

**14-30**

**Terry B. Edwards**

**d/b/a Peace Brothers Club**

**1923 SW Adams**

**Requesting: Class A (tavern)  
Subclass 2 (live entertainment)**

Willie Smith, Business Manager, presented a Site Application for a Class A (tavern) Liquor License with a Subclass 2 (live entertainment) for 1923 SW Adams.

In discussion with Chairman Pro Tem Miller, Mr. Smith said they are trying to obtain a liquor license at a better location because they wanted to do the right thing. He said they currently helped not-for-profit organizations in the community and he said they wanted to be able to continue to support the community.

Deputy Corporation Counsel Williams pointed out that the Community Development department had indicated that a bar, tavern, night club, etc. was not permitted in the current I-2 zoning district. She said if the Liquor Commission recommended approval, it would be contingent upon the rezoning of the subject property to a commercial zoning district.

In response to the Community Development Department's recommendation, Mr. Smith said they were working with the owner of the property to address the zoning issue.

Mr. Ted Arndt who represents the property owner said he would be meeting with Kimberly Smith of Community Development to rezone the site from industrial to commercial.

In discussion with Commissioner O'Brien in regard to the request for a Subclass 2 (live entertainment), Mr. Smith said they would like to have a DJ and to use their back area for a band, fundraisers for the community, etc.

Senior Urban Planner Kimberly Smith said in addition to the rezoning, the applicant would be required to obtain a change of use because the building had been vacant for over 12 months.

Liquor Investigator Jordan clarified that Peace Brothers traditionally had been a motorcycle club; he said the application before the Commission would be for a tavern that would be open to the public because a motorcycle club was not permitted to have alcohol. He also explained that with a tavern license, kids would not be permitted inside of the building.

In response to Chairman Pro Tem Miller's question in regard to the Accounts Receivables Department comments, Deputy Corporation Counsel Williams said prior to the issuance of a liquor license, any fees or fines owed had to be paid.

Pastor Tim Criss, City of Refuge Church, spoke in opposition to the Site Application for a tavern at the subject property. He said the church had acquired property immediately across the street and they had planned to have a youth center at that location. He said they would have church related activities and they absolutely did not support the request.

Liquor Investigator Jordan said he was unaware that the church had purchased property immediately across the street from the subject property. He pointed out that there had always been a bar at that

location for years and he confirmed that it had been shuttered for a year now. He said he had been trying to work with Peace Brothers over the past couple years to find a suitable location because they were unable to get the proper zoning for their current location.

Senior Urban Planner Kimberly Smith added that the youth center that was mentioned by Pastor Criss also required a change of use. She then pointed out that neither of the two requests had been approved at this point in time.

In discussion with Commissioner O'Brien, Deputy Corporation Counsel Williams pointed out the subject location had been a tavern that was a legal non-conforming use, but because it had been vacant for over 12 months, the property lost its non-conforming status.

Liquor Investigator Jordan reported that there was actually an approval of a liquor license at this location before the property lost site approval, but the license was voided because the applicant did not pick up the license.

Mr. Smith said he understood the concerns of Pastor Criss, but he said they were not a rowdy group and he said they enjoyed doing things for the community. He said they would always show respect to the church. He then said, if needed, they would be willing to help out the church.

Hearing no further questions, Chairman Pro Tem Miller called for the motion.

Commissioner O'Brien moved to recommend approval of the Site Application for a Class A (tavern) Liquor License with a Subclass 2 (live entertainment) 1923 S.W. Adams, contingent upon the following:

1. The rezoning of the property to a commercial zoning district.
2. The issuance of a change of use by the Community Development Department.
3. Any fees or fines owed to the Finance Department by the applicant needed to be paid in full.

The motion was seconded by Commissioner Coates.

Approved by roll call vote.

Yeas: Coates, Miller, O'Brien - 3;

Nays: 0.

Chairman Pro Tem Miller stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, September 23, 2014, at 6:15 p.m. and a representative of this establishment should be present at that meeting.



pd 7/28/14  
CR# 608  
Rec# 026285

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

14-30

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):  
Joe Abraham & Sons Amusement, Inc. 921 DeWittier Dr. Peoria, IL 61615  
309-264-1881

2. Name, address and phone number of Intended Lessee:  
TERRY B. EDWARDS 1914 S. GARDNER PEORIA ILL 61605  
DIBA Peace Brother's Club

3. Street address of Property requested for approval:  
1923 SW Adams Peoria, IL

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:  
WRIGHTS NE 1/4 sec 17-8-8E LOT 7 RGE 1

5. Are there any improvements (buildings, accessories, etc.) presently on the property?  
Yes  No  If Yes, please give description of same:  
Vinyl side Building

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

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, I, J, K, K-1, L, M, N A  
Subclass: 1, 1A,  2, 3, 3A, 4, 6, 7, 8, 10, 11 2

Oper: MSANTIAGO Type: TO Drawer: 1  
Date: 7/28/14 02 Receipt no: 11130  
36 LIQUOR - ALL  
OK CHECK 1.00 608 \$250.00  
Trans date: 7/28/14 Time: 13:39:27

PATRICK A. NICHING - TREASURER  
CITY OF PEORIA

2014 JUL 28 P 4:34

CITY CLERK  
PEORIA, ILL.

10. 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  
25 day of July, 2014.  
[Signature]  
Notary Public

Joseph Abraham Jr President  
Signature of Property Owner(s)

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

"OFFICIAL SEAL"  
Daniel L Behm Jr  
Notary Public, State of Illinois  
My Commission Expires 12/20/2015



**County of Peoria**  
**Supervisor of Assessments**



INFORMATION FOR PARCEL: 18-17-209-011

TAX YEAR: **2014**

Address:	1923 SW ADAMS ST	
City:	PEORIA	
State:	IL	
Zip:	61602	
Township:	City of Peoria	
Land Use:	Commercial	
Property Class:	Improved Commercial	
Tax Code:	122	
Tax Status:	Taxable	
Created:	1/1/1998 12:00:00 AM	
Retired:		
Legal:	WRIGHT'S SUB NE 1/4 SEC 17-8-8E LOT 7 RGE 1 (EXC NE 5' THEREOF)	

PARCEL OWNER INFORMATION

Name	Type	Tax Bill	Address
JOSEPH G ABRAHAM & SONS AMUSEMENT INC	OWNER	Y	921 DETWEILLER DR SUITE C · PEORIA, IL 61615

PARCEL ASSESSMENT INFORMATION

Level	Reason	Land/Lot	Improvements	Farm Land	Farm Building	Total
Prior Year Equalized	New Level	\$3,410.00	\$5,850.00	\$0.00	\$0.00	\$9,260.00

PARCEL EXEMPTION INFORMATION

Exemption Type	Exemption Amount	HRE Base Value	Senior Freeze Base Year	Senior Freeze Frozen Value
		\$5,930.00		

PARCEL TAX BILL DETAILS

No Tax Bill Details for this tax year

PARCEL SALES INFORMATION

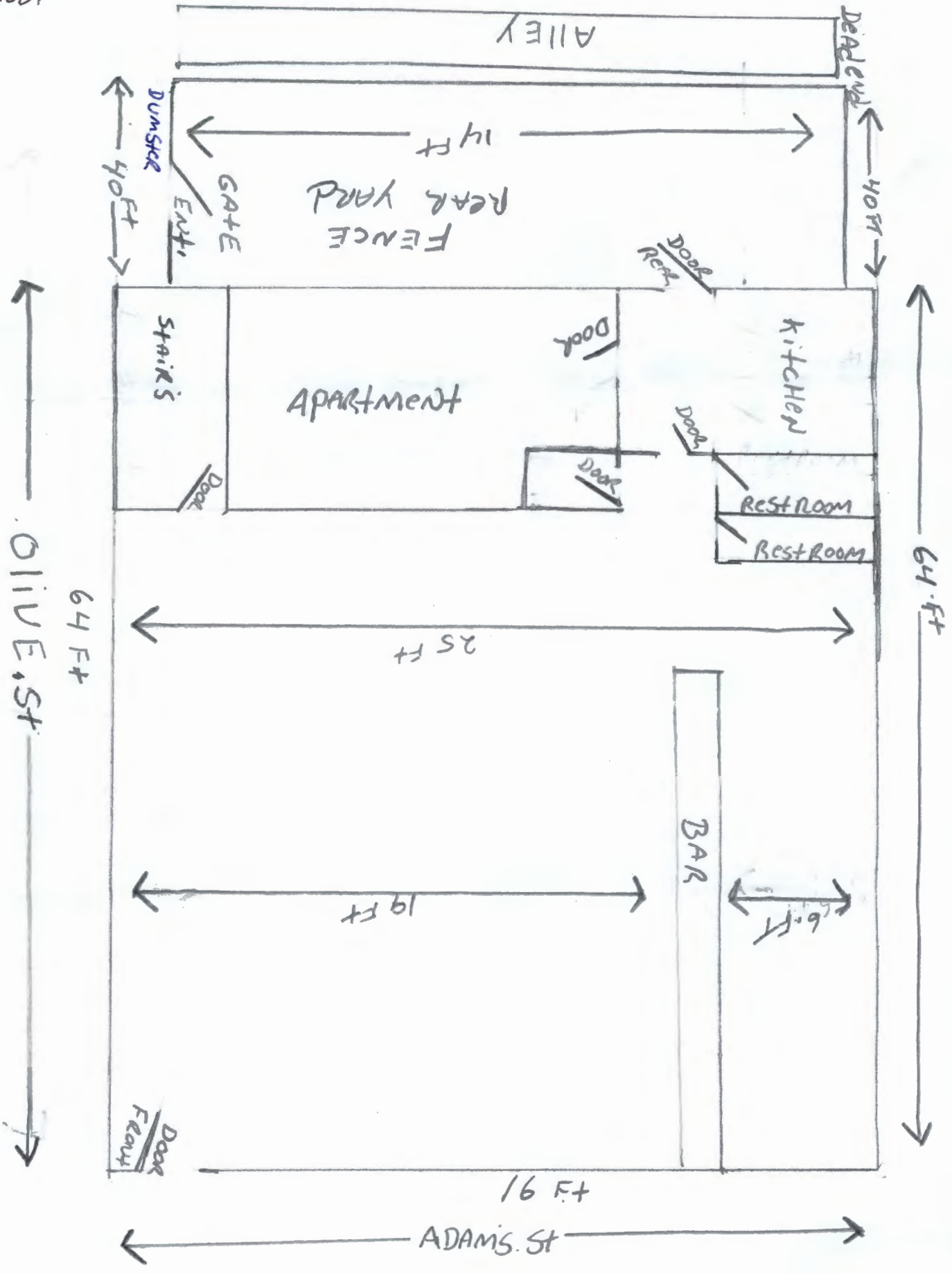
Sale Date	Sales Price	Document #	Notes
12/31/1998	\$35,000.00	9903878	

PARCEL GENEALOGY INFORMATION

No Parcel Genealogy Data on File

2012 Peoria County [Home](#) | [Disclaimer](#)

1923 SW Adams



OLIVE ST

64 FT

ALLEY

Dead end

40 FT

40 FT  
DUMPS  
GATE  
ENTR.

14 FT

REAR YARD  
FENCE

Stairs

APARTMENT

Door

Door  
REAR

KITCHEN

Door

Door

REST ROOM

REST ROOM

25 FT

BAR

19 FT

6 FT

Door  
REAR

16 FT

ADAMS ST

64 FT

TO: Trina Bonds, Liquor Commission Secretary  
FROM: Jodi Maybanks , Accounts Receivable Supervisor I  
DATE: August 12, 2014  
SUBJECT: Case 14-30 Terry B Edwards d/b/a Peace Brothers Club

The Finance Department has an objection in regards to this site approval.

Terry B Edwards of 1914 S Griswold Street owes the following:  
Demolition \$6,096.00

Any questions, please contact me at x8505. Thank you!



PEORIA POLICE DEPARTMENT



August 13, 2014

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

RE: Site Approval Application 14-30  
Terry B. Edwards  
d/b/a Peace Brothers Club  
1923 SW Adams  
Requesting: Class A (tavern)  
Subclass 2 (live entertainment)

Dear Commissioners,

A site application has been received from Mr. Terry B. Edwards, d/b/a Peace Brothers Club, 1923 SW Adams, Peoria, Illinois. Approval of this application will allow the applicant to operate a tavern at this location with live entertainment.

This location is at the corner of Adams and Olive St. Nearby businesses include retail, salvage lots, and similar commercial businesses. There are a small number of taverns in the area. There are no nearby residences and this location has a long history of operating as a tavern. This location has been shuttered since 2012 and prior to that this location operated as Roger's Place. Officer Jordan checked Peoria Police records and found that while operating as Roger's Place there were 5-6 police reports filed each year, many related to theft but occasionally disturbances such as fights or patrons refusing to leave.

It appears this request is appropriate for this location and does not appear to be detrimental to the surrounding 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,

  
Jerry E. Mitchell  
Interim Chief of Police

JEM/sj

cc: City Clerk  
Corporation Counsel  
Deputy Liquor Commissioner

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



FIRE DEPARTMENT



August 21, 2014

Liquor Commission  
Office of Corporation Counsel  
City of Peoria, Illinois

Re: Site Approval Application  
Case: 14-30  
Terry B. Edwards  
d/b/a Peace Brothers Club  
1923 SW Adams

Dear Liquor Commission:

A site application has been received from Terry B. Edwards, d/b/a as the Peace Brothers Club for a Class A (tavern) and a Subclass 2 (live entertainment).

Unable to gain access into building. The Fire Department will inspect for life safety violations prior to opening for business.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel McGann'.

Daniel McGann  
Captain, Fire Prevention Div.

DM/cc



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



**Community Development Department**



August 21, 2014

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

**RE: Site Approval Application 14-30  
Terry B Edwards  
d/b/a Peace Brothers Club  
1923 SW Adams Street (Council District 1)**

**Requesting: Class A (tavern)  
Subclass 2 (live entertainment)**

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 current zoning district, I-2 (Railroad/Warehouse Industrial), does not allow a bar, tavern, cocktail lounge, night club, restaurant with entertainment, nor beer garden. This property must be rezoned to a commercial zoning district.**

The Community Development Department requests DENIAL of the liquor license until successful resolution of the above listed item.

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 2 Liquor License for the following described property.

TERRY B. EDWARDS D/B/A PEACE BROTHERS CLUB

(name of establishment)

1923 SW ADAMS

(address)

FOR USE AS:

---

REQUEST FOR A CLASS A (TAVERN) LIQUOR LICENSE

WITH A SUBCLASS 2 (LIVE ENTERTAINMENT).

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The Hearing will be held on TUESDAY - SEPTEMBER 2, 2014 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.

22

CITY OF REFUGE WORSHIP CENTER  
2201 SW ADAMS ST  
PEORIA IL 61602

DAVIS ROBERT  
403 CHICAGO ST  
PEORIA IL 61605

DAVIS ROBERT  
2001 SW JEFFERSON ST  
PEORIA IL 61605

DM PROPERTIES OF ILLINOIS LLC  
7013 N STRATTON CT  
PEORIA IL 61615

GOODWILL INDUSTRIES OF  
CENTRAL ILLINOIS INC  
2319 E WAR MEMORIAL DR  
PEORIA IL 61614

HUMAN SERVICE CENTER  
FOUNDATION  
P O BOX 1346  
PEORIA IL 61654

ILLINOIS FURNITURE CO  
8226 LACKLAND RD  
SAINT LOUIS MO 63114

ILLINOIS FURNITURE CO  
2017 SW ADAMS ST  
PEORIA IL 61602

~~ILLINOIS FURNITURE CO  
2013 SW ADAMS  
PEORIA IL 61602~~

JKG ENTERPRISES INC  
P O BOX 525  
PEORIA IL 61651

JOSEPH G ABRAHAM & SONS  
AMUSEMENT INC  
921 DETWEILLER DR SUITE C  
PEORIA IL 61615

PEORIA COUNTY TRUSTEE  
P O BOX 96  
EDWARDSVILLE IL 62025

POLSTON TRAVIS  
2226 W CLARK ST  
PEORIA IL 61607

SCHEPKE JOSEPH  
2428 W PROCTOR ST  
PEORIA IL 61605

ST LUKE MISSIONARY BAPTIST  
CHURCH  
410 S OLIVE ST  
PEORIA IL 61605

ST LUKE MISSIONARY BAPTIST  
CHURCH  
410 S OLIVE ST  
PEORIA IL 61605

STAMBAUGH BILLIE  
310 S OLIVE ST  
PEORIA IL 61602

~~STAMBAUGH BILLIE  
310 S OLIVE ST  
PEORIA IL 61602~~

SYNDICATE HOLDINGS LLC SERIES  
1901  
115 S MAIN ST  
WASHINGTON IL 615712500

~~SYNDICATE HOLDINGS LLC SERIES  
1901  
115 S MAIN ST  
WASHINGTON IL 615712500~~

~~SYNDICATE HOLDINGS LLC SERIES  
1901  
115 S MAIN ST  
WASHINGTON IL 615712500~~

~~SYNDICATE HOLDINGS LLC SERIES  
1901  
115 S MAIN ST  
WASHINGTON IL 615712500~~

TAYLOR TIM  
1907 SW ADAMS ST  
PEORIA IL 61602

~~TEEN CHALLENGE ILLINOIS INC  
C/O JOHN HARPER EXECUTOR  
DIRECTOR 311 OLIVE ST  
PEORIA IL 61655~~

TEEN CHALLENGE ILLINOIS INC  
C/O JOHN HARPER EXECUTOR  
DIRECTOR 311 OLIVE ST  
PEORIA IL 61655

~~TEEN CHALLENGE ILLINOIS INC  
C/O JOHN HARPER EXECUTOR  
DIRECTOR 311 OLIVE ST  
PEORIA IL 61655~~

~~TEEN CHALLENGE ILLINOIS INC  
C/O JOHN HARPER EXECUTOR  
DIRECTOR 311 OLIVE ST  
PEORIA IL 61655~~

U F S SAVINGS CENTER INC  
1800 SW ADAMS ST  
PEORIA IL 61602

VERKLER INVESTMENT PROPERTIES  
LLC  
8317 W COYOTE CREEK DR  
PEORIA IL 61607

~~VERKLER INVESTMENT PROPERTIES  
LLC  
8317 W COYOTE CREEK DR  
PEORIA IL 61607~~

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PEORIA IL 61607~~

~~VERKLER INVESTMENT PROPERTIES  
LLC  
8317 W COYOTE CREEK DR  
PEORIA IL 61607~~

WALKER HAROLD  
441 SANFORD ST  
EAST PEORIA IL 61611

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF PEORIA )

AFFIDAVIT

Willie Smith, being duly sworn, does hereby swear/affirm  
that:

1. I am the Liquor Licensee of Peace Brothers Club  
(establishment name)

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

2. On 7-29-14, 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.

Willie Smith  
(Signature of Liquor Licensee)

Subscribed and sworn to before me  
this 28<sup>th</sup> day of July,  
2014.

Terrell Bonds  
Notary Public

