

REVISED MEMORANDUM

TO: Leah Allison, Community Development
Scot Wolf, Building Inspections
Officer Kevin Slavens, Police - TOU
Lt. Earnest McCall, Police - Traffic Division
Fire Engineer Charlie Perrin, Fire Prevention Division
Jodi Maybanks, Accounts Receivable
Don Leist, Corporation Counsel
Julie Schmidt, Public Works (Sidewalk Café Requests Only)

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

DATE: September 13, 2018

SUBJECT: **SITE APPLICATION: Case: 18-16**
Eat and Evolve, LLC
d/b/a EatandEvolve
5832 N. Knoxville, Suite K
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, October 1, 2018. **Contact person for this application is Erick Scarpone (217-972-3832)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: September 20, 2018 so I can forward them to the Commissioners.

- Zoning classification/comments
- Police inspection/comments *emailed Sept. 25th*
- 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

18-16

CITY CLERK
PEORIA, IL

2018 SEP 13 PM 3:59

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

Beth Baal

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:

- Name(s), address(es) and phone number(s) of Property Owner(s):
Alexis and Elizabeth Khazzam, 5901 N. Prospect Rd, Peoria, IL 61614
309-360-2421 / 309-689-0808
- * Name, address and phone number of Intended Lessee: *Rothmare*
Erick Scarpone & Gabriela Morio : 5301 N Rothmar Dr, Peoria, IL 61615
212-972-3832 309-363-1803 → Eat and Evolve LLC → DBA = EATAUS Evolve
- Street address of Property requested for approval:
5832 N. Knoxville Ave, Suite K, Peoria, IL 61614
NOTE: All site approvals are 1st floor only, unless specifically applied for and authorized.
- Legal description of Property listed in #3:
see attached
- Are there any improvements (buildings, accessories, etc.) presently on the property?
Yes ___ No X If Yes, please give description of same:

- Are you planning to build any improvements upon the property? NO If Yes, please indicate such improvements: _____
- What type of sale of alcoholic beverages is the property to be used for (i.e., tavern, restaurant, package liquor, etc.)? Restaurant
- Is this property located in a residential section? Yes ___ No X
- 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 _____
- Do you plan to add video gaming? Yes ___ No X
(Must wait 2 years & show 80% revenue from food & drinks)
- 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
13th day of September, 2018.

Brittany Duffield

Notary Public

Alexis Khazzam

Signature of Property Owner(s)

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

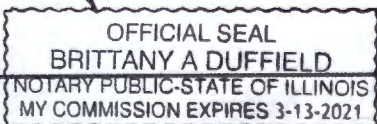


EXHIBIT A
REAL ESTATE LEGAL DESCRIPTION

Lots 2, 3, and 4 of Junction City, Phase One and Lot 5B of Junction City Phase Two subdivisions in the West half of the Southeast Quarter of Section 16, all in Township 9 North, Range 8 East of the Fourth Principal Meridian, situated in the County of Peoria and State of Illinois.

The foregoing property is identified as tax identification numbers as follows:

Lot 2	14-16-452-038
Lot 3	14-16-452-039
Lot 4	14-16-452-040
Lot 5B	14-16-452-043

Two additional tracts commonly known as Utility Vacant Land

Tract 1:

Part of Lot Fourteen (14) in Bryant & Lindsay's Subdivision of Lots Seven (7) and Eight (8) in School Section Sixteen (16), Township Nine (9) North, Range Eight (8) East of the Fourth Principal Meridian, more particularly bounded and described as follows, to-wit: Commencing at the Southeast corner of said Lot Fourteen (14) and running thence North along the easterly boundary of said Lot Fourteen (14), a distance of one hundred eighty six and five-tenths (186.5) feet to a point; thence at right angles West a distance of two hundred twenty-three and six-tenths (223.6) feet to the northerly boundary of the Chicago, Rock Island & Pacific Railroad Company right-of-way; thence in a southeasterly direction, along the northeasterly boundary of the Chicago, Rock Island & Pacific Railroad Company right-of-way, a distance of two hundred fifty (250) feet to the south line of said Lot Fourteen (14); thence east along the south line of said Lot Fourteen (14) a distance of fifty six and seventy-three hundredths (56.73) feet to the Southeast corner of said Lot Fourteen (14), and the point of beginning.

Tract 2:

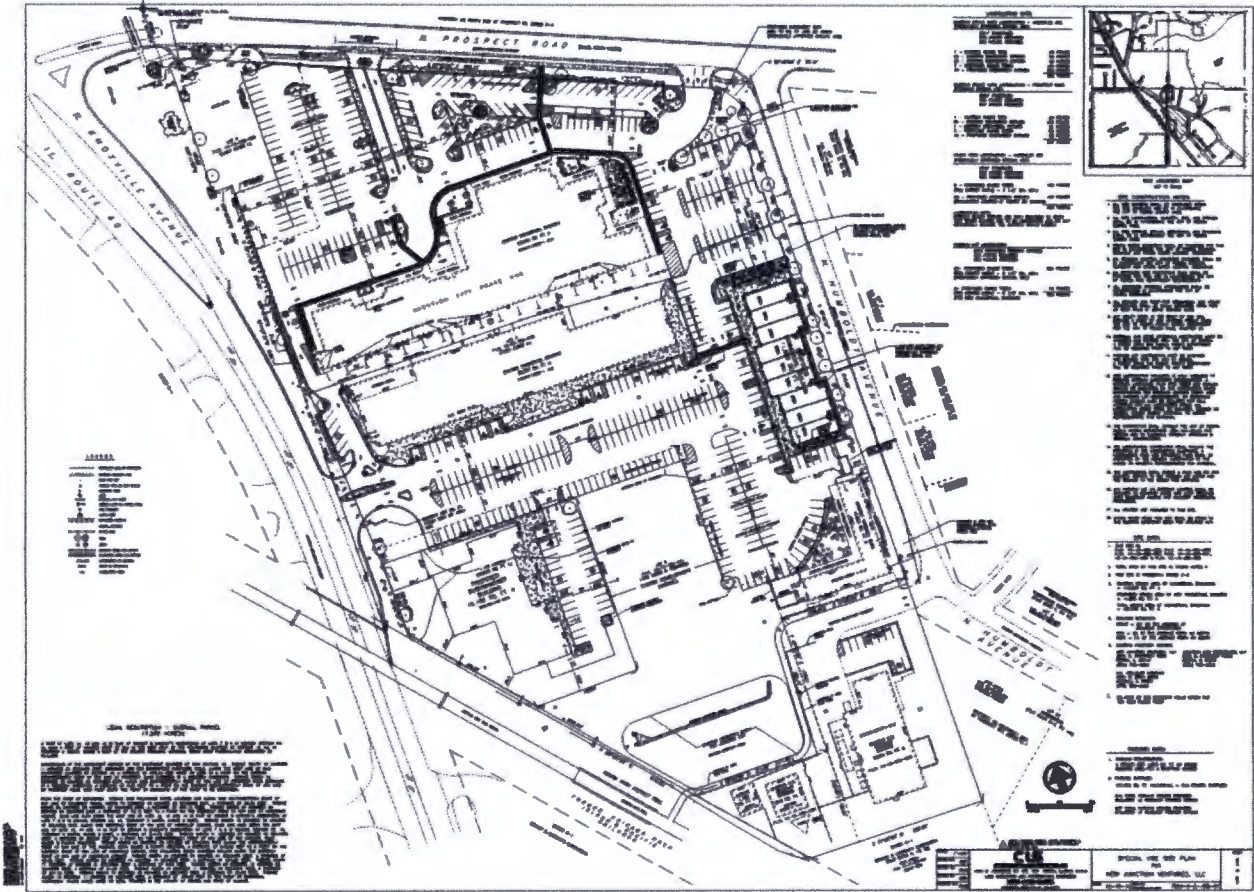
Also, an easement for the purposed described in Warranty Deed creating easement recorded July 22, 1953 in Book 942, page 276, over, in and upon the following described tract: commencing at the northeasterly corner of the tract immediately above described, and running thence north along the east line of said lot Fourteen (14), a distance of two hundred forty three and nine-tenths (243.9) feet to an angle in the westerly line of Humboldt Avenue and the northerly corner of Lot Forty Three (43) in Morningside Subdivision; thence continuing north along the westerly boundary of Humboldt Avenue a distance of thirty (30) feet to a point; thence at right angles west a distance of twenty (20) feet to a point; thence at right angles south a distance of two hundred seventy three and nine-tenths (273.9) feet to the northerly boundary of the tract first above described and conveyed; thence at right angles east a distance of twenty (20) feet to the point of beginning.

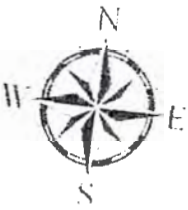
All situate, lying and being in the County of Peoria and State of Illinois.

Tax Identification #14-16-452-009

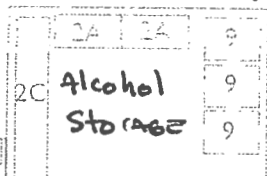
EXHIBIT B

SITE PLAN



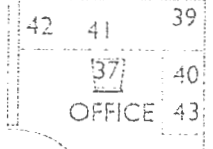
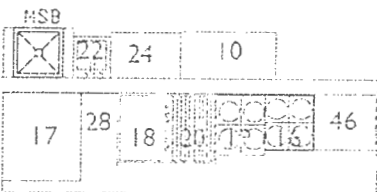


Walking Cooler



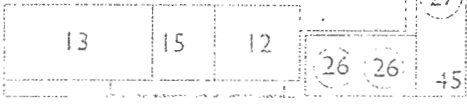
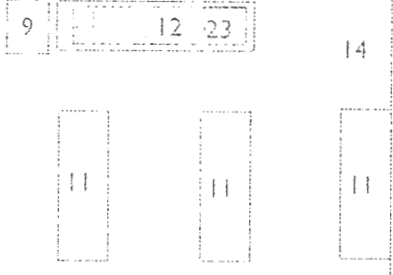
CLEANING AREA

PACKAGING/REST AREA

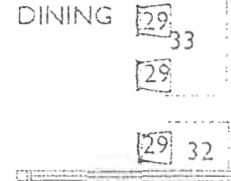
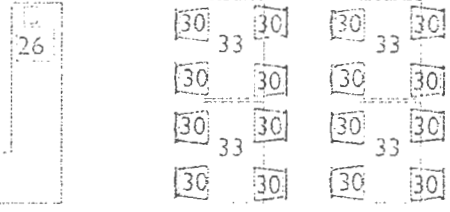


WOOD FEATURE WALL WITH SEE THRU WINDOW

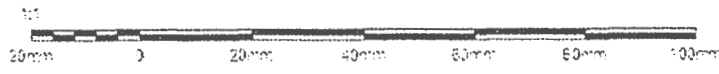
SIGNAGE AND MENU BOARD



refrigerator for drinks → 25



VESTIBULE



Equipment List

1. 10'x7'x9' Exterior Walking Cooler
- 2.A 36x18 Green Wire Chromate Shelving
- 2.C 72x18 Green Wire Chromate Shelving
3. 90x24 SS 3 Compartment Sink
4. 26x29 RH Dishwasher Table
- 4A.36x29 LH Dishwasher Soil Table with sink and rinse
5. 25''3/4x25''3/4 Hood Less Low Temp Dishwasher
6. Water softner
7. Lockers 14x14x14
8. 24x30'' SS Table
9. 26x24''1/4 20 full sheet pan rack - Qty: 4
10. 46x28 Chest Freezer
11. 96x24 SS Table
12. 36x36 SS Table
13. Sandwich prep table 36x72''
14. 54''1/2''x30''3/8'' Dual Door Refrigerator
15. 36x36'' SS Table with under fridge
16. 24x27 Connerton Counter Top Range - 4 Burners - With 24x27 SS Equipment Table
17. 38''1/8''x41''15/16'' Dual Convection Over
18. 24x33 Super Gridle with SS 36x33 SS Equipment Table
19. 24x30 Wolf Counter Top Range - 4 Burners - With 24x30 SS Equipment Table
20. 24x33 Supera Chairboiler with 24x30 SS Equipment table
21. 72x22''1/2'' SS Dual compartment Sink
22. 17x15 SS Hand Sink
23. 24x18 Commercial Microwave
24. 22x34''16'' Ice Maker
25. 51x30'' Air curtain merchandizer
26. Water Dispenser
27. Trash
28. Vegetable Steamer
29. 14x14x17.5 White metal Chairs
30. 17.5x20x30.25 White metal high Chairs with back
31. 17x17x30 White metal high Chairs backless
32. 24x36 tables
33. 48x36 tables
34. 22'x2'6'' Bench with shelf space on the back
35. 8'x2'6'' High top table
36. 20x20 High top table
37. 21x16 Office Chair
38. Land phone - Qty:2
39. 60x30 Office Desk
40. 30x16 Office Printer
41. Office Computer
42. Safe under desk
43. File Cabinet
44. Kitchen tickets
45. Custom Trays furniture
46. Clevelant Tilted Skillet



Community Development Department

September 17, 2018

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

**RE: Site Approval Application 18-16
Eat and Evolve, LLC
d/b/a Eat and Evolve
5832 N Knoxville, Suite K**

Requesting: Class B (Restaurant)

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 currently zoned C-2 (Large Scale Commercial) District. Restaurant businesses are permitted uses within this zoning district.**

The Community Development Department recommends approval.

Sincerely,

Ross Black
Director



Fire Department

September 19, 2018

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 18-16
Eat and Evolve, LLC
d/b/a Eat and Evolve
5832 N Knoxville Ave Suite K
Requesting: Class B (restaurant, 50% food)

Liquor Commissioners,

A site application has been received by Erick Scarpone 5832 N Knoxville Ave. Suite K requesting Class B (restaurant, 50% food). 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.

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



September 20, 2018

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

RE: Site Approval Application #18-16
Eat and Evolve, LLC
d/b/a EatandEvolve
5832 N. Knoxville Ave., Suite K
Requesting: Class B (restaurant, 50% food)

Dear Commissioners,

A site application has been received from the *Eat and Evolve, LLC*, d/b/a *EatandEvolve*, 5832 N. Knoxville Ave., Suite K, Peoria, Illinois for a Class B liquor license. This license would allow this current restaurant to operate with full bar service at this location.

Officer Kevin Slavens inspected this site which is located in the *Junction City Shopping Center*. Businesses neighboring this location include other liquor licensed restaurants and numerous other retailers. This site is located in an established commercial area with the nearest residence being approximately 400 feet to the east.

This site previously operated as *Edge by Chef Dustin Allen* and also held a Class B liquor license. There is no history of liquor violations or other incidents at this location. It appears that this request is appropriate for this location as the proposed site sits in an established commercial area of town and would not be detrimental to the surrounding neighborhood or other businesses. There are no traffic or parking issues raised by this request.

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

Sincerely,

Loren Marion III
Interim Chief of Police

LM/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 B Subclass _____ Liquor License for the following described property.

EAT AND EVOLVE, LLC D/B/A EATandEVOLVE
(name of establishment)

5832 N. KNOXVILLE, SUITE K
(address)

FOR USE AS:

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

LIQUOR LICENSE.

The Hearing will be held on MONDAY - OCTOBER 1, 2018 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.

New Junction Ventures LLC
5901 N Prospect Rd Suite 14a
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~~

McQuellon, Robert W
P O Box 3027
Peoria Il 61612

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

Warfield, Steven L
627 W Savanna Ct
Dunlap Il 615259498

Covey, Carolyn K
5857 N Prospect Rd
Peoria Il 61614

Adams Outdoor Advertising Limited
Partnership
C/O Accounting Department 911 Sw
Adams St
Peoria Il 61615

Altorfer, Matthew D
5802 N Humboldt Dr
Peoria Il 61614

~~New Junction Ventures LLC
5901 N Prospect Rd Suite 14a
Peoria Il 61614~~

~~New Junction Ventures LLC
5901 N Prospect Rd Suite 14a
Peoria Il 61614~~

City of Peoria
419 Fulton St Room 403
Peoria Il 61602

Bushwhacker Ltd, C/O Rich Pestien
4700 N University St
Peoria Il 61614

Mathers, Elizabeth A
9397 Springfield Rd
Tremont Il 61568

Omega Peoria LLC
5901 N Prospect Rd Suite 200
Peoria Il 61614

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

Erick Scarpore, being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of EAT and Evolve LLC
(establishment name)

located at 5832 W Knoxville Ave, Suite K., Peoria, Illinois.
(address)

2. On September 14, 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.

Erick Scarpore
(Signature of Liquor Licensee) Erick SCARPORE.
217-972-3832

Subscribed and sworn to before me
this 13th day of September
2018.

Torina D. Bonds
Notary Public

