

19-08 **KBB Coffee Café, LLC**
d/b/a Caffè' Bogota
5901 N. Prospect, Suite 7
Requesting: Class B-1 (restaurant, 25% food)
Subclass 3 (beer garden)

Ken Jack and Brittany Duffield, Co-Owners, presented a Site Application for a Class B-1 (restaurant, 25% food) Liquor License, with a Subclass 3 (beer garden) at 5901 N. Prospect, Suite 7.

In discussion with Chairman Miller, Mr. Jack stated that he was also the owner of Novu Sushi and the Tavern on Prospect. He explained that the Tavern on Prospect and Caffè' Bogota would share the same beer garden patio area.

During more discussion, Ms. Duffield said they would be open seven days per week and she said their hours of operation would be Monday thru Friday from 7:00 a.m. to 5:00 p.m. and on Saturday and Sunday from 7:00 a.m. to 3:00 p.m. Mr. Jack reported that they would be open during the early hours and he said they would also have a very light menu with five or six items.

In regards to a question about the shared patio, Assistant City Attorney Green said she did not believe there was anything in the Code that addressed the sharing of the patio. She said she did not see an issue, especially since Mr. Jack was a common owner to both establishments.

In response to a question from Chairman Miller in regards to the current patio area, Liquor Investigator Slavens pointed out that the Police Dept. had not received any complaints.

Hearing no more comments or questions, Chairman Miller called for the motion.

Commissioner Coates moved to recommend approval of the Site Application for a Class B-1 (restaurant, 25% food) Liquor License, with a Subclass 3 (beer garden) at 5901 N. Prospect, Suite 7; seconded by Commissioner Kouri.

Approved by roll call vote.
Yeas: Cassidy, Coates, Couri, Miller - 4
Nays: None;
Abstention: None.

Chairman Miller stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, June 25, 2019, at 6:00 p.m. and a representative of this establishment should be present at that meeting.

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
Rebecca Runyon, Accounts Receivable Supervisor
Mayor Jim Ardis, Liquor Commissioner
Eric Turner, Deputy Liquor Commissioner
Tim Riggerbach, Council Member
Don Leist, Corporation Counsel
Julie Schmidt, Public Works (Sidewalk Café Requests Only)

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

DATE: May 2, 2019

SUBJECT: **SITE APPLICATION:** Case: 19-08
KBB Coffee Cafe, LLC
d/b/a Caffè' Bogota
5901 N. Prospect, Suite 7
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, June 3, 2019. **Contact person for this application is Brittany Duffield (219-3187)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: May 23, 2019 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, IL

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

2019 MAY 1: 39

Bohn Ball

TO THE MAYOR OF THE CITY OF PEORIA, ILLINOIS, for approval of site location for the purpose of the 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):
Junction City Equities LLC, 55 5th Ave, FL 15th, New York, NY 10003-4301
Junction City Centennial LLC, 55 5th Ave, FL 15th, New York, NY 10003-4301
- 2. Name, address and phone number of Intended Lessee:
KBB Coffee Cafe LLC, 2408 W. Pinnacle Drive Dunlap, IL 61525, 309-383-1057
DBA Caffe Bogota 2301 Arlington Circle, Pekin, IL 61554, 309-696-6118
309-279-3187
- 3. Street address of Property requested for approval:
5901 N. Prospect Rd, Suite 7, 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:
Junction City Phase I SE 1/4 Sec 16-9 N-8E LOT 4
- 5. Are there any improvements (buildings, accessories, etc.) presently on the property?
Yes No If Yes, please give description of same:
Shopping Center known as Junction City Shopping Center
- 6. Are you planning to build any improvements upon the property? n/a If Yes, please indicate such improvements: _____
- 7. What type of sale of alcoholic beverages is the property to be used for (i.e., tavern, restaurant, package liquor, etc.)? Coffee Shop with coffee stands
- 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, 33A, 4, 6, 7, 8, 10, 11

B1 * We do not
3 plan on
adding video gaming.
BD

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
1st day of May, 2019.

Robert Kante

Signature of Property Owner(s)

Stacey P. Cohan
STACEY RAIGE COHAN
Notary Public, State of New York
No. 02C06263523
Qualified in New York County
Commission Expires June 11, 2020

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

BEER GARDEN

APPLICATION FOR SUBCLASS 3 LIQUOR LICENSE

Present License Class B1 Present License No. _____ (\$50.00 filing fee)

Establishment Name: Caffe Bogota

Address 5901 N. Prospect Rd, Suite 7, Peoria, IL 61614

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.

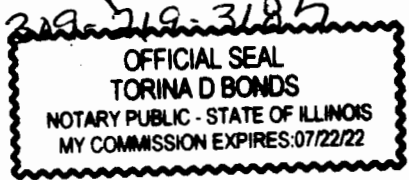
AFFIDAVIT

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 2nd day of May, 2019.

[Signature]
Notary Public

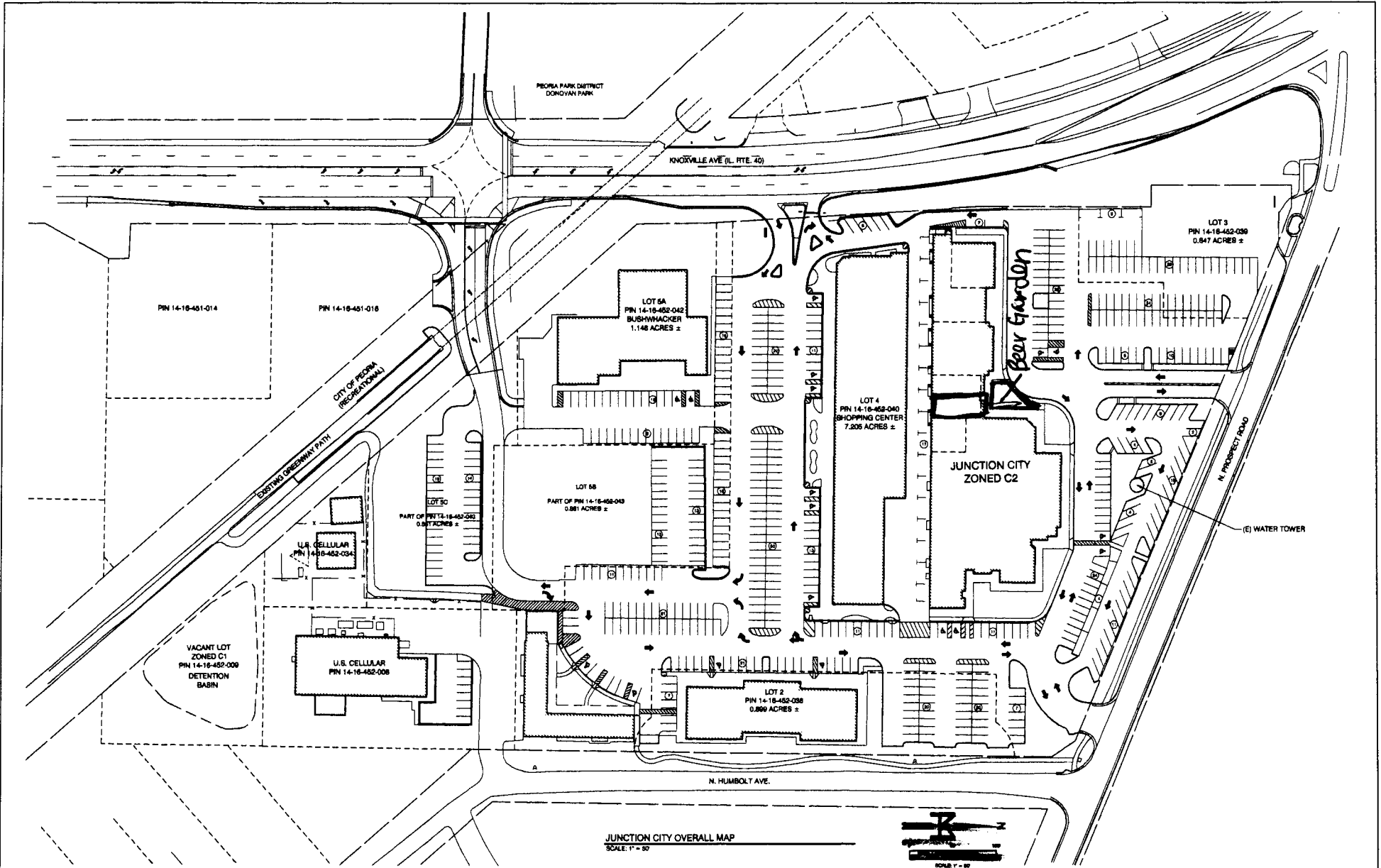
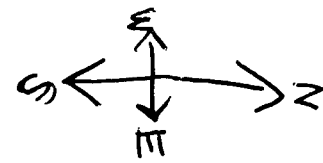


FOR OFFICE USE ONLY

Application for Subclass 3 is APPROVED _____ DENIED _____

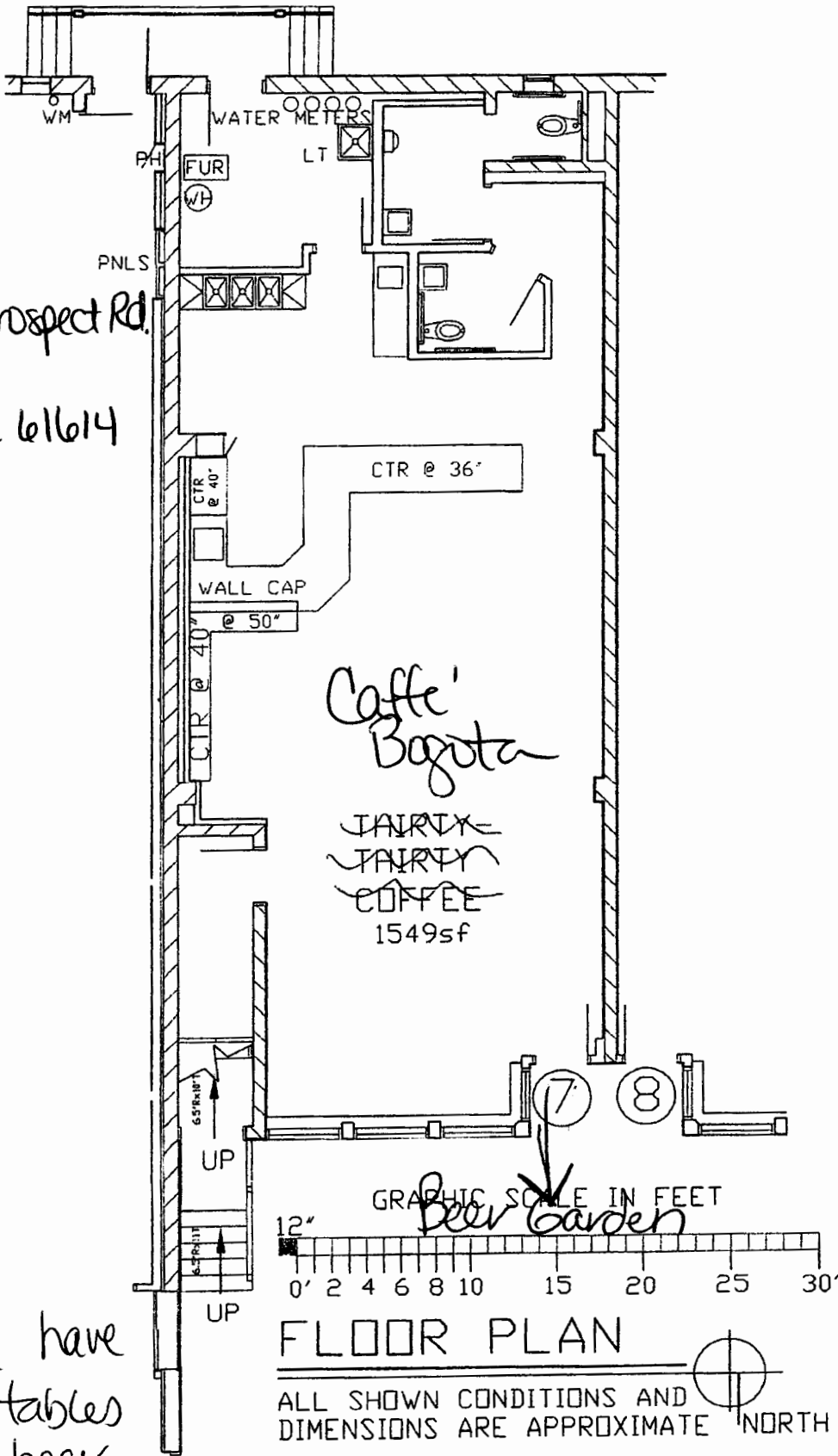
Liquor Commissioner / Date

Special Conditions: _____



<p>MOHR & KERR ENGINEERING & LAND SURVEYING, P.C. 5901 N. Prospect Road, Suite 68 Peoria, Illinois 61614 www.mohrlandkerr.com</p>	<p>DATE: 03-20-18</p>	<p>CLIENT: JUNCTION VENTURES 5091 N. PROSPECT ROAD, SUITE 200 PEORIA, ILLINOIS 61614</p>	<p>PROJECT NO: 14-218</p>	
	<p>FILE NAME: JUNCTION CITY OVERALL MAP.dwg</p>	<p>DATE: 03-20-18</p>	<p>TITLE: JUNCTION CITY OVERALL MAP</p>	<p>SHEET: 1 OF 1</p>
	<p>NO. REV. DESCRIPTION DRAWN CHECKED DATE</p>	<p>SCALE: 1" = 50'</p>	<p>DATE: 03-20-18</p>	<p>DRAWING NO: C1</p>
	<p>MOHR & KERR ENGINEERING & LAND SURVEYING, P.C. 5901 N. PROSPECT ROAD, SUITE 68 PEORIA, ILLINOIS 61614 WWW.MOHRANDKERR.COM</p>	<p>OFFICE: (309) 692-8500 FAX: (309) 692-8501 PROFESSIONAL DESIGN FIRM # 184.008091</p>	<p>DATE: 03-20-18</p>	<p>PROJECT NO: 14-218</p>

5901 N. Prospect Rd.
Suite 7
Peoria, IL 61614



We will have
10-12 tables
on the beer
garden patio
out front. It is
fenced in.

FLOOR PLAN
ALL SHOWN CONDITIONS AND
DIMENSIONS ARE APPROXIMATE NORTH

Trina Bonds

From: Rebecca Runyon
Sent: Monday, May 06, 2019 9:39 AM
To: Trina Bonds
Subject: Site Application Case # 19-08

Good morning.

Regarding site application case #19-08, there are no outstanding Accounts Receivables issues for Junction City Equities, LLC dba Caffè Bogota.

Have a great day!

Rebecca Runyon

Accounts Receivable Supervisor
City of Peoria
419 Fulton Street, Room 111
Peoria, IL 61602
(309) 494-8505
rrunyon@peoriagov.org



Fire Department

May 22, 2019

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 19-08
Junction City Equities, LLC
d/b/a Caffè Bogota
5901 N Prospect, Suite 7

Requesting: Class B-1 (restaurant, 25% food)
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





CITY OF
PEORIA

Community Development Department

May 23, 2019

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

RE: **Case 19-08**
KBB Coffee Cafe, LLC
d/b/a Caffe Bogota
5901 N Prospect Rd, Suite 7

Requesting: Class B-1 (Restaurant, 25% food)
Subclass 3 (Beer Garden)

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) with a Special Use for a Shopping Center. Restaurants and beer gardens uses are permitted within this zoning district.**
2. **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 Design Professional shall be required for this project.**

The Community Development Department does not object to the requested liquor license contingent upon issuance of all appropriate permits and a Certificate of Occupancy.

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

KBB COFFEE CAFE, LLC D/B/A CAFFE' BOGOTA
(name of establishment)

5901 N. PROSPECT ROAD, SUITE 7
(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 - JUNE 3, 2019 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.

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

Junction City Outparcel Equities LLC
C/O Times Equities Inc 55 5th Ave Fl
15th
New York Ny 100034301

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

~~Junction City Equities LLC
C/O Time Equities Inc 55 5th Ave Fl
15th
New York Ny 100034301~~

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

Brittany Duffield being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of Caffe Bogota
(establishment name)

located at 5901 N. Prospect Rd, Suite 7, Peoria, Illinois.
(address)

2. On Friday, May 3, 2019 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.

Brittany Duffield
(Signature of Liquor Licensee)
309-219-3187

Subscribed and sworn to before me
this 2nd day of May
2019.

Torina D. Bonds

Notary Public

