

15-14

Hy-Vee, Inc.

d/b/a Hy-Vee #1520

7610 N. Orange Prairie Road

Requesting: Class C (packaged goods)

Subclass 12 (grocery w/ restaurant)

Noah Asche, Store Director, Hy-Vee, presented a Site Application for a Class C (packaged goods) Liquor License with a Subclass 12 (grocery w/ restaurant) for 7610 N. Orange Prairie Road.

In discussion with Chairman Cassidy, Mr. Asche said they had planned to be open on August 18, 2015. He gave a brief description of the restaurant. He said it would have booths, high-top tables and seating at a bar. He also mentioned that they would have an outdoor patio area. He said they planned to serve beer, wine and spirits. He said the hours of operation of the outdoor area would be until 10:00 p.m.

In discussion in regard to the outdoor patio area, Deputy Corporation Counsel Sonni Williams clarified the request was for a Class C with a Subclass 12, which did not include the ability to add an outdoor area. She said patrons could eat outside, but she said any alcohol had to remain inside the restaurant and she said it also had to be consumed in conjunction with a meal.

In response to a question from Commissioner Miller, Deputy Corporation Counsel Williams clarified that the patrons in the bar area of the restaurant should also be ordering a meal.

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

Commissioner O'Brien moved to recommend approval of the Site Application for a Class C (packaged goods) Liquor License, with a Subclass 12 (grocery w/ restaurant) for 7610 N. Grand Prairie Road, contingent upon the adherence to the requirements of Zoning Certificate No. 14-251 and Special Use Ordinance No. 16,732; seconded by Commissioner White.

Approved by roll call vote.

Yeas: Cassidy, Coates, Miller, O'Brien, White – 5;

Nays: None.

Chairman Cassidy stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, July 28, 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. Dan McGann, 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: May 27, 2015

SUBJECT: **SITE APPLICATION: Case: 15-14**
Hy-Vee, Inc.
d/b/a Hy-Vee #1520
7610 N. Orange Prairie Road
Requesting: Class C (packaged goods)
Subclass 12 (grocery w/ restaurant)

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, July 6, 2015. **Contact person for this application is Noah Asche (PH: 319-640-9116)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: June 25, 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

2015 MAY 18 P 12:13

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):
Hy-Vee, Inc. 5820 Westown Parkway West Des Moines, IA 50314
* Attn: Jenna Willert
- Name, address and phone number of Intended Lessee:
N/A - same company
- Street address of Property requested for approval:
7410 N Orange Prairie Rd Peoria, IL 61615
NOTE: All site approvals are 1st floor only, unless specifically applied for and authorized.
- Legal description of Property listed in #3:
SEE ATTACHED deed
- Are there any improvements (buildings, accessories, etc.) presently on the property?
Yes ___ No X If Yes, please give description of same:

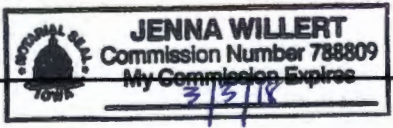
- Are you planning to build any improvements upon the property? ___ If Yes, please indicate such improvements: _____
- What type of sale of alcoholic beverages is the property to be used for (i.e., tavern, restaurant, package liquor, etc.)? package liquor, restaurant
- Is this property located in a residential 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-A, G-B, G-C, I, J, K, K-1, L, M, N C
Subclass: 1, 1A, 2, 2A, 3, 3A, 4, 6, 7, 8, 10, 11, 12
- Do you plan to add video gaming? Yes ___ No X
- 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 14 day of 2015, 20__.

Jenna Willert
Notary Public



JEFF PIERCE
ASST. TREASURER - FINANCIAL REPORTING

Signature of Property Owner(s)
[Signature]

Oper: TEAL BELL
Date: 5/15/15 01:36
Type: TD
Receipt no: 6063
Liquor - ALL
1.00 \$250.00
BR-CHECK 1228210 \$250.00

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

Trans date: 5/18/15 Time: 12:16:47

PATRICK A. RICHTING - TREASURER
CITY OF PEORIA

300 ft

Jenna
(515) 267-2874

\$ 3.00



County of Peoria
Supervisor of Assessments



INFORMATION FOR PARCEL: 13-11-151-024

TAX YEAR: 2015

Address:	N GRAND PRAIRIE DR
City:	PEORIA
State:	IL
Zip:	61615
Township:	City of Peoria
Land Use:	Commercial
Property Class:	Commercial Vacant Land
Tax Code:	008
Tax Status:	Taxable
Created:	12/7/2011 8:06:01 AM
Retired:	



Legal: PLAZA AT GRAND PRAIRIE PH V SW 1/4 SEC 11-9N-7E LOT 24 (EXC COMG NW COR LOT 24 TH E 377.47' TO POB: TH E 283.89' S 180.31' SE ALG CURVE 54.97' E 149.8' S 42' W 149.8' SW ALG CURVE 54.98' S 423.77' SE ALG CURVE 54.97' E 120.63' NE 30.73' S 73.63' SW 28' NW 40.1' W 199' N 8.63' W 151.02' NE ALG CURVE 101.95' N 7.92' E 89.67' N 732.44' W 253.92' N 30' TO POB (-025)); ALSO BEG NW COR LOT 22: TH E 282.43' SW ALG CURVE TO THE LEFT 3.24' SW ALG CURVE TO THE RIGHT 134.22' W 157.17' N 44.34' TO POB PT LOT 22

PARCEL OWNER INFORMATION

Name	Type	Tax Bill	Address
HY-VEE INC	OWNER	Y	5820 WESTOWN PKY · WEST DES MOINES, IA 50266

PARCEL ASSESSMENT INFORMATION

Level	Reason	Land/Lot	Improvements	Farm Land	Farm Building	Total
Prior Year Equalized	New Level	\$451,120.00	\$0.00	\$0.00	\$0.00	\$451,120.00

PARCEL EXEMPTION INFORMATION

Exemption Type	Exemption Amount	HRE Base Value	Senior Freeze Base Year	Senior Freeze Frozen Value
		\$0.00		\$0.00

PARCEL TAX BILL DETAILS

No Tax Bill Details for this tax year

PARCEL SALES INFORMATION

Sale Date	Sales Price	Document #	Notes
11/2/2011	\$3,465,000.00	11279644	PARCEL SALE: NOW 13-11-151-024

PARCEL GENEALOGY INFORMATION

Parent	Child	Tax Year
1311151023	1311151024	2012



LEGEND AND BORDER - GREEN
 WHITE SYMBOL ON BLUE BACKGROUND
 BACKGROUND - WHITE
HANDICAPPED SIGN R7-8



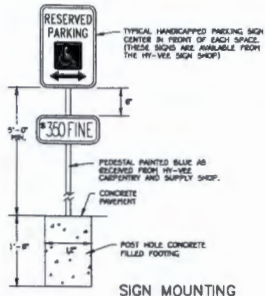
COLOR: LEGEND AND BORDER GREEN NON-REFLECTORIZED
 BACKGROUND WHITE REFLECTORIZED

SIGN SIZE	DIMENSIONS							
	A	B	C	D	E	F	G	H
18x12	13.5	6.0	1.8	4.5	1.1	4.5	5.5	3.0

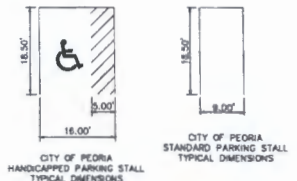
SIGN SIZE	SERIES LINES	MARGIN	BORDER	BLK STD.	BLK STD.
18x12	1/2" X 3/8"	0.37	0.37	89-134	

ALL DIMENSIONS IN INCHES TO BE USED WITH R7-8

SIGN REQUIRING "\$350 FINE"
 ILLINOIS STANDARD R7-1101



SIGN MOUNTING

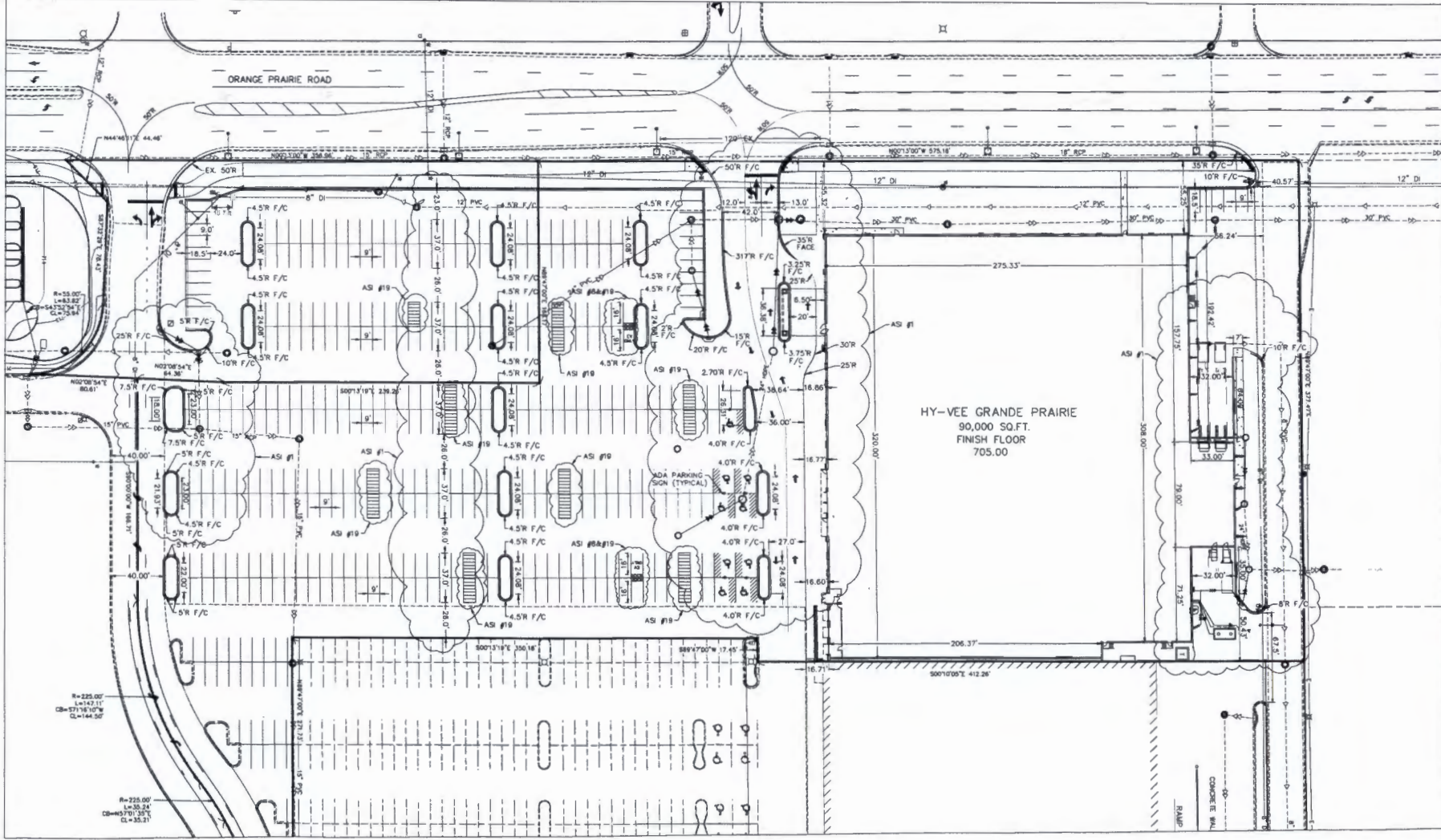


STANDARD PARKING STALL DIMENSIONS

- LEGEND**
- PROPERTY LINE
 - SETBACK LINE
 - - - EXISTING SANITARY SEWER
 - - - EXISTING STORM SEWER
 - - - PROPOSED SANITARY SEWER
 - - - PROPOSED STORM SEWER
 - - - PROPOSED DOWNSPOUT LINE
 - - - EXISTING WATER MAIN
 - - - PROPOSED DOMESTIC WATER SERVICE
 - - - PROPOSED DOMESTIC WATER SERVICE
 - - - EXISTING FIRE HYDRANT
 - - - PROPOSED FIRE HYDRANT
 - - - EXISTING GAS MAIN
 - - - EXISTING UNDERGROUND ELECTRIC
 - - - EXISTING UNDERGROUND TELEPHONE
 - - - EXISTING UNDERGROUND CABLE TV
 - - - EXISTING FIBER OPTIC
 - - - PROPOSED SPOT ELEVATION
 - - - PROPOSED CURB & GUTTER SPOT ELEVATION
 - - - PROPOSED FRESH CONTOUR
- AS P.3.A.10

REVISION	DATE
AS #1	10/03/14
AS #3	10/24/14
AS #8	12/15/14
AS #9	04/23/15

J.U.L.I.E. 1-800-892-0123
 NOTE: VISIBLE UTILITY STRUCTURES ARE LOCATED BY FIELD SURVEY. AS SHOWN. UNDERGROUND UTILITY LOCATIONS WERE OBTAINED FROM RECORD DRAWINGS. CONTACT J.U.L.I.E. BEFORE EXCAVATING. MAY NOT BE COMPLETE.



AUSTIN ENGINEERING CO., INC.
 Consulting Engineers & Surveyors
 Peoria, Illinois 61603-1878
 PHONE: 309.673.1422
 FAX: 309.673.1423

HY-VEE
 HY-VEE INC.
 1000 W. MAIN ST. PEORIA, ILLINOIS 61603
 TEL: 309.673.1422
 FAX: 309.673.1423

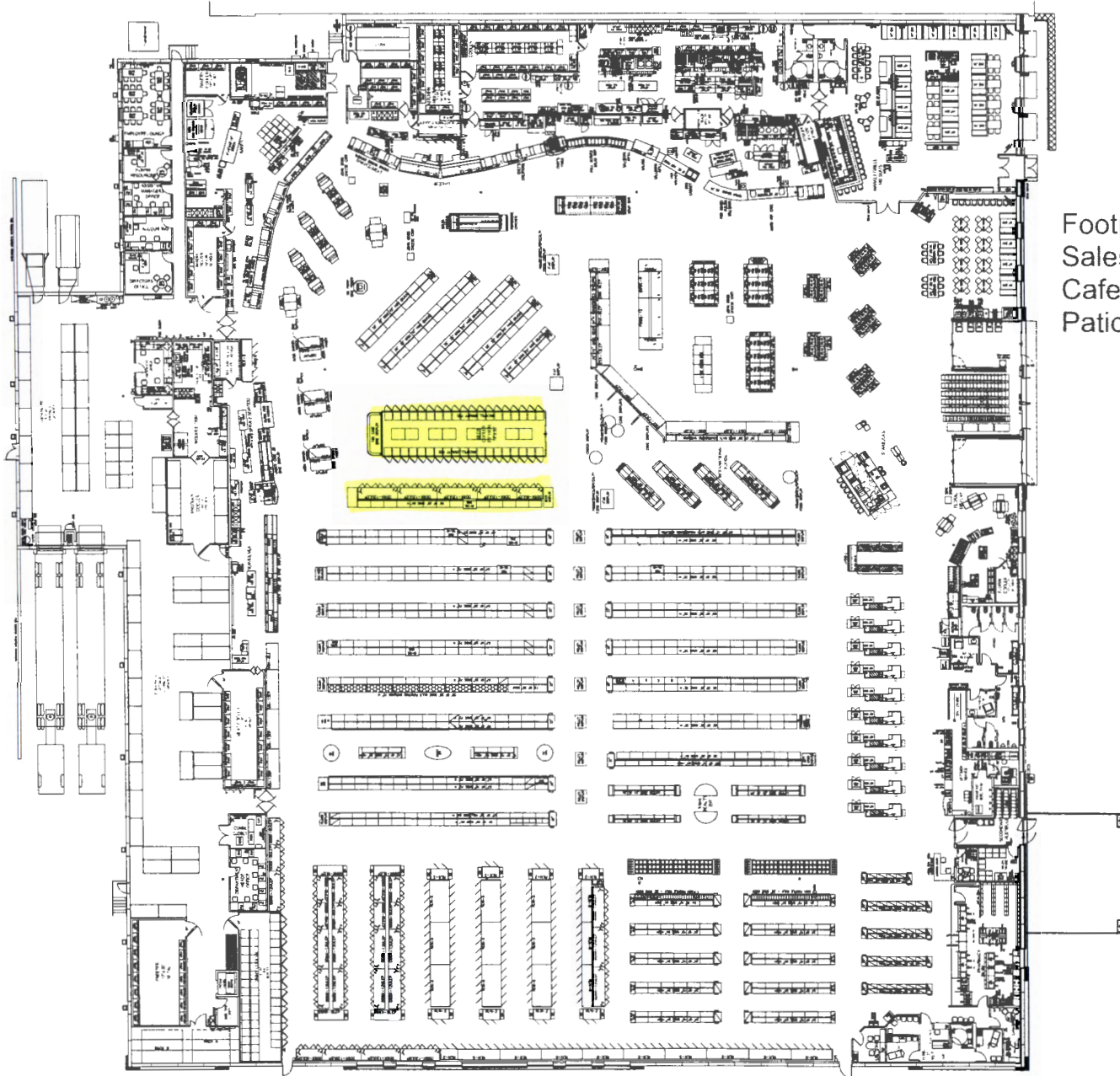


DIMENSION PLAN

DATE	BY	CHK
08.06.14		
08.06.14		

C3.0

Peoria #2 Store



Footprint = 90,024 SF
Sales Area = 56,221 SF
Cafe = 2,919 SF
Patio = 316 SF

FIRE DEPARTMENT



June 3, 2015

Liquor Commission
Office of Corporation Counsel
City of Peoria, Illinois

Re: Site Approval Application
Case: 15-14
Hy-Vee, Inc.
d/b/a Hy-Vee #1250
7610 N. Orange Prairie Road

Dear Liquor Commission:

A site application has been received from Hy-Vee, Inc., d/b/a Hy-Vee #1250 for a Class C (packaged goods) and a Subclass 12 (grocery w/restaurant).

Building still under construction; we do not anticipate any fire and/or life safety issues once the final inspections are conducted and the business is allowed to open.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel McGarr', written over the printed name.

Daniel McGarr
Captain, Fire Prevention Div.

DM/cc



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



PEORIA POLICE DEPARTMENT



June 3, 2015

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

RE: Site Approval Application 15-14
Hy-Vee, Inc.
d/b/a Hy-Vee
7610 N. Orange Prairie Rd.
Requesting: Class C (packaged goods)
Subclass 12 (grocery with restaurant)

Dear Commissioners,

A site application has been received from Hy-Vee, Inc., d/b/a Hy-Vee, 7610 N. Orange Prairie Rd., Peoria, Illinois, for a Class C, Subclass 12 liquor license. Approval of this application would allow packaged liquor sales at this grocery store, along with a restaurant and full bar.

Officer Scott Jordan inspected this location which near the Shoppes at Grand Prairie, and located north of War Memorial Dr. on Orange Prairie Rd. The area is commercial and nearby businesses include restaurants, retail stores, and similar businesses.

It appears that this request is appropriate for this location as it is part of a large retail district with no nearby neighborhood and it does not appear that this request would be detrimental to 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/sj

cc: City Clerk
Corporation Counsel
Deputy Liquor Commissioner

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



Community Development Department

June 25, 2015

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

**RE: Site Approval Application 15-14
Hy-Vee, Inc.
d/b/a Hy-Vee#1520
7610 N Orange Prairie Road**

**Requesting: Class C (Packaged Goods)
Subclass 12 (Grocery with Restaurant)**

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) District and a grocery store and restaurant is a permitted use.
2. This site is currently under construction. The property must adhere to the requirements of Zoning Certificate No. 14-251 and Special Use Ordinance No. 16,732.

The Community Development Department requests that the liquor license be issued **contingent upon** successful compliance with the above listed items.

Sincerely,

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

Ross Black
Director

TO: Trina Bonds, Liquor Commission Secretary
FROM: Jodi Maybanks , Accounts Receivable Supervisor
DATE: June 24, 2015
SUBJECT: Case 15-14 Hy-Vee Inc

The Finance Department has no objection to this site approval.

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

4

Plaza West Investors LLC
420 N Main St
East Peoria Il 61611

Hy-vee Inc
5820 Westown Pky
West Des Moines Ia 50266

Affina Corporation
Attn Accounts Payable 2001 E Ruppman
Plaza
Peoria Il 61614

~~Plaza West Investors LLC
420 N Main St
East Peoria Il 61611~~

Cole Go Peoria Il LLC
2555 E Camelback Rd Suite 400
Phoenix Az 85016

~~Hi-vee Inc
5820 Westown Pkwy
West Des Moines Ia 50266~~

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 Subclass 12 Liquor License for the following described property.

HY-VEE, INC. D/B/A HY-VEE #1520

(name of establishment)

7610 N. ORANGE PRAIRIE ROAD

(address)

FOR USE AS:

REQUEST FOR A CLASS C (PACKAGED GOODS)

LIQUOR LICENSE WITH A SUBCLASS 12 (GROCERY W/ RESTAURANT).

The Hearing will be held on MONDAY – JULY 6, 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)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

Adam Gillies, being duly sworn, does hereby swear/affirm
that:

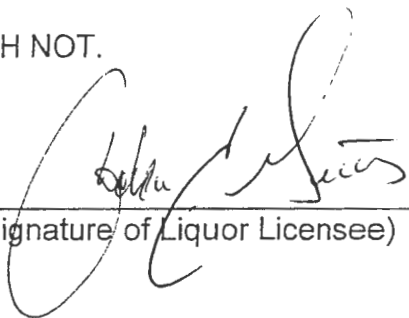
1. I am the Liquor Licensee of Hy-Vac Inc.
(establishment name)

located at 7610 N. Orange Prairie Rd, Peoria, Illinois.
(address)

2. On May 19th, 2015, I caused Notices of Hearing to be
mailed to all property owners within 300 feet of my liquor establishment.

3. I have attached to this Affidavit, the list of property owners and their
addresses to whom I mailed Notices.

FURTHER AFFIANT SAYETH NOT.


(Signature of Liquor Licensee)

Subscribed and sworn to before me
this 19th day of May,

2015
Torina D. Bonds

Notary Public

