

17-17

Target Corporation

d/b/a Target

5001 N. Big Hollow Road

**Requesting: Class C-1 (packaged goods)
Subclass 6 (product tasting)**

Thomas Signore, Store Manager, presented a request to approve a Site Application for a Class C-1 (packaged goods) Liquor License, with a Subclass 6 (product tasting) at 5001 N. Big Hollow Road.

In discussion with Chairman Cassidy, Mr. Signore said they were expanding their grocery assortment department and they wanted to add liquor. He said they would add one aisle of wine and another one of beer and other liquor. He said approximately 95% of their inventory would be beer and wine. He further stated that they also had vendors who had requested to do product tastings.

Chairman Pro Tem Cassidy pointed out that there were a number of concerns submitted by the Community Development Department. Mr. Signore commented that a number of the items mentioned pertained to the overall site of the shopping center. It was suggested that he work with the Landlord and the Community Development Department to review and to come up with a resolution all of the concerns stated.

After more comments, Mr. Signore said he would meet with Senior Urban Planner Naven after the meeting to discuss the Community Development Department's comments.

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

Commissioner Coates moved to recommend approval of the Site Application for a Class C-1 (packaged goods) Liquor License, with a Subclass 6 (product tasting) at 5001 N. Big Hollow Road, contingent upon the compliance with all City of Peoria Codes; seconded by Commissioner O'Brien.

Approved by roll call vote.

Yeas: Cassidy, Coates, O'Brien - 3;

Nays: None.

Chairman Pro Tem Cassidy stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, October 24, 2017, at 6:00 p.m. and a representative of this establishment should be present at that meeting.

MEMORANDUM

TO: Josh Naven, 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 5, 2017

SUBJECT: **SITE APPLICATION:** **Case: 17-17**
 Target Corporation
 d/b/a Target
 5001 N. Big Hollow Road
 Requesting: Class C-1 (packaged goods)
 Subclass 6 (product tasting)

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 2, 2017. **Contact person for this application is Thomas Signore - Manager (PH: 708-870-4393)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: **September 21, 2017** 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**

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):
Target Corporation, 33 South 6th St. CC-1028, Minneapolis, MN 55402 612-761-5959
2. Name, address and phone number of Intended Lessee:
N/A
3. Street address of Property requested for approval:
5001 North Big Hollow 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 deed.
5. Are there any improvements (buildings, accessories, etc.) presently on the property?
Yes No If Yes, please give description of same:
One level retail store of approximately 117,484 sq. ft.
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.)? Package liquor
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 C1
Subclass: 1, 1A, 2, 2A, 3, 3A, 4, 6, 7, 8, 10, 11, 12 6
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.**

Booth

2011 AUG 17 P 1:54

CITY CLERK
PEORIA, ILL.

AFFIDAVIT

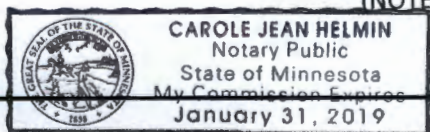
I (we) swear that I (we) am (are) the owner(s) of the property described in this application and that the statements contained herein are true and correct.

Subscribed and sworn to before me this
4th day of March, 2017.

[Signature]
Signature of Property Owner(s)

Carole Helmin
Notary Public

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



LEGAL DESCRIPTION:

(10.120 Acres - Target Parcel)

Lots 2, 3, and 4, and part of Lots 1, 5, 7, 8, and 9 of Meadowview Subdivision No. 1, being a part of the N.W. 1/4 of Section 19; that portion of the street known as William Court adjoining said Lots and lying within Meadowview Subdivision No. 1; a part of Lots 38, 39, and 40 of Meadowview Subdivision No. 2, being a part of the N.W. 1/4 of Section 19; a part of Lots 1, 2, 3, and 4 of Farrow Subdivision, being a part of the N.W. 1/4 of Section 19; all being a part of the N.W. 1/4 of Section 19, T. 9 N., R. 8 E. of the 4th P.M., being more particularly described as follows:

Commencing at the Center of said Section 19; thence S 89°-41' W along the South line of the NW 1/4 of said Section 19, a distance of 591.73 feet to the Point of Beginning of the tract to be described; thence continuing S 89°-41' W along the South line of the NW 1/4 of said Section 19, a distance of 515.00 feet; thence N 0°-19' W a distance of 148.00 feet; thence S 89°-41' W, a distance of 10.0 feet; thence N 0°-19' W, a distance of 35.5 feet; thence N 89°-41' E a distance of 10.0 feet; thence N 0°-19' W, a distance of 201.50 feet; thence S 89°-41' W, a distance of 30.0 feet; thence N 0°-19' W, a distance of 393.43 feet; thence S 17°-24'-25" E, a distance of 79.5 feet; thence S 72°-35'-35" E, a distance of 162.0 feet; thence N 89°-41' E, a distance of 142.0 feet; thence N 54°-41'-52" E, a distance of 40.48 feet to a point on the Southwesterly R.O.W. line of Big Hollow Road; thence S 35°-44'-07" E along the Southwesterly R.O.W. line of Big Hollow Road, a distance of 38.0 feet; thence S 37°-34'-46" E along the Southwesterly R.O.W. line of Big Hollow Road, a distance of 190.16 feet; thence S 2°-11' W along the Southwesterly R.O.W. line of Big Hollow Road, a distance of 21.2 feet; thence S 34°-38' E along the Southwesterly R.O.W. line of Big Hollow Road, a distance of 364.90 feet; thence S 54°-30' W, a distance of 190.0 feet; thence S 09°-30' W, a distance of 28.28 feet; thence S 35°-30' E, a distance of 199.48 feet; thence S 89°-41' W, a distance of 97.67 feet; thence S 09°-19' W, a distance of 38.0 feet to the Point of Beginning, containing 10.120 Acres, situate, lying and being in the County of Peoria and State of Illinois.

STATE OF ILLINOIS }
COUNTY OF PEORIA } SS

I, County Clerk of said County, do hereby certify that I have this day examined the tax records in my office and find no delinquent general taxes, unpaid current general taxes, delinquent special assessments, or unpaid current special assessments against the tract of land described in the accompanying plat, given under my hand and Seal of said County this day of _____, A.D. 1992.

COUNTY CLERK _____ DEPUTY CLERK _____

STATE OF ILLINOIS }
COUNTY OF PEORIA } SS

I, _____, Plat Approving Officer, do hereby approve the accompanying survey plat in accordance with provisions of State of Illinois Revised Statute Chapter 120, Section 516. Dated this day of _____, A.D. 1992.

PLAT APPROVING OFFICER _____

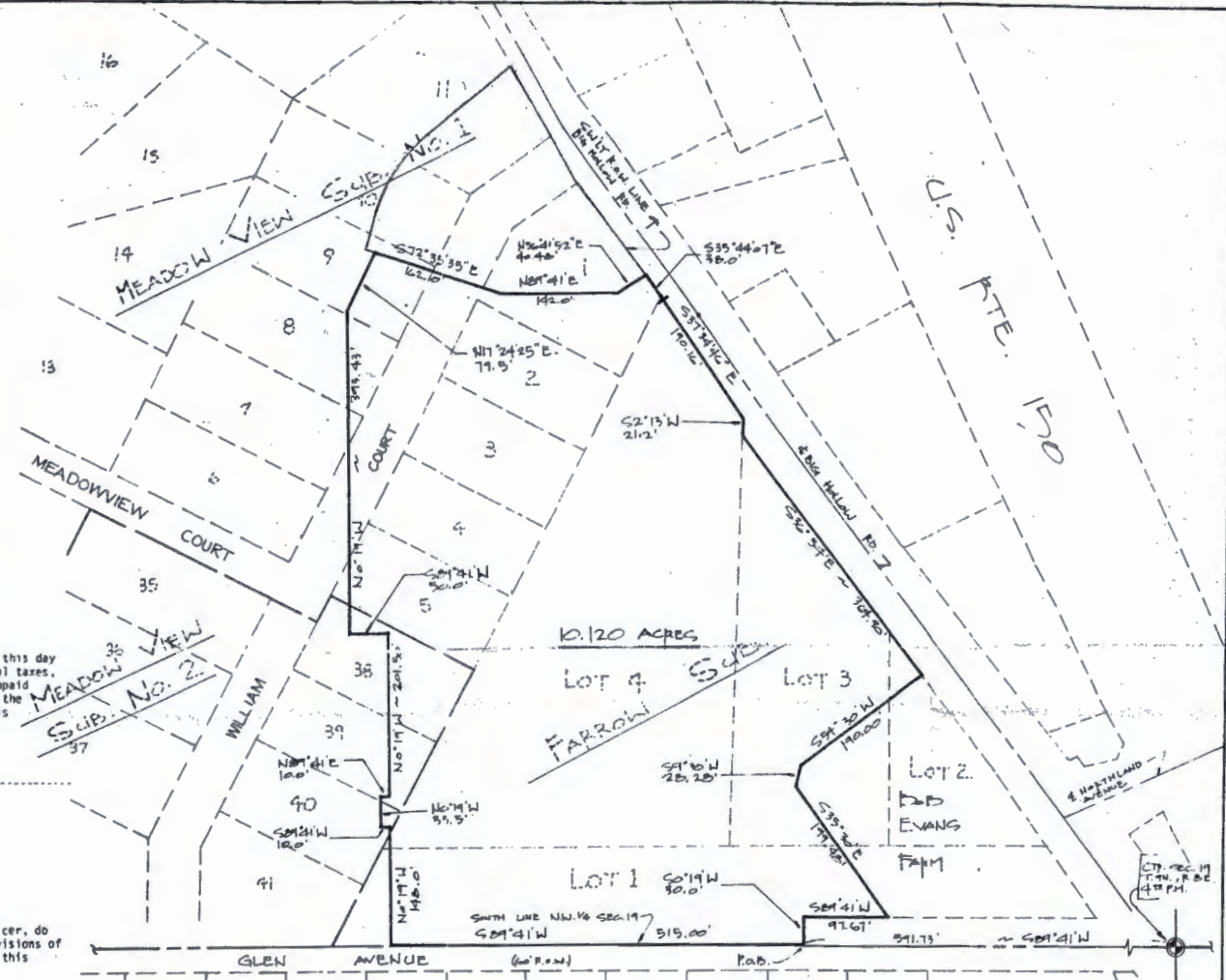
STATE OF ILLINOIS }
COUNTY OF PEORIA } SS

We, Zumwalt & Associates, Inc., Civil Engineers and Land Surveyors, do hereby certify that we have prepared a plat for legal description purposes of property being a part of the N.W. 1/4 of Section 19, T. 9 N., R. 8 E. of the 4th P.M., Peoria County, Illinois. We further certify that the above plat is a true and correct representation of said survey as drawn to a scale of 1 inch equals 100 feet.

Dated this 27th day of JULY, A.D. 1992.

ZUMWALT & ASSOCIATES, INC.

By Gay R. Zumwalt
Illinois Registered Land Surveyor #2326



PERSON BY WHOM MADE BY G.R.Z.
CHECKED BY G.R.Z.
DATE 1-21-92

COUNTY BY G.R.Z.
DRAWN BY J.W.D.
DATE 1-21-92

ZUMWALT & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS & SURVEYORS
1040 W. OLYMPIA DRIVE
PEORIA, ILLINOIS 61613 • (309) 692-5074

PLAT FOR LEGAL DESCRIPTION PURPOSES
THE JOSEPH COMPANY

SHEET NO 1+1
PROJECT NO 1836 A

PARKING DATA
(BEST BUY & PROPOSED BUILDING - 61,432 SQ. FT.)
TOTAL PARKING SPACES = 334 SPACES
PARKING WIDTH = 5.17 SPACES/1000 SQ. FT.

PARKING DATA
(ENTIRE GLEN HOLLOW SHOPPING CENTER - 436,037 SQ. FT.)
TOTAL PARKING SPACES = 2,330 SPACES
PARKING WIDTH = 5.19 SPACES/1000 SQ. FT.



LEGEND
— BUILDING AREA LIMIT LINE

Scale 1" = 100'

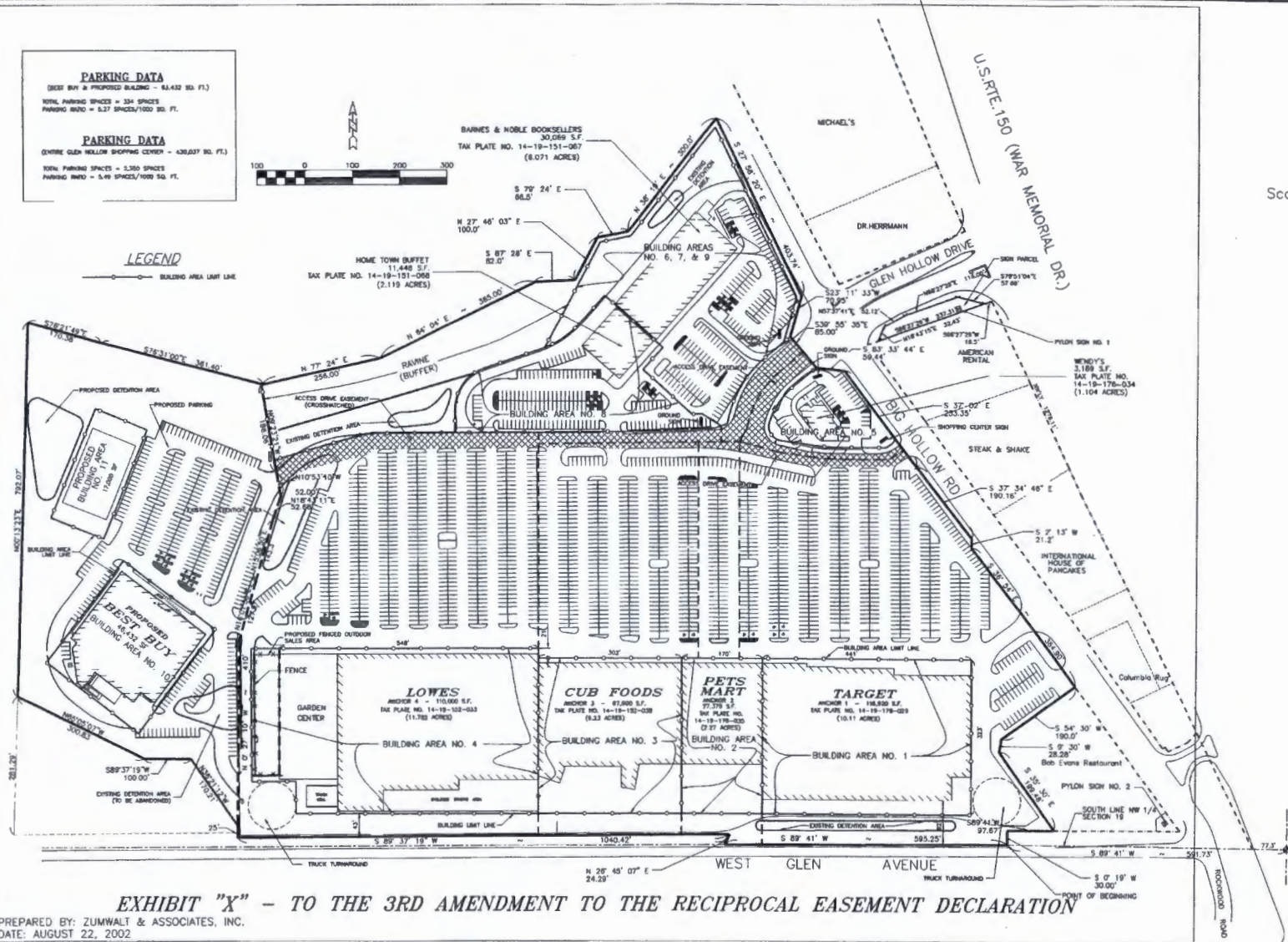


EXHIBIT "X" - TO THE 3RD AMENDMENT TO THE RECIPROCAL EASEMENT DECLARATION

PREPARED BY: ZUMWALT & ASSOCIATES, INC.
DATE: AUGUST 22, 2002

NEW SITE PLAN

DRAWN BY: JMM/POM APPROVED BY: DEJ DATE: 09/10/02 DWG.: 168368/808 HALL/GLEN HOLLOW OVERALL	REVISIONS:	ZUMWALT & ASSOCIATES, INC. PROFESSIONAL ENGINEERS - REGISTERED LAND SURVEYORS 1040 W. OLYMPIA DRIVE PEORIA, ILLINOIS 61615 • (309) 692-0074	D. JOSEPH SONS & ASSOCIATES, INC.	SITE PLAN GLEN HOLLOW SHOPPING CENTER & PROPOSED BEST BUY PARCEL	SHEET NO. 1 OF 1 JOB NO. 16.836 <i>66 Tom Carriaco</i>
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TARGET CORPORATION

PROJECT: TARGET STORE DEVELOPMENT
 LOCATION: PEORIA, ILLINOIS
 DATE: 11/11/07
 DRAWN BY: J. HARRIS
 SCALE: 1/8" = 1'-0"
 SHEET: T-0871

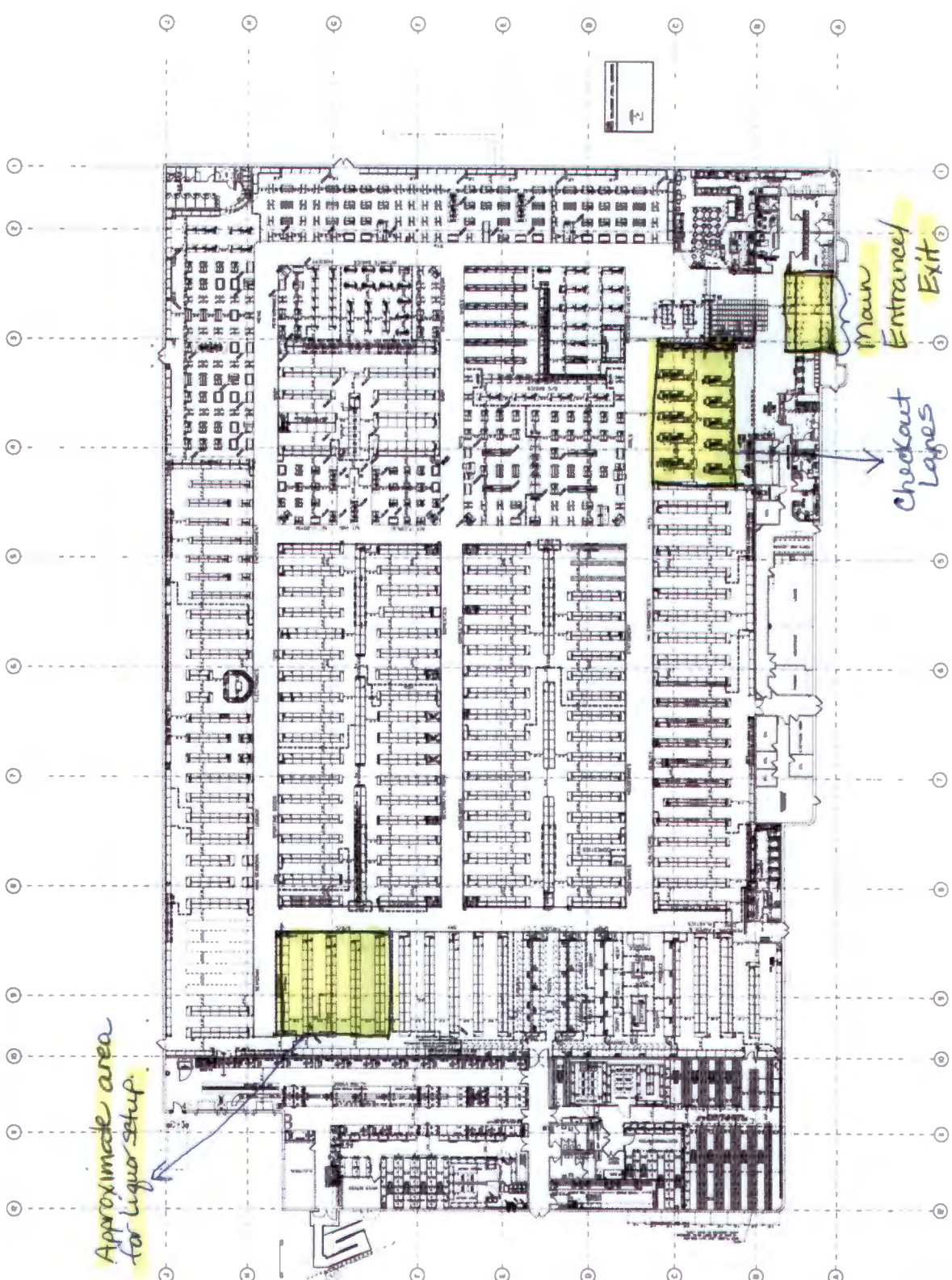
CEILING HEIGHT
 SPLITLINE CEILING: 14'-0"
 HANGLINE CEILING: 14'-0"
 STOCK ROOM: 20'-4"

EXISTING

TARGET

ISSUE DATE: 11/11/07
 DRAWN BY: J. HARRIS
 SCALE: 1/8" = 1'-0"
 SHEET: T-0871

Peoria, IL
 TITLE: FIXTURE PLAN
 PLAN NO.: FW1





PEORIA POLICE DEPARTMENT



September 8, 2017

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

RE: Site Approval Application #17-17
Target Corporation
d/b/a Target
5001 N. Big Hollow Rd.
Requesting: Class C-1 (packaged goods)
Subclass 6 (product tasting)

Dear Commissioners,

A site application has been received from *Target Corporation*, d/b/a Target, 5001 N. Big Hollow Rd., Peoria, Illinois for a Class C-1 and Subclass 6 liquor license. Approval of this application would allow for the sale of packaged alcoholic beverages and product tasting at this grocery store.

Officer Kevin Slavens inspected this site which is located in the Glen Hollow Shopping Center on Big Hollow Road just south of W. War Memorial Drive. The site sits in an established retail shopping district and nearby businesses include, a pet supply store, home improvement store, electronics and appliance store and a few restaurants.

It appears that this request is appropriate for this location as it is part of a large retail district along the area of Big Hollow Road, Glenn Avenue and War Memorial Drive. This commercial location is near a residential neighborhood but it does not appear that this request would be detrimental to the subdivision or the nearby businesses. 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: City Clerk
Corporation Counsel
Deputy Liquor Commissioner

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



Fire Department

September 14, 2017

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 17-17
Target Corporation
d/b/a Target
5001 N. Big Hollow Rd.
Requesting: Class C-1 (Packaged goods)
Subclass 6 (Product tasting)

Liquor Commissioners,

A site application has been received from Thomas Signore, Mgr., of Target at 5001 N. Big Hollow Rd. requesting a Class C-1 and Subclass 6 license. 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
309.494.8777 - 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 14, 2017

SUBJECT: Case 17-17 Target Corporation

The Finance Department has no objection to this site approval.

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



COMMUNITY DEVELOPMENT DEPARTMENT

September 21, 2017

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

RE: **Site Approval Application 17-17**
Target Corporation
d/b/a Target
5001 N Big Hollow Rd

Requesting: Class C1 (Packaged Goods
Subclass 6 (Product Tasting)

Dear Commissioners:

Building and Zoning staff from the Community Development Department have reviewed the above listed request. Following is a summary of the results:

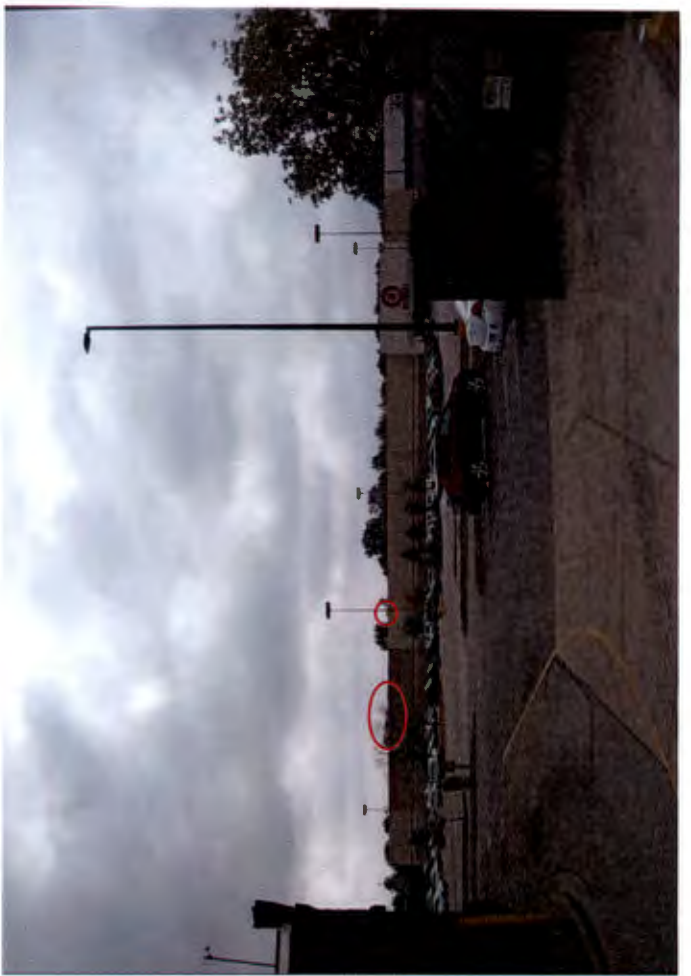
1. **The property is zoned C2 (Large Scale Commercial) district. Retail uses are permitted uses within this zoning district.**
2. **Upon inspection, several items on the subject site were found to be non-compliant with the Unified Development Ordinance. The following actions are required to comply (See attached site images):**
 - a. **Bring Transitional Buffer Yard into compliance to screen the development from residential properties along Glen Ave.**
 - b. **Construct garbage dumpster enclosures for the unscreened dumpsters.**
 - c. **Screen rooftop mechanical units from view of the street and residential properties.**
3. **Upon inspection, several items on the overall shopping center site were found to be non-compliant with the Unified Development Ordinance. The following actions are required to comply:**
 - a. **Construct garbage dumpster enclosures for the unscreened dumpsters.**
 - b. **Screen rooftop mechanical units from view of the street and residential properties.**
 - c. **Remove trailer and debris/overstock storage from rear building area.**
 - d. **Replace any dead or dying required landscaping.**
 - e. **Bring Transitional Buffer Yard into compliance to screen the development from residential properties along Glen.**
 - f. **Repair parking lot surface to remove potholes, weeds & cracks.**
 - g. **Multiple Real Estate signs do not meet standards and must be brought into compliance. Also, remove portable signs and signs in the right-of-way.**

The Community Development Department recommends deferral until the items listed above are completed for compliance with City of Peoria Codes.

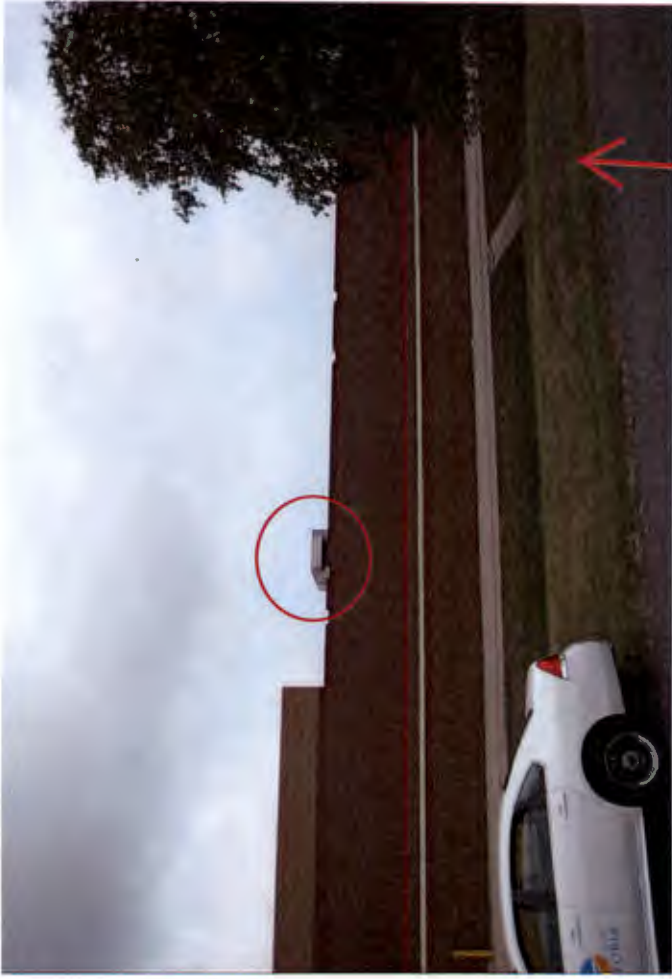
Sincerely,

Ross Black
Director

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



Visible Rooftop HVAC Units



Visible Rooftop HVAC Units



Transitional Buffer Yard does not screen development from Glen Ave

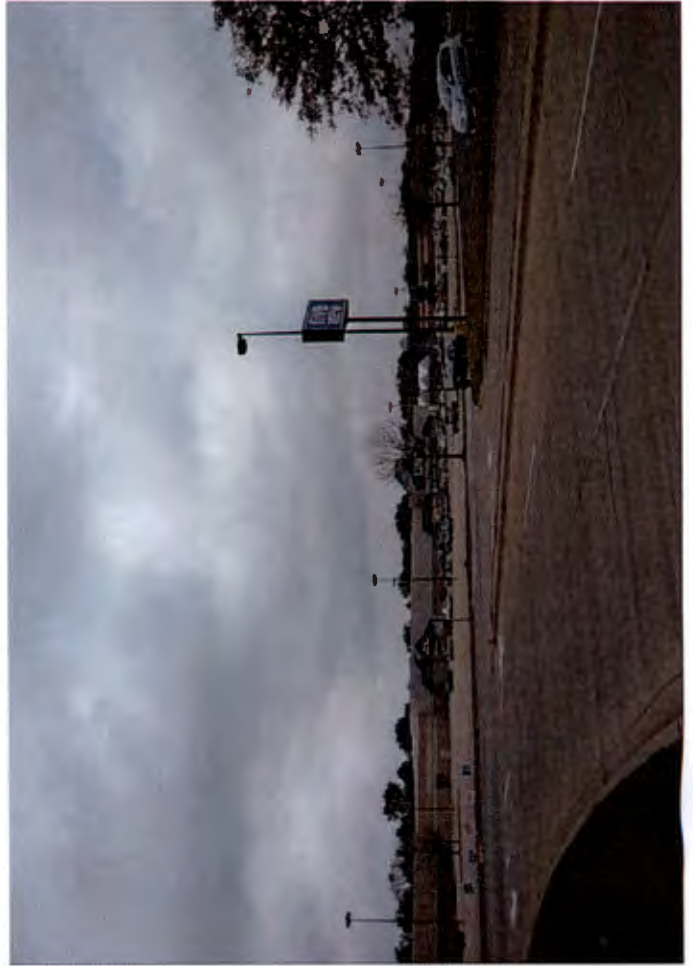


Unscreened Dumpster





Visible Rooftop HVAC Units





Visible Rooftop HVAC Units & Disabled Spaces not properly signed



Visible Rooftop HVAC Units



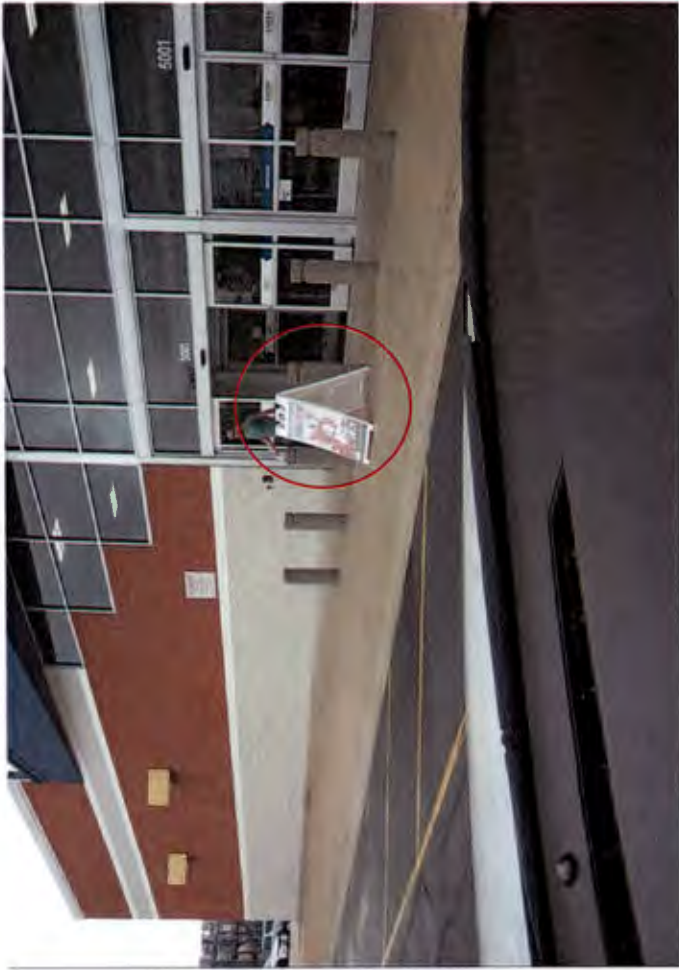
Visible Rooftop HVAC Units & Unscreened Dumpsters



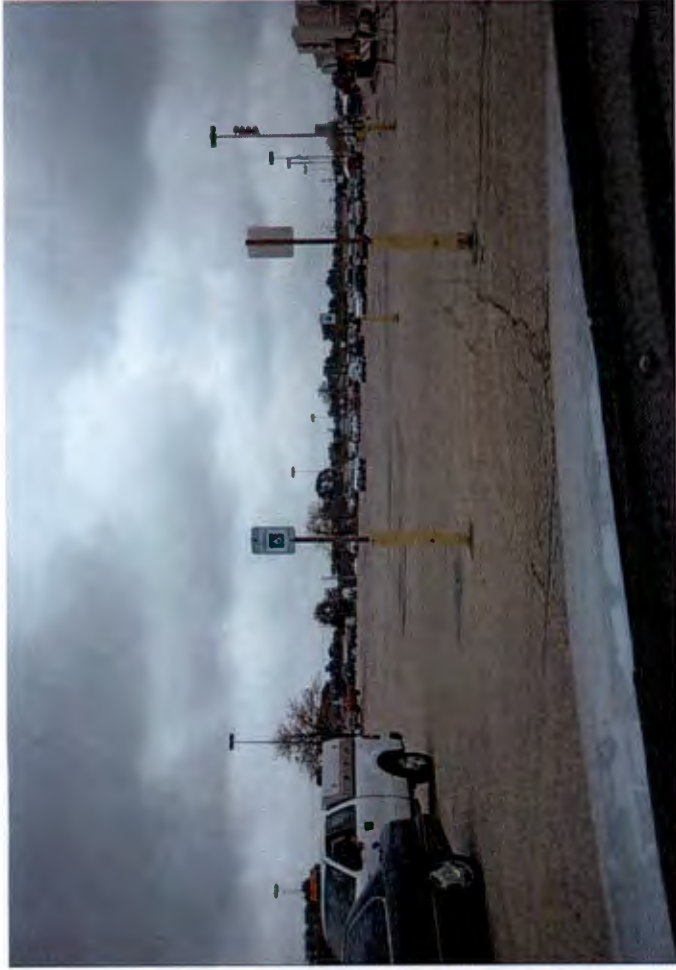
Disabled Space improperly striped (no access aisle) - Five Below



Unscreened Dumpsters - Best Buy

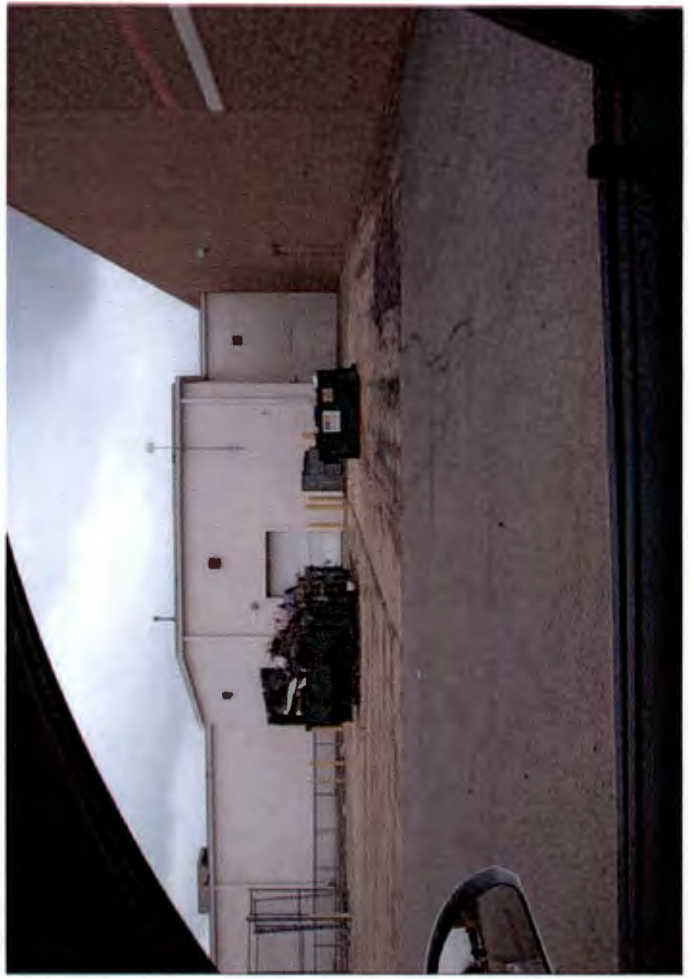


Portable Sign



Parking surface in disrepair, improperly signed disabled spaces, fading striping - Old Cub Foods





Unscreened Dumpsters - behind Pet Smart & Old Cub Foods



Trailer storage, Unscreened dumpsters, debris and overstock storage





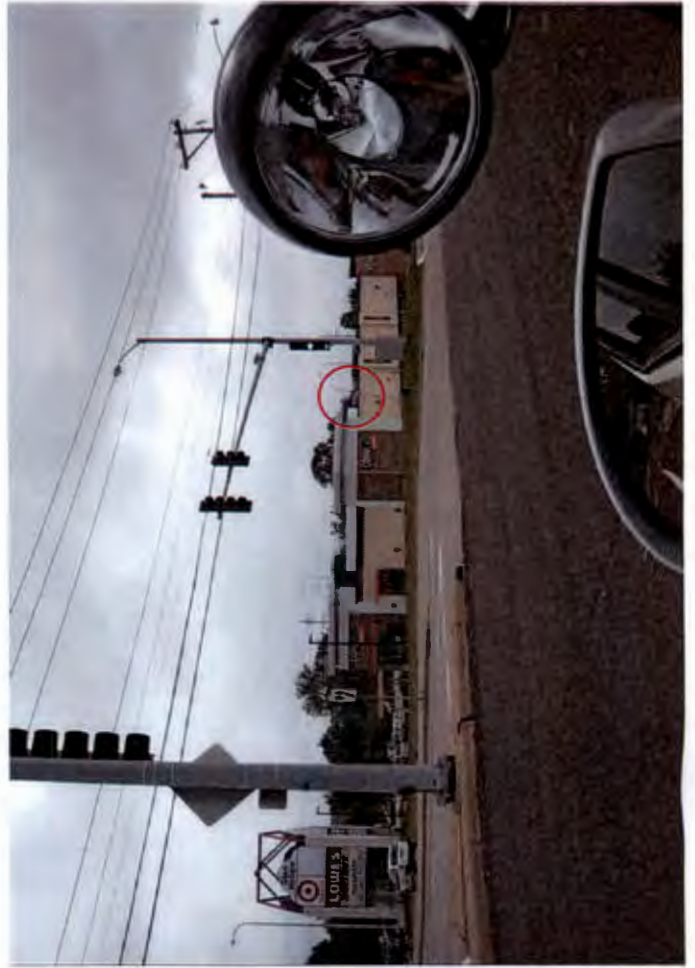
Portable Signs



Signs in right-of-way



Unscreened Dumpster



Visible Rooftop HVAC Unit



Signs in right-of-way

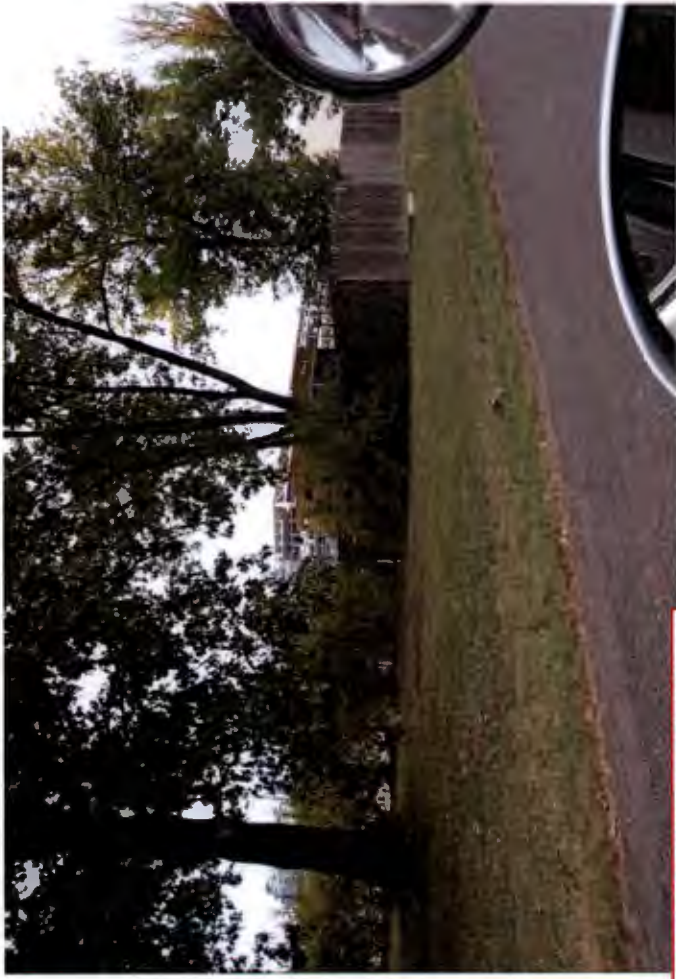


Unscreened Dumpsters, Visible Rooftop HVAC Units & Transitional Buffer Yard not providing screening

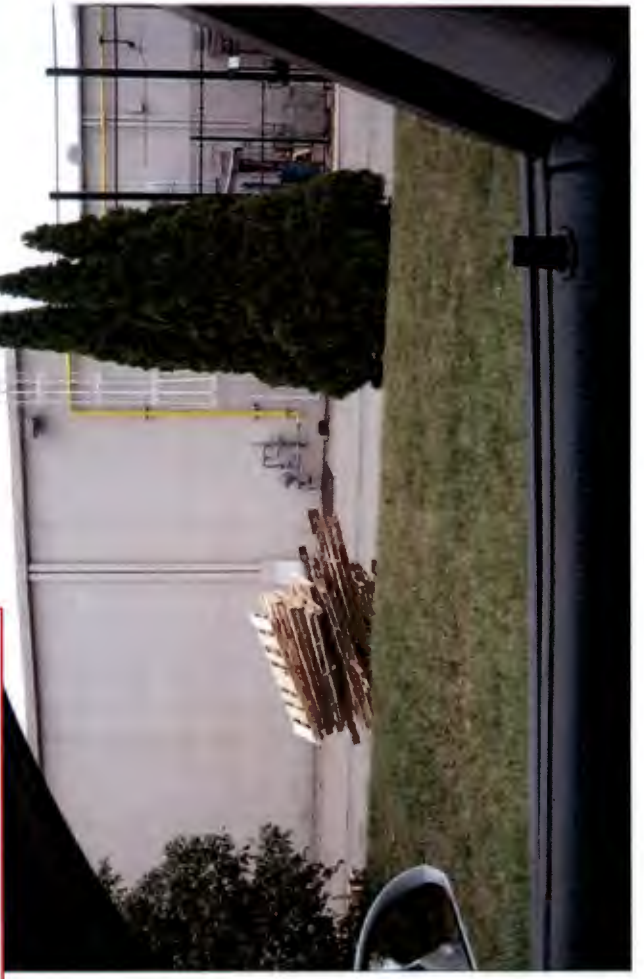




Unscreened Dumpsters, Visible Rooftop HVAC Units & Transitional Buffer Yard not providing screening

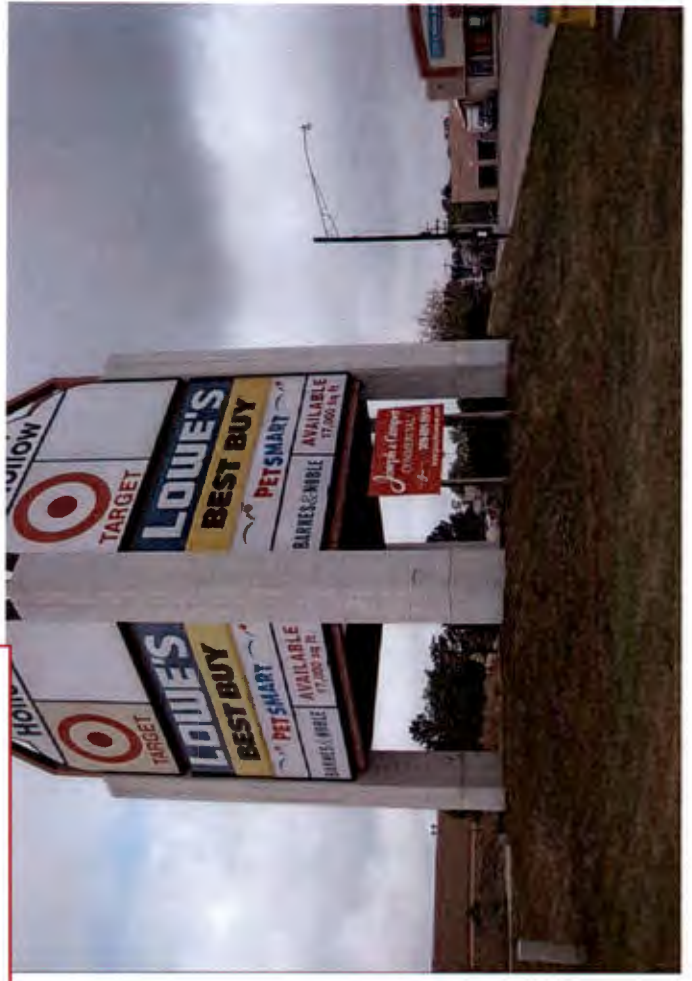


Unscreened Dumpsters, Debris & Trailer Storage, Visible Rooftop HVAC Units & Transitional Buffer Yard not providing screening





Construction sign with no active permit



Multiple Real Estate Signs not meeting requirements - One per frontage allowed at Max 32 SF





Joseph, David S
5001 N University St
Peoria Il 61614

Rgm LLC
7625 N University St Suite C
Peoria Il 61614

~~Rgm LLC
7625 N University St Suite C
Peoria Il 61614~~

~~Rgm LLC
7625 N University St Suite C
Peoria Il 61614~~

~~Rgm LLC
7625 N University St Suite C
Peoria Il 61614~~

~~Rgm LLC
7625 N University St Suite C
Peoria Il 61614~~

South Side Trust & Savings Bank
2119 Sw Adams St
Peoria Il 61602

Supervalu Holdings Inc
C/O Property Tax P O Box 990
Minneapolis Mn 55440

~~Joseph, David S
5001 N University St
Peoria Il 61614~~

Fbgh Enterprises LLC
5001 N University St
Peoria Il 61614

Sunil Family LLC
6885 Vistagreen Way
Rockford Il 61107

Plotkin Enterprises LLC
C/O Willard J Plotkin 2522 W War
Memorial Dr
Peoria Il 61615

~~Rgm LLC
7625 N University St Suite C
Peoria Il 61614~~

~~Rgm LLC
7625 N University St Suite C
Peoria Il 61614~~

~~Joseph, David S
5001 N University St
Peoria Il 61614~~

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Peoria Il 61614~~

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5001 N University St
Peoria Il 61614~~

Ghsc Annex Land Trust
C/O David S Joseph Trustee 5001 N
University St
Peoria Il 61614

~~Joseph, David S
5001 N University St
Peoria Il 61614~~

~~Ghsc Annex Land Trust
C/O David S Joseph Trustee 5001 N
University St
Peoria Il 61614~~

~~Rgm LLC
7625 N University St Suite C
Peoria Il 61614~~

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5001 N University St
Peoria Il 61614~~

~~Rgm LLC
7625 N University St Suite C
Peoria Il 61614~~

~~Joseph, David S
5001 N University St
Peoria Il 61614~~

Plotkin Enterprises LLC
5001 W War Memorial Dr
Peoria Il 61615

~~Joseph, David S
5001 N University St
Peoria Il 61614~~

~~Joseph, David S
5001 N University St
Peoria Il 61614~~

~~Ghsc Annex Land Trust
C/O David S Joseph Trustee 5001 N
University St
Peoria Il 61614~~

Target Corporation T-0871
C/O Property Tax Department Tpn-0950
P O Box 9456
Minneapolis Mn 554409456

~~Joseph, David S
5001 N University St
Peoria Il 61614~~

12

City of Peoria
419 Fulton St
Jacksonville Fl 32256

~~Plotkin Enterprises LLC
C/O Willard J Plotkin 2522 W War
Memorial Dr
Peoria Il 61615~~

~~South Side Trust & Savings Bank
2119 Sw Adams St
Peoria Il 61602~~

~~South Side Trust & Savings Bank
2119 Sw Adams St
Peoria Il 61602~~

~~Joseph, David S
5001 N University St
Peoria Il 61614~~

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C/O David S Joseph Trustee 5001 N
University St
Peoria Il 61614~~

~~Plotkin Enterprises LLC
5001 W War Memorial Dr
Peoria Il 61615~~

All American of Ghsc
5001 N University St
Peoria Il 61614

~~All American of Ghsc
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Peoria Il 61614~~

Joseph, David S
5001 N University St
Peoria, IL 61614

RGM LLC
7625 N University St, Suite C
Peoria, IL 61614

South Side Trust & Savings Bank
2119 SW Adams St
Peoria, IL 61602

Supervalu Holdings Inc
c/o Property Tax PO Box 990
Minneapolis, MN 55440

FBGH Enterprises LLC
5001 N University St
Peoria, IL 61614

Sunil Family LLC
6885 Vistagreen Way
Rockford, IL 61107

Plotkin Enterprises LLC
c/o Willard J Plotkin
2522 W War Memorial Dr
Peoria, IL 61615

Plotkin Enterprises LLC
5001 W War Memorial Dr
Peoria, IL 61615

City of Peoria
419 Fulton St
Jacksonville, FL 32256

All American of GHSC
5001 N University St
Peoria, IL 61614

GHSC Annex Land Trust
c/o David S Joseph, Trustee
5001 N University St
Peoria, IL 61614

NOTICE OF PUBLIC HEARING

The Liquor Commission of the City of Peoria, Illinois will hold a Public Hearing on an application of a Class C-1 Subclass 6 Liquor License for the following described property.

TARGET CORPORATION, D/B/A TARGET

(name of establishment)

5001 N. BIG HOLLOW ROAD

(address)

FOR USE AS:

REQUEST FOR A CLASS C-1 (PACKAGED GOODS)

LIQUOR LICENSE WITH A SUBCLASS 6 (PRODUCT TASTING).

The Hearing will be held on MONDAY - OCTOBER 2, 2017 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) 494-8556. Be advised that certain information is restricted under the requirements of the Freedom of Information Act.

Minnesota
STATE OF ~~ILLINOIS~~)
) ss
COUNTY OF ~~PEORIA~~)
 Hennepin

AFFIDAVIT


Janine L. Brown-Wiese, being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of Target Store T0871
(establishment name)
located at 5001 North Big Hollow Road, Peoria, Illinois.
(address)

2. On August 30, 2017, 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 30th day of August,
2017.

Carole Helmin
Notary Public

