

16-18 Twenty Four Corp, LLC

d/b/a Louisville Slugger Sports Complex

8400 N. Orange Prairie Road

Requesting: Class I (stadium)

Subclass 7 (assembly halls)

Marikay Snyder, General Counsel, Petersen Companies, presented a Site Application for a Class I (stadium) Liquor License, with a Subclass 7 (assembly halls) at 8400 N. Orange Prairie Road.

In discussion with Chairman Cassidy, Ms. Snyder gave a brief overview of the permanent and temporary locations on the site where liquor was proposed to be served. She said concession stands would be located on the site, but she said they would not be year around. She said on occasion, they might have a kiosk on the site that would be selling different types of liquor that they did not have on draft.

In response to a question from Commissioner O'Brien, Ms. Snyder said they would have draft and bottled beer only outside of the main building. She said in the main building, they would possibly have mixed drinks. She explained they did not want to use any glass bottles and she said they had planned to utilize plastic or aluminum products only.

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

Commissioner Miller moved to recommend approval of the Site Application for a Class I (stadium) Liquor License, with a Subclass 7 (assembly halls) at 8400 N. Orange Prairie Road, contingent upon the successful compliance with all the final building inspections; seconded by Commissioner O'Brien.

Approved by roll call vote.

Yeas: Cassidy, Kelsey, Miller, O'Brien - 4;

Nays: None.

Chairman Cassidy stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, October 25, 2016, 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: September 9, 2016

SUBJECT: **SITE APPLICATION: Case: 16-18**
Twenty Four Corp, LLC
d/b/a Louisville Slugger Sports Complex
8400 N. Orange Prairie Road
Requesting: Class I (Stadium)
Subclass 7 (Assembly Halls)

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 3, 2016. **Contact person for this application is Marikay Snyder (PH: 689-5880)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: **September 22, 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

**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 proposed 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): Beth Bae
Twenty Four Corp, LLC 830 West Trailcreek Dr, Peoria, IL 61614

2. Name, address and phone number of Intended Lessee:
none

3. Street address of Property requested for approval:
8400 N. Orange Prairie Road 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:
See attached

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

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

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

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-A, G-B, G-C, I, J, K, K-1, L, M, N 1

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

10. Do you plan to add video gaming? Yes No XX
(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.

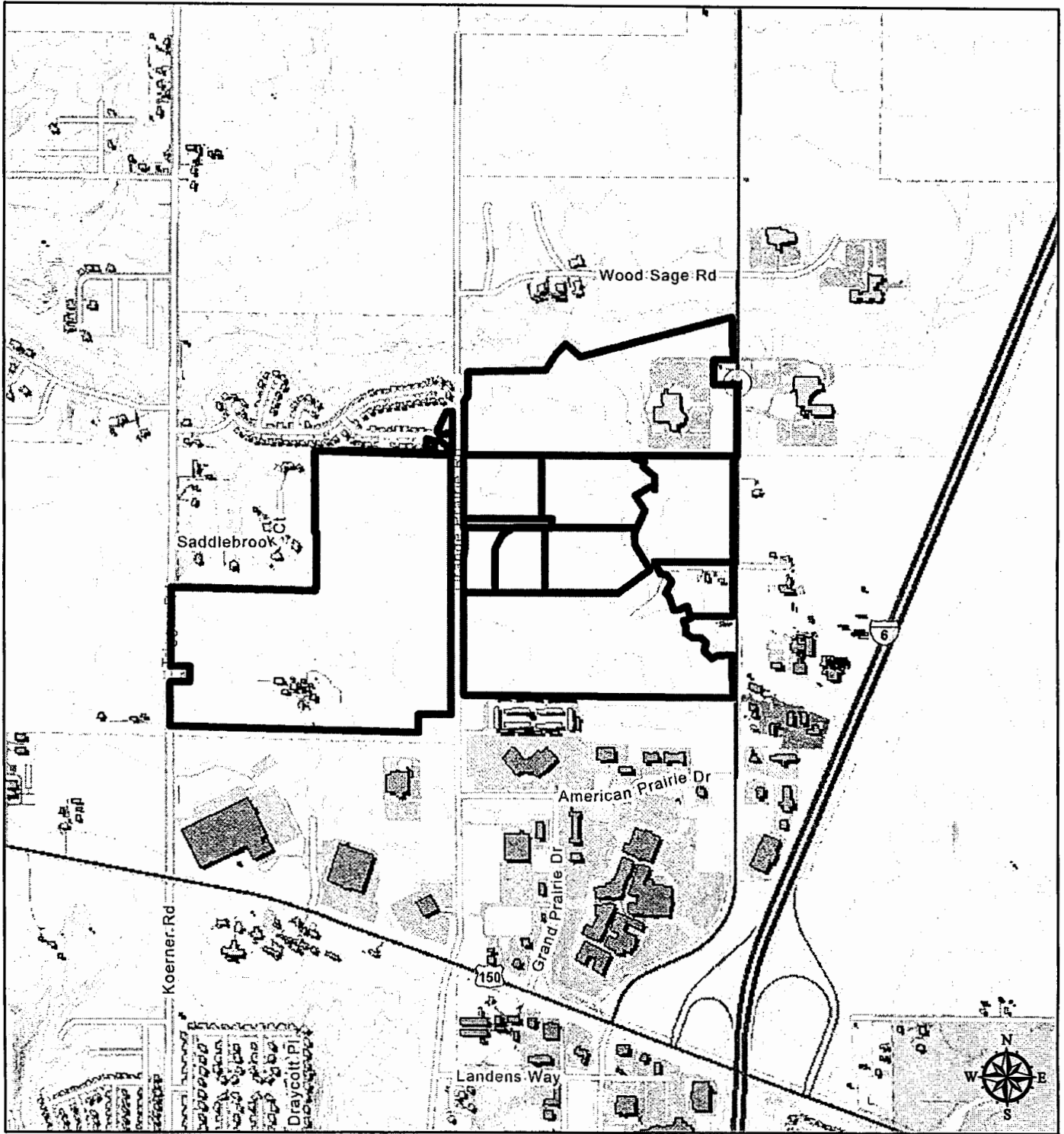
Subscribed and sworn to before me this 8 day of Sept, 2016
Barbara Ann Hart
Notary Public

Twenty Four Corp, LLC
[Signature]
Signature of Property Owner(s)

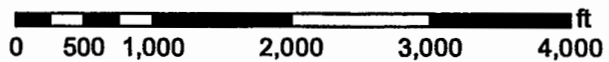


(NOTE: Non-Refundable \$250 Filing Fee)

Peoria County, IL



1 inch = 1,333 feet



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Peoria County, IL, HERE, USGS



Table with multiple columns containing technical specifications and notes, including project name, location, and drawing details.

LOUISVILLE SLUGGER SPORTS COMPLEX N. ORANGE PRAIRIE ROAD PEORIA, IL 61615

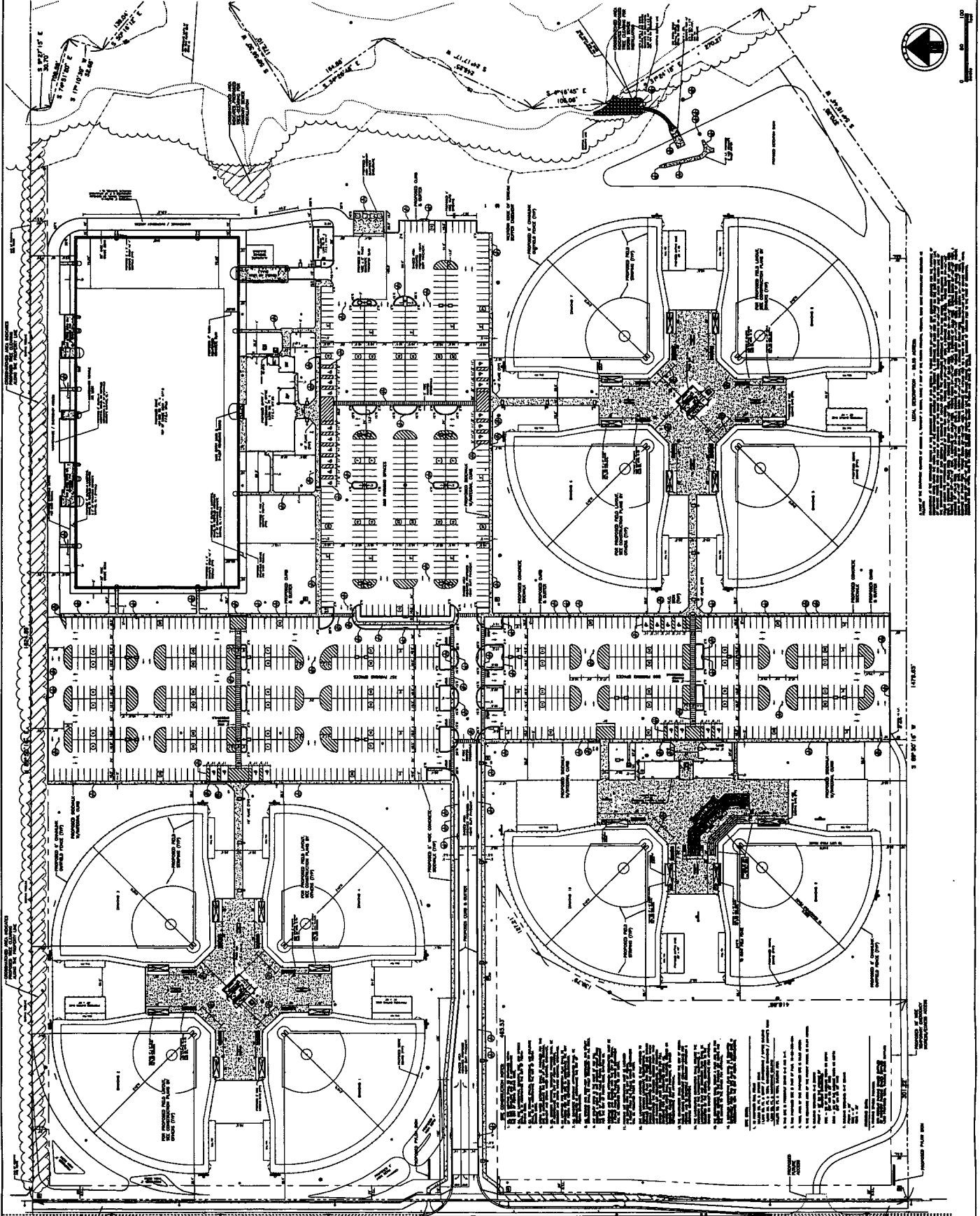


CLS
CIVIL & LAND SURVEYING
1011 S. WASHINGTON ST.
PEORIA, IL 61615
TEL: 309.673.1111
FAX: 309.673.1112

OVERALL SITE LAYOUT PLAN
SHEET NO. 01

NO.	DESCRIPTION
1	EXIST. GRADE
2	PROPOSED GRADE
3	PROPOSED DRIVEWAY
4	PROPOSED DRIVEWAY
5	PROPOSED DRIVEWAY
6	PROPOSED DRIVEWAY
7	PROPOSED DRIVEWAY
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100	PROPOSED DRIVEWAY

C1



ORANGE PRAIRIE ROAD

10000'

0+24.0'

0+24.0'



CITY OF
PEORIA

Community Development Department

September 15, 2016

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

**RE: Site Approval Application 16-18
Twenty Four Corp, LLC
d/b/a Louisville Slugger Sports Complex
8400 N Orange Prairie Road**

**Requesting: Class I (Stadium)
Subclass 7 (Assembly Halls)**

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), C-1 (General Commercial) and R-7 Multi-Family Residential with a Special Use for an Arena and Sports Fields.**
- 2. A Zoning Certificate (Certificate # 14-258) was issued for the Louisville Slugger Sports Complex and therefore no further Zoning review is required.**
- 3. Final building inspections for the development have not been conducted and are required.**

The Community Development Department requests that the liquor license be issued **contingent upon** successful compliance with the final building inspections.

Sincerely,

A handwritten signature in black ink, appearing to read "Ross Black".

Ross Black
Director

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



PEORIA POLICE DEPARTMENT



September 15, 2016

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

RE: Site Approval Application #16-18
Twenty Four Corp, LLC
d/b/a Louisville Slugger Sports Complex
8400 N. Orange Prairie Rd.
Requesting: Class I (Stadium)
Subclass 7 (Assembly Halls)

Dear Commissioners,

A site application has been received from Twenty Four Corp, LLC, d/b/a Louisville Slugger Sports Complex, 8400 N. Orange Prairie Rd., Peoria, Illinois, for a Class I and Subclass 7 liquor license. This license includes up to 15 permanent locations or places on the site of the establishment which would allow this new sports facility to sell alcoholic beverages to its guests for onsite consumption. The Subclass 7 liquor license would also allow the use of up to 10 temporary locations for alcoholic beverage sales at this site for onsite consumption as well.

Officer Kevin Slavens inspected the site which is located in a commercial area just north of War Memorial Drive, west of Route 91 and adjacent to the Shoppes and Apartments at Grand Prairie. Nearby businesses include several restaurants, retail stores, hotels, banks and a movie theater. This request is appropriate for this location which is in an established retail district and entertainment area.

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

Sincerely,


Jerry E. Mitchell
Chief of Police

JEM/ks

CC: Deputy Liquor Commissioner
Corporation Counsel
City Clerk

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



Fire Department

September 22, 2016

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 16-18
Twenty Four Corp, LLC
d/b/a Louisville Slugger Sports Complex
8400 N. Orange Prairie road
Requesting: Class I (Stadium)
Subclass 7 (Assembly Halls)

Liquor Commissioners,

The above mentioned business has not completed interior construction. This business will be required to meet all applicable fire and life safety codes prior to occupancy. The occupancy classification for this building only allows for A-4 activities. No concerts, rallies or other large gatherings outside the scope of participant sporting activities are allowed.

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



TO: Trina Bonds, Liquor Commission Secretary
FROM: Jodi Maybanks , Accounts Receivable Supervisor
DATE: September 22, 2016
SUBJECT: Case 16-18 Twenty Four Corp dba Louisville Slugger

The Finance Department has no objection to this site approval.

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

Ashburn, Stephen R
5504 W Barberry Ct
Edwards Il 61528

Twenty Four Corp LLC
C/O Petersen Companies 830 W
Trailcreek Dr
Peoria Il 61614

Webber, Charles M
5501 W Barberry Ct
Edwards Il 61528

Vyas, Bhavin J
5506 W Barberry Ct
Edwards Il 61528

David G Heinz Trust Dated 02-09-2015
7920 N Trigger Rd
Edwards Il 61528

~~Twenty Four Corp LLC
C/O Petersen Companies 830 W
Trailcreek Dr
Peoria Il 61614~~

Grace Presbyterian Church
8607 N State Route 91
Peoria Il 61615

~~Twenty Four Corp LLC
C/O Petersen Companies 830 W
Trailcreek Dr
Peoria Il 61614~~

~~Twenty Four Corp LLC
C/O Petersen Companies 830 W
Trailcreek Dr
Peoria Il 61614~~

Timberbrook Development LLC
230 Sw Adams St
Peoria Il 61602

~~Twenty Four Corp LLC
C/O Petersen Companies 830 W
Trailcreek Dr
Peoria Il 61614~~

~~Twenty Four Corp LLC
C/O Petersen Companies 830 W
Trailcreek Dr
Peoria Il 61614~~

Chambers, James S
4631 N Weaver Ridge Blvd
Peoria Il 61615

Heartis Peoria Partners Lp
5910 N Central Expy Ste 200
Dallas Tx 752065146

Fant, Kendrick
5500 Barberry
Edwards Il 61528

NOTICE OF PUBLIC HEARING

The Liquor Commission of the City of Peoria, Illinois will hold a Public Hearing on an application of a Class I Subclass 7 Liquor License for the following described property.

TWENTY FOUR CORP, LLC D/B/A LOUISVILLE SLUGGER SPORTS COMPLEX
(name of establishment)

8400 N. ORANGE PRAIRIE ROAD
(address)

FOR USE AS:

REQUEST FOR A CLASS I (STADIUM) LIQUOR

LICENSE WITH A SUBCLASS 7 (ASSEMBLY HALLS).

The Hearing will be held on MONDAY - OCTOBER 3, 2016 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

Barbara Hart, being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of Twenty Four Corp.
(establishment name)

located at 8400 N Orange Prairie, Peoria, Illinois.
(address)

2. On 9/9/16, 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.

Barbara Hart (Marilyn Snyder)
(Signature of Liquor Licensee)

Subscribed and sworn to before me
this 8th day of September
2016.

Torina D Bonds
Notary Public

