

**19-16**            **Rudy's Mexican Cantina and Grill, Inc.**  
**d/b/a Rudy's Mexican Cantina and Grill**  
**3311 N. Sterling Ave., Suite 20**  
**Requesting:    Class B (restaurant, 50% food)**

Leonora Nunez-Guzman, Owner, presented a Site Application for a Class B (restaurant, 50% food) Liquor License at 3311 N. Sterling, Suite 20.

In discussion with Chairman Pro-Tem Coates, Ms. Nunez-Guzman said her establishment would be a full-service restaurant with food and liquor.

In response to a question in regards to the Fire Department's comments, Fire Inspector Perrin explained that due to the ongoing interior construction that had not been completed, he said all fire and life safety codes had to be satisfactorily completed prior to occupancy.

During more discussion, Ms. Nunez-Guzman said they planned to serve beer, margaritas and wine. She further stated that their hours of operation would be from 11:00 a.m. to 9:00 p.m. on Sunday and Monday, and then 11:00 a.m. to 10:00 p.m. on Tuesday thru Saturday. She went on to say that if everything went well with the construction process, she said they planned to open in mid-November.

Hearing no more comments or questions, Chairman Pro-Tem Coates called for the motion.

Commissioner Morris moved to recommend approval of the Site Application for a Class B (restaurant, 50% food) Liquor License at 3311 N. Sterling, Suite 20; seconded by Commissioner Kouri.

Approved by roll call vote.  
Yeas:    Coates, Kouri, Morris, O'Brien - 4;  
Nays:    None;  
Abstention:    None.

Chairman Pro-Tem Coates stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, October 22, 2019, at 6:00 p.m. and a representative of this establishment should be present at that meeting.

## MEMORANDUM

TO: Leah Allison, Community Development  
Officer Kevin Slavens, Police - TOU  
Lt. Earnest McCall, Police - Traffic Division  
Fire Engineer Charlie Perrin, Fire Prevention Division  
Rebecca Runyon, Accounts Receivable Supervisor  
Mayor Jim Ardis, Liquor Commissioner  
Jim Montelongo, Council Member  
Don Leist, Corporation Counsel  
Emily Ambroso, Public Works (Sidewalk Café Requests Only)

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

DATE: September 11, 2019

SUBJECT: **SITE APPLICATION: Case: 19-16**  
**Rudy's Mexican Cantina and Grill, Inc.**  
**d/b/a Rudy's Mexican Cantina and Grill**  
**3311 N. Sterling Ave., Suite 20**  
**Requesting: Class B (restaurant, 50% food)**

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, October 7, 2019. **Contact person for this application is Leonora Nunez-Guzman (PH: 657-9133)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: September 26, 2019 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**

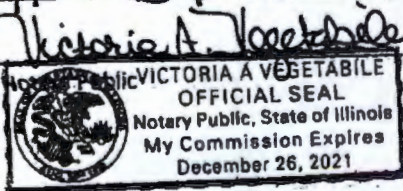
TO THE MAYOR OF THE CITY OF PEORIA, ILLINOIS, for approval of site location for the purpose of retail sale of alcoholic liquor, pursuant to an ordinance to regulate the sale of alcoholic liquor adopted by the City Council of the City of Peoria on January 2, 1974, and any subsequent amendments thereto:

1. Name(s), address(es) and phone number(s) of Property Owner(s): Sterling Bazaar IL LLC  
1551 South Washington Avenue Suite 400A  
Markview Plaza 9th floor Piscataway, New Jersey 08854  
Oakbrook Terrace, IL 60181
2. Name, address and phone number of Intended Lessee: 4212 N. Knoll Ridge Rd  
LEONORA NUNEZ-GUZMAN Peoria, IL 61614 (309) 657-9133  
Rudy's Mexican Cantina and Grill Inc. DBA Rudy's Mexican Cantina and Grill
3. Street address of Property requested for approval:  
3311 N. Sterling Ave Suite #20, Peoria, IL 61604  
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:  
See attached
5. Are there any improvements (buildings, accessories, etc.) presently on the property?  
Yes  No  If Yes, please give description of same:  
fixing kitchen and dining area, bathrooms
6. Are you planning to build any improvements upon the property?  If Yes, please indicate such improvements:  
fixing kitchen and dining area, bathrooms
7. What type of sale of alcoholic beverages is the property to be used for (i.e., tavern, restaurant, package liquor, etc.)? Restaurant
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 B  
Subclass: 1, 1A, 2, 2A, 3, 3A, 4, 6, 7, 8, 10, 11, 12
10. Do you plan to add video gaming? Yes  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  
11 day of September, 2019



[Signature] AS AGENT FOR OWNER  
Signature of Property Owner(s)

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

Peoria County, IL - Property Report		<a href="#">Convert to PDF</a>	9/11/2019	
Parcel ID	Property Address	City	State	Zip
1430378026	3311 N Sterling Ave	PEORIA	IL	61604



Owner Information	
<b>Owner Name</b>	BRE RETAIL OPERATION PARTNERSHIP LP
<b>Mailing Address</b>	345 PARK
<b>City</b>	NEW YORK
<b>State</b>	NY
<b>Zip</b>	10154



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	
SW 1/4 SEC 30-9-8E 11.79 AC (97-35346) COMG SE COR SW 1/4 SEC 30 TH W 539.35' W 50' TO POB: TH N 360' W 305.34' N 640.29' E 700.21' S 465.2' NW 72.86' W 132' S 562. W 118.29' S 10' W 179.76' TO POB	

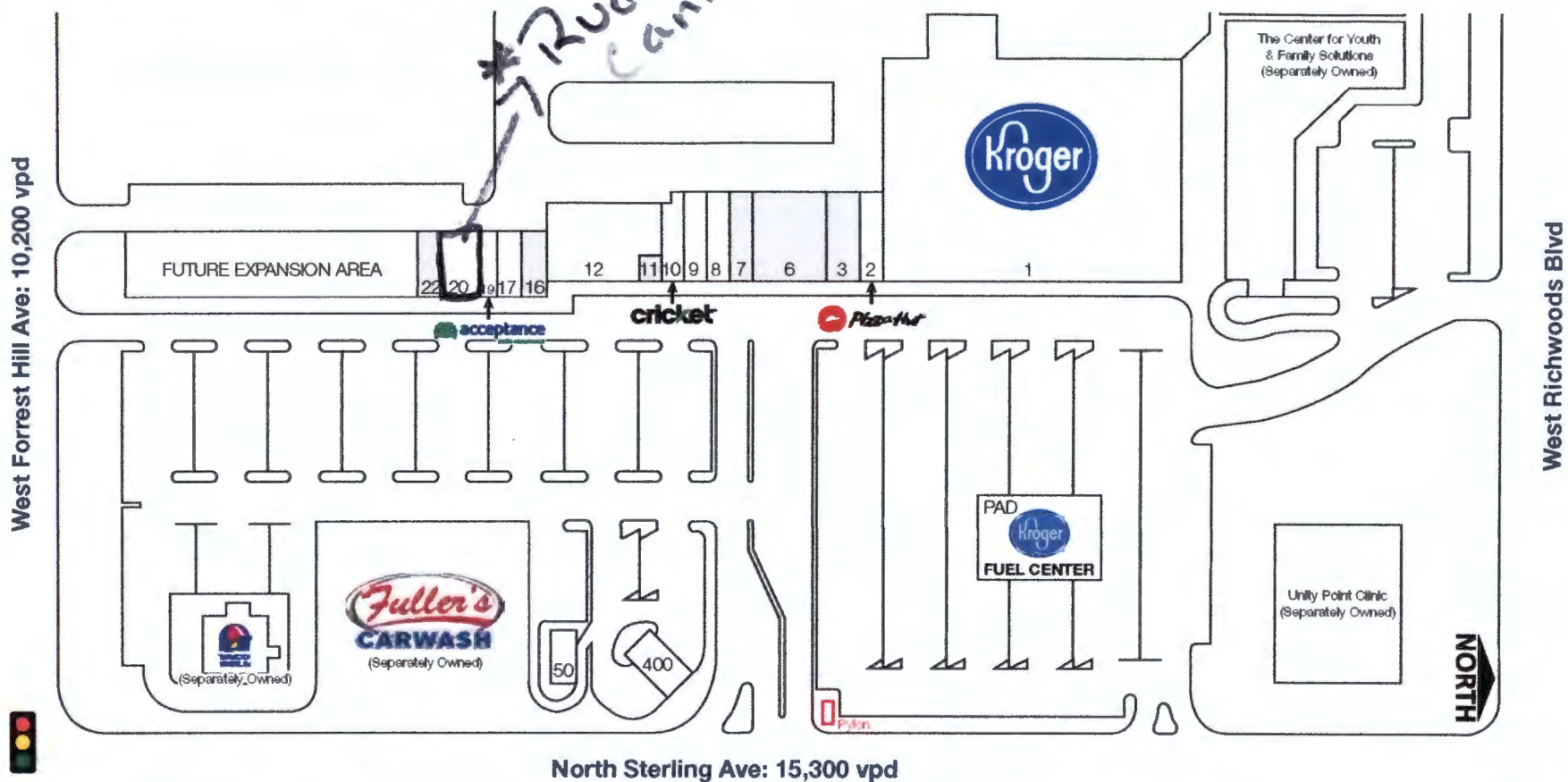
Property Information - Section 1								
Property Type	Tax Code	Neighborhood	House Style	Stories	Exterior Construction	Year Built	Effective Year Built	Acres
	001	629				0	0	11.79

Property 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

Property Information - Section 3									
Air Conditioning	Bedrooms	Full Baths	Half Baths	Fire Places	Grade Condition	Land AV	Building AV	Total AV	
	0	0	0	0		\$557,450	\$1,083,050	\$1,640,500	

# STERLING BAZAAR

*Rudy's Mexican Cantina + Grill*



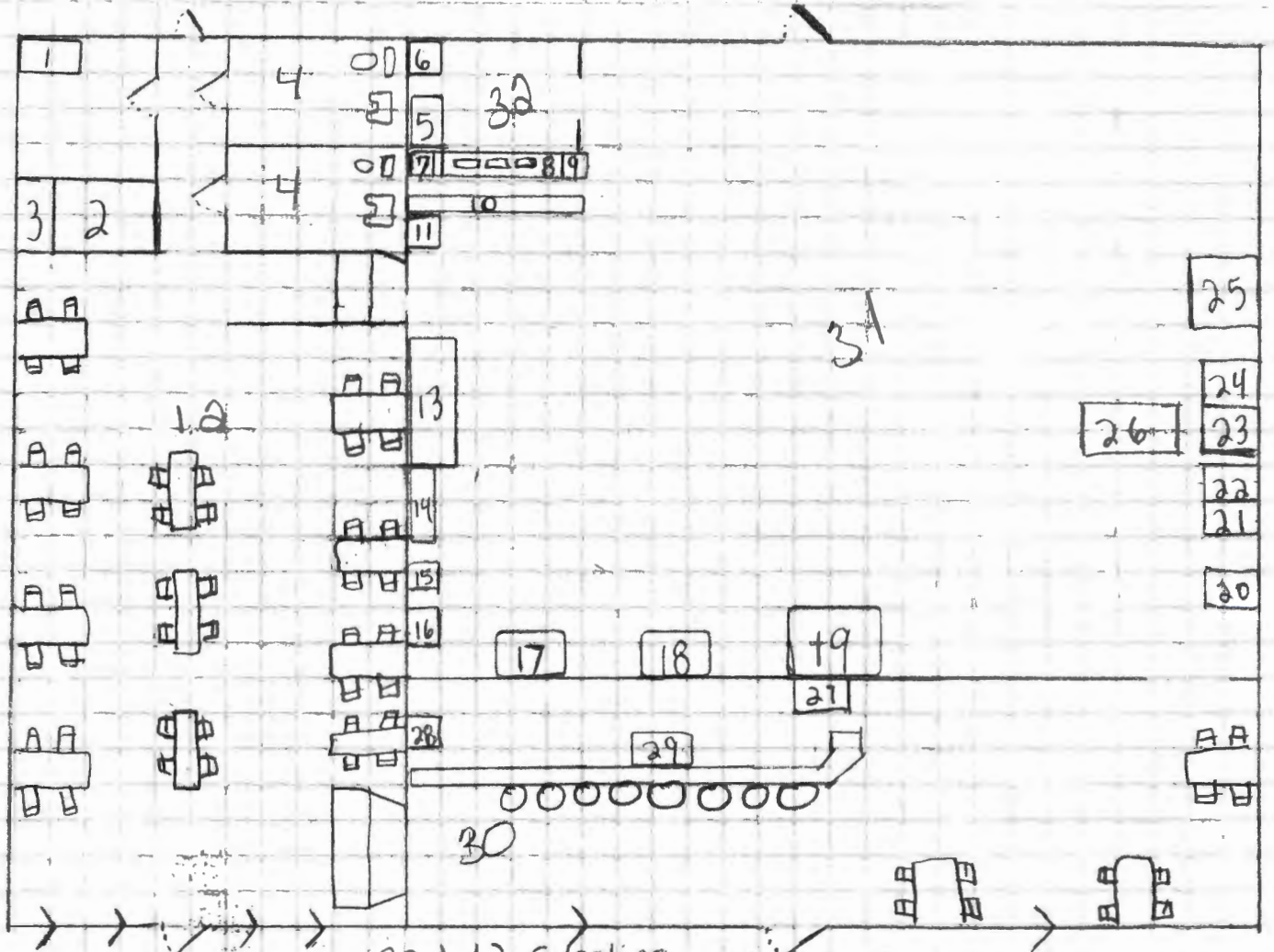
Suite	Tenant	SF
1	Kroger	52,337
2	Pizza Hut	1,600
3	Available	2,400
6	Available	5,184
7	Available	1,595
8	OneMain Financial	1,600
9	Carver Family Optical	1,600
10	Cricket	1,503
11	Available	480

Suite	Tenant	SF
12	Driver's Services	6,500
16	Available	1,350
17	Golden Kitchen	1,350
19	Acceptance Insurance	900
20	Rudy's Mexican Cantina & Grill	2,100
22	Available	1,200
50	Emma's Eatery	1,000
400	Lube Stop	1,800
Total GLA		84,479



**RUDY'S**  
Mexican Cantina & Grill





3311 N Sterling suite # 20

- |   |   |
|---|---|
| 1. True freezer (T-49F 1168438)         | 20. chip warmer                         |
| 2. Walk in cooler (TO be determined)    | 21. deep fryer (TO be determined)       |
| 3. Dry storage shelf                    | 22. Range (TO be determined)            |
| 4. Rest Rooms                           | 23. Salad prep table (TO be determined) |
| 5. Mop sink                             | 24. Cutting table                       |
| 6. soda syrup shelf                     | 25. True freezer (T-35F 16968405)       |
| 7. Grease trap                          | 26. Steam table (TO be determined)      |
| 8. 3 compartment sink                   | 27. Beer fridge (TO be determined)      |
| 9. Dirty bussing cart                   | 28. Hand sink                           |
| 10. Dishwasher Cma model# E-Ah          | 29. Icebin                              |
| 11. Hand sink                           | 30. Bar                                 |
| 12. Dining Area                         | 31. Kitchen                             |
| 13. flat top grill supra line cook top  | 32. service room                        |
| 14. Salad prep table (TO be determined) |   |
| 15. Hand sink                           |   |
| 16. Ice machine (TO be determined)      |   |
| 17. Soda machine (TO be determined)     |   |
| 18. True freezer (T-28F 11879001)       |   |
| 19. True Refrigerator (TS-49 6926085)   |   |

3311 N. Sterling Ave Suite # 20  
 Rudy's Mexican Cantina and Grill

## Trina Bonds

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**From:** Rebecca Runyon  
**Sent:** Monday, September 16, 2019 11:19 AM  
**To:** Trina Bonds  
**Subject:** Site Application #19-16 - Rudy's Mexcian Cantina and Grill, Inc.

Good morning!

Regarding site application #19-16, Rudy's Mexcian Cantina and Grill, Inc., there are no outstanding Accounts Receivable items.

Have a great day!

*Rebecca Runyon*

Accounts Receivable Supervisor  
City of Peoria  
419 Fulton Street, Room 111  
Peoria, IL 61602  
(309) 494-8505  
[rrunyon@peoriagov.org](mailto:rrunyon@peoriagov.org)





PEORIA POLICE DEPARTMENT

September 23, 2019

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

RE: Site Approval Application #19-16  
Rudy's Mexican Cantina and Grill, Inc.  
d/b/a Rudy's Mexican Cantina and Grill  
3311 N. Sterling Ave., Suite 20  
Requesting: Class B (restaurant, 50% food)

Dear Commissioners,

A site application has been received from *Rudy's Mexican Cantina and Grill, Inc.*, 3311 N. Sterling Ave., Suite 20, Peoria, Illinois for a Class B liquor license. Approval of this application would allow the applicant to operate a restaurant with full bar service at this location.

Officer Kevin Slavens inspected the site which is located in the *Sterling Bazar Shopping Center* on Sterling Avenue, just north of Forrest Hill Avenue. This proposed site resides in an established retail shopping complex and neighbors a grocery store, state government office, gaming parlor, other restaurants and retail establishments. There is residential single family housing located directly across the street on Sterling Avenue to the east of this proposed site.

This site approval request appears to be appropriate for this location and would not be detrimental to the surrounding businesses or neighborhood as it is located in an established commercial area of town. There are no traffic or parking concerns raised by this request.

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

Sincerely,

Loren Marion III  
Chief of Police

LM/ks

CC: City Clerk  
Corporation Counsel

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



CITY OF  
**PEORIA**

**Community Development Department**

September 26, 2019

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

RE: **Case 19-16**  
**Rudy's Mexican Cantina and Grill, Inc.**  
**d/b/a Rudy's Mexican Cantina and Grill**  
**3311 N Sterling Ave., Suite 20**

**Requesting: Class B (Restaurant, 50% Food)**

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 C-2 (Large Scale Commercial). Restaurants are permitted within this zoning district.**
2. **Ensure all required Mechanical, Electrical, and Plumbing permits are pulled by licensed subcontractors.**
3. **Please call for inspections 24 hours in advance to allow for scheduling.**
4. **All work shall adhere to 2012 International Code series, 2018 IECC, 2014 NEC, 2014 Illinois Plumbing Code, and 2018 Illinois Accessibility Code.**

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

Sincerely,

Ross Black  
Director

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



Fire Department

September 30, 2019

Liquor Commission  
Office of Corporation Counsel  
City of Peoria, IL

Re: Site Approval Application  
Case: 19-16  
Rudy's Mexican Cantina and Grill, Inc  
d/b/a Rudy's Mexican Cantina and Grill  
3311 N. Sterling Ave. Suite 20  
Requesting: Class B (restaurant, 50% food)

Liquor Commissioners,

The above mentioned business has not completed interior construction tenant fit out. 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 B Subclass \_\_\_\_\_ Liquor License for the following described property.

RUDY'S MEXICAN CANTINA AND GRILL, INC.

(name of establishment)

D/B/A RUDY'S MEXICAN CANTINA AND GRILL

3311 N. STERLING, SUITE #20

(address)

FOR USE AS:

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

LIQUOR LICENSE.

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The Hearing will be held on MONDAY- OCTOBER 7, 2019 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.

Lively, Cassandra A  
1232 W Chase Ave Unit 1  
Chicago Il 606262214

Weber, Frances  
3206-08 N Elmcraft Terr  
Peoria Il 61604

~~Weber, Frances  
3206-08 N Elmcraft Terr  
Peoria Il 61604~~

Sterling Assets LLC  
2601 W Forrest Hill Dr  
Peoria Il 616074

Sterling Bazaar Peoria Il LLC  
1551 S Washington Ave Ste 402a  
Piscataway Nj 08854

~~Sterling Bazaar Peoria Il LLC  
1551 S Washington Ave Ste 402a  
Piscataway Nj 08854~~

Ziegler, Anita L  
3309 N Elmcraft Terrace  
Peoria Il 61604

German, John  
3326 N Elmcraft Terrace  
Peoria Il 61604

Golden, James B  
3325 N Elmcraft Terrace  
Peoria Il 61604

Burtch, David T  
3315 N Elmcraft Ter  
Peoria Il 61604

Schneckenburger, Lorrie J  
3314 N Elmcraft Terrace  
Peoria Il 61604

Johnson, Mauri  
3225 N Elmcraft Terrace  
Peoria Il 61604

Russell Estate, Edward L  
3332 N Elmcraft Terrace  
Morton Il 61550

Fay, Joshua  
3306 N Elmcraft Terr  
Peoria Il 61604

Friedrich, Adam R  
3300 N Elmcraft Ter  
Peoria Il 616041810

~~Friedrich, Adam R  
3300 N Elmcraft Ter  
Peoria Il 616041810~~

Bre Retail Operation Partnership Lp  
345 Park  
New York Ny 10154

~~Sterling Bazaar Peoria Il LLC  
1551 S Washington Ave Ste 402a  
Piscataway Nj 08854~~

Nance, Beverly L  
3303 N Elmcraft Terrace  
Peoria Il 61604

Mitchell, Michael E  
3320 N Elmcraft Terrace  
Peoria Il 61604

Riley, Cedric  
3210 N Elmcraft Terrace  
Peoria Il 61604

Tri-jen Inc  
7211 N Knoxville Ave  
Peoria Il 61614

Schilling, Daniel S  
7655 W Chestnut  
Edwards Il 615289624

~~Schilling, Daniel S  
7655 W Chestnut  
Edwards Il 615289624~~

Methodist Services Inc  
221 N Glen Oak Ave  
Peoria Il 61636

~~Sterling Bazaar Peoria Il LLC  
1551 S Washington Ave Ste 402a  
Piscataway Nj 08854~~

Eakle, John D  
3230 N Elmcraft Terr  
Peoria Il 61604

~~Eakle, John D  
3230 N Elmcraft Terr  
Peoria Il 61604~~

Peaceful Oaks Family Ltd Partnership  
Attn Matthew Fuller 9124 W 47th St  
Brookfield Il 60513

Redell, Colaya R  
3200-3202 N Elmcraft Terrace  
Peoria Il 61604

~~Redell, Colaya R~~  
3200-3202 N Elmcroft Terrace  
Peoria Il 61604

Holloway Holdings LLC  
1311 N Wood Rd  
Peoria Il 61604

~~Holloway Holdings LLC~~  
1311 N Wood Rd  
Peoria Il 61604

~~Methodist Services Inc~~  
221 N Glen Oak Ave  
Peoria Il 61636

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF PEORIA )

**AFFIDAVIT**

Leonora Nunez-Guzman, being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of Rudy's Mexican Cantina and Grill  
(establishment name)

located at 3311 N. Sterling Ave Suite # 20, Peoria, Illinois.  
(address)

2. On Sept. 12, 2019, 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.

Leonora Nunez-Guzman  
(Signature of Liquor Licensee)  
(309) 657-9133

Subscribed and sworn to before me  
this 11<sup>th</sup> day of September  
2019.

Torina D. Bonds  
Notary Public

