

14-35 **Blue Margaritas Mexican Bar & Grill, inc.**
d/b/a Blue Margaritas Mexican Bar & Grill
9010 N. Allen Road, Suite C & D
Requesting: Class B (restaurant, 50% food)

Mr. Ricardo Martinez, Owner, presented a Site Application for a Class B (restaurant, 50% food) Liquor License for 9010 N. Allen Road, Suite C & D.

During discussion, Fire Captain Dan McGann said he would inspect the building prior to the applicant opening for business.

Senior Urban Planner Leah Allison pointed out the following issues at the complex that needed to be addressed by the property owner:

1. Three handicap parking spaces are not in compliance for the fee sign. All handicap fee signs must be \$350.00.
2. One dumpster, located at the rear of the building, is unscreened and must be placed in a six to seven foot tall, four-sided solid enclosure.

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

Commissioner O'Brien moved to recommend approval of the Site Application for a Class B (restaurant, 50% food) Liquor License for 9010 N. Allen Road, Suite C & D, contingent upon the property owner addressing the concerns of the Community Development in relation to the handicap signage and the dumpster screening; seconded by Commissioner White.

Motion to approve was approved by roll call vote.
Yeas: Coates, Miller, O'Brien, White - 4;
Nays: 0.

Chairman Pro Tem Miller stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, October 28, 2014, at 6:15 p.m. and a representative of this establishment should be present at that meeting.

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
Ken Andrejasich, Public Works (Sidewalk Café Requests Only)

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

DATE: September 8, 2014

SUBJECT: **SITE APPLICATION: Case: 14-35**
Blue Margaritas Mexican Bar & Grill, Inc.
d/b/a Blue Margaritas Mexican Bar & Grill
9010 N. Allen, Suite C & D
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 6, 2014. **Contact person for this application is Ricardo Martinez (PH: 922-7757)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: **September 25, 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

CITY CLERK
PEORIA, ILL.

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

2014 SEP -3 P 1:45

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:

Both Ball

- Name(s), address(es) and phone number(s) of Property Owner(s):
Reco Unlimited, Inc. 20343 N. Hayden Rd. Ste. 105-230
Scottsdale, AZ. 85255 ; 903-559-5900
 - Name, address and phone number of Intended Lessee:
Blue Margaritas Bar + Grill - Ricardo Martinez 1521 S. Livingston *
Mexi. Can INC. Peoria, IL 61605 ; 309-922-7757
 - Street address of Property requested for approval:
9010 Allen Road, Peoria, Ill. 61604 Ste. C+D
- NOTE: All site approvals are 1st floor only, unless specifically applied for and authorized.**
- Legal description of Property listed in #3:
Attached
 - Are there any improvements (buildings, accessories, etc.) presently on the property?
Yes No If Yes, please give description of same:
Retail Strip Center
 - 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
 - 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 _____
 - Do you plan to add video gaming within your first year of operation? Yes No
 - 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
25th day of August, 2014

[Signature]
PRES. RECO UNLIMITED
Signature of Property Owner(s)

[Signature]
Notary Public

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

| | | |
|------------------|-------------------|-----------|
| Oper: MSANTIAGO | Type: TD | Drawer: 1 |
| Date: 9/03/14 02 | Receipt no: 13132 | |
| 36 | LIQUOR - ALL | |
| | 1.00 | \$250.00 |
| CK CHECK | 1003 | \$250.00 |



Trans date: 9/03/14 Time: 13:31:05

PATRICK A. NIGHTING - TREASURER
CITY OF PEORIA

A part of the Northeast Quarter of Section Six (6), Township Nine (9) North, Range Eight (8) East of the Fourth Principal Meridian, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 6, thence South $89^{\circ}54'-21''$ East, (bearing assumed for purpose of description only), along the North line of the Northeast Quarter of said Section 6, 320.44 feet; thence South $00^{\circ}05'-39''$ West, 35.00 feet to the South Right of Way line of Townline Road, said point being also the point of beginning of the tract to be described; From the point of beginning, thence South $89^{\circ}54'-21''$ East, along said South Right of Way line, 340.00 feet, thence South $00^{\circ}03'-41''$ East, 297.69 feet to the Northeast corner of Lot 5 in Pioneer Trade Center, Section Two, a subdivision of part of the Northeast Quarter of Section 6, Township 9 North, Range 8 East of the Fourth Principal Meridian as shown in Plat Book 7, Page 141 in the Peoria County Recorders Office; thence South $89^{\circ}56'-03''$ West, along the North line of said Lot 5 and said line extended, 406.15 feet; thence South $00^{\circ}03'-57''$ East, 47.43 feet to the North line of Lot 6 in said Pioneer Trade Center, Section Two; thence South $89^{\circ}54'-35''$ West, along said North line, 164.00 feet to the East Right of Way line of Allen Road, (S.B.L. Route 174); thence North $00^{\circ}05'-25''$ West, along said East Right of Way line, 230.15 feet to the Southerly Right of Way line of said Townline Road; thence North $63^{\circ}11'-56''$ East, along said Southerly Right of Way line, 257.84 feet to the Point of Beginning, situated in Peoria County, Illinois, said tract containing 3.778 acres.



County of Peoria
Supervisor of Assessments



INFORMATION FOR PARCEL: 14-06-202-003

TAX YEAR: **2014**

| | |
|-----------------|---|
| Address: | 9010 N ALLEN RD |
| City: | PEORIA |
| State: | IL |
| Zip: | 61615 |
| Township: | City of Peoria |
| Land Use: | Exempt |
| Property Class: | Tax Exempt |
| Tax Code: | 008 |
| Tax Status: | Exempt |
| Created: | 8/11/2005 12:28:34 PM |
| Retired: | |
| Legal: | PRAIRIE POINTE CENTER CONDO NE 1/4 SEC 6-9N-8E UNIT 3 |



PARCEL OWNER INFORMATION

| Name | Type | Tax Bill | Address |
|------------------------|-------|----------|--|
| METHODIST SERVICES INC | OWNER | Y | 221 NE GLEN OAK AVE · PEORIA, IL 61636 |

PARCEL ASSESSMENT INFORMATION

| Level | Reason | Land/Lot | Improvements | Farm Land | Farm Building | Total |
|----------------------|-----------|----------|--------------|-----------|---------------|--------|
| Prior Year Equalized | New Level | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Informal Hearing | New Level | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

PARCEL EXEMPTION INFORMATION

| Exemption Type | Exemption Amount | HRE Base Value | Senior Freeze Base Year | Senior Freeze Frozen Value |
|-----------------|------------------|----------------|-------------------------|----------------------------|
| Exempt Property | \$0.00 | \$0.00 | | \$0.00 |

PARCEL TAX BILL DETAILS

No Tax Bill Details for this tax year

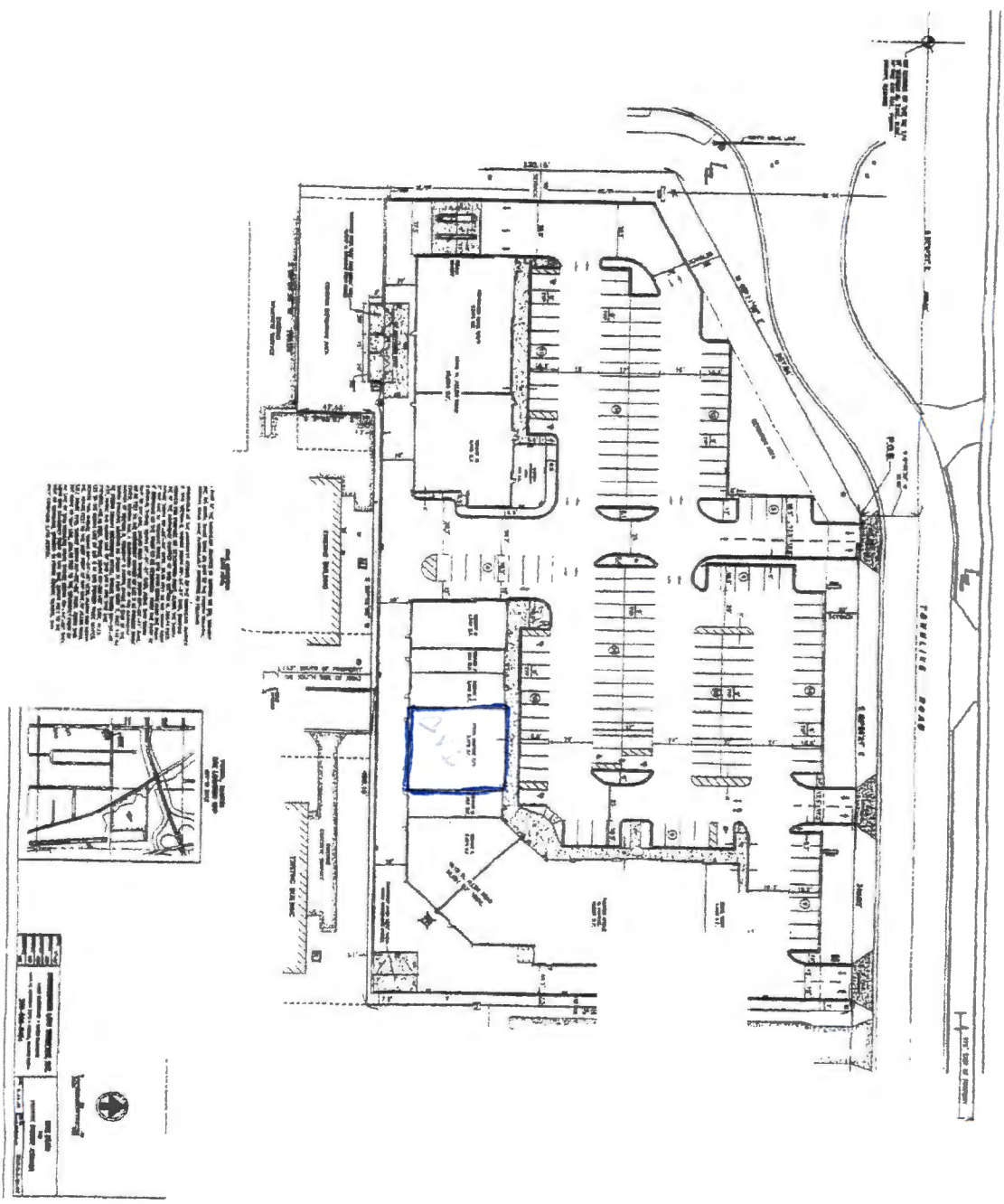
PARCEL SALES INFORMATION

| Sale Date | Sales Price | Document # | Notes |
|-----------|----------------|------------|-------|
| 5/15/2006 | \$1,097,600.00 | 0615106 | |
| 4/13/2004 | \$1,400,000.00 | 0413728 | |

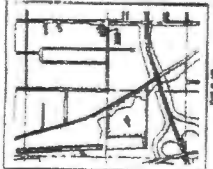
PARCEL GENEALOGY INFORMATION

| Parent | Child | Tax Year |
|------------|------------|----------|
| 1406201033 | 1406202003 | 2006 |

2012 Peoria County [Home](#) | [Disclaimer](#)

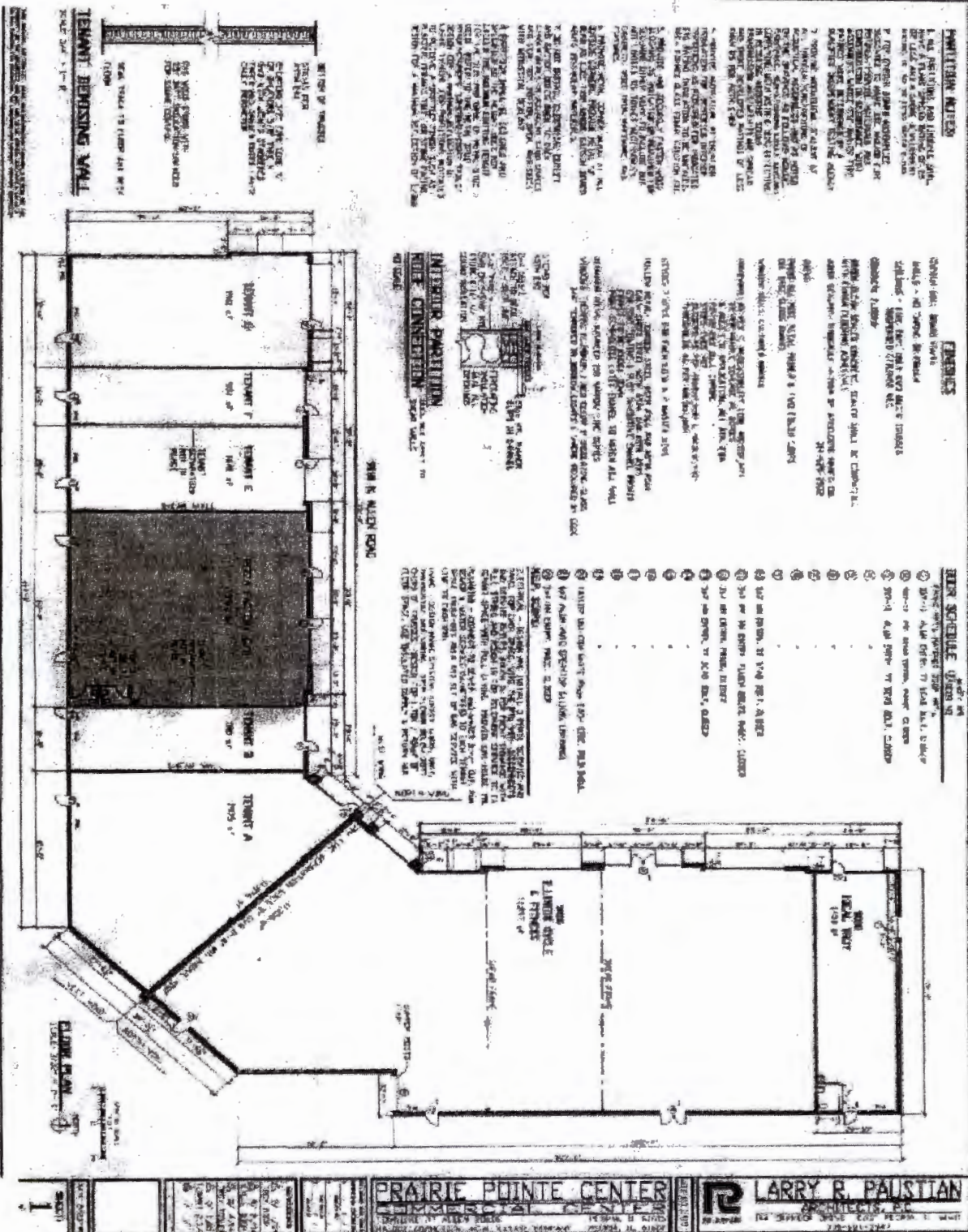


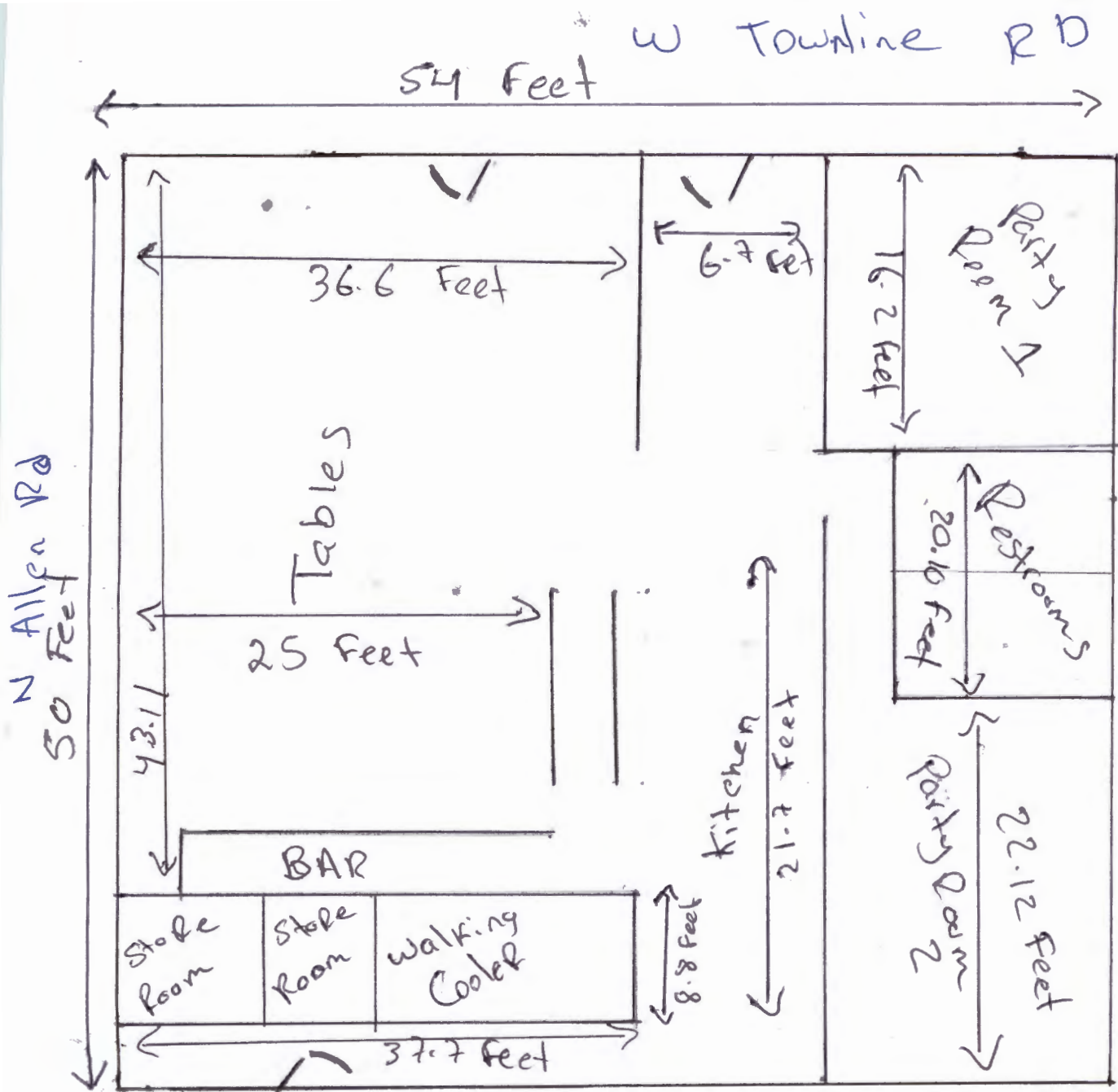
NOT TO SCALE
 THIS PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
 ALL DIMENSIONS ARE IN FEET AND INCHES.
 ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES.
 THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS PLAN.



| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| 1 | REVISION | |
| 2 | REVISION | |
| 3 | REVISION | |
| 4 | REVISION | |
| 5 | REVISION | |

PROJECT NO. 12345
 SHEET NO. 1 OF 1
 DATE: 12/15/2023
 ARCHITECT: J. D. ARCHITECTS
 ENGINEER: E. S. ENGINEERS
 CONTRACTOR: C. B. CONTRACTORS





9010 w Allen Rd

Blue Margarita Mexican Bar and Grill Inc.



PEORIA POLICE DEPARTMENT



September 17, 2014

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

RE: Site Approval Application 14-35
Blue Margaritas Mexican Bar & Grill, Inc.
d/b/a Blue Margaritas Mexican Bar & Grill
9010 N. Allen Rd., Suite C & D
Requesting: Class B (restaurant, 50% food)

Dear Commissioners,

A site application has been received from Blue Margaritas Mexican Bar & Grill, Inc., d/b/a Blue Margaritas Mexican Bar & Grill, 9010 N. Allen Rd., Suite C & D, Peoria, Illinois, for a Class B liquor license. This license would allow the applicant to serve alcohol for onsite consumption at this new restaurant.

Officer Jordan inspected the location which is part of a retail complex at the corner of Allen Rd. and Townline Rd. This location previously operated as a pizza and wing restaurant, however without liquor service. Nearby neighbors include retail stores, small offices and light industrial businesses. It does not appear that the approval of this request would be detrimental to the surrounding businesses and that this request is appropriate for this location. There are no traffic or parking concerns raised by this request.

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

Sincerely,

Jerry E. Mitchell
Chief of Police

JEM/saj

cc: City Clerk
Corporation Council
Deputy Liquor Commissioner

TO: Trina Bonds, Liquor Commission Secretary
FROM: Jodi Maybanks , Accounts Receivable Supervisor I
DATE: September 25, 2014
SUBJECT: Case 14-35 Blue Margaritas Mexican Bar & Grill

The Finance Department has no objection in regards to this site approval.

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

FIRE DEPARTMENT



September 25, 2014

Liquor Commission
Office of Corporation Counsel
City of Peoria, Illinois

Re: Site Approval Application
Case: 14-35
Blue Margaritas Mexican Bar & Grill, Inc.
d/b/a Blue Margaritas Mexican Bar & Grill
9010 N. Allen, Suite C & D

Dear Liquor Commission:

A site application has been received from Blue Margaritas Mexican Bar & Grill, Inc., d/b/a Blue Margaritas Mexican Bar & Grill, Inc. for a Class B (restaurant, 50% food).

Unable to make contact with the business owner to inspect.

Sincerely,

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

Daniel McGann
Captain, Fire Prevention Div.

DM/cc



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



Community Development Department



August 21, 2014

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

RE: **Site Approval Application 14-35**
Blue Margaritas Mexican Bar & Grill, Inc.
d/b/a Blue Margaritas Mexican Bar & Grill
9010 N Allen Road, Suite C & D (Council District 5)

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 results:

1. **Three handicap parking spaces are not in compliance for the fee sign. All handicap fee signs must be \$350.00.**
2. **One dumpster, located at the rear of the building, is unscreened and must be placed in a six to seven foot tall, four-sided solid enclosure.**

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

Sincerely,


Ross Black
Director

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

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.

BLUE MARGARITAS MEXICAN BAR & GRILL, INC.

(name of establishment)

9010 N. ALLEN ROAD, SUITE C & D

(address)

FOR USE AS:

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

LIQUOR LICENSE.

The Hearing will be held on MONDAY - OCTOBER 6, 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.

300 ft

11

ARNHOLT SUSAN
R R #1
EDWARDS IL 61528

BOUSKY JOHN
9016 N ALLEN RD
PEORIA IL 61615

HEARTLAND BANK & TRUST
COMPANY
ATTN ACCOUNTING DEPT P O BOX
67
BLOOMINGTON IL 617020067

~~HERMAN HOWARD
8911 N PRAIRIE POINTE RD
PEORIA IL 61615~~

HERMAN HOWARD
8911 N PRAIRIE POINTE RD
PEORIA IL 61615

~~HERMAN HOWARD
8911 N PRAIRIE POINTE RD
PEORIA IL 61615~~

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PEORIA IL 61615~~

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8911 N PRAIRIE POINTE
PEORIA IL 61615~~

~~HERMAN HOWARD
8911 N PRAIRIE POINTE
PEORIA IL 61615~~

METHODIST SERVICES INC
221 NE GLEN OAK AVE
PEORIA IL 61636

MIDWEST FOOD BANK
1703 S VETERANS PARKWAY
BLOOMINGTON IL 61701

MJB ILLINOIS INVESTMENT LLC
1237 LAURENWOOD WAY
HIGHLANDS RANCH CO 801295678

MJB ILLINOIS INVESTMENT LLC
10170 LONGVIEW DR
LONE TREE CO 80124

NOAH HERMAN SONS INC
8911 N PRAIRIE POINTE DR
PEORIA IL 61615

~~NOAH HERMAN SONS INC
8911 N PRAIRIE POINTE DR
PEORIA IL 61615~~

~~NOAH HERMAN SONS INC
8911 N PRAIRIE POINTE DR
PEORIA IL 61615~~

ROBBERSTAD LEE
P O BOX 21448
KEZIER OR 97307

WOLFPACK
ATTN GEORGE JACOB 2421 W
TOWNLINE RD
PEORIA IL 61614

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

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

1. I am the Liquor Licensee of Blue Margaritas Mexican Bar & Grill
(establishment name)

located at 9010 N Allen Rd, Peoria, Illinois.
(address)

2. On 9-4-14, 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.

Ricard m/z
(Signature of Liquor Licensee)

Subscribed and sworn to before me
this 3rd day of September
2014.

Torina D Bonds
Notary Public

