

**15-16**

**8-Bit, Inc.**

**d/b/a 8-Bit Beercade**

**100 State St., Suite A**

**Requesting: Class A (tavern)  
Subclass 1A (2:00 a.m. closing)  
Subclass 3 (beer garden)**

Jason Pacey, Owner, presented a Site Application for a Class A (tavern) Liquor License with a Subclass 1A (2:00 a.m. closing hours) and a Subclass 3 (beer garden) for 100 State St., Suite A.

In discussion with Chairman Cassidy, Mr. Pacey said his establishment would be a retro arcade/beer bar. He said they would have 30 old style arcade video games on site. He said their hours of operation would be from 4:00 p.m. to 1:00 a.m., except on Thursday, Friday and Saturday they would close at 2:00 a.m.

In response to a question from Commissioner O'Brien, Mr. Pacey said he planned to have a full-service bar, but he said they would not have a kitchen. He stated in regard to food, they would only provide frozen pizza.

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 with a Subclass 1A (2:00 a.m. closing hours) and a Subclass 3 (beer garden) for 100 State St., Suite A; seconded by Commissioner Miller.

Approved by roll call vote.

Yeas: Cassidy, Miller, O'Brien, White – 4;

Nays: None.

Chairman Cassidy stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, August 25, 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: June 19, 2015

SUBJECT: **SITE APPLICATION:** Case: 15-16  
8 Bit, Inc.  
d/b/a 8-Bit Beercade  
100 State St., Suite A (formerly The Creek on State)  
Requesting: Class A (tavern)  
Subclass 1A (2:00 am closing hours)  
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, August 3, 2015. **Contact person for this application is Jason Pacey (PH: 453-4431)** if you have questions or need to make arrangements to inspect the interior of the building.

**Your comments are DUE: Friday, July 17, 2015 \*by 9:00 a.m. so I can forward them to the Commissioners.**  
**\*(I will be out of the office the week of July 20<sup>th</sup>).**

- 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

2015 JUN 18 A 10 25

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:

*Pat Sullivan*

1. Name(s), address(es) and phone number(s) of Property Owner(s):  
JP RIVERFRONT, LLC 100 STATE STREET PEORIA IL 61602  
MANAGING PARTNERS PAT SULLIVAN 309 303-5900, JOHN HUNT 309 208-7935

2. Name, address and phone number of Intended Lessee:  
Jason Pacey 7228 N Northeast Dr Peoria, IL 61614 309 453-4471

3. Street address of Property requested for approval:  
100 State St #1A Peoria, IL 61602 S Bit, Inc delta S-Bit Beer code

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

4. Legal description of Property listed in #3:  
INCLUDED ON PLAT OF SURVEY ATTACHED

5. Are there any improvements (buildings, accessories, etc.) presently on the property?  
Yes  No  If Yes, please give description of same:  
100 STATE ST #1A IS PART OF THE LE VIEUX CARRE COMPLEX

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.)? tavern

8. Is this property located in a residential section? Yes  No  LOCATED IN WAREHOUSE DISTRICT MULTI-USE AREA

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 A

Subclass: 1, 1A, 2, 2A, (3) 3A, 4, 6, 7, 8, 10, 11 1A, 3 WITH BEER GARDEN

10. Do you plan to add video gaming within your first year of operation? Yes  No

11. A site plan MUST BE SUBMITTED with this application, see Attachment A.

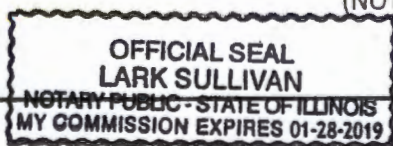
AFFIDAVIT

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  
17 day of June, 2015

*Pat Sullivan*  
*John T. Hunt*  
Signature of Property Owner(s)

*Pat Sullivan*  
Notary Public



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

Rec: TCADWELL Type: TO Drawer: 1  
Date: 6/18/15 LIQUOR - ALL Receipt no: 7455  
1.00 \$250.00  
OK CHECK 90 \$250.00  
Trans date: 6/18/15 Time: 9:42:54

PATRICK A. NIGHTING - TREASURER  
CITY OF PEORIA

2:00 A.M.

**APPLICATION FOR SUBCLASS 1A LIQUOR LICENSE**  
(Pursuant to Ordinance No. 13,402)

Present License Class A Present License No. \_\_\_\_\_

Establishment Name 8 Bit Beer-ole

Address 100 St Suite A  
<sup>State</sup>

Has there been a lapse in this license? No  
Zoning classification of licensed premises WH Warehouse District  
Distance to nearest residential structure Mixed use Building

076  
City of Peoria  
7/17/15

List liquor code violations in the past 3 years:  
No

1. AS REQUIRED BY ORDINANCE, attach a list of 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.
3. It is highly recommended that you contact the District Council Member for the District in which the proposed site is located to discuss your proposed site application.

**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 17th  
day of July, 2015.

Torina D. Bonds  
Notary Public



**FOR OFFICE USE ONLY**

Application for Subclass 1A is APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_

\_\_\_\_\_  
Liquor Commissioner / Date

Special Conditions: \_\_\_\_\_

BEER GARDEN

APPLICATION FOR SUBCLASS 3 LIQUOR LICENSE

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

Establishment Name: 8 Bit Beercade

Address 100 State St IA

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] Jason P. Coy 309-453-4431  
Signature of licensee or Agent

Subscribed and sworn to before me this 18th day of June, 2015.

[Signature]  
Notary Public



FOR OFFICE USE ONLY

Application for Subclass 3 is APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_

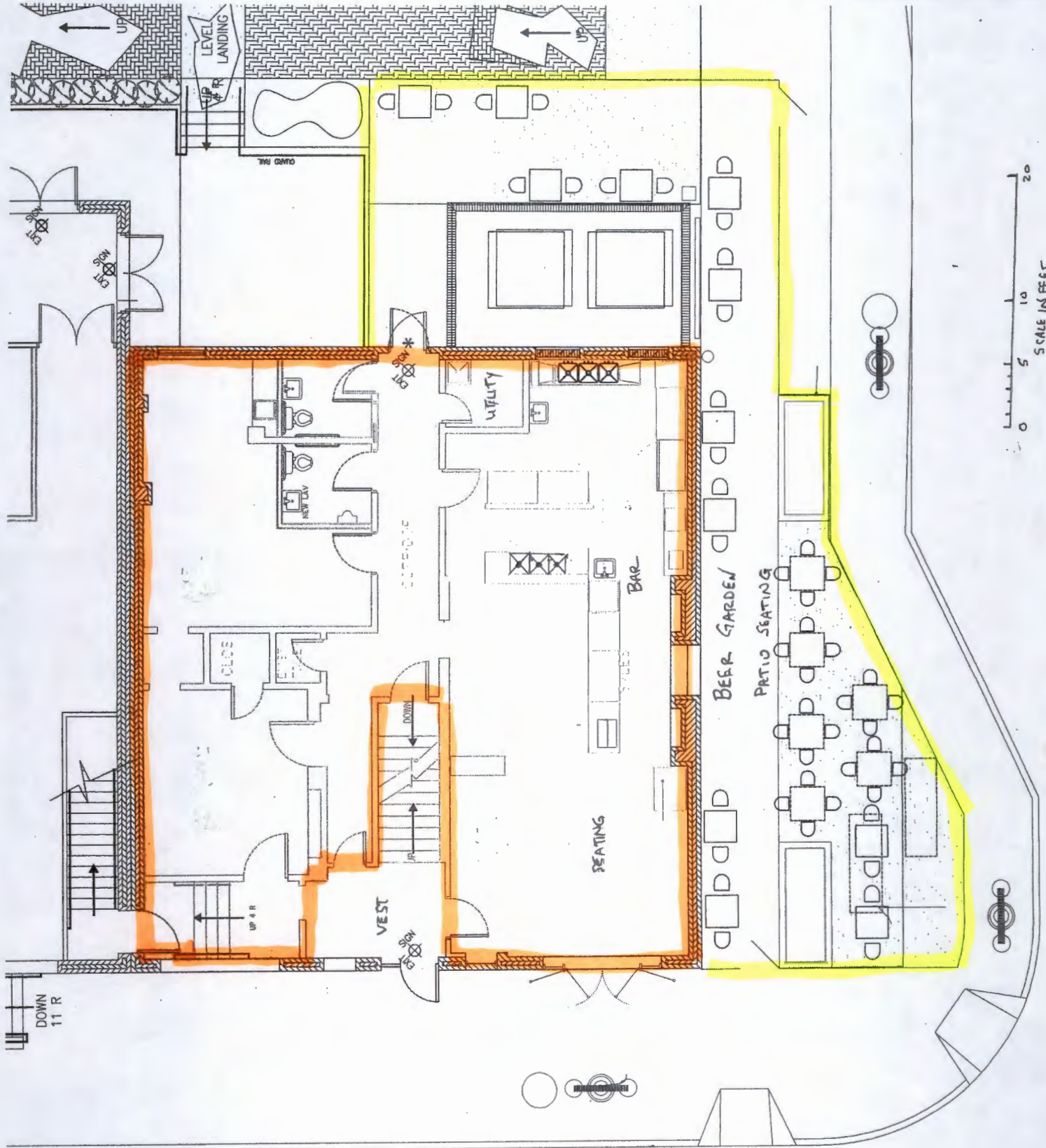
\_\_\_\_\_  
Liquor Commissioner / Date

Oper: TCALDWELL Type: TD Drawer: 1  
Date: 6/18/15 01 Receipt no: 7457  
36 LIQUOR - ALL 1.00 \$50.00  
CK CHECK 91 \$50.00

Special Conditions: \_\_\_\_\_

Trans date: 6/18/15 Time: 9:55:09

PATRICK A. NIGHTING - TREASURER  
CITY OF PEORIA



0 5 10 20  
 SCALE IN FEET  
 3/32" = 1'

100 State Street  
 8 Bit Beercode

NOTES

- (1) The interior horizontal unit measurements are from inside face to inside face of drywall. The exterior building measurements are from foundation wall as shown on the Plat.
- (2) The upper limit of unit elevation is the bottom of the finished ceiling or beam bottom.
- (3) The lower limit of unit elevation is the top of the finished floor as shown on the Plat.
- (4) That the tract of land is located in Zone "C" on the Special Flood Hazard Area Identified for the County of Peoria, Illinois by the Federal Emergency Management Agency on the Flood Insurance Rate Map Panel Number 170536 0020 B dated February 1, 1994.
- (5) No utility service lines have been shown.
- (6) That the tract of land is located within the corporate limits of the City of Peoria, Illinois.
- (7) That all elevations referred are based off of the finished floor elevation as shown by Austin Engineering on the LeLieux Corra Condominium unrecorded plat.

I, David L. Humphrey, Illinois Professional Land Surveyor No. 2536 hereby certify that at the request of J. P. Corporation, Owner, I have caused a survey to be made and on Plat of Condominium to be prepared under my direct supervision of the structure located on the following described tract of land:

BEING A PART OF LOTS 7, 8 AND 9 IN BLOCK 43, BALANCE'S ADDITION TO THE CITY OF PEORIA, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 8 EAST, OF THE 4TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7, SAID CORNER ALSO BEING THE CORNER OF THE BUILDING; THENCE SOUTH 39°-42'-04" EAST, ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE STREET, SAID RIGHT OF WAY LINE ALSO BEING THE EXISTING BUILDING LINE, A DISTANCE OF 153.79 FEET, TO THE BUILDING CORNER, AT THE NORTHEAST CORNER OF THE INTERSECTION OF STATE STREET AND WATER STREET (ALSO KNOWN AS CONSTITUTION AVENUE); THENCE NORTH 50°-05'-42" EAST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF WATER STREET, SAID RIGHT OF WAY ALSO BEING THE EXISTING BUILDING LINE AND THE BUILDING LINE EXTENDED, A DISTANCE OF 88.50 FEET, TO THE EXISTING BUILDING LINE EXTENDED SOUTHERLY; THENCE SOUTH 40°-19'-21" EAST, ALONG THE SAID EXTENDED BUILDING LINE A DISTANCE OF 12.99 FEET; THENCE NORTH 49°-53'-42" EAST, ALONG THE OLD BUILDING LINE EXTENDED, A DISTANCE OF 91.33 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LOT 9, A DISTANCE OF 166.89 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 49°-59'-16" EAST, ALONG THE NORTHERLY LINE OF SAID LOTS 7, 8 AND 9, A DISTANCE OF 179.92 FEET, TO THE POINT OF BEGINNING.

For said Owner who desires to facilitate the sale of said Lot and structure by complying with the "Condominium Property Act" which said Plat to which this certificate is attached, particularly sets forth and describes all Units and other areas, of said Condominium and have numbered the Units, which numbers are shown in larger size on said Plat and have stated the dimensions of said Units, horizontally and vertically in feet and decimals of feet.

LEGAL DESCRIPTION OF PROPERTY

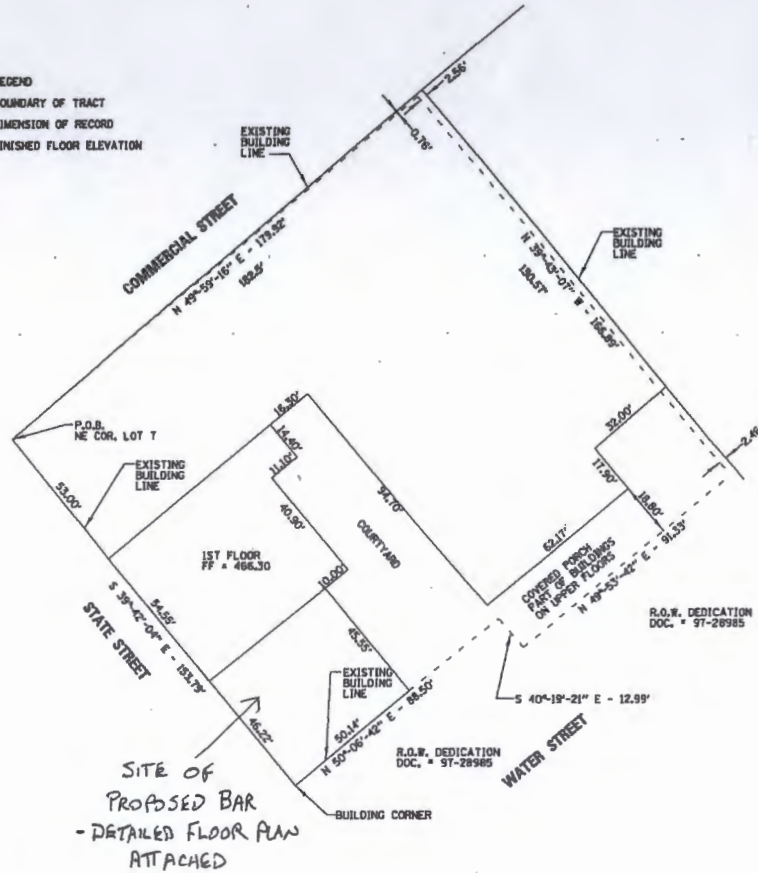


David L. Humphrey  
Illinois Professional Land Surveyor No. 2536  
License Expires 11/30/2014

September 10, 2014



LEGEND  
--- BOUNDARY OF TRACT  
--- DIMENSION OF RECORD  
FF FINISHED FLOOR ELEVATION



**Central Illinois Consulting, Inc.**  
Land Surveyors  
438 Old Commerce Rd., Cantonment Hill, IL 61608  
Tel: 309-383-9159 Fax: 1-877-222-8718  
Professional Design Firm License # 194029000



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**  
114 State Street, Suite 1B  
Peoria, Illinois 61602  
(309) 676-9000

CLIENT:

**J.P. RIVERFRONT, LLC**  
100 STATE STREET  
PEORIA, IL 61602

NO.	DATE	NATURE OF REVISION	CHKD.	MODEL	DESIGNED

TITLE:

**PLAT OF SURVEY**

PROJ. NO. 14-0369  
DATE: 08/27/14  
SHEET OF  
DRAWING NO.  
**SUR-1**

project number  
00-01

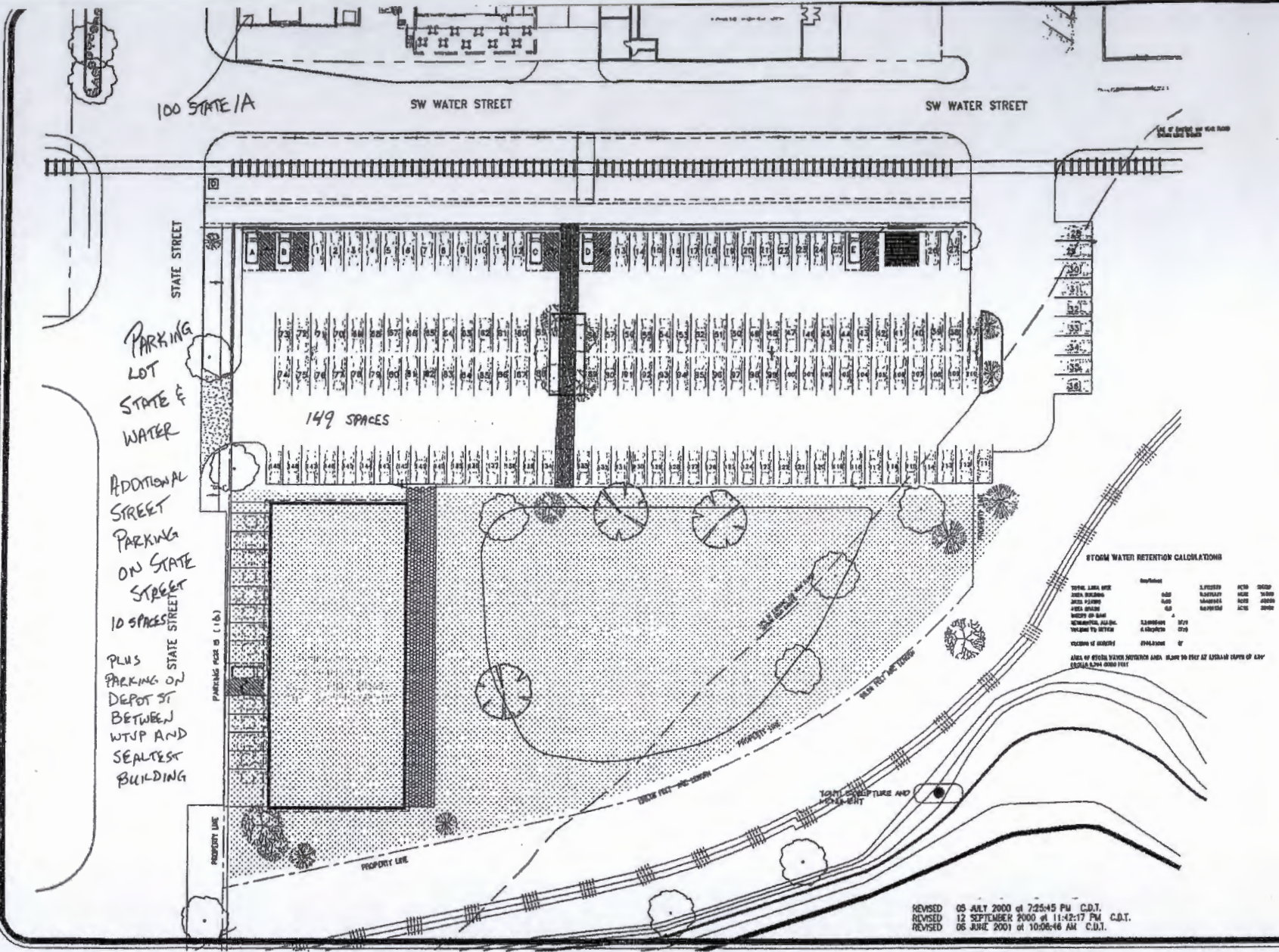
GARY SANDBERG & ASSOCIATES  
ARCHITECTS PLANNERS CODE CONSULTANTS  
1810 N. BIGELOW ST. PEORIA, ILLINOIS 61604  
309-682-2564 E-MAIL: ILLCONE@aol.com

issue  
12SEPT2000

revision

VIEUX CARRE PARKING LOT  
JP COMPANIES - DEVELOPERS  
SOUTHEAST CORNER STATE AND WATER STREETS • PEORIA, ILLINOIS

sheet  
**S-1**  
of sheets







PEORIA POLICE DEPARTMENT



July 1, 2015

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

RE: Site Approval Application 15-16  
8 Bit, Inc.  
d/b/a 8-Bit Beercade  
100 State St., Suite A  
Requesting: Class A (tavern)  
Subclass 1A (2:00 a.m. closing)  
Subclass 3 (beer garden)

Dear Commissioners,

A site application has been received from 8 Bit, Inc., d/b/a 8-Bit Beercade, 100 State St., Suite A, Peoria, Illinois, for a Class A, Subclass 1A, and Subclass 3 liquor license. This license would allow this location to operate as a tavern with a 2:00 a.m. closing and a beer garden.

The proposed site faces State St. at the corner of Water St., and is in the Riverfront District. Nearby businesses include restaurants which also hold liquor licenses, and offices. This location previously operated as The Creek restaurant and held a Class B liquor license with a sidewalk café. There are no traffic or parking concerns with this request. The Peoria Police Department believes the request is appropriate for this location.

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

Sincerely,

  
Jerry E. Mitchell  
Chief of Police

JEM/sj

cc: Liquor Commissioner  
Deputy Liquor Commissioner  
Corporation Counsel  
City Clerk

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

FIRE DEPARTMENT



July 16, 2015

Liquor Commission  
Office of Corporation Counsel  
City of Peoria, Illinois

Re: Site Approval Application  
Case: 15-16  
8 Bit, Inc.  
d/b/a 8-Bit Beercade  
100 State St., Suite A (formerly The Creek on State)

Dear Liquor Commission:

A site application has been received from 8 Bit, Inc., d/b/a 8-Bit Beercade for a Class A (tavern), Subclass 1A (2:00 a.m. closing hours) and a Subclass 3 (beer garden).

This 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.

Sincerely,

A handwritten signature in black ink that reads '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**



July 16, 2015

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

**RE: Site Approval Application 15-16  
8 Bit, Inc.  
d/b/a 8 Bit Beercade  
100 State St., Suite A  
Requesting: Class 1 (Tavern)  
Subclass 1A (2:00 AM Closing)  
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. Zoning Change of Use approval is required for the change from a Restaurant to Indoor Recreation Use.

The Community Development Department does not object to the request contingent upon satisfaction with the above condition.

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

TO: Trina Bonds, Liquor Commission Secretary  
FROM: Jodi Maybanks , Accounts Receivable Supervisor  
DATE: July 17, 2015  
SUBJECT: Case 15-16 8 Bit, Inc

The Finance Department has no objection to this site approval.

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

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 1A, 3 Liquor License for the following described property.

8 BIT, INC. D/B/A 8-BIT BEERCADE

(name of establishment)

100 STATE STREET, SUITE .A

(address)

FOR USE AS:

---

REQUEST FOR A CLASS A (TAVERN) LIQUOR LICENSE

WITH A SUBCLASS 1A (2:00 AM CLOSING) & A SUBCLASS 3

(BEER GARDEN).

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The Hearing will be held on MONDAY - AUGUST 3, 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.

(M)

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

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

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

~~J P Riverfront Development Companies  
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Peoria Il 61602~~

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

United States Postal Service Room  
904  
433 W Van Buren St  
Chicago Il 60699

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

Illinois Valley Public  
Telecommunications  
Wtvp 47 101 State St  
Peoria Il 61602

D&b Developers LLC  
112 Fawn Ct  
Washington Il 61571

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

~~J P Riverfront Development Companies  
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Railway Company  
Property Tax Department P O Box  
961089  
Fort Worth Tx 761610089~~

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

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

Elm Enterprises LLC  
60 State St  
Peoria Il 61602

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF PEORIA )

**AFFIDAVIT**

Jason Pacey, being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of E-Bit Beercoke  
(establishment name)

located at 100 State St A, Peoria, Illinois.  
(address)

2. On 6-22-15, 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.

Jason Pacey  
(Signature of Liquor Licensee)

Subscribed and sworn to before me  
this 18th day of June,  
2015.

Torina D. Bonds  
Notary Public

