

18-02 **Portillo's Hot Dogs, LLC**
d/b/a Portillo's
4412 N. Rockwood
Requesting: Class G-B (beer & wine only)

Sarah Mancilla, General Manager, presented a Site Application for a Class G-B (beer & wine only restaurant) Liquor License at 4412 N. Rockwood.

In discussion with Chairman Miller, Ms. Mancilla reported that she had been General Manager for Portillo's for the past ten years. She said they had anticipated taking possession of the building on the 30th of March. She said they would be giving away free meals and she said they had also planned a soft opening. She said there would be a grand opening on April 30th. She said their hours of operation were from 10:30 a.m. to 10:30 p.m. Sunday thru Thursday, and 10:30 a.m. to 11:00 p.m. on Friday and Saturday.

During discussion in regards to the Class G-B (beer & wine only restaurant) request, Ms. Mancilla explained they were planning to serve three types of draft beer and she said they would also serve individual portions of wine that they would pour into a cup. She said beer and wine was only a small portion of their sales.

In response to more questions from Chairman Miller, Ms. Mancilla referred to the diagram and she gave a brief overview of the beer garden area. She explained that the area would be located in the front of the building and she said it would be closely monitored by trained Staff.

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

Commissioner O'Brien moved to recommend approval of the Site Application for a Class G-B (beer & wine only restaurant) Liquor License, with a Subclass 3 (beer garden) at 4412 N. Rockwood, 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.

MEMORANDUM

TO: Josh Naven, 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
Julie Schmidt, Public Works (Sidewalk Café Requests Only)

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

DATE: January 24, 2018

SUBJECT: **SITE APPLICATION: Case: 18-02**
Portillo's Hot Dogs, LLC
d/b/a Portillo's
4412 N. Rockwood
Requesting: Class G-B (beer & wine only restaurant)
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 Adam Brown – Facilities and Construction Manager (PH: 224-244-3758)** 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

2018 JAN 19 A 9:38

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

Both Beer

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):
WCT Properties, Inc.

2. Name, address and phone number of Intended Lessee:
Portillo's Hot Dogs, LLC

3. Street address of Property requested for approval:
4412 N. Rockwood Road
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 X No If Yes, please give description of same:
All existing improvements being demoed (including building and buildings)

6. Are you planning to build any improvements upon the property? Yes If Yes, please indicate such improvements: Building a new restaurant

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

8. Is this property located in a residential section? Yes No X

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 G-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 X
(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
15 day of November, 2017

Amanda Strauss
Notary Public

William Tazeha
WCT Properties President
Signature of Property Owner(s)

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



LEGAL DESCRIPTION OF PREMISES

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION NINETEEN (19), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 19; THENCE SOUTH 89°-54'-04" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4), 271.95 FEET; THENCE NORTH 00°-12'-11" WEST, 326.10 FEET TO THE EAST RIGHT-OF-WAY LINE OF ROCKWOOD ROAD AND THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: FROM THE POINT OF BEGINNING, (THE FOLLOWING THREE COURSES ARE ALONG SAID EAST RIGHT-OF-WAY LINE), THENCE CONTINUING NORTH 00°-12'-11" WEST, 36.51 FEET; THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 345.00 FEET FOR AN ARC DISTANCE OF 249.97 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 20°-57'-36" WEST, AND A LENGTH OF 244.54 FEET; THENCE NORTH 41°-43'-01" WEST, 49.99 FEET; THENCE SOUTH 89°-59'-00" EAST, 298.64 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH STERLING AVENUE; (THE FOLLOWING FOUR COURSES ARE ALONG SAID WEST RIGHT-OF-WAY LINE); THENCE SOUTH 00°-26'-41" EAST, 104.52 FEET; THENCE SOUTH 03°-10'-16" EAST, 68.98 FEET; THENCE SOUTH 00°-26'-41" EAST, 78.74 FEET; THENCE SOUTH 10°-05'-51" WEST, 51.47 FEET TO THE NORTH RIGHT-OF-WAY LINE OF JAMES BAUMANN WAY; (THE FOLLOWING FOUR COURSES ARE ALONG SAID NORTH RIGHT-OF-WAY LINE OF JAMES BAUMANN WAY); THENCE IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 64.80 FEET FOR AN ARC DISTANCE OF 73.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 47°-58'-32" WEST, AND A LENGTH OF 69.30 FEET; THENCE SOUTH 77°-12'-40" WEST, 69.96 FEET; THENCE NORTH 72°-55'-09" WEST, 32.69 FEET; THENCE NORTH 23°-29'-43" WEST, 57.77 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 1.663 ACRES, MORE OR LESS.

Property Address: 4412 N. Rockwood Road, Peoria, IL 61615

Parcel Identification Numbers:

14-19-379-012	14-19-379-011	14-19-379-010
14-19-379-005	14-19-379-008	

BEER GARDEN

APPLICATION FOR SUBCLASS 3 LIQUOR LICENSE

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

Establishment Name: Portillo's Hot Dogs, LLC

Address 4412 Rockwood Road, Peoria, IL 61615

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.

Portillo's Hot Dogs, LLC
[Signature]

Signature of Licensee or Agent Susan B. Shelton, General Counsel & Secretary

Subscribed and sworn to before me this 22nd day of January, 2018.

Elizabeth J. Hackett
Notary Public

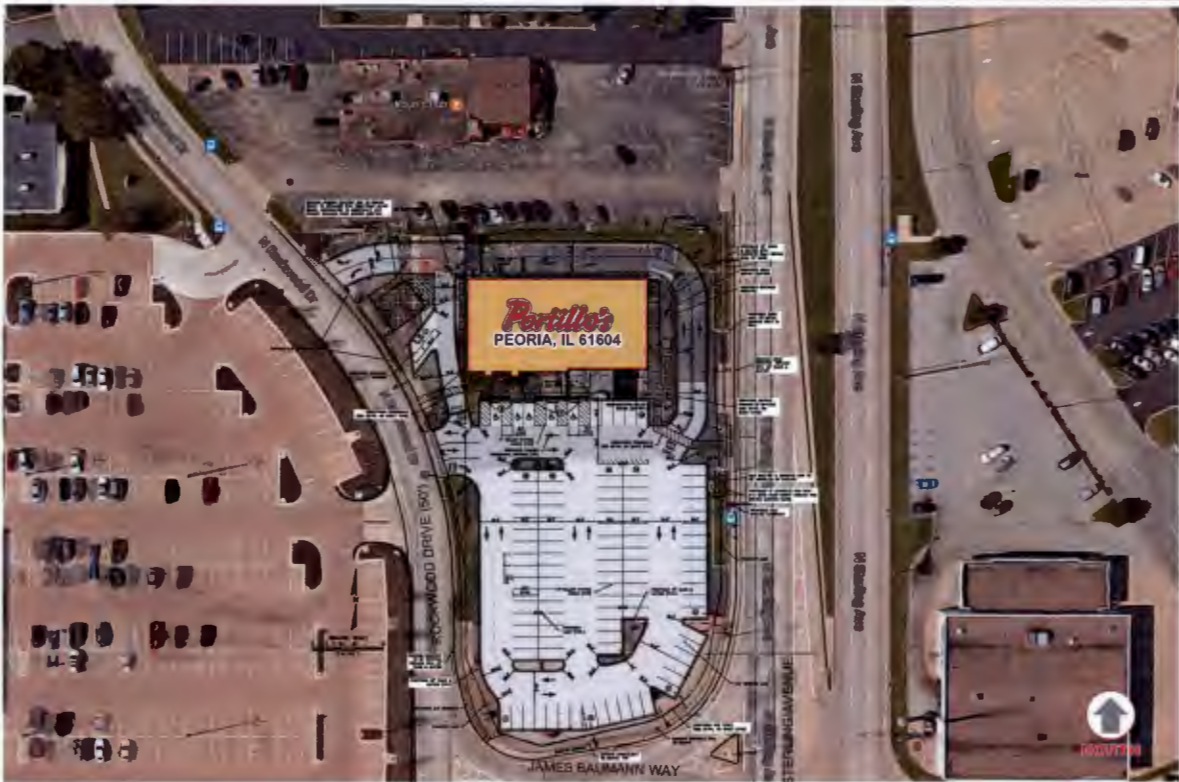


FOR OFFICE USE ONLY

Application for Subclass 3 is APPROVED DENIED

W. Eric Turner
Liquor Commissioner / Date

Special Conditions: _____



Ariel Site Plan - Close Up

Perillo's

BEEF • BURGERS • SALADS
PEORIA, IL 61604

drawn by
PAMELA F

job#: 17-6884
05-11-17
rev.# 05-26-17

Comments:

**OLYMPIC
SIGNS**

1130 N. Oakfield
Lombard, IL 60148

Ph.# 630.424.6100

Fx.# 630.424.6120

WWW.OLYSIGNS.COM

TO: Trina Bonds, Liquor Commission Secretary
FROM: Jodi Maybanks , Accounts Receivable Supervisor
DATE: January 30, 2018
SUBJECT: Case 18-02 Portillo's Hot Dogs, LLC

The Finance Department has no objection to this site approval.

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



Fire Department

January 31, 2018

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 18-02
Portillo's Hot Dog, LLC
d/b/a Portillo's
4412 N. Rockwood Road
Requesting: Class G-B (beer & wine only restaurant)
Subclass 3 (beer garden)

Liquor Commissioners,

The above mentioned business has not completed 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.

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





PEORIA POLICE DEPARTMENT



February 9, 2018

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

RE: Site Approval Application 18-02
Portillo's Hot Dogs, LLC
d/b/a Portillo's
4412 N. Rockwood Dr.
Requesting: Class G-B (beer and wine only restaurant)
Subclass 3 (beer garden)

Dear Commissioners,

A site application has been received from *Portillo's Hot Dogs, LLC*, d/b/a Portillo's, 4412 N. Rockwood Dr., Peoria, Illinois for a Class G-B and Subclass 3 liquor license. This license would allow the applicant to sell and serve beer and wine only, as well as operate a beer garden at this new restaurant.

Officer Kevin Slavens inspected the site which is on Rockwood Drive just south of Scenic Drive and resides in an establish retail commercial district. This location neighbors several other restaurants, retail shops, and other office buildings. Westlake shopping center is located directly in front the restaurant to the southwest and the Northwoods mall is located directly across Sterling Avenue to the northeast. There are no nearby residences or residential neighborhoods near this proposed site.

The request for a beer garden at this site is reasonable and would not be detrimental to the surrounding businesses or neighborhood, as there are three nearby licensed restaurants that all have either a beer garden or side walk café'. This site approval request appears to be appropriate for this location and would not be detrimental to the surrounding businesses 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



COMMUNITY DEVELOPMENT DEPARTMENT

February 22, 2018

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

RE: **Site Approval Application 18-02**
Portillo's Hot Dogs, LLC
d/b/a Portillo's
4412 N. Rockwood Road

Requesting: Class G-B (Beer & Wine only Restaurant)
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 zoned C1 (General Commercial) district. Restaurants and Beer Gardens are permitted uses within this zoning district with the proper approvals.**

Sincerely,

Ross Black
Director

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

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 18-02
d/b/a Portillo's Hot Dogs, LLC
4412 N. Rockwood
Requesting: Class G-B (beer & wine only restaurant)
Subclass 3 (beer garden)

Liquor Commissioners,

The above mentioned business is underway completing their construction. This business will be required to meet the adopted building and electrical, hvac, plumbing codes prior to occupancy.

William Dodd
Building Inspector
City of Peoria
419 Fulton St, Suite 300
Peoria, IL 61602
wdodd@peoriagov.org
309-194-8653



NOTICE OF PUBLIC HEARING

The Liquor Commission of the City of Peoria, Illinois will hold a Public Hearing on an application of a Class G-B Subclass 3 Liquor License for the following described property.

PORTILLO'S HOT DOGS, LLC D/B/A PORTILLO'S
(name of establishment)

4412 N. ROCKWOOD ROAD
(address)

FOR USE AS:

REQUEST FOR A CLASS G-B (BEER & WINE ONLY RESTAURANT)

LIQUOR LICENSE WITH A SUBCLASS 3 (BEER GARDEN).

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.

City of Peoria
419 Fulton St
Peoria Il 61602

Northwoods Shopping Center LLC
Attn Real Estate P O Box 7019
Indianapolis in 462077019

Wine Estate, Boris J
301 Sw Adams St Suite 700
Peoria Il 61602

~~Wine Estate, Boris J
301 Sw Adams St Suite 700
Peoria Il 61602~~

Westlake Shopping Center LLC
406 Sw Washington St
Peoria Il 61602

~~Wct Properties Inc
2813 N Main St
East Peoria Il 61611~~

Wct Properties Inc
2813 N Main St
East Peoria Il 61611

~~Westlake Shopping Center LLC
406 Sw Washington St
Peoria Il 61602~~

Cilco
P O Box 66149 Mc 210
Saint Louis Mo 631666149

Ejm 4307 LLC
C/O Earlynn J Miller 1587 Hillcrest
Dr
Harrisonburg Va 22802

~~Ejm 4307 LLC
C/O Earlynn J Miller 1587 Hillcrest
Dr
Harrisonburg Va 22802~~

~~Westlake Shopping Center LLC
406 Sw Washington St
Peoria Il 61602~~

~~Westlake Shopping Center LLC
406 Sw Washington St
Peoria Il 61602~~

Lovell, Calvin E
3448 Stirling Rd
Palm Harbor Fl 34684

Sunil Peoria LLC
First Rockford Group Attn Marvin
Keys 6801 Spring Creek Rd
Rockford Il 61114

Sears Roebuck and Co
D768tax B2-107a 3333 Beverly Rd
Hoffman Estates Il 60179

STATE OF ILLINOIS)
 Dupage) ss
COUNTY OF PEORIA)

AFFIDAVIT

Susan B. Shelton, General Counsel &
Secretary of Portillo's Hot Dogs, LLC, being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of Portillo's Hot Dogs, LLC
(establishment name)

located at 4412 N. Rockwood Road, Peoria, Illinois.
(address)

2. On January 22, 2018, 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.

Portillo's Hot Dogs, LLC

Susan B. Shelton

(Signature of Liquor Licensee) Susan B. Shelton, General Counsel
& Secretary

Subscribed and sworn to before me
this 22nd day of January
2018.

Elizabeth J. Hackett
Notary Public

