

Add info #74

DEC 13 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 07-283a

DATE: DECEMBER 11, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
BOB WEWORSKI, PLANNING MANAGER

FROM: BILL DERMODY, CITY PLANNER

SUBJECT: UP07-0098 IBIZA BLUE RESTAURANTE

Request: Use Permit approval to sell liquor for on-premise consumption only within a restaurant (Series 12 Restaurant License)

Location: 1964 N. Alma School Road, Suites 1-4
Southwest corner of Alma School and Warner Roads

Applicant: Alas de Oro, LLC, dba Ibiza Blue

Owner: Warner Plaza/Pollack Investments

There has been a recurrence of the noise problem of music emanating from the subject business toward the adjacent residences. This past Saturday night, a neighbor reported the noise problem to the Chandler Police Department after they were unable to reach the applicant either on the restaurant phone or their personal cell phone. The applicant was reportedly later reached through the restaurant phone and responded by lowering the music volume to an acceptable level. The noise occurrence and the temporary unavailability of restaurant ownership were violations of the existing conditions of approval.

The applicant believes that the noise problem was caused in part by an exterior renovation of the entire shopping center that has removed roof layers that had previously contributed to the restaurant's sound attenuation. The music volume level had not been adjusted in months and had not caused disturbances, but only this past weekend became a problem again. The shopping

center's owner states that the renovation, which does indeed involve roof work, is scheduled for completion in January 2008.

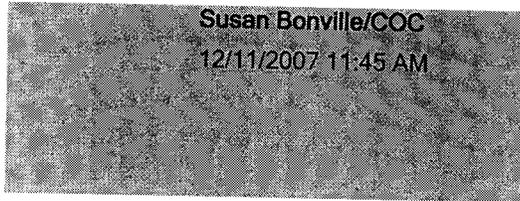
Though the recent noise problem has an explanation, Staff recommends amending the Use Permit's time limit to allow a reconsideration of compatibility issues. The site's currently approved Use Permit (Series 7 Wine & Beer License) is scheduled to expire on April 12, 2008. Staff recommends that the new Use Permit (Series 12 Restaurant License) be scheduled for the same expiration date (April 12, 2008) as the previously approved Use Permit.

Staff recommends amending Condition No. 2 to read:

2. The Use Permit shall remain in effect until April 12, 2008. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

Add info #74

DEC 13 2007



To CityClerkDivision
cc Melanie Sala-Friedrichs/COC@ci.chandler.az.us, David Bigos/COC@ci.chandler.az.us
bcc
Subject

----- Forwarded by Susan Bonville/COC on 12/11/2007 11:44 AM -----



"Lisa Lugar"
<lugar@cox.net>
12/10/2007 04:18 PM

To <Bob.Caccamo@chandleraz.gov>
cc
Subject Re: [SPAM] Re: Ibiza Blue

Mr. Caccamo,

Thank you so much for getting back with me. The owner of Ibiza Blue did call me today to apologize for the noise, so I assume she was contacted by someone regarding my complaint. As much as I am glad that she is aware of the problem, I do not want to have to hear the noise. An apology Monday morning does not take away an annoying Saturday night.

In an e-mail I sent you a few weeks ago, I did mention that I would not be able to attend the meeting on Thursday, December 13th, in which Ibiza Blue is requesting a license to serve alcohol (not just beer and wine), I hope my not being there is not a problem. I did send a letter (my last e-mail) to the Council explaining my concerns and I hope that letter/e-mail can act as my voice in my absence.

Again, thank you so much for all you have done and are still willing to do regarding this matter, I appreciate it so much!!

Sincerely,
Lisa Lugar

----- Original Message -----

From: Bob.Caccamo@chandleraz.gov
To: [Lisa Lugar](mailto:lugar@cox.net)
Sent: Monday, December 10, 2007 10:38 AM
Subject: [SPAM] Re: Ibiza Blue

Dear Lisa,

I am sorry about the noise coming from Ibiza Blue.

I moved the use permit for Ibiza Blue to the action agenda on Thursday so we might discuss promises made and promises kept.

Bob Caccamo

Hello,

I am unable to attend the City Council Meeting on December 13th, 2007, so I am sending this letter in lieu of my appearance at the meeting. I hope this letter will be used to voice my feelings in my absence. I am sending this regarding Ibiza Blue's request to now sell liquor and not just beer and wine. Last April, when we last met regarding the loud music, things have gotten better. I have only had to call Ibiza Blue about 3 times regarding the loud music, as opposed to every weekend. Each time, they answered the phone and did lower the music. However, they used to only play live music on Friday and Saturday nights, now they have added Sunday as the third night of live music. They used to be closed on Mondays, but now they are open for poker. Those are only the changes that I know of, there may be more since last April. So you can see, I do not trust that this establishment is thinking in the best interest of the neighborhood by adding liquor to their menu.

As I talked to Bill Dermody, of the Planning and Development Department, he explained that selling liquor would require Ibiza Blue to increase their food profit. So, now it would not be just a "bar," but more of a restaurant as well. However, this does not sit right with me. Ibiza Blue would still be open until 2am, they would still play live, loud music, and they would still be right behind my house!! Serving liquor simply allows their patrons to get drunker faster. Drunk people, out until 2am, in such close proximity to a neighborhood is not a good combination. I still feel very strongly that having a night club so close to a neighborhood is very bad planning, so why make the already unfortunate situation worse? To me a restaurant is a nice relaxing place that is open until 10pm or 11pm. Ibiza Blue is not turning into more of a restaurant, but simply adding liquor to their menu.

I do hope that you will take my feelings into consideration and not allow liquor to be served at Ibiza Blue. I feel I have been fair to them, and we have co-existed, but selling liquor is going a bit too far. I fear that adding liquor to the mix would make matters worse and ruin the very delicate balance we have now. Ideally, there would not be a bar so close to a family neighborhood, but since there is, I do not want it to get any worse by adding liquor to the situation. Please do not allow them to serve liquor.

Thank you,
Lisa Lugar
602-330-5882

Add info #74

DEC 13 2007

Susan Bonville/COC
12/10/2007 02:10 PM

To CityClerkDivision
cc
bcc
Subject Fw: Ibiza Blue

----- Forwarded by Susan Bonville/COC on 12/10/2007 02:09 PM -----



"Lisa Lugar"
<llugar@cox.net>
12/08/2007 11:22 PM

To <william.dermody@chandleraz.gov>
cc <Trinity.Donovan@chandleraz.gov>, <Rick1cma@aol.com>, <mayorandcouncil@chandleraz.gov>, <Mayor.andCouncil@chandleraz.gov>, <Boyd.Dunn@chandleraz.gov>, <Bob.Caccamo@chandleraz.gov>
Subject Ibiza Blue

Hello,

I am sending you this e-mail in the hopes that you can contact the owner of Ibiza Blue, since the cell numbers she gave me are no longer good and there is no answer at the club. It is 11:18pm on Saturday and the music is the loudest I have heard it in about a year!! My windows are vibrating!! I have just called the police, since numerous attempts to get an answer at the club have failed. I would like her to know that the music was unacceptable on Saturday night and for her to make the necessary changes so this does not happen again. I don't know what the problem is tonight, but something is different and I want it stopped!!

Thank you,
Lisa Lugar



Chandler • Arizona
Where Values Make The Difference

#74
DEC 13 2007

MEMORANDUM

Planning and Development – CC Memo No. 07-283

DATE: NOVEMBER 9, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
BOB WEWORSKI, PLANNING MANAGER

FROM: BILL DERMODY, CITY PLANNER

SUBJECT: UP07-0098 IBIZA BLUE RESTAURANTE

Request: Use Permit approval to sell liquor for on-premise consumption only within a restaurant (Series 12 Restaurant License)

Location: 1964 N. Alma School Road, Suites 1-4
Southwest corner of Alma School and Warner Roads

Applicant: Alas de Oro, LLC, dba Ibiza Blue

Owner: Warner Plaza/Pollack Investments

RECOMMENDATION

The request is for Use Permit approval to sell liquor for on-premise consumption only within a restaurant located at 1964 N. Alma School Road (Series 12 Restaurant License). Planning Commission and Staff, finding consistency with the General Plan, recommend approval subject to conditions.

BACKGROUND

The subject business, which took occupancy in late 2006, is located at the southwest corner of Alma School Road and Warner Road within Pollack Warner Plaza in a space previously occupied by several restaurants and bars. The restaurant currently sells beer and wine under a Series 7 License. The restaurant requests approval to serve alcohol under a Series 12 Restaurant License so that they are able to serve margaritas in addition to wine and beer.

The restaurant offers a full menu of seafood and Mexican food with the kitchen remaining open during all hours of operation as customer demand warrants. The hours of operation are 11 a.m. to 1 a.m. on Monday, 11 a.m. to 10 p.m. Tuesday through Thursday, 11 a.m. to 2 a.m. Fridays and Saturdays, and closed Sundays. The total floor area is approximately 6,150 square feet with a seating capacity of approximately 165. There is no outdoor seating. The restaurant has a bar area, dance floor, and three pool tables, with live entertainment on Friday and Saturday nights after 9 p.m.

The Pollack Warner Plaza shopping center includes a variety of retail and personal service uses, as well as two banks, a fast food establishment, and a Greek restaurant, Zorba's, that until early 2007 possessed a Series 12 License (Restaurant License) for liquor sales.

The subject site was previously occupied by Mariscos Mi Lindo Mazatlan #2, El Diamante Dining and Dancing, Boomers Dining and Dancing, Native New Yorker, Hitts Bar & Grill, End Zone, and Casa Diego Restaurant. There has been liquor served at this location since 1982 when Casa Diego Restaurant opened. Previous liquor Use Permits have been approved for Series 12 (Restaurant License), Series 6 (Bar License), and Series 7 (Wine & Beer) licenses.

A Series 12 Restaurant License allows the on-site sale of beer, wine, and spirits for on-premise consumption. Under a typical Series 12 license the establishment must derive at least 40 percent of its gross revenue from the sale of food and non-alcoholic beverages. The applicant indicates that the food sales requirement has been met in recent months.

The current business owner received a two-month Use Permit approval in February 2007 for a Series 7 license that in April 2007 was extended for one year. The time limits were imposed in order to monitor a noise problem that had intensified in early 2007. Prior to the April extension, the business owners installed several noise abatement treatments to the suite's interior that reduced the noise concerns.

There has been a reduction in the number of Police calls for service to the site since the noise abatement treatments were completed in April 2007. The Police Department reports that there were 70 calls for service to the entire shopping center, including the subject suite, for the past full year (October 22, 2006 through October 22, 2007). Of the 70 calls for service over this time period, 11 were for noise-related calls. Concentrating on roughly the past six months from April 13, 2007 through October 22, 2007 there were 28 calls for service to the shopping center, including only two (2) for noise-related calls.

Planning Commission and Staff support the request finding that the proposed alcohol service is compatible with the shopping center and adjacent neighborhood as long as music and other externalities are kept under control. Planning Commission and Staff support a three (3) year time limit to allow monitoring of noise concerns and other compatibility issues. Though most Use Permits to serve alcohol under a Series 12 license in shopping centers do not have time limits, a time limit is appropriate at this location due to past noise problems and proximity to the neighborhood.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The Police Department has been informed of the application and has responded with no issues or concerns.
- Staff has received one phone call and one letter from neighbors in opposition to the request. One neighbor cites beer cans on his lawn as a problem and is against more liquor sales in the area. The other neighbor had opposed the business' Use Permit in early 2007 because of noise issues. This neighbor reports that noise has rarely been a problem and that management has been responsive in fixing the problem when it has arisen (approximately three times since April). However, the neighbor feels that this location is better suited to a 100% restaurant than a bar-like facility with amplified music, and that expansion of alcohol sales to include hard liquor will make the facility more bar-like while increasing noise and rowdiness. The neighbor's letter is attached.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

In Favor: 7 Opposed: 0

A neighbor (who had not previously contacted staff) spoke about concerns with the request. He notes that there had historically been problems at this location, but that the issues had generally been better under current ownership up until the last half of October. Recent problems include late night noise and bottles/litter in the neighborhood. He recognizes that the bottles might be from a different source, but he is certain that the noise is from the subject business. The neighbor is also concerned about cut-through traffic in the neighborhood. He would like to see noise and litter issues cease immediately.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and Community Commercial (C-2) zoning, recommend approval of UP07-0098 IBIZA BLUE RESTAURANTE subject to the following conditions:

1. The Use Permit granted is for a Series 12 license only, and any change of license shall require reapplication and new Use Permit approval.
2. The Use Permit shall remain in effect for three (3) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
3. The Use Permit is non-transferable to any other location.
4. No alcohol shall be carried outside of the building into the parking lot or off-premises.
5. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.

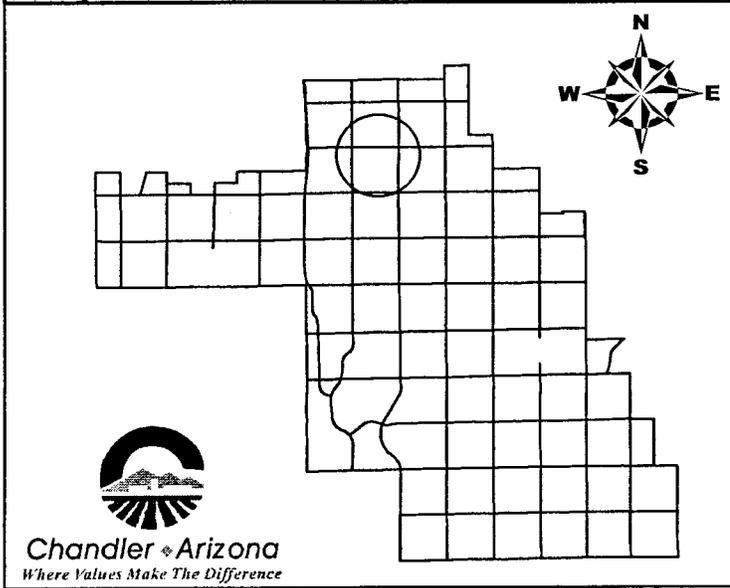
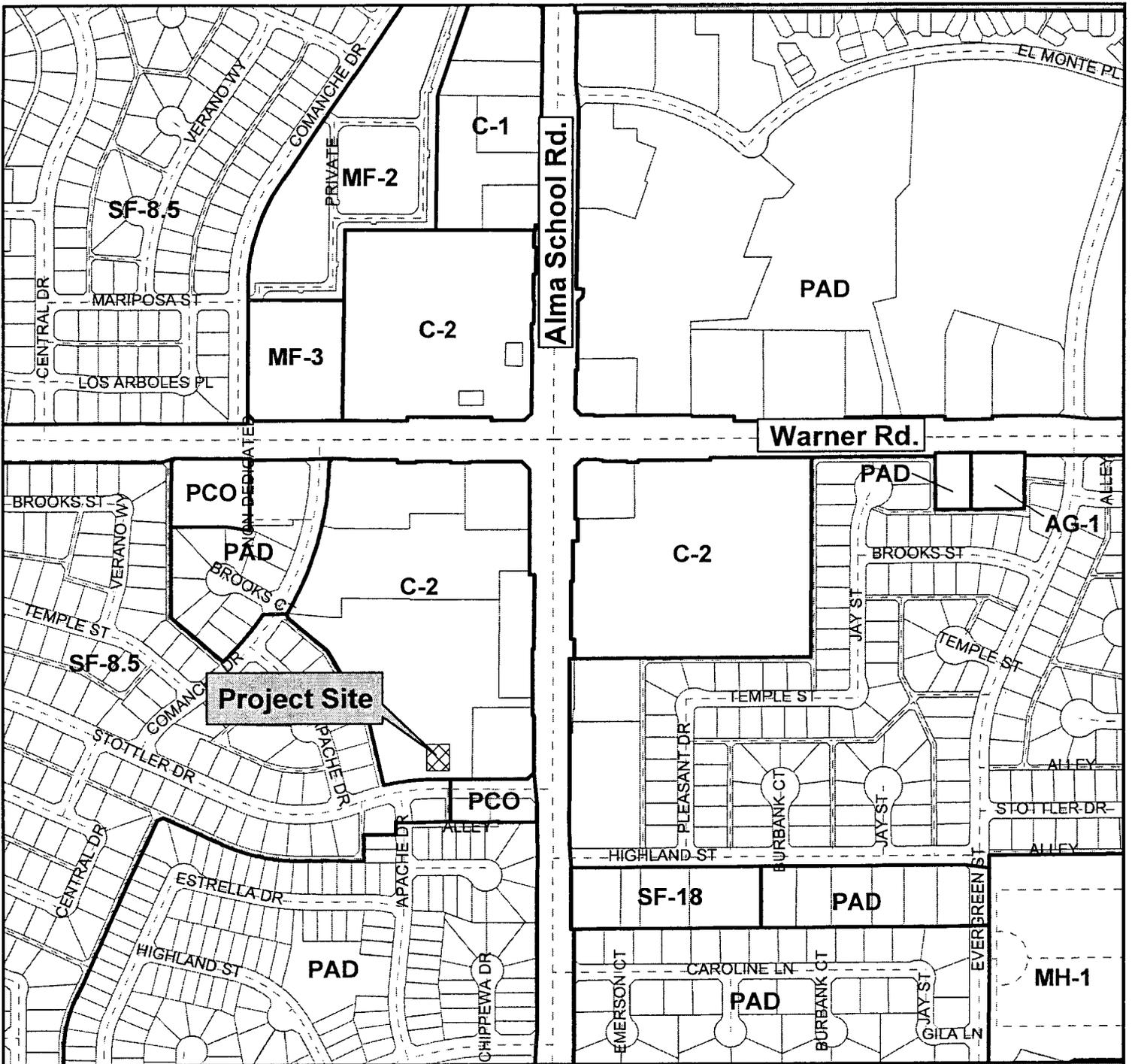
6. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area or the addition of entertainment related uses shall require reapplication and approval of the Use Permit.
7. No noise shall be emitted so that it exceeds the general level of noise emitted by uses outside the premises of the business. Such comparison shall be made at the western property line.
8. Customer access into the restaurant from the rear (alley side), or south (Stottler Street side) shall be prohibited.
9. Security shall be provided when there is live entertainment.
10. A system will be set up with a responsible party for the neighbors to have access to for any concerns.
11. The area adjacent to the establishment shall be maintained in a clean and orderly manner.

PROPOSED MOTION

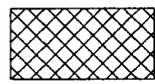
Move to approve UP07-0098 IBIZA BLUE RESTAURANTE Use Permit for liquor sales subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Floor Plan
4. Applicant Narrative
5. Menu
6. Letter of Opposition

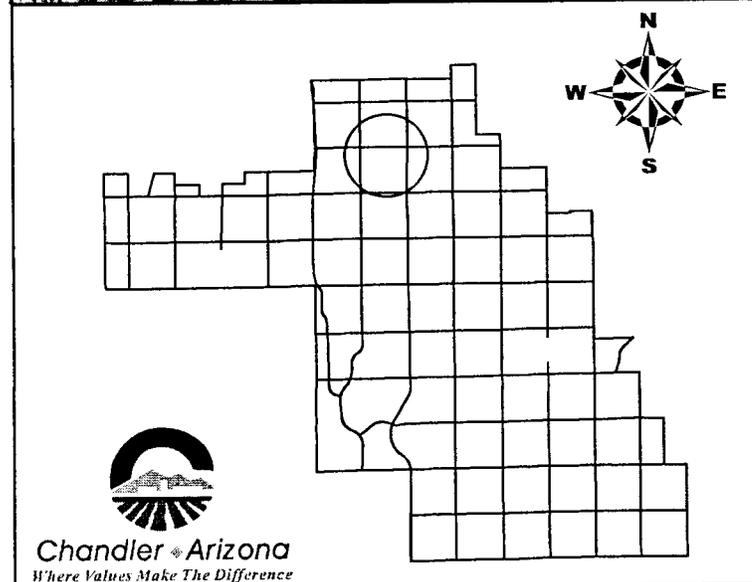


Vicinity Map

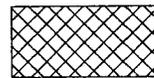


UP07-0098

**Ibiza Blue Restaurante
Liquor Use Permit**



Vicinity Map



UP07-0098

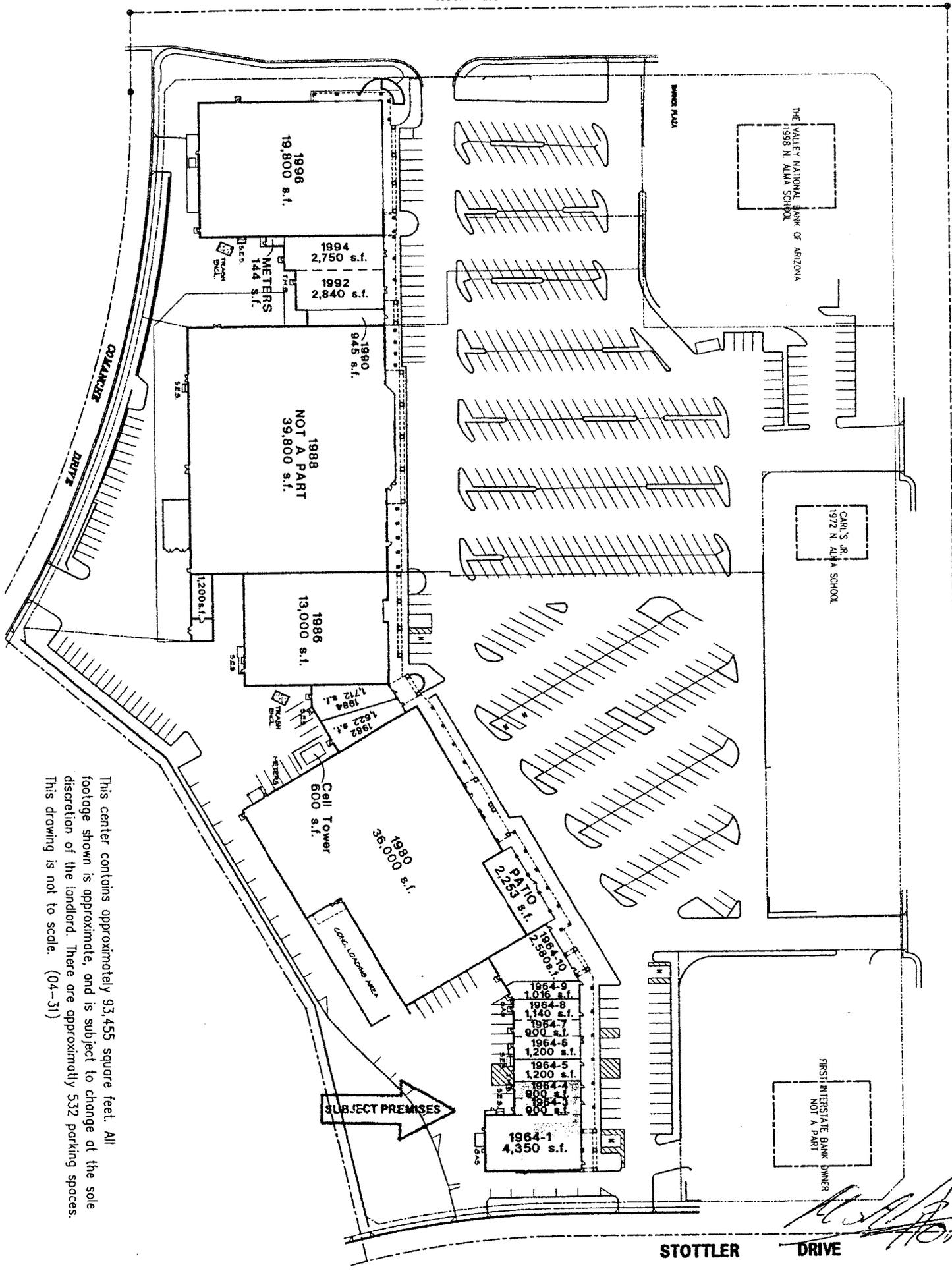
**Ibiza Blue Restaurante
Liquor Use Permit**



ALMA SCHOOL

WARNER PLAZA LEASING PLAN

ROAD



This center contains approximately 93,455 square feet. All footage shown is approximate, and is subject to change at the sole discretion of the landlord. There are approximately 532 parking spaces. This drawing is not to scale. (04-31)

[Handwritten Signature]
 FIRST INTERSTATE BANK DIMMER NOT A PART

Alas de Oro, LLC
dba-Ibiza Blue Restaurant
1964 N. Alma School Road, Ste. 1-4
Chandler, AZ 85224
480-821-1099

City of Chandler
Mail Stop 105
PO Box 4008
Chandler, AZ 85244-4008

October 16, 2007

RE: Ibiza Blue Restaurant- Series 12 Liquor License Use Permit Application

This use permit is requested for a restaurant/bar located at 1964 N. Alma School Road, Suites 1-4. The hours of operation are Monday 11:00am – 1:00 am, Tuesday – Thursday 11:00am – 10:00pm, Friday 11:00am – 2:00am, Saturday Noon – 2am, and closed on Sunday. Ibiza Blue will complete one year in business in November and presently has a Series 7 Beer & Wine license, which will remain in place at this location. The restaurant has seating capacity of approximately 100 low seating chairs, 7 high top tables with seating for 20, and approximately 18 seats located directly at the bar. The location also has a center bar, not serving alcohol, but rather an island bar in the middle of the restaurant that has seating for 10. Ibiza Blue is presently having live entertainment on Friday and Saturday nights from 9:00pm-2am. Our site has been sound proof treated and we have operated successfully in the neighborhood. There are two pool tables in the restaurant, located separately from the restaurant area. The restaurant provides Mexican Seafood and traditional Mexican food, also offering a lunch buffet Monday – Friday from 11:30am -2:30pm. Ibiza Blue is a lone restaurant with no other locations. Please see the enclosed floor plan and menu for further information.

As we approach our first year anniversary, we are comfortable with our growth as a restaurant serving the Chandler community and believe we are prepared to meet the 40/60 requirement for the Series 12 license.

Attached you will find a site plan identifying our location in the shopping center, and also a floor plan of the restaurant.

Thank you and please let me know if any additional information is required.

Respectfully,

Lori Tapia,
Owner/Administrator

Restaurante



Horas de Cocina/Kitchen Hours

Mon 11:00 am – 11:00 pm

T-F 11:00 am – 10:00 pm

Sat Noon – 10:00 pm

CLOSED SUNDAY

1964 N. Alma School Road, 1-4 Chandler, Arizona 85224

480-821-1099 fax 480-821-1255

se cobrara el 15% de propina en grupos de 8 o mas/ 15% tip on parties of 8 or more



BOTANAS/APPETIZERS

	<i>Ch/Sm</i>	<i>Gr/Lg</i>
Guacamole	3.00	5.00
Camaron de Coco/Cocunut Jumbo Shrimp (4)		6.50
Alitas/Wings	12 4.50 24	8.00
Queso fundido/Cheese Fondue		5.50
<i>(.50 para agregar cualquier ingrediente - Add any of the following for .50 each)</i> <i>(champiniones, chorizo, jaiba / mushrooms, chorizo or crab meat)</i>		
Botana de Camaron/Cooked shrimp	8.00	15.00
Ostiones/Oysters	$\frac{1}{2}$ dz 8.00 dz	13.00

ENSALADAS/SALADS



Taco Salad (res o pollo/ beef or chicken) flour tortilla bowl	6.50
Ensalada Ibiza con camaron/ Ibiza Shrimp Salad	7.50
Ensalada de casa/House Salad	4.00

CALDOS/SOUPS

Sopa del dia/Soup of the day	6.00
Caldo de Camarón/Shrimp Soup	12.50
Ibiza Caldo (7 mares)/ Ibiza 7 Seas Soup	14.00
Menudo (sabado y domingo/Saturday & Sunday only)	5.50

COCTELES/COCTAILS

Camarón/ <i>Shrimp</i>	8.00	10.50
Pulpo y Camarón/ <i>Shrimp & Octopus</i>	8.00	10.50
Vuelve a la vida/ <i>Revitalizing</i> (camarón, pulpo, callo de hacha, jaiba, ostión) (<i>shrimp, octopus, scallops, crab and oyster</i>)		14.00
Ostión/ <i>Oyster</i>	8.00	10.00
Campechana/ <i>Mixed</i>	8.00	11.50
Pulpo/ <i>Octopus</i>	7.00	9.00

TOSTADAS

Ceviche de camarón/ <i>shrimp</i>	3.00
Ceviche de jaiba/ <i>crab</i>	4.00
Ceviche de pulpo/ <i>octopus</i>	4.00
Ceviche de pescado/ <i>fish</i>	3.00

TACOS Y BURRITOS

Carne Asada * Pastor * Pollo (*chicken*)*

Taco individual	2.00
Burro	4.00
Orden de tres tacos/ <i>Order of three tacos (3)</i>	5.50
Camarón (<i>shrimp</i>) * Fish (<i>fish</i>)	
Taco individual	3.00
Burro	6.50
Orden de tres tacos/ <i>Order of three tacos (3)</i>	8.00

Platillos acompañado de tortillas, frijoles, arroz o papas y ensalada/
All platters served with beans, rice or french fries, tortillas and salad



CAMARONES/SHRIMP

Camarón empanizado / <i>Breaded Shrimp</i>	10.50
Camarón de coco / <i>Coconut Shrimp Platter</i>	12.50
Camarón al mojo de ajo / <i>Garlic Shrimp</i>	10.50
Camarón a la plancha / <i>Grilled Shrimp</i>	10.50
Camarón ranchero (<i>cooked with fresh vegies & spicy</i>)	10.50
Camarón a la diablo (<i>very spicy</i>)	10.50
Camarón en tocino con queso / <i>Stuffed Shrimp</i>	12.00



PESCADOS/FISH

Tilapia a la plancha / <i>Grilled Tilapia</i>	9.50
Tilapia empanizado / <i>Breaded Tilapia</i>	10.00
Filete ranchero	9.50
Filete al mojo de ajo / <i>Garlic fish fillet</i>	10.00



POLLO/CHICKEN

Especialidad de la casa/House Specialty

MEDIA	Pierna	Pechuga
Pollo Empanizado Estilo Sonora <i>Deep Fried Chicken-Sonora Style</i>	4.50	6.50
Chicken Tenders (fries or onion rings)		6.50

COMBINACIONES/ COMBINATION PLATTERS

Con arroz y frijoles/served with rice and beans

Enchiladas (3) (res/pollo/queso)(beef/chicken/cheese)	6.50
Chimichanga (res/pollo)(beef/chicken)	6.75
Estilo enchilada con chile rojo agregue .50/enchilada style add .50	
Sopes (3) (res/pollo)(beef/chicken)	7.00
Flautas (res/pollo)(beef/chicken)	7.00
Combinación/Combination Platter	8.50
enchilada de queso, taco y chile relleno/ cheese enchilada, taco and a stuffed chile relleno	

NIÑOS/KIDS MENU

Quesadilla/Cheese crisp	2.50
Taco de carne asada/Carne asada taco	2.00
Chicken nuggets y papas/ nuggets & fries	3.50
Hamburguesa y papas/Hamburger & fries	3.50

POSTRES/DESSERTS

Flan	3.50
Sopapillas (2)	3.50
Pastel de queso/Cheesecake	3.50

BEBIDAS/DRINKS

SODAS (Free Refills)

	<i>Ch/Sm</i>	<i>Gr/Lg</i>
Coke, Diet Coke, Fanta Orange	1.25	2.00
Sprite, Mr. Pibb, Root Beer, Power Aide, Iced Tea		
Coffee		1.50

Aguas Frescas/*Fresh Natural Drinks*

Horchata, Jamaica, Limonada (no free refill)	1.25	2.00
--	------	------

CERVEZA/BEERS

Domestica/*Domestic*

Baril/*Draft*

2.00

*Budweiser, Bud Light
Miller Light*



Importada/*Imported*

Dos XX Amber 3.00

Corona 3.50

Pacifico, Tecate, Dos XX,
Modelo Especial y Negra

Bottle

Budweiser, Bud Light 3.00

Coors Light, Miller Lite

MICHELADA 5.00

VINOS/WINE

Copa/*Glass*

White Zinfandel 3.50

Merlot 5.50

Chardonnay 5.00

Cabernet Sauvignon 5.50

Sangria 5.50

Bacardi Silver 4.50

Smirnoff Ice 4.50





"Lisa Lugar"
<llugar@cox.net>
11/03/2007 02:09 PM

To <Trinity.Donovan@chandleraz.gov>, <Rick1cma@aol.com>,
<mayorandcouncil@chandleraz.gov>,
<Boyd.Dunn@chandleraz.gov>,
cc
bcc
Subject Ibiza Blue

Hello,

I am unable to attend the Planning and Zoning Commission meeting on November 7th, 2007 (and possibly the City Council Meeting on December 13th, due to a class I am taking in the evenings), so I am sending this letter in lieu of my appearance at the meeting. I hope this letter will be used to voice my feelings in my absence. I am sending this regarding Ibiza Blue's request to now sell liquor and not just beer and wine. Last April, when we last met regarding the loud music, things have gotten better. I have only had to call Ibiza Blue (formally The Native New Yorker on Alma School and Stottler) about 3 times regarding the loud music, as opposed to every weekend. Each time, they answered the phone and did lower the music. However, they used to only play live music on Friday and Saturday nights, now they have added Sunday as the third night of live music. They used to be closed on Mondays, but now they are open for poker. Those are only the changes that I know of, there may be more since last April. So you can see, I do not trust that this establishment is thinking in the best interest of the neighborhood by adding liquor to their menu.

As I talked to Bill Dermody, of the Planning and Development Department, he explained that selling liquor would require Ibiza Blue to increase their food profit. So, now it would not be just a "bar," but more of a restaurant as well. However, this does not sit right with me. Ibiza Blue would still be open until 2am, they would still play live, loud music, and they would still be right behind my house!! Serving liquor simply allows their patrons to get drunker faster. Drunk people, out until 2am, in such close proximity to a neighborhood is not a good combination. I still feel very strongly that having a night club so close to a neighborhood is very bad planning, so why make the already unfortunate situation worse? To me a restaurant is a nice relaxing place that is open until 10pm or 11pm. Ibiza Blue is not turning into more of a restaurant, but simply adding liquor to their menu.

I do hope that you will take my feelings into consideration and not allow liquor to be served at Ibiza Blue. I feel I have been fair to them, and we have co-existed, but selling liquor is going a bit too far. I fear that adding liquor to the mix would make matters worse and ruin the very delicate balance we have now. Ideally, there would not be a bar so close to a family neighborhood, but since there is, I do not want it to get any worse by adding liquor to the situation. Please do not allow them to serve liquor.

Thank you,

Lisa Lugar

602-330-5882