

MEMORANDUM

TO: Leah Allison, Community Development
Officer Kevin Slavens, Police - TOU
Lt. Earnest McCall, Police - Traffic Division
Fire Engineer Charlie Perrin, Fire Prevention Division
Rebecca Runyon, Accounts Receivable Supervisor
Mayor Jim Ardis, Liquor Commissioner
Tim Riggerbach, Council Member
Don Leist, Corporation Counsel
Emily Ambroso, Public Works (Sidewalk Café Requests Only)

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

DATE: October 8, 2019

SUBJECT: **SITE APPLICATION:** Case: 19-20
Mezcal & Miel Company
d/b/a Mezcal & Miel
3504 N. Prospect Road
Requesting: Class C-1 (packaged goods)
Subclass 6 (product tastings)

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, November 4, 2019. **Contact person for this application is Christell Frausto (PH: 349-4636)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: October 24, 2019 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, IL

2019 OCT -8 AM 10:34

Bern Ball

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):
Crew Land LLC, 6000 W. War Memorial Dr. 61615
2. Name, address and phone number of Intended Lessee:
CFS United Investment Plan
Christell Frausto 848 N. Main Street, East Peoria, IL 61611 3093494636
3. Street address of Property requested for approval:
Business: Mezcal & Miel Company DBA: Mezcal + Miel IL 61614
3504 N. Prospect Road, Peoria

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

4. Legal description of Property listed in #3:
Reservoir Heights SE 1/4 SEC 27-9N-8E LOTS 35-40 3/4 W 25' LOT 34
BLK 4
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? Yes If Yes, please indicate such improvements:
Facelift the front, add ^{new} windows, New signs, hvac, electric, plumbing
7. What type of sale of alcoholic beverages is the property to be used for (i.e., tavern, restaurant, package liquor, etc.)?
package liquor - mezcal & tequila specialty store
cocktail ingredients, honey, in addition to other spirits. Bar accessories + furniture.
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 C1
Subclass: 1, 1A, 2, 2A, 3, 3A, 4, 6, 7, 8, 10, 11, 12 6
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
7th day of October, 2019.

Sandra Moore Owen

Notary Public

Signature of Property Owner(s)



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

PRODUCT TASTING

APPLICATION FOR SUBCLASS 6 LIQUOR LICENSE

Present License Class _____ Present License No. _____

Establishment Name Mezcal 3 Miel

Address 3504 N. Prospect Ave

Type of Function: Highend liquor store w/ tastings classes

Date/Hours of Function: M-F 9-10pm

List any liquor code violations for past 3 years: NO

Has this license been previously applied for: NO If so, when: _____

AFFIDAVIT

I swear that I am fully informed as to the provisions of the Illinois Liquor Control laws and the liquor ordinance 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 of Licensee or Agent

Subscribed and sworn to before me this 4th
day of November, 2019.

Jonas D. Bonds
Notary Public



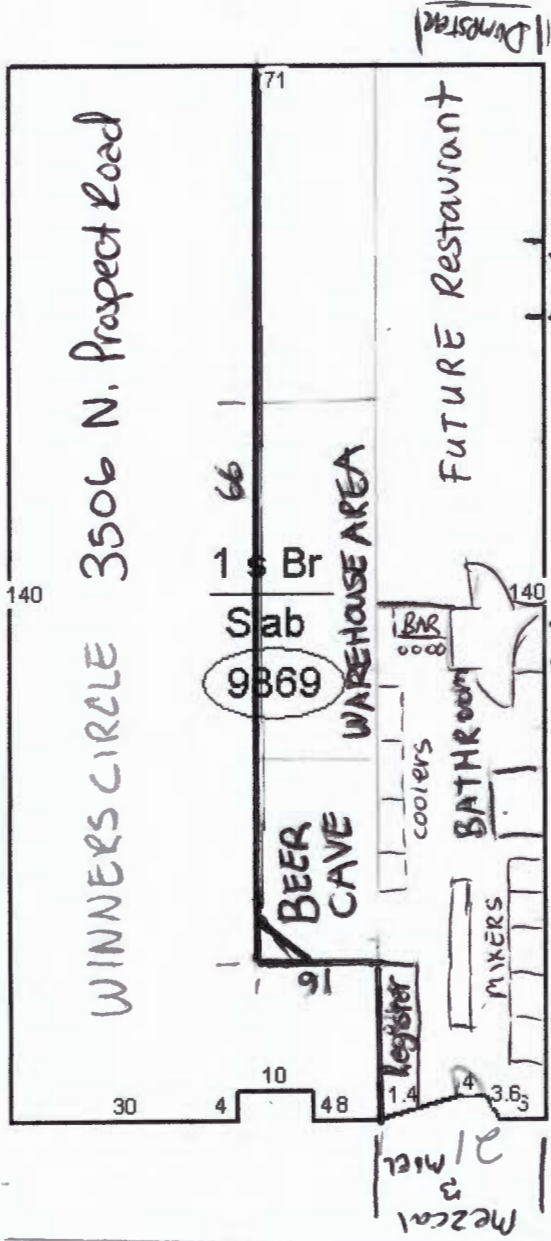
FOR OFFICE USE ONLY

Application for Subclass 6 is APPROVED _____ DENIED _____

Liquor Commissioner / Date

Special Conditions: _____

MEZCAL 3 MIEL COMPANY
 3504 N. Prospect Road



N. PROSPECT ROAD

MAP SCALE
 1 inch = 25 feet

↑ North

E LONDON AVE.





N Prospect Rd

Prospect Rd

E London Ave

E London Ave

E London Ave

E London Ave

Google

Trina Bonds

From: Rebecca Runyon
Sent: Thursday, October 10, 2019 4:18 PM
To: Trina Bonds
Subject: Site Application #19-20

Regarding site application #19-20, Mezcal & Miel Company, there are no outstanding Accounts Receivable items.

Rebecca Runyon
Accounts Receivable Supervisor
City of Peoria
419 Fulton Street, Room 111
Peoria, IL 61602
(309) 494-8505
rrunyon@peoriagov.org



Fire Department

October 22, 2019

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 19-20
Mezcal & Miel Company
d/b/a Mezcal & Miel
3504 N Prospect Rd.
Requesting: Class C-1 (packaged goods)
Subclass 6 (product tasting)

Liquor Commissioners,

The above mentioned business has not completed interior construction for tenant fit out. This business will be required to meet all applicable fire and life safety codes after construction and 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





CITY OF
PEORIA

Community Development Department

October 24, 2019

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

RE: **Case 19-20**
Mezcal & Miel Company
d/b/a Mezcal & Miel
3504 N. Prospect Road

Requesting: Class C-1 (packaged goods)
Subclass 6 (product tastings)

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 currently zoned PR (Prospect Road Form District). Retail is permitted within this zoning district.**
2. **Staff coordinated and attended a neighborhood meeting on October 23, 2019. Invitations were sent to residents in the surrounding neighborhood. The applicant presented information and answered questions regarding the proposed business. Thirteen members of the public attended. One attendee voiced concerns regarding future business. Other attendees voiced support.**
3. **Tenant space is currently a vacant shell space. Applicant must first submit plans prepared and stamped by a design professional to obtain a building permit.**
4. **All necessary building and trades permits must be obtained prior to work commencing. Mechanical, electrical and plumbing work must be accomplished by licensed and registered contractors in the City of Peoria.**
5. **Work must be completed as illustrated in approved plans and Certificate of Occupancy must be obtained.**

The Community Development Department does not object to the requested liquor license contingent upon issuance of a Certificate of Occupancy.

Sincerely,

Ross Black
Director

City Hall
419 Fulton Street, Suite 203
Peoria, IL 61602
309.494.8600



PEORIA POLICE DEPARTMENT

October 30, 2019

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

RE: Site Approval Application #19-20
Mezcal & Miel Company
d/b/a Mezcal & Miel
3504 N. Prospect Rd.
Requesting: Class C-1 (packaged goods)
Subclass 6 (product tastings)

Dear Commissioners,

A site application has been received from *Mezcal & Miel Company, d/b/a Mezcal & Miel, 3504 N. Prospect Rd., Peoria, Illinois* for a Class C-1 and Subclass 6 liquor license. Approval of this application would allow the applicant to sell packaged liquor and have product tastings at this location.

Officer Kevin Slavens inspected this proposed site which is located on Prospect Road at the corner of London Avenue. This site previously operated as *Trefzger's Bakery* from 1953 to 2016. Neighboring businesses include a used car dealership, automotive specialty store, bank, gas station and other retail businesses. The nearest residences to this proposed site are located directly across the street in the 3400 and 3500 blocks of N. Prospect Road. Both nearby residences are approximately 124 feet to south and 131 feet to the west from this site. There are eight other near-by retailers that sell packaged liquor all within a 1.3 mile radius from this proposed site.

The applicant, Ms. Christell Frausto, hosted a neighborhood informational meeting at Washington Gifted School on October 23, 2019. Officer Slavens attended this meeting and listened to Ms. Fausto's business presentation for Mezcal & Miel and her plans for the building at this site. This location previously received site approval for a Class B liquor license by the City of Peoria Liquor Commission on May 6, 2019 for Shelton's on Prospect.

The Peoria Police Department has historically had concerns and voiced opposition regarding convenient sized type liquor stores requesting site approval outside of an established shopping complex. The Peoria Police Department believes that this applicant has done her due diligence and shown concern for the neighborhood through this application process and could be a good business neighbor to others in this area of town along Prospect Road.

Furthermore, the Peoria Police Department does have some apprehensions about the effects a liquor store could have on the continuing efforts to further develop and maintain this area of town into a viable and prosperous neighborhood and believes that a Plan of Operation that addresses the police department's concerns will provide some safeguards and resources to the applicant's business, as well as the neighborhood itself.

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



PEORIA POLICE DEPARTMENT

City of Peoria, Liquor Commission
October 30, 2019
Page 2

Finally, the Peoria Police Department adamantly requests that if site approval is granted, it be contingent upon a *Plan of Operation* between the City of Peoria and the applicant. The Peoria Police Department suggests that this Plan of Operation require the applicant to install and maintain interior and exterior security video cameras in and around the building and abide by the same requirements that establishments that hold a City of Peoria Subclass 1 liquor license, add LED exterior lighting in their parking lot and be required to close for business by 10:00 p.m. for at least the first year of operation.

The Peoria Police Department can recommend approval of this site application, provided that the applicant agrees to the listed stipulations.

Sincerely,

Loren Marion III
Chief of Police

LM/ks

CC: City Clerk
Corporation Counsel

SEAN R. GARRETT

November 4, 2019

Mr. Mike Miller
Chairman
Peoria Liquor Commission
419 Fulton St.
Peoria, IL 616102

Dear Alcohol Commission Members:

I am writing to support the liquor application for Christell Frausto Aboytes. I have had the pleasure of getting to know Christell over the last year and I am extremely impressed with her work ethic and dedication to the community. She has done a great job building up the Hispanic Chamber and has a wonderful vision for improving the area around her future store. Christell led the planning of the Fiestas Patrias event recently at Glen Oak Park which was a big success and great event for the community. Additionally, Christell was a leader and facilitator for the Big Table event. She is clearly dedicated to the community and looking to improve it. I am very confident she will operate her store in a first class manner and only do what is best for the community.

As a city we need to embrace entrepreneurs and be open for business. We should fill empty storefronts which will deter crime and bring more businesses into this area. Christell has many connections in the community and her business will help attract other complementary businesses like restaurants and boutiques to the immediate area. I would be disappointed if our city could not get behind someone from my generation looking to make positive change in the community. We should embrace Christell. Through her dedication to the community she has earned my trust that she will operate a business in a responsible way that benefits the neighborhood.

Respectfully,



Sean Garrett
142 E Morningside Drive
Peoria, IL



Mezcal & Miel Company

| Christell Frausto
Cell 309-349-4636

| Concepts.

- **First level :**

Tequila & Mezcal Specialty Liquor Store, plus all spirits.

- **Second level :**

Bar Cart Furniture, Accessories, Art, & Artisanal Decorations.

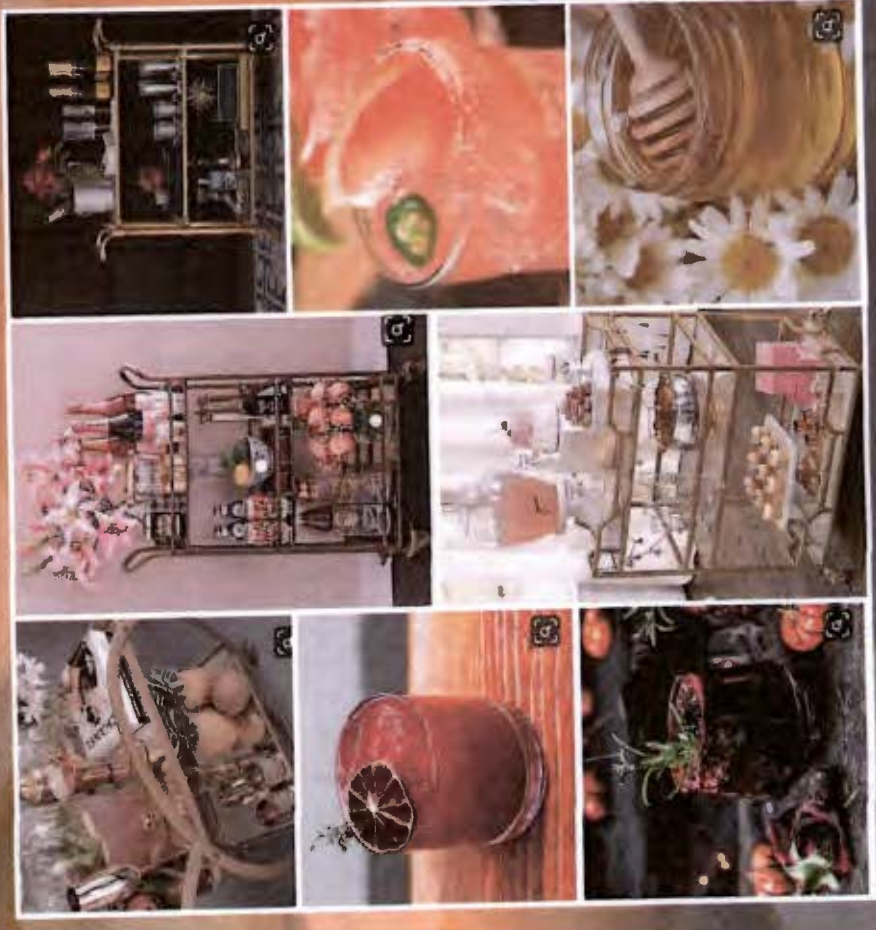
- **Third level :**

Tastings & cocktail classes at location, at events, & around town.

- **Fourth level :**

Condiments for cocktails including honey (Miel) & natural options.

| Building Concept & Look.



| Why Mezcal.

- Was Considered a Poor Drink
- Natural Alcohol
- Less to No Sugar & Chemicals
- Intriguing Distillation Process
- Wellness Rumor No Hangover
- Culture – Drink of the Gods
- Sipping Beverage
- Trendy



Harvesting Agave

| Why Peoria.

- This is a trendy concept that I believe belongs on Prospect Ave, south of War Memorial.
- I believe in the neighborhood and taking ownership in the community to bring change.
- I want to be in the center of the boom of Hispanic Businesses opening in Peoria.
- The building opportunity is not one I want to pass up.



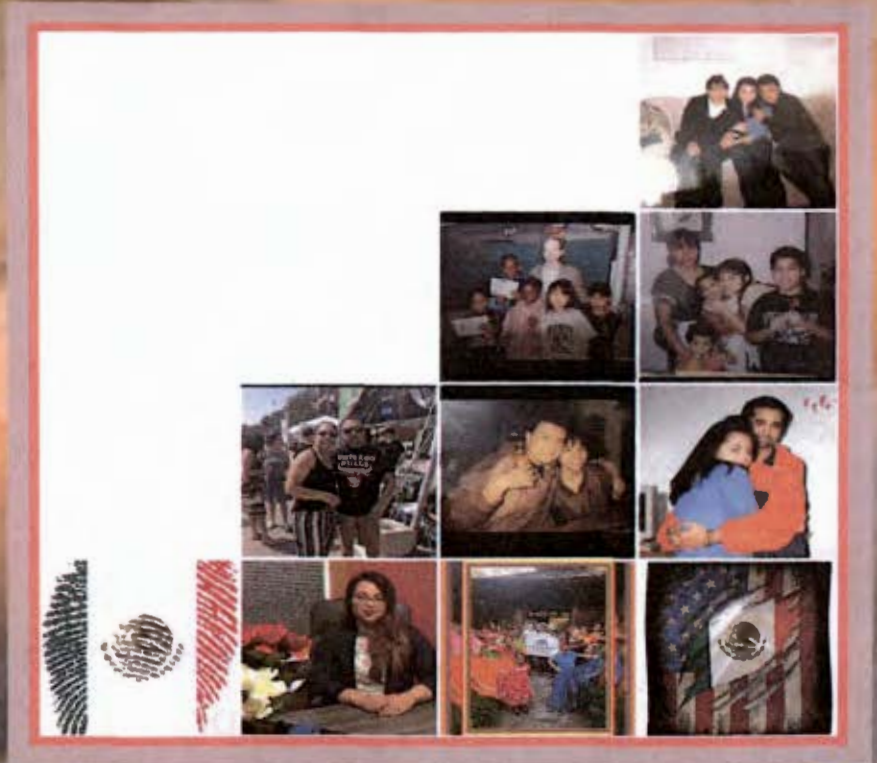
studiofrausto • Following

Warehouse District, Peoria



| Why Us.

- Experienced Business Owners
- 20yrs 22yrs 25yrs Retail Experience
- Partner/Mentor/Uncle 15 yrs. Liquor License Experience
- Customer & Experience Driven
- Community & Culture Focused
- Involved in Local Efforts
- Action & Results Driven
- Responsible Leader, Here to Stay



NOTICE OF PUBLIC HEARING

The Liquor Commission of the City of Peoria, Illinois will hold a Public Hearing on an application of a Class C-1 Subclass 6 Liquor License for the following described property.

MEZCAL & MIEL COMPANY D/B/A MEZCAL & MIEL

(name of establishment)

3504 N. PROSPECT

(address)

FOR USE AS:

REQUEST FOR A CLASS C-1 (PACKAGED GOODS)

LIQUOR LICENSE WITH A SUBCLASS 6 (PRODUCT TASTINGS).

The Hearing will be held on MONDAY - NOVEMBER 4, 2019 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.

Gibson, Mark E
1409 E London Ave
Peoria Il 61603

Dodillet, Christine
1316 E Paris Ave
Peoria Il 61603

Mid-illini Properties LLC
4417 Entec Dr
Bartonville Il 616071932

Jiya Property LLC
3606 N Prospect Rd
Peoria Il 616031524

J&j Family Trust
726 S Cummings
Washington Il 61571

Smith, Claudia E
22922 Grosenbach Rd
Washington Il 61571

Fowler, James E
610 S Main St
Eureka Il 615301355

Cew Land Co
6000 W War Memorial Dr
Peoria Il 61615

~~Cew Land Co
6000 W War Memorial Dr
Peoria Il 61615~~

Schmidt, Duran
1401 E London Ave
Peoria Il 61603

Prospect Associates LLC
3514 N Prospect Rd
Peoria Il 61603

Stickelmaier, Judith L
1315 E London Ave
Peoria Il 616031600

Garrett, Linda M
5025 N Heinz Ln
Edwards Il 61528

Mullen, Ronald G
1408 E Paris Ave
Peoria Il 61603

Mullen, Susan A
1404 E Paris Ave
Peoria Il 61603

Edwards, Irene
1407 E London Ave
Peoria Il 61603

Collier, Frances K
1309 E Paris Ave
Peoria Il 61603

Smith, Robert
22922 Grosenbach Rd
Washington Il 61571

Burgess, Anthony J
1320 E Paris Ave
Peoria Il 61603

Smith, Robert
22922 Grosenbach Rd
Washington Il 61571

Chettipally, Sunithi
2126 W Gerald Dr
Peoria Il 616151192

Bannon, Ann L
3442 N Prospect Rd
Peoria Il 61603

Mowder, Mandel M
1210 E Paris Ave
Peoria Heights Il 61616

Brush, Carl
1265 Sunset Dr
East Peoria Il 61611

Schmitt, Thomas I
1307 E Wilson Ave
Peoria Il 61603

Powers, Angie R
3438 N Prospect Rd
Peoria Il 61603

Moore, Christopher D
1321 E Wilson Ave
Peoria Il 61603

Kukuk, Regan
1315 E Wilson Ave
Peoria Il 61603

Best Property Management Inc
C/O Guy S Patellaro 1605 E Wilson
Ave
Peoria Il 616031650

Consolidated Properties LLC
P O Box 9565
Peoria Il 616129565

Ives, Gregory M
4712 W Farmington Rd Unit G
Peoria Il 61604

Faulkner, Casey A
611 E Tripp Ave
Peoria Il 61603

Band Drug Company of Illinois
200 Wilmot Rd
Deerfield Il 60015

Olson, Jane E
1308 E London Ave
Peoria Il 61603

Watts, Adam
1317 E Wilson Ave
Peoria Il 616031644

McCormick-dinh, Maria K
215 North St
East Peoria Il 61611

Chettipally, Sunithi
2126 W Gerald Dr
Peoria Il 616151192

Walters, Cheryl J
1214 E Paris Ave
Peoria Heights Il 61616

Daymude, Kimberly J
1215 E London Ave
Peoria Heights Il 61616

Coleman, Kandy
1213 E London Ave
Peoria Heights Il 61616

Peoria 1 Holdings LLC
7227 N University Dr
Peoria Il 61614

Fowler, James E
610 S Main St
Eureka Il 615301355

Hendrickson, Roger L
3517 N Prospect Rd
Peoria Heights Il 61616

~~Peoria 1 Holdings LLC
7227 N University Dr
Peoria Il 61614~~

National City Bank of
Michigan/Illinois
One National City Pky K-a14-1k
Property Taxes
Kalamazoo Mi 49009

Smith, Robert
22922 Grosenbach Rd
Washington Il 61571

Hayes, Bonnie K
5013 N Prospect Rd
Peoria Heights Il 61616

Scronce, Christine
2053 N Clifton Ave #1
Chicago Il 60614

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

Kiwanis Club Bldg
C/O Alan Smith 1408 E London Ave
Peoria Il 61603

