

15-08 **John S. Rhodell Brewery, Inc.**
d/b/a John S. Rhodell Brewery
100 Walnut St., Suite 111
Requesting: Class A (tavern)
Subclass 2 (live entertainment)
Subclass 3 (beer garden)

Mark Johnstone, Co-Owner, John S. Rhodell Brewery, Inc., presented a Site Application for a Class A (tavern) Liquor License, with a Subclass 2 (live entertainment) and a Subclass 3 (beer garden) for 100 Walnut St., Suite 111.

In discussion with Chairman Cassidy, Mr. Johnstone said they were currently under construction, but they had hoped to be open by June or July. He said they were taking the business they have had for the last seventeen years to the next level. He said they would have new equipment and a new bar, along with some light entertainment. He said their hours of operation would be Monday through Thursday from 3:00 p.m. to 11:00 p.m., and on Fridays they would close at 12:00 midnight. He said they were focusing on quality and he said their entertainment would be a 1 to 2 person live band providing background music.

In more discussion, Mr. Johnstone briefly described their proposed beer garden. He explained that it was located on the northeastern side of the building on Water Street. He said it would be approximately 400 square feet in size and fenced off. He then said the beer garden was a part of the building and was raised approximately 3 feet off the ground.

During more discussion in regards to the beer garden, Liquor Investigator Jordan mentioned clarifying the zoning of 401 SW Water to determine if there would be an issue with having music outside.

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

Commissioner Miller moved to recommend approval of the Site Application for a Class A (tavern) Liquor License, with a Subclass 2 (live entertainment) and a Subclass 3 (beer garden) for 100 Walnut St., Suite 111, contingent upon the issuance of a Certificate of Occupancy; seconded by Commissioner Coates.

Approved by roll call vote.

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

Nays: 0.

Chairman Cassidy stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, April 28, 2015, at 6:15 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: March 9, 2015

SUBJECT: **SITE APPLICATION:** Case: 15-08
John S. Rhodell Brewery, Inc.
d/b/a John S. Rhodell Brewery
100 Walnut St., Suite 111
Requesting: Class A (tavern)
Subclass 2 (live entertainment)
Subclass 3 (beer garden)

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, April 6, 2015. **Contact person for this application is Mark Johnstone (PH: 635-1235)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: ***March 23, 2015** so I can forward them to the Commissioners.

* (Please note earlier due date for comments for April 6 meeting- I will be out of office March 25-30, 2015).

- 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.

2015 MAR -9 P 1:57

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:

Beth Ball

- Name(s), address(es) and phone number(s) of Property Owner(s):
MECHANICAL RUBBER + SUPPLY Co. 309 673 5118
 - Name, address and phone number of Intended Lessee:
JOHN S. RHODELL BROWNY INC, ~~309~~ 100 WALNUT ST, STE 111, 309 635 1235
 - Street address of Property requested for approval:
100 WALNUT ST, STE 111
- NOTE: All site approvals are 1st floor only, unless specifically applied for and authorized.
- Are there any improvements (buildings, accessories, etc.) presently on the property?
Yes No If Yes, please give description of same:
80,000 sq ft. Brown Browning.
 - Are you planning to build any improvements upon the property? If Yes, please indicate such improvements:
BROWNING MICRO BREWING ON 5,000 SF.
 - What type of sale of alcoholic beverages is the property to be used for (i.e., tavern, restaurant, package liquor, etc.)?
TAVERN / MICRO BREWING
 - 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 A
Subclass: 1, 1A, 2, 2A, 3, 3A, 4, 6, 7, 8, 10, 11 2 + 3
 - Do you plan to add video gaming within your first year of operation? Yes No
 - 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
9th day of March, 2015.

Mechanical Rubber + Supply

BETH BALL
Signature of Property Owner(s)

Open: TCALDWELL Type: TO Drawer: 1
Receipt no: 3167
LIQUOR - ALL
Liquor Fee: \$250.00

Jennifer Young
Notary Public

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

CK CHECK
Trans date: 3/09/15
"OFFICIAL SEAL"
Jennifer Young
Notary Public, State of Illinois
My Commission Expires 11/27/2017

LIVE ENTERTAINMENT

APPLICATION FOR SUBCLASS 2 LIQUOR LICENSE

Present License Class _____ Present License No. _____

Establishment Name: JOHN S. THOMPSON BROSSEY INC

Address: 100 WALNUT ST, STE 111, PEORIA 61602.

Type of entertainment: VOCALIST + MUSICIAN.

Pursuant to Sec. 3-53(a)(c), the application for this subclass shall include a site plan for the area in the licensed premises for the proposed live entertainment and shall state the type of the proposed live entertainment. If granted, the live entertainment shall be limited to the approved area and type of entertainment.

- 1. AS REQUIRED BY ORDINANCE, attach a list of the names and addresses of the last person to whom taxes were assessed for any property within 300 feet of the proposed site.
- 2. As required, attach a sworn Affidavit that you, as applicant, have caused Notices to be sent to all such property owners.

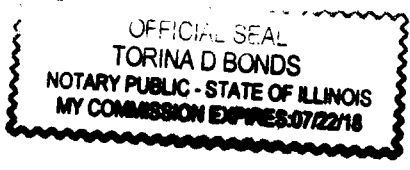
AFFIDAVIT

I swear that I am fully informed as to the provisions of the Illinois Liquor Control Laws and the liquor ordinances of the City of Peoria and will not violate any of the laws of the State of Illinois or of the City of Peoria in the conduct of the function described herein; and that the statements contained in this application and any attachments thereto are true and correct.

[Signature]
Signature of Licensee or Agent

Subscribed and sworn to before me this 9th day of March, 2015.

[Signature]
Notary Public



FOR OFFICE USE ONLY:

Application for Subclass 2 is Approved Not Approved _____

[Signature] April 10, 2015
Liquor Commissioner / Date

BEER GARDEN

APPLICATION FOR SUBCLASS 3 LIQUOR LICENSE

Present License Class _____ Present License No. _____ (\$50.00 filing fee)

Establishment Name: JOHN S. THOMSON Broomy WC

Address 100 WALNUT ST, STE 111

ATTACH a scale drawing showing, specifically:

- 1. Dimensions and scale drawing of how the area will be confined to restrict noise and prohibit removal of alcohol;
- 2. a substantial structure across which alcohol shall be served that provides bartenders reasonable protection from patrons unless facility is directly serviced from indoor licensed premises;
- 3. the locations of (2) exits (one may be through the premises);
- 4. the location of a landline telephone in beer garden area.

AS REQUIRED BY ORDINANCE: attach a list of the names and addresses of the last person to whom taxes were assessed for any property within 300 feet of the proposed site.

Also attach a sworn statement that you, as applicant, have caused notices to be sent to all such property owners.

AFFIDAVIT

I swear that I am fully informed as to the provisions of the Illinois Liquor Control Laws and the liquor ordinances of the City of Peoria and will not violate any of the laws of the State of Illinois or of the City of Peoria in the conduct of the function described herein; and that the statements contained in this application and any attachments thereto are true and correct.

[Signature]
Signature of Licensee or Agent

Subscribed and sworn to before me this 9th day of March, 2015.

[Signature]
Notary Public



FOR OFFICE USE ONLY

Application for Subclass 3 is APPROVED DENIED

[Signature]
Liquor Commissioner / Date April 10, 2015

Date:	3/09/15 02	Type:	TO	Drawer:	1
	36		LIQUOR - ALL	Receipt no:	3168
			1.00		\$50.00
CK CHECK			1010		\$50.00

Special Conditions: _____

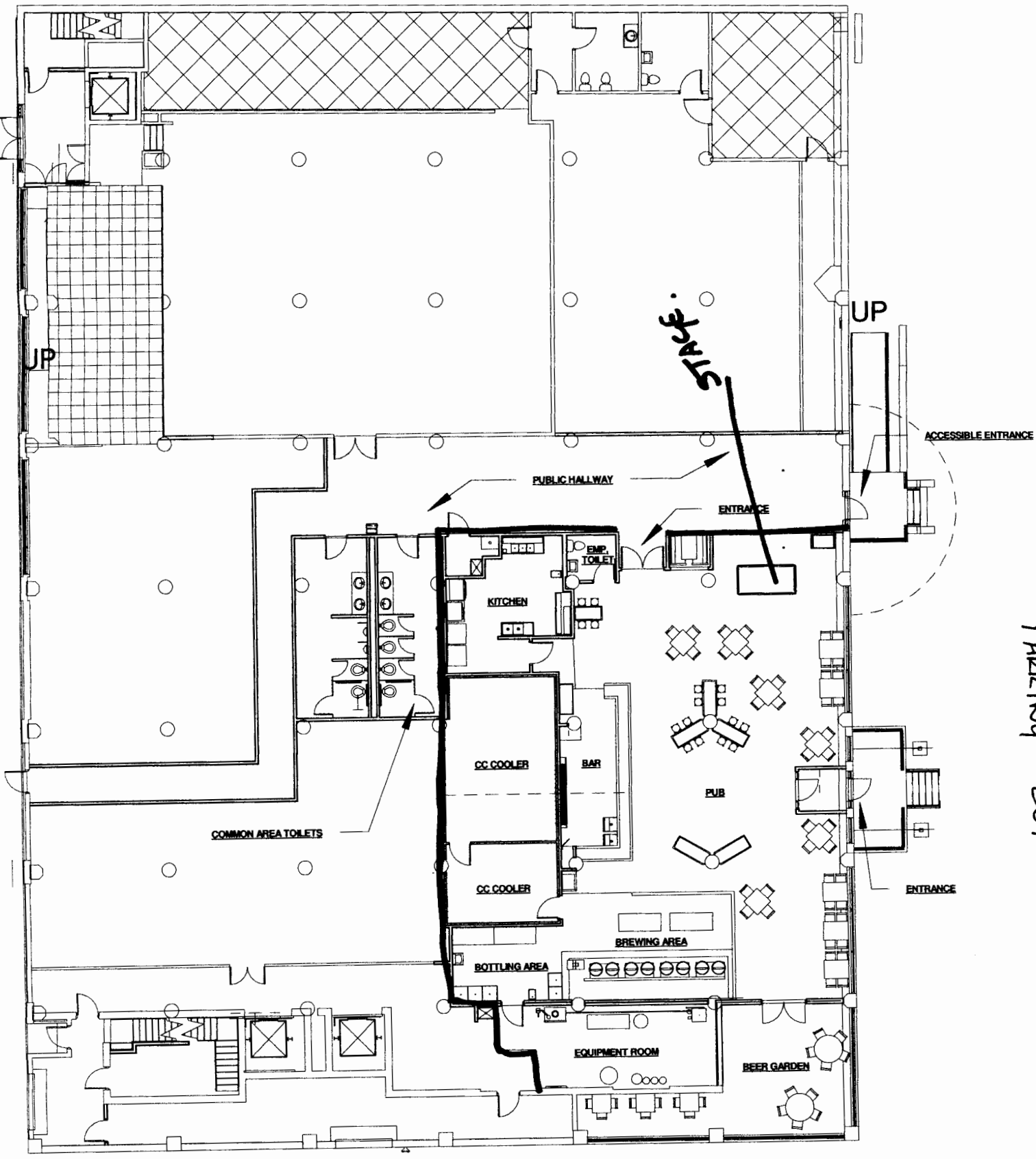
Trans date: 3/09/15 Time: 15:01:34

PATRICK A. NIGHTING - TREASURER
CITY OF PEORIA

JOHN. S. RHOADS Brewery Inc,
600 WALNUT ST STE 111,
PEORIA IL 61602.

WALNUT ST.

PARKING LOT.



FLOOR PLAN - LICENSING

1" = 30'0"

WALNUT ST.

JOHN S. PHOENIX Brewery Inc.

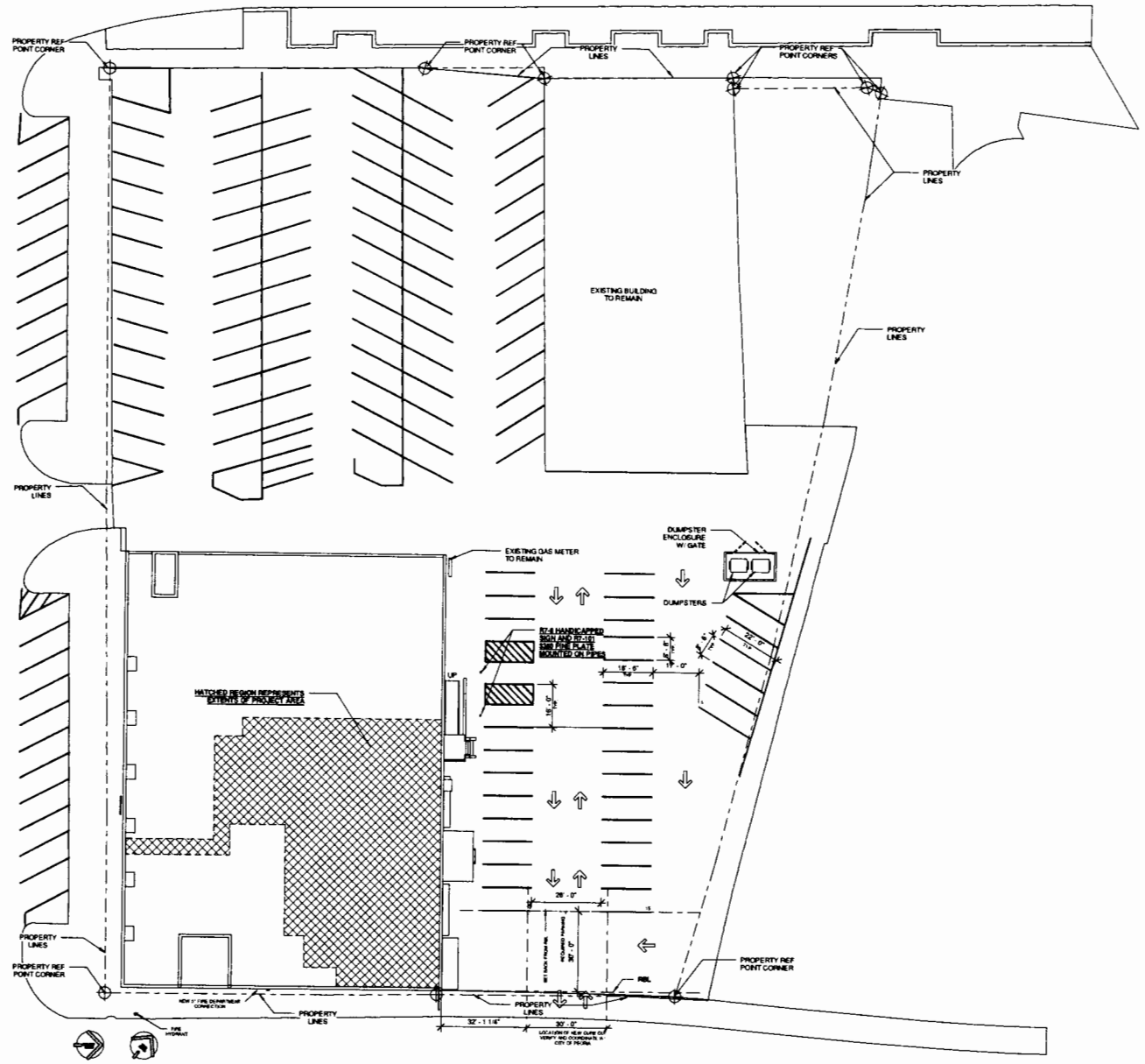
100 WALNUT ST, STE 111.

PLEASIA IL 61602

1 INCH = 30 FT.

WASHINGTON STREET

WALNUT STREET



WATER STREET

FIRE DEPARTMENT



March 13, 2015

Liquor Commission
Office of Corporation Counsel
City of Peoria, Illinois

Re: Site Approval Application
Case: 15-08
John S. Rhodell Brewery, Inc.
d/b/a John S. Rhodell Brewery
100 Walnut St., Suite 111

Dear Liquor Commission:

A site application has been received from John S. Rhodell Brewery, Inc., d/b/a John S. Rhodell Brewery for a Class A (tavern), a Subclass 2 (live entertainment), and a Subclass 3 (beer garden).

Under construction; inspection to be conducted when business is open.

Sincerely,

A handwritten signature in black ink that reads 'Daniel McGann'.

Daniel McGann
Captain, Fire Prevention Div.

DM/cc



PEORIA POLICE DEPARTMENT



March 18, 2015

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

RE: Site Approval Application 15-08
John S. Rhodell Brewery, Inc.
d/b/a John S. Rhodell Brewery
100 Walnut St., Suite 111
Requesting: Class A (tavern)
Subclass 2 (live entertainment)
Subclass 3 (beer garden)

Dear Commissioners,

A site application has been received from John S. Rhodell Brewery, Inc., d/b/a John S. Rhodell, 100 Walnut St., Suite 111, Peoria, Illinois, for a Class A, Subclass 2, and 3 liquor license. This license would allow a new tavern with live entertainment and a beer garden to operate at this location.

Officer Scott Jordan inspected the location which is at the corner of Walnut and Water. The tavern will be a portion of the Murray building which is currently being remodeled. The entrance to the tavern will be on the north side of the building, near Water St. The beer garden will be in the northwest corner of the location, also near Water St. Nearby businesses include restaurants, taverns and offices. The 401 Water St. condominiums are approximately 400 feet to the north. There is off street parking at the site and also additional parking in the area. There are no traffic concerns with this request. It appears this request would not be detrimental to the surrounding businesses or residences and is appropriate for this location. This location is part of the Riverfront Entertainment District.

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

TO: Trina Bonds, Liquor Commission Secretary
FROM: Jodi Maybanks , Accounts Receivable Supervisor I
DATE: March 20, 2015
SUBJECT: Case 15-08 John S Rhodell Brewery

The Finance Department has an objection to this site approval. They owe for January Restaurant tax.

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



Community Development Department



March 23, 2015

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

**RE: Site Approval Application 15-08
John S. Rhodell Brewery, INC.
d/b/a John S. Rhodell Brewery
100 Walnut St, Suite 111
Requesting: Class A (tavern)
Subclass 2 (live entertainment)
Subclass 3 (beer garden)**

Dear Commissioners:

Building and Zoning staff from the Community Development Department have reviewed the above listed request and have the following comments.

1. Space is currently under construction. Final building and zoning inspection has not been made at this time.
2. A Certificate of Occupancy has not been issued.

The Community Development Department does not object to the request contingent upon issuance of a Certificate of Occupancy.

Sincerely,

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

Ross Black
Director

Cc Kim Smith, Senior Urban Planner
Jim Stevens, Building Inspector

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

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 2, 3 Liquor License for the following described property.

JOHN S. RHODELL BREWERY, INC. D/B/A JOHN S. RHODELL BREWERY

(name of establishment)

100 WALNUT ST., SUITE 111

(address)

FOR USE AS:

REQUEST FOR A CLASS A (TAVERN) LIQUOR LICENSE,

WITH A SUBCLASS 2 (LIVE ENTERTAINMENT) & A

SUBCLASS 3 (BEER GARDEN).

The Hearing will be held on MONDAY – APRIL 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.

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Mechanical Rubber and Supply Company
Attn Brian Murray 100 Walnut St
Suite 307
Peoria Il 61602

Mechanical Rubber and Supply Company
Attn Brian L Murray 512 Sw
Washington St
Peoria Il 61601

~~City of Peoria
419 Fulton St
Peoria Il 61602~~

City of Peoria
419 Fulton St
Peoria Il 61602

D&b Developers LLC
112 Fawn Ct
Washington Il 61571

~~Mechanical Rubber and Supply Company
Attn Brian Murray 100 Walnut St
Suite 307
Peoria Il 61602~~

J P Riverfront Development Companies
Inc
100 S State St
Peoria Il 61602

~~Mechanical Rubber and Supply Company
Attn Brian Murray 100 Walnut St
Suite 307
Peoria Il 61602~~

Board of Education
301 Sw Adams St #700
Peoria Il 61602

~~Mechanical Rubber and Supply Company
Attn Brian L Murray 512 Sw
Washington St
Peoria Il 61601~~

Burlington Northern & Santa Fe
Railway Company
Property Tax Department P O Box
961089
Fort Worth Tx 761610089

~~Mechanical Rubber and Supply Company
Attn Brian Murray 100 Walnut St
Suite 307
Peoria Il 61602~~

Mechanical Rubber and Supply Company
Attn Brian Murray 100 Walnut St
Suite 307
Peoria Il 61602

~~J P Riverfront Development Companies
Inc
100 S State St
Peoria Il 61602~~

Wahlfelds LLC
C/O John B Wahfeld P O Box 578
Peoria Il 616510578

Tazewell & Peoria Railroad
P O Box 13205
Springfield Il 627913205

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

Mark Johnson, being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of JOHN S. THODEN BREWERY LLC
(establishment name)

located at 100 WALNUT ST, STE 111, Peoria, Illinois.
(address)

2. On 3/12/15, 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.

mpjohnson 309.635.1235.
(Signature of Liquor Licensee)

Subscribed and sworn to before me
this 9th day of March,
2015.

Torina D. Bonds
Notary Public

