## **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 Charles Grayeb, 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: October 18, 2022

SUBJECT: SITE APPLICATION: Case: 22-23

Feast Buffet, Inc. d/b/a Feast Buffet 4232 N. Brandywine Dr.

Requesting: Class G-B (Beer & Wine Only Restaurant)

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 Hui Liu @ (573-975-9624) 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)

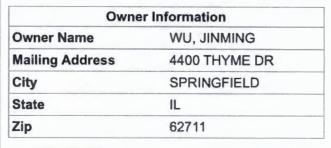
City Clerk's Office

# SITE APPROVAL APPLICATION FOR THE SALE OF ALCOHOLIC BEVERAGES IN THE CITY OF PEORIA, ILLINOIS 2022 OCT 18 PM 2: 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):
	Jin Ming wa 4400 Thyme Dr & Pringfield IL 62711 (830) 900-9112
2.	Name, address and phone number of Intended Lessee:  FORST BUFFET INC DBA FORTH BUFFET 4232 N Brandywine DR 61614  Hui Liu 2309 S MacArthur Blvd Springfield IL 62704 573-925-9624
3.	Street address of Property requested for approval:  4232 /U Brandy W.he DR
	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:
5.	Are there any improvements (buildings, accessories, etc.) presently on the property?  Yes No  If Yes, please give description of same:
6.	Are you planning to build any improvements upon the property? Yes, please indicate such improvements: New Walls Hooring, Seating, Wew Kichten Area
7.	What type of sale of alcoholic beverages is the property to be used for (i.e., tavern, restaurant, package liquor, etc.)?
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 6-B
	Subclass: 1, 1A, 2, 2A, 3, 3A, 4, 6, 7, 8, 10, 11, 12
10.	Do you plan to add video gaming?  (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
state	ments contained herein are true and correct.
Subst	day of Other 2022
1	ours DBords Signature of Property Owner(s)
Nota	ry Public (NOTE: Non-Refundable \$250 Filing Fee)

	Peoria County, IL - Property Report	10/18/2022		
Parcel ID	Property Address	City	State	Zip
1430227002	4232 N Brandywine Dr	PEORIA	IL	61614





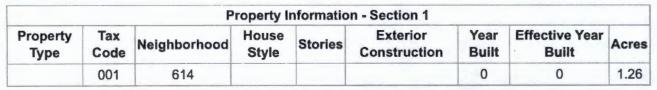
Mobile Maps and Information



Disclaimer: Peoria County makes every effort to produce and publish the most current and accurate information possible. This public information is furnished as a public service. The information must be accepted and used by the recipient with the understanding that the data was developed and collected for the purpose of administering a local property tax as required by the Illinois Property Tax Code. Peoria County assumes no liability whatsoever associated with the use or misuse of such data, and disclaims any representation or warranty as to the accuracy of the data.

# **Legal Description**

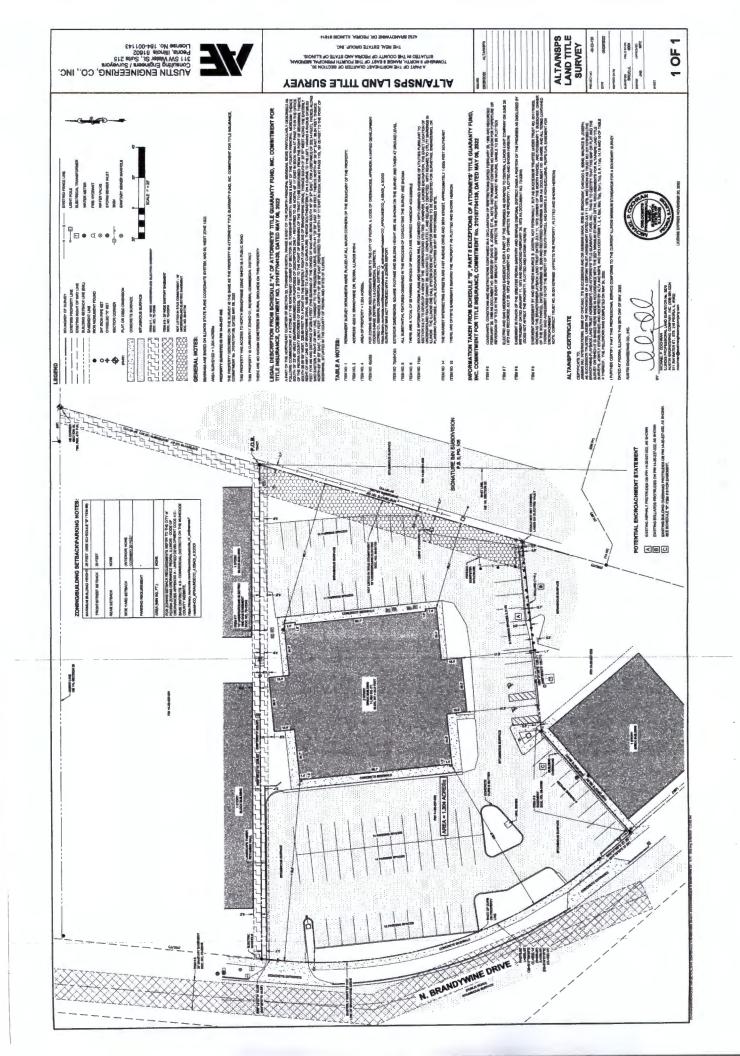
NE 1/4 SEC 30-9-8E COMG NE COR SEC 30: TH SW 137.61' TO POB: TH SW 181' SW 126.71' SW 88.34' TO NE LN BRANDYWINE DR NLY ALG SD NE LN ON CURVE RIGHT 228.42' ELY 326.93' TO POB

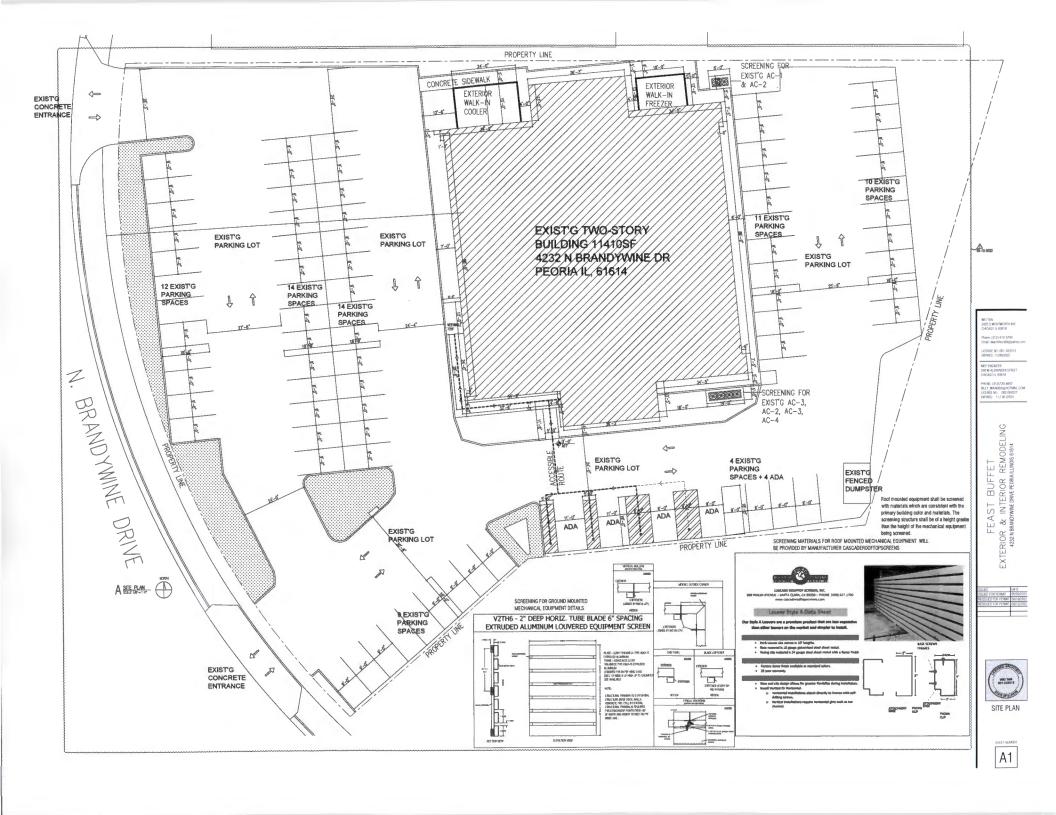


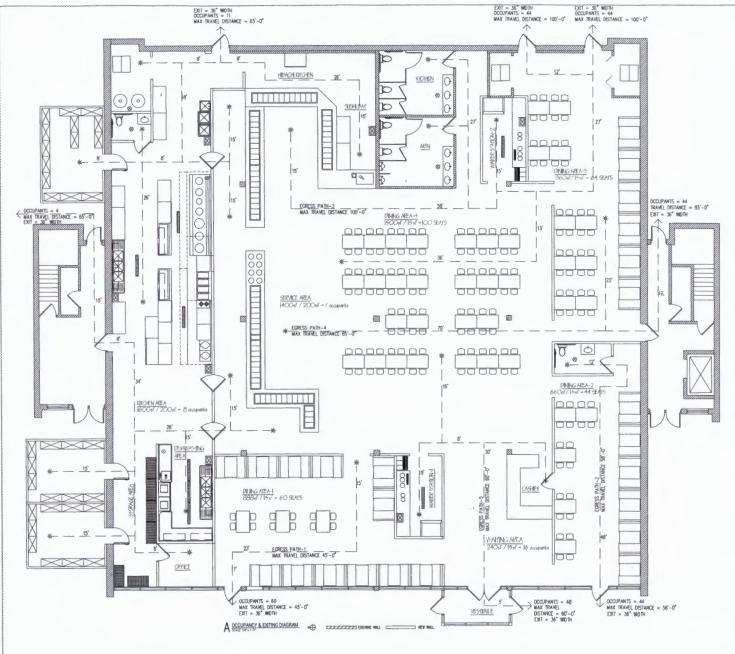
		Propert	y Information -	Section 2		
Total Living Area	Main Living Area	Basement	Finished Basement	Recreation Area	Attached Garage	Detached Garage
0	0	0	0	0	0	0

			Propert	y Informa	ation - S	Section 3			
Air Conditioning	Bedrooms	Full Baths	Half Baths	Fire Places	Grade	Condition	Land AV	Building AV	Total AV
	0	0	0	0			\$107,610	\$201,090	\$308,700









PROJECT DATA:

1. Total square footage: 9660 ± sq. ft.

2. Construction Type: II-8 Unprotected

3. Use/Occupancy Classification (308 OCCUPANTS): A-2 Assembly

The building set be coupped with automatic fire suppression system.
 The symbler contractor shall submit shop drawnigs for point and approval.

Bailding Occupancy for Easting (IBC section 1004.1.1) Requirements
 Building Occupancy Calculations for Me safety

Number of Ents (per IBC section 1019.1)
 Reguned: 2
 Provided: 6

7. Egress width (per IBC section 1005.1)
Ext Capacity Calculations (doors)
Required:

0.2 x 308 = 61.6\*
Provided:
clear 216\*

Maximum exit access travel distance (IBC section 1016.1)
 Allowed: 250 if

Provided: Egress Path-1: 45'-0"
Egress Path-2: 58'-0"
Egress Path-3: 100'-0"
Egress Path-4: 85'-0"
Egress Path-5: 60'-0"

i O. Plumbring Requirements ( 2014 ILLINOIS PLUMBING CODE )
Total occupancy seats for this calculation shall be 299 (150 men) (149 wor

		MALE	FEMALE		
	W.C.	URINALS	LAV.	W.C.	LAV
Required	2	2	2	4	2
Provided	2	2	3	4	4

### DEFERRED SUBMITTAL:

- SPRINKLER :

SPRINKLER CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR APPROVAL AND PERMIT.

 FIRE ALARM: FIRE ALARM CONTRACTOR SHALL SUBMIT FIRE ALARM SHOP DRAWING FOR APPROVAL AND PERMIT.

- HOOD FIRE SUPPRESSION:
HOOD FIRE SUPPRESSION CONTRACTOR SHALL SUBMIT FIRE ALARM SHOP
DRAWING FOR APPROVAL AND PERMIT.

Need a 10# ABC Sre onlingalisher mounted overy 75' of travel distance. The Kitchen shall ringule separate entirquisher not counted in the 75 Seat based distance. The Kitchen 15pe 1 Hood state is established neconforme with MAD collabed This includes the classrences to conductable materials. An illinois Certified File Equipment Distribution must submit dewining, application and fee

for the required Type 1 bitchen hood suppression system. An acceptance test is required to be witnessed by fire department

1

NET TAM NESS S WENTWONTH AVE CHICAGO E, 80818

LICENSE NO. 001-022013 EXPINES: 11/30/0022 MEP ENGINEER

236 W ALEXANDER STREET CHICAGO IL ROSTS

PHONE: (312)/20-8802 BILLY MANAGEMENTHING, CON-LICONSE NO: 012,04627 CRYMES: 11/30/2023

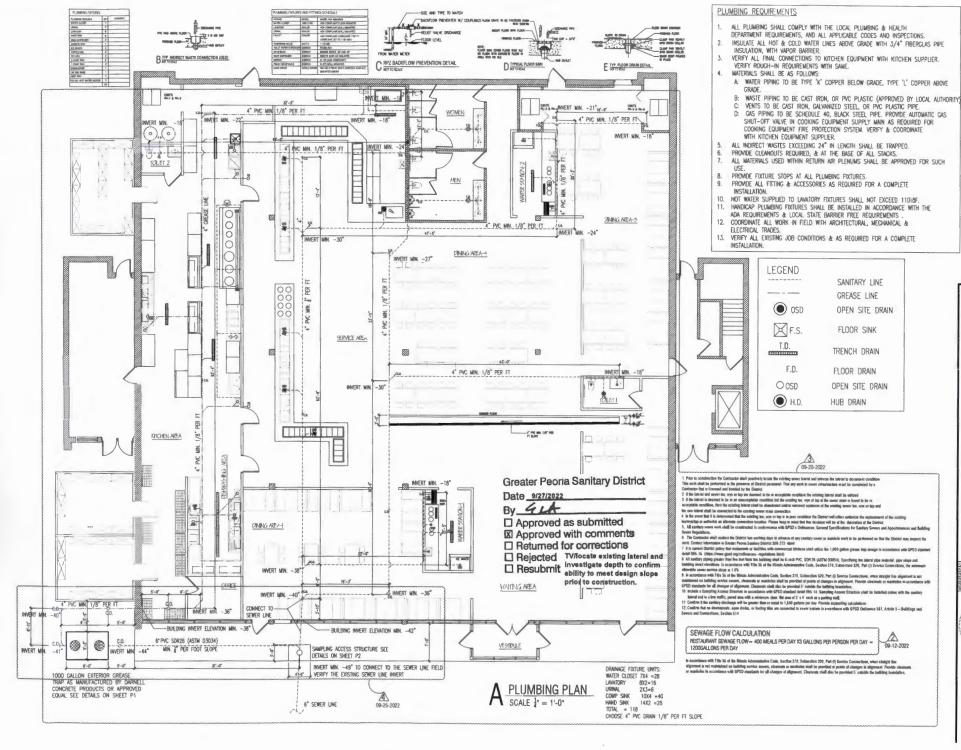
FEAST BUFFET
EXTERIOR & INTERIOR REMODELING
4222 H BEANDYME DAY FROM LUNCOS 61614





OCCUPANCY & EXTTING DIAGRAN





nane: (212) 912-5798

LIGENSE NO: 001-822013 BOPMES: 11/80/2022

MEP ENGINEER 285 W ALDIANDER CHICAGO IL EXENS

PHONE: (312)720-8800 BELLY SHAMDRINGH-OTHING LICENSE NO: 053:080227 (109855, 11 / 80 /2528

BUFFET ERIOR REMODELING RIVERORIA ILLINDS 01614 FEAST BUFFI

R & INTERIOR F

IN BRANDWINE DRIVE FEORINIL EXTERIOR 4232 N BRU



PLUMBING PLAN & NOTES

# **Trina Bonds**

From:

Leigha Adelsberger

Sent:

Monday, November 14, 2022 1:28 PM

To:

Trina Bonds

Subject:

RE: 22-23 / Feast Buffet

# Good afternoon!

There are no outstanding balances for this business (Feast Buffet) or the applicant at this time.

Thank you,

Leigha Adelsberger City of Peoria, Illinois Office of Accounts Receivable





### PEORIA POLICE DEPARTMENT

November 21, 2022

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

RE: Site Approval Application #22-23
Feast Buffet, Inc.
d/b/a Feast Buffet
4232 N. Brandywine Dr.
Requesting: Class G-B (beer & wine only, restaurant)

Dear Commissioners.

A site application has been received from *Feast Buffet, Inc.*, d/b/a Feast Buffet, 4232 N. Brandywine Dr., Peoria, Illinois for a Class G-B liquor license. Approval of this site application would allow the applicant to operate as a restaurant and serve beer and wine only at this location.

Officer Kevin Slavens inspected the site which is located in an established commercial area of town, just off War Memorial Drive, near the Northwoods Mall. This location neighbors numerous other retail stores, businesses, hotels, and a restaurant. There are single family residences behind this proposed site approximately 300 feet to the northeast in the 1800 block of W. Lake Avenue.

This site approval request appears to be appropriate for this location and would not be detrimental to the surrounding businesses or neighborhood. There are no traffic or parking concerns raised by this request.

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

Sncerely,

Etic P. Echevarria Chief of Police

EE/ks

cc: City Clerk

Corporation Council



### **Community Development Department**

December 5, 2022

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

RE: Case 22-23 Feast Buffet, Inc. d/b/a Feast Buffet 4232 N. Brandywine Dr.

Requesting: Class G-B (Beer & Wine Only Restaurant)

### 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. Restaurant use is permitted within this zoning district.
- 2. Building Permit Job No. COM 5476-2022 has been issued for restaurant alteration.
- Any necessary trade permits must be obtained prior to work commencing. Mechanical, electrical and plumbing work must be completed by licensed and registered contractors in the City of Peoria.
- 4. All work must adhere to the Illinois Building Codes and Illinois Accessibility Codes.
- Work must be completed as illustrated in approved plans and a Certificate of Occupancy must be obtained.

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

Sincerely,

Leah Allison

Assistant Community Development Director

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

Leat allison

# **NOTICE OF PUBLIC HEARING**

	Commission of the City of Peoria, Illinois will hold a Public Hearing on an $G^{-B}$ Subclass Liquor License for the following described property.
	FEAST BUFFET, INC., D/B/A FEAST BUFFET (name of establishment)
	4232 N. BRANDYWINE
	(address)
FOR USE AS:	
	·
•	REQUEST FOR A CLASS G-B (BEER & WINE ONLY)
	RESTAURANT LIQUOR LICENSE.
_	will be held onMONDAY - DECEMBER 5, 2022 in Room 404 at City eet, Peoria, Illinois at 3:30 p.m., or as soon thereafter as the item can be
	proposed location is within 300 feet of the premises owned or occupied by attend this Hearing.
_	ay be heard at the meeting or submitted in writing to the Secretary of the 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 aclvised that certain information is restricted under the requirements of the Freedom of Information Act.

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the Church of the Nazarene, Advisory Board of the Nw II District of 3520 Broadway St Pekin, II 61554

Deaa Hospitality LLC 4424 N Brandywine Peoria, II 61614

Wu, Jinming 4400 Thyme Dr Springfield, II 62711 Jer/Jameson Properties LLC C/O Longhouse Hospitality 4770 S Atlanta Rd Suite 200 Smyrna, GA 30080

Pr Peoria LLC 4114 N Brandywine Dr Peoria, II 61614

Nation, Michael 1821 W Lake Ave Peoria, Il 61614 Jer/Jameson Properties LLC C/O Longhouse Hospitality 4770 S Atlanta Rd Suite 200 Smyrna, GA 30080

4240 Brandywine LLC P O Box 178 Morris Plains, Nj 07950

STATE OF ILLINOIS ) ) ss
COUNTY OF PEORIA )
+
AFFIDAVIT
Hui Liu, being duly sworn, does hereby swear/affirm
that:
I am the Liquor Licensee of Feast Buffet Inc (establishment name)
located at 4237 N Brankwine DR , Peoria, Illinois. (address)
2. On October 19 2022 , I caused Notices of Hearing to be
mailed to all property owners within 300 feet of my liquor establishment.
<ol> <li>I have attached to this Affidavit, the list of property owners and their addresses to whom I mailed Notices.</li> </ol>
FURTHER AFFIANT SAYETH NOT.
Hui Lin 573-975-9629  (Signature of Liquor Licensee)
.:
Subscribed and sworn to before me this 18 H day of Gradul, Notary Public - State of Illinois My Commission Expires July 22, 2026