

16-11 Zion Coffee, LLC

d/b/a Zion Coffee Bar

803 SW Adams St.

Requesting: Class B (restaurant, 50% food)

Subclass 3A (sidewalk cafe)

Banu Hatfield, Co-Owner and Briana Rhoades, Manager, Zion Coffee Bar, presented a Site Application for a Class B (restaurant, 50 % food) Liquor License, with a Subclass 3A (sidewalk cafe) at 803 SW Adams.

In discussion with Chairman Cassidy, Mrs. Hatfield said their vision was to have a coffee bar that would serve specialty drinks and craft beers. She said the occupancy is for 99 persons. She said they would also have an outdoor seating area. She gave a brief description of the proposed outdoor seating area. She said they also planned to have live music inside of the building. She stated their hours of operation would be 6:00 a.m. to 10:00 p.m. during the week and closing on Friday and Saturday at 11:00 p.m.

During more discussion, it was pointed out that the applicants had to add a Subclass 2 (live entertainment) to their site approval in order to have the proposed live music inside the building.

For clarification, Deputy Corporation Counsel Sonni Williams wanted to make sure that the applicants met the requirements of a restaurant. It was confirmed that the establishment would meet those requirements.

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

Commissioner O'Brien moved to recommend approval of the Site Application for a Class B (restaurant, 50% food) Liquor License, with a Subclass 3A (sidewalk cafe) at 803 SW Adams, contingent upon the issuance of the Certificate of Occupancy; seconded by Commissioner Miller.

Approved by roll call vote.

Yeas: Cassidy, Coates, Miller, O'Brien - 4;

Nays: None.

Chairman Cassidy stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, June 28, 2016, at 6:00 p.m. and a representative of this establishment should be present at that meeting.

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
Don Leist, Corporation Counsel
Karen Dvorsky, Public Works (Sidewalk Café Requests Only)

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

DATE: May 2, 2016

SUBJECT: **SITE APPLICATION: Case: 16-11**
Zion Coffee, LLC
d/b/a Zion Coffee Bar
803 SW Adams St.
Requesting: Class B (restaurant, 50% food)
Subclass 3A (sidewalk cafe)

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, June 6, 2016. **Contact person for this application is Michael Hatfield (PH: 533-3138)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: May 26, 2016 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.
Public Works

Thanks!

Trina (ext. 8566)
City Clerk's Office

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

CITY CLERK
PEORIA, ILL.

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:

2016 APR 28 AM 8:44
Beth Ba

1. Name(s), address(es) and phone number(s) of Property Owner(s):
Jon and Angie Walker, Union Depot, LLC, 508 W Ridgemont Road, Peoria, IL 61614

ZION COFFEE, LLC

2. Name, address and phone number of Intended Lessee:
Michael and Banu Hatfield, Zion Coffee Bar, 321 N 3rd Ave, Morton, IL 61550 *

3. Street address of Property requested for approval:
803 S.W. Adams St. Peoria IL. 61602

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

4. Legal description of Property listed in #3:
VORIS FIELD ADD SW 1/4 SEC 9-8N-8E BEG MOST ELY COR BLK 2: TH SW 75' NW 59.76' NE 26.32' NW 17.34' NE 48.73' SE 77.28' TO POB PT BLK 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? Yes If Yes, please indicate such improvements: 1st floor buildout of retail coffee shop serving small food offering and craft beer, wine and speciality cocktails.

7. What type of sale of alcoholic beverages is the property to be used for (i.e., tavern, restaurant, package liquor, etc.)? cafe/restaurant

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 3A- Sidewalk Cafe

10. Do you plan to add video gaming? Yes ___ No X
(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.

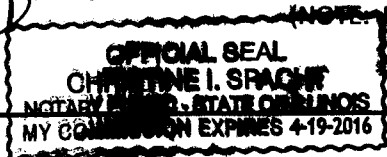
Jon W Walker
Signature of Property Owner(s)

Subscribed and sworn to before me this 15th day of April, 2016

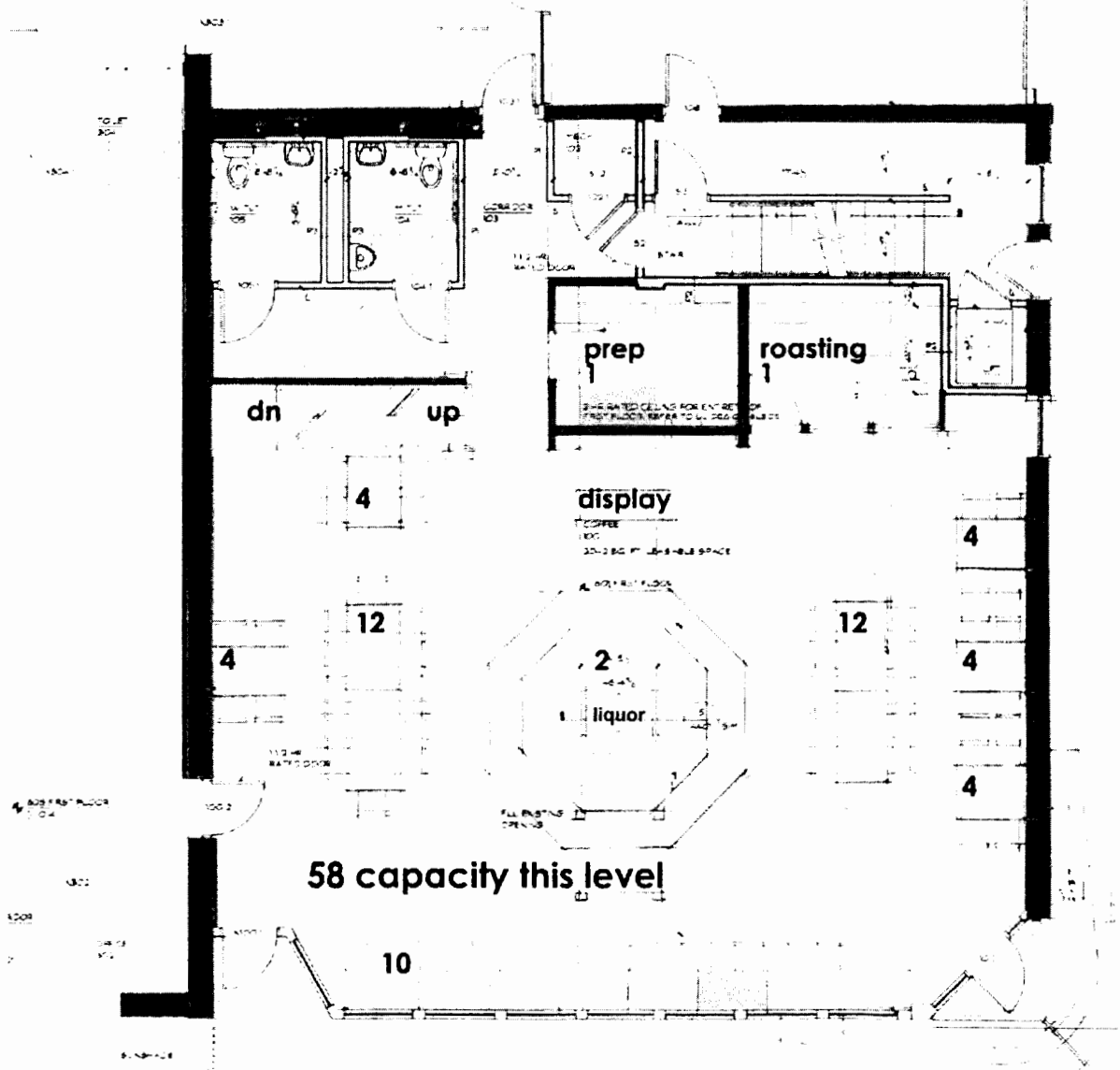
Signature of Property Owner(s)

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

Christina I. Spacht
Notary Public



Zion Coffee Bar- 803 SW Adams
Interior



SIDEWALK RESTAURANT/CAFÉ

APPLICATION FOR SUBCLASS 3A LIQUOR LICENSE

Present License Class B (B, B-1, D, G) Present License No. _____ (\$50.00 filing fee)

Establishment Name: Zion Coffee LLC, dba Zion Coffee Bar

Address: 803 SW Adams Street, Peoria, IL 61602

- 1. **ATTACH** a scale drawing of the proposed sidewalk area to be used, including the locations of all tables and seating with a copy of the sidewalk restaurant permit issued by the City Council, pursuant to Section 26-293 of the City Code, including any restrictions or conditions attached to said permit.
- 2. **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.
- 3. **As required**, attach a sworn Affidavit that you, as applicant, have caused Notice 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.

 Bauer Hatfield
Signature of Licensee or Agent

Subscribed and sworn to before me this

 2nd day of May
 2016 .

 Torina D Bonds

Notary Public

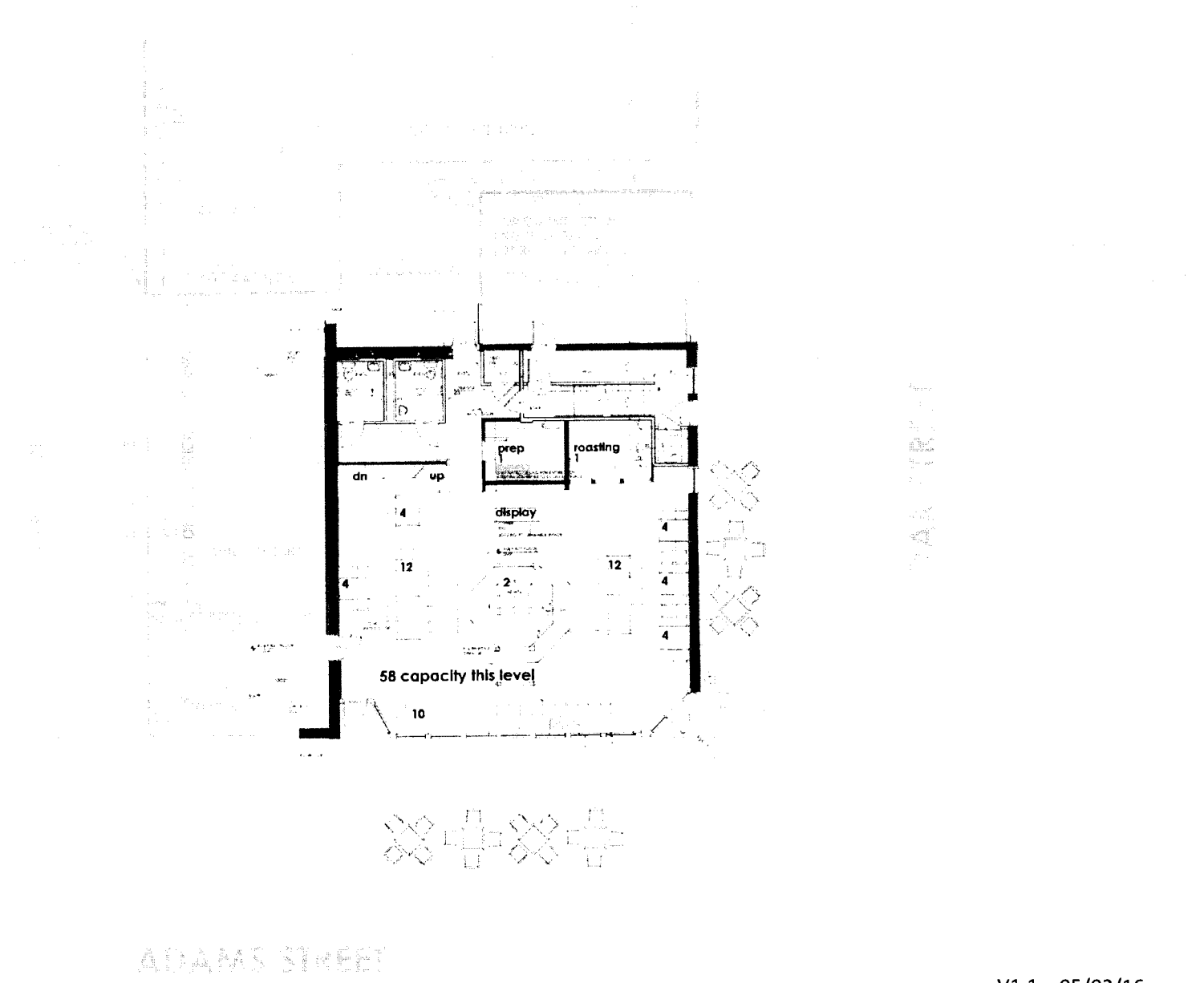


FOR OFFICE USE ONLY:

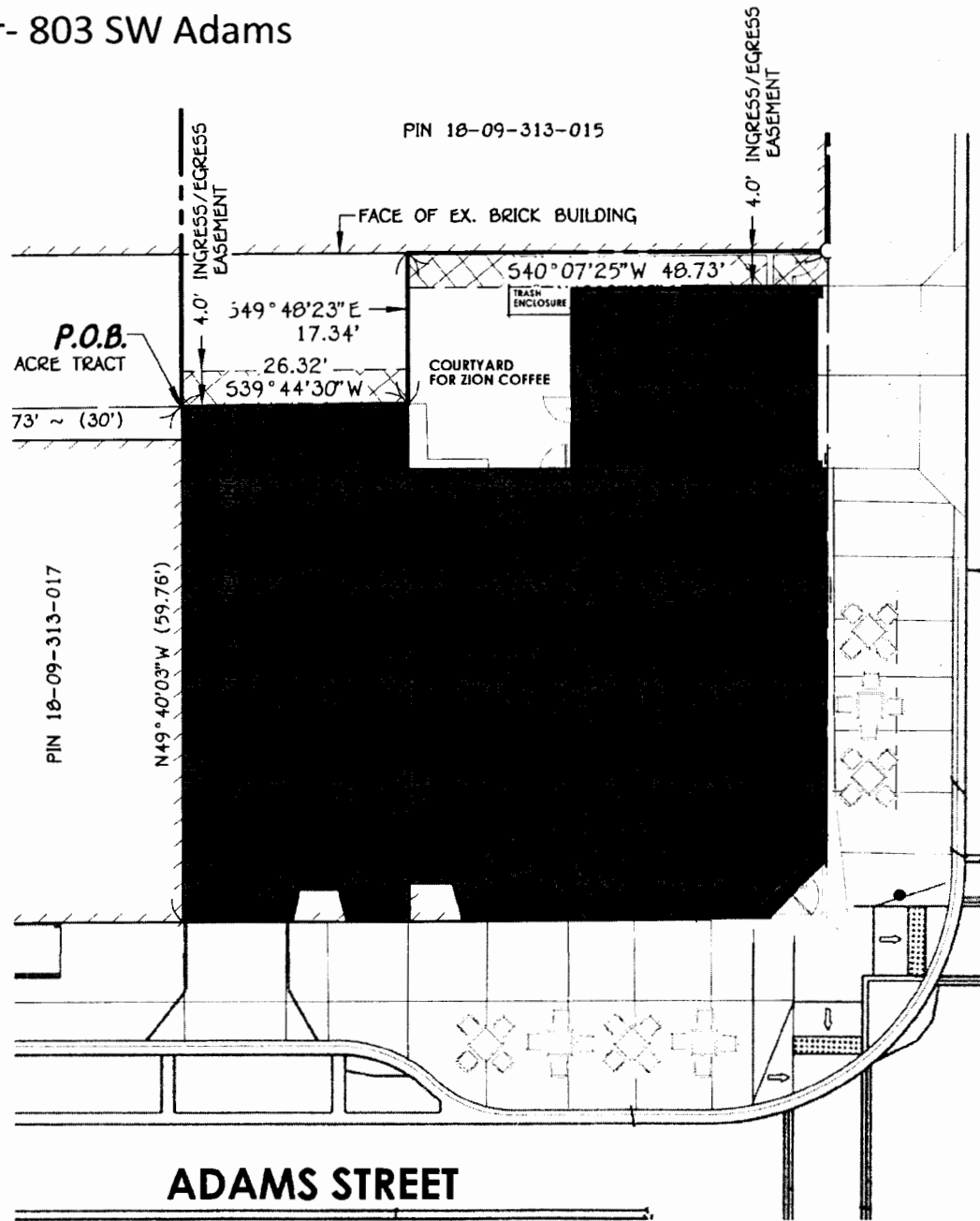
Application for Subclass 3A is Approved Not Approved

 W. Eric Turner 6/07/16
Liquor Commissioner / Date

Zion Coffee Bar- 803 SW Adams Site + Interior



Zion Coffee Bar- 803 SW Adams
Site





Fire Department

May 4, 2016

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 16-11
Zion Coffee, LLC
803 SW Adams St.
Requesting: Class B
Subclass 3A

Liquor Commissioners,

The above mentioned business has not completed interior construction. 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.

Captain Stan Taylor
Fire Inspector, Fire Prevention Division
Peoria Fire Department
309.303.8275 - c
309.494.8735 - o
309.494.8787 - f
staylor@peoriagov.org

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



Trina Bonds

From: Karen Dvorsky
Sent: Wednesday, May 11, 2016 9:59 AM
To: Trina Bonds
Cc: Nicholas Stoffer
Subject: Zion Coffee Bar - Liquor License

Hi Trina –

We reviewed the Liquor License Application for Zion Coffee. Comments are as follows:

- Applicant is required to apply for a Sidewalk Café Permit. This is a no-fee permit, but must be applied for and approved each calendar year.
- Sidewalk Café must meet all requirements of Section 26 of the Municipal Code as detailed in the Application and Information Package, including but not limited to:
 - A completed application and Acceptance of Permit terms
 - Sidewalk café must meet boundary, landscaping, and clearance (pedestrian accessibility) requirements.
 - A detailed plan showing proposed layout with dimension is required for review and approval.

Regards,

Karen S. Dvorsky, P.E.
In-House Consultant
Public Works Department
City of Peoria
3505 N. Dries Lane
Peoria, Illinois 61604
(309) 494-8829
KDvorsky@peoriagov.org



PEORIA POLICE DEPARTMENT



May 20, 2016

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

RE: Site Approval Application 16-11
Zion Coffee, LLC
d/b/a Zion Coffee Bar
803 SW Adams St.
Requesting: Class B (restaurant, 50% food)
Subclass 3A (sidewalk café)

Dear Commissioners,

A site application has been received from Zion Coffee, LLC, d/b/a Zion Coffee Bar, 803 SW Adams St., Peoria, for a Class B and Subclass 3A liquor license. This license would allow Zion Coffee Bar to operate a new restaurant with liquor service and a sidewalk café at this location.

Officer Kevin Slavens inspected this site which is part of the warehouse district. The location fronts SW Adams Street at the corner of Oak Street. Nearby businesses include a baseball stadium, a tavern, car detailing business, fabric business, restaurant, and a few vacant buildings. There are no nearby residences. There is no past history of alcohol sales at this location, as this is a new restaurant and has not yet opened for business.

The number of tables and required egress for the sidewalk café will be determined by the Public Works Department when the applicant obtains the required use permit as per city code 26-287. The applicant is aware of the requirement that patrons using the sidewalk café must be seated while consuming alcoholic beverages and that the liquor must be served by wait staff. It appears that this request is appropriate for this location and will not be detrimental to the surrounding businesses.

Based on the above examination of this site approval application and inspection of this location the Peoria Police Department has no objections to this request.

Sincerely,


Jerry E. Mitchell
Chief of Police

cc: Deputy Liquor Commissioner
City Clerk
Corporation Counsel

JEM/ks

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

TO: Trina Bonds, Liquor Commission Secretary
FROM: Jodi Maybanks , Accounts Receivable Supervisor
DATE: May 25, 2016
SUBJECT: Case 16-11 Zion Coffee Inc

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

May 24, 2016

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

**RE: Site Approval Application 16-11
Zion Coffee
d/b/a Zion Coffee Bar
803 SW Adams St**

**Requesting: Class B (restaurant, 50% food)
Subclass 3A (sidewalk cafe)**

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 zoned WH (Warehouse) District, which allows a restaurant with outdoor seating or dining as a permitted use. Zoning Certificate no. 16-84 was issued to approve a garage addition, and a change of use to allow residential, retail and a coffee shop. The proposed sidewalk café will be on the public right-of-way and is subject to approval by Public Works.
2. The site is subject to conditions specified in applicable permits.

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

Sincerely,

Kimberly Smith
Kimberly Smith
Senior Urban Planner

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 B Subclass 3A Liquor License for the following described property.

ZION COFFEE, LLC D/B/A ZION COFFEE BAR

(name of establishment)

803 SW ADAMS

(address)

FOR USE AS:

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

LIQUOR LICENSE WITH A SUBCLASS 3A (SIDEWALK CAFE).

The Hearing will be held on MONDAY - JUNE 6, 2016 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.

~~Burlington Northern & Santa Fe
Railway
Property Tax Department P O Box
961089
Fort Worth Tx 761610089~~

~~Travis, Mohlenbrink
826 Sw Adams St
Peoria Il 61602~~

~~Nortex Properties Inc
C/O Trevelyn D Hoover 2514 N
Sheridan Rd
Peoria Il 61604~~

~~Burlington Northern & Santa Fe
Railway
Property Tax Department P O Box
961089
Fort Worth Tx 761610089~~

~~Burlington Northern & Santa Fe
Railway
Property Tax Department P O Box
961089
Fort Worth Tx 761610089~~

~~Nortex Properties Inc
C/O Trevelyn D Hoover 2514 N
Sheridan Rd
Peoria Il 61604~~

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Sheridan Rd
Peoria Il 61604~~

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C/O Trevelyn D Hoover 2514 N
Sheridan Rd
Peoria Il 61604~~

~~Nortex Properties Inc
C/O Trevelyn D Hoover 2514 N
Sheridan Rd
Peoria Il 61604~~

~~Johnson, Fred T
4107 N Devon Lane
Peoria Il 61614~~

~~Burlington Northern & Santa Fe
Railway
Property Tax Department P O Box
961089
Fort Worth Tx 761610089~~

~~Burlington Northern & Santa Fe
Railway
Property Tax Department P O Box
961089
Fort Worth Tx 761610089~~

~~Laville Demaillet LLC
820 Sw Adams St
Peoria Il 61602~~

~~Laville Demaillet LLC
820 Sw Adams St
Peoria Il 61602~~

~~Mojo Associates Inc
7214 37th Ave
Moline Il 612658005~~

~~Nortex Properties Inc
C/O Trevelyn D Hoover 2514 N
Sheridan Rd
Peoria Il 61604~~

~~733 Sw Washington LLC
555 Santa Fe Trail
Metamora Il 61548~~

~~Burlington Northern & Santa Fe
Railway
Property Tax Department P O Box
961089
Fort Worth Tx 761610089~~

Nortex Properties Inc
C/O Trevelyn D Hoover 2514 N
Sheridan Rd
Peoria Il 61604

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C/O Trevelyn D Hoover 2514 N
Sheridan Rd
Peoria Il 61604~~

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C/O Trevelyn D Hoover 2514 N
Sheridan Rd
Peoria Il 61604~~

~~Nortex Properties Inc
C/O Trevelyn D Hoover 2514 N
Sheridan Rd
Peoria Il 61604~~

Corp, Illinois Blu
800 Sw Jefferson Ave
Peoria Il 61605

Burlington Northern & Santa Fe
Railway
Property Tax Department P O Box
961089
Fort Worth Tx 761610089

Peoria One Properties LLC
200 National Rd
East Peoria Il 61611

Spence, Allan W
704 Sw Adams St
Peoria Il 61602

~~Spence, Allan W
704 Sw Adams St
Peoria Il 61602~~

Johnson, Fred T
718 Sw Adams St
Peoria Il 61602

Kulavic, Jay
1022 Hillcrest
Washington Il 61571

~~Burlington Northern & Santa Fe
Railway
Property Tax Department P O Box
961089
Fort Worth Tx 761610089~~

Union Depot LLC
508 W Ridgemoor Rd
Peoria Il 61614

Vne Property LLC
488 N Milwaukee Ave
Chicago Il 60654

~~Nortex Properties Inc
C/O Trevelyn D Hoover 2514 N
Sheridan Rd
Peoria Il 61604~~

Downtown Stadium Inc
Attn Harold A Vonachen III 1524 W
Nebraska Ave
Peoria Il 61604

Nightingale, Jon
1782 State Route 26
Metamora Il 61548

~~Nortex Properties Inc
C/O Trevelyn D Hoover 2514 N
Sheridan Rd
Peoria Il 61604~~

~~Nortex Properties Inc
C/O Trevelyn D Hoover 2514 N
Sheridan Rd
Peoria Il 61604~~

~~Nortex Properties Inc
C/O Trevelyn D Hoover 2514 N
Sheridan Rd
Peoria Il 61604~~

~~Nortex Properties Inc
C/O Trevelyn D Hoover 2514 N
Sheridan Rd
Peoria Il 61604~~

Regions Bank
P O Box 10614
Peoria Il 61612

~~Nortex Properties Inc
C/O Trevelyn D Hoover 2514 N
Sheridan Rd
Peoria Il 61604~~

~~Nortex Properties Inc
C/O Trevelyn D Hoover 2514 N
Sheridan Rd
Peoria Il 61604~~

~~Nortex Properties Inc
C/O Trevelyn D Hoover 2514 N
Sheridan Rd
Peoria Il 61604~~

~~Nortex Properties Inc
C/O Trevelyn D Hoover 2514 N
Sheridan Rd
Peoria Il 61604~~

~~Peoria One Properties LLC
200 National Rd
East Peoria Il 61611~~

~~Burlington Northern & Santa Fe
Railway
Property Tax Department P O Box
961089
Fort Worth Tx 761610089~~

~~Nortex Properties Inc
C/O Trevelyn D Hoover 2514 N
Sheridan Rd
Peoria Il 61604~~

Travis, Mohlenbrink
826 Sw Adams St
Peoria Il 61602

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

Barr Hatfield, being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of Zion Coffee Co
(establishment name)

located at 803 SW Adams, Peoria, Illinois.
(address)

2. On May 7, 2016, 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.

Barr Hatfield
(Signature of Liquor Licensee)

Subscribed and sworn to before me
this 2nd day of May
2016.

Torina D. Bonds
Notary Public

