

16-17 Casa de Arte, LLC
d/b/a Casa de Arte
306 Pecan
Requesting: Class A (tavern)
Subclass 1A (2:00 am closing hours)

Arturo Vargas, Co-Owner, Casa de Arte, presented a Site Application for a Class A (tavern) Liquor License, with a Subclass 1A (2:00 a.m. closing hours) at 306 Pecan.

In discussion with Chairman Cassidy, Mr. Vargas said he and his wife would like to open a tavern/lounge at this location. He said their hours of operation would be 5:00 p.m. to 2:00 a.m. on Fridays and Saturdays nights only to start. He said they had other plans for some time down the road. He said initially, frozen pizza was the only food item they would provide. Eventually, he said they wanted to add a Mexican restaurant there.

During more discussion, Liquor Investigator Slavens commented that the Subclass 1A (2:00 am closing hours) would fit that location. He said there were two or three other establishments in that area with extended closing hours.

In response to a question from Commissioner Coates, Mr. Vargas said he planned to open possibly within the next three months.

Chuck Gabbert, Neighboring Business Owner, spoke in opposition of the request. He said his main concern was that there were discussions about adding condos nearby. He mentioned problems with another liquor establishment in this area. He said on two different occasions, a patron had run into his building with their car. He said this request would add more street parking issues and noise to the area. He said this area was becoming more residential and he said approving alcohol before food usually was not a good idea.

Colt Sandberg, Neighboring Business Owner, said he agreed with Mr. Gabbert's comments in regards to approving alcohol before food. He said he would like to see the business open more in the daytime. He said there would be a need for a restaurant when there was more residential at that location. He said he would like to see the owner get an approval if his plan was to add a Mexican restaurant later on. He said he was also concerned with traffic issues.

In more discussion, Mr. Vargas said he felt that the residents of this area would eventually need somewhere to hang out and listen to music. He said there really wasn't much for the Hispanic community to do in Peoria. He said this was all fresh and it would be his first experience with a tavern/lounge business.

For clarification, Deputy Corporation Counsel Sonni Williams reported that the Class A (tavern) classification would stay with the property, unless the site was revoked or there was a request to change to a different class.

Mr. Gabbert said he would be in favor of having a taco or burrito restaurant to start. He said although there were many ideas planned, he said there weren't any guarantees they would happen. He said his concern was that once this was approved as a bar, he said it would be just a bar. He said he wasn't sure that was the right thing for this location at this time.

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

Commissioner Miller moved to recommend approval of the Site Application for a Class A (tavern) Liquor License, with a Subclass 1A (2:00 a.m. closing hours) at 306 Pecan, contingent upon the issuance of the Certificate of Occupancy; seconded by Commissioner Coates.

After the motion, Chairman Cassidy said with all due respect, he was not in favor of putting a Class A (tavern) liquor license designation at this location. He said the applicant's business plans were underdeveloped at this point. He went on to say if he decided not to go forward with some of his plans, he said someone else would be able to do whatever they wanted as a tavern.

Approved by roll call vote.

Yeas: Coates, Miller - 2;

Nays: Cassidy - 1.

Chairman Cassidy stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, August 23, 2016, at 6:00 p.m. and a representative of this establishment should be present at that meeting.

MEMORANDUM

TO: Kim Smith, 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: July 8, 2016

SUBJECT: **SITE APPLICATION:** **Case: 16-17**
Casa de Arte, LLC
d/b/a Casa de Arte
306 Pecan
Requesting: Class A (tavern)
Subclass 1A (2:00 am closing hours)

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, August 1, 2016. **Contact person for this application is Arturo Vargas (PH: 253-1686)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: July 21, 2016 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

2:00 A.M.

APPLICATION FOR SUBCLASS 1A LIQUOR LICENSE
(Pursuant to Ordinance No. 13,402)

Present License Class _____ Present License No. _____

Establishment Name CASA DE ARTE, LLC

Address 306 Pecan ST. Peoria, IL 61602

Has there been a lapse in this license? No

Zoning classification of licensed premises _____

Distance to nearest residential structure _____

List liquor code violations in the past 3 years:

N/A

1. AS REQUIRED BY ORDINANCE, attach a list of names and addresses of the last person to whom taxes were assessed for any property within 300 feet of the proposed site.
2. As required, attach a sworn Affidavit that you, as applicant, have caused Notices to be sent to all such property owners.
3. It is highly recommended that you contact the District Council Member for the District in which the proposed site is located to discuss your proposed site application.

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 26th day of July, 2016.

[Signature]

Notary Public



FOR OFFICE USE ONLY

Application for Subclass 1A is APPROVED _____ DENIED _____

Liquor Commissioner / Date

Special Conditions: _____

CITY CLERK 16-17
PEORIA, ILLINOIS

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

2016 JUL -8 P 3: 21

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 Gae

1. Name(s), address(es) and phone number(s) of Property Owner(s):
Charles Wessel - 3715 N. Tripli AVE, Tripli, IL 61569 (309)360-7394
2. Name, address and phone number of Intended Lessee:
CASA DE ARTE, LLC 309-253-1686 ARTURO VARGAS
DBA, Casa de Arte 4708 W. ANDOVER DR. 61615
3. Street address of Property requested for approval:
306 Pecan ST. Peoria, IL 61602 (18-08-487-005)
NOTE: All site approvals are 1st floor only, unless specifically applied for and authorized.
4. Legal description of Property listed in #3: Hassler + Cockles Add SE 1/4 sec 8-8N-8E. 0.45 AC
Beg SW COR LOT 2 Hassler Add TH. NW 165 NE, 116.83 SE 165' SW
18.41 to POB Being all lots 1,23 + PT LOTS 4-5 + 7 ALSO PT LOTS →
(OVER)
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: Not at this time
7. What type of sale of alcoholic beverages is the property to be used for (i.e., tavern, restaurant, package liquor, etc.)? tavern/lounge
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 CLASS A
Subclass: 1, 1A, 2, 2A, 3, 3A, 4, 6, 7, 8, 10, 11, 12 1A
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.

Charles Wessel

Subscribed and sworn to before me this
13th day of June, 2016

Signature of Property Owner(s)

Notary Public



FRUSTOM
"OFFICIAL SEAL"
My Commission Expires
October 17, 2018

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

Peoria County, IL



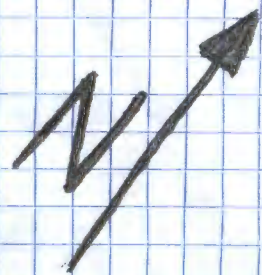
Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Map Scale
1 inch = 42 feet
 5/13/2016

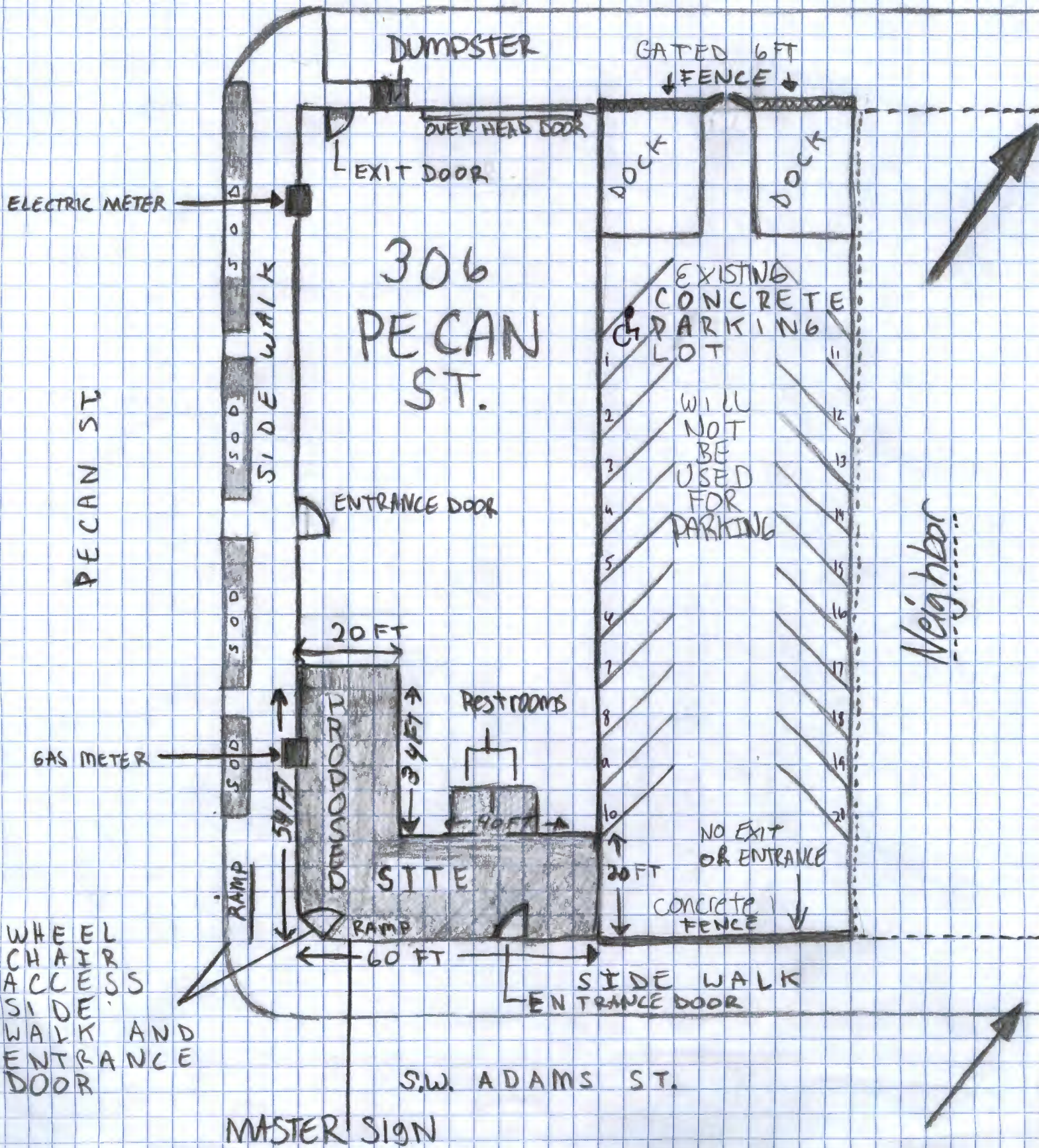


□ EACH SQUARE = 5 Sq. ft.

S.W. MEYER AVE.



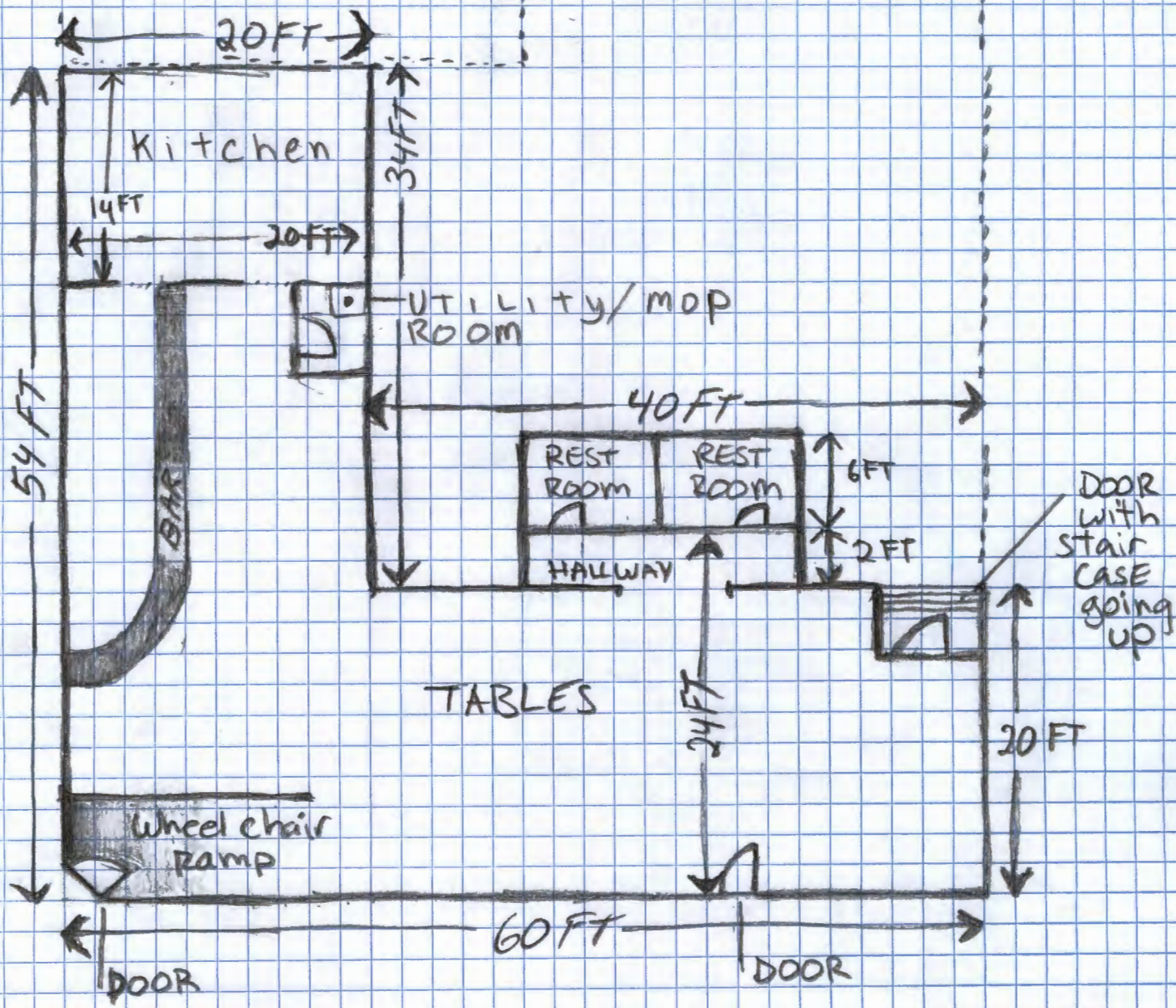
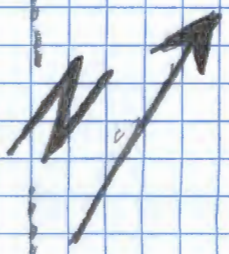
~ MAXIMUM HEIGHT = 30 FT. OF BUILDING



PECAN ST.

VACANT OFFICE SPACE

VACANT WAREHOUSE



ADAMS ST.



Fire Department

July 13, 2016

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 16-17
Casa de Arte, LLC
d/b/a Casa de Arte
306 Pecan
Requesting: Class A (Tavern)
Subclass 1A (2 am closing time)

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 "Capt. 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

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: July 25, 2016
SUBJECT: Case 16-17 Casa de Arte LLC

The Finance Department has no objection to this site approval.

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



CITY OF
PEORIA

Community Development Department

July 19, 2016

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

**RE: Site Approval Application 16-17
Casa de Arte, LLC
d/b/a Casa de Arte
306 Pecan**

**Requesting: Class A (Tavern)
Subclass 1A (2:00 am closing hours)**

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 WH (Warehouse) District. A tavern is a permitted use.
2. The proposed use requires Site Plan Review Board approval; an application is currently under review. Items the applicant must address include parking, signage, lighting, and mechanical screening.
3. The proposed use is a change in occupancy; Architectural Construction Documents by a licensed Illinois Design Professional shall be required. A Certificate of Occupancy must be obtained prior to occupying the structure.

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

Sincerely,

Ross Black
Director

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



PEORIA POLICE DEPARTMENT



July 26, 2016

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

RE: Site Approval Application 16-17
Casa de Arte, LLC
d/b/a Casa de Arte
306 Pecan St.
Requesting: Class A (tavern)
Subclass 1A (2:00 a.m. close)

Dear Commissioners,

A site application has been received from Casa de Arte, LLC, d/b/a Casa de Arte, 306 Pecan St., Peoria, Illinois, for a Class A, Subclass 1A liquor license. This license would allow this location to operate as a tavern with a 2:00 a.m. closing.

Officer Kevin Slavens inspected this site which is located on the corner of SW Adams and Pecan in Peoria's warehouse district. The area is commercial and nearby businesses include a furniture store, remodeling and construction company, a law firm and few vacant buildings. This location had previously operated as a family diner.

It appears that this request is appropriate for this location as it sits in a 2-3 block radius to two other liquor license establishments that have a 2:00 a.m. and 4:00 a.m. closing time. This site is located near the River West residential community but it does not appear that this request would be detrimental to the neighborhood or the nearby businesses. There are no traffic concerns with this application.

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

Sincerely,


Jerry E. Mitchell
Chief of Police

JEM/ks

cc: Deputy Liquor Commissioner
City Clerk
Corporation Counsel

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

NOTICE OF PUBLIC HEARING

The Liquor Commission of the City of Peoria, Illinois will hold a Public Hearing on an application of a Class A Subclass 1A Liquor License for the following described property.

CASA DE ARTE, LLC

(name of establishment)

306 PECAN ST.

(address)

FOR USE AS:

REQUEST FOR A CLASS (TAVERN) LIQUOR LICENSE

WITH A SUBCLASS 1A (2:00 AM CLOSING HOURS) THUR, FRI & SAT

The Hearing will be held on MONDAY - AUGUST 1, 2016 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.

* Pioneer Civic Services Inc
P O Box 5647
Peoria Il 61601

~~Dream Inspired Property Management
LLC
1311 Sw Adams St
Peoria Il 61602~~

* City of Peoria
419 Fulton St
Peoria Il 61602

* Burlington Northern & Santa Fe
Railway Company
Property Tax Department P O Box
961089
Fort Worth Tx 761610089

~~Dream Inspired Property Management
LLC
1311 Sw Adams St
Peoria Il 61602~~

* Wiebler Family Limited Partnership
2505 N Texas Rd
Trivoli Il 61569

~~Burlington Northern & Santa Fe
Railway Company
Property Tax Department P O Box
961089
Fort Worth Tx 761610089~~

* Cooper, Terry C
646 Groveland St
Creve Coeur Il 61610

~~Wiebler Family Limited Partnership
2505 N Texas Rd
Trivoli Il 61569~~

~~Burlington Northern & Santa Fe
Railway Company
Property Tax Department P O Box
961089
Fort Worth Tx 761610089~~

* Eckler, Andrew
532 Phelps St
Peoria Il 61603

* Nabors, Anna M
3308 N Avalon St
Peoria Il 61604

* Dream Inspired Property Management
LLC
1311 Sw Adams St
Peoria Il 61602

* Peoria Housing Authority
Attn Executive Office 100 S Richard
Pryor Pl
Peoria Il 61605

~~Dream Inspired Property Management
LLC
1311 Sw Adams St
Peoria Il 61602~~

* Franks, John J
107 W Cass St P O Box 68
Peoria Il 61650

* Wd Community Investments Inc
P O Box 3794
Peoria Il 61612

~~Burlington Northern & Santa Fe
Railway Company
Property Tax Department P O Box
961089
Fort Worth Tx 761610089~~

~~Franks, John J
107 W Cass St P O Box 68
Peoria Il 61650~~

~~Gabbert, Charles T
125 Barrington St
East Peoria Il 61611~~

~~Peoria Housing Authority
Attn Executive Office 100 S Richard
Pryor Pl
Peoria Il 61605~~

* Wessel, Charles L
3715 N Trivoli Ave
Trivoli Il 61569

~~Peoria Housing Authority
Attn Executive Office 100 S Richard
Pryor Pl
Peoria Il 61605~~

* Richey Family Limited Partnership
1412 Sw Washington St
Peoria Il 61602

* Gabbert, Charles T
125 Barrington St
East Peoria Il 61611

~~Peoria Housing Authority
Attn Executive Office 100 S Richard
Pryor Pl
Peoria Il 61605~~

* Drumheller Bag Newco LLC
1114 Sw Adams St
Peoria Il 61601

* Tcf Industries Inc
107 W Cass St P O Box 68
Peoria Il 616500068

~~Peoria Housing Authority
Attn Executive Office 100 S Richard
Pryor Pl
Peoria Il 61605~~

* Flores, Joseph B
233 Willow Court
East Peoria Il 61611

~~Gabbert, Charles T
125 Barrington St
East Peoria Il 61611~~

~~Burlington Northern & Santa Fe
Railway Company
Property Tax Department P O Box
961089
Fort Worth Tx 761610089~~

~~Bircher, Mark J
1208 N Underhill St
Peoria Il 61606~~

~~Gabbert, Charles T
125 Barrington St
East Peoria Il 61611~~

* ~~Wiebler, Wayne J
615 S Maxwell Rd
Peoria Il 61607~~

~~Peoria Housing Authority
Attn Executive Office 100 S Richard
Pryor Pl
Peoria Il 61605~~

* ~~Bircher, Mark
1217 Sw Adams St
Peoria Il 61602~~

~~Burlington Northern & Santa Fe
Railway Company
Property Tax Department P O Box
961089
Fort Worth Tx 761610089~~

~~Dream Inspired Property Management
LLC
1311 Sw Adams St
Peoria Il 61602~~

~~Dream Inspired Property Management
LLC
1311 Sw Adams St
Peoria Il 61602~~

~~Drumheller Bag Newco LLC
1114 Sw Adams St
Peoria Il 61601~~

~~Bee-j Properties LLC
400 Center St
East Peoria Il 61611~~

* ~~Toner, Hugh F III
1216 Sw Adams St
Peoria Il 61602~~

* ~~Sandberg, Colt M
1213 Sw Adams St
Peoria Il 61602~~

~~Wiebler Family Limited Partnership
2505 N Texas Rd
Trivoli Il 61569~~

~~Wiebler Family Limited Partnership
2505 N Texas Rd
Trivoli Il 61569~~

~~Gabbert, Charles T
125 Barrington St
East Peoria Il 61611~~

~~Wd Community Investments Inc
P O Box 3794
Peoria Il 61612~~

~~Gabbert, Charles T
125 Barrington St
East Peoria Il 61611~~

* ~~Dooley Bros
1201 Sw Washington St
Peoria Il 61602~~

~~Pioneer Civic Services Inc
P O Box 5647
Peoria Il 61601~~

* ~~D&b Developers LLC
112 Fawn Ct
Washington Il 61571~~

~~Hoogland Tapper, C R
1022 E Adams St
Springfield Il 62703~~

~~Peoria Housing Authority
Attn Executive Office 100 S Richard
Pryor Pl
Peoria Il 61605~~

~~Pioneer Civic Services Inc
P O Box 5647
Peoria Il 61601~~

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

ARTURO VARGAS, being duly sworn, does hereby swear/affirm that:

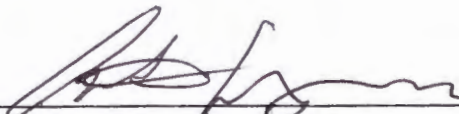
1. I am the Liquor Licensee of Casa de ARTE
(establishment name)

located at 306 Pecan St., Peoria, Illinois.
(address)

2. On 7-11-16, 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.

 ARTURO VARGAS
(Signature of Liquor Licensee) 309-253-1686

Subscribed and sworn to before me
this 8th day of July,
2016.

Torina D. Bonds
Notary Public

