

## REVISED MEMORANDUM

TO: Josh Naven (email), Site Plan Review Board/Community Development  
Ross Black (email), Community Development  
Officer Scott Jordan, Police - SID (Vice & Drugs)  
Lt. Steve Roegge, Police - Traffic Division  
Jim Stevens, Inspections  
Capt. Stan Taylor, Fire Prevention Division  
Jodi Maybanks, Accounts Receivable  
Don Leist, Corporation Counsel  
Ken Andrejasich, Public Works (Sidewalk Café Requests Only)

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

DATE: October 27, 2015

SUBJECT: **SITE APPLICATION:** Case: 15-23  
Hacienda El Mirador Peoria, LLC  
d/b/a Hacienda El Mirador  
5805 N. Humboldt, Suite 1  
Requesting: Class B (restaurant, 50% food)  
Subclass 3A (sidewalk café)

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, December 7, 2015. **Contact person for this application is Julia Galaxia Salvatierra (PH: 630-240-7166)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: November 24, 2015 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**

CITY CLERK  
PEORIA, ILL.

2015 OCT 21 P 2:59

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:

*Beth Bell*

1. Name(s), address(es) and phone number(s) of Property Owner(s):  
Junction City Retail, LLC 5901 N Prospect Rd. Suite 7B 689-0808
2. Name, address and phone number of Intended Lessee:  
*\** Juli a Galaxia Salvatierra 35 East Fullerton Ave. Addison, IL, 60101 (630) 240-7166  
Hacienda El Mirador Peoria, LLC, DBA as Hacienda El Mirador
3. Street address of Property requested for approval:  
5805 North Humboldt Ave., Suite A1, Peoria IL, 61614  
NOTE: All site approvals are 1<sup>st</sup> floor only, unless specifically applied for and authorized.
4. Legal description of Property listed in #3:  
Restaurant, See attached diagram
5. Are there any improvements (buildings, accessories, etc.) presently on the property?  
Yes  No  If Yes, please give description of same:  
Building Shell
6. Are you planning to build any improvements upon the property? Yes If Yes, please indicate such improvements: Interior Rt-Out
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,  B1, C, C1, CG, D, E, E-1, G-A, G-B, G-C, I, J, K, K-1, L, M, N \_\_\_\_\_  
Subclass: 1, 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.

Subscribed and sworn to before me this  
10 day of Oct, 2015

*Brittany Michael*  
Notary Public

*[Signature]*  
\_\_\_\_\_  
Signature of Property Owner(s)



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

SIDEWALK RESTAURANT/CAFÉ

APPLICATION FOR SUBCLASS 3A LIQUOR LICENSE

Present License Class B, 3A (B, B1, D, G) Present License No. \_\_\_\_\_ (\$50.00 filing fee)

Establishment Name: Hacienda EL Mirador

Address: 5805 North Humboldt Avenue, suite A1, Peoria IL, 61614

1. ATTACH a scale drawing of the proposed sidewalk area to be used, including the locations of all tables and seating with a copy of the sidewalk restaurant permit issued by the City Council, pursuant to Section 26-293 of the City Code, including any restrictions or conditions attached to said permit.
2. 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.
3. As required, attach a sworn Affidavit that you, as applicant, have caused Notice 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.

Jacopo Barbarani ( jbarbarani@gmail.com )  
Signature of Licensee or Agent

Subscribed and sworn to before me this  
20th day of October  
2015.

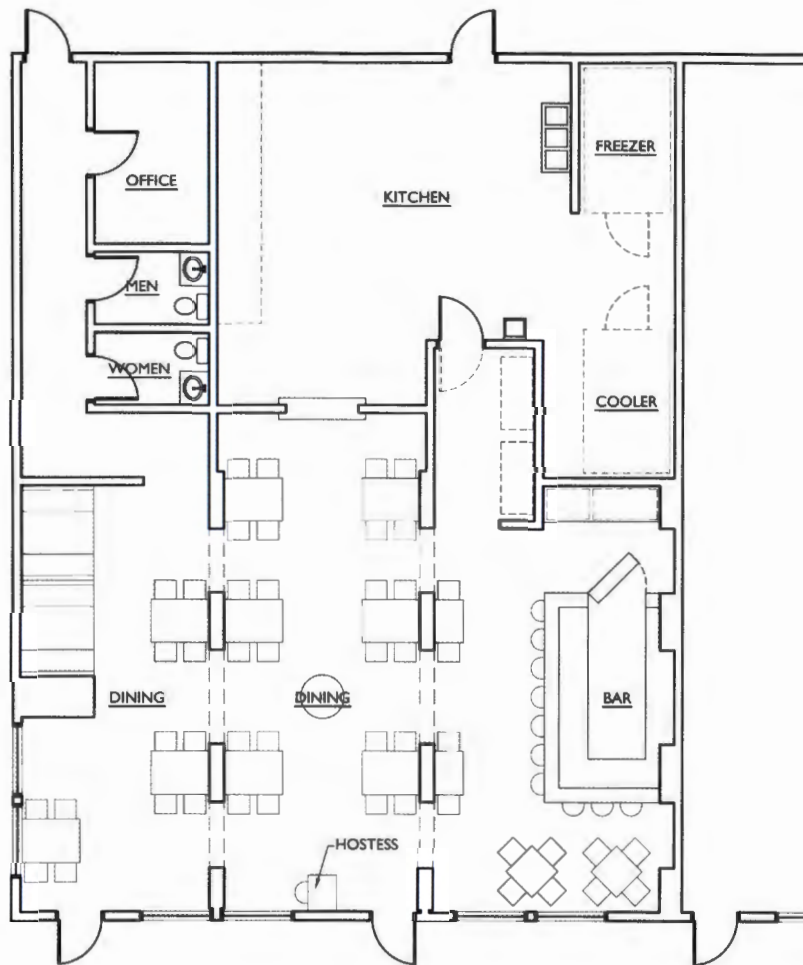
Torina D Bonds  
Notary Public



FOR OFFICE USE ONLY:

Application for Subclass 3A is Approved \_\_\_\_\_ Not Approved \_\_\_\_\_

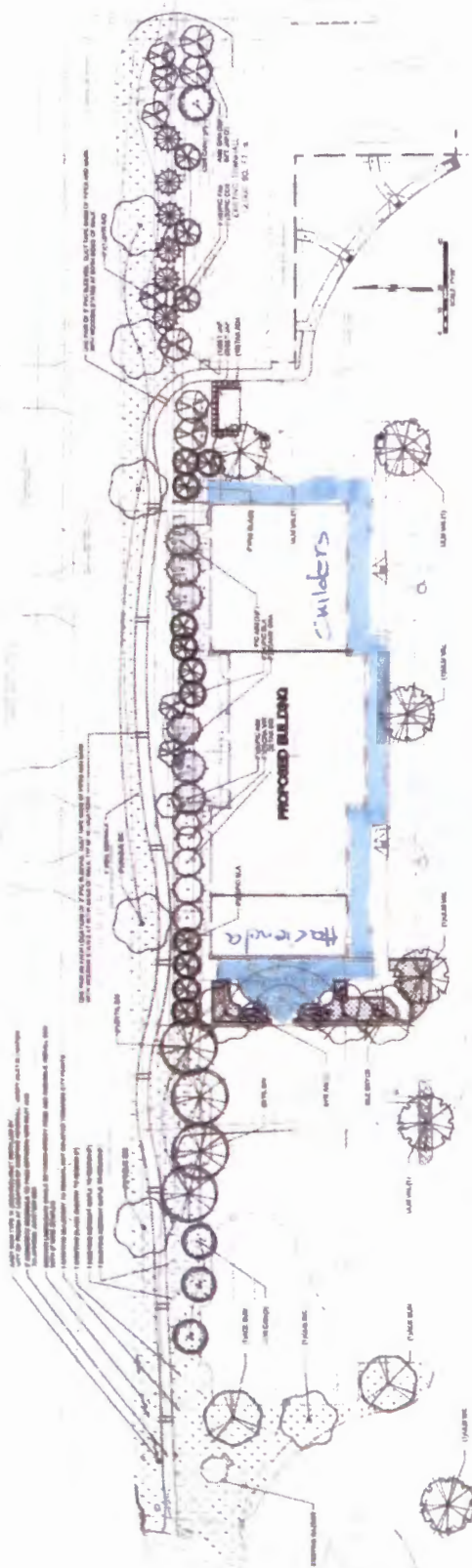
\_\_\_\_\_  
Liquor Commissioner / Date



DEMONICA KEMPER ARCHITECTS

HACIENDA EL MIRADOR  
5805 N. Humboldt Ave. Suite 1, Peoria IL, 61614

JUNCTION CITY  
PEORIA, IL  
APRIL 6, 2015



*- Patio Areas w/ Seating to Match Existing Shopping Center*

**PLANT SCHEDULE**

PLANT	QTY	REMARKS	HEIGHT	DBH
1	1	Red Tipped Pine	12' DBH	12"
2	1	Red Tipped Pine	12' DBH	12"
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**MISCELLANEOUS PLANT SCHEDULE**

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100	1	Red Tipped Pine	12' DBH	12"

**SET OF PLANTING REQUIREMENTS**  
 1) PLANTING:  
 - 100 IN FT OF FRONT YARD REQUIRED 300 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 400 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 500 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 600 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 700 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 800 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 900 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 1000 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 1100 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 1200 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 1300 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 1400 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 1500 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 1600 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 1700 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 1800 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 1900 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 2000 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 2100 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 2200 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 2300 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 2400 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 2500 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 2600 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 2700 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 2800 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 2900 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 3000 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 3100 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 3200 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 3300 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 3400 FT<sup>2</sup>  
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 - 100 IN FT OF FRONT YARD REQUIRED 3800 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 3900 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 4000 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 4100 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 4200 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 4300 FT<sup>2</sup>  
 - 100 IN FT OF FRONT YARD REQUIRED 4400 FT<sup>2</sup>

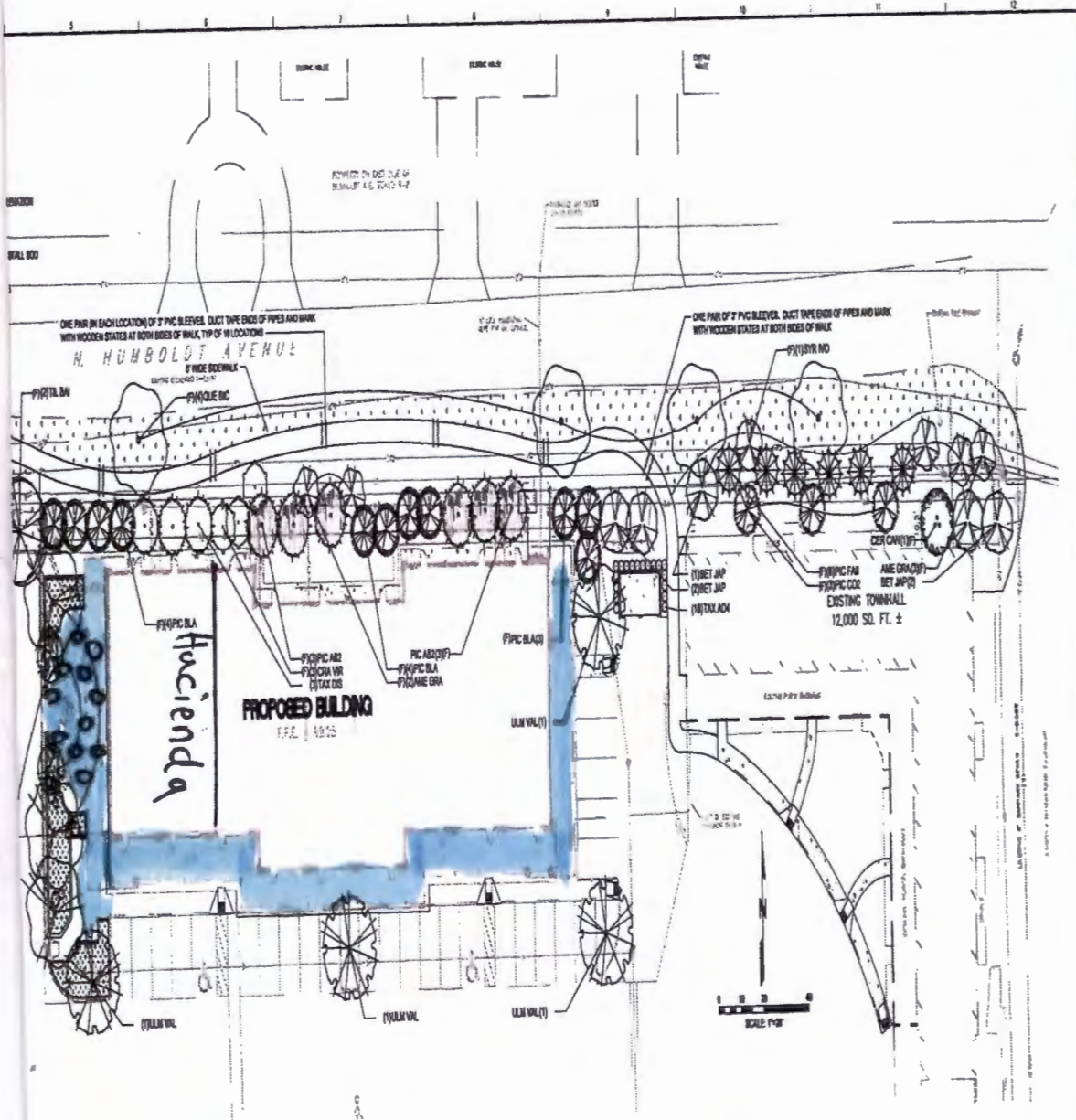


**Farnsworth**  
GROUP

7707 N. KIMMEL AVE, SUITE 100  
PEORIA, ILLINOIS 61614  
(309) 698-9888 / info@fng.com

www.fng.com  
Engineers | Architects | Surveyors | Scientists

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_



O - outdoor seating  
AProx. 11 tables  
\* Side of building only

- Patio Area Intended for Seating



Fire Department

November 4, 2015

Liquor Commission  
Office of Corporation Counsel  
City of Peoria, IL

Re: Site Approval Application  
Case: 15-23  
Hacienda El Mirador Peoria, LLC  
dba Hacienda El Mirador  
5805 N. Humboldt Suite 1  
Requesting: Class B Subclass 3A

Liquor Commissioners,

The above mentioned business has not completed interior construction. 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.

A handwritten signature in black ink that reads "Captain Stan Taylor".

**Captain Stan Taylor**  
Fire Inspector, Fire Prevention Division  
Peoria Fire Department  
309.303.8275 - c  
309.494.8735 - o  
309.494.8787 - f  
[staylor@peoriagov.org](mailto:staylor@peoriagov.org)

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





PEORIA POLICE DEPARTMENT



November 17, 2015

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

RE: Site Approval Application 15-23  
Hacienda El Mirador Peoria, LLC.  
d/b/a Hacienda El Mirador  
5805 N. Humboldt, Suite 1  
Requesting: Class B (restaurant, 50% food)  
Subclass 3A (sidewalk café)

Dear Commissioners,

A site application has been received from Hacienda El Mirador Peoria, LLC, d/b/a Hacienda El Mirador, 5805 N. Humboldt, Peoria, Illinois, for a Class B, Subclass 3A, liquor license. This license would allow Hacienda El Mirador Peoria, LLC. to operate a new restaurant with liquor service and a sidewalk café at this location.

Officer Jordan inspected the location which is part of the Junction City Shopping Plaza. This is new construction on the east side of the plaza. The front of the restaurant will face the west. Neighboring businesses include clothing stores, restaurants, a tavern, and an ice cream store. A residential neighborhood is located immediately to the east of the proposed site. It appears that this request is appropriate for this location and is not detrimental to the surrounding businesses or neighborhood. There are no traffic or parking concerns with this request.

The sidewalk café will be on the west (front) of the restaurant and the south (side) of the restaurant. There is a house approximately 75 feet from the sidewalk café and other houses nearby. The developer has taken steps to mitigate the proximity of the sidewalk café to the houses with landscaping. It does not appear that the addition of a sidewalk café would be detrimental to the nearby residences.

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

Sincerely,

Jerry E. Mitchell  
Chief of Police

JEM/sj

cc: Liquor Commissioner  
City Clerk  
Corporation Counsel

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  
DATE: November 23, 2015  
Subject: Case 15-23 Hacienda El Mirador

The Finance Department has no objection to this site approval.

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

## Trina Bonds

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**From:** Ross Black  
**Sent:** Tuesday, November 24, 2015 3:11 PM  
**To:** Trina Bonds  
**Subject:** Hacienda, 5805 N. Humboldt, Ste 1 (Junction City).

Trina,

There are no zoning issues related to this request. However, there has been no final building inspection of the space. Therefore, we would support the request for a liquor license, contingent upon the issuance of the Certificate of Occupancy.

Thanks, Ross

Ross Black  
Director  
Community Development Department  
City of Peoria, Illinois

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 3A Liquor License for the following described property.

HACIENDA EL MIRADOR PEORIA, LLC D/B/A HACIENDA EL MIRADOR  
(name of establishment)

5805 N. HUMBOLDT, SUITE 1  
(address)

FOR USE AS:

---

REQUEST FOR A CLASS B (RESTAURANT, 50% FOOD)  
LIQUOR LICENSE WITH A SUBCLASS 3A (SIDEWALK CAFE).

---

The Hearing will be held on MONDAY - DECEMBER 7, 2015 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.

Wildemuth, Chandler L  
5856 N Prospect Rd  
Peoria Il 61614

Rickord, Steven K  
5837 N Prospect Rd  
Peoria Il 61614

Pryde, Phyllis W  
234 E Tower Ln  
Peoria Il 61614

Long, David G  
5845 N Prospect Rd  
Peoria Il 61614

Marburger, Lloyd  
223 E Tower Lane  
Peoria Il 61614

Covey, Carolyn K  
5857 N Prospect Rd  
Peoria Il 61614

Berardi, Gregory T  
5728 N Humboldt Ave  
Peoria Il 61614

Jones, Ellen E  
5841 N Prospect Rd  
Peoria Il 61614

Matarelli, James M  
6004 N Wickwood Ln  
Peoria Il 61614

Illinois Rsa #3 Inc  
C/O U S Cellular/property Taxes P O  
Box 31369  
Chicago Il 60631

Mason, William A  
5831 N Prospect Rd  
Peoria Il 616144309

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

Frederick, Laurel V  
5907 N Elm Lane  
Peoria Il 61614

Junction City Retail LLC  
5901 Prospect Rd  
Peoria Il 61614

Altpeter, Walter S Jr  
5802 N Humboldt Ave  
Peoria Il 61614

New Junction Ventures LLC  
5901 N Prospect Rd Suite 14a  
Peoria Il 61614

Fletcher, Richard W  
233 E Tower Lane  
Peoria Il 61614

Mathers, Elizabeth A  
9397 Springfield Rd  
Tremont Il 61568

Couri, Kelly A  
105 Village Dr  
Washington Il 61571

Civic Assn, View Poi  
5938 N Elm Ln  
Peoria Il 61614

Wood, John W  
5849 N Prospect Rd  
Peoria Il 61614

~~New Junction Ventures LLC  
5901 N Prospect Rd Suite 14a  
Peoria Il 61614~~

Royal City LLC  
Attn Kevin A Shields 5814 N Prospect  
Rd  
Peoria Il 616144310

McCormack, Timothy  
226 E Tower Ln  
Peoria Il 61614

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF PEORIA )

AFFIDAVIT

JACOPO Barbarani, being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of Hacienda EL Mirador  
(establishment name)

located at 5805 N. Humboldt Ave, Suite 1, Peoria, IL, 61614, Peoria, Illinois.  
(address)

2. On 10/22/2015, 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.

JACOPO Barbarani 340-3487  
(Signature of Liquor Licensee)

Subscribed and sworn to before me  
this 21<sup>st</sup> day of October,

Torina D Bonds  
Notary Public

