

17-06 Hooka Café, Inc.
d/b/a Royal Hookah Lounge
2027 W. Farmington Road, Unit A
Requesting: Class A (tavern)

Fadi Atrash, Owner, and Yousef Saleh, Manager, Royal Hookah Lounge, presented a Site Application for a Class A (tavern) Liquor License at 2027 W. Farmington Road, Unit A.

In discussion with Chairman Cassidy, Mr. Saleh said in order to obtain additional business, he said they wanted to add the sale of alcohol to an existing hookah lounge. He said their current hours of operation were from 5:00 p.m. to 1:00 a.m. on weekdays and from 5:00 p.m. to 3:00 a.m. on weekends.

During more discussion, Mr. Saleh said they planned to have coolers for the beer and wine. He said initially, there wouldn't be a bar in the establishment.

Commissioner Miller expressed his concerns in regards to the Police Department's comments and the issues that had taken place at other establishments operated by the owner.

In response to Commissioner Miller's concerns, Mr. Saleh said he would be managing the establishment and he said he would be making sure patrons were over the legal age. He said currently 18 years of age was the age limit.

Liquor Investigator Slavens said the Police Department's comments spoke for itself. He mentioned numerous issues and complaints in relation to establishments that were run by the owner. He asked that the Commission take into consideration the applicant's track record while making the decision to add the sale of alcohol to the proposed site.

Chairman Cassidy commented for the record that he always felt that there was a fine line between the Commission's role on site approval vs. whether if any particular individual should get the license once the site was approved. He said in this case, the applicant did not have a business plan or a bar set up. He went on to say that they weren't proposing any reconstruction of the establishment and they only wanted to put in a cooler to serve beer and wine to their customers. He said for those reasons, he would not be supporting the application.

After more comments, Mr. Saleh said their main reason for wanting to add the sale of alcohol was because they wanted to add slot machines.

Hearing no more questions, Chairman Cassidy called for the motion.

Commissioner Kelsey moved to recommend denial of the Site Application for a Class A (tavern) Liquor License at 2027 W. Farmington Road, Unit A, based on the Police Department's comments; seconded by Commissioner O'Brien.

Motion to deny Approved by roll call vote.

Yeas: Cassidy, Coates, Kelsey, Miller, O'Brien - 5;

Nays: None.

MEMORANDUM

TO: Shannon Techie, Community Development
Officer Kevin Slavens, Police - TOU
Lt. Earnest McCall, Police - Traffic Division
Capt. Stan Taylor, Fire Prevention Division
Jodi Maybanks, Accounts Receivable (email)
Don Leist, Corporation Counsel
Karen Dvorsky, Public Works (Sidewalk Café Requests Only)

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

DATE: March 1, 2017

SUBJECT: **SITE APPLICATION: Case: 17-06**
Hooka Café, Inc.
d/b/a Royal Hookah Lounge
2027 W. Farmington Road, Unit A
Requesting: Class A (tavern)

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, April 3, 2017. **Contact person for this application is Yousef Saleh (PH: 868-1249)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: **March 23, 2017** 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): Beth Bae Steven Ciasen
RDC, LLC 426 E WAR MEMORIAL DR. PEORIA, IL 61614 309-686-3890
- 2. Name, address and phone number of Intended Lessee:
* Fadi Atvosh 527 W Kellar Parkway Peoria IL 61614 (309) 550-6649
D/B/A Royal Hookah Lounge Hookah Cafe, Inc.
- 3. Street address of Property requested for approval:
2027 W Farmington Rd unit #A Peoria IL 61604

NOTE: All site approvals are 1st floor only, unless specifically applied for and authorized.

- x 4. Legal description of Property listed in #3:

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

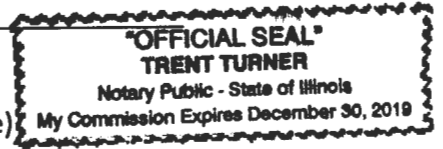
- 6. Are you planning to build any improvements upon the property? No If Yes, please indicate such improvements: _____
- x 7. What type of sale of alcoholic beverages is the property to be used for (i.e., tavern, restaurant, package liquor, etc.)? Tavern
- 8. Is this property located in a residential section? Yes ___ No 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 A
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

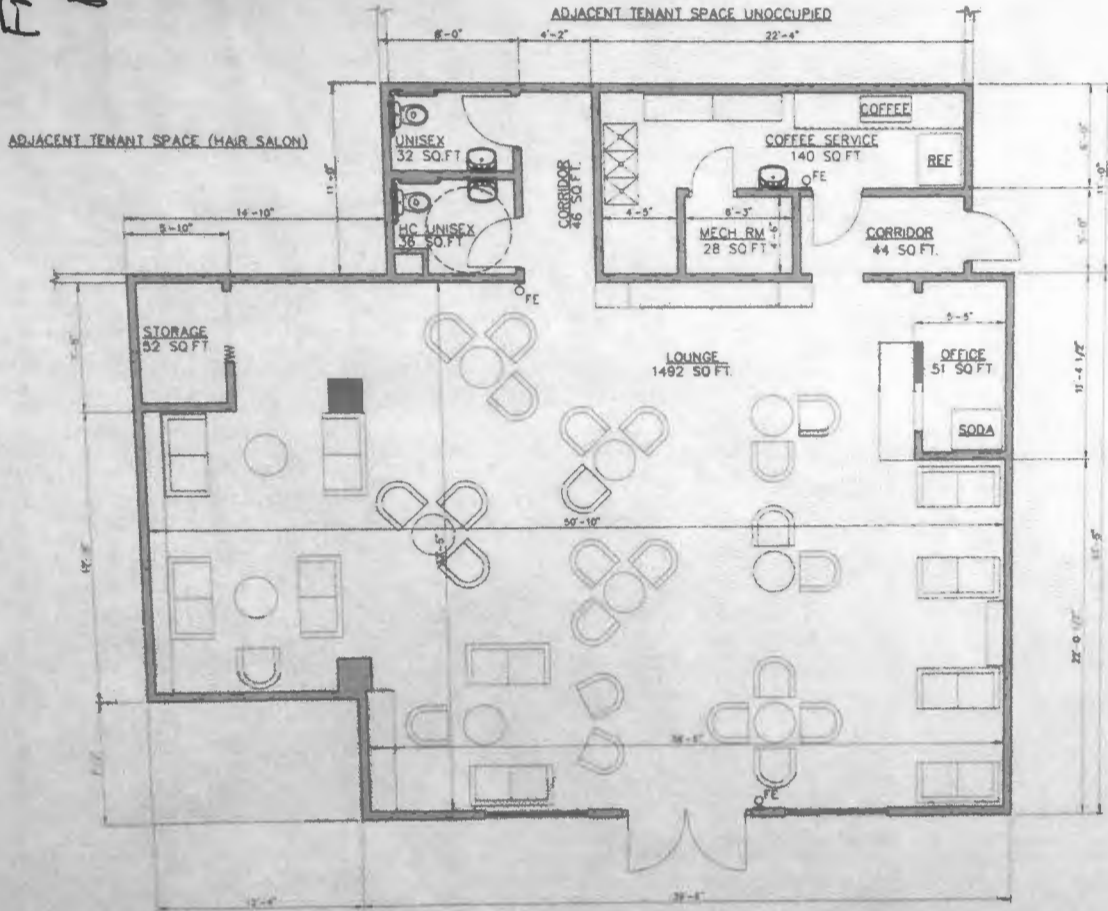
I (we) swear that I (we) am (are) the owner(s) of the property described in this application and that the statements contained herein are true and correct.


Subscribed and sworn to before me this 14th day of February, 2017.
Trent Turner
Notary Public

[Signature]
Signature of Property Owner(s)
(NOTE: Non-Refundable \$250 Filing Fee)



2027 W.
 FARMINGSTON
 PRON, 6/16/04



 FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 TOTAL NET SQ FT = 1866

CODE REVIEW
 ROYAL HIGHWAY LOUNGE

CHAPTER 3 USE GROUP CLASSIFICATION
 303.1.1 ASSEMBLY GROUP A EXCEPTION
 A TENANT SPACE USED FOR ASSEMBLY WITH OCCUPANT LOAD OF LESS THAN 80 PERSONS SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY.
 THE ADJACENT HAIR SALON IS ALSO A GROUP B OCCUPANCY.
 THE THIRD TENANT SPACE IS UNOCCUPIED.

TABLE 503 ALLOWABLE HEIGHT AND BUILDING AREA
 TYPE VB WITH B OCCUPANCY PERMITS 8000 SF ACTUAL SF IS 1866 SF O.E.A.L.

SECTION 602.5 TYPE V CONSTRUCTION
 ALL STRUCTURAL ELEMENTS INCLUDING EXTERIOR WALLS, INTERIOR WALLS OF ANY MATERIALS AS PERMITTED BY THIS CODE. O.E.A.L.

TABLE 601 REQUIRED FIRE RESISTANCE RATINGS REQUIRED
 TYPE VB HAS A 0 FIRE RATING REQUIREMENT O.E.A.L.

402.2.2 TENANT SEPARATIONS
 EACH TENANT SPACE SHALL BE SEPARATED BY A FIRE PARTITION [ALSO SECTION 708.1.3]
 708.3 FIRE PARTITIONS BETWEEN ACTUAL TENANT SPACES ARE ONE HOUR PARTITIONS O.E.A.L.

808 PORTABLE FIRE EXTINGUISHERS
 THERE ARE TWO EXISTING FIRE EXTINGUISHERS AVAILABLE ON THE PREMISES

807.2.2 GROUP B FIRE ALARMS
 NOT REQUIRED WITH LESS THAN 100 OCCUPANTS

1004 DESIGN OCCUPANT LOAD
 DRAWINGS SHOW LESS THAN 50 SEATS

1004.3 POSTING OF OCCUPANT LOAD
 LIMIT OF LESS THAN 50 OCCUPANTS WILL BE POSTED AT THE FRONT ENTRANCE

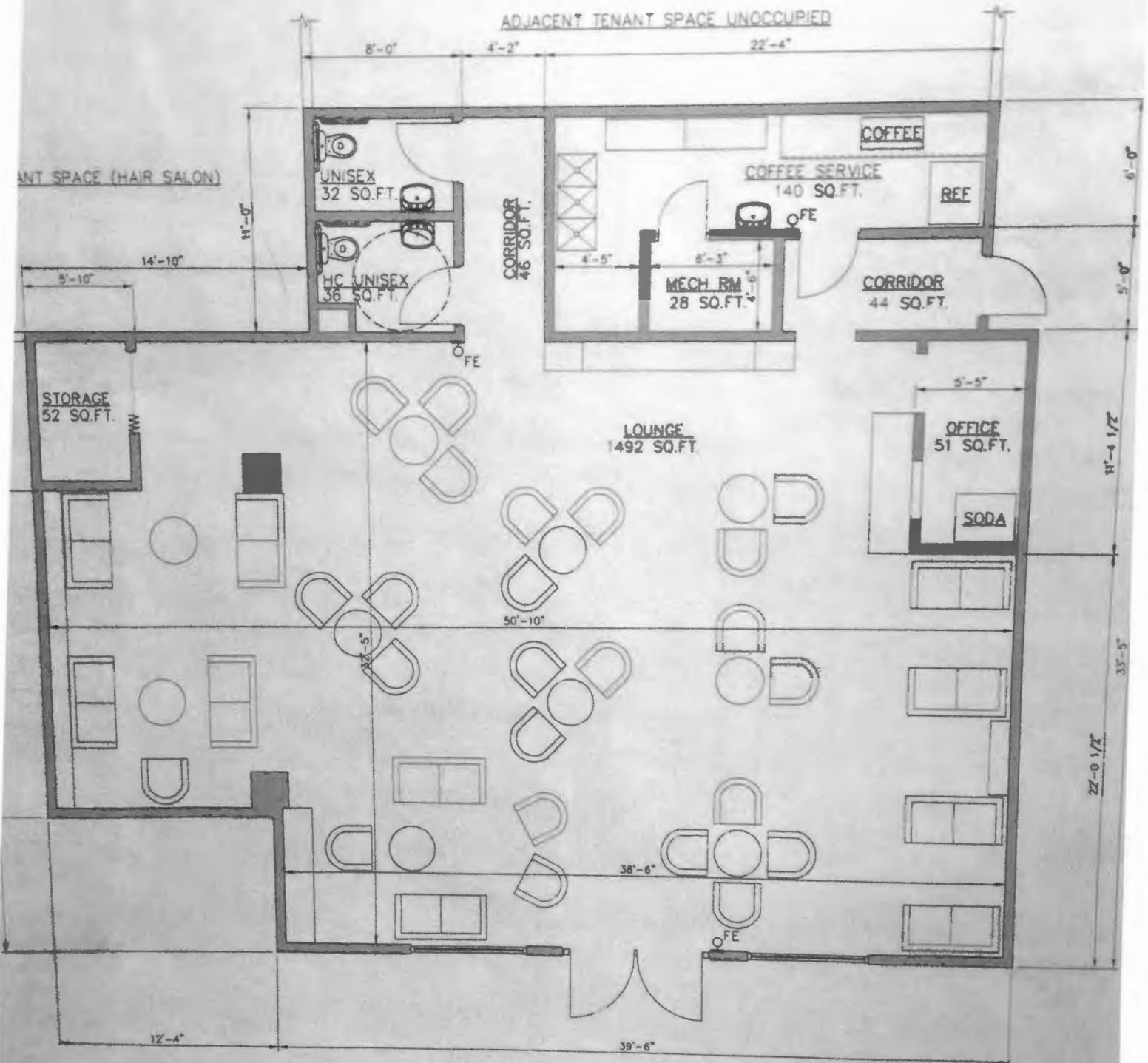
SECTION 1011 EXIT SIGNS
 ONE EXISTING EXIT SIGN IS LOCATED AT THE FRONT ENTRY DOORS [NOT REQUIRED PER SECTION 1011 EXCEPTION 1] THIS SIGN COULD BE RELOCATED TO THE EAST EXIT CORRIDOR [WITH APPROVAL OF THE BUILDING OFFICIAL.]

TABLE 1015 SPACES WITH ONE MEANS OF EGRESS
 USE GROUP B OCCUPANCY OF LESS THAN 49 AND TRAVEL DISTANCE OF LESS THAN 75 FT. REQUIRES ONLY ONE (EXIT)

UNIFORM PLUMBING CODE
 CLUB OCCUPANCY
 WC MALES 1:100
 FEMALES 1:50
 UR MALES 1:150
 LAV MALES 1:100
 FEMALES 1:100
 DP* WATER SERVICE WILL BE PROVIDED UPON REQUEST

NOTE: TWO EXISTING RESTROOMS ARE PROVIDED. EACH WILL BE DESIGNATED UNDER ONE OF THE TWO AS HANDICAPPED ACCESSIBLE AND WILL BE NOTED AS SUCH.

2027W.
Farmington Rd
Peoria IL 61604



FLOOR PLAN

SCALE: 1/4" = 1'-0"

TOTAL NET SQ. FT = 1869



Fire Department

March 13, 2017

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case 17-08
Hooka Café, Inc.
d/b/a Royal Hooka Lounge
2017 W. Farmington Rd.
Requesting: Class A (tavern)

Liquor Commissioners,

A site application has been received from Hooka Café, Inc. d/b/a Royal Hooka Lounge 2017 W. Farmington Rd. requesting a Class A (tavern) license. The business has been inspected by City of Peoria Fire Inspectors and currently is found to have no significant issues concerning fire and life safety codes. Your mutual concern for life safety is appreciated.

Captain Stan Taylor
Fire Inspector, Fire Prevention Division
Peoria Fire Department
309.303.8275 - c
309.494.8735 - o
309.494.8777 - f
staylor@peoriagov.org

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



TO: Trina Bonds, Liquor Commission Secretary
FROM: Jodi Maybanks , Accounts Receivable Supervisor
DATE: March 22, 2017
SUBJECT: Case 17-06 Hooka Café, Inc dba Royal Hookah Lounge

The Finance Department has no objection to this site approval.

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



CITY OF
PEORIA

Community Development Department

March 8, 2017

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

RE: **Case 17-06**
Hooka Café, Inc
d/b/a/ Royal Hooka Louonge
2027 Farmington Road

Requesting: Class A (Tavern)

Dear Commissioners:

Building and Zoning staff from the Community Development Department have reviewed the above listed request. The property is zoned C-N (Neighborhood Commercial) District and a tavern is a permitted use. The use of a Hooka Café was approved previously through Zoning Certificate 14-373. Following is a summary of the results:

1. If any work is to be done, ensure all necessary permits are obtained. Any HVAC, Electrical or Plumbing work must be completed by a licensed contractor.

The Community Development Department requests that the liquor license be issued **contingent upon** successful compliance with the above listed items.

Sincerely,

Ross Black
Director

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



PEORIA POLICE DEPARTMENT

March 23, 2017

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

RE: Site Approval Application #17-06
Hooka Café, Inc.
d/b/a Royal Hookah Lounge
2027 W. Farmington Rd.
Requesting: Class A (tavern)

Dear Commissioners,

A site approval application has been received from Hooka Café, Inc., d/b/a Hooka Café Inc., 2027 W. Farmington Rd., Peoria, Illinois. Hooka Café Inc. is requesting site approval for a Class A liquor license which would allow the applicant to operate a tavern with full bar service.

Officer Kevin Slavens visited the site which sits across the street from Bradley Park and is part of a small commercial strip along Farmington Road and Park Street. Neighboring businesses include, a few restaurants, two other taverns, a gas station and a liquor store. There are no nearby residences to this location and the site does currently hold a tobacco license at this location.

The owner / operator of the *Royal Hooka Café* at 2027 W. Farmington Rd., is Mr. Fadi Atrash. Mr. Atrash has owned numerous Peoria businesses over the last several years and currently owns at least two other convenient stores in Peoria that hold tobacco licenses. Mr. Atrash's stores have a well-documented history and are notorious for illegally selling tobacco products to minors and have received at least *seven* municipal ordinance violations from the Peoria Police Department since 2012. Mr. Atrash has personally sold and has been cited by the Peoria Police Department on January 30, 2012 at M & G Food Mart, 640 W. Main St. and on May, 17th, 2015 at 1830 N. Sheridan Rd. for the sale of cigarette products to a minor (PPD #12-2566 and #15-9354).

On October 9th, 2015 Peoria Police responded to the Royal Hooka Café on a male charging admission at the front door of the business. During this investigation officers discovered that a private party was being held on the premises where alcoholic beverages were being illegally served and consumed on this site. Peoria Police Officers issued a municipal ordinance violation for illegally operating a bottle club to the manager of the business, who was only 18 years of age at the time. Former Peoria Police Department Liquor Investigator Scott Jordan conducted a follow up investigation of this incident. Mr. Atrash informed Officer Jordan that he allowed a promoter to host an event at his business which he knew would include the playing of music, but stated that he was unaware that alcoholic beverages were going to be served and consumed on the premises. Mr. Atrash was cited during this investigation and issued a municipal ordinance violation by Officer Jordan for operating without a license on October 12th, 2015 (PPD #15-20775).

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



PEORIA POLICE DEPARTMENT

City of Peoria, Liquor Commission
March 23, 2017
Page 2

Furthermore, the *Greater Peoria Area Crime Stoppers* has received information that was forwarded to the Peoria Police Department that the Nebraska Food Mart, which is owned and operated by Mr. Atrash, was selling illegal synthetic cannabinoids, also known as "K-2" and "Spice". The sale of synthetic cannabinoids is a felony under the Illinois Compiled Statutes as well as a federal crime under section 21 of the United States Code regarding drug related offenses. Peoria Police Officer Doug Burgess, the former *Greater Peoria Area Crime Stoppers'* liaison officer, had received additional anonymous phone calls in 2015 and 2016 regarding the sale of "K-2" from Mr. Atrash's store. More importantly, these complaints and allegations have been corroborated and substantiated by officers of the Peoria Police Department and other law enforcement agencies.

Historically, liquor establishments have led to an increase in crime, traffic, noise, litter and similar quality of life issues resulting in a general overall decline of a neighborhood. The Peoria Police Department does not believe that there is a community desire, nor economic need, for another bar in this neighborhood as there are seven other taverns within approximately one half mile from this site. Also, the proximity of this site to Bradley Park is a concern as the park routinely host family orientated events and several youth related activities, which also include college softball throughout the year.

Finally, this site resides in an established commercial area and known college bar district with numerous other alike businesses. Site approvals, being location specific and not owner specific, have proven extremely difficult to revoke once approved. In this case, the Peoria Police Department believes that the granting of site approval is disconcerting as the applicant has a disreputable history of illegally selling tobacco products to minors and unlawfully selling of synthetic cannabinoids. The Peoria Police Department understandably has grave concerns that these illicit business practices would only continue with far greater repercussions with the selling and serving of alcoholic beverages.

The Peoria Police Department recommends **denial** of this site approval application.

Sincerely,



Jerry E. Mitchell
Chief of Police

JEM/ks

CC: Deputy Liquor Commissioner
Corporation Counsel
City Clerk

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

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 _____ Liquor License for the following described property.

HOOKA CAFE, INC. D/B/A ROYAL HOOKAH LOUNGE
(name of establishment)

2027 W. FARMINGTON ROAD
(address)

FOR USE AS:

REQUEST FOR A CLASS A (TAVERN) LIQUOR LICENSE.

The Hearing will be held on MONDAY - APRIL 3, 2017 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.

Sibley-kimball, Coleen M
2203 W Herold Ave
West Peoria Il 61604

Turner, Peggy
910 N Rebecca Pl
Peoria Il 61606

Rdpc LLC
426 E War Memorial Dr
Peoria Il 61614

Casey's Retail Company
One Se Convenience Blvd
Ankeny Ia 50021

~~Rdpc LLC
426 E War Memorial Dr
Peoria Il 61614~~

~~Unknown Owner
Address Unknown
Peoria Il 61602~~

Klusendorf, Daryl
4520 W Hetherwood Dr
Peoria Il 61615

Klusendorf, Ellen I
1321 N Park Rd
West Peoria Il 61604

~~Klusendorf, Daryl
4520 W Hetherwood Dr
Peoria Il 61615~~

~~Klusendorf, Daryl
4520 W Hetherwood Dr
Peoria Il 61615~~

Ballard, Norma J
2202 W Herold Ave
Peoria Il 61604

~~Klusendorf, Ellen I
1321 N Park Rd
West Peoria Il 61604~~

Klusendorf, Ellen I
4816 N Nelson Dr
Peoria Il 61614

Wallis, William L Sr
2112 W Colorado St
West Peoria Il 61604

~~Klusendorf, Daryl
4520 W Hetherwood Dr
Peoria Il 61615~~

Cooper, R Eugene
2204 W Herold Ave
West Peoria Il 61604

~~Klusendorf, Ellen I
4816 N Nelson Dr
Peoria Il 61614~~

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

Yousef Saleh, being duly sworn, does hereby swear/affirm that:

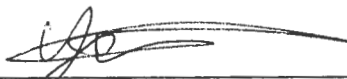
1. I am the Liquor Licensee of Hooka Cafe'
(establishment name)

located at 2027 W. Farmington Rd Peoria IL 61601, Peoria, Illinois.
(address)

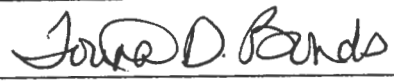
2. On 3-1-2017, I caused Notices of Hearing to be mailed to all property owners within 300 feet of my liquor establishment.

3. I have attached, the list of property owners and their addresses to whom I mailed Notices to this Affidavit.

FURTHER AFFIANT SAYETH NOT.

 Yousef Saleh (309) 868-1249
(Signature of Liquor Licensee)

Subscribed and sworn to before me
this 1st day of March,
2017.


Notary Public

