

14-05 COURTYARD MANAGEMENT CORPORATION

d/b/a Courtyard by Marriott

d/b/a Bistro

533 Main St.

**Requesting: Class D (hotel)
 Subclass 4 (ballroom)**

Jane O’Haver, Attorney, and Monte Brannan, representing the Courtyard Management Corporation, presented a Site Application for a Class D (hotel) with a Subclass 4 (ballroom) Liquor License for 533 Main St.

In discussion with Chairman Cassidy, Mr. Brannan reported the target date for the opening of the new hotel would be in June or July of this year. He gave a brief overview of the new hotel and said it would be adjacent to the Pere Marquette. He said alcoholic beverages would be served in a small Bistro on the ground floor and also in one meeting room on the second floor of the Courtyard. He said they had requested the same liquor license class and subclass approval for both hotels, due to potential cross traffic from hotel to hotel.

Interim Corporation Counsel Sonni Williams said there may be some concerns in regards to the cross traffic from one hotel to the other. She said the Code currently does not allow for an individual to take an open container to another establishment. She went on to say that patrons were not permitted to go on the public right of way with open containers.

In more discussion, Mr. Brannan explained that patrons would not travel on the public right-a-way. He said they may potentially travel from one building to the next through an atrium which connected the two buildings.

In response to Mr. Brannan’s comments, Interim Corporation Counsel Sonni Williams said per the Code, the site approval would be limited to the areas which were site approved.

Attorney O’Haver said she would see it as more cross traffic of bodies rather than alcohol. She went on to say that there would have to be some type of signage to help police the issue.

Senior Urban Planner Kimberly Smith mentioned the Community Development Department’s comments stating that all ground level and rooftop mechanical equipment must be screened from view of any right-of-way. She said if the liquor license were approved, she would like for the Commission to add the stipulation in regards to mechanical rooftop units.

Mr. Brannan confirmed that they did not have a problem with screening the mechanical rooftop units Senior Urban Planner Kimberly Smith was referring to. He clarified that the units were located over the ballroom of the Pere Marquette.

Hearing no 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 (ballroom) for 533 Main St., with the stipulation that all mechanical rooftop units are screened from view of any right-of-way; seconded by Commissioner O’Brien.

MEMORANDUM

TO: Josh Naven, Site Plan Review Board/Planning Department
Officer Scott Jordan, Police - SID (Vice & Drugs)
Lt. Steve Roegge, Police - Traffic Division
Jim Stevens, Inspections
Capt. Dan McGann, Fire Prevention Division
Jodi Maybanks, Accounts Receivable

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

DATE: February 20, 2014

SUBJECT: **SITE APPLICATION:** Case: 14-05
Courtyard Management Corporation
d/b/a Courtyard by Marriott
d/b/a Bistro
533 Main St.
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, March 3, 2014. **Contact person for this application is Attorney Jane O'Haver (PH: 637-5400)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: **February 20, 2014** 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:

2014 FEB - 3 P 3:00

Both Ball

- 1. Name(s), address(es) and phone number(s) of Property Owner(s):
PERE MARQUETTE COURTYARD, LLC
450 N. MAIN ST., EAST PEORIA, IL. 61611/309.694.1596
- 2. Name, address and phone number of Intended Lessee:
MARRIOTT Hotel Services, Inc; 501 MAIN ST., PEORIA, IL.
Ph. = 309.637.6500 *O/A Marriott Courtyard*
- 3. Street address of Property requested for approval:
533 MAIN ST., Peoria, IL. 61602

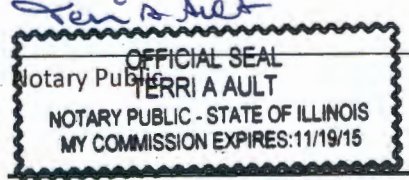
NOTE: All site approvals are 1st floor only, unless specifically applied for and authorized.

- 4. Legal description of Property listed in #3:
See Attached sheet 1/2.
- 5. Are there any improvements (buildings, accessories, etc.) presently on the property?
Yes No If Yes, please give description of same:
COURTYARD HOTEL, 10 stories, is under construction.
- 6. Are you planning to build any improvements upon the property? #5 If Yes, please indicate such improvements: #5
- 7. What type of sale of alcoholic beverages is the property to be used for (i.e., tavern, restaurant, package liquor, etc.)? bistro, meeting room, room service.
- 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, I, J, K, K-1, L, M, N D
Subclass: 1, 1A, 2, 3, 3A, 4, 6, 7, 8, 10, 11 4
- 10. 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. PERE MARQUETTE COURTYARD, LLC, by GEM HOSPITALITY, LLC by EM Properties, Ltd, its mgr.

Subscribed and sworn to before me this 30 day of January, 2014



Signature of Property Owner(s) *[Signature]*
GARY C. MATTHEWS, President

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

| | | |
|--------------|------|----------|
| LIQUOR - ALL | 1.00 | \$250.00 |
| LIQUOR - ALL | 1075 | \$250.00 |

Trans date: 2/03/14 Time: 14:49:49

PATRICK A. NIGHTINGALE
CITY OF PEORIA TREASURER

* Updated Info

**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):
PERE MARQUETTE COURTYARD, LLC
450 N. MAIN ST. EAST PEORIA, IL 61611 309.694.1596
- * 2. Name, address and phone number of Intended Lessee:
COURTYARD MANAGEMENT CORPORATION D/B/A COURTYARD BY MARRIOTT
501 N. MAIN ST. PEORIA, IL 61602 309.637.6500
3. Street address of Property requested for approval:
533 N. MAIN ST. PEORIA, IL 61602
NOTE: All site approvals are 1st floor only, unless specifically applied for and authorized.
4. Legal description of Property listed in #3:
SEE ATTACHED SHEETS 1/2
5. Are there any improvements (buildings, accessories, etc.) presently on the property?
Yes No If Yes, please give description of same:
COURTYARD HOTEL, 10 STORIES, IS UNDER CONSTRUCTION
6. Are you planning to build any improvements upon the property? #5_ If Yes, please indicate such improvements: #5
7. What type of sale of alcoholic beverages is the property to be used for (i.e., tavern, restaurant, package liquor, etc.)? **BISTRO, MEETING ROOM, ROOM SERVICE**
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, I, J, K, K-1, L, M, N | D |
| Subclass: | 1, 1A, 2, 3, 3A, 4, 6, 7, 8, 10, 11 | 4 |
10. **A site plan MUST BE SUBMITTED with this application, see Attachment A.**

Both Done

2019 FEB 21 A 8:36

CITY CLERK
PEORIA, ILL.

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 _____ day of _____, 20__.

Signature of Property Owner(s)

W

WEBSTER • POWELL

P

JAMES L. WEBSTER

February 19, 2014

VIA UPS

Mayor Jim Ardis
City of Peoria
419 Fulton St., Suite 401
Peoria, IL 61602

**Re: Courtyard Management Corporation – d/b/a Courtyard by Marriott
533 Main Street, Peoria, IL**

Dear Mayor Ardis:

Please be advised that this firm represents Courtyard Management Corp. (“Courtyard”) with respect to its licensing and regulatory matters in Illinois and in particular with respect to Courtyard obtaining Hotel and Restaurant liquor licenses for its new location in Peoria, set to open in June 2014.

Courtyard has re-concepted their hotels, with the centerpiece being their Bistro concept, the tagline of which is “Eat. Drink. Connect”. A fast-casual concept, its eclectic menu includes grab-and go and sit-down breakfast items, soups, deli sandwiches and burgers, ribs and pizzas, several salads, and a handful of snacks. The menu also includes cocktails, wine, beer and Starbucks coffee. We would be happy to meet with you to further discuss same, if you deem it necessary. The Site Approval for this location is in process, and we have already spoken to Trina and obtained the application materials.

Thank you in advance for your attention to this matter. Should you have any questions or concerns please do not hesitate to contact me or our Director of Licensing, Terra Westhaus, at twesthaus@lawwp.com. If this request will need to go before the City Council to increase the number of licenses available, please advise when such a meeting would be scheduled so we can ensure our attendance.

Yours very truly,



James L. Webster

JLW/tw

Cc: Trina Bonds (via email)
Courtyard - Peoria

320 WEST OHIO
SUITE 501
CHICAGO, IL 60654
312.587.8800
FAX 312.587.8808
JWEBSTER@LAWWP.COM

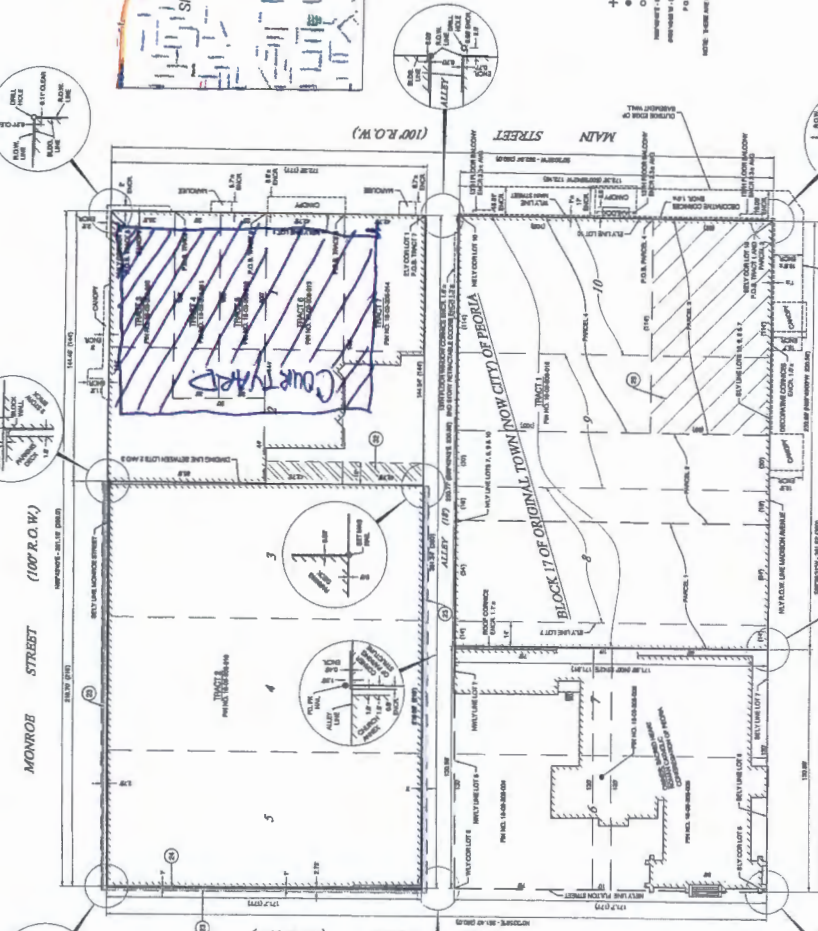
WEBSTER POWELL, P.C.



SEE SHEET 2 OF 2 FOR IMPROVEMENTS AND UTILITY INFORMATION
FOR
ALTA/ACSM LAND TITLE SURVEY
FOR
PERE MARQUETTE HOTEL, LLC

ZUMWALT & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS-REGISTERED LAND SURVEYORS
100 EAST WASHINGTON STREET, SUITE 200
PEORIA, ILLINOIS 61614-1401
DESIGN FIRM REGISTRATION NO. 154-001819

DESIGNED BY: JMD
CHECKED BY: JMD
DATE: 1/23/2017
ENGR. REG. NO. 0210000000



SUBSCRIBER'S AFFIDAVIT

I, the undersigned, being duly sworn, depose and say that the above and foregoing is a true and correct copy of the original and correct copy of the plat as shown to me by the surveyor, and that I am a duly qualified and licensed land surveyor in the State of Illinois. I depose and say that I have read the above and foregoing and know the contents thereof. I depose and say that I am not a party to this matter and that I have no interest in the subject matter thereof. I depose and say that I am not a party to this matter and that I have no interest in the subject matter thereof.

BY: JMD
LAND SURVEYOR

DATE: 1/23/2017

STATE OF ILLINOIS
COUNTY OF PEORIA

I, the undersigned, being duly sworn, depose and say that the above and foregoing is a true and correct copy of the original and correct copy of the plat as shown to me by the surveyor, and that I am a duly qualified and licensed land surveyor in the State of Illinois. I depose and say that I have read the above and foregoing and know the contents thereof. I depose and say that I am not a party to this matter and that I have no interest in the subject matter thereof.

WARRANTY

The surveyor warrants that the above and foregoing is a true and correct copy of the original and correct copy of the plat as shown to him or her by the client, and that he or she is a duly qualified and licensed land surveyor in the State of Illinois. The surveyor warrants that he or she has read the above and foregoing and knows the contents thereof. The surveyor warrants that he or she is not a party to this matter and that he or she has no interest in the subject matter thereof.

SCHEDULE OF ITEMS

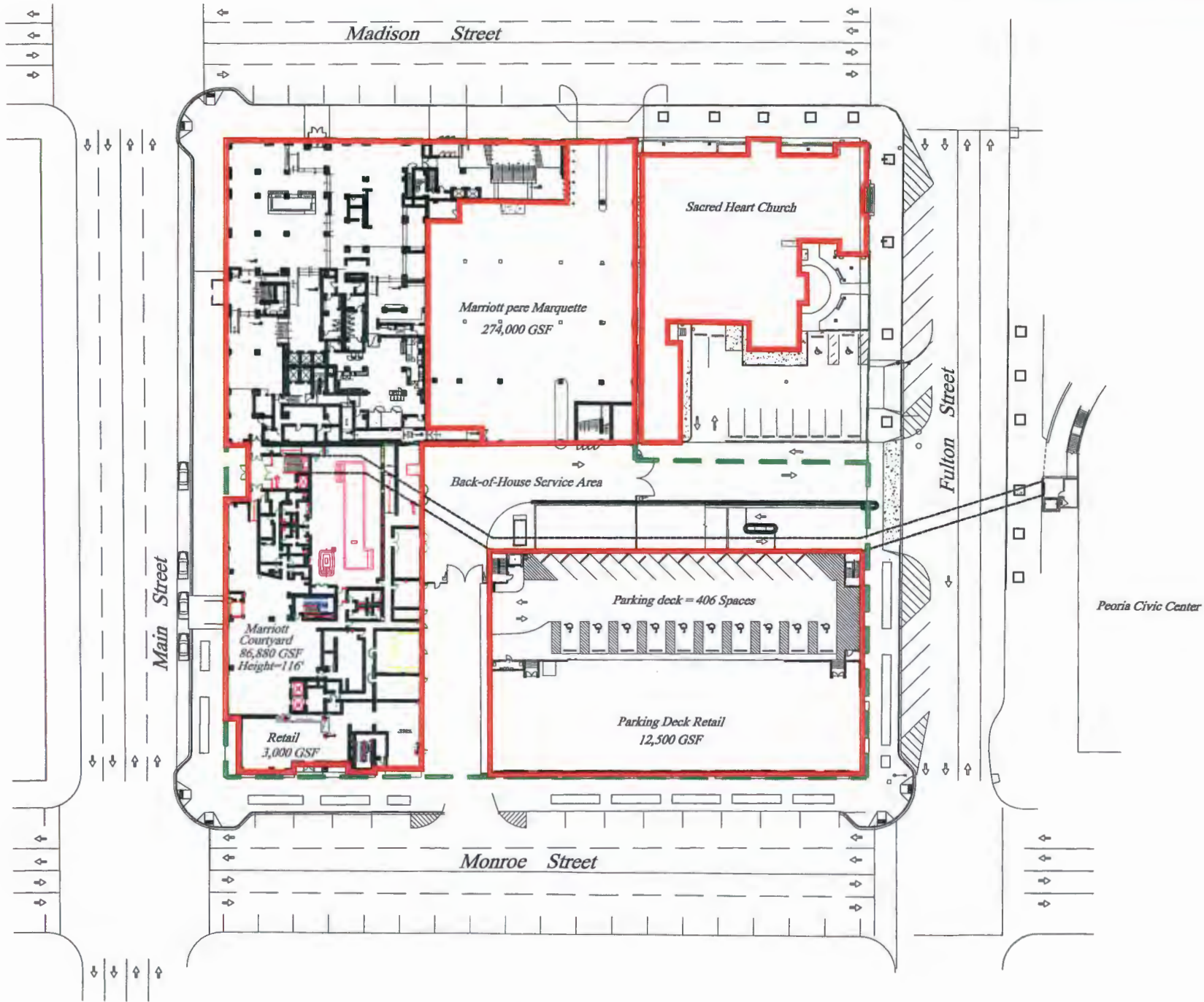
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SUBSCRIBER'S CERTIFICATE

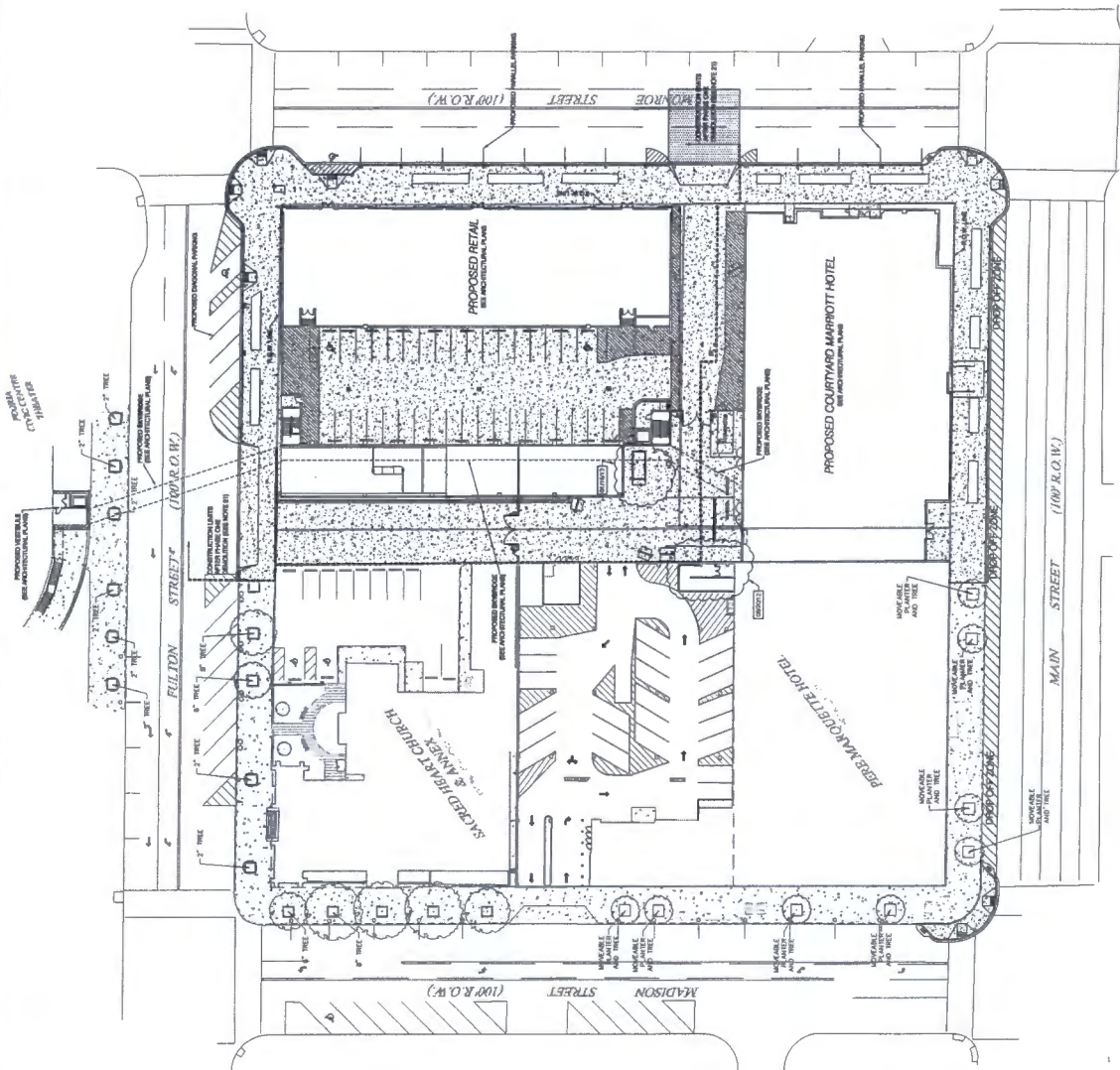
I, the undersigned, being duly sworn, depose and say that the above and foregoing is a true and correct copy of the original and correct copy of the plat as shown to me by the surveyor, and that I am a duly qualified and licensed land surveyor in the State of Illinois. I depose and say that I have read the above and foregoing and know the contents thereof. I depose and say that I am not a party to this matter and that I have no interest in the subject matter thereof.

BY: JMD
LAND SURVEYOR

DATE: 1/23/2017

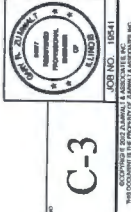


SITE LAYOUT PLAN
 SCALE: 1"=80'-0"



GENERAL NOTES

1. SEE CONSTRUCTION NOTES FOR OTHER CONCERNING SITE PREPARATION AND UTILITIES.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
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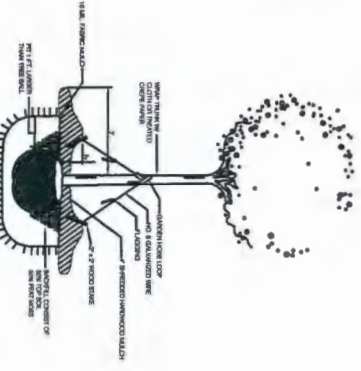
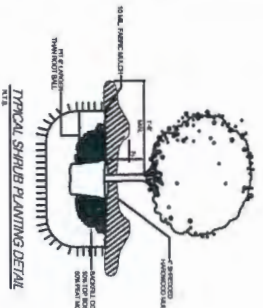
PROPOSED OVERALL LAYOUT PLAN AND GENERAL NOTES

PERE MARQUETTE / COURTYARD MARRIOTT PEORIA, IL

ZUMWALT & ASSOCIATES, INC.
Professional Engineers
1000 N. College Drive
Peoria, Illinois 61603
Phone: 309.696.1111
Fax: 309.696.1118

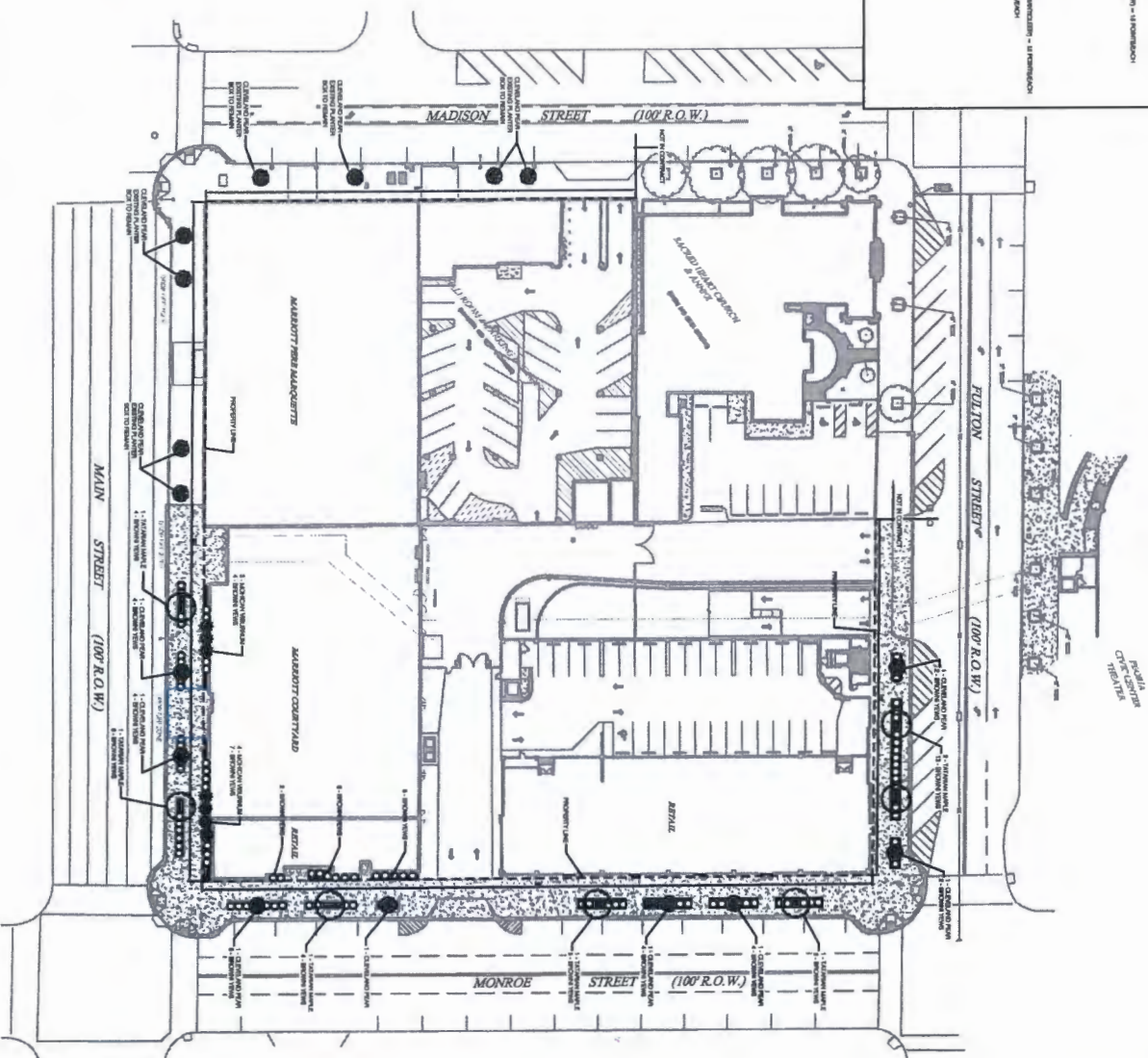
| | |
|---|--------------------|
| PROJECT NAME: PERE MARQUETTE / COURTYARD MARRIOTT HOTEL | DATE: MAY 20, 2012 |
| APPROVED BY: [Signature] | DATE: MAY 20, 2012 |
| DRAWN BY: [Signature] | DATE: MAY 20, 2012 |
| CHECKED BY: [Signature] | DATE: MAY 20, 2012 |
| DESIGNED BY: [Signature] | DATE: MAY 20, 2012 |
| PROJECT NO. 1000 | DATE: MAY 20, 2012 |

- LANDSCAPE NOTES**
1. REFER TO CIVIL DRAWING FOR CONSTRUCTION.
 2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
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 9. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 10. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:



PLANT MATERIALS

| QUANTITY | DESCRIPTION |
|----------|------------------|
| 1 | 1" - 2" MULCH |
| 2 | 2" - 4" MULCH |
| 3 | 4" - 6" MULCH |
| 4 | 6" - 8" MULCH |
| 5 | 8" - 10" MULCH |
| 6 | 10" - 12" MULCH |
| 7 | 12" - 14" MULCH |
| 8 | 14" - 16" MULCH |
| 9 | 16" - 18" MULCH |
| 10 | 18" - 20" MULCH |
| 11 | 20" - 22" MULCH |
| 12 | 22" - 24" MULCH |
| 13 | 24" - 26" MULCH |
| 14 | 26" - 28" MULCH |
| 15 | 28" - 30" MULCH |
| 16 | 30" - 32" MULCH |
| 17 | 32" - 34" MULCH |
| 18 | 34" - 36" MULCH |
| 19 | 36" - 38" MULCH |
| 20 | 38" - 40" MULCH |
| 21 | 40" - 42" MULCH |
| 22 | 42" - 44" MULCH |
| 23 | 44" - 46" MULCH |
| 24 | 46" - 48" MULCH |
| 25 | 48" - 50" MULCH |
| 26 | 50" - 52" MULCH |
| 27 | 52" - 54" MULCH |
| 28 | 54" - 56" MULCH |
| 29 | 56" - 58" MULCH |
| 30 | 58" - 60" MULCH |
| 31 | 60" - 62" MULCH |
| 32 | 62" - 64" MULCH |
| 33 | 64" - 66" MULCH |
| 34 | 66" - 68" MULCH |
| 35 | 68" - 70" MULCH |
| 36 | 70" - 72" MULCH |
| 37 | 72" - 74" MULCH |
| 38 | 74" - 76" MULCH |
| 39 | 76" - 78" MULCH |
| 40 | 78" - 80" MULCH |
| 41 | 80" - 82" MULCH |
| 42 | 82" - 84" MULCH |
| 43 | 84" - 86" MULCH |
| 44 | 86" - 88" MULCH |
| 45 | 88" - 90" MULCH |
| 46 | 90" - 92" MULCH |
| 47 | 92" - 94" MULCH |
| 48 | 94" - 96" MULCH |
| 49 | 96" - 98" MULCH |
| 50 | 98" - 100" MULCH |



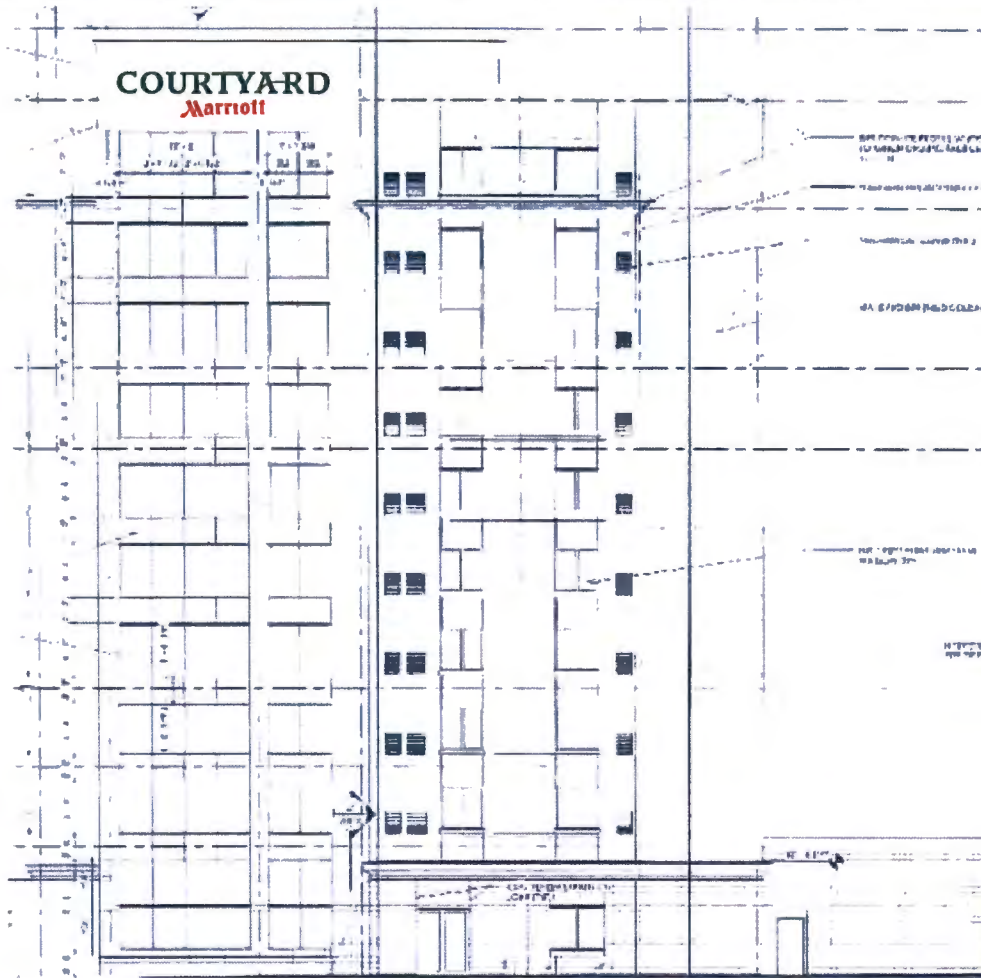
L-1

DATE: September 7, 2010
 DRAWN BY: JLN
 CHECKED BY: JLN
 DESIGNED BY: JLN

EM PROPERTIES, LTD.
 COMMERCIAL REAL ESTATE DEVELOPMENT
 RETAIL • OFFICE • RESTAURANT • HOTEL
 450 N. MAIN STREET
 EAST FORT LAUDERDALE, FL 33411
 PHONE: (954) 694-1286
 FAX: (954) 694-1299
 WWW.EMPROPERTIES.NET


| NO. | DATE | DESCRIPTION |
|-----|----------|--------------------|
| 1 | 09/07/10 | ISSUED FOR PERMITS |
| 2 | 09/07/10 | ISSUED FOR PERMITS |
| 3 | 09/07/10 | ISSUED FOR PERMITS |
| 4 | 09/07/10 | ISSUED FOR PERMITS |
| 5 | 09/07/10 | ISSUED FOR PERMITS |
| 6 | 09/07/10 | ISSUED FOR PERMITS |
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| 8 | 09/07/10 | ISSUED FOR PERMITS |
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| 10 | 09/07/10 | ISSUED FOR PERMITS |

WEST ELEVATION
SCALE: 3/64" = 1'-0"

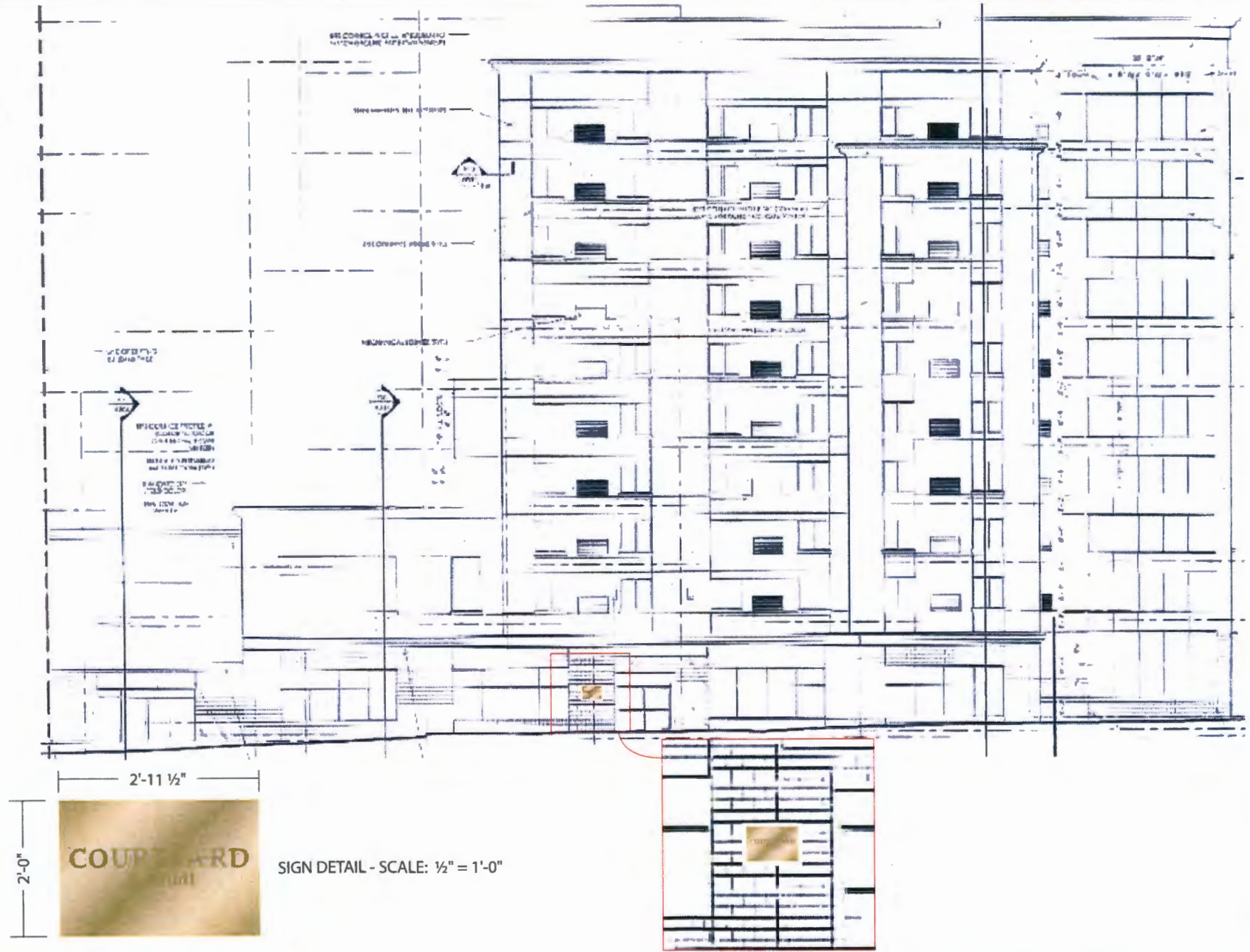


GRAPHIC DETAIL
SCALE: 3/16" = 1'-0"


NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

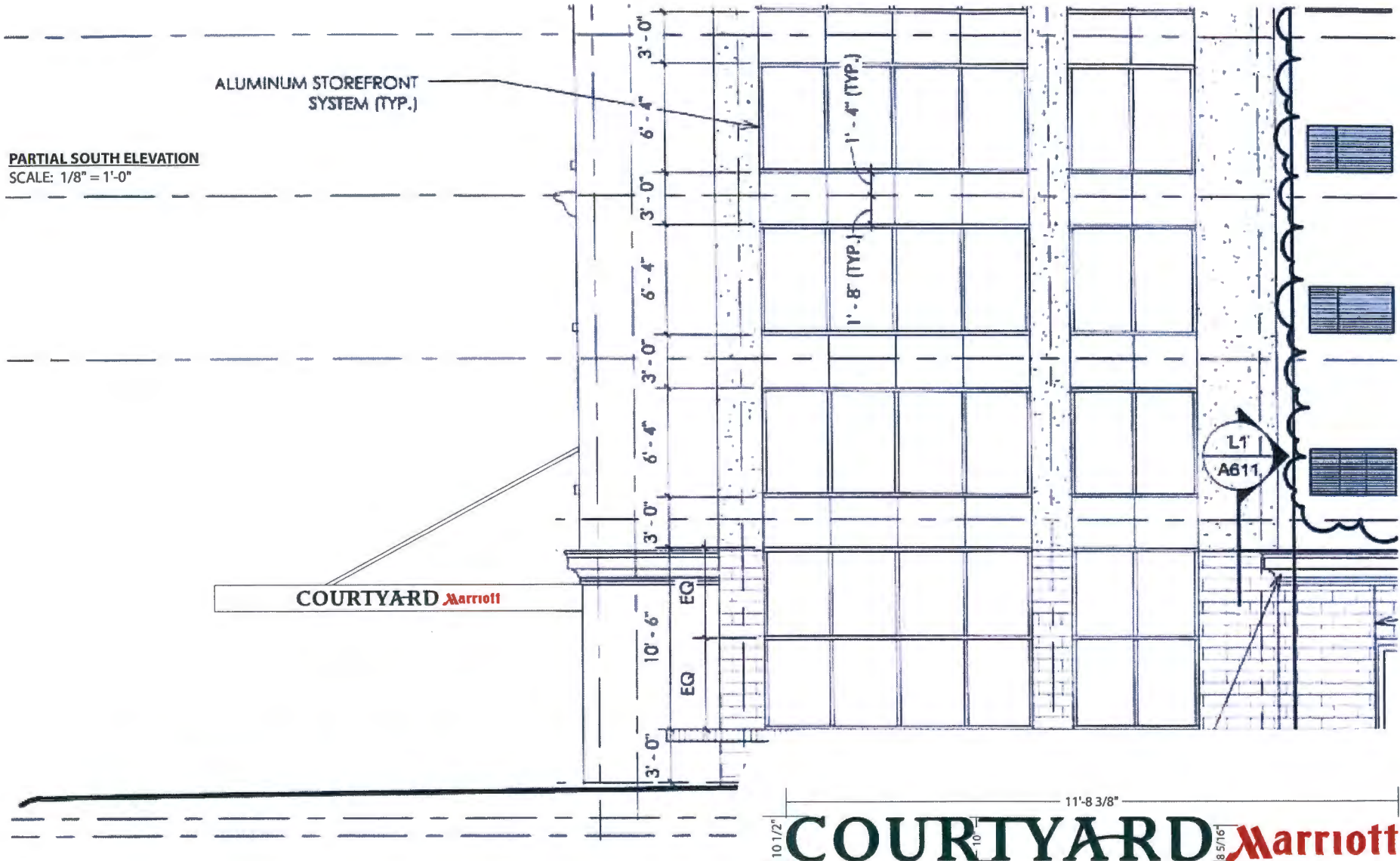
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|-----------|-------------------|------------|--|--------------|-----------|--|---|---|
| Customer: | COURTYARD | Date: | 04/08/13 | Prepared By: | MR | <small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small> |  | DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1 (800) 843-9888 • www.personasigns.com |
| Location: | PEORIA, IL | File Name: | 120102 - R2 - 30" CL - 2X2 PLAQUE - 10" CANOPY CL OPTIONS | | | | | |

NORTH ELEVATION
SCALE: 3/64" = 1'-0"



NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

| | | | | | |
|--------------------------------|--|---------------------------|---|---|--|
| Customer: COURTYARD | Date: 04/08/13 | Prepared By: MR | <p><small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small></p> |  | <p>DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1 (800) 843-9888 • www.personasigns.com</p> |
| Location: PEORIA, IL | File Name: 120102 - R2 - 30" CL - 2X2 PLAQUE - 10" CANOPY CL OPTIONS | | Eng: - | | |



PARTIAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

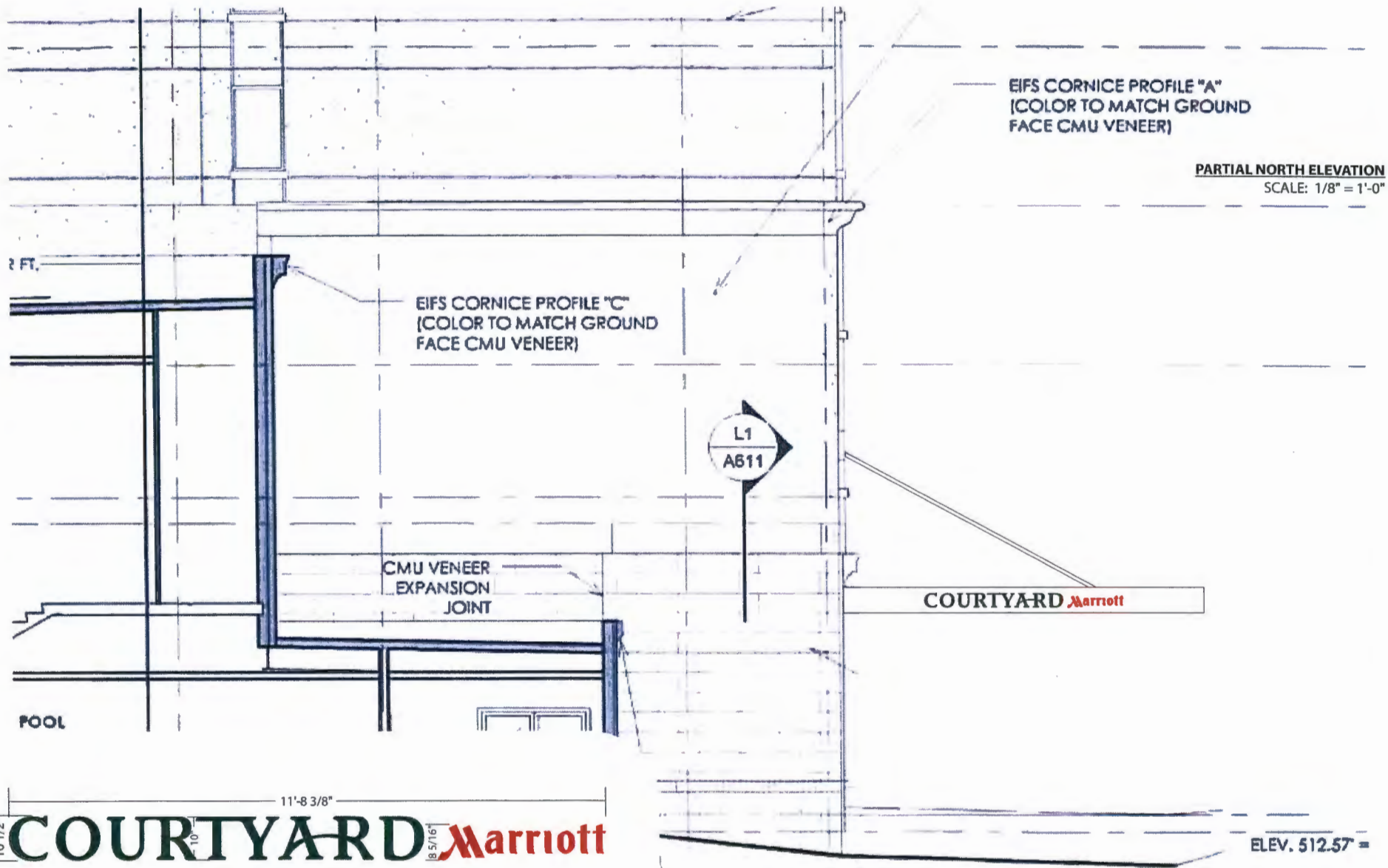
COURTYARD **Marriott**

11'-8 3/8"
10 1/2"
8 5/16"
COURTYARD **Marriott**

NOTE: NON-ILLUMINATED LETTER SET
GRAPHIC DETAIL
SCALE: 3/8" = 1'-0"

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

| | | | | | | | | |
|-----------|------------|------------|---|--------------|-------|--|--|--|
| Customer: | COURTYARD | Date: | 10/10/13 | Prepared By: | CM/RA | <small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small> | | DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1 (800) 843-9888 • www.personasigns.com |
| Location: | PEORIA, IL | File Name: | 120102 - R2 - 30" CL - 2X2 PLAQUE - 10" CANOPY CL OPTIONS | | | Eng: | | |



EIFS CORNICE PROFILE "A"
 (COLOR TO MATCH GROUND
 FACE CMU VENEER)

PARTIAL NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

EIFS CORNICE PROFILE "C"
 (COLOR TO MATCH GROUND
 FACE CMU VENEER)

L1
 A811

CMU VENEER
 EXPANSION
 JOINT

COURTYARD Marriott

POOL

11'-8 3/8"
 10 1/2"
COURTYARD Marriott

ELEV. 512.57'

GRAPHIC DETAIL
 SCALE: 3/8" = 1'-0"

**NOTE: NON-ILLUMINATED
 LETTER SET**

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

| | | | | | | | | |
|-----------|------------|------------|---|--------------|-------|--|--|---|
| Customer: | COURTYARD | Date: | 10/10/13 | Prepared By: | CM/RA | <small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small> | | DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1 (800) 843-9888 • www.personasigns.com |
| Location: | PEORIA, IL | File Name: | 120102 - R2 - 30" CL - 2X2 PLAQUE - 10" CANOPY CL OPTIONS | | Eng: | | | |



PEORIA POLICE DEPARTMENT



February 14, 2014

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

RE: Site Approval Application 14-05
Marriott Hotels Services, Inc.
d/b/a Marriott Courtyard
533 Main St.
Requesting: Class D (hotel)
Subclass 4 (ballrooms)

Dear Commissioners,

A site application has been received from Marriott Hotels Services, Inc., d/b/a Marriott Courtyard, 533 Main St., Peoria, Illinois, for a Class D, Subclass 4, liquor license. This license would allow this new hotel to serve alcohol for onsite consumption in both permanent and temporary locations within the hotel.

Officer Jordan inspected the location which is at the corner of Main and Monroe. There are a number of liquor licensed businesses in the 500 and 600 block of Main St. It does not appear that the approval of this request would be detrimental to the surrounding neighborhood and that this request is appropriate for this location. There are no traffic or parking concerns raised by this request.

The Peoria Police Department has no objections to this request.

Sincerely,

Steven M. Settingsgaard
Chief of Police

SMS /saj

cc: City Clerk
Corporation Council
Liquor Commissioner

FIRE DEPARTMENT



February 19, 2014

Liquor Commission
Office of Corporation Counsel
City of Peoria, Illinois

Re: Site Approval Application
Case: 14-05
Marriott Hotels Services, Inc.
d/b/a /Marriott Courtyard
533 Main St.

Dear Liquor Commission:

A site application has been received from Marriott Hotels Services for a Class D (hotel) and a Subclass 4 (ballrooms).

This building is under construction. However, the Fire Department does not anticipate any issues with this request.

Sincerely,

A handwritten signature in black ink that reads 'Daniel McGarr'.

Daniel McGarr
Captain, Fire Prevention Div.

DM/cc

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



TO: Trina Bonds, Liquor Commission Secretary

FROM: Jodi Maybanks , Accounts Receivable Supervisor I

DATE: February 19, 2014

SUBJECT: Case 14-05 Marriott Hotel Services, Inc d/b/a Marriott Courtyard

The Finance Department has no objection to this site approval.

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

TO: City of Peoria, Liquor Commission

FROM: Kimberly Smith, Senior Urban Planner
Community Development, Planning Division

DATE: February 20, 2014

REQUEST: Class D (hotel)
Subclass 4 (ballrooms)

533 Main St.

PETITIONER: Marriott Hotels Services, Inc.
d/b/a Marriott Courtyard

ZONING & PROPERTY CHARACTERISTICS:

Subject property is zoned C-1 (General Commercial) District.

The property is surrounded by:

North: B-1 (Downtown Commercial) District
South: B-1 (Downtown Commercial) District
East: B-1 (Downtown Commercial) District
West: B-1 (Downtown Commercial) District

SITE PLAN & INSPECTION:

1. The hotel, currently under construction, was approved with Zoning Certificate no. 11-4353 and Ordinance no. 16,757.
2. All ground level and rooftop mechanical equipment must be screened from view of any right-of way (per Land Development Code Section 8.2.15.B). This includes the existing rooftop mechanical equipment that is visible from Fulton Street.
3. Signs require a separate application.
4. If the liquor license is approved, compliance with all other codes, including Certificate of Occupancy, is required.

The Community Development Department, Planning Division, DOES NOT OBJECT, based on adherence to the above.

LIQUOR LICENSE SITE REPORT

TYPE OF INSPECTION: Building Inspection Division for Liq. Commission

LOCATION: 533 Main St.

NAME OF BUSINESS: Marriott Hotels Services, Inc.
d/b/a Marriott Courtyard
Contact: Mark Hoffman or Jane O'Haver
Mark 309 231 6051 or Jane 309 637 5400

DATE OF INSPECTION: February 20, 2014

Project is currently under construction per submitted drawings. Per conference call conversation 2-20-14 with Mr. Hoffman and Ms. O'Haver discovered the following:

- Liquor sales in Marriott Courtyard will be within restaurant facilities located on:
First floor and Second floor conference room
- No room service sales will occur as guests would need to come to first floor to pickup.
- Ballroom liquor sales would be in "Pere" only as Marriott Courtyard does not have ball rooms.

Assuming compliance to construction plans no problems anticipated.



Jim Stevens, Building Inspector III
Liquor Commissioners
cc: Trina Bonds, Deputy Clerk
Liquor Commission Secretary

35

Mailing Labels

Use the toolbar below to preview your mailing labels, simply click the button below to open labels in Microsoft Word format:

Select Label Type: Avery 5160

Page 1 of 3

Export to Microsoft Word

| | | |
|--|--|--|
| | | ALLIANCE BENEFIT GROUP OF ILLINOIS INC 456 FULTON ST SUITE 345 PEORIA IL 61602 |
| BITTNER CATHERINE | BRADY JOHN 456 FULTON ST SUITE 425 PEORIA IL 61602 | CASH 9 LLC 456 FULTON SUITE 200 PEORIA IL 61602 |
| CATHOLIC DIOCESE 607 NE MADISON AVE P O BOX 1406 PEORIA IL 61603 | CITY OF PEORIA 419 FULTON ST PEORIA IL 61602 | CITY OF PEORIA ATTN RANDY RAY 419 FULTON ST PEORIA IL 61602 |
| CITY OF PEORIA ATTN RANDY RAY 419 FULTON ST PEORIA IL 61602 | CITY OF PEORIA ATTN RANDY RAY 419 FULTON ST PEORIA IL 61602 | CITY OF PEORIA ATTN RANDY RAY 419 FULTON ST PEORIA IL 61602 |
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| CITY OF PEORIA 419 FULTON ST PEORIA IL 61602 | CITY OF PEORIA 419 FULTON ST PEORIA IL 61602 | COMFORT LAND TRUST C/O JOSEPHINE COMFORT 2021 E BISHOP AVE PEORIA IL 61614 |
| COMFORT LAND TRUST C/O JOSEPHINE COMFORT 2021 E BISHOP AVE PEORIA IL 61614 | DOC PROPERTY LLC P O BOX 5605 PEORIA IL 61601 | DOC PROPERTY LLC P O BOX 5605 PEORIA IL 61601 |
| DOC PROPERTY LLC P O BOX 5605 PEORIA IL 61601 | FDC SOLUTIONS INC TWIN TOWERS PLAZA 456 FULTON ST STE 298 PEORIA IL 616021296 | FDC SOLUTIONS INC TWIN TOWERS PLAZA 456 FULTON ST STE 298 PEORIA IL 616021296 |
| FDC SOLUTIONS INC TWIN TOWERS PLAZA 456 FULTON ST STE 298 PEORIA IL 616021296 | FDC SOLUTIONS INC TWIN TOWERS PLAZA 456 FULTON ST STE 298 PEORIA IL 616021296 | FIRST UNITED METHODIST CHURCH OF PEORIA IL INC 116 NE PERRY AVE PEORIA IL 61603 |
| FULTON INVESTMENTS LLC P O BOX 6274 PEORIA IL 61601 | FULTON INVESTMENTS LLC P O BOX 6274 PEORIA IL 61601 | FULTON INVESTMENTS LLC P O BOX 6274 PEORIA IL 61601 |

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of 3

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~~FULTON INVESTMENTS LLC
P O BOX 6274
PEORIA IL 61601~~

GENUSA FRANK
26998 N COUNTY HWY 27
CANTON IL 61520

~~GENUSA FRANK
26998 N COUNTY HWY 27
CANTON IL 61520~~

GRAVES JEFFREY
456 FULTON ST SUITE 123
PEORIA IL 61602

~~GRAVES JEFFREY
456 FULTON ST SUITE 123
PEORIA IL 61602~~

~~GRAVES JEFFREY
456 FULTON ST SUITE 123
PEORIA IL 61602~~

HGI LLC
C/O KERMIT A HUBER P O BOX 5605
PEORIA IL 61601

J&J PIZZA PLUS, INC
C/O HOOPS PUB & PIZZA 516 MAIN
ST
PEORIA IL 61602

JACKSON ERNESTINE
456 FULTON ST #218
PEORIA IL 61602

JPG COMMERCIAL REAL ESTATE
ATTN JEFFERY GRAVES 456 FULTON
ST SUITE 200
PEORIA IL 61602

KOURI JOHN
456 FULTON ST SUITE 425
PEORIA IL 61602

LEISY BREWING COMPANY
1314 E MARIETTA AVE
PEORIA HEIGHTS IL 61616

~~LEISY BREWING COMPANY
1314 E MARIETTA AVE
PEORIA HEIGHTS IL 61616~~

~~LEISY BREWING COMPANY
1314 E MARIETTA AVE
PEORIA HEIGHTS IL 61616~~

~~LEISY BREWING COMPANY
1314 E MARIETTA AVE
PEORIA HEIGHTS IL 61616~~

~~LEISY BREWING COMPANY
1314 E MARIETTA AVE
PEORIA HEIGHTS IL 61616~~

~~LEISY BREWING COMPANY
1314 E MARIETTA AVE
PEORIA HEIGHTS IL 61616~~

LEXINGTON HOUSE CORPORATION
401 MAIN ST SUITE 110
PEORIA IL 61602

MORRIS GARY
1114 N UNIVERSITY ST
PEORIA IL 61606

MORSE JAMES
9 HOLLY RIDGE SPUR
MORTON IL 61550

PEORIA AREA CONVENTION &
VISITORS BUREAU
TWIN TOWERS PLAZA SUBUNIT C3A-
1 456 FULTON ST
PEORIA IL 61602

PEORIA CIVIC
201 SW JEFFERSON AVE
PEORIA IL 61602

~~PEORIA CIVIC CENTER
201 SW JEFFERSON ST
PEORIA IL 61602~~

PEORIA CIVIC CENTER AUTHORITY
ATTN CHAIRMAN 201 SW JEFFERSON
AVE
PEORIA IL 61602

~~PEORIA CIVIC CENTER AUTHORITY
ATTN CHAIRMAN 201 SW JEFFERSON
AVE
PEORIA IL 61602~~

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~~PEORIA CIVIC CENTER AUTHORITY
ATTN CHAIRMAN 201 SW JEFFERSON
AVE
PEORIA IL 61602~~

PEORIA FORREST HILL
DEVELOPMENT COMPANY
3225 N DRIES LN
PEORIA IL 61604

PEORIA PUBLIC LIBRARY
107 NE MONROE AVE
PEORIA IL 61602

Mailing Labels

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Export to Microsoft Word

PERE MARQUETTE HOTEL LLC
450 N MAIN ST
EAST PEORIA IL 61611

~~PERE MARQUETTE HOTEL LLC
450 N MAIN ST
EAST PEORIA IL 61611~~

SACRED HEART ROMAN CATHOLIC
CONGREGATION OF PEORIA
504 FULTON ST
PEORIA IL 61602

~~SACRED HEART ROMAN CATHOLIC
CONGREGATION OF PEORIA
504 FULTON ST
PEORIA IL 61602~~

SMALL PARKER & BLOSSOM LLC
456 FULTON ST #C3D
PEORIA IL 61602

STEPHENS G
456 FULTON ST #222
PEORIA IL 61602

STEPHENS G DOUGLAS
7827 N GALENA RD
PEORIA IL 61615

~~STEPHENS G DOUGLAS
7827 N GALENA RD
PEORIA IL 61615~~

TRUST # 499

TWIN TOWERS MALL
331 FULTON ST #1200
PEORIA IL 61602

UNITED STATES POSTAL SERVICE
ROOM 904
433 W VAN BUREN ST
CHICAGO IL 60699

VONACHEN, LAWLESS ET AL
456 FULTON ST SUITE 425
PEORIA IL 61602

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.

MARRIOTT HOTEL SERVICES, INC. D/B/A MARRIOTT COURTYARD

(name of establishment)

533 MAIN ST

(address)

FOR USE AS:

REQUEST TO ADD A CLASS D (HOTEL) LIQUOR

LICENSE WITH A SUBCLASS 4 (BALLROOMS)

The Hearing will be held on MONDAY - MARCH 3, 2014 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.

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

Tessa Percy on behalf of Jane E. Ohaver

being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of ~~Pere Marquette~~ Marriott Hotel Services, Inc D/B/A Marriott Courtyard
(establishment name)

located at 533 Main St, Peoria, Illinois.
(address)

2. On 2/5/2014, 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.

Tessa Percy
(Signature of Liquor Licensee)

Subscribed and sworn to before me
this 5th day of February,
2014.
Torina D. Bonds
Notary Public

