

23-06

Juan L. Alejandro Conciléon

d/b/a Taqueria Jalisco Antojitos Mexicanos

2200 W. War Memorial Dr., #DU19A

Requesting: Class B (Restaurant, 50% Food)

Juan Conciléon, Owner, Taqueria Jalisco Antojitos Mexicanos, presented a request for a Class B (Restaurant, 50% food) Liquor License at 2200 W. War Memorial Dr., #DU19A.

In discussion with Chair Pro Tem Jordan, Mr. Conciléon said they wanted to close off an area in the mall for a liquor license. He handed out a drawing to the Commission showing the area. In discussion, he indicated he would have wait staff to help customers and he said they wanted to serve beer only.

In response to a question from Commissioner Winkler regarding the enclosed space, Mr. Conciléon confirmed there would be a temporary wall located in the food court area.

Commissioner Hounwanou expressed his concerns regarding how to control individuals from possibly being able to take alcohol outside of the designated area. He then asked if the area had been approved by the mall. In response, Mr. Conciléon confirmed the area had been approved by the mall.

Liquor Investigator Linthicum expressed the Police Dept. concerns about the open-air free movement with a cafeteria style setting permitting alcohol to be carried from the POS (point of sale) and not into a secured area adjacent to the business.

Chair Pro Tem Jordan commented it would have been nice to have something submitted by the mall confirming approval of the designated area. During discussion, the applicant confirmed the area was open for anyone to utilize while shopping at the mall and not just for their customers only.

Commissioner Winkler also shared the same concerns regarding the proposed area. It was mentioned that there was already a history with the Police Dept. having issues with juveniles at the mall.

Fire Engineer Perrin reported life safety codes that needed to be corrected for the establishment before a C of O (certificate of occupancy) could be issued.

There being no further questions or comments, Chair Pro Tem Jordan called for a motion.

Commissioner Winkler moved to recommend denial of the request for a Class B (Restaurant, 50% food) Liquor License at 2200 W. War Memorial Dr., #DU19A ; seconded by Commissioner Hounwanou.

Motion to deny Approved by roll call vote:

Yeas: Hounwanou, Jordan, Winkler - 3;

Nays: None;

Abstention: None.

Chair Pro Tem Jordan stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, April 25, 2023, at 6:00 p.m.

After the vote, Christell Frausto said she wanted to speak on behalf of the Hispanic Chamber of Commerce. She said she was familiar with the operation of this families' restaurant, and she said would like to assist them with their application. She explained it was traditional for them to have a beer with their food.

In response, Chair Pro Tem Jordan said the problem was the way the site was set up and he went on to say he did not believe there would be a problem if it was a closed off restaurant within the mall.

MEMORANDUM

TO: Leah Allison, Community Development
Officer Rick Linthicum, Police - SID
Lt. James Chiola, Police - Traffic Division
Fire Engineer Charlie Perrin, Fire Prevention Division
Leigha Adelsberger, Accounts Receivable Supervisor
Mayor Rita Ali, Liquor Commissioner
Andre Allen, 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: March 7, 2023

SUBJECT: **SITE APPLICATION:** Case: 23-06
Juan L. Alejandro Concil on
d/b/a Taqueria Jalisco Antojitos Mexicanos
2200 W. War Memorial Dr., #DU19A
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, April 3, 2023. **Contact person for this application is Juan Alejandro Concil on @ (779-357-0262)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: **March 24, 2023** 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**

2023 MAR -6 AM 11:08

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):
General MR6 # 309-319-8419
KOTAN - Northwoods Mall 2200 W. War Memorial Dr. Peoria IL 61613
Retail Investment GP
- 2. Name, address and phone number of Intended Lessee:
Juan I. Alexandre Conaleon 1822 S Livingston St Peoria Illinois
815 613 9297 DBA TAQUERIA Jalisco Antojitos Mexicanos
- 3. Street address of Property requested for approval:
2200 W - War Memorial Drive Peoria IL 61613

NOTE: All site approvals are 1st floor only, unless specifically applied for and authorized. # DUI9A

4. Legal description of Property listed in #3:
Northwoods Mall Shopping Center

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? No If Yes, please indicate such improvements: _____

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

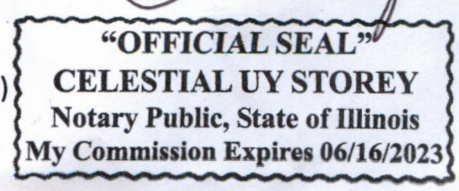
I (we) swear that I (we) am (are) the owner(s) of the property described in this application and that the statements contained herein are true and correct.

Subscribed and sworn to before me this 5^{10th} day of February, 2023.

[Signature]
Notary Public

[Signature]
Signature of Property Owner(s)

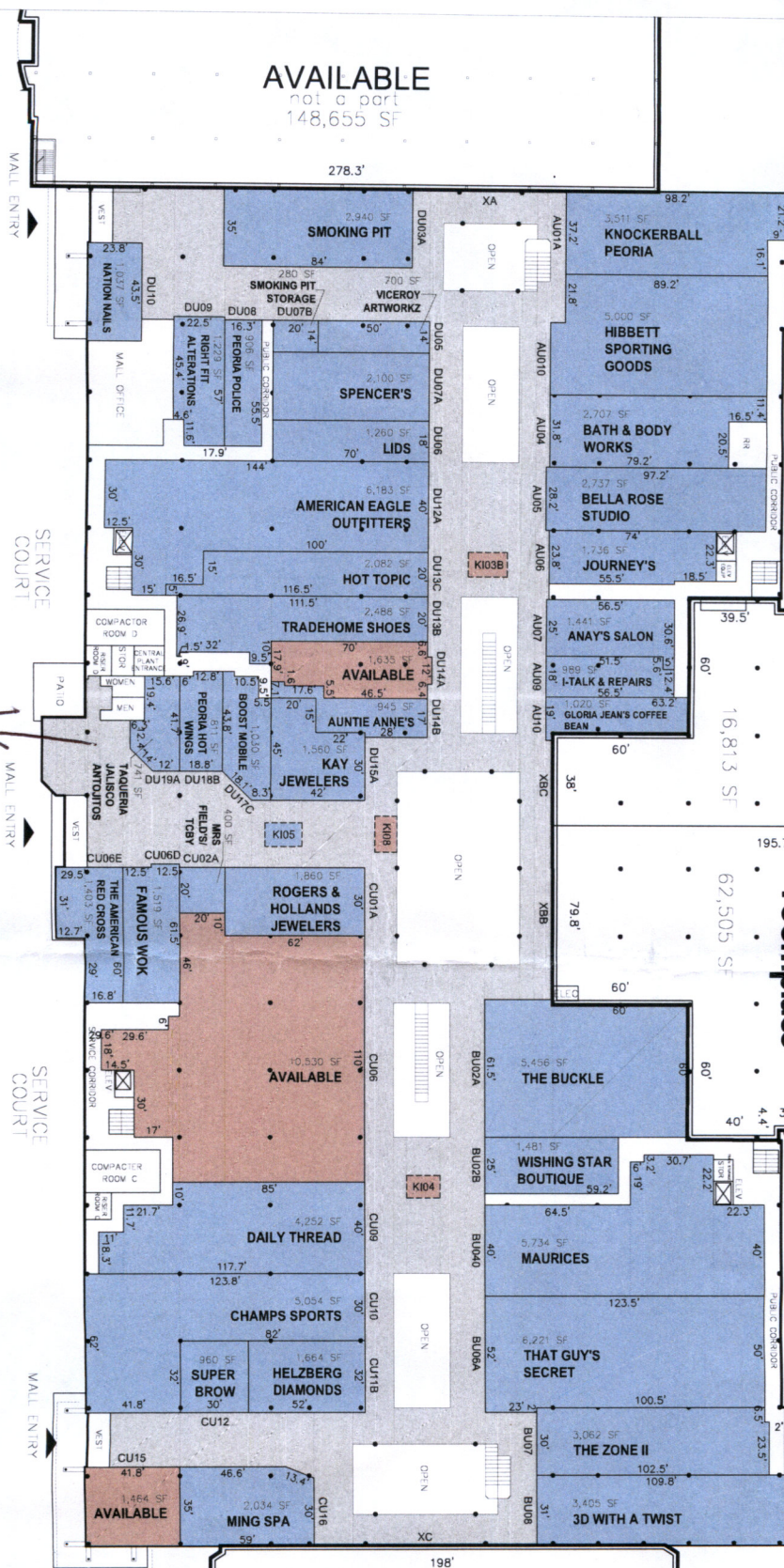
(NOTE: Non-Refundable \$250 Filing Fee)



AVAILABLE
not a part
148,655 SF

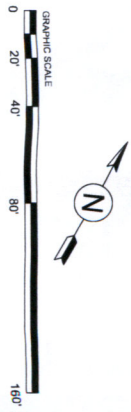
AVAILABLE
LEASED

*Seating for Restaurant
in Spanchard area*



JCPenney
not a part
163,474 SF

| KIOSKS | |
|--------|--------------|
| KI 038 | AVAILABLE |
| KI 041 | AVAILABLE |
| KI 045 | SINGLASS HUT |
| KI 046 | AVAILABLE |



NORTHWOODS MALL

2200 WORLD WAR MEMORIAL DR.
PEORIA, ILLINOIS 61613



SHEET NO.
LP2

DATE: December 2022

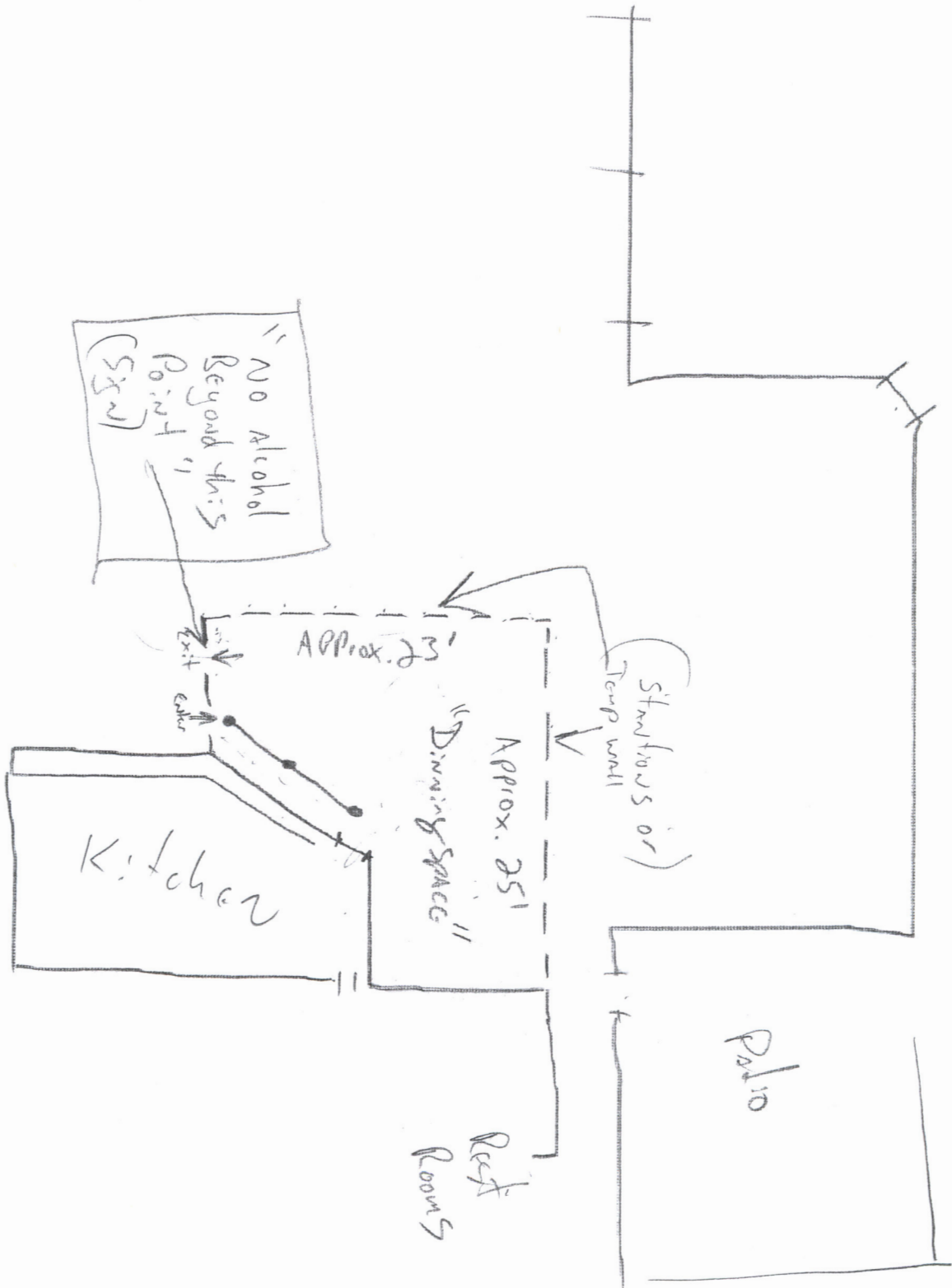
DESCRIPTION:
LEASE PLAN
upper level

PROJECT NO.: 019

DRAWN BY: JB

© KOHAN

Tagueria
3200 W. War Memorial Dr # D419A





CITY OF
PEORIA

COMMUNITY DEVELOPMENT

April 3, 2023

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

RE: **Case 23-06**
Juan L. Alejandro Concil on
d/b/a Taqueria Jalisco Antojitos Mexicanos
2200 W War Memorial Dr., #DU19A

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-2 (Large Scale Commercial) District and is located with the Northwoods Mall shopping center. Restaurants are permitted within this zoning district.
2. All work must adhere to the Illinois Building Codes and Illinois Accessibility Codes.

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

Sincerely,

Leah Allison
Assistant Community Development Director

Trina Bonds

From: Leigha Adelsberger
Sent: Monday, March 27, 2023 1:03 PM
To: Trina Bonds
Subject: RE: Case 23-06 / Taqueria

Hi Trina,

The Concileon's have the following outstanding Stormwater Utility balances for their property at 1822/1824 S Livingston:

128835-169661 – 1824 S Livingston - \$49.06
128834-129389 – 1822 S Livingston - \$166.68
Total: \$215.74

They are up to date on their municipal taxes.

Thanks!

Leigha Adelsberger
City of Peoria, Illinois
Office of Accounts Receivable





Fire Department

March 27, 2023

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 23-06
Juan L. Alejandro Concileon
d/b/a Taqueria Jalisco Antojitos
2200 W War Memorial Suite DU19A
Requesting: Class B (Restaurant, 50% Food)

Liquor Commissioners,

A site application has been received from Juan Alejandro requesting a Class B license. The business will need a final C of O inspection for the new suite by City of Peoria Fire Inspectors and shall have any issues concerning fire and life safety codes corrected before any C of O can be issued. This includes but not limited to the Type I Hood inspection/cleaning and the Type I Hood suppression system inspection, all performed by a certified contractor. 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





PEORIA POLICE DEPARTMENT

March 28, 2023

The Honorable Rita Ali
Local Liquor Commissioner
City of Peoria, Illinois

RE: Site Application
Juan L. Alejandro Concileon
d/b/a Taqueria Jalisco Antojitos Mexicanos
2200 W. War Memorial DU19A
Class B (Restaurant, 50% Food)

Dear Mayor Ali,

Enclosed is a site application from Juan L. Alejandro Concileon, d/b/a Taqueria Jalisco Antojitos Mexicanos, 2200 W. War Memorial DU19A for Class B (restaurant, 50% food). Approval of this site application will allow the applicant to operate as a restaurant with full bar service.

Officer Richard Linthicum inspected the site but was not able to get ahold of the applicant after several phone calls. This site is located in the Northwoods Mall open food court. This area is commercial and nearby businesses include retail shopping that caters to all ages.

The proposed site is not within a standalone location, rather it is in an open seating area about 15 yards removed from the point of sale. The restaurant is a self-service type, where the customer orders at the counter and then seats themselves. Alcohol would be carried into the open area by the customers and then into a "stanchioned" area according to a blueprint provided.

The Peoria Police Department has concerns about the open-air seating with alcohol being carried from the POS and not into a secured area adjacent to the business. It appears that this request is not appropriate for the proposed location and would be detrimental to the family friendly shopping environment and surrounding businesses.

Sincerely,

Eric P. Echevarria
Chief of Police

EE/rl

CC: City Clerk
Corporation Counsel

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.

JUAN L. ALEJANDRE CONCILEON D/B/A TAQUERIA JALISCO ANTOJITOS MEXICANOS
(name of establishment)

2200 W. WAR MEMORIAL DR., #DU19A
(address)

FOR USE AS:

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

The Hearing will be held on MONDAY - APRIL 3, 2023 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.

Penny Property Sub Holdings LLC
Po Box 10001 Tax Services
Dallas, Tx 753010001

Northwoods Mall Realty Holding LLC
1010 Northern Blvd Ste 212
Great Neck, Ny 11021

~~Northwoods Mall Realty Holding LLC
1010 Northern Blvd Ste 212
Great Neck, Ny 11021~~

4

Cilco
P O Box 66149 Mc 210
Saint Louis, Mo 631666149

Tf Peoria II LLC
C/O Transform Holdco LLC 3333
Beverly Rd
Schaumburg, Il 60179

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

Juan Luis Alejandro Concileón, being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of Taqueria Jalisco Antojitos Mexicanos
(establishment name)

located at 2200 W War Memorial Dr, 61613, Peoria, Illinois.
(address)

2. On 03/06/23, 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.

Juan Luis Alejandro Concileón
(Signature of Liquor Licensee)
779-357-0262

Subscribed and sworn to before me
this 6th day of March,
2023.

Torina D. Bonds
Notary Public

