

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 30, 2021

SUBJECT: **SITE APPLICATION: Case: 21-03**
POPADZIUK INDUSTRIES, LLC
d/b/a The Missing Zither
6035 N. Knoxville Ave., Suite 100-Z
Requesting: Class A (tavern)
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 Kelly Popadziuk (PH: 256-1488)** 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

2021 MAR 29 PM 4:55

Jerry Ball

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):
Pleasure Driveway and Park District of Peoria, Peoria County, Illinois

2. Name, address and phone number of Intended Lessee:
Mitchell Popadziuk | 100 Elm St, Morton, IL 61550 | (309) 241-0744
POPADZIUK INDUSTRIES LLC

3. *DBA* Street address of Property requested for approval:
The Missing Zither, 6035 N Knoxville Ave, Ste 100-Z, 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: see Attached
Parcel # SW 1/4 SEC 16-9-8 E 7.058 AC TRACT AS Desc. Per Doc 96-25200

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: Interior demising walls, add restrooms, counter tops, MEP improvements, HV/AC

7. What type of sale of alcoholic beverages is the property to be used for (i.e., tavern, restaurant, package liquor, etc.)? Tavern - craft cocktails, wine, limited beer

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 3

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.

Subscribed and sworn to before me this
29 day of March, 2021

Charity Jean Adams
Notary Public

Gmaly Beckell
Signature of Property Owner(s)

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



Property Information

Parcel Number
14-16-327-008

Township
City of Peoria

Site Address
6035 N KNOXVILLE AVE
PEORIA, IL 61614
6015 N KNOXVILLE AVE
PEORIA, IL 61614
6009 N KNOXVILLE AVE
PEORIA, IL 61614
6001 N KNOXVILLE AVE
PEORIA, IL 61614

Tax Year
2020 (Payable 2021) ▾

Land Use
Commercial

Property Class
0060 - Improved Commercial

Tax Code
001

Tax Status
Taxable

Net Taxable Value
112,250

Tax Rate
Unavailable

Total Tax
Unavailable

Legal Description

* SW 1/4 SEC 16-9-8E 7.058 AC TRACT AS DESC PER DOC #96-25200

Parcel Owner Information

Name	Tax Bill	Address
6035 KNOXVILLE LLC	Y	6035 KNOXVILLE AVE PEORIA, IL, 61614-
PLEASURE DRIVEWAY & PARK DISTRICT OF PEORIA	N	NOBLE ADMINISTRATION CENTER 1125 W LAKE AVE PEORIA, IL, 61614-

Property Photo



BEER GARDEN

APPLICATION FOR SUBCLASS 3 LIQUOR LICENSE

Present License Class A,3 Present License No. _____ (\$50.00 filing fee)

Establishment Name: POPADZIUK INDUSTRIES, LLC D/B/A The Musing Zither

Address 6035 N. KNOXVILLE AVE SUITE 100-2

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.

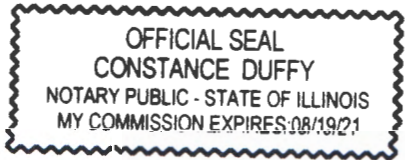
AFFIDAVIT

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.

Kelly C Popadzuk
Signature of Licensee or Agent

Subscribed and sworn to before me this _____ day of October, 2021.

Constance Duffy
Notary Public



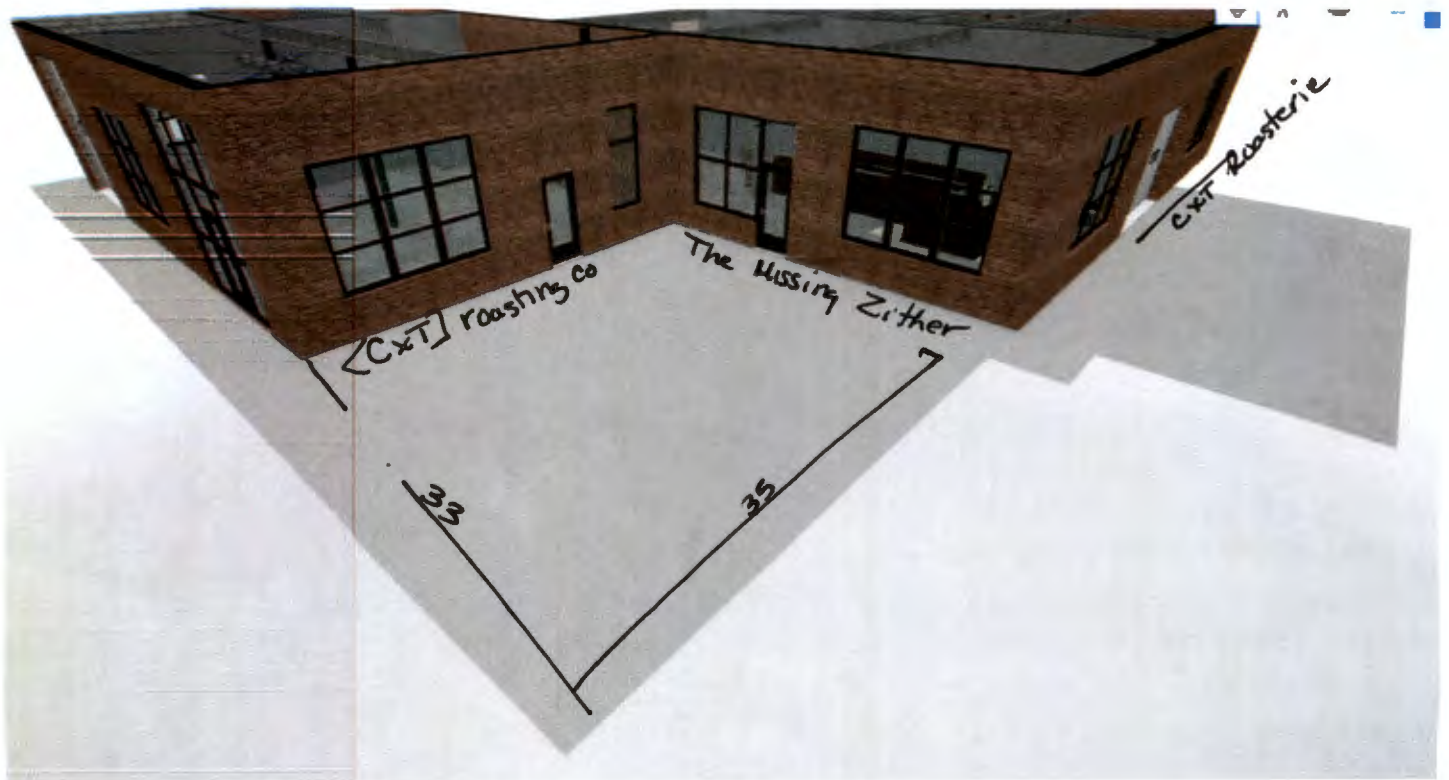
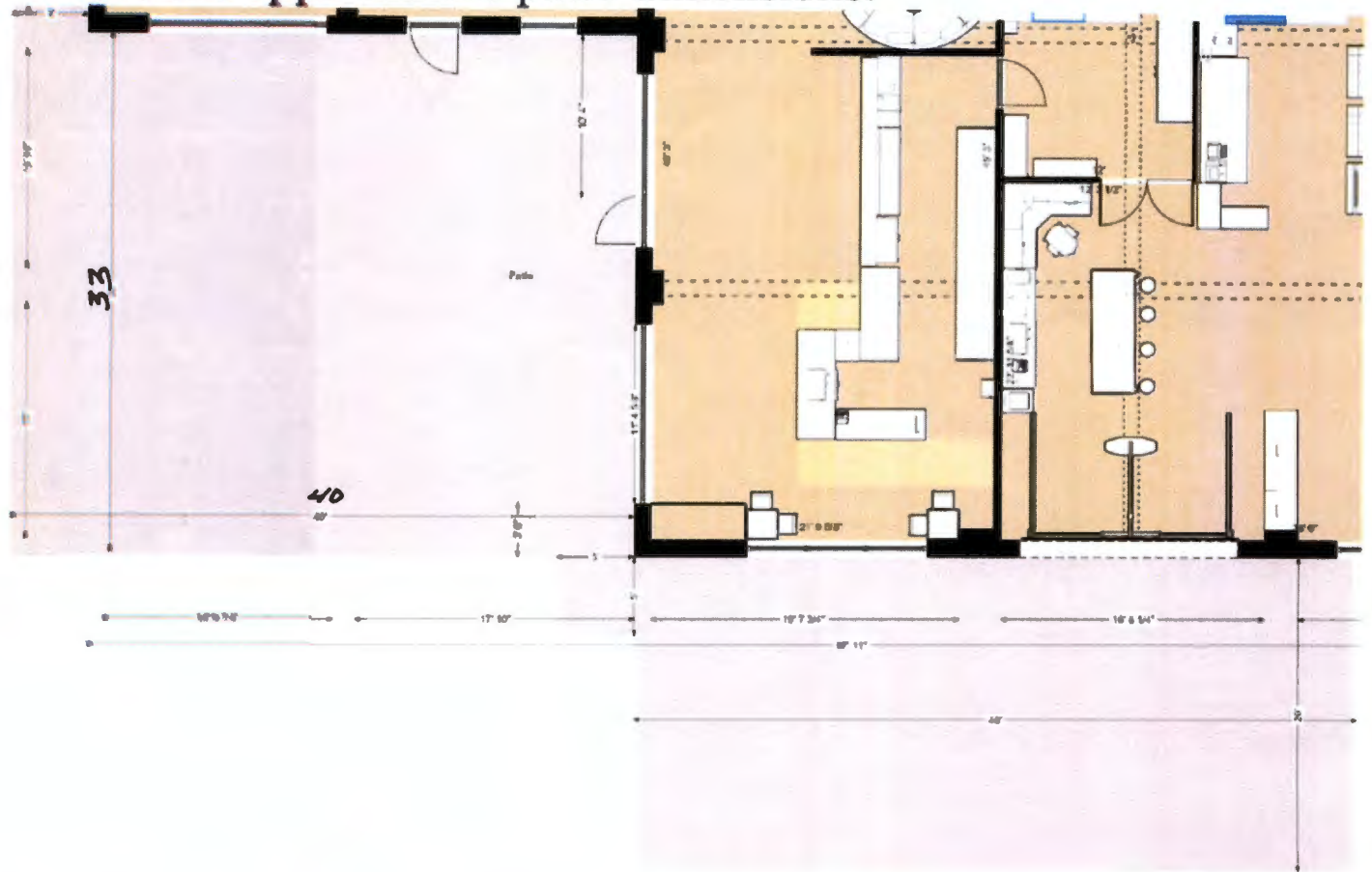
FOR OFFICE USE ONLY

Application for Subclass 3 is APPROVED _____ DENIED _____

Liquor Commissioner / Date

Special Conditions: _____

Here are the approximate patio dimensions:





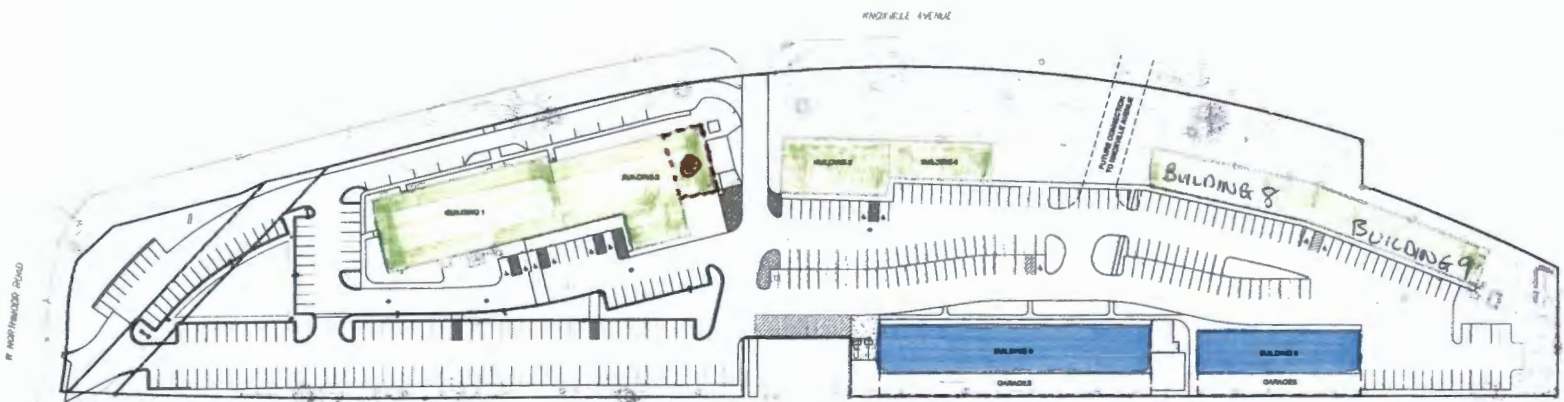


Farnsworth GROUP

102 MAIN ST. SUITE 200
PICOCA, KANSAS 66862
316.749.1988 / www.fg.com

www.fg.com
Engineers | Architects | Surveyors | Scientists

DATE: _____
DESCRIPTION: _____



SUBJECT LOCATION 60' x 50'
 - EXISTING BLDGS
 - PROPOSED NEW BLDGS

PARCEL ID: 1416327008

Conceptual
NOT FOR CONSTRUCTION

The Kim Group

Keller Station

Knoxville Ave & Prospect Road
Pocaha, Brno

DATE:	03/09/2021
DESIGNED:	LMT
DRAWN:	MJP
REVIEWED:	LMT
FIELD BOOK NO.:	

OVERALL SITE PLAN

SHEET NO.

C1.1

PROJECT NO. 0180728.06

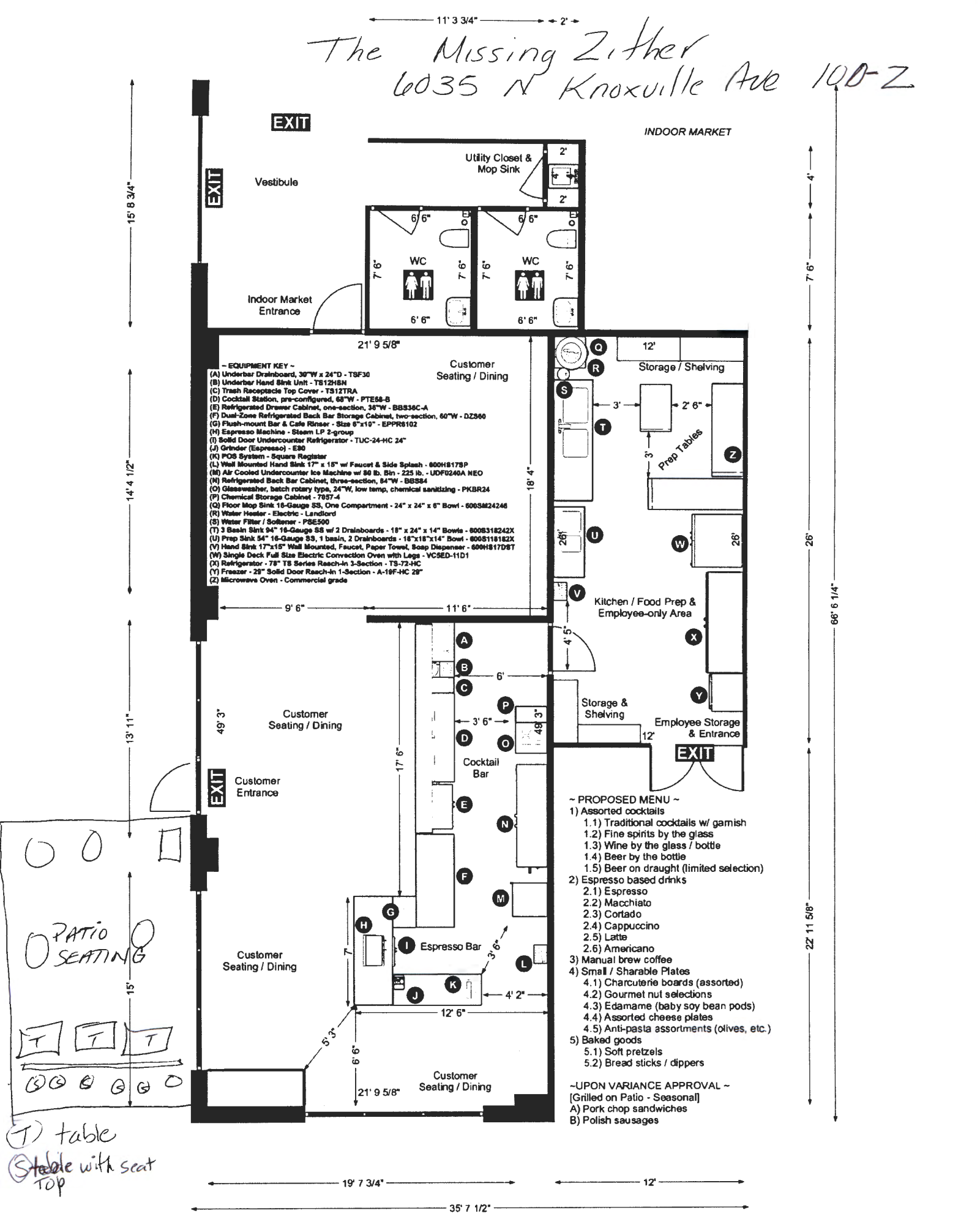
1 OVERALL SITE PLAN
SCALE: 1"=50'



C:\Users\jgibson\OneDrive\Documents\Projects\Keller Station\Overall Site Plan.dwg

The Missing Zither

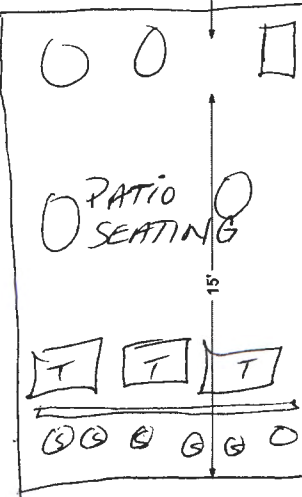
6035 N Knoxville Ave 100-Z



- EQUIPMENT KEY -**
- (A) Underbar Drainboard, 30"W x 24"D - TBF30
 - (B) Underbar Hand Sink Unit - TB12HBN
 - (C) Trash Receptacle Top Cover - TB12TRA
 - (D) Cocktail Station, pre-configured, 68"W - PTE68-B
 - (E) Refrigerated Drawer Cabinet, one-section, 34"W - BBS36C-A
 - (F) Dual-Zone Refrigerated Back Bar Storage Cabinet, two-section, 60"W - DZ360
 - (G) Flush-mount Bar & Cafe Rinser - Size 6"x10" - EPPR8102
 - (H) Espresso Machine - Steam LP 2-group
 - (I) Solid Door Undercounter Refrigerator - TUC-24-HC 24"
 - (J) Grinder (Espresso) - E30
 - (K) POS System - Square Register
 - (L) Wall Mounted Hand Sink 17" x 15" w/ Faucet & Side Splash - 600H8178P
 - (M) Air Cooled Undercounter Ice Machine w/ 80 lb. Bin - 225 lb. - UDF0240A NEO
 - (N) Refrigerated Back Bar Cabinet, three-section, 84"W - BBS84
 - (O) Glasswasher, batch rotary type, 24"W, low temp, chemical sanitizing - PKBR24
 - (P) Chemical Storage Cabinet - 7857-4
 - (Q) Floor Mop Sink 16-Gauge SS, One Compartment - 24" x 24" x 6" Bowl - 600SM24246
 - (R) Water Heater - Electric - Landford
 - (S) Water Filter / Softener - PSE500
 - (T) 3 Basin Sink 94" 16-Gauge SS w/ 2 Drainboards - 18" x 24" x 14" Bowls - 600S318242X
 - (U) Prep Sink 54" 16-Gauge SS, 1 basin, 2 Drainboards - 16"x18"x14" Bowl - 600S118182X
 - (V) Hand Sink 17"x15" Wall Mounted, Faucet, Paper Towel, Soap Dispenser - 600H817D8T
 - (W) Single Deck Full Size Electric Convection Oven with Legs - VCSED-11D1
 - (X) Refrigerator - 78" TS Series Reach-In 3-Section - TS-72-HC
 - (Y) Freezer - 28" Solid Door Reach-In 1-Section - A-19F-HC 28"
 - (Z) Microwave Oven - Commercial grade

- PROPOSED MENU -**
- 1) Assorted cocktails
 - 1.1) Traditional cocktails w/ garnish
 - 1.2) Fine spirits by the glass
 - 1.3) Wine by the glass / bottle
 - 1.4) Beer by the bottle
 - 1.5) Beer on draught (limited selection)
 - 2) Espresso based drinks
 - 2.1) Espresso
 - 2.2) Macchiato
 - 2.3) Cortado
 - 2.4) Cappuccino
 - 2.5) Latte
 - 2.6) Americano
 - 3) Manual brew coffee
 - 4) Small / Sharable Plates
 - 4.1) Charcuterie boards (assorted)
 - 4.2) Gourmet nut selections
 - 4.3) Edamame (baby soy bean pods)
 - 4.4) Assorted cheese plates
 - 4.5) Anti-pasta assortments (olives, etc.)
 - 5) Baked goods
 - 5.1) Soft pretzels
 - 5.2) Bread sticks / dippers

-UPON VARIANCE APPROVAL -
 [Grilled on Patio - Seasonal]
 A) Pork chop sandwiches
 B) Polish sausages



(T) table
 (S) table with seat top



Trina Bonds

From: Leigha Adelsberger
Sent: Wednesday, April 7, 2021 12:24 PM
To: Trina Bonds
Subject: RE: CASE 21-03 / POPADZIUK INDUSTRIES

Good afternoon Trina,

Popadziuk Industries LLC is, also, responsible for CXT Roasting company. They have not met the City requirement of remitting the 2% restaurant tax for either of their locations (Knoxville & Main) since 2017, even after numerous attempts requesting compliance. Additionally, they have not remitted the required 2% restaurant tax for their pop up stand at the Riverfront.

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: 21-03
Popadziuk Industries, LLC
d/b/a The Missing Zither
6035 N Knoxville Ave. Suite 100-Z
Requesting: Class A (tavern)
Subclass 3 (beer garden)

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





Community Development Department

April 22, 2021

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

RE: **Case 21-03**
POPADZIUK INDUSTRIES, LLC
d/b/a The Missing Zither
6035 N. Knoxville Ave., Suite 100-Z

Requesting: Class A (Tavern)
Subclass 3 (Beer garden)

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. Tavern with a beer garden 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,

A handwritten signature in black ink, appearing to read "Ross Black".

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 #21-03
Popadziuk Industries, LLC
d/b/a The Missing Zither
6035 N. Knoxville Ave., Suite 100-Z
Requesting: Class A (tavern)
Subclass 3 (beer garden)

Dear Commissioners,

A site application has been received from *Popadziuk Industries, LLC*, d/b/a The Missing Zither, 6035 N. Knoxville Ave., Suite 100-Z, Peoria, Illinois for a Class A and Subclass 3 liquor license. The approval of this application would allow the applicant to operate a tavern 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. This location neighbors Junction City Shopping Center, Donovan Park, Rock Island Trail and the BCDI medical facility, which is currently under construction. There are residential single-family homes and condominiums directly across the street in the 6100 and 6000 blocks of N. Knoxville Avenue.

The applicant also owns *CxT Roasting Company*, which is located next door to this proposed site. Both CxT and The Missing Zither will utilize the same outside space for this proposed beer garden. The applicant plans to construct and design this current outside seating area to comply with all beer garden liquor code requirements.

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

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

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 Popadziuk Industries LLC dba The Missing Zither.

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 A Subclass 3 Liquor License for the following described property.

POPADZIUK INDUSTRIES, LLC, D/B/A THE MISSING ZITHER

(name of establishment)

6035 N. KNOXVILLE AVE, SUITE 100-Z

(address)

FOR USE AS:

REQUEST FOR A CLASS A (TAVERN) LIQUOR LICENSE

WITH A SUBCLASS 3 (BEER GARDEN).

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

Cecella 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

Kelly C Popadzruk, being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of The Missing Zither
(establishment name)

located at 6035 N Knoxville Ave, Peoria, Illinois.
(address)

2. On Apr. 5 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.

Kelly C Popadzruk
(Signature of Liquor Licensee)
(309) 256-1488

Subscribed and sworn to before me
this 29th day of March,
2021.

Torina D. Bonds
Notary Public

