

MEMORANDUM

TO: Ross Black, Community Development
Officer Kevin Slavens, Police - TOU
Lt. Steve Roegge, Police - Traffic Division
Scot Wolf, 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: February 3, 2016

SUBJECT: **SITE APPLICATION:** Case: 16-06
Hickory River LLC
d/b/a Hickory River Smokehouse
5101 W. Holiday Drive
Requesting: *Class B (restaurant, 50% food)
Subclass 8 (private functions on public property)
Subclass 10 (off premise catering)
Has: Class G-B (beer & wine only restaurant)
Subclass 8 (private functions on public property)
Subclass 10 (off premise catering)

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 7, 2016. **Contact person for this application is Michael Johnstone (PH: 217-840-6063)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: **February 25, 2016** 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

CITY CLERK
PEORIA, ILL.

**SITE APPROVAL APPLICATION FOR THE SALE OF ALCOHOLIC BEVERAGES
IN THE CITY OF PEORIA, ILLINOIS**

2016 JAN 28 P 5:10

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:

Seth Ball

- Name(s), address(es) and phone number(s) of Property Owner(s):
EASTPORT RESTAURANT, LLC 420 N. MAIN STREET EAST PEORIA, IL 61601
309.999.1700
- Name, address and phone number of Intended Lessee:
Hickory River LLC 5101 W. Holiday Drive, Peoria, IL 61615
217-840-6063
- Street address of Property requested for approval:
5101 W. HOLIDAY DRIVE, PEORIA, IL 61615
NOTE: All site approvals are 1st floor only, unless specifically applied for and authorized.
- Legal description of Property listed in #3:
HICKORY RIVER SMOKEHOUSE RESTAURANT - see attached
- Are there any improvements (buildings, accessories, etc.) presently on the property?
Yes No If Yes, please give description of same:
Building / Parking
- Are you planning to build any improvements upon the property? Y If Yes, please indicate such improvements: _____
- What type of sale of alcoholic beverages is the property to be used for (i.e., tavern, restaurant, package liquor, etc.)? Restaurant
- Is this property located in a residential section? Yes No
- 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 B
Subclass: 1, 1A, 2, 2A, 3, 3A, 4, 6, 7, 8, 10, 11, 12 B, 10 (Currently have GB, subclass 8, 10)
- Do you plan to add video gaming? Yes No
(Must wait 2 years & show 80% revenue from food & drinks)
- 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 28 day of JAN, 2016

KYLE ESSEX

[Signature], AS AGENT FOR EASTPORT RESTAURANT
Signature of Property Owner(s)

Nancee P. Redding
Notary Public

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



S of A Equalized	147,650	143,040	0	0	290,690
Change Reasons: Equalized --					
Informal Hearing	147,650	143,040	0	0	290,690
Change Reasons: New Level --					

Exemption Type	Exemption Amount	HRE Base Value	Sr. Freeze Base Yr.	Sr. Freeze Frozen Value
Exemptions not complete for this tax year. Refer to the previous year.				

Legal
CHARTER OAK PL.A7A SFC 1 SW 1/4 SEC 11-9N-7E 0.89 AC BEG SW COR LOT 2: TH N 148.47' NE 21.81' N 137.77' ELY ALG S LN ROUTE 150 142.21' S 246.05' W 151.2' TO POB PT LOT 2 A/K/A LOT 3 SURVEYOR'S PLAT

Genealogy		
Parent	Child	Tax Year
1311327002	1311327009	2003

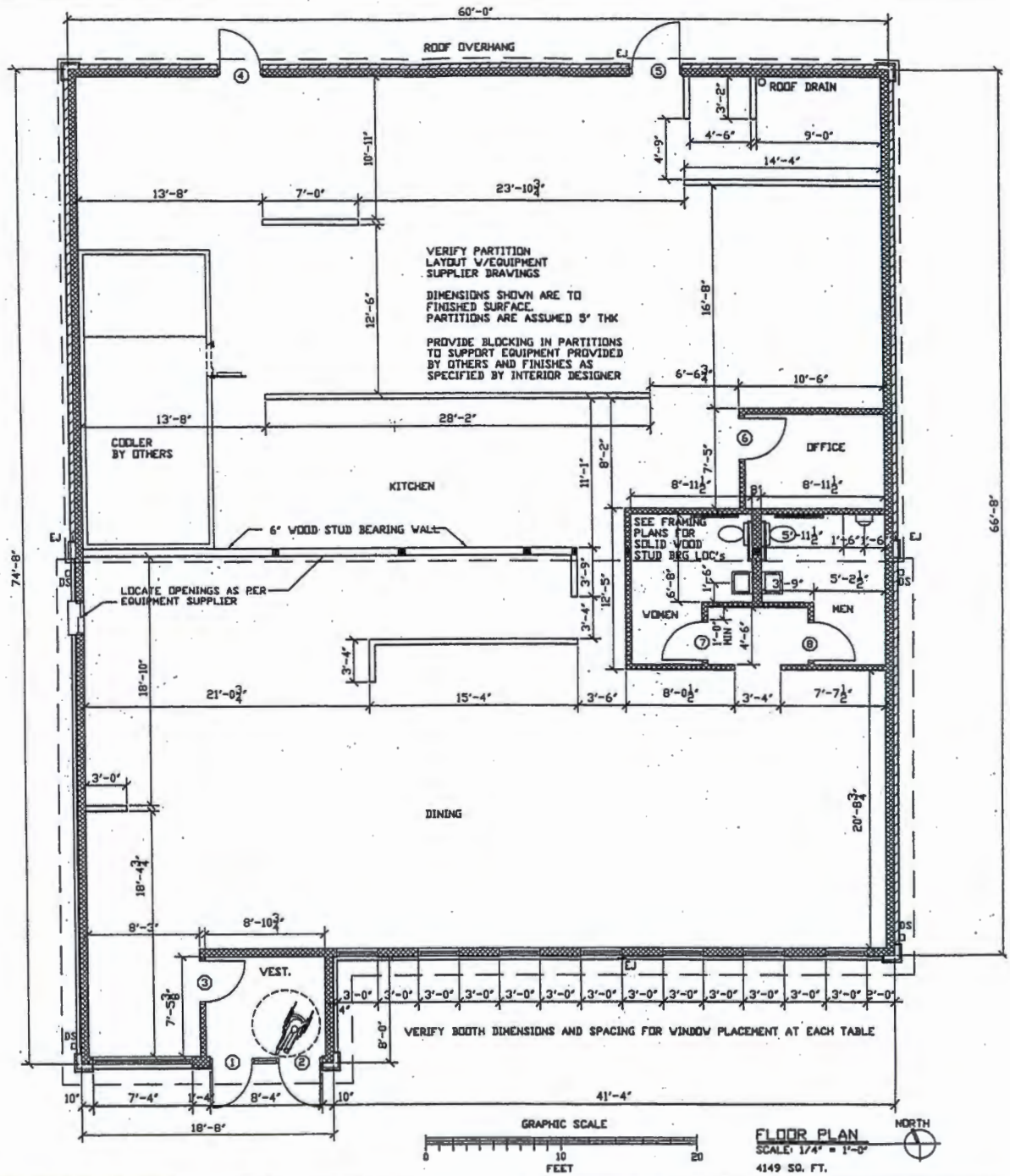
Tax District		Tax Rate		Tax Amount	
1st Installment	1st Install Date Paid	2nd Installment	2nd Install Date Paid		
0.00		0.00			

Sale Date	Sales Price	Document #	Notes
12/21/1998	1,470,000.00	99-00670	8 Parcel Sale

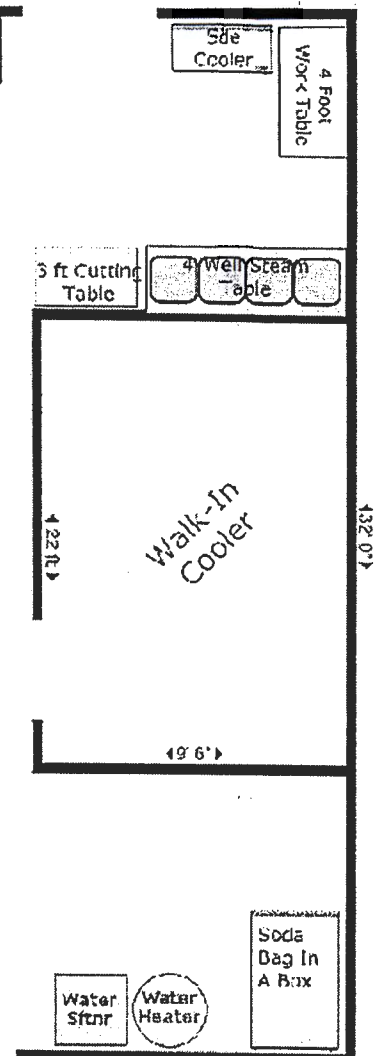
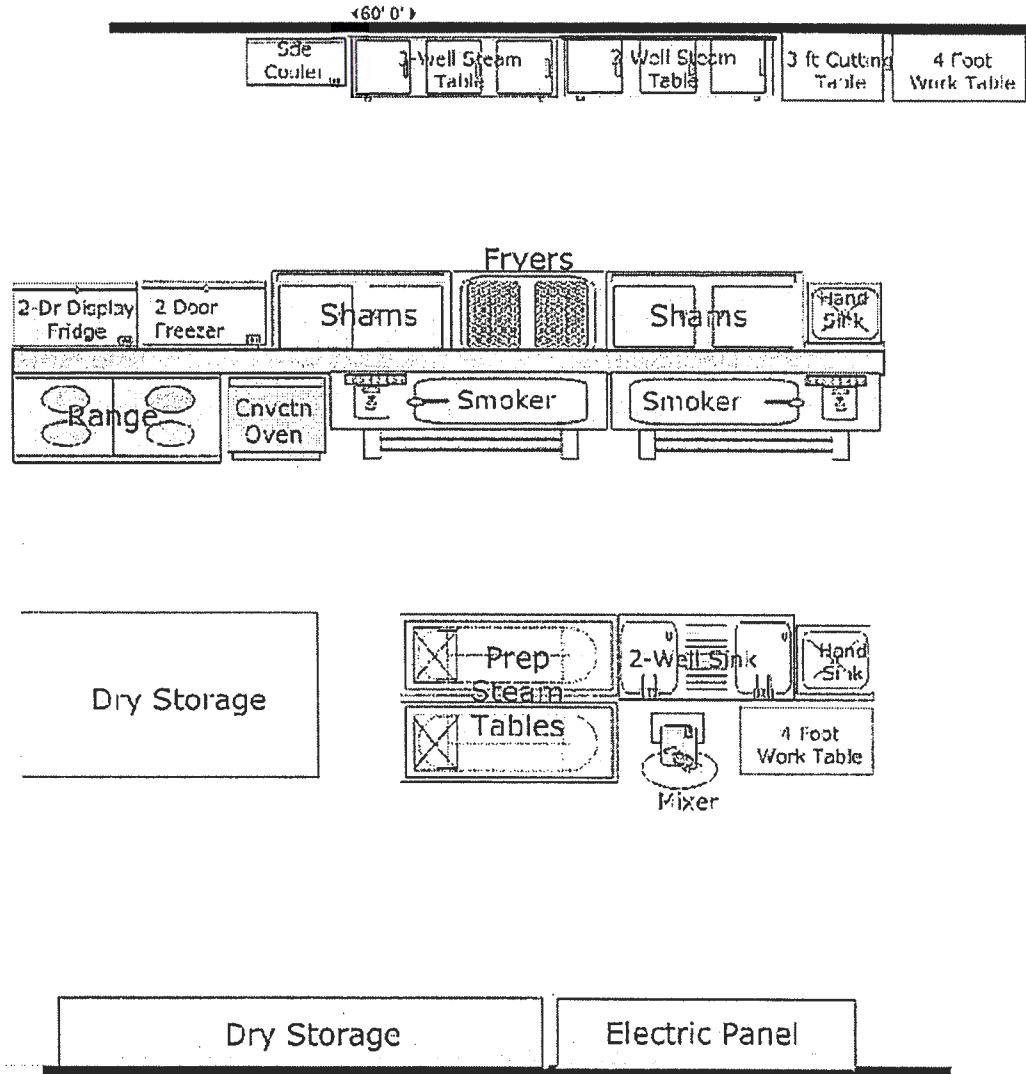
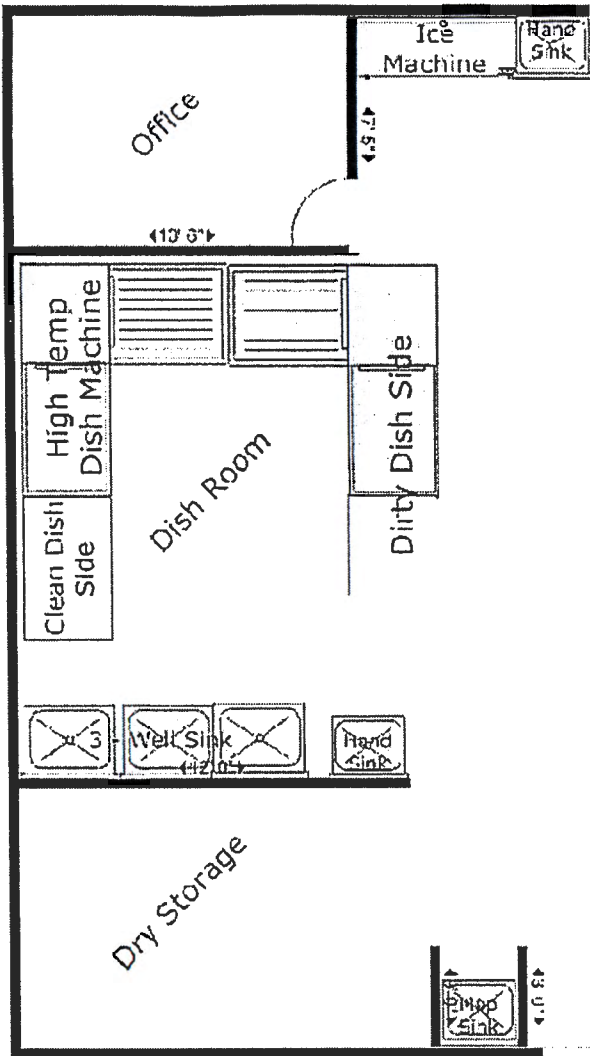
DOOR SCHEDULE

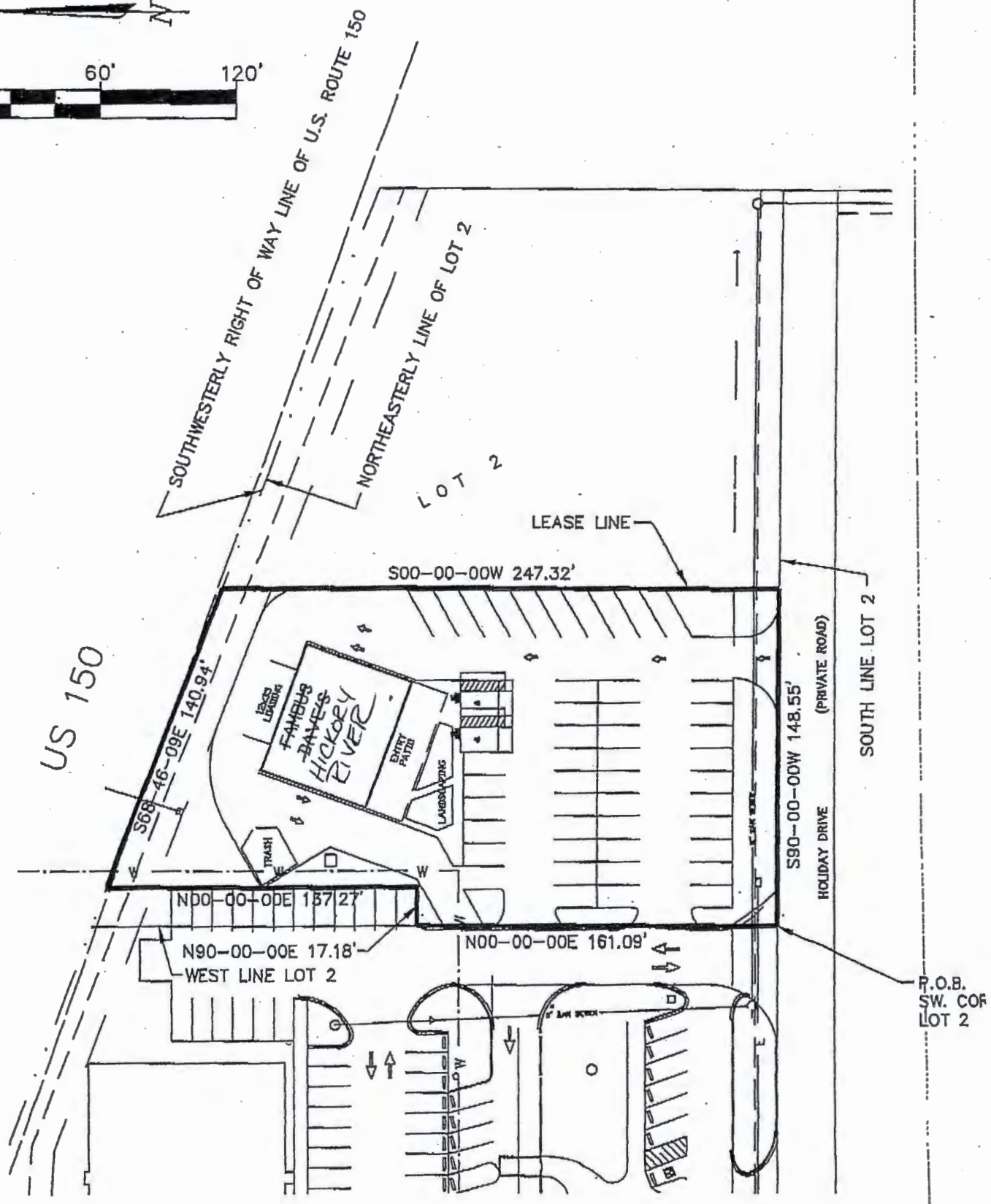
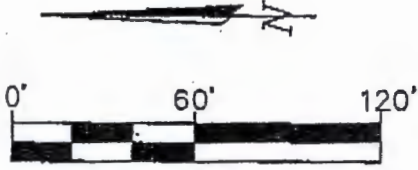
SEE FINISH SHEET FOR ADDITIONAL SPECIFICATIONS
SEE INTERIOR DESIGNER'S PLANS FOR COLORS & FINISHES
PROVIDE DOORS STOPS, WALL PREFERRED

- ① 3x7 AL ENTRY, PUSH/PULL, DEAD BOLT, CLOSER, SIDE LIGHT
- ②
- ③ 3x7 AL ENTRY, PUSH/PULL, CLOSER
- ④ 3x7 HN ENTRY, DEAD BOLT, LOCK SET, CLOSER, HOLD OPEN
- ⑤ 3-6x7 HN ENTRY, DEAD BOLT, LOCK SET, CLOSER, HOLD OPEN
- ⑥ 3x7 SCV, LOCK SET, 1/2 LIGHT
- ⑦ 3x7 SCV, PRIVACY, CLOSER
- ⑧



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LEASE AREA



SITE PLAN REVIEW BOARD COMMENTS

Address / PIN / General Location: 5101 W HOLIDAY DR / 13-11-327-009

Project ID: 16-39

Project Description: Liquor Commission - Site Approval

Project Status: ACTIVE

CONDITIONS OF APPROVAL REGARDING THE SITE PLAN AND APPLICATION:

Public Works/Permits

No comments

Community Development

- 1) Rooftop mechanical units are not screened. Per section 16.10 of Appendix B, Zoning Ordinance, all ground, rooftop and wall mounted mechanical/utility units must be screened.
- 2) Update handicap parking fee signs to \$350.00, if needed.

Building Safety

Need to correct uneven sidewalk/trip hazard at front entry.

Police Department

See attached

Fire Department

See attached

Accounts Receivable

The Finance Department has no objection to this site approval.

COMMUNITY DEVELOPMENT CONTACT:

Leah Allison
Senior Urban Planner
Community Development Dept.
419 Fulton Street Room 300
Peoria, IL 61602
PHONE (309) 494- 8667 FAX (309) 494-8680
lallison@peoriagov.org

INSPECTIONS DEPARTMENT CONTACT:

Scot Wolf
Building Safety Department
419 Fulton Street Room 203
Peoria, Illinois 61602
PHONE: (309)494-8620 FAX: (309)494-8674
inspections_development@peoriagov.org

FIRE DEPARTMENT CONTACT:

Stanley Taylor
Fire Department
505 NE Monroe St
Peoria, Illinois 61602
PHONE: (309)494-8735 FAX: (309)494-8787
fire_development@peoriagov.org

PUBLIC WORKS CONTACT:

Ken Andrejasich
Public Works Department
3505 N Dries Lane
Peoria, Illinois 61604
PHONE: (309)494-8800 FAX: (309)494-8855
KTA@peoriagov.org
www.peoriagov.org/permits



PEORIA POLICE DEPARTMENT



February 11, 2016

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

RE: Site Approval Application 16-06
Hickory River LLC
d/b/a Hickory River Smokehouse
5101 W. Holiday Dr.

Requesting: Class B (restaurant, 50%)
Subclass 8 (private functions on public property)
Subclass 10 (off premises catering)
Has: Class G-B (beer & wine only restaurant)
Subclass 8 (private functions on public property)
Subclass 10 (off premises catering)

Dear Commissioners,

A site application has been received from Hickory River LLC, d/b/a Hickory River Smokehouse, 5101 W. Holiday Dr., Peoria, Illinois. Hickory River Smokehouse, LLC is seeking site approval for a Class B, Subclass 8 and Subclass 10 liquor license.

Officer Kevin Slavens examined the proposed site. The location is commercial with neighboring businesses and restaurants. This site sits off of War Memorial at the southeast corner of Route 91. This location is in a retail shopping area which includes the Culver's Restaurant, Smoothie King, Gander Mountain and Home Depot. This site is currently operating under the same name as a restaurant with a Class G-B, Subclass 8 and Subclass 10 liquor license.

This request is appropriate for this site and does not appear to present any issues which would be detrimental to the surrounding businesses or neighborhood. There are no traffic or parking concerns with this request.

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

Sincerely,

Jerry E. Mitchell
Chief of Police

JEM/ks

CC: W. Eric Turner
Corporation Counsel
City Clerk



Fire Department

February 16, 2016

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case:16-06
Hickory River LLC
dba Hickory River Smokehouse
5101 W Holiday Drive
Requesting: Class B, Subclass 8 & Subclass 10

Liquor Commissioners,

A site application has been received from Hickory River LLC dba Hickory River Smokehouse 5101 W Holiday Drive. 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



NOTICE OF PUBLIC HEARING

On **Monday, March 07, 2016**, the City of Peoria Liquor Commission will hold a public hearing at **3:30 PM** in Room 404, City Hall, 419 Fulton Street, Peoria, Illinois, to consider the following request:

Case: 16-06 Hickory River. LLC d/b/a Hickory River Smokehouse
5101 W. Holiday Drive

Requesting: To change from a Class G-B (beer & wine only) to a Class B (restaurant, 50% food) Liquor License with a Subclass 8 (private function on public property) and a Subclass 10 (off premise catering)

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.

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Spirit Master Funding LLC
C/O Universal Pool Co Inc 300 W
Armory Dr
South Holland Il 60473

Charter Oak Development LLC
4104 N Harlem Ave
Norridge Il 60706

Store Master Funding IV LLC
C/O Store Capital Acquisitions LLC
8501 E Princess Dr Suite 190
Scottsdale Az 852555480

Princeville State Bank
P O Box 409
Princeville Il 61559

Home Depot USA Inc
Property Tax Department Re #1978 P O
Box 105842
Atlanta GA 303485832

Pcr Properties LLC
C/O Debra L Braker 34 Diamond Point
Morton Il 61550

~~Charter Oak Development LLC
4104 N Harlem Ave
Norridge Il 60706~~

Charter Oak Development LLC
211 Fulton St
Peoria Il 61602

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

Michael Jontwell, being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of Hickory River Smokehouse
(establishment name)

located at 5101 W. HOEDAY DRIVE, Peoria, Illinois.
(address)

2. On January 28th, 2014, I posted Liquor Site Hearing sign at the establishment.

3. I have also attached, the list of property owners and their addresses to whom the City Clerk's Office mailed Notices to with this Affidavit.

FURTHER AFFIANT SAYETH NOT.

Michael Jontwell
(Signature of Liquor Licensee) Mike Johnstone
217-840-6063

Subscribed and sworn to before me
this 28th day of January
2014.
Jonna D. Bonds
Notary Public

