

15-19 **FH-Hotel Peoria Opco, LLC**
d/b/a Springhill Suites
2701 W. Lake
Requesting: Class D (hotel)

Spencer Strickler, General Manager, Springhill Suites, presented a Site Application for a Class D (hotel) Liquor License at 2701 W. Lake.

In discussion with Chairman Pro Tem Miller, Mr. Strickler gave a brief description of the proposed location of the alcohol sales. He reported they would not allow outside purchases to take place at their hotel and he said they would be checking for room identification at the time of purchase of any alcohol. He said patrons had an opportunity to pay cash or they would be able to charge the purchase to their room.

In response to a question from Commissioner O'Brien, Mr. Strickler said their previous site approval had expired and he said they had to reapply due to an issue with them obtaining their State of Illinois liquor license.

Deputy Corporation Counsel Sonni Williams pointed out that the applicant could come back before the Commission to request an extension prior to the lapse of their site approval, if there were any more problems.

Hearing no more questions, Chairman Pro Tem Miller called for the motion.

Commissioner O'Brien moved to recommend approval of the Site Application for a Class D (hotel) Liquor License at 2701 W. Lake Ave.; seconded by Commissioner Coates.

Approved by roll call vote.
Yeas: Coates, Miller, O'Brien – 3;
Nays: None.

Chairman Pro Tem Miller stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, September 22, 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: August 14, 2015

SUBJECT: **SITE APPLICATION: Case: 15-19 *(Previously Case 14-34)**
FH-Hotel Peoria Opco, LLC
d/b/a Springhill Suites
2701 W. Lake Ave.
Requesting: Class D (hotel)

The City Liquor Commission has received the attached application for consideration and would like to go before the Commission for a Public Hearing on Tuesday, September 8, 2015. **Contact person for this application is Lindsey Farina (PH: 732-727-5030 ext. 15)** if you have questions or need to make arrangements to inspect the interior of the building.

***On 10/6/2014 the Liquor Commission made a recommendation for approval of the Site and it was approved by the City Council 10/28/14. Due to the fact that the regular conduct or the business of the retail sale of alcoholic liquors had not commenced at the site within the first six months of approval, the site approval automatically expired. For your convenience, I have attached Staff comments from the last submittal.**

Your comments are DUE: August 27, 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

2015 AUG 13 P 2:20

Both Sides

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):
FK-Hotel Peoria Opco, LLC

2. Name, address and phone number of Intended Lessee:
2701 W. Lake Avenue, Peoria, IL 61615, 309-681-2700 *D/O/A Springhill Suites*

3. Street address of Property requested for approval:
2701 W. Lake Avenue, Peoria, IL 61615

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

4. Legal description of Property listed in #3:
attached

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

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 with sales of bottled items for consumption on hotel property

8. Is this property located in a residential section? Yes ___ No x

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

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.

Subscribed and sworn to before me this
10 day of Aug, 2015

Kimberly J. Donnelly
Notary Public
Kimberly J. Donnelly
Notary Public

Ruby Huang
Signature of Property Owner(s) **Ruby Huang, Sr. Vice President**

Oper: MCANTIAGO Type: TO Drawer: 1
Date: 8/13/15 02 Receipt no: 9852
(NOTE: Non-Refundable \$250 Filing Fee) LIQUOR - ALL
1.00 \$250.00
CK CHECK 9399 \$250.00

Commission Expires 06/30/2019

Trans date: 8/13/15 Time: 11:33:33

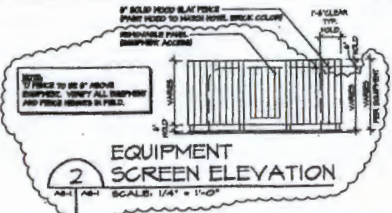
PATRICK A. NIGHTING - TREASURER
CITY OF PEORIA

EXHIBIT A

LEGAL DESCRIPTION

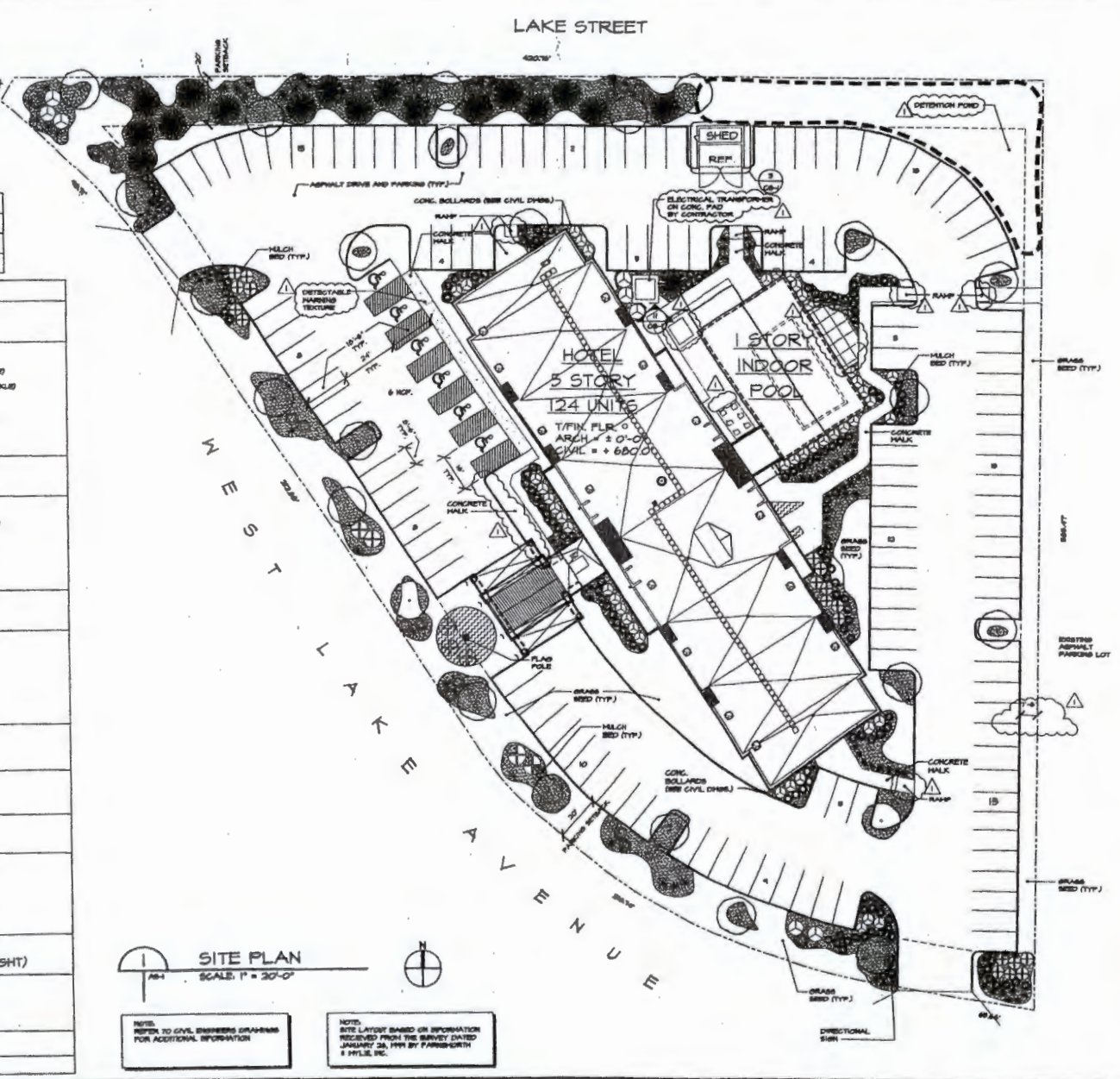
A part of the Northwest quarter of Section 30, Township 9, Range 8, East of the Fourth Principal Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Northwest quarter of said Section 30; thence North 89 degrees 49 minutes West, along the North line of the Northwest quarter of said Section 30, a distance of 994.43 feet; thence South 0 degrees 49 minutes 57 seconds West, a distance of 30 feet to the point of beginning of the tract to be described; thence continuing South 0 degrees 49 minutes 57 seconds West, a distance of 386.47 feet to a point on the Northerly right of way line of West Lake Street relocated; thence North 80 degrees 48 minutes 02 seconds West, along the Northerly right of way line of West Lake Street relocated, a distance of 65.66 feet; thence in a Northwesterly direction, along the Northeasterly right of way line of West Lake Street relocated on a curve to the right having a radius of 260 feet for an arc distance of 216.74 feet; thence North 33 degrees 02 minutes 13 seconds West, along the Northeasterly right of way line of West Lake Street relocated, a distance of 212.88 feet; thence in a Northwesterly direction along the northeasterly right of way line of West Lake Street relocated, on a curve to the left, having a radius of 340 feet for an arc distance of 98.71 feet; thence North 35 degrees 16 minutes East, a distance of 12.34 feet to a point on the Westerly extension of the South right of way line of vacated West Lake Street; thence South 89 degrees 49 minutes East, along the Westerly extension and the South right of way line of vacated West Lake Street, a distance of 420.76 feet to the point of beginning, situate, lying and being in the County of Peoria and State of Illinois.



PARKING:	REQUIRED	ACTUAL
STANDARD STALLS	144	139
HANDICAP STALLS	6	6
TOTAL	150	145

LANDSCAPE LEGEND	
○	MID-SIZED SHRUBS (MIN. 24" IN HEIGHT) <i>SPIREA SERRATA</i> (ARCHWAY HAYR SPREA) <i>RUBUS ARGENTICA</i> (FRAGRANT RUBUS 'BIRD LING') <i>LONGICORNIA X KYLOIDES</i> (CLAYTON'S SPINE HONEYBUCKLE) <i>VIBURNUM CARLESII</i> (SLOVENIAN SPICE VIBURNUM) <i>COTONEASTER ACROBASTIS</i> (CRAWFORD'S COTONEASTER) <i>PHYSCALOPUS MONOCYCLUS</i> (SHORTLEAF HIBISCUS)
⊕	LARGE SHRUBS (MIN. 36" IN HEIGHT) <i>CORNUS SERICEA</i> (RED OSIER DOGWOOD) <i>FORSYTHIA INTERMEDIA SPECIABILIS</i> (BRIGHT BORDER FORSYTHIA) <i>LONGICORNIA TATARICA</i> (TATARIAN HONEYBUCKLE) <i>SPIRAEA VANHOUTEI</i> (VANHOUTEI SPIREA) <i>COTONEASTER ACUTIFOLIA</i> (PINKISH COTONEASTER)
○	MID-SIZED SHADE TREES (MIN. 3 1/2" CALIPER) <i>ASER PLATANOIDES</i> (SWEET HAWK) <i>CERCIDIPHYLLUM JAPONICUM</i> (SCOTLAND TREE) <i>TELA BICOLORA</i> (CORSEAN LINDEN) <i>FRAXINUS PENNSYLVANICA</i> (GREEN ASH) <i>SERICEA BERICARIA</i> (SHRUBLE OAK)
●	MID-SIZED EVERGREEN TREES (MIN. 6'-0" IN HEIGHT) <i>PIRUS BURGIANA</i> (BLACK PINE) <i>PIRUS HENRI</i> (JAPANESE PINE)
⊕	MID-SIZED EVERGREEN SHRUBS (MIN. 30" IN HEIGHT) <i>CHAMAECYPARIS FORTIS</i> (THREAD FALSE CYPRESS) <i>FLYRIA NANA</i> (SHARON CEDAR) <i>TAXUS CANADENSIS</i> (CANADIAN YEW) <i>TRILIA GLOBOSA</i> (GLOBULAR ARBORVITAE) <i>JUNIPERUS CHINENSIS</i> (CHINESE JUNIPER)
*	SMALL EVERGREEN SHRUBS (MIN. 24" IN DIAMETER & MAX. 24" IN HEIGHT) <i>TAXUS CANADENSIS NANA</i> (DWARF JAPANESE YEW) <i>PIRUS HENRI PUMILA</i> (DWARF HENRI PINE) <i>JUNIPERUS PROCESSIONARIA</i> (LAMPBRUSH JUNIPER)
▨	PERENNIALS BY OTHER



NOTE: REFER TO CIVIL ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION

NOTE: SITE LAYOUT BASED ON INFORMATION RECEIVED FROM THE SURVEY DATED JANUARY 26, 1991 BY PARKSOUTH & HILL, INC.

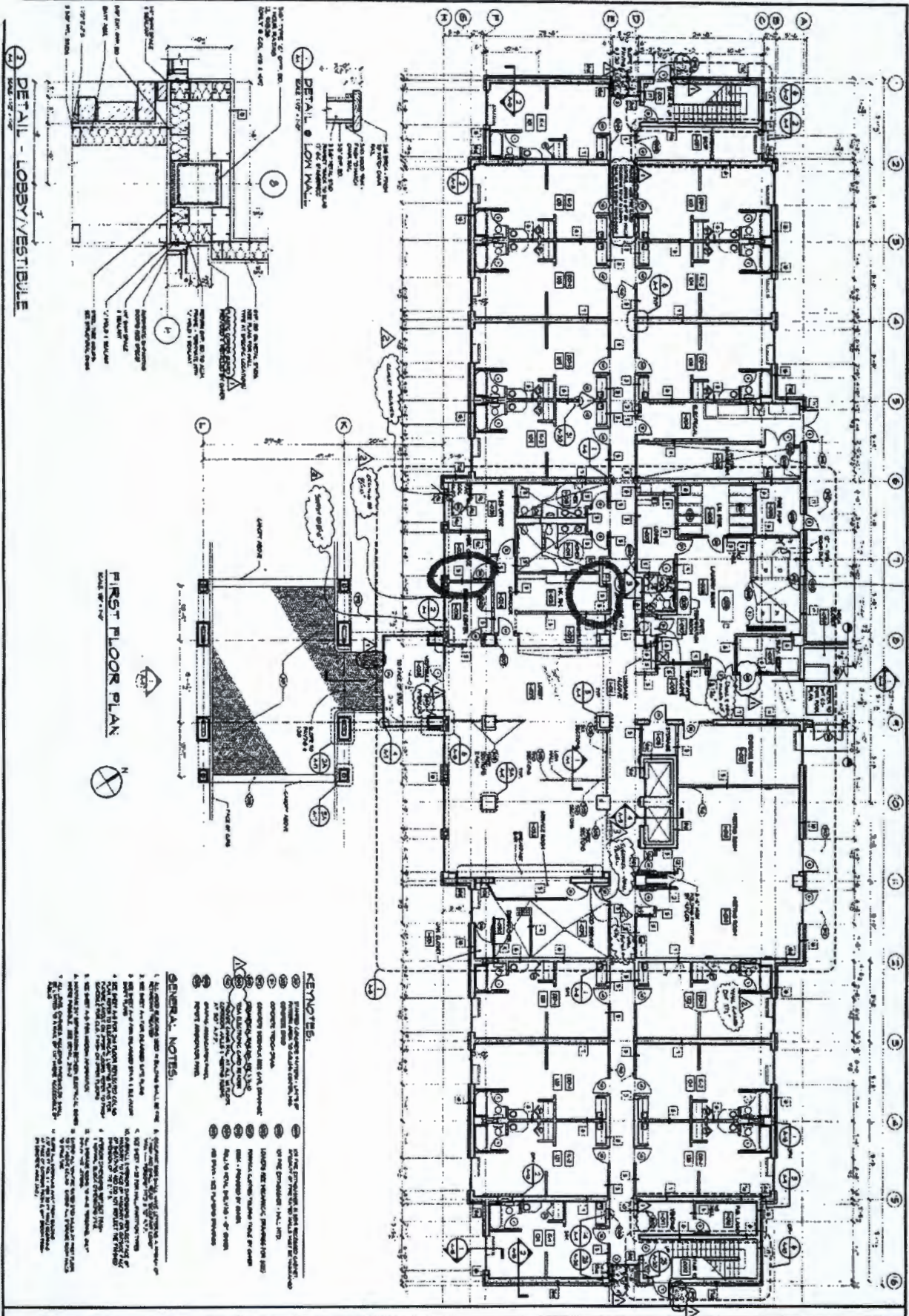
erichaplan international, inc.
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS
1000 W. WASHINGTON ST., SUITE 100
MILWAUKEE, WI 53233
(414) 224-1100

AMERSUITES AT WESTLAKE
5-STORY / 124 UNITS
PFORIA, IL

DATE: 8/25/94
SCALE: 1" = 30'
ARCHITECTURAL SITE PLAN

DATE: 8/25/94
SCALE: 1" = 30'
ARCHITECTURAL SITE PLAN

FILE NUMBER: SITE.DWG
JOB NUMBER: 98069
SHEET NUMBER: AS-1



DETAIL - LOBBY/VESTIBULE
 SCALE: 1/4" = 1'-0"

DETAIL - LOBBY WALL
 SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

- GENERAL NOTES:**
1. REFER TO ALL OTHER SHEETS FOR NOTES.
 2. REFER TO ALL OTHER SHEETS FOR NOTES.
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- KEYNOTES:**
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 - 11. REFER TO ALL OTHER SHEETS FOR NOTES.
 - 12. REFER TO ALL OTHER SHEETS FOR NOTES.

DATE	SUBMIT	NO.
11/15/00	1	1
SHEET DESCRIPTION: FIRST FLOOR PLAN AND DETAILS		
PROJECT NUMBER	100004	
DATE	11/15/00	

AMERISUITES AT WESTLAKE
 5-STORY / 134 UNITS
 PEORIA, IL

archipon International, Ltd.
 100 North Main Street, Suite 200
 Peoria, IL 61603
 (312) 675-0000



PEORIA POLICE DEPARTMENT



August 18, 2015

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

RE: Site Approval Application 15-19
FH-Hotel Peoria Opco, LLC.
d/b/a Springhill Suites
2701 W. Lake Ave.
Requesting: Class D (hotel)

Dear Commissioners,

A site application has been received from FH-Hotel Peoria Opco, LLC, d/b/a Springhill Suites, 2701 W. Lake Ave., Peoria, Illinois, for a Class D liquor license. Approval of this application would allow the applicant to sell liquor at this hotel.

Officer Jordan inspected the hotel which has a small convenience store. Liquor would be sold from this area. The hotel is located in a commercial area on the border of a residential neighborhood. A church is located approximately 400 feet to the northwest. The nearest residence is located 170 feet to the northeast.

It appears that this request is appropriate for this business and location and would not be detrimental to the surrounding neighborhood. The Police Department requests that liquor sales be limited to actual hotel guests only.

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



Fire Department

August 20, 2015

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 15-19
FH-Hotel Peoria Opco, LLC
dba Springhill Suites
2701 W. Lake

Liquor Commissioners,

A site application has been received from FH-Hotel Peoria Opco, LLC. dba Springhill Suites for a Class D (hotel). 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

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



TO: Trina Bonds, Liquor Commission Secretary
FROM: Jodi Maybanks , Accounts Receivable Supervisor
DATE: August 27, 2015
SUBJECT: Case 15-19 FH-Hotel Peoria Opco, LLC d/b/a Springhill Suites

The Finance Department has no objection to this site approval.

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

Trina Bonds

From: Ross Black
Sent: Thursday, August 27, 2015 2:22 PM
To: Trina Bonds
Cc: Jimmy Stevens; Kim Smith; Leah Allison
Subject: RE: Site Comments - Hy-Vee & Springhill Suites

Trina,

The Community Development Department has no objection to the liquor licenses requested by Springhill Suites or Hy-Vee.

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

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 _____ Liquor License for the following described property.

FH-HOTEL PEORIA OPCO, LLC D/B/A SPRINGHILL SUITES
(name of establishment)
2701 W. LAKE AVE.
(address)

FOR USE AS:

REQUEST FOR A CLASS D (HOTEL) LIQUOR LICENSE.

The Hearing will be held on TUESDAY - SEPTEMBER 8, 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.

STATE OF ~~ILLINOIS~~ ^{New Jersey})
COUNTY OF ~~PEORIA~~ ^{Middlesex})⁵⁵

AFFIDAVIT

Lindsey Farina, being duly sworn, does hereby swear/affirm that:
(paralegal of outside alcoholic beverage counsel)

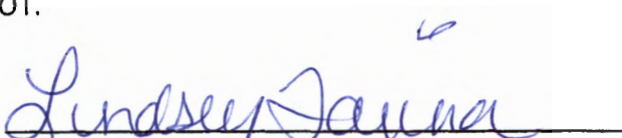
1. I am the Liquor Licensee of FH-Hotel Peoria Opco, LLC
(establishment name)

located at 2701 W. Lake Ave., Peoria, Illinois.
(address)


2. On 8/14/2015, 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 14th day of August
2015.


Notary Public

DANIELLE NOTARMUZI
NOTARY PUBLIC OF NEW JERSEY
ID # 2427864
My Commission Expires 12/12/2017

CHUSE CORABELLE
2708 1/2 E PERKINS RD
URBANA IL 618027736

CLG FOUNDATION
401 SW WATER ST SUITE 301
PEORIA IL 61602

EJM 2713 LLC
C/O EARLYNN J MILLER 1587
HILLCREST DR
HARRISONBURG VA 22802

FH-HOTEL PEORIA LP
C/O STARWOOD CAPTIAL GROUP
591 W PUTNAM AVE
GREENWICH CT 06830

M K LODG INC
C/O NEENA MEHTA 6200 N
FIELDTREE CT
PEORIA IL 61615

MILLER PATRICK
806 S MAXWELL RD
PEORIA IL 61607

WESTLAKE SHOPPING CENTER LLC
406 SW WASHINGTON ST
PEORIA IL 61602

WESTLAKE SHOPPING CENTER LLC
406 SW WASHINGTON ST
PEORIA IL 61602