

MEMORANDUM

TO: Leah Allison, Community Development
Officer Kevin Slavens, Police - TOU
Lt. Earnest McCall, Police - Traffic Division
Fire Engineer Charlie Perrin, Fire Prevention Division
Leigha Adelsberger, Accounts Receivable Supervisor
Mayor Jim Ardis, Liquor Commissioner
Tim Riggerbach, Council Member
Chrissie Peterson, Interim Corporation Counsel

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

DATE: March 26, 2021

SUBJECT: **SITE APPLICATION: Case: 21-02**
Water Street Trading Advisory, LLC
d/b/a Cuisine Concepts
6035 N. Knoxville Ave., Suite 101J
Requesting: Class B (restaurant, 50% food)
Subclass 3 (beer garden)

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, May 3, 2021. **Contact person for this application is Andrew Sepich (PH: 264-7703)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: April 22, 2021 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.

Junction Oaks Condos

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, IL

2021 MAR 25 PM 1:47

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:

Beth Ball

1. Name(s), address(es) and phone number(s) of Property Owner(s):
Peoria Park District, 1125 W Lake Ave, Peoria, IL 61614
2. ^{WATER STREET TRADING ADVISORY LLC}
Name, address and phone number of Intended Lessee:
dba CUISINE CONCEPTS, 600 STATE ST, PEORIA, IL 61602 309-264-7703
3. Street address of Property requested for approval:
6035 N. KNOXVILLE AVENUE; SUITE #101J; PEORIA, IL 61614
NOTE: All site approvals are 1st 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? If Yes, please indicate such improvements: BUILD OUT RESTAURANT SPACE W/10 BUILDING 2.
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 2
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 March, 2021.

Emily Cahill

Signature of Property Owner(s)

Charity Jean Adams

Notary Public

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



● BUSH

■ GRASS AREA

▨ NATURALIZED PLANTING AREA

□ STORMWATER SYSTEM

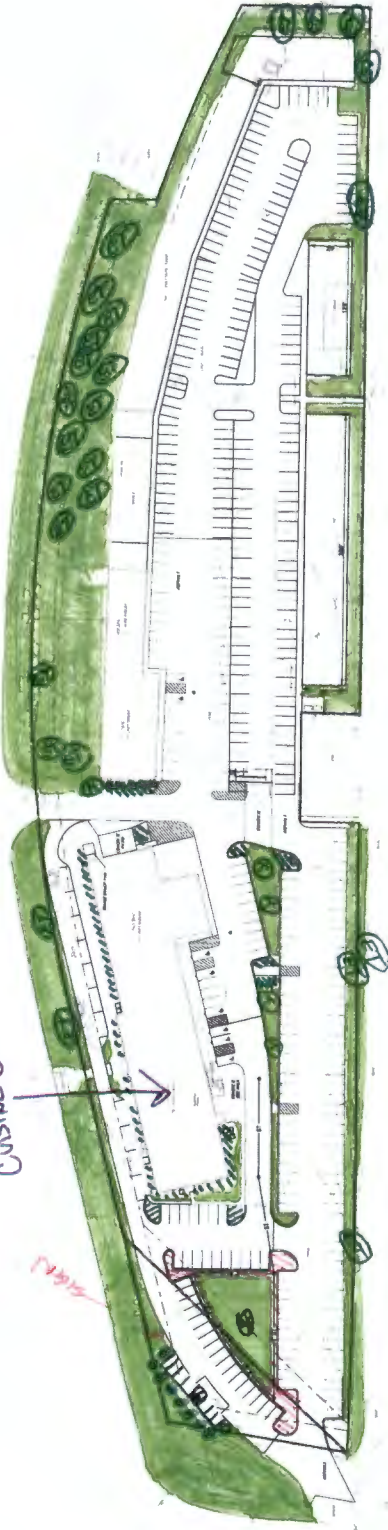
ⓔ EXISTING TREE (25)

Ⓣ NEW TREE (4)

Ⓜ 11 BUSHES

Ⓢ LANDSCAPE AREA (EXISTING)

CUISINE CONCEPTS



Ⓢ CANNOT PUT TREE IN TRIANGLE DUE STORM WATER CALC & SYSTEM.

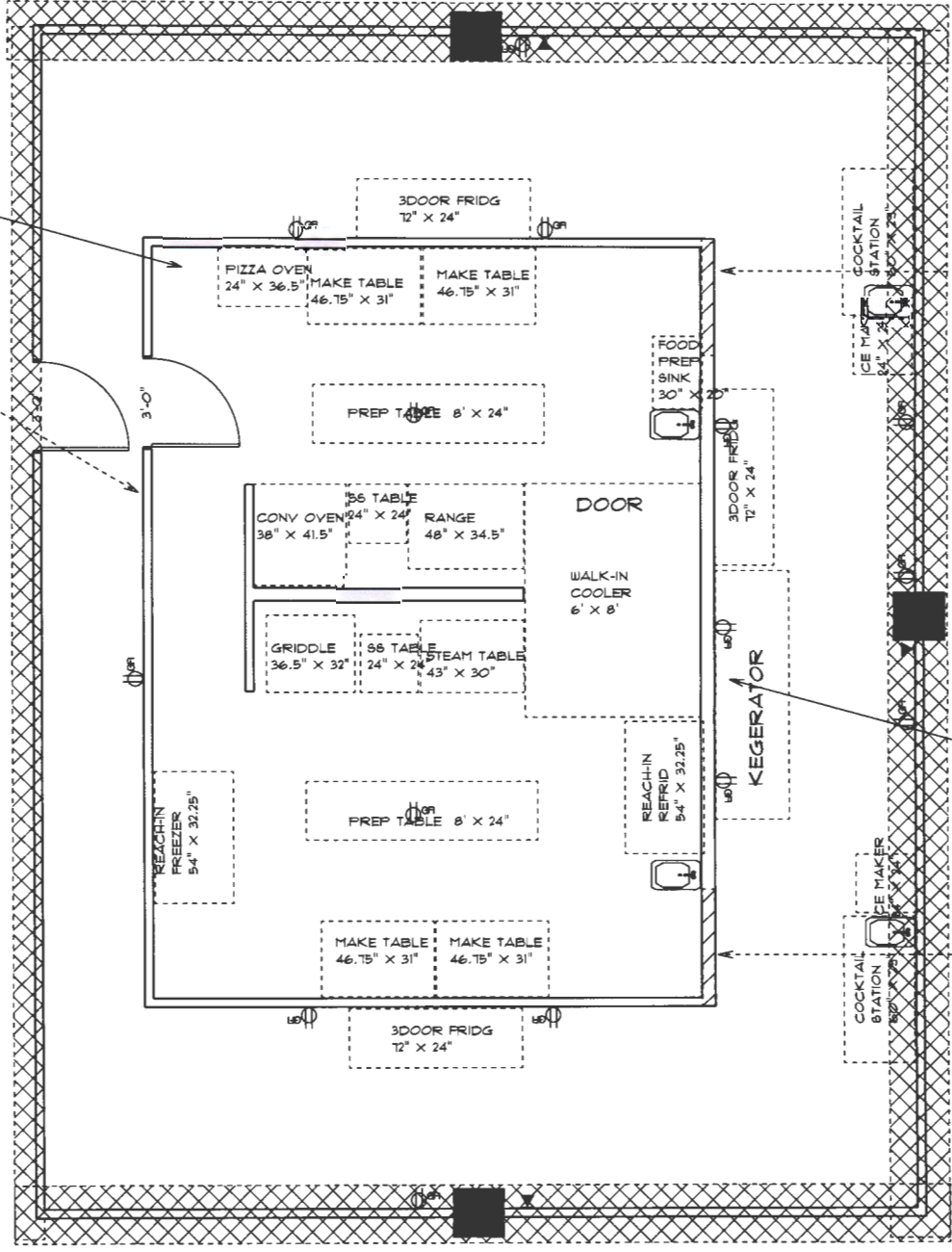
MECHANICAL CHASE
 2' CONTINGENCY SPACE

OXCAR PIZZA

HEAT LAMPS (EXTENDABLE)

DOORDASH / PICKUP AREA SIDE

CHEEZ LOUIS



70
 75
 80
 85
 90
 95
 100

BEER GARDEN

APPLICATION FOR SUBCLASS 3 LIQUOR LICENSE

Present License Class B Present License No. _____ (\$50.00 filing fee)

Establishment Name: WATER STREET TRADING ADVISORY DBA CUISINE CONCEPTS

Address 6035 KNOXVILLE AVE SUITE 101J, PEORIA IL 61614

ATTACH a scale drawing showing, specifically:

1. Dimensions and scale drawing of how the area will be confined to restrict noise and prohibit removal of alcohol;
2. a substantial structure across which alcohol shall be served that provides bartenders reasonable protection from patrons unless facility is directly serviced from indoor licensed premises;
3. the locations of (2) exits (one may be through the premises);
4. the location of a landline telephone in beer garden area.

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.

Also attach a sworn statement that you, as applicant, have caused notices 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.

[Signature]
Signature of Licensee or Agent

Subscribed and sworn to before me this 21st
day of April, 2021.

Torina D Bonds
Notary Public



FOR OFFICE USE ONLY

Application for Subclass 3 is APPROVED _____ DENIED _____

Liquor Commissioner / Date

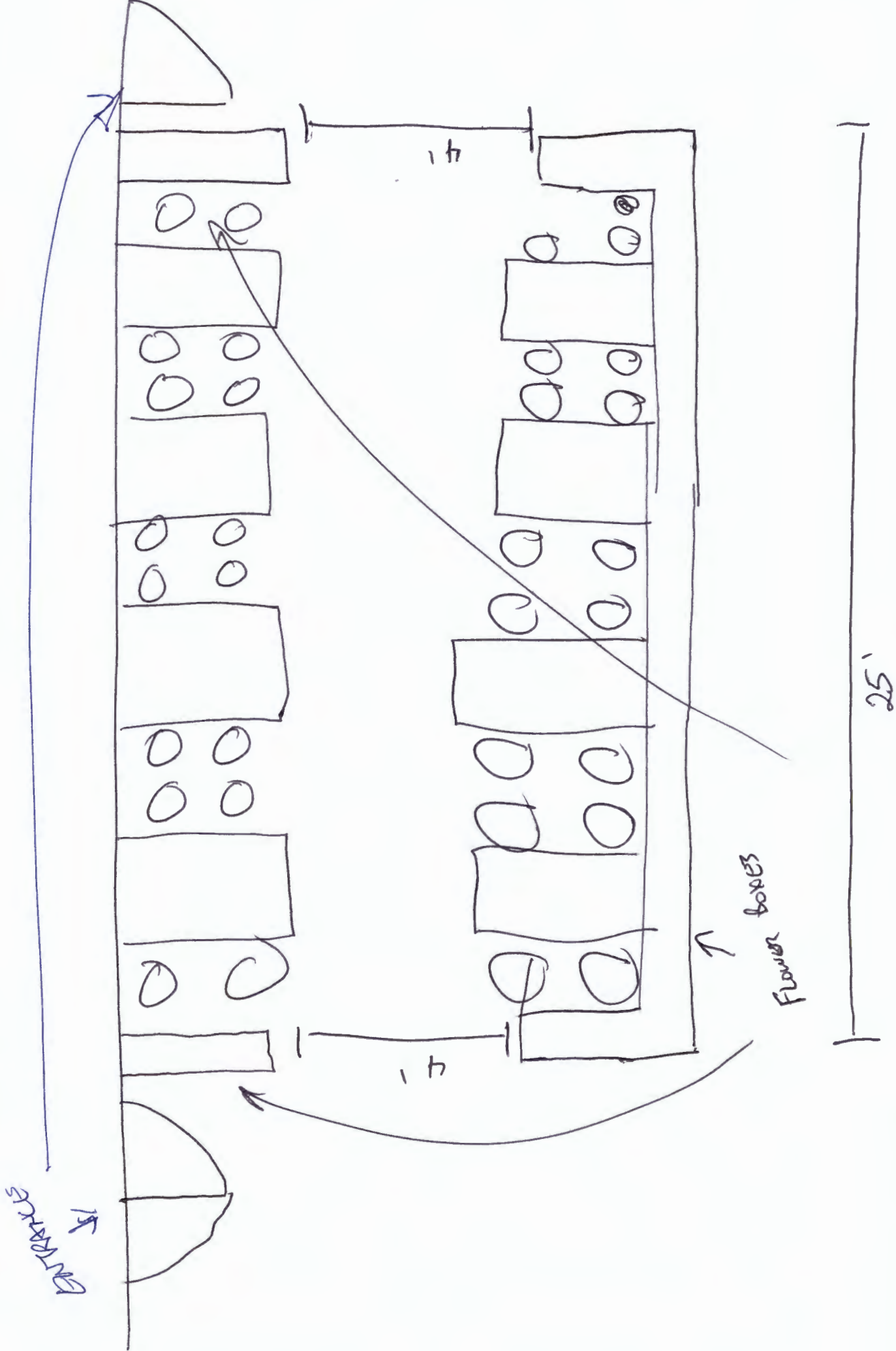
Special Conditions: _____

BEER GARDEN

CUISINE CONCEPTS

ENTRANCE

ENTRANCE



25'

FLOWER BOXES

Trina Bonds

From: Leigha Adelsberger
Sent: Wednesday, April 7, 2021 12:26 PM
To: Trina Bonds
Subject: RE: CASE 21-02 / WATER STREET TRADING ADVISORY, LLC

Good afternoon Trina,

There are no outstanding balances for the owner or business found at this time.

Thank you,

Leigha Adelsberger
Office of Accounts Receivable
City of Peoria



Fire Department

April 22, 2021

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 21-02
Water Street Trading Advisory, LLC
d/b/a Cuisine Concepts
6035 N Knoxville Ave. Suite 101-J
Requesting: Class B (restaurant, 50% food)
Subclass 2 (live entertainment)

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

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





CITY OF
PEORIA

Community Development Department

April 22, 2021

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

RE: **Case 21-02**
Water Street Trading Advisory, LLC
d/b/a Cuisine Concepts
6035 N. Knoxville Ave., Suite 101J

Requesting: Class B (restaurant, 50% food)

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 application and plans for interior alterations for the proposed use is currently under review.
3. Work must be completed as illustrated in approved plans and the 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.

Sincerely,

Ross Black
Director

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



PEORIA POLICE DEPARTMENT

April 14, 2021

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

RE: Site Approval Application #21-02
Water Street Trading Advisory, LLC
d/b/a Cuisine Concepts
6035 N. Knoxville Ave., Suite 101-J
Requesting: Class B (restaurant, 50% food)
Subclass 3 (beer garden)

Dear Commissioners,

A site application has been received from *Water Street Trading Advisory, LLC*, d/b/a Cuisine Concepts, 6035 N. Knoxville Ave., Suite 101-J, Peoria, Illinois for a Class B and Subclass 3 liquor license. The approval of this application would allow the applicant to operate a restaurant with full bar service and have a beer garden at this location.

Officer Kevin Slavens inspected the proposed site which is located in the newly developed *Keller Station* on N. Knoxville Avenue just south of W. Northmoor Road, along an established state route thoroughfare. This site previously operated as an Illinois Department of Transportation / Peoria Park District facility. There are residential single-family homes and condominiums directly across the street in the 6100 and 6000 blocks of N. Knoxville Avenue. This location neighbors Junction City Shopping Center, Donovan Park, Rock Island Trail and the BCDI medical facility, which is currently under construction.

There are no parking or traffic concerns raised with this application. It appears that this request is appropriate for this location and would not be detrimental to the surrounding businesses or neighborhood.

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

Sincerely,

Doug Theobald
Interim Chief of Police

DT/ks

cc: City Clerk
Corporation Counsel

Junction Oaks Condominiums

April 21, 2021

Secretary of the Liquor Commission
419 Fulton Street, Room 401
Peoria, IL 61602

Dear Sir or Madam:

This letter is in reference to the public hearing regarding the application for a liquor license for Water Street Trade Advisory, LLC dba Cuisine Concepts.

Our condominium complex is comprised of 12 units and is situated directly across Knoxville Ave from Keller Station where this business is located. This side of Knoxville Ave facing Keller Station is residential. While we appreciate and welcome the development of Keller Station, we also seek to retain the residential atmosphere for the homes that run along our side of the street.

We are concerned with the potential noise that can come from establishments who sell liquor. Of a particular concern would be any amplified sound of live or recorded music. We are also concerned about the ambient noise an outdoor seating area like a sidewalk café or beer garden would generate.

We would like to recommend that any outdoor activities be limited to the period of no earlier than 9:00 a.m. or later than 10:00 p.m. We would also like to recommend that any outdoor activities be limited to the west or park side of Keller Station.

We wish this business success in its endeavors and seek only to retain the residential atmosphere we currently enjoy.

Sincerely,



Mike Reams

Junction Oaks Condominiums Board Secretary

6016 N KNOXVILLE AVE, PEORIA, IL 61614

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 2 Liquor License for the following described property.

WATER STREET TRADE ADVISORY, LLC D/B/A CUISINE CONCEPTS
(name of establishment)

6035 N. KNOXVILLE, SUITE 101
(address)

FOR USE AS:

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

LIQUOR LICENSE WITH A SUBCLASS 2 (LIVE ENTERTAINMENT).

The Hearing will be held on MONDAY - MAY 3, 2021 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.

City of Peoria
419 Fulton St Room 403
Peoria Il 61602

Hartley, Linda
6038 N Knoxville Ave
Peoria Il 61614

Stein, Carolyn
6016 N Knoxville Ave Unit 302
Peoria Il 61614

El-darazi, Denis A
701 Beechwood Ct
Peoria Il 61615

Reams, Michael T
6016 N Knoxville Ave #101
Peoria Il 61614

Rudolph, David
6100 N Knoxville Ave
Peoria Il 61614

Essig, Dustin E
135 Washington Square
Washington Il 61571

Babcock, Carolyn J
6016 N Knoxville #104
Peoria Il 61614

Pleasure Driveway & Park District of
Peoria
Noble Administration Center 1125 W
Lake Ave
Peoria Il 61614

McQuellon, Robert W
P O Box 3027
Peoria Il 61612

Berres, Kathryn M
6016 N Knoxville #103
Peoria Il 61614

~~Pleasure Driveway & Park District of
Peoria
Noble Administration Center 1125 W
Lake Ave
Peoria Il 61614~~

Monk, Victor F
6123 N Trails End Rd
Peoria Il 61614

Schwabe, Susan J
6016 N Knoxville Ave 102
Peoria Il 61614

Keenan, Christopher M
6016 N Knoxville Ave Unit 201
Peoria Il 61614

Fuller, Karen L
6102 N Knoxville Ave
Peoria Il 61614

Applegate, Lisa
6032 N Knoxville Ave
Peoria Il 61614

~~Pleasure Driveway & Park District of
Peoria
Noble Administration Center 1125 W
Lake Ave
Peoria Il 61614~~

~~Pleasure Driveway & Park District of
Peoria
Noble Administration Center 1125 W
Lake Ave
Peoria Il 61614~~

~~Pleasure Driveway & Park District of
Peoria
Noble Administration Center 1125 W
Lake Ave
Peoria Il 61614~~

State of Illinois Dept of
Transportation
401 Main St
Peoria Il 61602

Paluska, Timothy J
6116 N Oak Point Ct
Peoria Il 61614

Bob & Ed Land Trust #1
5901 N Knoxville Ave
Peoria Il 61614

Deets, Rita A
Junction Oaks Apts 6016 N Knoxville
Ave Apt 304
Peoria Il 616143552

Cecelia B Tedford Trust
Junction Oaks Apts 6016 N Knoxville
Ave Apt 301
Peoria Il 616143552

Powell, Debra L
6604 N Parkview Terr
Peoria Il 61614

Kreid, Clare M
6016 N Knoxville Ave #303
Peoria Il 61614

Gorman, Corey L
6016 N Trails End St
Peoria Il 61614

Kautz, Jay
6016 N Knoxville Ave Unit 203
Peoria Il 61614

Van Osdol, Violet L
6016 N Knoxville Ave #202
Peoria Il 61614

Benway, Virgil D
Junction Oaks Apts 6016 N Knoxville
Ave Apt 204
Peoria Il 616143551

Applegate, Lisa R
6034 N Knoxville Ave
Peoria Il 61614

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

ANDREW SEPICH, being duly sworn, does hereby swear/affirm

that:

1. I am the Liquor Licensee of WATER STREET TRADING ADVISORY dba CUISINE CONCEPTS
(establishment name)

located at 6035 N KNOXVILLE AVE, SUITE #101J, Peoria, Illinois.
(address)

2. On MARCH 25TH, 2021, 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.

[Signature]
(Signature of Liquor Licensee)
ANDREW SEPICH 309-264-7703

Subscribed and sworn to before me
this 25th day of March,
2021.

Torina D. Bonds
Notary Public

