

**14-14**                    **Peoria Brewing Company, LLC**  
**d/b/a Peoria Brewing Co.**  
**8012 N. Hale**  
**Requesting:    Class A (tavern)**

Mr. Christian Payne, Owner, presented a Site Application for a Class A (tavern) Liquor License for 8012 N. Hale.

In discussion with Chairman Cassidy, Mr. Payne said they were building a 7,600 square foot micro brewery facility. He briefly described the facility and he said there would be distribution and also hospitality. He said in regards to their hours of operation, they were closed on Mondays and Tuesdays, open on Wednesdays, Thursdays and Sundays from 3:00 p.m. to 10:00 p.m., and on Friday and Saturday from 3:00 p.m. to 11:00 p.m.

In more discussion, Mr. Payne said they would be using Brewer's Distributor to distribute throughout Illinois. He then stated they would be selling sealed growlers on site.

In response to Staff comments, Mr. Payne said their general contractor would be submitting site plans to the Building Department for approval. He said they would also submit an application for the Change of Use.

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

Commissioner White moved to recommend approval of the Site Application for a Class A (tavern) Liquor License for 8012 N. Hale; seconded by Commissioner Coates.

Approved by roll call vote.  
Yeas:    Cassidy, Coates, Miller, White – 4;  
Nays:    0.

Chairman Cassidy stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, May 13, 2014, at 6:15 p.m. and a representative of this establishment should be present at that meeting.

## 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  
Ken Andrejasich, Public Works (Sidewalk Café Requests Only)

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

DATE: April 9, 2014

SUBJECT: **SITE APPLICATION: Case: 14-14**  
**Peoria Brewing Company, LLC**  
**d/b/a Peoria Brewing Co.**  
**8012 N. Hale**  
**Requesting: Class A (tavern)**

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, May 5, 2014. **Contact person for this application is Christian Payne (PH: 453-1509)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: **April 24, 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**

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:

- Name(s), address(es) and phone number(s) of Property Owner(s):  
Douglas Cekander 10802 N. Bodell Peoria, IL 61615
- Name, address and phone number of Intended Lessee:  
Christian Payne 5702 N. Biltmore Ave Peoria, IL 61614 309-453-1509  
Peoria Brewing Company, LLC DBA Peoria Brewing Company
- Street address of Property requested for approval: 8012 N. Hale Ave. Peoria, IL 61615

**NOTE: All site approvals are 1<sup>st</sup> floor only, unless specifically applied for and authorized.**

- Legal description of Property listed in #3: Mount Hawley Park - Section 1 SE Quarter - Section 59 8E. 541 Acres BEG 448.67 ft. north of SW Corner lot 1 TH North 95 ft. ELY 247.9 ft. south 95 ft. WLY 247.9 ft. 2 POB PT of lot 2
- Are there any improvements (buildings, accessories, etc.) presently on the property?  
Yes \_\_\_ No X If Yes, please give description of same:  
\_\_\_\_\_
- Are you planning to build any improvements upon the property? yes If Yes, please indicate such improvements: New walls, ceilings, bar, brewery, lighting, electrical, plumbing, restrooms, HVAC, tanks caping,
- What type of sale of alcoholic beverages is the property to be used for (i.e., tavern, restaurant, package liquor, etc.)? tavern, keg ~~only~~ distribution, growler sales
- Is this property located in a residential section? Yes \_\_\_ No X
- 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

A

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  
2<sup>nd</sup> day of April, 2014.

Kelly L Hopper  
Notary Public

**OFFICIAL SEAL  
KELLY L HOPPER  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 06/27/16**

Wing Properties, LLC  
Signature of Property Owner(s)

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

Ref: WALDALL type: TO Drawer: 1  
Date: 4/07/14 01 Receipt no: 5258  
36 LIQUOR - ALL 1.00 \$250.00  
OK DEER 10014 \$250.00

Trans date: 4/07/14 Time: 12:49:45

PATRICK A. NIGHTING - TREASURER  
CITY OF PEORIA

2014 APR - 7 P 12:12  
CITY CLERK  
PEORIA, ILL.  
Ruth Baker

April 7, 2014

Beth Ball  
City of Peoria  
419 Fulton Street, Suite 401  
Peoria, IL 61602-1232

Re: Peoria Brewing Company – Site Approval Application

Dear Beth:

Below are the written responses to the items required. Please let myself or Christian Payne know if you have any further questions.

1. *Plans drawn to an identified scale, measurable with an engineer's or architect's scale, showing property lines, proposed or existing streets, all buildings, yards, parking areas, and service areas. (If possible on 8 ½ X 11" paper.)* **Please see drawing attached.**
2. *North arrow and scale.* **Please see drawing attached.**
3. *If site location does not occupy entire property/building, show in detail exact dimensions of where sites being requested.* **N/A**
4. *Exact locations and layout of buildings, streets and sidewalks, and access facilities including on-site vehicular circulation geometry.* **Please see drawing attached.**
5. *Number and location of required and provided parking spaces, including handicapped parking spaces.* **We have moved the accessible parking spaces to the side of the building where the new entrance will be. Also, the Owner has leased a portion of the parking spaces in the parking lot to the North. Please see drawing attached.**
6. *Exact location, size, and type of landscaping. Lawn areas should be indicated as seed or sod.* **Please see drawing attached.**
7. *Area of proposed site (acres and square feet).* **Please see drawing attached.**
8. *Square footage of all proposed buildings--gross leasable area (GLA) for commercial, office and industrial uses.* **Please see drawing attached.**
9. *Maximum height of building.* **As required by zoning, the maximum height of the building shall be 45'.**
10. *Master signage plan for the project, showing all existing and proposed signage with locations, dimensions and numbers.* **We will be replacing the existing signs only (keeping**

Mr. Tony Griffin  
Fire Inspector / Commercial Inspector  
Dept of Planning and Community Development  
October 11, 2012  
Page 2

**the existing sign holders). Adding one sign to the front of the back warehouse near the side entrance. Existing "tombstone" tall sign is 77" x 87" (the new sign on the back warehouse will be the same size). The sign over the front door is 32"x240".**

11. *Dumpster locations and screening treatment. Please see drawing attached.*

12. *Exterior mechanical equipment and proposals for screening. There are four A/C units outside (no screening), one electrical box near the side entrance. There will also be a new chiller unit on the North side of the back warehouse and will have new screening. Please see drawing attached.*

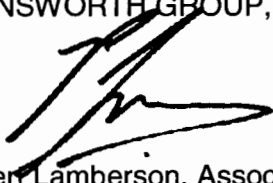
13. *Locations and dimensions of required yards and transitional buffer yards. N/A*

14. *Locations and dimensions of walks, fences and exterior lighting structures. We will be adding some new lights on the building for better lighting in the parking lots.*

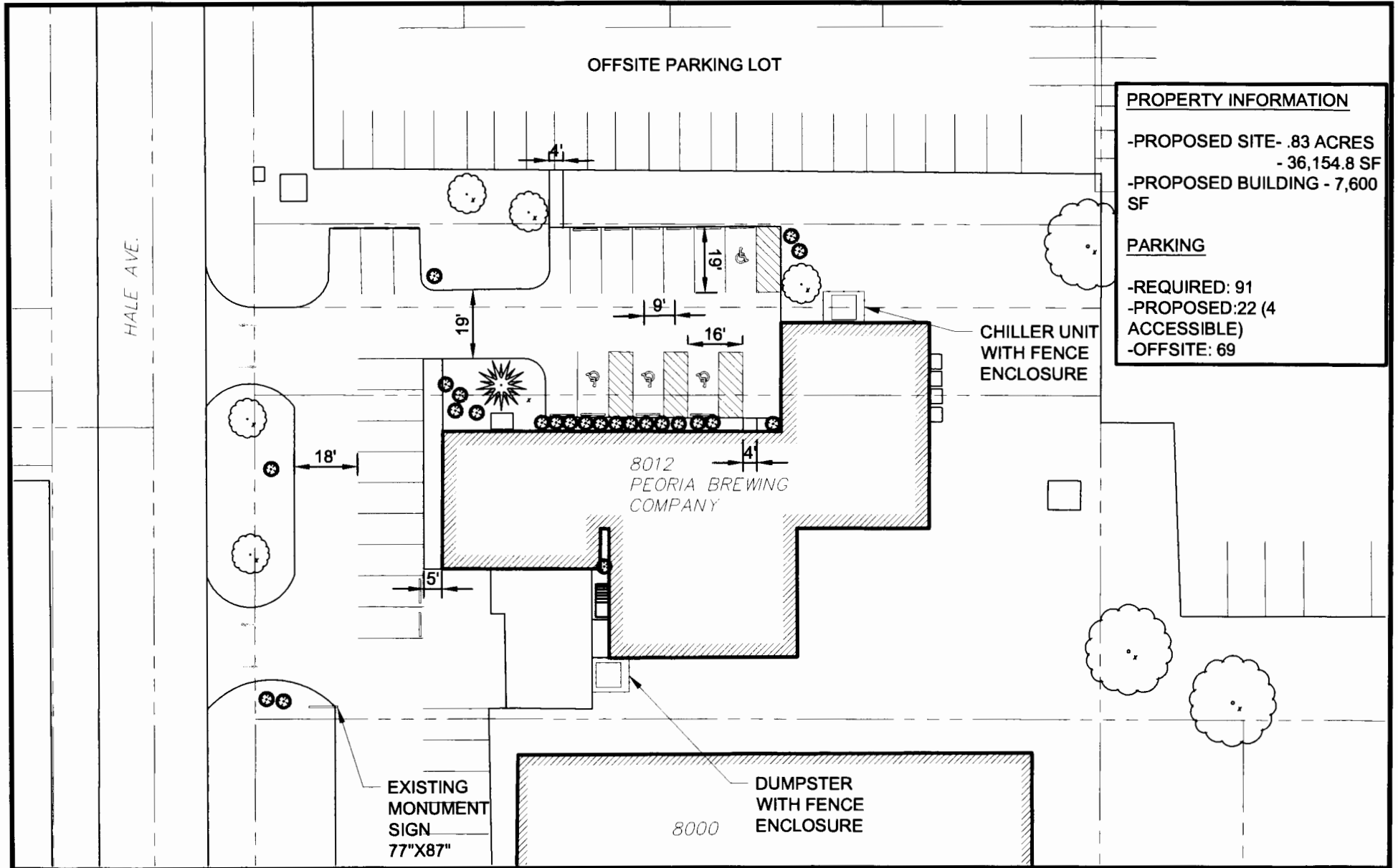
15. *Current and proposed use of the site. Current is retail and the proposed is Microbrewery/Brewpub.*

Kindly review all of the above, as well as the attachments.

Sincerely,  
FARNSWORTH GROUP, INC.



Robert Lamberson, Associate AIA, LEED AP  
Architectural Project Manager



**PROPERTY INFORMATION**

- PROPOSED SITE- .83 ACRES  
- 36,154.8 SF
- PROPOSED BUILDING - 7,600 SF

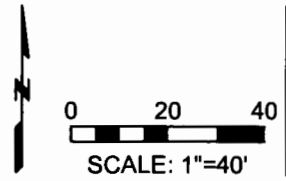
**PARKING**

- REQUIRED: 91
- PROPOSED: 22 (4 ACCESSIBLE)
- OFFSITE: 69

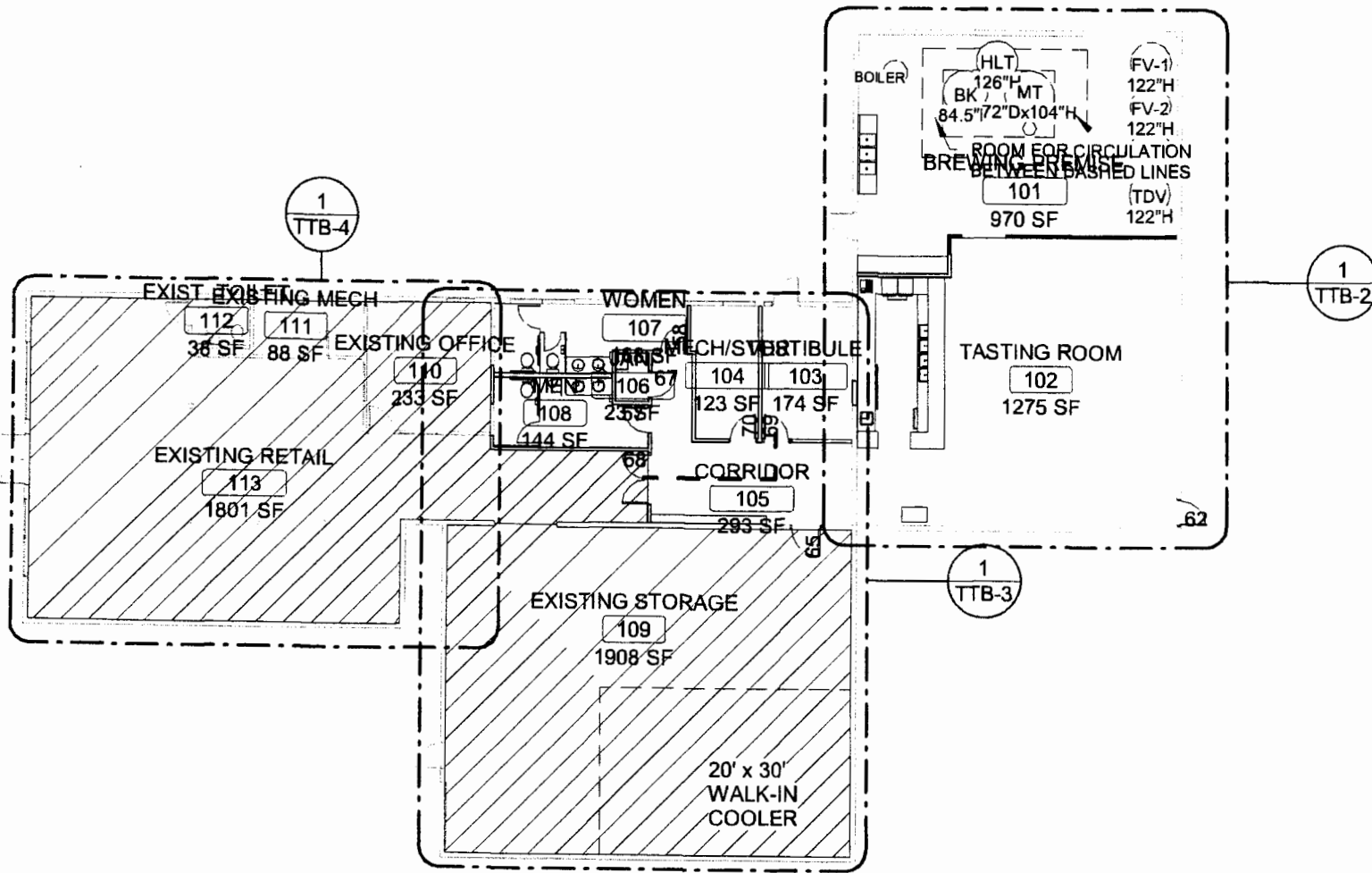
0.0

Project No: 0140227.00  
 Book No:  
 Drawn by: JLH  
 Reviewed:  
 Date:

Peoria Brewing Co.  
 Peoria, IL  
 Existing Site



**Farnsworth**  
 GROUP  
 7707 N. KNOXVILLE AVE, SUITE 100  
 PEORIA, ILLINOIS 61614  
 (309) 689-9888 / (309) 689-9820 Fax

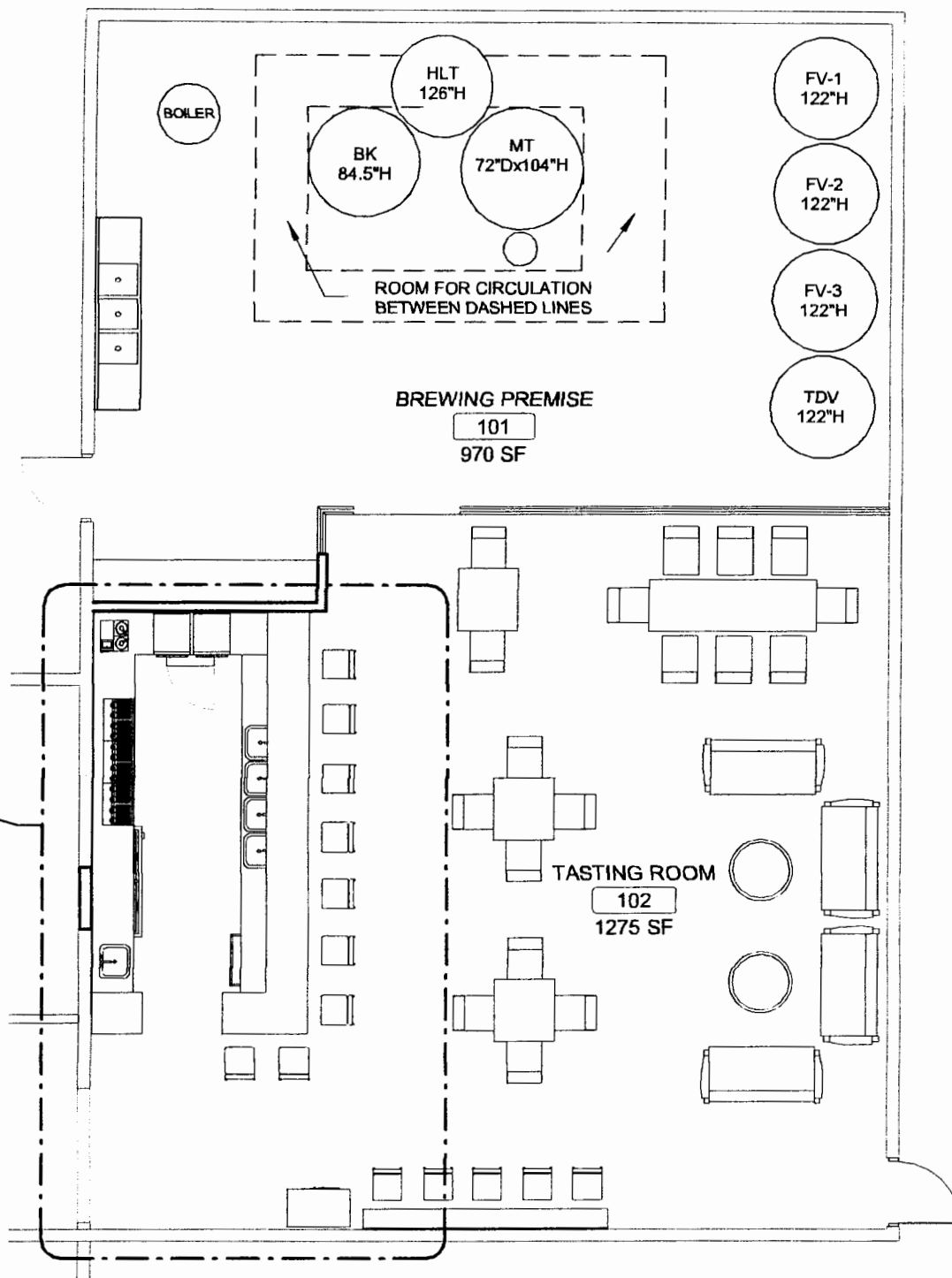


# Proposed Floor Plan

Scale: 1" = 20'-0"

## PEORIA BREWING COMPANY BREWERY RENOVATION

Proposed Floor Plan		TTB-1	
Project number	0140227.00	Date	04-04-14
Drawn by	JDP	Checked by	--
			Scale 1" = 20'-0"

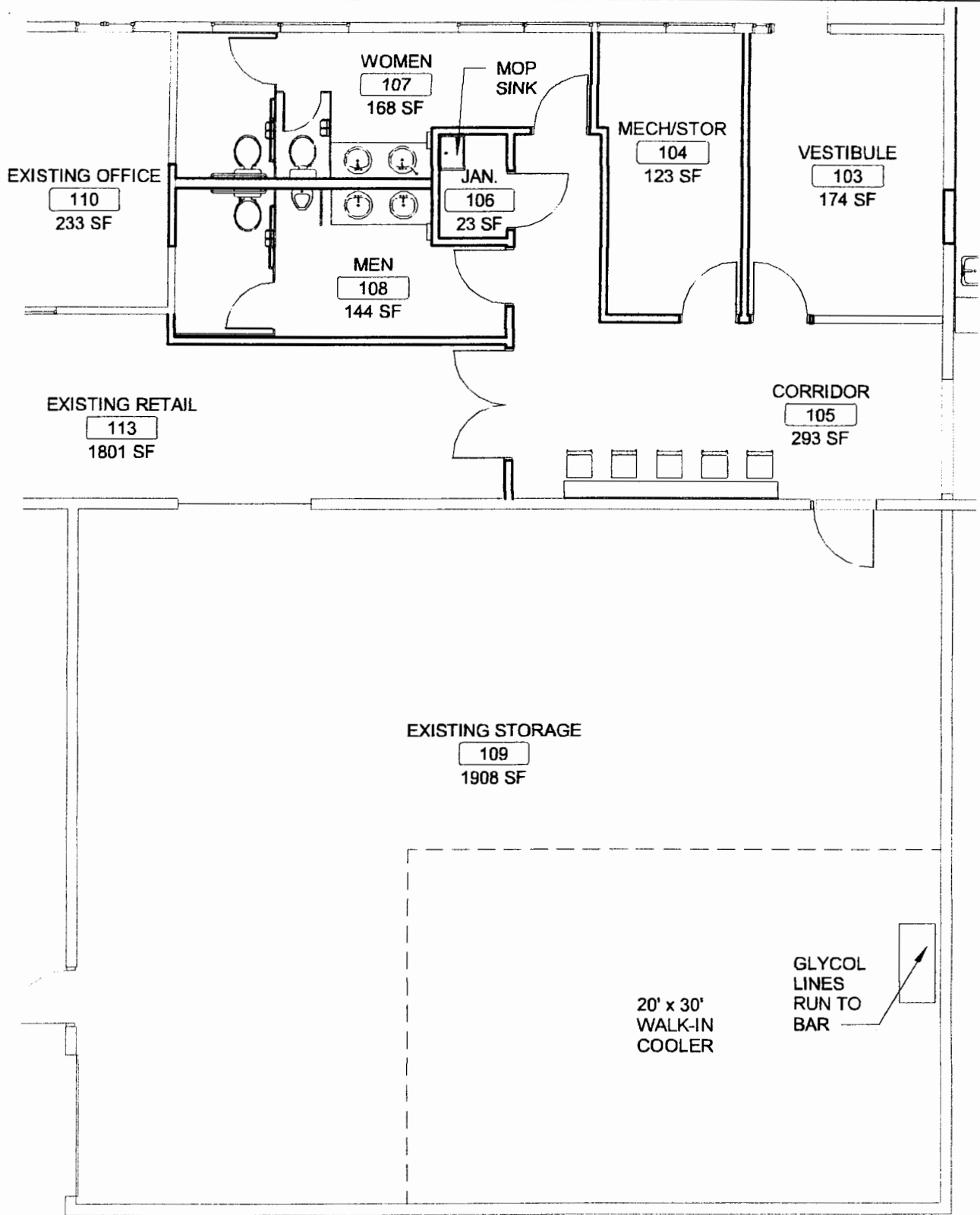


# Enlarged Floor Plan - Brewery

Scale: 1/8" = 1'-0"

<b>PEORIA BREWING COMPANY</b>  <b>BREWERY RENOVATION</b>	Enlarged Floor Plan - Brewery		<b>TTB-2</b>  Scale 1/8" = 1'-0"
	Project number	0140227.00	
	Date	04-04-14	
	Drawn by	JDP	
	Checked by	--	





## Enlarged Floor Plan - Restrooms and Storage

Scale: 1/8" = 1'-0"

**PEORIA BREWING COMPANY**  
**BREWERY RENOVATION**

Enlarged Floor Plan - Restrooms and Storage

Project number 0140227.00

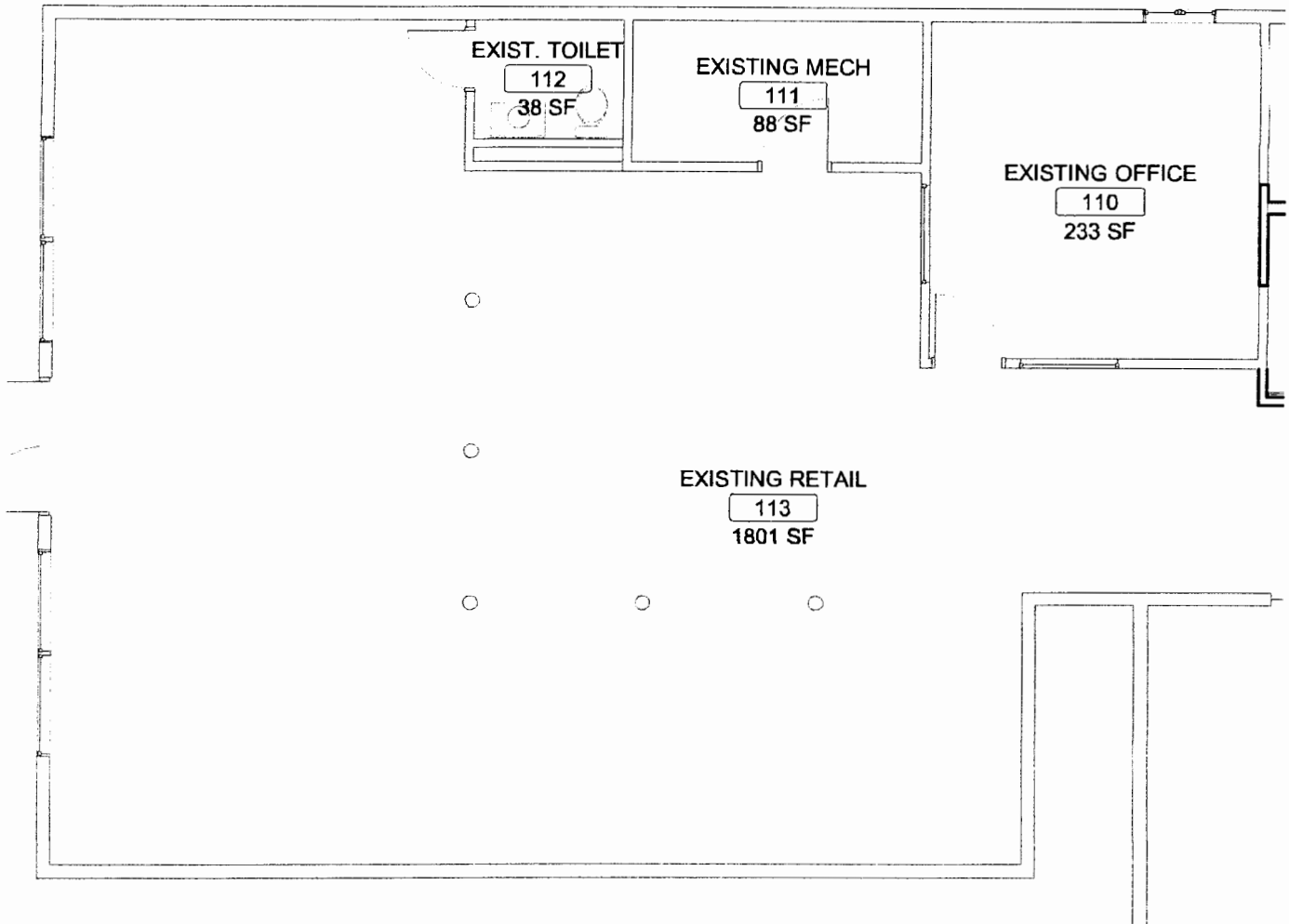
Date 04-04-14

Drawn by JDP

Checked by --

**TTB-3**

Scale 1/8" = 1'-0"

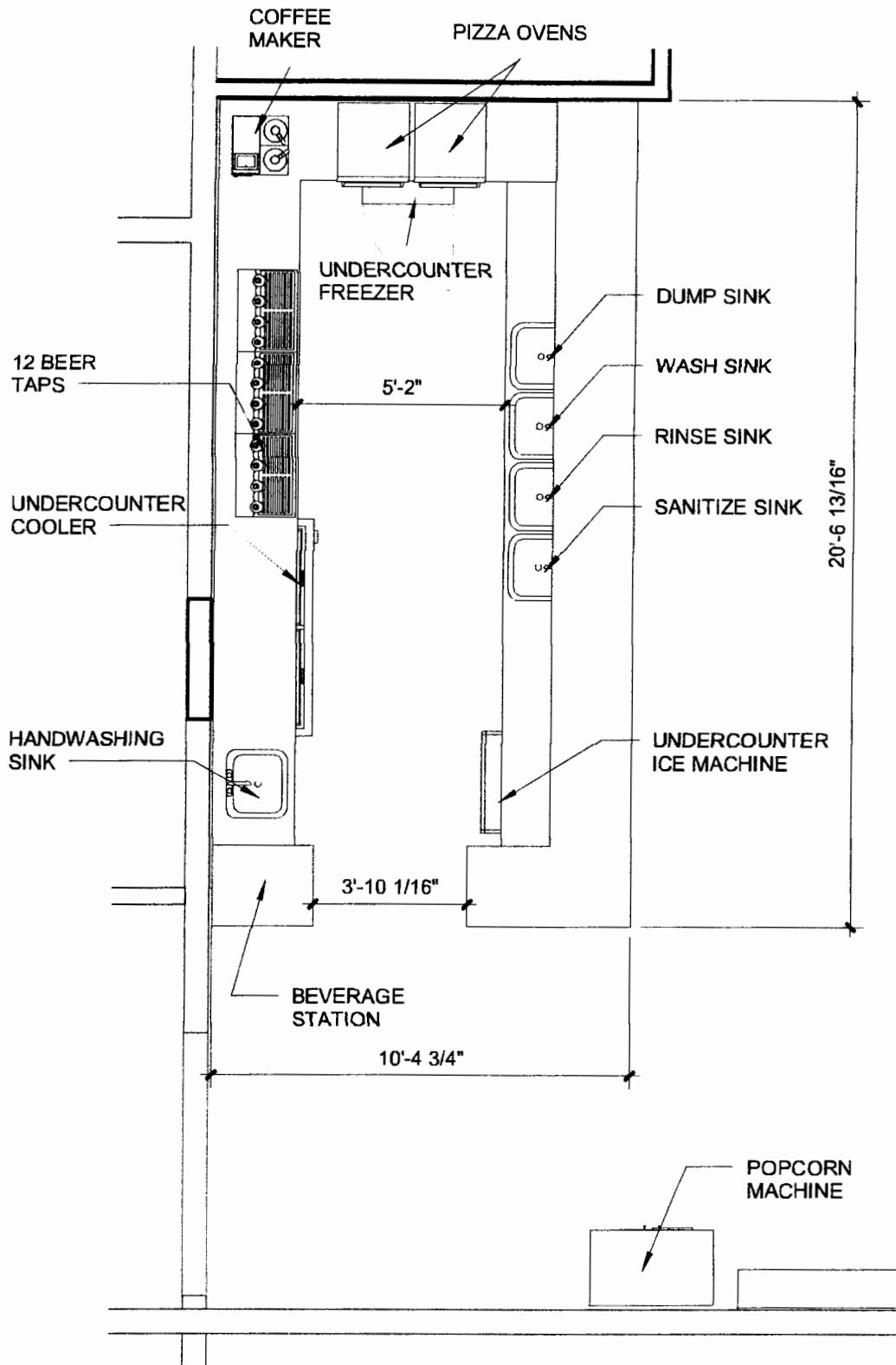


## Enlarged Floor Plan - Existing Retail

Scale: 1/8" = 1'-0"

<b>PEORIA BREWING COMPANY</b>  <b>BREWERY RENOVATION</b>	Enlarged Floor Plan - Existing Retail	
	Project number	0140227.00
	Date	04-04-14
	Drawn by	JDP
	Checked by	--
	Scale	1/8" = 1'-0"

**TTB-4**



## Enlarged Floor Plan - Bar

Scale: 1/4" = 1'-0"

**PEORIA BREWING COMPANY**  
**BREWERY RENOVATION**

Enlarged Floor Plan - Bar

Project number 0140227.00

Date 04-04-14

Drawn by JDP

Checked by --

**TTB-5**

Scale 1/4" = 1'-0"

**TO:** Trina Bonds, Liquor Commission Secretary  
**FROM:** Jodi Maybanks , Accounts Receivable Supervisor I  
**DATE:** April 9, 2014  
**SUBJECT:** Case 14-14 Peoria Brewing Company

The Finance Department has no objection in regards to this site approval.

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

FIRE DEPARTMENT



April 23, 2014

Liquor Commission  
Office of Corporation Counsel  
City of Peoria, Illinois

Re: Site Approval Application  
Case: 14-14  
Peoria Brewing Company, LLC  
d/b/a /Peoria Brewing Co.  
8012 N Hale

Dear Liquor Commission:

A site application has been received from Peoria Brewing Company, LLC, d/b/a Peoria Brewing Company for a Class A (tavern).


This business has been inspected by City of Peoria Fire Inspectors and currently is found to be under construction.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel McGann'.

Daniel McGann  
Captain, Fire Prevention Div.

DM/cc



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



Community Development Department



April 23, 2014

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

RE: **Site Approval Application 14-14**  
**Peoria Brewing Company, LLC**  
**d/b/a Peoria Brewing Co.**  
**8012 N Hale**  
**Requesting: Class A (tavern)**


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 requires a Change of Use approval from the Site Plan Review Board. An approval has not been issued at this time.
2. The building has undergone partial demolition prior to planned re-construction. No work is currently underway. No plans have been submitted for Building review; as such, no permits have been issued at this time.

The Community Development Department requests that the liquor license be issued contingent upon the approval of a Change of Use, submission of appropriate building plans, issuance of appropriate building permits, and the issuance of a Certificate of Occupancy.

Sincerely,



Ross Black  
Director

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



PEORIA POLICE DEPARTMENT



April 23, 2014

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

RE: Site Approval Application 14-14  
Peoria Brewing Company, LLC  
d/b/a Peoria Brewing Company  
8012 N. Hale  
Requesting: Class A (tavern)

Dear Commissioners,

A site application has been received from Peoria Brewing Company, LLC, d/b/a Peoria Brewing Company, 8012 N. Hale, Peoria, Illinois, for a Class A (tavern) liquor license. This license would Peoria Brewing Company, LLC to operate a tavern at this location.

Officer Jordan inspected the location which is part of a commercial area on Hale near Pioneer Parkway. The building used to house a paint store and neighboring businesses include an auto part store and vacant property. There are no nearby residences to this location and this request appears appropriate for this location. There is limited parking and which may be problematic but there are no traffic concerns. There is no liquor history at this location as it is a new tavern.

The Peoria Police Department has no objections to this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven M. Settingsgaard".

Steven M. Settingsgaard  
Chief of Police

SMS/sj

cc: Liquor Commissioner  
City Clerk  
Corporation Counsel

**NOTICE OF PUBLIC HEARING**

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

PEORIA BREWING COMPANY, LLC D/B/A PEORIA BREWING COMPANY  
(name of establishment)

8012 N. HALE AVE.  
(address)

FOR USE AS:

---

REQUEST FOR A CLASS A (TAVERN) LIQUOR  
LICENSE.

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The Hearing will be held on   MONDAY - MAY 5, 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.



917 PIONEER PARTNERS LLC  
917 W PIONEER PKWY  
PEORIA IL 616152146

DOC PROPERTY LLC  
611 SW WASHINGTON ST  
PEORIA IL 61602

MALAVOLTI JAMES  
7918 N HALE AVE  
PEORIA IL 61615

MICHAEL COOK TRUST  
1910 NE JEFFERSON AVE  
PEORIA IL 61603

MT HAWLEY ASSOCIATES LLC  
128 W MONROE  
SAINT LOUIS MO 63122

N & J INVESTMENTS LLC  
1709 WESTAIRE  
PEORIA IL 61614

~~N & J INVESTMENTS LLC  
1709 WESTAIRE  
PEORIA IL 61614~~

PIONEER AUTO SALES AND  
DETAILING INC  
921 W PIONEER PARKWAY  
PEORIA IL 61615

PRO-AUTOMOTIVE INC  
8000 N HALE AVE  
PEORIA IL 61615

~~WINGPROPERTIES LLC  
422 E WASHINGTON ST STE 400  
EAST PEORIA IL 616112632~~

WINGPROPERTIES LLC  
422 E WASHINGTON ST STE 400  
EAST PEORIA IL 616112632

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF PEORIA )

**AFFIDAVIT**

Christian Payne, being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of Peoria Brewing Company  
(establishment name)

located at 8012 N. Hale Ave., Peoria, Illinois.  
(address)

2. On April 9, 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.

Christian Payne  
(Signature of Liquor Licensee)

Subscribed and sworn to before me  
this 8th day of April  
2014.

Torina D. Bonds  
Notary Public

