

MEMORANDUM

TO: Josh Naven, Site Plan Review Board/Planning Department
Officer Scott Jordan, Police - SID (Vice & Drugs)
Lt. Steve Roegge, Police - Traffic Division
Jim Stevens, Inspections
Capt. Dan McGann, Fire Prevention Division
Jodi Maybanks, Accounts Receivable

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

DATE: January 8, 2014

SUBJECT: **SITE APPLICATION:** Case: 14-04
Po-Boy's on Frostwood, LLC
d/b/a Po-Boy's on Frostwood
6736 N. Frostwood Pkwy
Requesting: Class B-1 (restaurant, 25% 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, February 3, 2014. **Contact person for this application is Walter J. Zich (208-7526)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: January 23, 2014 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**

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):
Wells Land LLC 6705 N Fieldstone Ct Peoria IL 61615
2. Name, address and phone number of Intended Lessee:
Po-Boy's on Frostwood, LLC Walter J Zich (309) 208-7526
D/B/A Po-Boy's on Frostwood 6705 N. Fieldstone, 61615
3. Street address of Property requested for approval:
6736 No. Frostwood Parkway

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

4. Legal description of Property listed in #3:
Please see attached
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: Interior build-out
7. What type of sale of alcoholic beverages is the property to be used for (i.e., tavern, restaurant, package liquor, etc.)? Restaurant/Bar
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, I, J, K, K-1, L, M, N

Subclass: 1, 1A, 2, 3, 3A, 4, 6, 7, 8, 10, 11

B1
WR
3

10. A site plan MUST BE SUBMITTED with this application, see Attachment A.

AFFIDAVIT

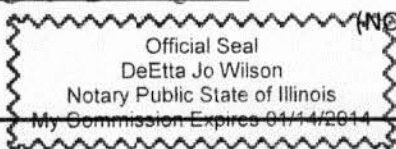
I (we) swear that I (we) am (are) the owner(s) of the property described in this application and that the statements contained herein are true and correct.

Subscribed and sworn to before me this
7th day of January, 2014.

DeEtta Jo Wilson

Notary Public

Walter J Zich Manager / Member
Signature of Property Owner(s)



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

Exhibit A

Parcel 1:

A part of Outlot "D" of Lynnhurst Section Two, as Recorded in Plat Book Z-1, Page 111, in the Office of County Recorder of Deeds, said Tract being in the Southeast Quarter of Section 11, Township 9 North, Range 7 East of the Fourth Principal Meridian and being more particularly described as follows: Commencing at the Northeast corner of Outlot "D" thence South 0 Degrees 25 Minutes East (bearings assumed for purpose of description only), Along the East Line of said Outlot "D" (Also the East Line of Section 11), 168.23 Feet to the Point of Beginning of the Tract to be Described: From the Point of Beginning, thence continuing South 0 Degrees 25 Minutes East, Along said East Line, 79.71 Feet to the Southeast Corner of Outlot "D"; thence South 80 Degrees 35 Minutes 16 Seconds West, 65.81 Feet; thence South 89 Degrees 35 Minutes West, 136.80 Feet to a Point on the Easterly Right of Way Line of Frostwood Drive (Also the Westerly Line of Outlot "D"); thence Northerly, Along said Right of Way Line, on a Curve to the Right having a Radius of 260.00 Feet, for an Arc Distance of 91.38 Feet (The Chord of said Arc Bearing North 8 Degrees 30 Minutes 56 Seconds West, 90.90 Feet) to a Point of Tangency; thence North 89 Degrees 35 Minutes East, 214.61 Feet to the Point of Beginning; situated in Peoria County, Illinois.

Parcel 2:

A part of Outlot "D" of Lynnhurst, Section Two, as Recorded in Plat Book Z-1, Page 111, in the Office of County Recorder of Deeds, said Tract Being in the Southeast Quarter of Section 11, Township 9 North, Range 7 East of the Fourth Principal Meridian, and Being more particularly Described as follows: Commencing at the Northeast Corner of Outlot "D", thence South 0 Degrees 25 Minutes East (Bearing Assumed for Purpose of Description Only), Along with the East Line of said Outlot "D" (Also the East Line of Section 11), 86.06 Feet to the Point of Beginning of the Tract to be Described: From the Point of Beginning, thence continuing South 0 Degrees 25 minutes East, along said East Line, 82.17 Feet; thence South 89 Degrees 35 Minutes 00 Seconds West, 214.61 Feet to a Point on the Easterly Right of Way Line of Frostwood Dr. (Also the Westerly Line of Outlot "D"); thence Northerly, Along said Right of Way Line, on a Curve to the Right having a Radius of 260.00 Feet, for an Arc Distance of 83.97 Feet (The Chord of said Arc Bearing North 10 Degrees 45 Minutes 38 Seconds East, 83.60 Feet) to a Point of Tangency; thence North 20 Degrees 00 Minutes East along the Easterly Line of Frostwood Parkway, 3.90 Feet; thence South 89 Degrees 26 Minutes 39 Seconds East, 197.13 Feet to the Point of Beginning, situated in Peoria County, Illinois.

Parcel 3:

A part of the Southeast Quarter of Section 11, Township 9 North, Range 7 East of the Fourth Principal Meridian and a part of Outlot "D" of Lynnhurst Section Two, as recorded in Plat Book Z-1, Page 111, in the Office of County Recorder of Deeds, said tract being more particularly Described as follows: Commencing at the Southeast corner of Outlot "D" of Lynnhurst Section Two, the Point of Beginning of the tract to be Described; From the Point of Beginning, thence South 00 Degrees to 25 Minutes East, (Bearing assumed for purpose of description) along the East Line of said Section 11, 251.38 Feet to the Northerly Right of Way Line of Partridge Way; thence South 89 Degrees 00 Minutes 43 Seconds West, along said Northerly Right of Way Line of Partridge Way, 127.71 Feet to the Easterly Right of Way Line of Frostwood Parkway; thence Northerly along said Easterly Right of Way Line on a curve to the left having a Radius of 380.00 Feet for an Arc Distance of 105.83 Feet to a point of compound curve; thence Continuing Northerly along said Right of Way Line on a curve to the left having a Radius of 573.47 Feet for an Arc Distance of 107.19 Feet to a point of reverse curve, the Southwest corner of Outlot "D", thence continuing Northerly along said Right of Way Line on a curve to the right having a radius of 260 Feet for an Arc Distance of 217.82 Feet to a Point of Tangency; thence North 20 Degrees 00 Minutes East along said Easterly Right of Way Line 3.90 Feet; thence South 89 Degrees 26 Minutes 39 Seconds East, 197.13 Feet to the East Line of said Outlot "D", thence South 00 Degrees 25 Minutes East, along said East Line of Outlot "D" (also being the East Line of the Southeast Quarter of Section 11), 161.88 Feet to the Point of Beginning; said tract containing 1.701 Acres, more or less, according to the Plat thereof dated December 18, 1981, Recorded December 23, 1981 as Document #81-20927.

Excepting Therefrom:

A part of Outlot "D" of Lynnhurst Section two, as Recorded in Plat Book Z-1, Page 111, in the Office of County Recorder of Deeds, said tract Being in the Southeast Quarter of Section 11, Township 9 North, Range 7 East of the Fourth Principal Meridian and Being more particularly described as follows: Commencing at the Northeast Corner of Outlot "D", thence South 0 Degrees 25 Minutes East (Bearings assumed for the purpose of Description Only), along the East Line of said Outlot "D" (Also the East Line of Section 11), 168.23 Feet to the Point of Beginning of the tract to be described: From the point of Beginning, thence continuing South 0 Degrees 25 Minutes East, along said East Line, 79.71 Feet to the Southeast corner of Outlot "D"; thence South 80 Degrees 35 Minutes 16 Seconds West, 65.81 Feet; thence South 89 Degrees 35 Minutes West, 136.80 Feet to a Point on the Easterly Right of Way Line of Frostwood Drive (Also the Westerly Line of Outlot "D"); thence Northerly, along said Right of Way Line, on a curve to the Right having a Radius of 260.00 Feet, for an Arc Distance of 91.38 Feet (The Chord of said Arc Bearing North 8 Degrees 30 Minutes 56 Seconds West, 90.90 Feet) To a point of Tangency; thence North 89 Degrees 35 Minutes East, 214.61 Feet to the point of Beginning; situated in Peoria County, Illinois.

Also Excepting Therefrom:

A part of Outlot "D" of Lynnhurst, Section Two, as Recorded in Plat Book Z-1, Page 111, in the Office of County Recorder of Deeds, said tract Being in the Southeast Quarter of Section 11, Township 9 North, Range 7 East of the Fourth Principal Meridian, and Being more particularly described as follows: Commencing at the Northeast Corner of Outlot "D", thence South 0 Degrees 25 Minutes East (Bearings assumed for purpose of description only), along with the Eastline of said Outlot "D" (Also the East Line of Section 11), 86.06 Feet to the point of Beginning of the tract to be described: From the point of beginning, thence continuing South 0 Degrees 25 Minutes East, along said East Line, 82.17 Feet; thence South 89 Degrees 35 Minutes 00 Seconds West, 214.61 Feet to a point on the Easterly Right of Way Line of Frostwood Dr. (Also the Westerly Line of Outlot "D"); thence Northerly, along said Right of Way Line, on a curve to the Right having a Radius of 260.00 Feet, for an Arc Distance of 83.97 Feet (The Chord of said Arc Bearing North 10 Degrees 45 Minutes 38 Seconds East, 83.60 Feet) to a Point of Tangency; thence North 20 Degrees 00 Minutes East along the Easterly Line of Frostwood Parkway, 3.90 Feet; thence South 89 Degrees 26 Minutes 39 Seconds East, 197.13 Feet to the Point of Beginning.

Also Excepting Therefrom:

A tract of land being a part of a 1.701 acre tract of land as recorded in Tract Survey Book 19, Page 30 at the Peoria County Recorder's Office as document no. 81-20927, and being a part of the Southeast Quarter of Section 11, Township 9 North, Range 7 East of the Fourth Principal Meridian, Peoria County, Illinois and being more particularly described as follows:

Commencing at the Southeast corner of Outlot "D" of Lynnhurst Section two, (as recorded in Plat Book "Z-1", Page 111) being a subdivision of part of the Southeast Quarter of said Section 11; thence South 00 Degrees 25 Minutes 00 Seconds East, (bearings assumed for the purpose of description only) along the East Line of the Southeast Quarter of said Section 11, a distance of 72.23 Feet to the Point of Beginning; thence South 00 Degrees 25 Minutes 00 Seconds East, along said East Line of the Southeast Quarter of Section 11, a Distance of 179.15 Feet to a point being on the North Right of Way Line of Partridge Way; thence South 89 Degrees 00 Minutes 43 Seconds West along said North Right of Way Line, a Distance of 127.71 Feet to a point being on the Easterly Right of Way Line of Frostwood Parkway; thence in a Northwesterly Direction along said Easterly Right of Way Line, along a curve to the left being concentric to the Southwest, for an Arc Distance of 105.90 Feet and having a Radius of 380.00 Feet to a point of compound curve; thence continuing in a Northwesterly Direction along said Easterly Right of Way Line, along a curve to the left being concentric to the Southwest, for an Arc Distance of 81.74 Feet and having a Radius of 573.47 Feet; thence North 89 Degrees 35 Minutes 00 Seconds East, a distance of 173.80 Feet to the Point of Beginning, situated in Peoria County, Illinois.

Walter J. Zich Jr.
6705 N. Fieldstone Court
Peoria, IL 61615

Good afternoon,

My name is Walter J. Zich and I am the owner of KBL Design Center, which I started in 1986. I am also the majority owner of Wells Land LLC which purchases, renovates, then leases, distressed commercial properties. Our most recent purchase is a 16,000 sq. ft. two story building located on Frostwood Parkway about a block off War Memorial Drive.

The previous owner had difficulty finding and retaining tenants especially for the second floor commercial suites. The building has been vacant for a couple of years occupied only by raccoons and a homeless man. The building was in horrible condition and frequently visited by the City of Peoria police and fire departments. Working closely with the City of Peoria Zoning Department we put together a plan to do a complete renovation of the property, taking the building down to four exterior walls and the roof truss system. We are investing over one million dollars in this renovation project. When finished it will be one of the most attractive buildings in the neighborhood. We have proposed a "Mixed-use" which will include 8 luxury apartments upstairs and commercial lease spaces that make sense for the neighborhood downstairs, including a unique 2,000 sq. ft. small restaurant/bar.

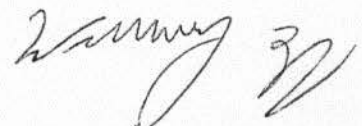
We will be very careful when selecting commercial tenants for the lower spaces that work well with their residential neighbors upstairs. Over the past several months during demolition and reconstruction I have had dozens of neighbors from Lynnhurst and other nearby subdivisions stop and thank me for making the investment in this terribly neglected building. I built our first home in Lynnhurst and raised my children there for 16 years. I still have many friends in this neighborhood. KBL Design Center is located only 2 blocks from this property.

Many years ago this building was home to a restaurant/bar (Piccadilly) and it was a good fit for the neighborhood. Our restaurant concept is a key reason we purchased this property. We believe this will help us secure young professional tenants for our upstairs apartments.

We are truly excited about completing this project and having a beautiful property we all can be proud of. I thank you for giving our "Application for the sale of alcoholic beverages" prompt attention.

If you have any questions please do not hesitate to call me at (309) 208-7526

Best Regards,



Walter J. Zich Jr.

BEER GARDEN

APPLICATION FOR SUBCLASS 3 LIQUOR LICENSE

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

Establishment Name: Po-Boys on Frostwood LLC

Address 6736 N Frostwood Parkway Peoria IL 61615

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.

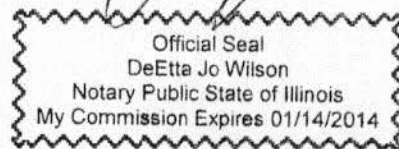
AFFIDAVIT

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 8th day of January, 2014

[Signature]
Notary Public



FOR OFFICE USE ONLY

Application for Subclass 3 is APPROVED _____ DENIED _____

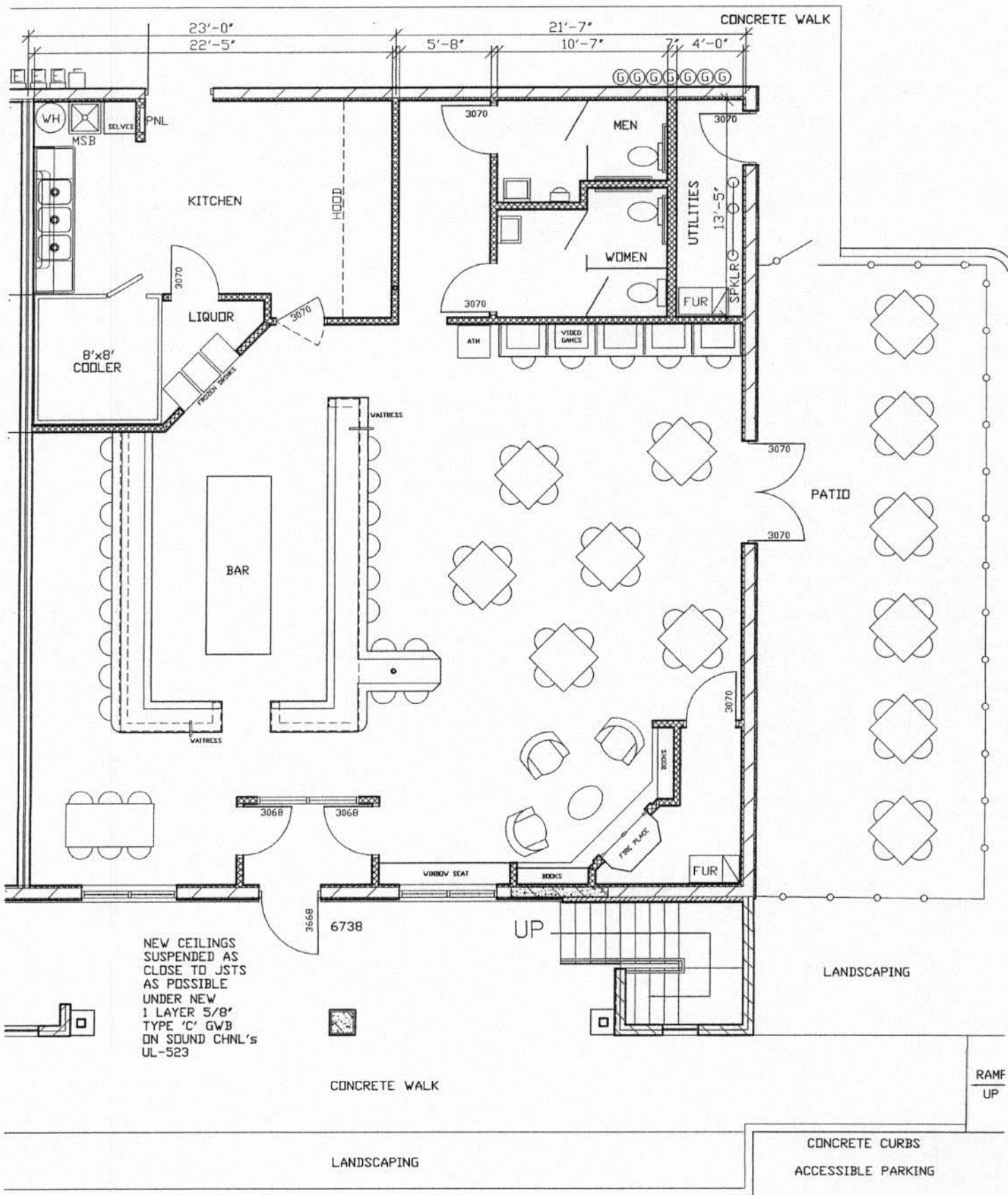
Liquor Commissioner / Date _____

Oper: MBANTIAGO Type: TO Drawer: 1
 Date: 1/08/14 02 Receipt no: 408
 36 LIQUOR - ALL
 1.00 \$50.00
 Special Conditions: _____ EK CHECK 2125 \$50.00

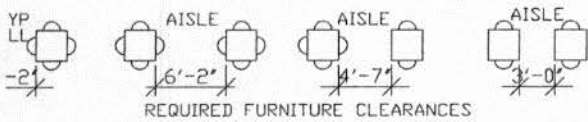
Trans date: 1/08/14 Time: 15:24:44

PATRICK A. NICHING - TREASURER
 CITY OF PEORIA

SERVICE DRIVE



NEW CEILINGS
 SUSPENDED AS
 CLOSE TO JSTS
 AS POSSIBLE
 UNDER NEW
 1 LAYER 5/8'
 TYPE 'C' GWB
 ON SOUND CHNL'S
 UL-523



Po-Boy's on FROSTWOOD
 AREA: 2200 SQUARE FEET
FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

GRAPHIC SCALE
 0 10 FEET



SITE PLAN REVIEW BOARD COMMENTS

Address / PIN / General Location: 6750 N FROSTWOOD PKY / 13-11-484-012

Project ID: 13-271

Project Description: SITE PLAN REVIEW BOARD - ZONING CERT

Project Status: ACTIVE

CONDITIONS OF APPROVAL REGARDING THE SITE PLAN AND APPLICATION:

Building Inspections

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Architectural construction documents sealed and signed by a licensed Illinois architect shall be required for this project.

Community Development

Approved per submitted site plan. Uses include: Second floor: eight residential units; first floor: 6000 square feet retail, 2000 square feet restaurant. Parking surface must be correct; parking setback is waived per Zoning Ordinance Section 5.4.L. Dumpsters required solid screening on all sides, six to seven feet in height.

Fire Department

NO COMMENTS

Public Works/Permits

Per City Code the parking space for the disabled must be signed with an R7-8 sign and an R7-101 \$350 fine plate. The detail shown does not show the fine amount.

Modify Detail 3 on Sheet C-3 to show the maximum allowable 1/2-inch between the gutter flowline and the back of the depressed curb.

A Parking Lot Permit is required; contractor must be licensed and bonded with the City of Peoria

It appears that the proposed disturbed area is less than 5000 sq.ft. However, if it exceeds this amount, an Erosion, Sediment and StormWater Control Permit is required.

COMMUNITY DEVELOPMENT CONTACT:

Leah Allison
Senior Urban Planner
Community Development Dept.
419 Fulton Street Room 300
Peoria, IL 61602
PHONE (309) 494- 8649 FAX (309) 494-8680
lallison@peoriagov.org

INSPECTIONS DEPARTMENT CONTACT:

Gene Dakin
Building Inspections Department
419 Fulton Street Room 307
Peoria, Illinois 61602
PHONE: (309)494-8620 FAX: (309)494-8674
inspections_development@peoriagov.org

FIRE DEPARTMENT CONTACT:

Dan McGann
Fire Department
505 NE Monroe St
Peoria, Illinois 61602
PHONE: (309)494-8738 FAX: (309)494-8787
fire_development@peoriagov.org

PUBLIC WORKS CONTACT:

Ken Andrejasich
Public Works Department
3505 N Dries Lane
Peoria, Illinois 61604
PHONE: (309)494-8800 FAX: (309)494-8855
KTA@peoriagov.org
www.peoriagov.org/permits

LIQUOR LICENSE SITE REPORT

TYPE OF INSPECTION: Building Inspection Division for Liq. Commission

LOCATION: 6736 N. Frostwood Pkwy.

NAME OF BUSINESS: Po-Boy's on Frostwood, LLC
d/b/a Po-Boy's on Frostwood
Contact: Walter J. Zich
Ph. 309 692 1615 & Cell 309 208 7526

DATE OF INSPECTION: January 9, 2014

X Permits required for:

Work specified in submitted plans to convert space to new use as required.

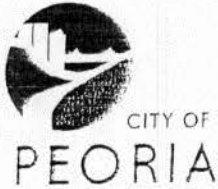
New commercial buildings and commercial space fit outs require building, mechanical, plumbing and electrical permits before construction/alteration for the proposed use dependent on extent of new structure and/or retrofit.

(Building Inspections Department cannot assist in the design of proposed project)

If this proposed use is a change of use under the 2006 International Building Code, separate approval from the Planning and Growth Department will be required prior to permit(s) being issued. Should a permit(s) be required, building plans will need to be submitted to verify that current codes, including but not limited to, the 2006 International Building Code, Illinois Plumbing Code 2004, 2008 National Electrical Code, 1997 Illinois Accessibility Code, and 2012 International Energy Conservation Code are in compliance.



Jim Stevens, Building Inspector III
Liquor Commissioners
cc: Trina Bonds, Deputy Clerk
Liquor Commission Secretary



PEORIA POLICE DEPARTMENT



January 15, 2014

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

RE: Site Approval Application 14-04
Po-Boy's on Frostwood, LLC
d/b/a Po-Boy's on Frostwood
6736 N. Frostwood Pkwy
Requesting: Class B-1 (restaurant, 25% food)
Subclass 3 (beer garden)

Dear Commissioners,

A site application has been received from Po-Boy's on Frostwood, LLC, d/b/a Po-Boy's on Frostwood, 6736 N. Frostwood Parkway, Peoria, Illinois, for a Class B-1, Subclass 3 liquor license. This license would allow this new restaurant to operate a full bar for onsite consumption with a beer garden.

Officer Jordan inspected the location which is part of a small strip shopping center near Frostwood Parkway and War Memorial Dr. The shopping center is made up of various businesses including offices and a dry cleaner. To the west of the shopping center is a residential neighborhood made up of single family homes and multifamily units with the nearest residence being approximately 250 feet to the west.

The applicant's request for a beer garden is a concern for the police department due to the proximity of the nearby residences. Officer Jordan spoke to the applicant, Mr. Walter Zich. Mr. Zich said the beer garden will contain tables and chairs, and will be a place for customers to sit and dine. He stated he preferred a beer garden over a sidewalk café due to the requirements on the operation of a sidewalk café. Mr. Zich made assurances that the beer garden would not be a problem for the surrounding neighborhood.

It does not appear that the approval of the Class B-1 request would be detrimental to the surrounding neighborhood and that this request is appropriate for this location. The Subclass 3 request for a beer garden is a slight concern; however, the police department believes if issues arise they can be addressed at that time with Mr. Zich, a long time business owner in the community. There are no additional traffic or parking issues raised by this request.

The Peoria Police Department has no objections to this request.

Sincerely,

Steven M. Settingsgaard
Chief of Police

cc: City Clerk
Corporate Counsel
Liquor Commissioner

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

TO: Trina Bonds, Liquor Commission Secretary

FROM: Jodi Maybanks , Accounts Receivable Supervisor I

DATE: January 21, 2014

SUBJECT: Case 14-04 Po-Boy's on Frostwood

The Finance Department has no objection to this site approval.

Any questions, please contact me at x8505. Thank you!

FIRE DEPARTMENT



January 22, 2014

Liquor Commission
Office of Corporation Counsel
City of Peoria, Illinois

Re: Site Approval Application
Case: 14-04
Po-Boy's on Frostwood, LLC
d/b/a /Po-Boy's on Frostwood
6736 N. Frostwood Pkwy.

Dear Liquor Commission:

A site application has been received from Po-Boy's on Frostwood, LLC, d/b/a Po-Boys on Frostwood. Requesting a Class B-1 (restaurant, 25% food) and a Subclass 3 (beer garden).

This 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.

Sincerely,

A handwritten signature in black ink that reads 'Daniel McGarr'.

Daniel McGarr
Captain, Fire Prevention Div.

DM/cc

A decorative graphic consisting of two parallel diagonal lines in the bottom left corner.

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

TO: City of Peoria, Liquor Commission

FROM: Kimberly Smith, Senior Urban Planner
Community Development, Planning Division

DATE: January 23, 2014

REQUEST: Class B-1 (Restaurant, 25% food)
Subclass 3 (beer garden)

6736 N Frostwood Pkwy
PIN 13-11-484-012 (6750)

PETITIONER: Po-Boy's on Frostwood
d/b/a Po-Boy's on Frostwood

ZONING & PROPERTY CHARACTERISTICS:

Subject property is zoned C-1 (General Commercial) District.

The property is surrounded by:

North: C-1 (General Commercial) District
South: C-1 (General Commercial) District
East: C-1 (General Commercial) District
West: C-1 (General Commercial) District, R-5 (Multifamily Residential) District; and R-6 (Multifamily Residential) District

SITE PLAN & INSPECTION:

1. Zoning approval was recently obtained for the subject site in project no. 13-271.
2. Accessible parking signage requires \$350 fine signs.
3. Dumpsters must be screened with a 4-sided enclosure.
4. All ground level and rooftop mechanical equipment must be screened from view of any right-of way or residential district.
5. Any proposed signs require a separate application.
6. If the liquor license is approved, compliance with all other codes, including Certificate of Occupancy, is required.

The Community Development Department, Planning Division, DOES NOT OBJECT, based on adherence to the above.

Recd
1/27/14

1/24/14

TO
Liquor Commission City of Peoria,
In regards to public hearing
on Application For Po-Boy's on
Frostwood, the only objection
I would have would be for
the Beer Garden because
of the noise possibility &
I'm within 300 feet of the
location, I'm fine with
the restaurant & bar.

Tim Murray
6710 N. FAUNDALE DR.
PEORIA IL 61615

CITY CLERK
PEORIA, ILL.

2014 FEB -4 A 9:02

Beth Ball

Secretary of the Liquor Commission
City Hall
419 Fulton Room 401
Peoria, Illinois 61602

Dear Secretary,

I received notice of the pending liquor license for a Po-Boy's to be located at 6736 N. Frostwood Parkway. With only 25% of its income from food; the establishment intends to be primarily a bar.

I live across the street from the proposed establishment. While I have no objection to a building-contained bar in that location; I **do not** want the noise and inconvenience associated with the proposed beer garden.

Sincerely,

Catherine Schultz

Catherine Schultz
6714 N. Fawndale Drive
Peoria, IL 61615

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-1 Subclass 3 Liquor License for the following described property.

PO-BOY'S ON FROSTWOOD, LLC D/B/A PO-BOY'S ON FROSTWOOD
(name of establishment)
6736 N. FROSTWOOD PARKWAY
(address)

FOR USE AS:

REQUEST FOR A CLASS B-1 (RESTAURANT, 25% FOOD)
LIQUOR LICENSE WITH A SUBCLASS 3 (BEER GARDEN)

The Hearing will be held on MONDAY - FEBRUARY 3, 2014 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.

Mailing Labels

Use the toolbar below to preview your mailing labels, simply click the button below to open labels in Microsoft Word format:

Select Label Type: Avery 5160

Page 1 of 1

Export to Microsoft Word

12

| | | |
|---|---|---|
| | FORTUNE J 6824 N FROSTWOOD PKWY PEORIA IL 61615 | FORTUNE J 6824 N FROSTWOOD PKWY PEORIA IL 61615 |
| FORTUNE J 6824 N FROSTWOOD PKWY PEORIA IL 61615 | FORTUNE J 6824 N FROSTWOOD PKWY PEORIA IL 61615 | HAMILTON RONALD 6712 N FAWNDALE DR PEORIA IL 61615 |
| HARTER NANCY 6708 N FAWNDALE DR PEORIA IL 61615 | HOLLOW HILL LP 1604 W DETWEILLER DR PEORIA IL 61615 | MARSHALL LEE DIANNE 2516 N GALE AVE PEORIA IL 61604 |
| METHODIST SERVICES INC PO BOX 87 PEORIA IL 61650 | METHODIST SERVICES INC 221 NE GLEN OAK AVE PEORIA IL 61636 | METHODIST SERVICES INC 221 NE GLEN OAK AVE PEORIA IL 61636 |
| METHODIST SERVICES INC 221 NE GLEN OAK AVE PEORIA IL 61636 | MURRAY TIMOTHY 6710 N FAWNDALE AVE PEORIA IL 61615 | REED JOHN 6714 N FROSTWOOD PARKWAY PEORIA IL 61615 |
| SCHULTZ CATHERINE 6714 N FAWNDALE DR PEORIA IL 61615 | STEINER HAROLD 312 N CREEK CT PRINCEVILLE IL 61559 | WELLS LAND LLC 6705 N FIELDSTONE CT PEORIA IL 61615 |
| WELLS LAND LLC 6705 N FIELDSTONE CT PEORIA IL 61615 | WELLS LAND LLC 6705 N FIELDSTONE CT PEORIA IL 61615 | WELLS LAND LLC 6705 N FIELDSTONE CT PEORIA IL 61615 |
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| WELLS LAND LLC 6705 N FIELDSTONE CT PEORIA IL 61615 | ZARR JOHN 4309 W LYNNHURST DR PEORIA IL 61615 | |

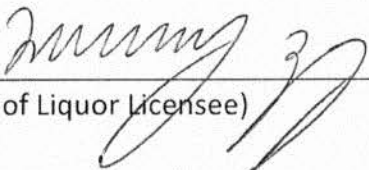
STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

Walter J Zich Sr, being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of Po-Boys on Frostwood LLC
(establishment name)
located at 6236 N. Frostwood Parkway, Peoria, Illinois.
(address)
2. On January 9 2014, 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.


(Signature of Liquor Licensee)

Subscribed and sworn to before me
this 8th day of January,
2014.
Torina D. Bonds
Notary Public

