

17-16 **Moja Maizo, LLC**
d/b/a Moja Southern Kitchen
301 N. MacArthur
Requesting: Class B (restaurant, 50% food)

Eric Montgomery, Part Owner, and Pat Robinson, Part Owner, presented a request to approve a Site Application for a Class B (restaurant, 50% food) Liquor License at 301 N. MacArthur.

In discussion with Chairman Pro Tem Cassidy in regard to the objection from the Finance Dept., Mr. Robinson reported the restaurant had been open for the past three months. He said after receiving the comments, he had visited the Accounts Receivables Dept. to obtain information regarding their restaurant taxes. He further stated that they were in the process of addressing those concerns.

During more discussion, Mr. Robinson said their hours of operation were from 7:00 a.m. to 7:00 p.m. on Monday thru Saturday, and 8:00 a.m. to 4:00 p.m. on Sunday. He said they also occasionally hosted private dinner parties. He said initially, they had not planned to serve alcohol at their establishment because they also have an ice cream parlor inside the restaurant. He said there had been several requests from customers to purchase wine to accompany their meals, therefore, they wanted to fulfill that service. He said they would not have a bar in the establishment and he said they had planned to provide table service only.

In response to the Police Department's stipulation prohibiting packaged sales for off-site consumption, both Mr. Montgomery and Mr. Robinson reassured the Commission that they had no desire to sell packaged liquor for off-site consumption.

Chairman Pro Tem Cassidy pointed out that the Community Development Department also had concerns that needed to be addressed. Mr. Robinson reported that they were now in compliance and he shared photos with Senior Urban Planner Naven showing the garbage dumpster had been enclosed and also the new handicap parking space signs with a \$350 fine.

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

Commissioner O'Brien moved to recommend approval of the Site Application for a Class B (restaurant, 50% food) Liquor License at 301 N. MacArthur Hwy, contingent upon the compliance with all Staff concerns; seconded by Commissioner Coates.

Approved by roll call vote.
Yeas: Cassidy, Coates, O'Brien - 3;
Nays: None.

Chairman Pro Tem Cassidy stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, October 24, 2017, at 6:00 p.m. and a representative of this establishment should be present at that meeting.

MEMORANDUM

TO: Leah Allison, 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: August 22, 2017

SUBJECT: **SITE APPLICATION: Case: 17-16**
Moja Maizo, LLC
d/b/a Moja Southern Kitchen
301 N. MacArthur
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 2, 2017. **Contact person for this application is Pat Robinson (PH: 309-323-4224)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: September 21, 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
- 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):
Robert Hale 3423 W Gava Ct Peoria 61604 309.253.1109

2. Name, address and phone number of Intended Lessee:
Patrick Robinson 7235 N Lakeside Ct Peoria 61614 309.323.4224

3. Street address of Property requested for approval:
Moja Maizo, doing business as Moja Southern Kitchen
301 N MacArthur Hwy Peoria 61605

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

4. Legal description of Property listed in #3:

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? No 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.)? Restaurant

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-A, G-B, G-C, I, J, K, K-1, L, M, N B

Subclass: 1A, 2, 2A, 3, 3A, 4, 6, 7, 8, 10, 11, 12 _____

10. Do you plan to add video gaming? Yes ___ No

(Must wait 2 years & show 80% revenue from food & drinks)

11. 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.

Robert Hale

Signature of Property Owner(s)

Subscribed and sworn to before me this 22nd day of August, 2017.

Jordan D. Bonds



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

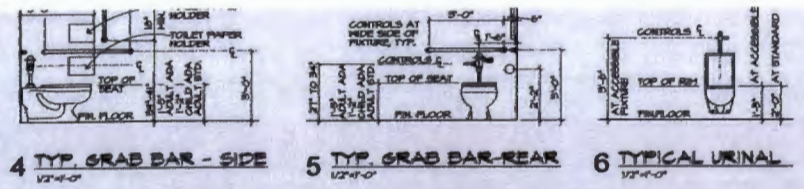
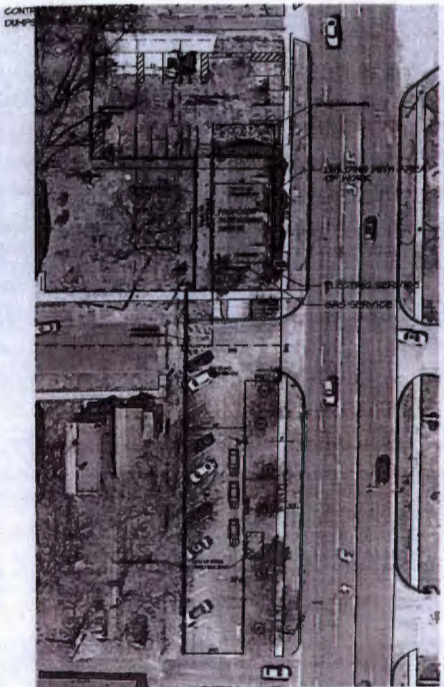
Property Information		
Parcel Number 18-08-276-019	Township City of Peoria	Site Address 301 N MACARTHUR HWY PEORIA, IL 61605 303 N MACARTHUR HWY PEORIA, IL 61605 305 N MACARTHUR HWY PEORIA, IL 61605
Tax Year 2017 (Payable 2018) <input type="button" value="v"/>	Land Use Commercial	
Property Class 0060 - Improved Commercial	Tax Code 122	Tax Status Taxable
Net Taxable Value 0	Tax Rate 0.000000	Total Tax \$0.00 <input type="button" value="Pay Taxes"/>
Legal Description RIGGS'S ADD NE 1/4 SEC 8-8-8E LOT 1 BLK 13 & N 1/2 VAC THIRD ST LYING S & ADJ THERETO (EXC ALL THAT PT THEREOF LYING IN TRACT AS DESC PER DOC #95-09224 (-017 -020)) (86-06930/95-01904)		

Parcel Owner Information		
Name	Tax Bill	Address
ROBERT & CARLEAN HALE TRUST	Y	3423 W KIVA ST PEORIA, IL, 61604
LARRY HALE	N	3423 W KIVA CT PEORIA, IL, 61604

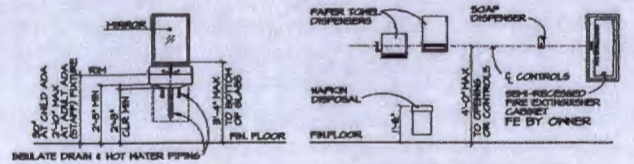


No Billing Information

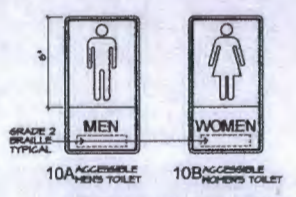
Assessment Details						
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
Informal Hearing	2,650	14,160	0	0	0	16,810
S of A Equalized	2,650	14,160	0	0	0	16,810
Supervisor of Assessments	2,650	14,160	0	0	0	16,810
Township Assessor	2,650	14,160	0	0	0	16,810
Prior Year Equalized	2,650	14,160	0	0	0	16,810



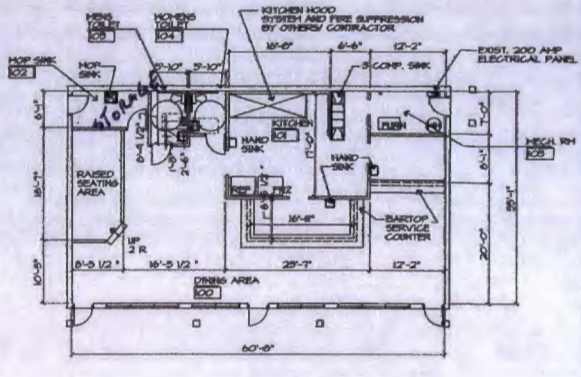
4 TYP. GRAB BAR - SIDE 1/2"=1'-0"
 5 TYP. GRAB BAR-REAR 1/2"=1'-0"
 6 TYPICAL URINAL 1/2"=1'-0"



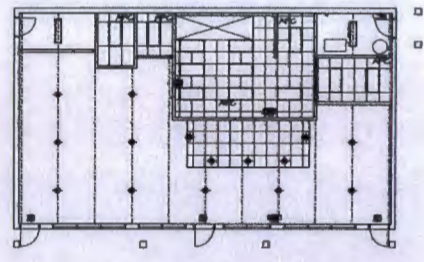
7 LAVATORIES W/ MIRRORS 1/2"=1'-0"
 8 DISPENSERS / RECEPTACLES FIRE EXTINGUISHER CABINETS 1/2"=1'-0"



9 INTERIOR ACCESSIBLE RESTROOM SIGNAGE 3/4"=1'-0"
 10 MOUNTING OF ACCESSIBLE SIGNAGE 1/2"=1'-0"



1 DEMOLITION PLAN SCALE 1/8"=1'-0"



2 REFLECTED CEILING PLAN SCALE 1/8"=1'-0"

- REFLECTED CEILING LEGEND**
 (SEE MECHANICAL/ELECTRICAL DRAWINGS)
- RECESSED FLOOR FUTURE
 - SURFACE MTD. LVL FLOOR
 - ◆ PENDANT HANGING LIGHT
 - ⊠ HALL SURFACE MTD. EXGT LIGHT
 - APC ACOUSTIC PANEL CEILING - SUSPENDED
 - ⊞ EMERGENCY LIGHT

3 EXISTING SITE PLAN

GENERAL SITE INFORMATION
 ADDRESS: 301-305 S. MACARTHUR HIGHWAY
 PARCEL ID #: 18-08-278-034
 18-08-280-024
 18-08-278-018
 ZONING: GL COMMERCIAL - GENERAL
 EXISTING BUILDING: 1 STORY CONCRETE BLOCK WITH METAL DECK AND BARR JOISTS WITH SLOPED ROOF SYSTEM WITH SHINGLES.
 AREA: 2200 SQUARE FEET
 NON-SMOKERED
 OCCUPANT LOAD: 80 TOTAL
 PLUMBING FIXTURE COUNT:
 MEN: 1 WATER CLOSET, 1 URINAL, 1 LAVATORY
 WOMEN: 1 WATER CLOSET, 1 LAVATORY
 PARKING REQUIREMENTS:
 11 REGULAR SPACES
 2 HANDICAP SPACES

- GENERAL NOTES:**
- A. ALL MECHANICAL, ELECTRICAL AND PLUMBING DESIGN BY CONTRACTOR/OWNER, NOT ARCHITECT.
 - B. KITCHEN HOOD DESIGN AND FIRE SUPPRESSION SYSTEM BY CONTRACTOR/OWNER, NOT ARCHITECT.
 - C. FIRE ALARM SYSTEM BY CONTRACTOR/OWNER, NOT ARCHITECT.
 - D. PLANS SUBJECT TO COMPLIANCE WITH PEORIA COUNTY HEALTH DEPARTMENT.

NOTE: CONTRACTOR SHALL OBTAIN AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE AND BE FULLY RESPONSIBLE FOR SAME.

REVISIONS		DATE
NO.	DATE	REMARKS



KENYON & ASSOCIATES
 ARCHITECTS - INCORPORATED
 280 W. WASHINGTON, PEORIA, ILLINOIS 61602-0210 PH: 309-694-7322 FAX: 309-694-7100

SITE, FLOOR AND CEILING PLANS
 RESTAURANT REMODELING
 301-305 S. MACARTHUR HIGHWAY
 PEORIA, ILLINOIS

JOB NO: 2824-16
 DATE: FEB. 3, 2017
 SHEET NO: **A1**
 OF 1 SHEETS



Fire Department

August 31, 2017

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 17-16
Moja Maizo, LLC
d/b/a Moja Southern Kitchen
301 N. MacArthur
Requesting: Class B (restaurant, 50% food)

Liquor Commissioners,

A site application has been received from Pat Robinson of Moja Southern Kitchen requesting a Class B license. 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



TO: Trina Bonds, Liquor Commission Secretary
FROM: Jodi Maybanks , Accounts Receivable Supervisor
DATE: September 14, 2017
SUBJECT: Case 17-16 Moja Maizo, LLC

The Finance Department has an objection to this site approval. According to the Health Department, they have been approved to operate since June 12, 2017. If they have been operating, they have not been paying taxes and owe for half of June, full month of July, and will owe for August before the end of the month.

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



PEORIA POLICE DEPARTMENT



September 15, 2017

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

RE: Site Approval Application #17-16
Moja Maizo, LLC
d/b/a Moja Southern Kitchen
301 N. MacArthur Hwy.
Requesting: Class B (restaurant, 50% food)

Dear Commissioners,

A site application has been received from *Moja Maizo LLC*, d/b/a Moja Southern Kitchen, 301 N. MacArthur Hwy., Peoria, Illinois for a Class B liquor license. Approval of this application will allow the applicant to operate as a restaurant with full service bar at this location.

The site sits on MacArthur Highway just north of John H. Gwynn Jr Avenue and is located in an established commercial area. This location is adjacent to other retail stores, a dry cleaners, a used car dealer, a gas station, funeral home. Residential housing is also directly behind this small retail shopping strip. The site is also nearby to District 150 Valeska Hinton Early Learning Childhood Education Center, John H. Gwynn Park, George Washington Carver Center and Gwynn Family Aquatic Center to the north and northeast. Additionally, this site sits across the street from the Valley Park Shopping Center, which is and has been a hub of criminal activity in this area for numerous years.

The Peoria Police Department has less concern about the sale of alcoholic beverages at this restaurant for on premise consumption, than the sale of packaged liquor from this location. Historically, establishments that sell packaged liquor have led to an increase in crime, traffic, noise, litter and similar quality of life issues resulting in a general overall decline of a neighborhood. Site approvals, being location and not owner specific, have proven extremely difficult to revoke once approved. However, the sale of packaged liquor is included in a Class B liquor license and thus, in this case, the Peoria Police Department requests that a stipulation be added to this license that prohibits the business from selling packaged alcoholic beverages for off-site consumption. Obviously the close proximity to the grade school, family friendly venues, such as the park, community center, swimming pool, residential neighborhoods and particularly the Valley Park Shopping Center, to this proposed site makes this a very unfavorable location for the sale of packaged liquor.

This site has been operating as a restaurant since June 2017 and appear to be in compliance with all state laws and local ordinances. There have been no complaint related reports regarding this business on file with the Peoria Police Department.

600 S. W. Adams Street
Peoria, IL 61602-1592
Phone 309 494.8300



PEORIA POLICE DEPARTMENT



City of Peoria, Liquor Commission
September 15, 2017
Page 2

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

There are no parking or traffic concerns raised by this request. It does appear that this request is appropriate for this location and would not be detrimental to the surrounding businesses and neighborhood with the listed stipulation.

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

Sincerely,

A handwritten signature in cursive script that reads "Jerry E. Mitchell".

Jerry E. Mitchell
Chief of Police

JEM/ks

cc: Deputy Liquor Commissioner
City Clerk
Corporation Counsel



CITY OF
PEORIA

Community Development Department

September 21, 2017

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

**RE: Site Approval Application 17-16
Moja Maizo, LLC
d/b/a Moja Southern Kitchen
301 N MacArthur Hwy**

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. The property is zoned CN (Neighborhood Commercial). Restaurants are permitted uses within this zoning district.**
- 2. Upon inspection several items were found to be non-compliant with the Unified Development Ordinance. The following actions are required to comply:**
 - a. Construct a garbage dumpster enclosure for the unscreened dumpsters.**
 - b. Install a R7/8 sign with a \$350 fine for the handicap parking space.**

The Community Development Department recommends approval contingent upon completion of the items listed above.

Sincerely,

Ross Black
Director

City Hall
413 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.

MOJA MAIZO, LLC D/B/A MOJA SOUTHERN KITCHEN

(name of establishment)

301 N. MACARTHUR HWY

(address)

FOR USE AS:

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

LIQUOR LICENSE.

The Hearing will be held on MONDAY - OCTOBER 2, 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.

Robinson, Patrick G
7235 N Lakeside Ct
Peoria Il 61614

City of Peoria
419 Fulton St
Peoria, IL 61602

Board of Education Peoria School
Dist #150
3202 N Wisconsin
Peoria Il 61603

Reynosa, Maria E G
1001 W Third St
Peoria Il 61605

Bott Properties Inc
10210 Hawk Hill Trail
Edwards Il 61528

~~Bott Properties Inc
10210 Hawk Hill Trail
Edwards Il 61528~~

~~City of Peoria
419 Fulton St
Jacksonville Fl 32256~~

Macarthur Plaza Investments LLC
6440 N Hamlin Ave
Lincolnwood Il 60712

Okpara Il Lp
C/O Pcco 711 W McBean St
Peoria Il 61605

Sam Property Group IV LLC
3100 N Knoxville Ave
Peoria Il 61603

~~Robinson, Patrick G
7235 N Lakeside Ct
Peoria Il 61614~~

Burnside, Tangee E
908 W 3rd Ave
Peoria Il 61605

~~Bott Properties Inc
10210 Hawk Hill Trail
Edwards Il 61528~~

~~Bott Properties Inc
10210 Hawk Hill Trail
Edwards Il 61528~~

~~City of Peoria
419 Fulton St
Jacksonville Fl 32256~~

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10210 Hawk Hill Trail
Edwards Il 61528~~

~~City of Peoria
419 Fulton St
Jacksonville Fl 32256~~

~~Bott Properties Inc
10210 Hawk Hill Trail
Edwards Il 61528~~

City of Peoria
Office of Economic Development 419
Fulton St Suite 207
Peoria Il 61602

~~City of Peoria
419 Fulton St
Jacksonville Fl 32256~~

Tucker, Sharon R
201 N Macarthur Highway
Peoria Il 61605

Dye, Darlene
912 W 3rd St
Peoria Il 616052150

~~Robinson, Patrick G
7235 N Lakeside Ct
Peoria Il 61614~~

~~City of Peoria
419 Fulton St
Jacksonville Fl 32256~~

Pleasure Driveway & Park District of
Peoria
Noble Administration Center 1125 W
Lake Ave
Peoria Il 61614

Robert & Carlean Hale Trust
3423 W Kiva St
Peoria Il 61604

~~City of Peoria
419 Fulton St
Jacksonville Fl 32256~~

~~Bott Properties Inc
10210 Hawk Hill Trail
Edwards Il 61528~~

M & M Rentals LLC
916 W Third St
Peoria Il 61605

~~Dye, Darlene
912 W 3rd St
Peoria Il 616052150~~

Gonzalez, Laura
812 W Nebraska Ave
Peoria Il 616043407

~~Dye, Darlene
912 W 3rd St
Peoria Il 616052150~~

~~Robert & Carlean Hale Trust
3423 W Kiva St
Peoria Il 61604~~

Peoria County Trustee
P O Box 96
Edwardsville Il 62025

~~Bott Properties Inc
10210 Hawk Hill Trail
Edwardsville Il 61528~~

~~Bott Properties Inc
10210 Hawk Hill Trail
Edwardsville Il 61528~~

~~Peoria County Trustee
P O Box 96
Edwardsville Il 62025~~

Buford, Elnora
311 N Saratoga St
Peoria Il 61605

~~City of Peoria
419 Fulton St
Jacksonville Fl 32256~~

~~City of Peoria
419 Fulton St
Jacksonville Fl 32256~~

~~City of Peoria
419 Fulton St
Jacksonville Fl 32256~~

Williams, Earnest L
217 N Saratoga St
Peoria Il 61605

~~City of Peoria
419 Fulton St
Jacksonville Fl 32256~~

Hale, Larry
3423 W Kiva Ct
Peoria Il 61604

~~Hale, Larry
3423 W Kiva Ct
Peoria Il 61604~~

~~Hale, Larry
3423 W Kiva Ct
Peoria Il 61604~~

Crouse, Anna Mae
315 N Saratoga St
Peoria Il 61605

Miles, Alberta
906 W Third Ave
Peoria Il 61605

~~City of Peoria
419 Fulton St
Jacksonville Fl 32256~~

~~City of Peoria
419 Fulton St
Jacksonville Fl 32256~~

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

Patrick Robinson, being duly sworn, does hereby swear/affirm that:


1. I am the Liquor Licensee of Moj's Southern Kitchen
(establishment name)

located at 301 N MacArthur Hwy, Peoria, Illinois.
(address)

2. On August 23, 2017, 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 22nd day of August
2017.


Notary Public

