

17-10 Martinez Maciel, LP
d/b/a La Favorita
1621 N. Knoxville Ave.
Requesting: Class B (restaurant, 50% food)

Ricardo Martinez and Jesus Martinez, Owners, presented a Site Application for a Class B (restaurant, 50% food) Liquor License at 1621 N. Knoxville Ave.

In discussion with Chairman Pro Tem Miller, Mr. Jesus Martinez said they wanted to have a grocery store/restaurant. He said they wanted to be able to serve liquor with meals in the restaurant. He added that they had not planned any major remodeling to the interior and he said they only added a few walls. He said they were not currently open.

Chairman Pro Tem Miller mentioned previous concerns for the subject property in regards to the effects of adding the sale of alcohol to the neighborhood. He said the Commission and the City Council had approved a stipulation on the approval of a previous request that packaged liquor sales would not be permitted at this site.

For clarification, Commissioner Coates asked if the applicants were asking for approval of packaged liquor sales. Both applicants clarified that they were not asking for approval of packaged liquor sales at the subject property.

Deputy Corporation Counsel Williams referred to comments that were submitted from the Community Development Department in regards to the parking lot and the dumpster. She informed the applicants that the liquor license would not be issued until they were in compliance with all of the Community Development Department's concerns.

Mr. Jesus Martinez said they had addressed the majority of the concerns stated, except the restriping and the repairing of the parking lot.

In response to a question from Commissioner O'Brien in regards to the code violations of the previous owner and whether they had planned to make the place look better for the neighborhood, Mr. Ricardo Martinez explained that they had already painted and cleaned up the exterior. Mr. Jesus Martinez said because of their improvements, the place looked much cleaner now.

Tommie Washington, Neighborhood Resident, said his back yard was located near the subject property. He said he did not have a problem with a new business opening up at this site, but he spoke in regards to the poor condition of it when it was operated by the owners of the previous restaurant at that location. He said the smell and the garbage was horrible. He submitted a handout with signatures of neighborhood residents who were affected by the code violations of the previous business. He said he had lived in the neighborhood since 1985 and he said they did not have any problems until the previous owner opened up for business. He said he and the affected neighbors wanted to be assured that those conditions would not happen again.

After hearing comments from Mr. Washington, Mr. Ricardo Martinez invited him to stop by the establishment that afternoon to take a look at the improvements on the property. Mr. Washington responded that he had noticed the work that was being done and he commended the applicants on

their accomplishments. He said the neighbors wanted to make sure they wouldn't have to experience the same conditions that were previously at that site.

During more discussion, the applicants acknowledged the previous problems at the site, but stated they were not affiliated with the previous owners and they had planned to run a nice establishment.

Hearing no more questions, Chairman Pro Tem Miller called for the motion.

Commissioner Coates moved to recommend approval of the Site Application for a Class B (tavern) Liquor License at 1621 N. Knoxville, with the stipulation prohibiting packaged alcoholic beverage sales for offsite consumption and contingent upon the compliance with all Community Development Department's concerns; seconded by Commissioner O'Brien.

Approved by roll call vote.

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

Nays: None.

Chairman Pro Tem Miller stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, June 27, 2017, 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 (email)
Don Leist, Corporation Counsel
Karen Dvorsky, Public Works (Sidewalk Café Requests Only)

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

DATE: April 25, 2017

SUBJECT: **SITE APPLICATION: Case: 17-10**
Martinez Maciel, LLC
d/b/a LaFavorita
1621 N. Knoxville Ave.
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, June 5, 2017. **Contact person for this application is Ricardo Martinez – Owner (PH: 922-7757)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: May 25, 2017 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 *No 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

CITY CLERK IN THE CITY OF PEORIA, ILLINOIS
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:

- Name(s), address(es) and phone number(s) of Property Owner(s):
Floyd Rashid-Rodriguez JCT, Inc 2819 N Knoxville Ave Peoria IL 61604
- Name, address and phone number of Intended Lessee:
Ricardo Martinez Mañel 4707 W Woodview Ave Peoria IL (309) 9227757
Martinez Mañel LLC d/b/a La Favorita 61614
- Street address of Property requested for approval:
1621 N Knoxville Ave Peoria IL

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

- Legal description of Property listed in #3:
Anthony Sub NW 1/4 Sec 4-8 Bg NE Cor Lot 28
Th S 100' W 220' N 100' E 220' TOP POB PT LOT
- Are there any improvements (buildings, accessories, etc.) presently on the property? 28 (92-38 972)
Yes No If Yes, please give description of same:
1 wall

- Are you planning to build any improvements upon the property? yes If Yes, please indicate such improvements:
1 wall

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

- Is this property located in a residential section? Yes No

- 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

(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.

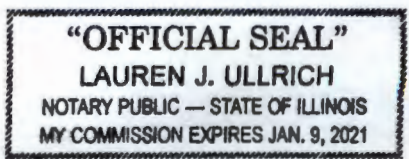
Subscribed and sworn to before me this 20th day of April, 2017

[Signature]
Notary Public

JCT Inc Rashid-Rodriguez
Signature of Property Owner(s)

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

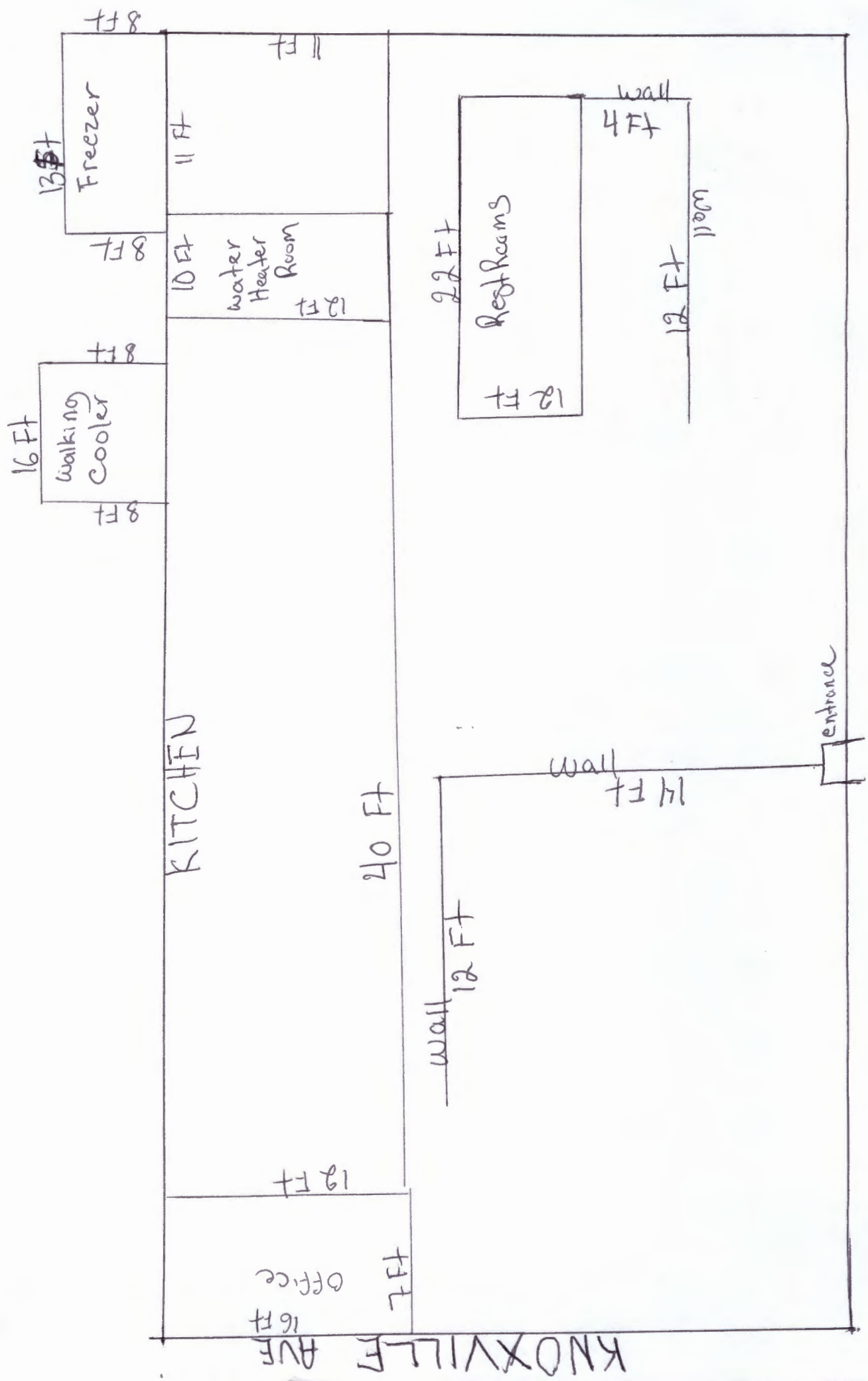
2017 APR 24 P 2:33
 CITY CLERK
 PEORIA, ILL.



LEGAL DESCRIPTION:

ARMSTRONG'S SUB NW 1/4 SEC 4-8-8E BEG NE COR LOT 28: TH S 100' W 220' N 100'
E 220' TO POB PT LOT 28 (92-38972)

1621 N Knoxville Ave
Peoria IL 61603





CITY OF
PEORIA

Community Development Department

May 4, 2017

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

RE: **Case 17-10**
Martinez Maciel, LLC
d/b/a LaFavorita
1621 N. Knoxville Ave.
Requesting: Class B (restaurant, 50% food)

Dear Commissioners:

Building and Zoning staff from the Community Development Department have reviewed the above listed request. Following is a summary of the inspection results:

1. The property is zoned C-G (General Commercial) District and a grocery store and restaurant are permitted uses.
2. The parking lot is currently in disrepair and must be resurfaced to provide an evenly paved surface, free from potholes, ruts, channels, growth of weeds, and other similar obstructions.
3. The parking lot striping has faded and must be restriped. A site plan should be provided to the Community Development Department for review and approval prior to restriping, to ensure compliance with City Code requirements.
4. Disabled parking must be provided in accordance with City and ADA requirements. Disabled parking space must be located nearest the accessible entrance and striped a minimum of 18.5 feet in length by 16 feet in width (an 11 foot wide space with a 5 foot wide access aisle, or alternatively, an 8 foot wide space with an 8 foot wide aisle). Disabled parking spaces shall be signed with an R7-8 sign and an R7-101 \$350 fine plate.
5. The screening intended for the dumpster enclosure is in disrepair and full of pallets and other debris. The enclosure must be repaired or replaced to provide a 4-sided enclosure with a gate, which meets City code requirements. The dumpster will then need to be stored within the enclosure.

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

Sincerely,

Ross Black
Director

City Hall
419 Fulton Street, Suite 300
Peoria, IL 61602
309.494.8600



PEORIA POLICE DEPARTMENT

May 16, 2017

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

RE: Site Approval Application #17-10
Martinez Maciel, LLC
d/b/a LaFavorita
1621 N. Knoxville Ave.
Requesting: Class B (restaurant, 50% food)

Dear Commissioners,

A site application has been received from Martinez Maciel LLC, d/b/a Lafavorita, 1621 N. Knoxville Ave., Peoria, Illinois for a Class B liquor license. This license would allow Martinez Maciel LLC to operate as a restaurant with a full service bar at this location.

Officer Kevin Slavens inspected the location which is resides in an established commercial district in the 1600 block of N. Knoxville Avenue near W. Richmond Avenue. The area is comprised of numerous businesses and restaurants. Nearby neighbors include a car wash, auto parts store, title loan store and fast food restaurants. This site previously operating for several decades as *Lums Restaurant*, and most recently this location received site approval for a Class B liquor license for *3 Reales* in April 2014. A stipulation to the previous liquor license that was approved for *3 Reales* by the Peoria City Council prohibited the sale of packaged alcoholic beverages for offsite consumption.

It does not appear that the approval of this site request for a Class B liquor license would be detrimental to the surrounding neighborhood and this request is appropriate for the location. There have been no known liquor related police incidents at this location since 2007. There are no traffic or parking concerns raised by this request.

The Peoria Police Department has no objections to this request with the understanding that the same previous stipulation prohibiting packaged alcoholic beverage sales for offsite consumption would be included with this site approval request.

Sincerely,


Jerry E. Mitchell
Chief of Police

JEM/ks

cc: Deputy Liquor Commissioner
City Clerk
Corporation Council

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



Fire Department

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 17-10
Martinez Maciel, LLC
d/b/a LaFavorita
1621 N. Knoxville Ave.
Requesting: Class B

Liquor Commissioners,

A site application has been received from Martinez Maciel, LLC d/b/a LaFavorita 1621 N. Knoxville Ave. Requesting: Class B. 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.

Captain Stan Taylor
Fire Inspector, Fire Prevention Division
Peoria Fire Department
309.303.8275 - c
309.494.8735 - o
309.494.8777 - f
staylor@peoriagov.org

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



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.

MARTINEZ MACIEL, INC. D/B/A LAFAVORITA
(name of establishment)

1621 N. KNOXVILLE AVE.
(address)

FOR USE AS:

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

1621 N. KNOXVILLE

The Hearing will be held on MONDAY - JUNE 5, 2017 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.

Jct Inc
2819 N Knoxville Ave
Peoria Il 61614

Olson, Ronald
1626 N Linn St
Peoria Il 61604

Royer, Mabel A
1526 N Linn St
Peoria Il 61604

Consolidated Properties LLC
P O Box 9565
Peoria Il 616129565

Kentucky Data Link Inc
8829 Bond St
Shawnee Mission Ks 66214

Castaneda, Everardo A
1610 N Linn St
Peoria Il 61604

Hamm, Jennifer L
14707 W Schlink Rd
Brimfield Il 61517

Aqua Express Carwash IV
Attn Tracey Erickson 250 S
Diversatech Dr
Manteno Il 60950

Malaga, Pascual
1620 N Linn St
Peoria Il 61604

Bfs Retail & Commercial Operations
LLC
333 E Lake St
Bloomingdale Il 60108

Coggins, Nellie J
1522 N Linn St
Peoria Il 61604

Hamm, Jennifer L
14707 W Schlink Rd
Brimfield Il 615179438

Lattimore, Daniel T
1509 Linn
Peoria Il 616044117

Unknown Owner
C/O Peoria County Court House 324 N
Main St
Peoria Il 61602

Russell, Reginald
1604 N Linn St
Peoria Il 61604

Washington, Tommie
1612 N Linn St
Peoria Il 61604

Debauche, Wayne G Jr
1616 N Linn St
Peoria Il 61604

McCaleb, Jerome
916 Ne Glenoak Ave
Peoria Il 61606

Noguera, Victor A
1617 N Dechman Ave
Peoria Il 61603

Frasco, Patsy A
1613 N Dechman Ave
Peoria Il 61603

Depinto, Bruce A
1621 N Dechman Ave
Peoria Il 61603

Tenuto, Joseph T
1633 N Dechman Ave
Peoria Il 616033069

Hermes, John P
205 S Lee
Bloomington Il 61701

Cully, Jennifer L
1619 N Dechman Ave
Peoria Il 61603

Glenn Estate, Muriel H
1615 N Dechman Ave
Peoria Il 61603

1600 N Knoxville LLC
3132 W Devon Ave
Chicago Il 60659

Rashid, Floyd J
2819 N Knoxville Ave
Peoria Il 616042869

Jet Peoria Realty Ltd
C/O Joseph Morrissey 1510 E Pershing
Rd
Decatur Il 62526

Midtown Plaza LLC
C/O David S Joseph 5001 N University
St
Peoria Il 61614

Midtown Plaza LLC
C/O David S Joseph 5001 N University
St
Peoria Il 61614

Cohen, Jeff A
7219 N Vauxhall Pl
Peoria Il 616159213

Banks, Bobasha
P O Box 13381
Atlanta GA 30324

Carpenter, Clotee
125 W Richmond Ave
Peoria Il 61604

Thomas, Pamela I
119 W Richmond Ave
Peoria Il 61604

Jct Inc
~~2819 N Knoxville Ave~~
Peoria Il 61614

Donaldson Enterprises, Inc
340 Old Mill Rd No 109
Santa Barbara Ca 93110

Maruti Gagan Management LLC
1246 Rue Conti St
Danville Il 61832

Maruti Gagan Management LLC
~~1246 Rue Conti St~~
Danville Il 618321234

Maruti Gagan Management LLC
1246 Rue Conti St
~~Danville Il 618321234~~

STATE OF ILLINOIS)
) SS
COUNTY OF PEORIA)

AFFIDAVIT

Jesus Martinez, being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of Martinez Mavel Inc
(establishment name)

located at 1621 N Knoxville Ave, Peoria, Illinois.
(address)

2. On 4/24/17, 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.

Jesus Martinez
(Signature of Liquor Licensee)

922-7757

Subscribed and sworn to before me
this 24th day of April,
2017.

Josue D. Bonds

Notary Public



June 5, 2017

Dear Secretary of the Liquor Commission,

On behalf of the residents around the proposed business we request a written document stating the detailed removal of garbage to address the issue of containment before we can support the business proposal. Due to the former owner allowing trash to pile up which caused an intense smell, rodents, and insects making residents unable to enjoy our yards. We request that that these issues be addressed in a document and if failure to abide that it will result in fines.

Warm regards,

Jimmie Washington
Mary Washington
1612 N Linn City 61604

Victoria Kelly

1621 N. Linn St

Judy 1627 N. Linn

Betty Lee 1623 N. Linn

Kathleen
1618 Linn

Angel DeBorja
1616 N Linn St
Wynne Johnson
1610 N. LINN ST - PEORIA IL
ANGEL CASTANEDA
Cheryl Jackson
1622 N. Linn St