

17-04 Peoria Brewing Company, LLC

d/b/a Peoria Brewing Company

8012 N. Hale

**Requesting: To change to a Class B (restaurant, 50% food)
Subclass 3 (beer garden)**

J.R. Runkel, Investor, Peoria Brewing Company, presented a Site Application to change from a Class A (tavern) to a Class B (restaurant, 50% food) Liquor License with a Subclass 3 (beer garden) at 8012 N. Hale.

In discussion with Chairman Cassidy, Mr. Runkel said they had hoped to open the new kitchen on April 1st. He said the hours of operation for the business would remain the same.

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

Commissioner Kelsey moved to recommend approval of the Site Application to change from a Class A (tavern) to a Class B (restaurant, 50% food) Liquor License with a Subclass 3 (beer garden) at 8012 N. Hale, subject to the final inspection approval for the kitchen remodel; seconded by Commissioner Miller.

Approved by roll call vote.

Yeas: Cassidy, Coates, Kelsey, Miller - 4;

Nays: None.

Chairman Cassidy stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, March 28, 2017, at 6:00 p.m. and a representative of this establishment should be present at that meeting.

MEMORANDUM

TO: Leah Allison, 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: February 3, 2017

SUBJECT: **SITE APPLICATION:** **Case: 17-04**
Peoria Brewing Company, LLC
d/b/a Peoria Brewing Company
8012 N. Hale
Has: Class A (tavern)
Subclass 3 (beer garden)

Requesting: To change to a 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 6, 2017. **Contact person for this application is Angela Baldus (PH: 847-848-3573)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: **February 23, 2017** 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):
Douglas Cekander 10802 N. Bodell Peoria, IL 61615
- 2. Name, address and phone number of Intended Lessee:
Peoria Brewing Company, LLC 8012 N. Hale Peoria, IL 61615 *Angelalnez Baldus c: 847-848-3373*
- 3. Street address of Property requested for approval:
8012 N. Hale Peoria, IL 61615 *OR W: 309-839-0945*

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

- 4. Legal description of Property listed in #3: Mount Hawley Park - Section 1 SE Quarter - Section 5-9 SE. 541 Acres BEG - 448.67 ft. north of SW Corner lot 1 TH North 95ft. ELY 2479 ft. South 95ft. WLY 247, 7ft. 2
- 5. Are there any improvements (buildings, accessories, etc.) presently on the property? POB PT of lot 2
Yes No If Yes, please give description of same:
Commercial Kitchen

- 6. Are you planning to build any improvements upon the property? Yes If Yes, please indicate such improvements: Commercial Kitchen

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

- 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 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 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.

Subscribed and sworn to before me this 24 day of January 2017

[Signature]
Notary Public

[Signature]
Signature of Property Owner(s)



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



County of Peoria
Supervisor of Assessments



INFORMATION FOR PARCEL: 14-05-476-059

TAX YEAR: **2016** ▼

Address:	8012 N HALE AVE	
City:	PEORIA	
State:	IL	
Zip:	61615	
Township:	City of Peoria	
Land Use:	Commercial	
Property Class:	Improved Commercial	
Tax Code:	001	
Tax Status:	Taxable	
Created:	May 12 2015 at 11:33 AM	
Retired:		
Legal:	MOUNT HAWLEY INDUSTRIAL PARK SEC 1 SE 1/4 SEC 5-9N-8E BEG 448.67' N OF SW COR LOT 1: TH N 95' ELY 247.9' S 95' WLY 247.9' TO POB PT LOT 2; ALSO N 25' LOT 2 & S 25' LOT 3	

PARCEL OWNER INFORMATION

Name	Type	Tax Bill	Address
WINGPROPERTIES LLC	OWNER	Y	422 E WASHINGTON ST • STE 400 • EAST PEORIA, IL 61611-2632

PARCEL ASSESSMENT INFORMATION

Level	Reason	Land/Lot	Improvements	Farm Land	Farm Building	Total
Prior Year Equalized	New Level	\$37,410.00	\$111,550.00	\$0.00	\$0.00	\$148,960.00
Informal Hearing	New Level	\$38,160.00	\$113,780.00	\$0.00	\$0.00	\$151,940.00

PARCEL EXEMPTION INFORMATION

Exemption Type	Exemption Amount	HRE Base Value	Senior Freeze Base Year	Senior Freeze Frozen Value
		\$0.00		\$0.00

PARCEL TAX BILL DETAILS

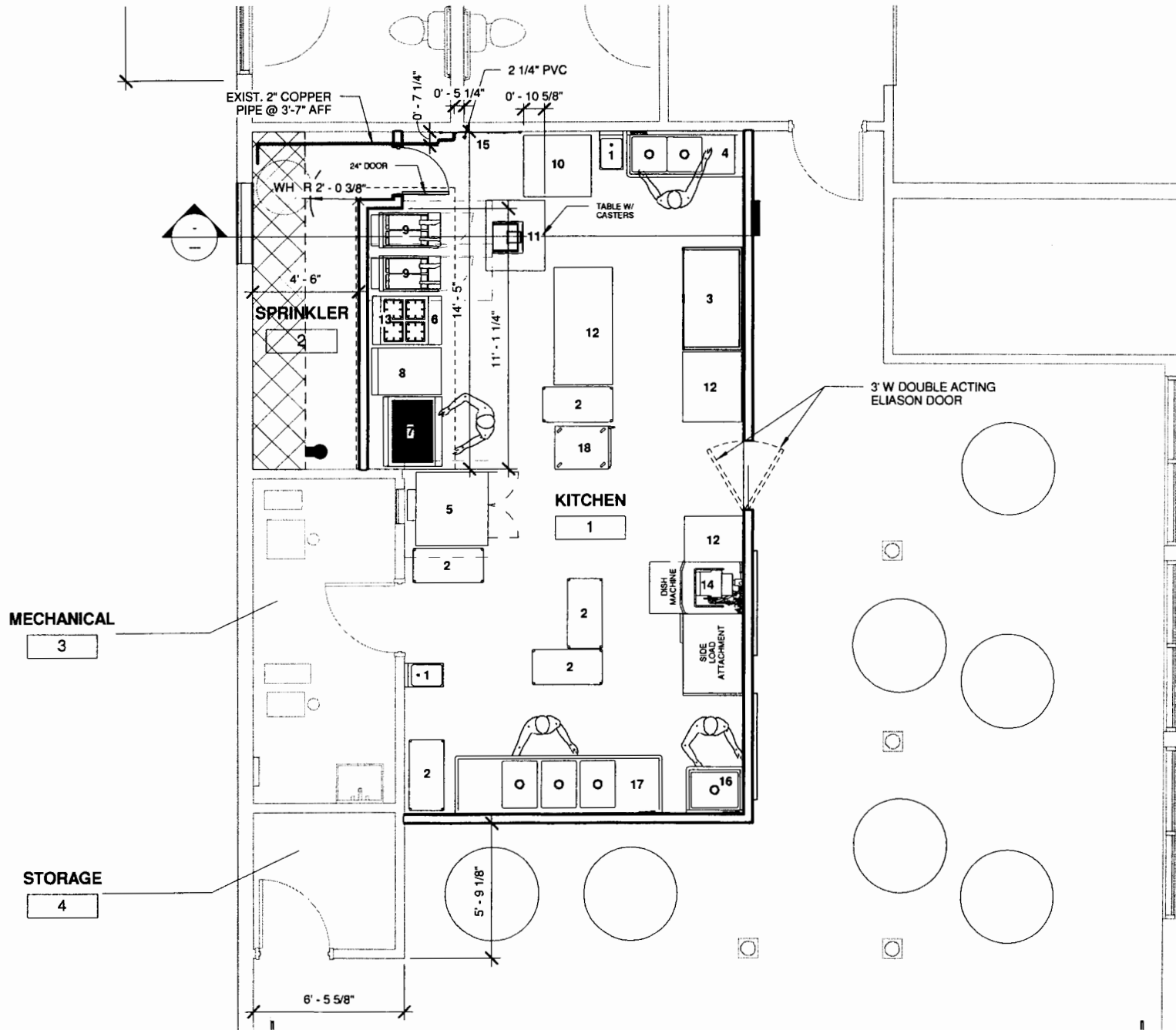
No Tax Bill Details for this tax year

PARCEL SALES INFORMATION

Sale Date	Sales Price	Document #	Notes
3/20/2014	\$315,000.00	1405104	
12/15/2006	\$300,000.00	1405103	

PARCEL GENEALOGY INFORMATION

Parent	Child	Tax Year
1405476029	1405476059	2015
1405476034	1405476059	2015



8012 N.
 Hale
 Peoria, IL
 61615



Fire Department

February 10, 2017

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 17-04
Peoria Brewing Company, LLC
d/b/a Peoria Brewing Company
8012 N. Hale
Requesting: Change to a Class B
Subclass 3

Liquor Commissioners,

A site application has been received from Peoria Brewing Company, LLC d/b/a Peoria Brewing Company 8012 N. Hale. The business has been inspected by City of Peoria Fire Inspectors and currently is found to have no significant issues concerning fire and life safety codes. Your mutual concern for life safety is appreciated.

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





CITY OF
PEORIA

PEORIA POLICE DEPARTMENT

February 10, 2017

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

RE: Site Approval Application #17-04
Peoria Brewing Company, LLC
d/b/a Peoria Brewing Company
8012 N. Hale Ave.

Requesting: Class B (restaurant, 50% food)
Has: Class A (tavern)
Subclass 3 (beer garden)

Dear Commissioners,

A site application has been received from Peoria Brewing Company, LLC, d/b/a Peoria Brewing Company, 8012 N. Hale, Peoria, Illinois, for a Class B (restaurant, 50% food) liquor license. This license would Peoria Brewing Company, LLC to operate as a restaurant and have a full service bar at this location. Peoria Brewing Company has been operating as a tavern at this location since 2014.

Officer Kevin Slavens inspected the site which is part of a commercial area on Hale Avenue, just north of Pioneer Parkway. The building was previously used as a paint store and nearby businesses include an auto part store, chiropractic office, electronics repair shop, medical billing office and a bowling alley. There are no nearby residences to this location and this request appears appropriate for this site. There have been no documented liquor ordinance violations at this location since Peoria Brewing Company opened as a tavern.

The Peoria Police Department has no objections to this site 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

TO: Trina Bonds, Liquor Commission Secretary
FROM: Jodi Maybanks , Accounts Receivable Supervisor
DATE: February 23, 2017
SUBJECT: Case 17-04 Peoria Brewing Company

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

February 24, 2017

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

**RE: Site Approval Application 17-04
Peoria Brewing Company, LLC
d/b/a Peoria Brewing Company
8012 N Hale Avenue**

**Has: Class A (Tavern)
Subclass 3 (Beer garden)**

**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 of the results:

- 1. The property is zoned C-2 (Large Scale Commercial) district. Microbreweries and restaurants are permitted uses within this zoning district.**
- 2. Building permit no. 17-2 was issued on January 13, 2017 for commercial remodel of a kitchen.**

The Community Development Department does not object to the requested liquor license subject to final inspection approval for the kitchen remodel.

Sincerely,

Ross Black
Director

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

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.

PEORIA BREWING COMPANY, LLC D/B/A PEORIA BREWING COMPANY
(name of establishment)

8012 N. HALE

(address)

FOR USE AS:

REQUEST TO CHANGE FROM A CLASS A (TAVERN) LIQUOR
LICENSE TO A CLASS B (RESTAURANT, 50% FOOD) WITH A
SUBCLASS 3 (BEER GARDEN).

The Hearing will be held on MONDAY - MARCH 6, 2017 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.

Malavolti, James J
7918 N Hale Ave
Peoria Il 61615

Midwest Executive Properties LLC
Series 7915
115 S Main St
Washington Il 61571

917 Pioneer Partners LLC
917 W Pioneer Pkwy
Peoria Il 616152146

Srh Sub-pville LLC
600 Washington Ave
Carlstadt Nj 07072

Cook, Michael
1910 Ne Jefferson Ave
Peoria Il 61603

~~Green Enterprises Lp
8017 N Knoxville Ave
Peoria Il 61615~~

Green Enterprises Lp
8017 N Knoxville Ave
Peoria Il 61615

Wingproperties LLC
422 E Washington St Ste 400
East Peoria Il 616112632

Samaritan Ministries International
6000 N Forest Park Dr
Peoria Il 61614

Red Dot Storage 12 LLC
P O Box 600
Boulder Co 80306

~~Midwest Executive Properties LLC
Series 7915
115 S Main St
Washington Il 61571~~

Pro-automotive Inc
8000 N Hale Ave
Peoria Il 61615

Pioneer Auto Sales and Detailing Inc
921 W Pioneer Parkway
Peoria Il 61615

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

Angela Baldus, being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of Peoria Brewing Company
(establishment name)

located at 8012 N. Hale Peoria, IL 61615, Peoria, Illinois.
(address)

2. On February 3, 2017, 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.

Angela Baldus
(Signature of Liquor Licensee)

C: 847-848-3573

Subscribed and sworn to before me
this 2nd day of February,
2017.

Torina D. Bonds
Notary Public

