Bonds

Notary Public

