

**15-20**            **R. I. Heritage Inn of Peoria Opco, LLC**  
**d/b/a Residence Inn**  
**2000 W. War Memorial Drive**  
**Requesting:    Class D (hotel)**  
**Subclass 4 (ballrooms)**

Jessica Wilson, General Manager, Residence Inn, presented a Site Application for a Class D (hotel) Liquor License with a Subclass 4 (ballrooms) at 2000 W. War Memorial Drive.

In discussion with Chairman Cassidy, Ms. Wilson confirmed that once their license was approved, the hotel would like to immediately start serving alcohol. She said they would like to have alcohol at their evening social hour on Monday, Tuesday and Wednesdays. She said they would also have domestic bottles for sale in their market.

In response to a question from Commissioner Miller in regards to seating in an outdoor area, Ms. Wilson said alcohol would only be served in their gatehouse area and she clarified they would not serve alcohol outside.

Deputy Corporation Counsel Williams pointed out that the hotel would have to prohibit customers from taking alcohol outside.

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

Commissioner White moved to recommend approval of the Site Application for a Class D (hotel) Liquor License with a Subclass 4 (ballrooms) for 2000 W. War Memorial; seconded by Commissioner O'Brien.

Approved by roll call vote.

Yeas: Cassidy, Coates, Miller, O'Brien, White – 5;

Nays: None.

Chairman Cassidy stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, November 10, 2015, at 6:00 p.m. and a representative of this establishment should be present at that meeting.

## MEMORANDUM

TO: Josh Naven (email), Site Plan Review Board/Community Development  
Ross Black (email), Community Development  
Officer Scott Jordan, Police - SID (Vice & Drugs)  
Lt. Steve Roegge, Police - Traffic Division  
Jim Stevens, Inspections  
Capt. Stan Taylor, Fire Prevention Division  
Jodi Maybanks, Accounts Receivable  
Don Leist, Corporation Counsel  
Ken Andrejasich, Public Works (Sidewalk Café Requests Only)

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

DATE: September 9, 2015

SUBJECT: **SITE APPLICATION: Case: 15-20**  
**R.I. Heritage Inn of Peoria Opco, LLC**  
**d/b/a Residence Inn**  
**2000 W. War Memorial Dr.**  
**Requesting: Class D (hotel)**  
**\*Subclass 4 (ballrooms)**

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, October 5, 2015. **Contact person for this application is Jessica Wilson- General Manager (PH: 681-9000 or 251-3077)** if you have questions or need to make arrangements to inspect the interior of the building.

**Your comments are DUE: September 24, 2015 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, ILL.**

**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:

2015 AUG 27 P 2:15  
*Both Bill*

- Name(s), address(es) and phone number(s) of Property Owner(s):  
R.I. Heritage Inn of Peoria, L.P. 701-235-1060  
4850 32nd Ave. S, Fargo, ND 58104
- Name, address and phone number of Intended Lessee:  
R.I. Heritage Inn of Peoria Opco, L.L.C. 701-235-1060  
4850 32nd Ave. S, Fargo, ND 58104
- Street address of Property requested for approval:  
2000 West War Memorial Drive, Peoria, IL 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:  
See attached legal description

5. Are there any improvements (buildings, accessories, etc.) presently on the property?  
Yes  No  If Yes, please give description of same:  
Hotel

6. Are you planning to build any improvements upon the property? No If Yes, please indicate such improvements: \_\_\_\_\_

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

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 D

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

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  
18 day of August, 2015.

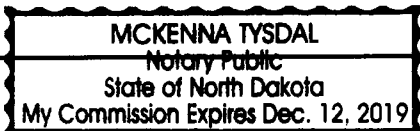
*Mckenna Tyssdal*  
Notary Public

*[Signature]*  
Signature of Property Owner(s)

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

Open: TCALDWELL Type: TO Drawer: 1  
Date: 8/27/15 01 Receipt no: 10511  
36 LIQUOR - ALL 1.00 \$250.00  
OR CHECK 513100 \$250.00

Trans date: 8/27/15 Time: 12:05:52



PATRICK A. NICHING - TREASURER  
CITY OF PEORIA

Peoria, IL

DESCRIPTION OF PREMISES

Lot A of the RESUBDIVISION OF PART OF LOT 2 OF HARTRICK SUBDIVISION, a subdivision of a part of the Northeast Quarter of the Northeast Quarter of Section Thirty (30), Township Nine (9) North, Range Eight (8) East of the Fourth Principal Meridian, Peoria County, Illinois, as shown on Plat of Survey dated March 22, 1988 and filed for record July 13, 1988 as Document No. 88-13830, recorded in Survey Record 23, page 118, in the office of the Peoria County Recorder of Deeds. Said tract is more particularly described as follows:

Commencing at the Southwest Corner of the Northeast Quarter of the Northeast Quarter of Section 30, thence North 01' 00' 35" East (bearing assumed for description only) along the West line of the Northeast Quarter of the Northeast Quarter of said Section 30 a distance of 319.2 feet to a point on the Northerly Right of Way of F.A.I. 74; thence South 70' 02' 00" East along said Northerly Right of Way line 189.04 feet to the Point of Beginning of the tract to be described; thence from the Point of Beginning North 26' 16' 51" East a distance of 569.31 feet; thence South 10' 45' 00" East a distance of 232.32 feet; thence South 50' 03' 52" East a distance of 162.22 feet; thence North 79' 15' 00" East a distance of 118.09 feet to a point on the Right of Way F.A.I. 74; thence South 01' 09' 00" West along said Right of Way 226.18 feet; thence South 30' 47' 57" West along said Right of Way 185.73 feet; thence South 81' 42' 58" West along said Right of Way 167.32 feet; thence North 50' 43' 52" West along said Right of Way 316.59 feet; thence North 70' 02' 00" West along said Right of Way 27.14 feet to the Point of Beginning; said tract containing 4.624 acres, more or less, situated, lying and being in the County of Peoria and State of Illinois.

TOGETHER WITH a perpetual non-exclusive Access Easement for ingress and egress over and across a private road granted by Greer Properties, Inc. to Commercial National Bank of Peoria on July 14, 1988, and filed in the Recorder's Office of Peoria County, Illinois as Document No. 88-13939, subject to the requirements and obligations therein contained.

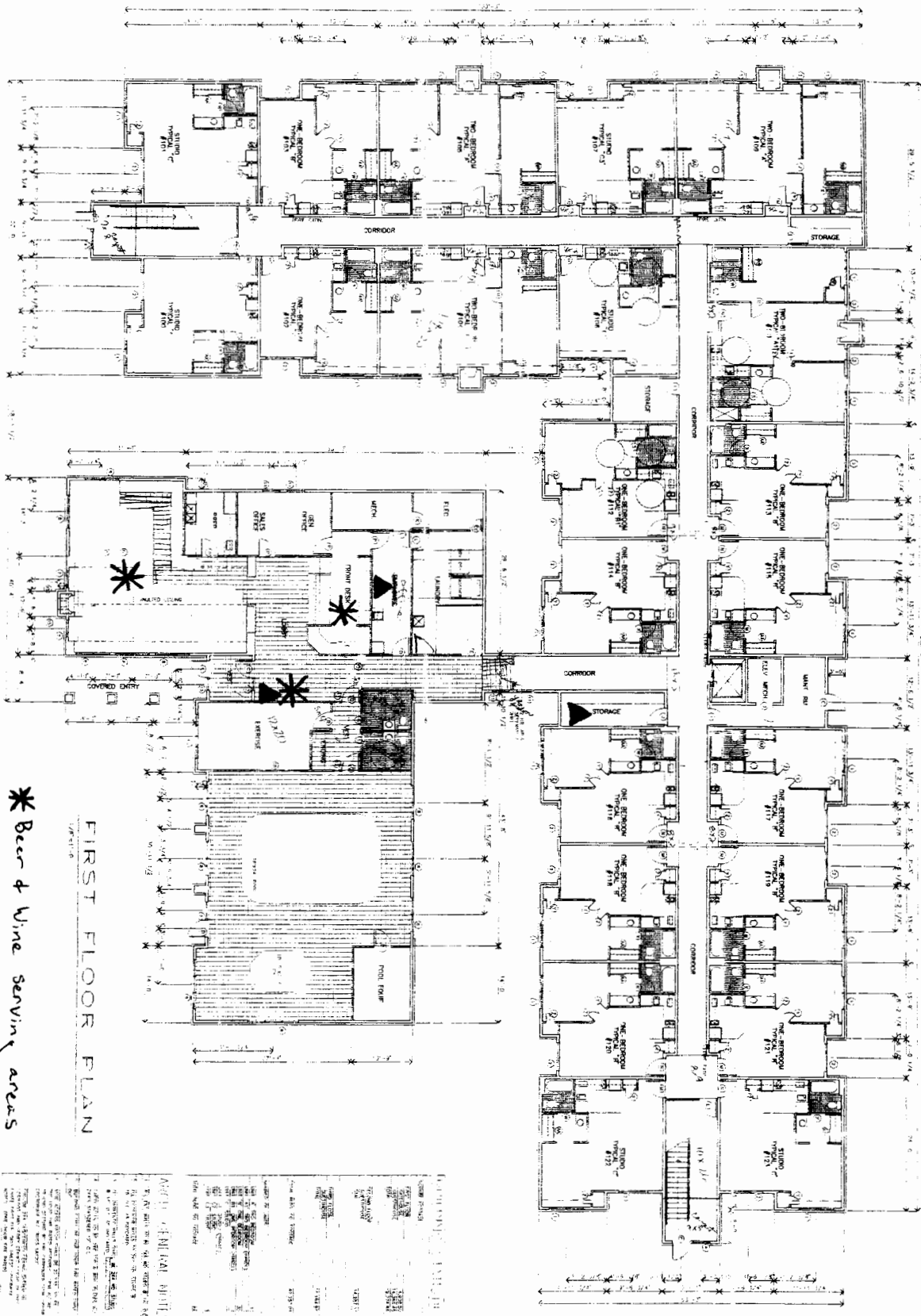
ALSO TOGETHER WITH a perpetual Easement for maintaining and installing a sign and utilities, and constructing and grading of slopes granted by Greer Properties, Inc. to Airline Foods, Inc. on November 27, 1989, and filed in the Recorder's Office of Peoria County, Illinois as Document No. 89-24876, subject to the requirements and obligations therein contained.

Being the same premises which by Deed dated October 12, 1989, and filed for record in the Office of the County Recorder, County of Peoria, State of Illinois as Document Number 89-21498, Marbeth Partnership conveyed to the Grantor herein.

SCHEDULE 1

3 of 3

92-30306



\* Beer & Wine serving areas  
 ▲ Storage areas

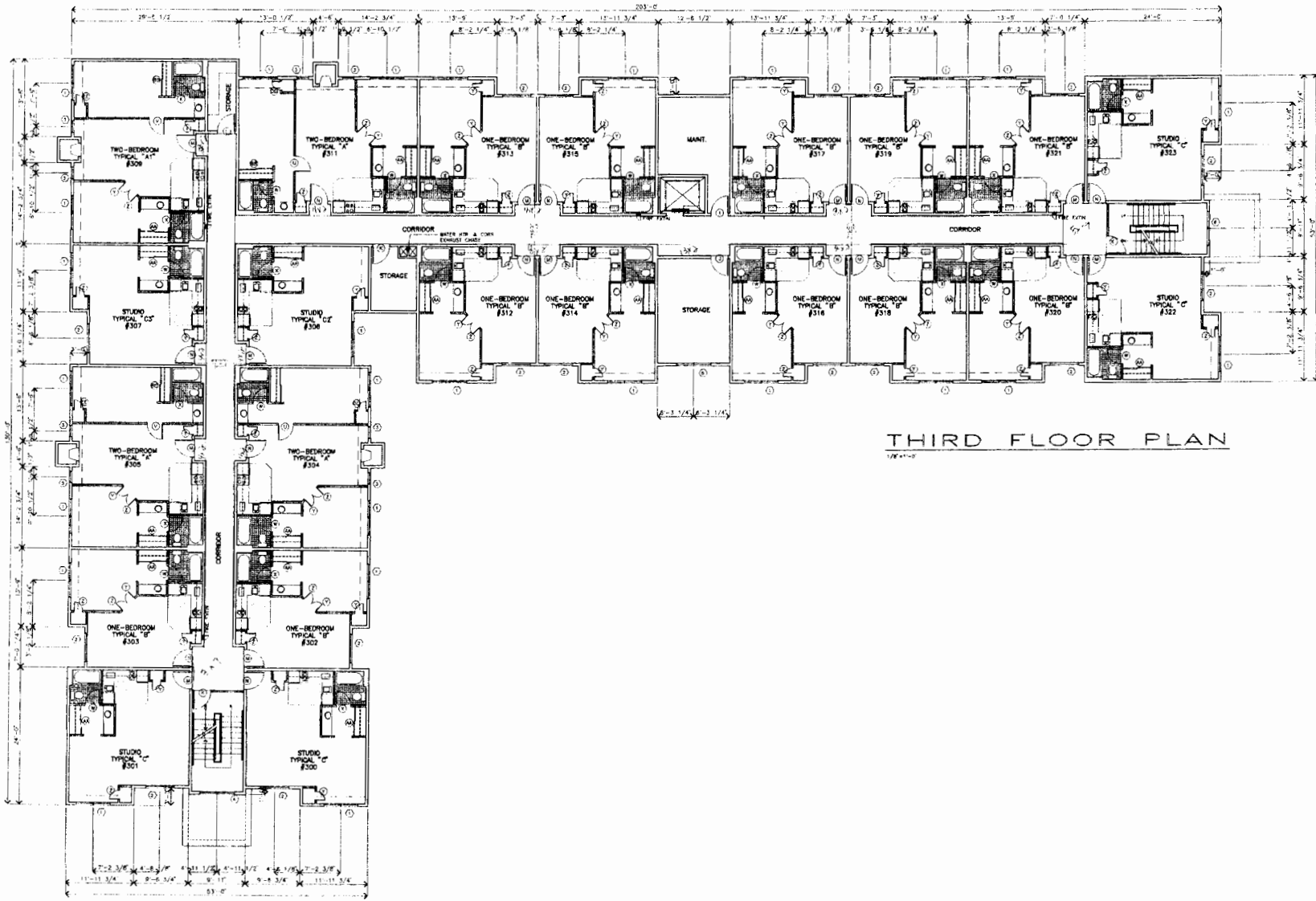
FIRST FLOOR PLAN

ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF DAN SMITH ARCHITECTS AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

DAN SMITH ARCHITECTS  
 1000 14th Street, N.W.  
 Fargo, ND 58103  
 (701) 785-1111  
 www.dan-smith.com

	<b>D.S.A.</b> DAN SMITH - ARCHITECT	<b>BUILDING FIRST FLOOR PLAN</b> DATE: 11/19/2012 REVISIONS:	
	SCALE: 1/8" = 1'-0" DRAWN BY: T.M.P. PROJECT: RESIDENTIAL DEVELOPMENT PROJECT NO.: 32	P.O. Box 10519 Fargo, ND 58108	





THIRD FLOOR PLAN

Company  
Development  
Tharaldson  
P.O. Box 10819 Fargo, ND 58100

**Residence Inn**

BUILDING THIRD FLOOR PLAN

DATE: JULY 1992  
SCALE: 1/8" = 1'-0"  
DRAWN BY: DSA  
PROJECT: RESIDENCE INN, 655 LINE  
4301 N. AAR MEMORIAL DR.  
FARGO, N.D. 58114

REVISIONS:

PROJECT NO. 97-12

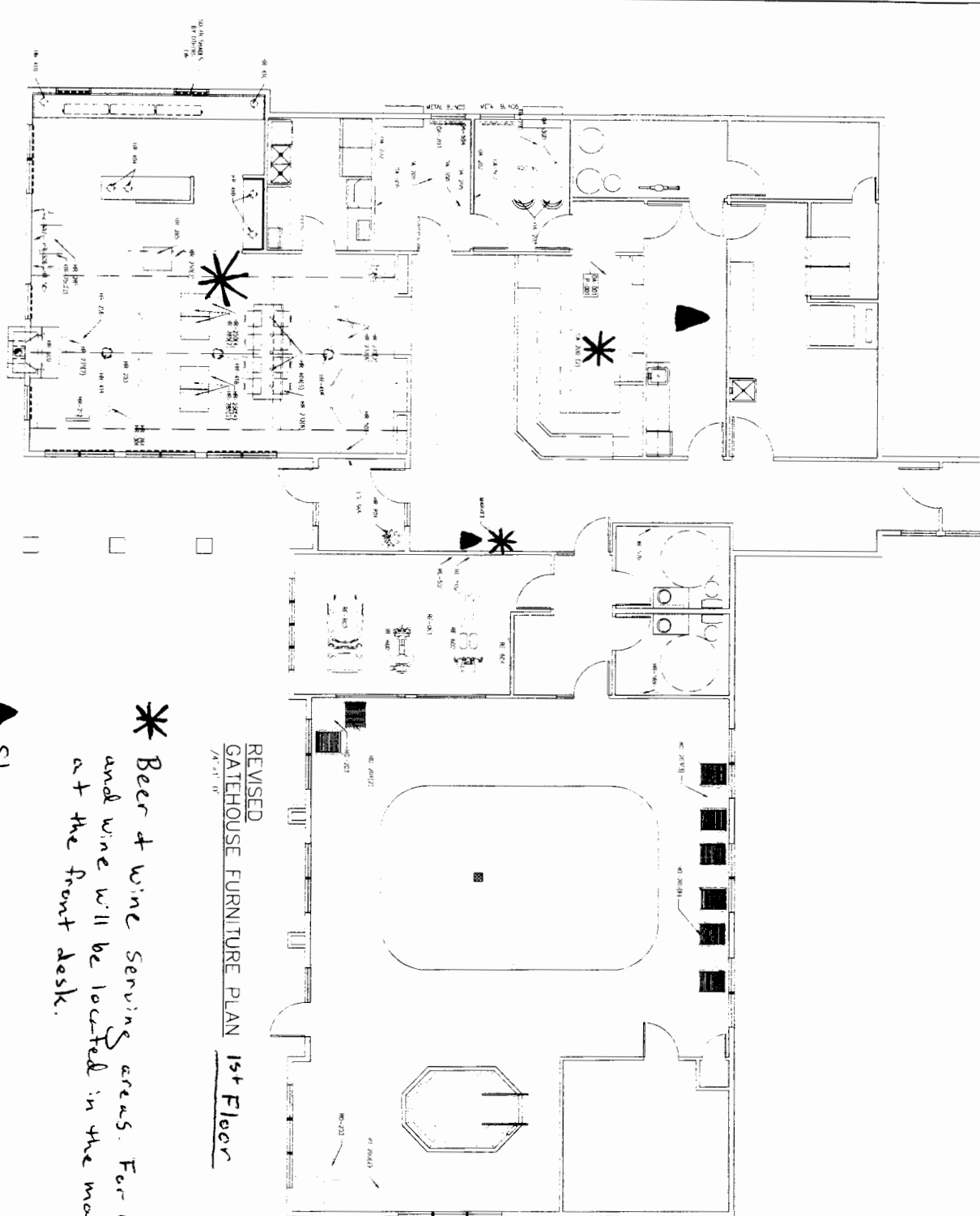
DSA ARCHITECT  
DAN SMITH - ARCHITECT

STATE OF NORTH DAKOTA  
JAMES E. SMITH  
REGISTERED ARCHITECT

© 1992 DSA ARCHITECT

ARCHITECTURAL

A1-4



REVISED  
GATEHOUSE FURNITURE PLAN  
1st Floor

\* Beer & wine serving areas. For market items, beer and wine will be located in the market and purchased at the front desk.

▲ Storage areas

**RESIDENCE INN RENOVATION**  
66 UNIT - 3 STORY (LOBBY RENOVATION)  
4201 N. WAR MEMORIAL  
PEORIA, IL. 61614

**Lightowler Johnson Associates**  
architects + engineers

PHONE 781 234 8000  
FAX 781 234 8001  
WWW.LIGHTOWLERJOHNSON.COM

A8.2

PROJECT NO.	DATE	BY
PROJECT NAME	DATE	BY
PROJECT LOCATION	DATE	BY
PROJECT DESCRIPTION	DATE	BY
PROJECT STATUS	DATE	BY





Fire Department

September 10, 2015

Liquor Commission  
Office of Corporation Counsel  
City of Peoria, IL

Re: Site Approval Application  
Case: 15-20  
R.I. Heritage Inn of Peoria Opco, LLC  
d/b/a Residence Inn  
2000 W. War Memorial Dr.  
Requesting: Class D (hotel)  
\*Subclass 4 (ballrooms)

Liquor Commissioners,

A site application has been received from R.I. Heritage Inn of Peoria Opco, LLC d/b/a Residence Inn, 2000 W. War Memorial Dr. 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.

A handwritten signature in black ink, appearing to read "Capt. Stan Taylor".

**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](mailto:staylor@peoriagov.org)

505 NE Monroe  
Peoria, Illinois 61603-3767  
309/494-8700  
FAX 309/494/8777





PEORIA POLICE DEPARTMENT



September 16, 2015

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

RE: Site Approval Application 15-20  
R.I. Heritage Inn of Peoria Opco, LLC  
d/b/a Residence Inn  
2000 W. War Memorial Dr.  
Requesting: Class D (hotel)  
Subclass 4 (ballrooms)

Dear Commissioners,

A site application has been received from R.I. Heritage Inn of Peoria Opco, LLC, d/b/a Residence Inn, 2000 W. War Memorial Dr., Peoria, Illinois, for a Class D, Subclass 4, liquor license. Approval of this application would allow the applicant to sell liquor from one permanent and up to six temporary locations at this hotel.

Officer Jordan inspected the hotel and liquor will be sold from a small cooler near the registration desk. Soda and snacks are also sold from this area. The applicant indicated they intend to only sell beer and wine at this time. The applicant also intends to hold social hours for their guests in the dining area of the hotel. The hotel is located in a commercial area near Northwoods Mall. There are no nearby residences. There are two other hotels close by.

It appears that this request is appropriate for this business and location and would not be detrimental to the surrounding businesses.

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

Sincerely,

  
Jerry E. Mitchell  
Chief of Police

JEM/sj

cc: City Clerk  
Corporation Counsel  
Deputy Liquor Commissioner

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

## Trina Bonds

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**From:** Ross Black  
**Sent:** Tuesday, September 22, 2015 4:59 PM  
**To:** Trina Bonds  
**Subject:** Residence Inn

**Follow Up Flag:** Follow Up  
**Due By:** Tuesday, September 22, 2015 5:12 PM  
**Flag Status:** Completed

Trina,

Community Development has no issues with the liquor request from the Residence Inn.

Thanks, Ross

Ross Black, AICP, CNU-A, LEED Green Associate  
Community Development Director  
City of Peoria, Illinois  
419 Fulton Street, Room 300  
Peoria, IL 61602  
309.494-8601  
rblack@peoriagov.org

**TO:** Trina Bonds, Liquor Commission Secretary  
**FROM:** Jodi Maybanks , Accounts Receivable Supervisor  
**DATE:** September 24, 2015  
**SUBJECT:** Case 15-20 Residence Inn

The Finance Department has no objection to this site approval.

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

NOTICE OF PUBLIC HEARING

The Liquor Commission of the City of Peoria, Illinois will hold a Public Hearing on an application of a Class D Subclass 4 Liquor License for the following described property.

R.I. HERITAGE INN OF PEORIA OPCO, LLC D/B/A RESIDENCE INN  
(name of establishment)

2000 WEST WAR MEMORIAL DRIVE  
(address)

FOR USE AS:

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REQUEST FOR A CLASS D (HOTEL) LIQUOR LICENSE

\*WITH A SUBCLASS 4 (BALLROOMS).

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The Hearing will be held on MONDAY - OCTOBER 5, 2015 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.

Millers Hotels LLC  
2002 W War Memorial Dr  
Peoria IL 61614

Southwestern Silver Inc  
C/O Silver Distributors Group P O Box  
6120  
Peoria IL 61629

~~R Heritage of Peoria  
P O Box 8118  
Fargo ND 58108~~

~~R Heritage of Peoria  
P O Box 8118  
Fargo ND 58108~~

~~Millers Hotels LLC  
2002 W War Memorial Dr  
Peoria IL 61614~~

Northwoods Shipping Center LLC  
Attn Paul Eshels P O Box 7979  
Indianapolis IN 46207-7979

ND  
STATE OF ~~ILLINOIS~~ )  
Cass ) SS  
COUNTY OF ~~PEORIA~~ )

AFFIDAVIT

Lori Kasowski being duly sworn, does hereby swear/affirm that:

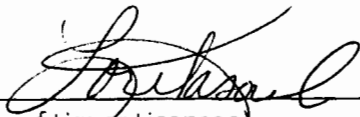
1. I am the Liquor Licensee of R.I. Heritage Inn of Peoria Opco, L.L.C.  
(establishment name)

located at 2000 West War Memorial Drive, Peoria, Illinois.  
(address)

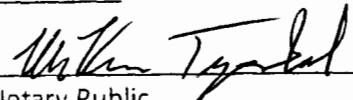
2. On August 31, 2015, I caused Notices of Hearing to be mailed to all property owners within 300 feet of my liquor establishment.

3. I have attached, the list of property owners and their addresses to whom I mailed Notices to this Affidavit.

FURTHER AFFIANT SAYETH NOT.

  
\_\_\_\_\_  
(Signature of Liquor Licensee)

Subscribed and sworn to before me  
this 31 day of August,  
2015.

  
\_\_\_\_\_  
Notary Public

