

**18-05**

**Cyd's Sensationals, Ltd.**

**d/b/a Cyd's Gourmet Kitchen**

**5805 N. Knoxville (moving license from 5901 N. Prospect, Suite 5A)**

**Requesting: Class B (restaurant, 50% food)**

**Subclass 3 (beer garden)**

Emily Cotton & Cyd Henricksen, Owners, presented a Site Application for a Class B (restaurant, 50% food) Liquor License, with a Subclass 3 (beer garden) at 5805 N. Knoxville.

In discussion with Chairman Miller, Ms. Cotton confirmed that they recently closed the Prospect Road location and were moving to the former Donovan Park Clubhouse. She said they were hoping to open the lower level in mid-April and she said they wanted to open the full-service restaurant, including the beer garden area, later in May.

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

Commissioner Cassidy moved to recommend approval of the Site Application for a Class B (restaurant, 50% food) Liquor License, with a Subclass 3 (beer garden) at 5805 N. Knoxville, contingent upon the issuance of a Certificate of Occupancy; seconded by Commissioner Coates.

Approved by roll call vote.

Yeas: Cassidy, Coates, Kouri, Miller, O'Brien - 5;

Nays: None.

Chairman Miller stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, March 13, 2018, at 6:00 p.m. and a representative of this establishment should be present at that meeting.

## MEMORANDUM

TO: Shannon Techie, Community Development  
Officer Kevin Slavens, Police - TOU  
Lt. Earnest McCall, Police - Traffic Division  
Fire Engineer Charlie Perrin, Fire Prevention Division  
Jodi Maybanks, Accounts Receivable (email)  
Don Leist, Corporation Counsel  
Julie Schmidt, Public Works (Sidewalk Café Requests Only)

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

DATE: February 16, 2018

SUBJECT: **SITE APPLICATION: Case: 18-05**  
**Cyd's Sendsationals, Ltd.**  
**d/b/a Cyd's Gourmet Kitchen**  
**5805 N. Knoxville (moving license from 5901 N. Prospect, Suite 5A)**  
**Requesting: Class B (restaurant, 50% 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, March 5, 2018. **Contact person for this application is Emily Cotton (PH: 453-4421)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: February 22, 2018 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):  
Peoria Park District, 1125 N. Lake Ave, 682-1200

2. Name, address and phone number of Intended Lessee:  
Cyd Henry, 478 High Point Rd, Peoria IL 61614  
on behalf of 'Cyd's Gourmet Kitchen'

3. Street address of Property requested for approval:  
5805 N. Knoxville Ave, Peoria 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:  
land parcel in Donovan park solely used for full-service restaurant  
cafe and take away food establishment. See attached

5. Are there any improvements (buildings, accessories, etc.) presently on the property?  
Yes  No  If Yes, please give description of same:  
Former Donovan Clubhouse, split-level restaurant + retail space

6. Are you planning to build any improvements upon the property? yes If Yes, please indicate such improvements:  
complete renovation + addition five guest restrooms  
or extension on dining room

7. What type of sale of alcoholic beverages is the property to be used for (i.e., tavern, restaurant, package liquor, etc.)?  
restaurant + package liquor

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

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.

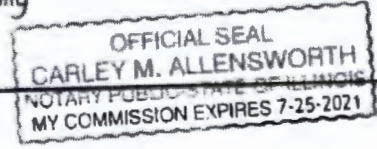
Emily Gehl

Subscribed and sworn to before me this  
20th day of February, 2018.

Carley M. Allensworth  
Notary Public

Signature of Property Owner(s)

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



<input type="text"/> <input type="button" value="Search"/> <input type="button" value="Details"/> <input type="button" value="Map"/> <input type="text"/>	
Owner City	PEORIA
Owner State	IL
Owner Zip	61614
Property Type	
Property Address	5805 N KNOXVILLE AVE
Property City	PEORIA
Property State	IL
Property Zip	61614
Tax Code	001
Neighborhood Number	99992
Legal Description	SW 1/4 SEC 16-9-8E 142.44 AC ALL THAT PT SW 1/4 SEC 16 LYING SW OF CRI&P RR ROW (AKA LOTS 17 THRU 26 HILLIS  SUB & LOTS 1 THRU 6 SUB OF PT SW 1/4 SEC 16)
House Style	
Stories	
Exterior Construction	
Year Built	0
Effective Year Built	0

**Peoria County Front Desk**

Quick Search   Identify

Street View   Community Info   Map Layers   Print

Peoria County, IL, HERE, USGS

**BEER GARDEN**

**APPLICATION FOR SUBCLASS 3 LIQUOR LICENSE**

Present License Class B3A Present License No. 689 (\$50.00 filing fee)

Establishment Name: Cyd's Sandwiches, Ltd.

Address 5805 N. Knoxville Ave, Peoria 01614

**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.

Cyd Henderson  
Signature of Licensee or Agent

Subscribed and sworn to before me this 19th  
day of February, 2018.

John D. Bonds  
Notary Public

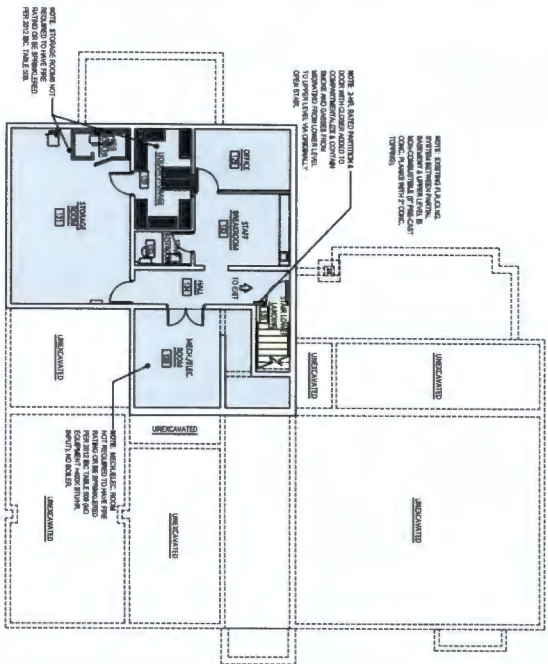


**FOR OFFICE USE ONLY**

Application for Subclass 3 is APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_

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

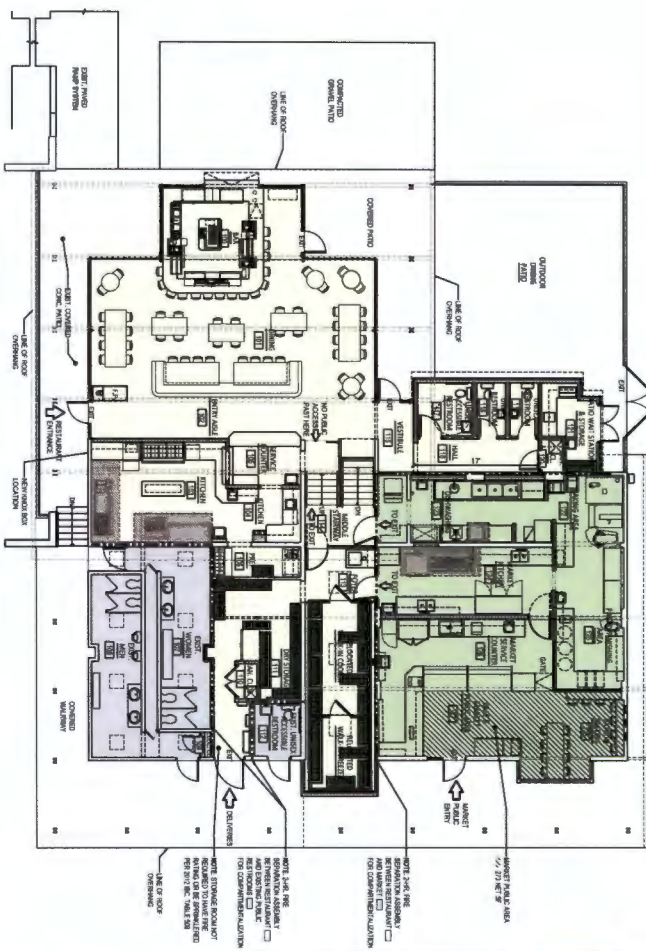
Special Conditions: \_\_\_\_\_



1 Partial Basement Life Safety Plan  
SCALE: 1/8" = 1'-0"



2 Upper Level Life Safety Plan  
SCALE: 1/8" = 1'-0"



**FIRE AREAS (SEPARATED BY 200' FIRE SEPARATION ASSEMBLY)**

- RESTAURANT: 211 NET SF, POPULATION: 14 PERSONS
- BAR: 118 NET SF, POPULATION: 4 PERSONS
- STAFF RESTROOM: 118 NET SF, POPULATION: 4 PERSONS
- RESTROOM: 118 NET SF, POPULATION: 4 PERSONS
- UNDEVELOPED: 120 NET SF, POPULATION: 20 PERSONS

- GENERAL NOTES:**
1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM CODE (NFAC).
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  16. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM CODE (NFAC).
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  20. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM CODE (NFAC).

**BUILDING CODE REVIEW SUMMARY**

APPLICABLE BUILDING CODE	TYPE OF CONSTRUCTION	USE GROUP	REMARKS
INTERNATIONAL BUILDING CODE (IBC)	TYPE III	GROUP A	ALL REQUIREMENTS MET
INTERNATIONAL FIRE ALARM CODE (NFAC)	TYPE III	GROUP A	ALL REQUIREMENTS MET
INTERNATIONAL MECHANICAL CODE (IMC)	TYPE III	GROUP A	ALL REQUIREMENTS MET
INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC)	TYPE III	GROUP A	ALL REQUIREMENTS MET
INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	TYPE III	GROUP A	ALL REQUIREMENTS MET
INTERNATIONAL SMOKE CONTROL CODE (ISCC)	TYPE III	GROUP A	ALL REQUIREMENTS MET
INTERNATIONAL SAFETY CODE (ISFC)	TYPE III	GROUP A	ALL REQUIREMENTS MET
INTERNATIONAL SIGNAGE CODE (ISNC)	TYPE III	GROUP A	ALL REQUIREMENTS MET
INTERNATIONAL VIDEO CODE (IVC)	TYPE III	GROUP A	ALL REQUIREMENTS MET
INTERNATIONAL WIRELESS CODE (IWC)	TYPE III	GROUP A	ALL REQUIREMENTS MET
INTERNATIONAL WOOD PRESERVATION CODE (IWPC)	TYPE III	GROUP A	ALL REQUIREMENTS MET
INTERNATIONAL ZONING CODE (IZC)	TYPE III	GROUP A	ALL REQUIREMENTS MET

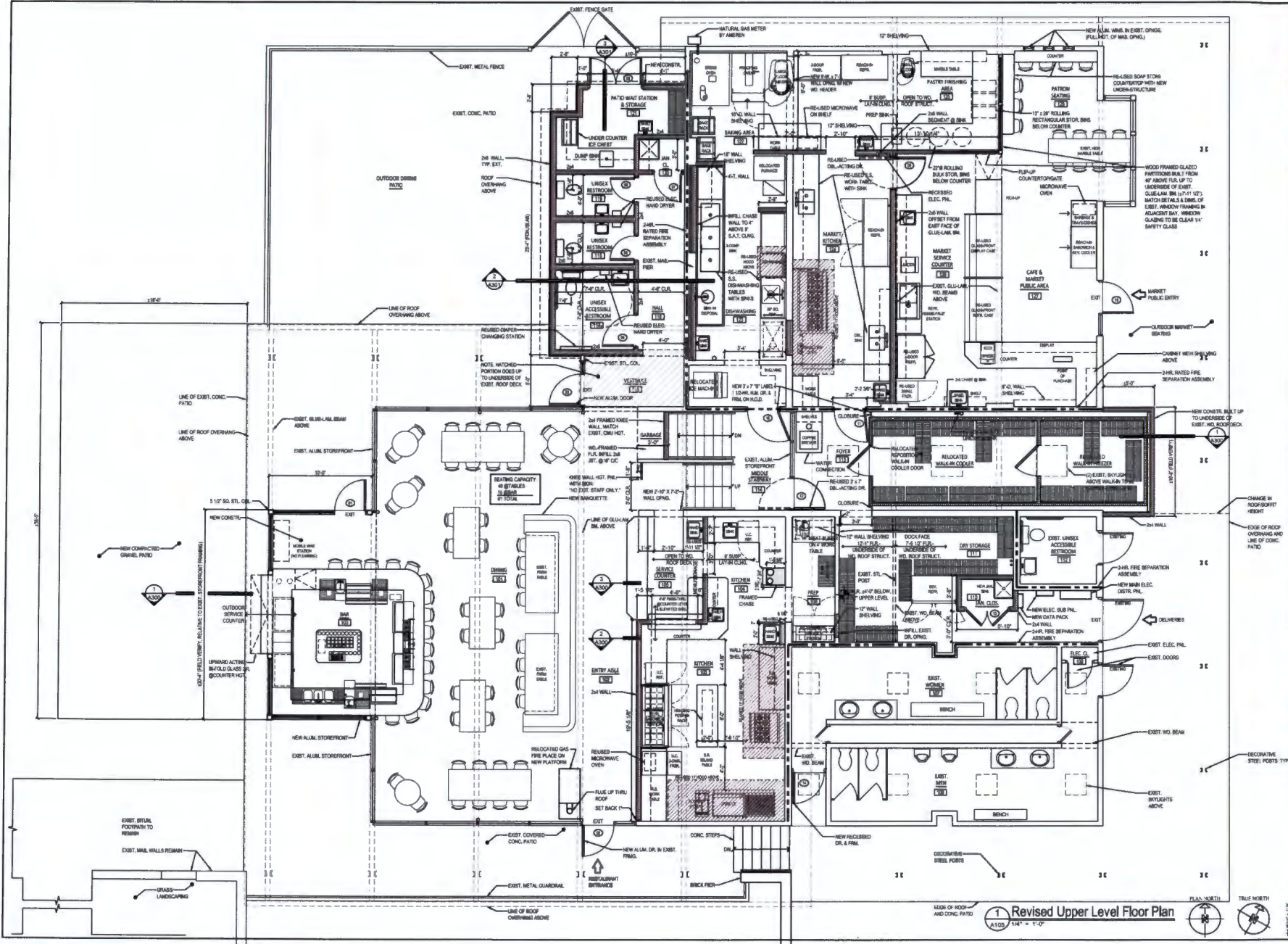
**LIFE SAFETY/CODE PLANS**

**Donovan Park Clubhouse Remodel for Cyd's**  
5805 N. Knoxville Ave.  
Peoria, IL 61614

DATE	01/14/14
BY	MM
CHKD BY	MM
SCALE	AS SHOWN
PROJECT NO.	LS100
SHEET NO.	1 OF 1

**apaco** architects  
engineers  
planners  
interior designers

1000 N. UNIVERSITY AVENUE  
PEORIA, ILLINOIS 61614  
TEL: 309.673.1111  
WWW.APACOARCHITECTS.COM



REVISED UPPER LEVEL FLOOR PLAN

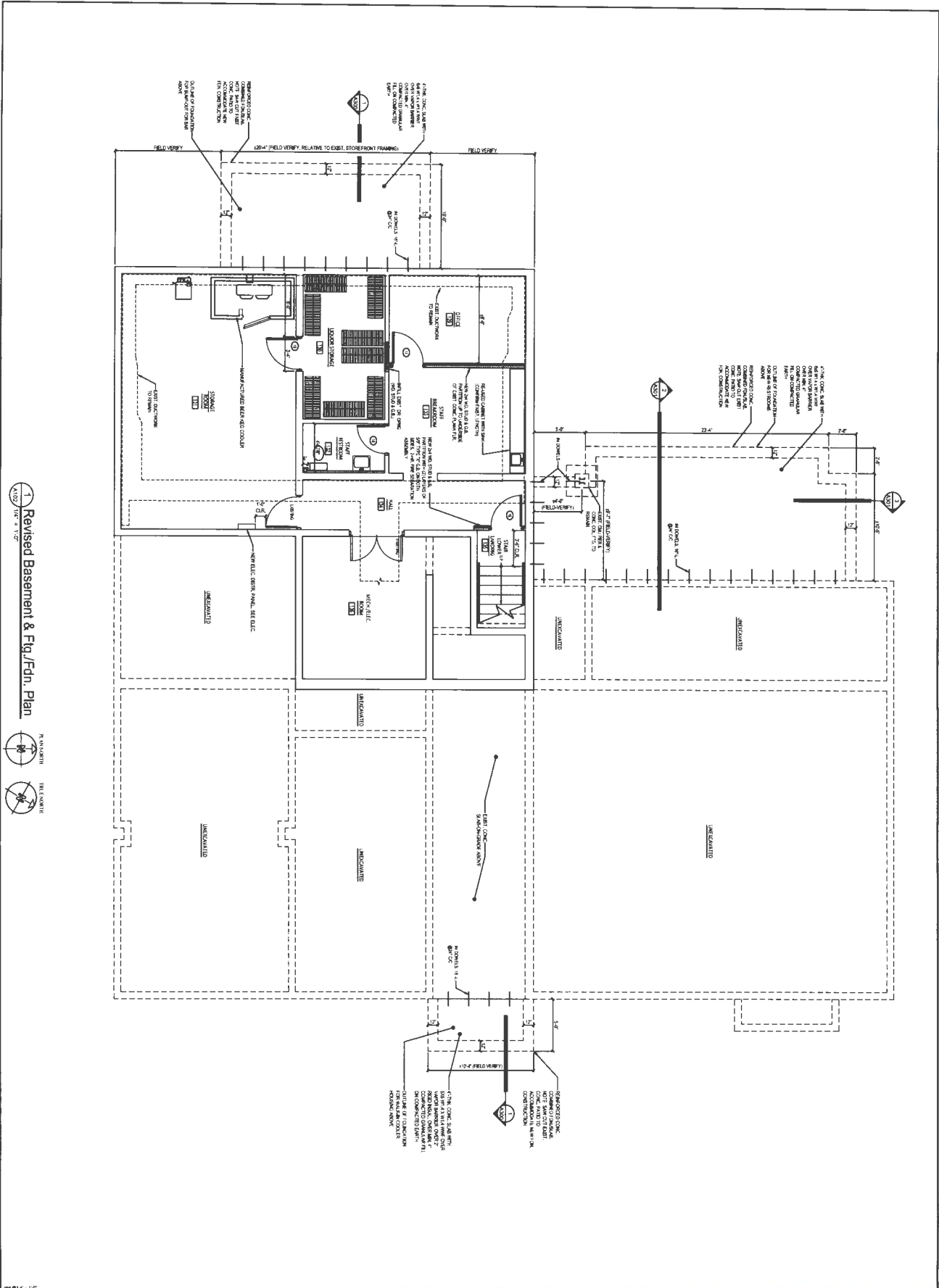
Donovan Park Clubhouse Remodel for Cyd's

5805 N. Knoxville Ave.

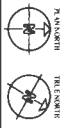
Peoria, IL 61614

DATE: 01-18-18  
DRAWN BY: BAW  
CHECKED BY: MAM  
DATE: 01-18-18

PROJECT: 2017907.00  
SHEET: A103  
5 OF 12



1 Revised Basement & FTG./FDN. Plan



NO.	DATE	BY	CHKD.	DESCRIPTION
1	07/14/10	BAW		ISSUED FOR PERMITS
2	07/14/10	BAW		ISSUED FOR PERMITS
3	07/14/10	BAW		ISSUED FOR PERMITS
4	07/14/10	BAW		ISSUED FOR PERMITS
5	07/14/10	BAW		ISSUED FOR PERMITS
6	07/14/10	BAW		ISSUED FOR PERMITS
7	07/14/10	BAW		ISSUED FOR PERMITS
8	07/14/10	BAW		ISSUED FOR PERMITS
9	07/14/10	BAW		ISSUED FOR PERMITS
10	07/14/10	BAW		ISSUED FOR PERMITS

REVISED BASEMENT & FTG./FDN. PLAN

**Donovan Park Clubhouse Remodel for Cyd's**  
 5805 N. Knoxville Ave.  
 Peoria, IL 61614

**apaco** architects  
 engineers  
 designers

210 East 10th Street  
 Peoria, IL 61602  
 T: 309.695.0727 F: 309.695.4766





CITY OF  
**PEORIA**

**Community Development Department**

February 20, 2018

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

RE: **Case: 18-05**  
**Cyd's Sensationals, Ltd.**  
**d/b/a Cyd's Gourmet Kitchen**  
**5805 N. Knoxville (moving license from 5901 N. Prospect, Suite SA)**  
**Requesting: Class B (restaurant, 50% 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:

1. An intergovernmental agreement between the City of Peoria and the Pleasure Driveway and Park District of Peoria, was approved by the City Council on December 12, 2017, to allow the use of a restaurant at Donovan Park.
2. Building permit number 18-6 was issued on February 1<sup>st</sup> for a building addition and interior remodel, and work is in progress.

The Community Development Department does not object to the issuance of a liquor license at this location.

Sincerely,

Ross Black  
Director

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



Fire Department

Liquor Commission  
Office of Corporation Counsel  
City of Peoria, IL

Re: Site Approval Application  
Case: 18-05  
Cyd's Sensationals, Ltd  
d/b/a Cyd's Gourmet Kitchen  
5805 N Knoxville (moving license from 5901 N Prospect, Suite 5A)  
Requesting: Class B (restaurant, 50% food)  
Subclass 3 (beer garden)

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 "Charles A. Perrin".

**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](mailto:CPerrin@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: February 23, 2018  
SUBJECT: Case 18-05 Cyd's Gourmet Kitchen

The Finance Department has no objection to this site approval.

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



PEORIA POLICE DEPARTMENT



February 26, 2018

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

RE: Site Approval Application #18-05  
Cyd's Sensationals, Ltd.  
d/b/a Cyd's Gourmet Kitchen  
5805 N. Knoxville Ave. (moving license from 5901 N. Prospect Rd. Suite 5A)  
Requesting: Class B (restaurant, 50% food)  
Subclass 3 (beer garden)

Dear Commissioners,

A site application has been received from *Cyd's Sensationals, Ltd.*, d/b/a *Cyd's Gourmet Kitchen*, 5805 N. Knoxville Ave., Peoria, Illinois for a Class B and Subclass 3 liquor license. This license would allow the applicant to have a full service bar, as well as operate a beer garden at this restaurant. The applicant is relocating from 5901 N. Prospect Rd., Suite 5A, Peoria, Illinois to this proposed site.

Officer Kevin Slavens inspected the site which sits inside the former the Peoria Park District Donovan Golf Course. This building site was previously used as the club house for the golf course.

The request for a beer garden at this site is reasonable and would not be detrimental to the area since there are no surrounding businesses or residential neighborhoods. This site approval request appears to be appropriate for this location and would not be detrimental to the surrounding area or neighborhood. There are no traffic or parking concerns raised by this request.

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

Sincerely,

Loren Marion III  
Interim Chief of Police

LM/ks

cc: Deputy Liquor Commissioner  
City Clerk  
Corporation Counsel

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



Serving the People where they live.

TOWN OF THE CITY OF PEORIA, ILLINOIS

**Max E. Schlafley – Township Assessor**

2/19/18

Emily,

In response to our conversation regarding a list of property owners within 300' of the new location of Cyds at Donavon Park, there aren't any.

I've attached a copy of a map showing where 300' falls around the building where Cyds will be located. You will notice that it falls within Donavon Park.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Max Schlafley", with a large, stylized flourish at the end.

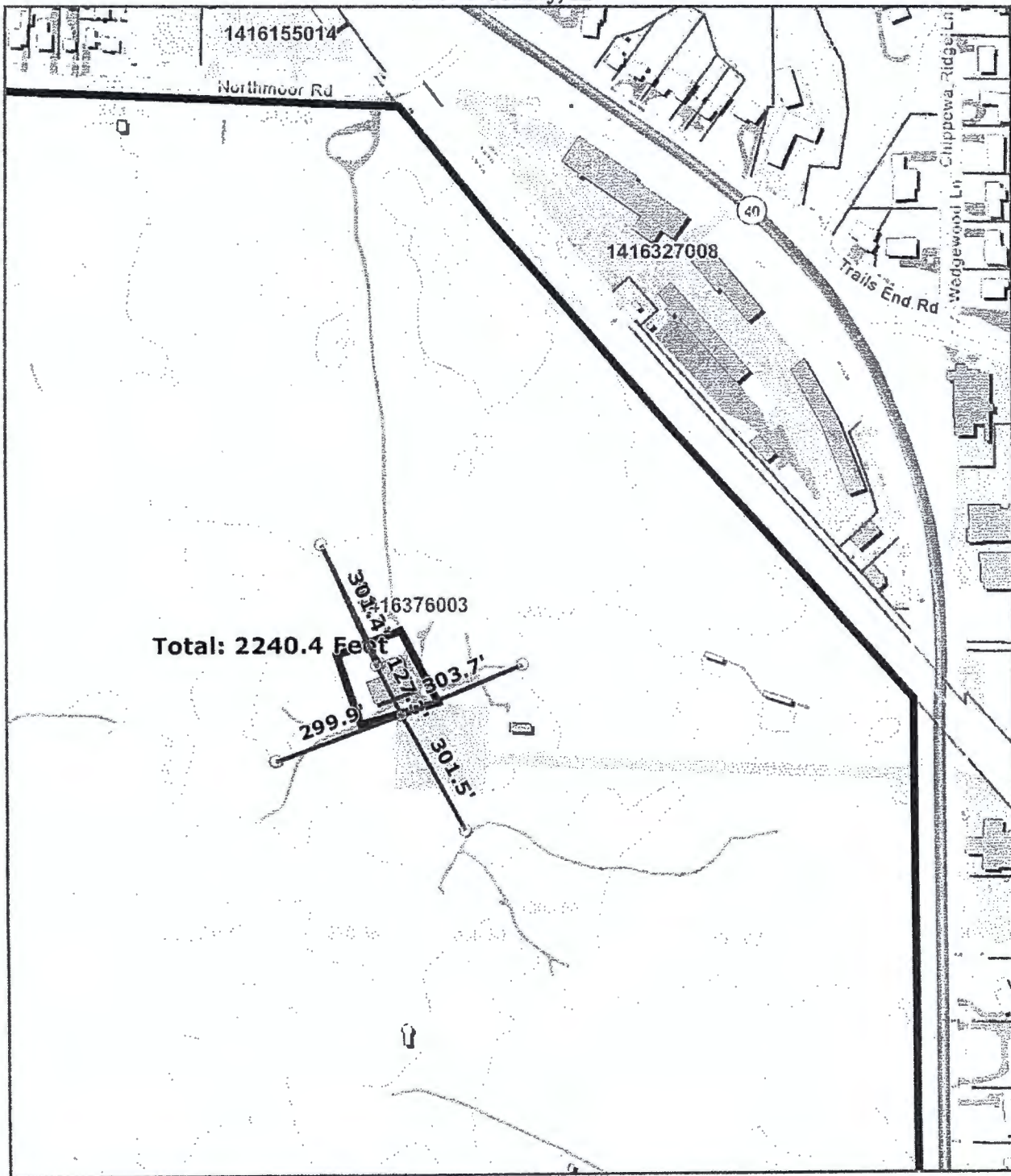
Max Schlafley  
Peoria Township Assessor

MS/hh

---

**Max E. Schlafley, Township Assessor**  
205 S.W. Adams St.  
Peoria, IL 61602  
Phone: (309) 494-8180  
Fax: (309) 494-8199  
E-mail: [m:schlafley@sbcglobal.net](mailto:m:schlafley@sbcglobal.net)

### 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 = 333 feet  
2/16/2018



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 3 Liquor License for the following described property.

CYD'S SENDSATIONALS, D/B/A CYD'S GOURMET KITCHEN  
(name of establishment)

5805 N. KNOXVILLE (MOVING LICENSE FROM 5901 N. PROSPECT, STE 5A)  
(address)

FOR USE AS:

---

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

LIQUOR LICENSE WITH A SUBCLASS 3 (BEER GARDEN).

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The Hearing will be held on MONDAY - MARCH 5, 2018 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.

