

## MEMORANDUM

TO: Ross Black, Community Development  
Officer Kevin Slavens, Police - TOU  
Lt. Steve Roegge, Police - Traffic Division  
Scot Wolf, Inspections  
Capt. Stan Taylor, 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: April 11, 2016

SUBJECT: **SITE APPLICATION: Case: 16-07**  
**Plaza West Development, LLC**  
**d/b/a Holiday Inn & Suites Peoria @ Grand Prairie**  
**7601 N. Orange Prairie Road**  
**Requesting: Class D (hotel)**  
**Subclass 3 (beer garden)**  
**Subclass 4 (ballrooms)**

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 2, 2016. **Contact person for this application is Bill Woosley (PH: 472-3036)** if you have questions or need to make arrangements to inspect the interior of the building.

**Your comments are DUE: April 21, 2016 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

CITY CLERK  
PEORIA, ILL.

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:

211 APR 7 10 58

1. Name(s), address(es) and phone number(s) of Property Owner(s):  
PLAZA WEST DEVELOPMENT, LLC, 830 W. TRAIL CREEK DR. PEORIA

*Beth B...*

2. Name, address and phone number of Intended Lessee: N/A

3. Street address of Property requested for approval:  
HOLIDAY INN & SUITES, PEORIA @ GRAND PRAIRIE  
7601 N ORANGE PRAIRIE RD PEORIA, IL 61615

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: PARCEL ID # 1310201012  
PLAZA WEST PH 2 NE 1/4 SECTION 10-9N7E LOT 5

5. Are there any improvements (buildings, accessories, etc.) presently on the property?  
Yes  No  If Yes, please give description of same:  
113 ROOM 4-STORY HOTEL WITH 100 SEAT RESTAURANT & BAR WITH PATIO,  
INCLUDING 6000 SQ FT. OF BANQUET SPACE

6. Are you planning to build any improvements upon the property? N/A 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.)? RESTAURANT, BAR, BANQUET/CATERING

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 D

Subclass: 1, 1A, 2, 2A, 3, 3A, 4, 6, 7, 8, 10, 11, 12 3ad4

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.

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 7 day of April, 2016

Mark B. Petersen, Manager

Signature of Property Owner(s)



Notary Public

NOTE: Non-Refundable \$250 Filing Fee)

BEER GARDEN

APPLICATION FOR SUBCLASS 3 LIQUOR LICENSE

Present License Class D,3,4 Present License No. \_\_\_\_\_ (\$50.00 filing fee)

Establishment Name: HOLIDAY INN & SUITES, PEORIA @ GRAND PRAIRIE

Address 7001 N ORANGE PRAIRIE RD, PEORIA, IL 61615

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.

Bill Woosley  
Signature of Licensee or Agent

Subscribed and sworn to before me this 7th day of April, 2016

Torina D. Bonds  
Notary Public

Bill Woosley (309-472-3036)



FOR OFFICE USE ONLY

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

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

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



Search Details Map

Sales Search Sales History

Tax Information Recorder Information

Map Links

Parcel ID 1310201012

Property Type

Property Address N ORANGE PRAIRIE RD

Property City PEORIA

Property State IL

Property Zip 61615

Tax Code 246

Neighborhood Number 131

Legal Description PLAZA WEST PH 2 NE 1/4 SEC 10-9N-7E LOT 5

House Style

Stories

Exterior Construction

Year Built 0

Effective Year Built 0

Total Living Area Sq. Ft. 0

Peoria County Front Desk

Quick Search

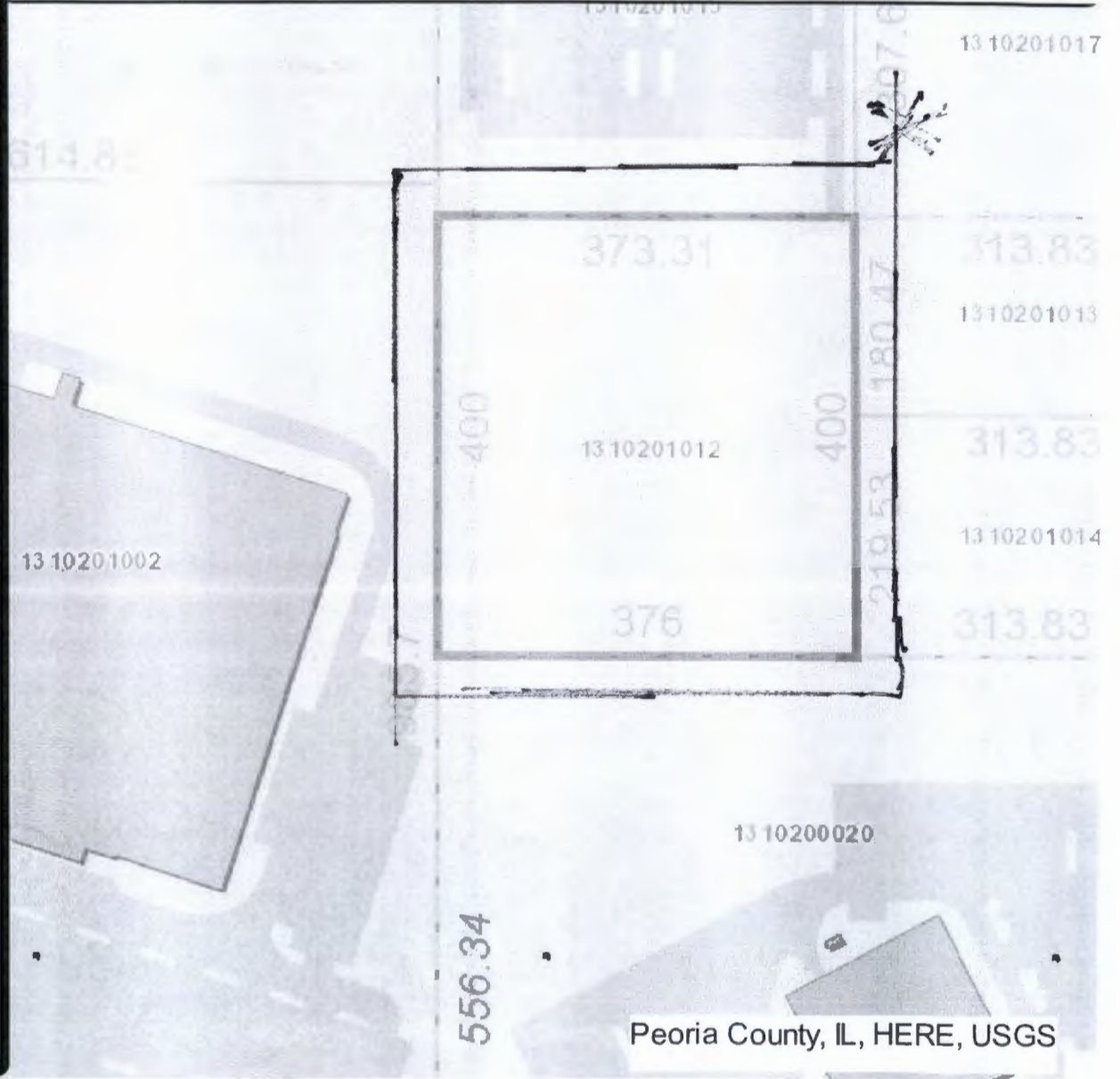
Identify

Street View

Community Info

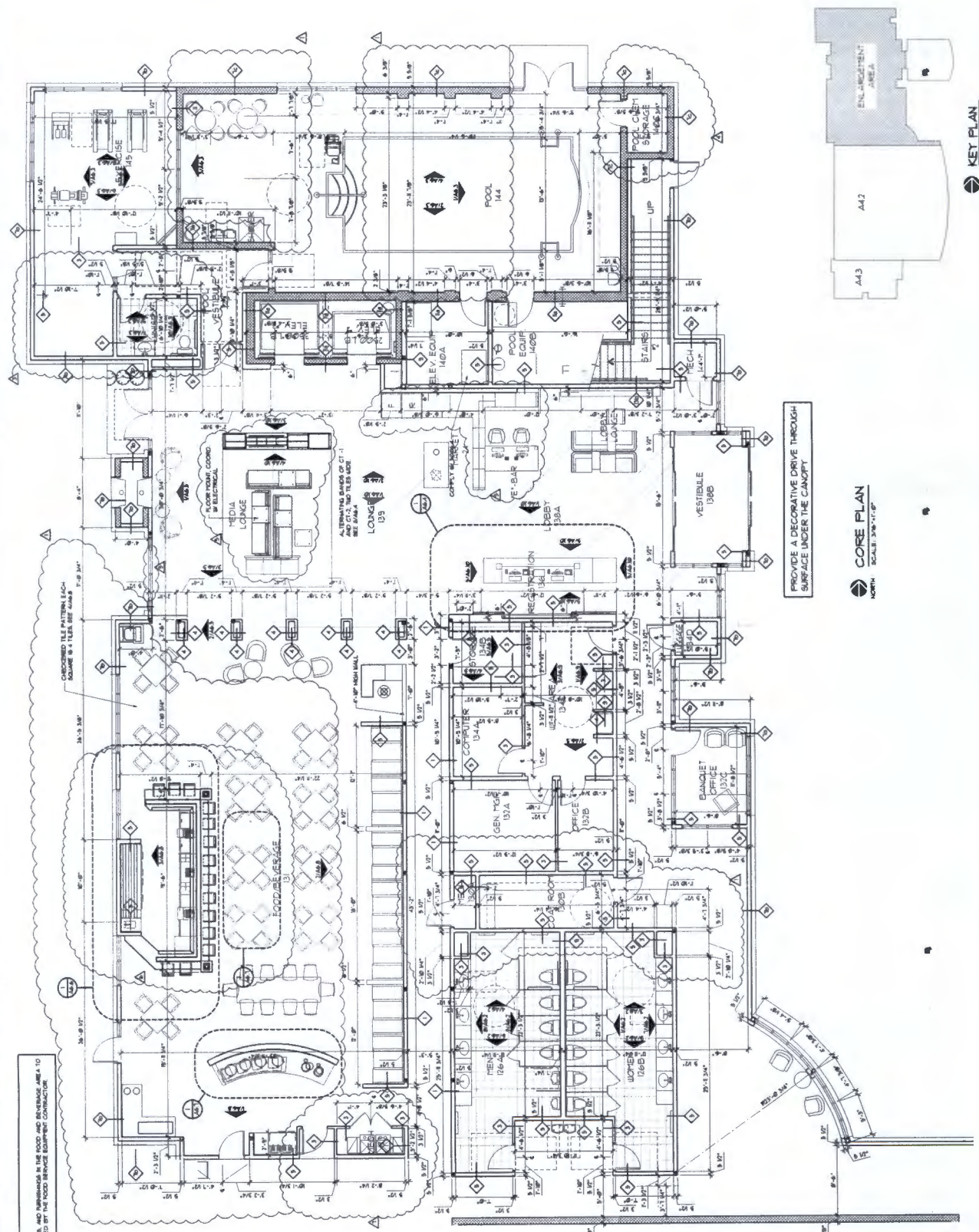
Map Layers

Print



Peoria County, IL, HERE, USGS

NOTE: BASE BUILDING CONSTRUCTION AND FINISHES TO BE SHOWN IN THE EXISTING FLOOR PLAN. ALL FINISHES TO BE SHOWN IN THE EXISTING FLOOR PLAN. ALL FINISHES TO BE SHOWN IN THE EXISTING FLOOR PLAN.



PROVIDE A DECORATIVE DRIVE THROUGH SURFACE UNDER THE CANOPY

CORE PLAN  
SCALE: 3/8"=1'-0"



KEY PLAN  
SCALE: 1/4"=1'-0"

ARCHITECTURAL GROUP III  
201 S. Higgins St. Effort, Indiana 46514-1953 • 514/293-0008



JOB TITLE

HOLIDAY INN  
HOTELS - RESORTS  
PEORIA, IL  
A NEW 113 ROOM HOTEL

JOB NO. 07141  
DATE 06/04/15  
REVISIONS  
03/14/13  
06/14/13  
05/08/15  
06/04/15  
08/04/15  
08/23/15  
08/30/15

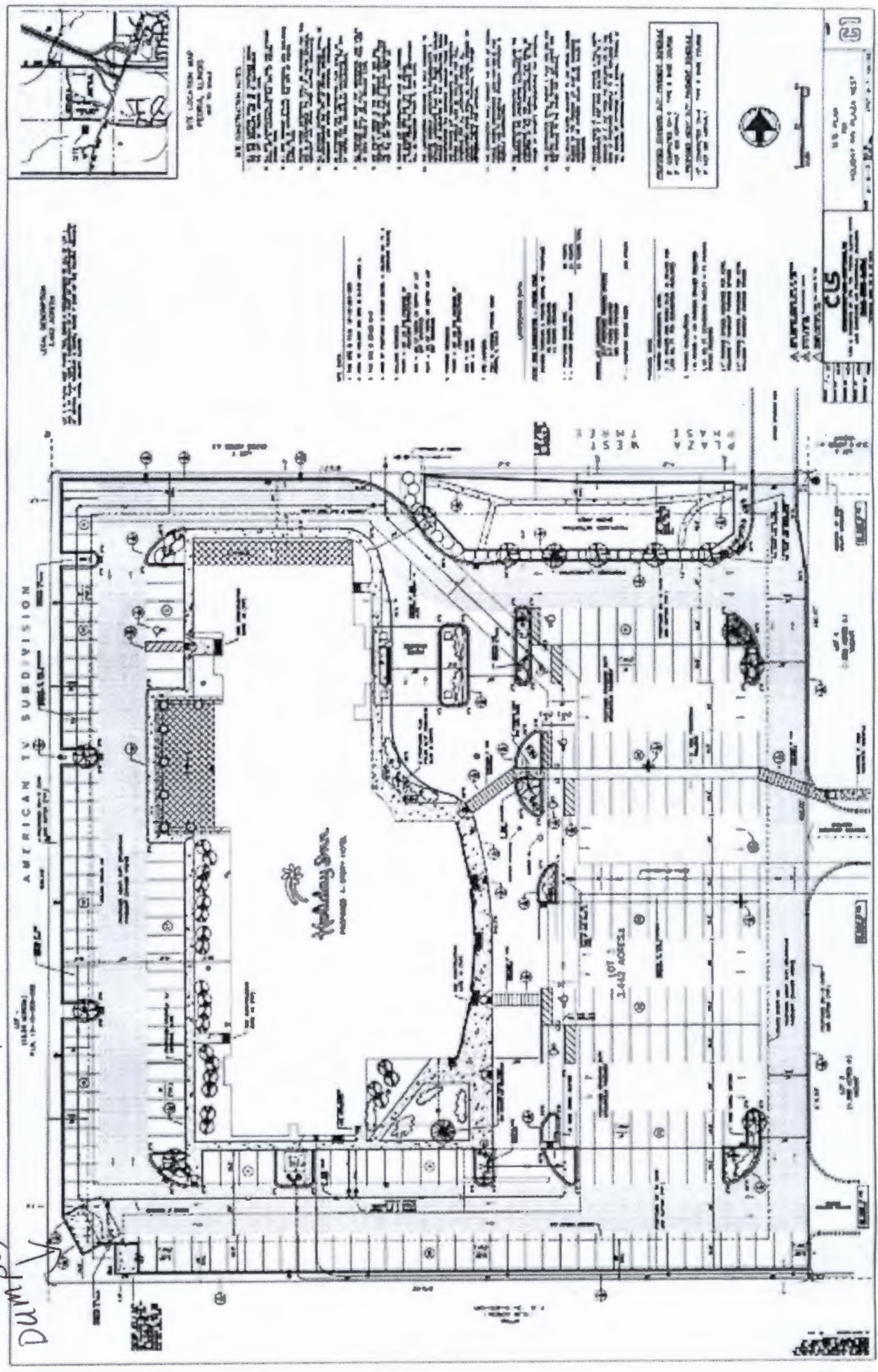
SHEET NO. A4.1  
CORE PLAN  
ENLARGEMENT



MAX HEIGHT = 53' 11" 4-STORIES

TOTAL SQ FT = 74993

DUMPSTER



61

U.S. PLAN  
HOLIDAY INN PLAZA WEST  
NOV. 1, 1968

65

A. H. HARRIS  
ARCHITECTS  
1000 PINE BLVD.  
DALLAS, TEXAS 75201



LAND LINE

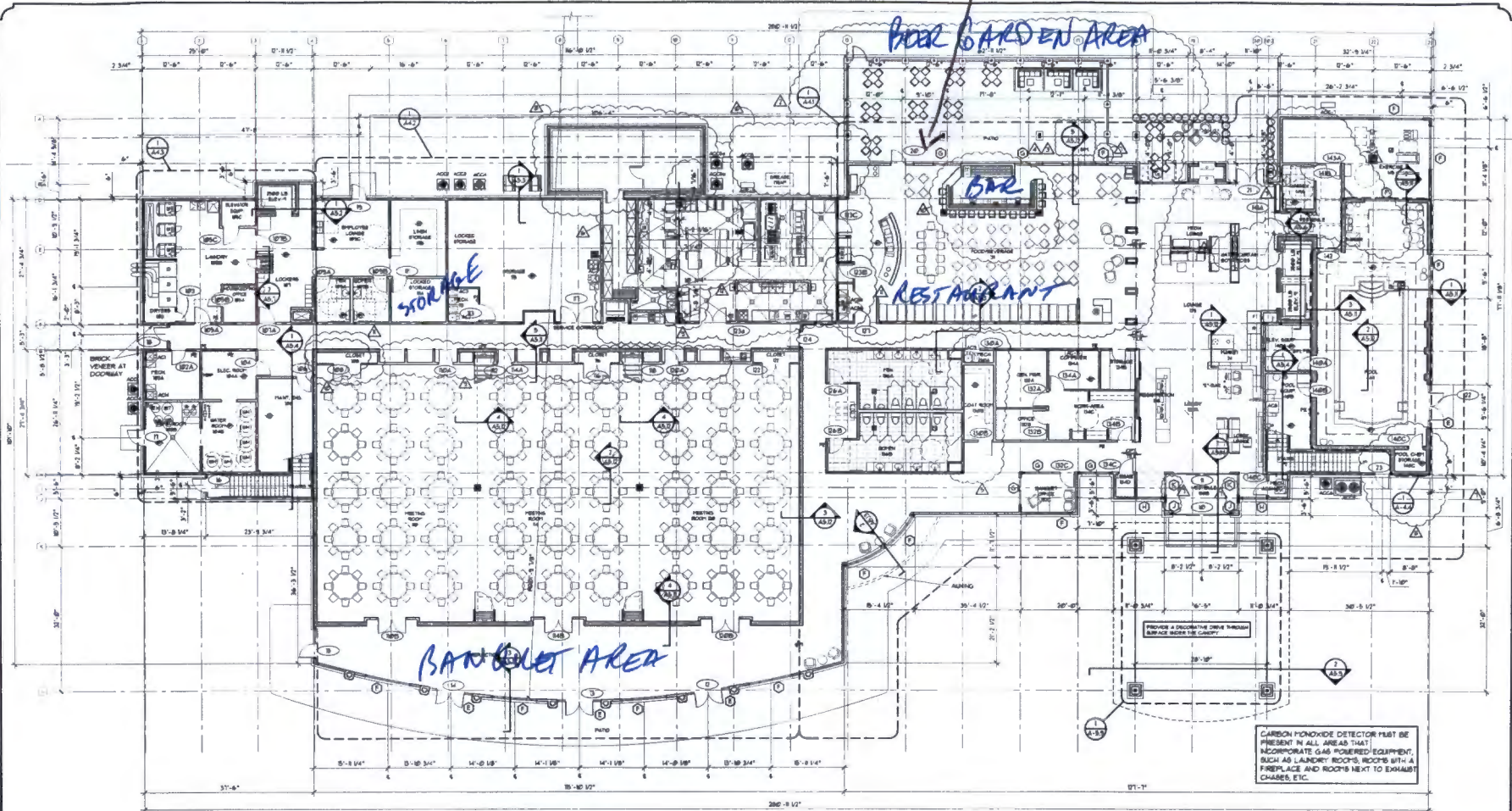
POOL GARDEN AREA

STORAGE

BAR

RESTAURANT

BANQUET AREA



FIRST FLOOR PLAN  
SCALE: 3/32"=1'-0"

ROOM TYPES	FLOOR					SHEET NUMBER
	1ST	2ND	3RD	4TH	TOTAL	
DOUBLE QUEEN	0	1	0	0	1	ASJ
EXT. DOUBLE QUEEN	0	1	0	1	2	ASJ
ACC. DOUBLE QUEEN	0	1	1	1	3	ASJ
KING	0	0	1	0	1	ASJ
EXTENDED KING	0	0	0	1	1	ASJ
ACC. SINGLE KING	0	0	1	0	1	ASJ
ACC. KING ROLL-IN	0	1	1	0	2	ASJ

ROOM TYPES	FLOOR					SHEET NUMBER
	1ST	2ND	3RD	4TH	TOTAL	
KING SUITE	0	3	2	2	7	ASB
DOUBLE QUEEN SUITE	0	3	3	2	8	ASB
ACC. KING SUITE	0	0	0	1	1	ASB
PRESIDENTIAL SUITE	0	0	1	1	2	ASB
TOTALS	0	51	36	36	123	TOTAL ROOMS
SQ. FT.	74,937	11,362	11,963	11,963	109,225	TOTAL SQ. FT.

- △ 02/11/13
- △ 03/14/13
- △ 05/09/13
- △ 05/13/13
- △ 06/13/13
- △ 06/18/13
- △ 02/14/14
- △ 06/08/15
- △ 09/15/15
- △ 09/23/15

ARCHITECTURAL GROUP III  
201 S. Wappese St. Elkhart Indiana 46514-9534-574/253-0088



JOB TITLE

HOLIDAY INN  
HOTELS - RESORTS  
PEORIA, IL  
A NEW 113 ROOM HOTEL

JOB NO.  
07141  
DATE  
06/04/15  
REVISIONS

△ 09/30/15  
△ 10/06/15

SHEET NO.  
**A1.1**  
FIRST FLOOR PLAN



## SITE PLAN REVIEW BOARD COMMENTS

**Address / PIN / General Location:** 7601 N. Orange Prairie Road

**Project ID:** 16-100

**Project Description:** Liquor Commission - Site Approval

**Project Status:** ACTIVE

### CONDITIONS OF APPROVAL REGARDING THE SITE PLAN AND APPLICATION:

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#### **Public Works/Permits**

No comments.

#### **Community Development**

The Holiday Inn located at 7601 N Orange Prairie Road has not been inspected for a Certificate of Occupancy approval. A liquor license should not be issued until a Certificate of Occupancy has been approved.

#### **Building Safety**

No CofO has been issued for this site to date. Building Inspector is Dan Moran.

#### **Police Department**

See attached

#### **Fire Department**

See attached

#### **Accounts Receivable**

The Finance Department has no objection to this site approval.

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#### **COMMUNITY DEVELOPMENT CONTACT:**

Leah Allison  
Senior Urban Planner  
Community Development Dept.  
419 Fulton Street Room 300  
Peoria, IL 61602  
PHONE (309) 494- 8649 FAX (309) 494-8680  
stechie@peoriagov.org

#### **INSPECTIONS DEPARTMENT CONTACT:**

Scot Wolf  
Building Safety Department  
419 Fulton Street Room 203  
Peoria, Illinois 61602  
PHONE: (309)494-8620 FAX: (309)494-8674  
inspections\_development@peoriagov.org

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**FIRE DEPARTMENT CONTACT:**

Stanley Taylor  
Fire Department  
505 NE Monroe St  
Peoria, Illinois 61602  
PHONE: (309)494-8735 FAX: (309)494-8787  
fire\_development@peoriagov.org

**PUBLIC WORKS CONTACT:**

Ken Andrejasich  
Public Works Department  
3505 N Dries Lane  
Peoria, Illinois 61604  
PHONE: (309)494-8800 FAX: (309)494-8855  
KTA@peoriagov.org  
[www.peoriagov.org/permits](http://www.peoriagov.org/permits)

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Fire Department

April 14, 2016

Liquor Commission  
Office of Corporation Counsel  
City of Peoria, IL

Re: Site Approval Application  
Case: 16-07  
Plaza West Development, LLC  
dba Holiday Inn & Suites Peoria @ Grand Prairie  
7601 N. Orange Prairie Road  
Requesting: Class D (hotel)  
Subclass 3 (beer garden)  
Subclass 4 (ballrooms)

Liquor Commissioners,

The above mentioned business has not completed interior construction. This business will be required to meet all applicable fire and life safety codes prior to occupancy.

Your mutual concern for life safety is appreciated.

A handwritten signature in black ink, appearing to read "Captain Stan Taylor".

**Captain Stan Taylor**  
Fire Inspector, Fire Prevention Division  
Peoria Fire Department  
309.303.8275 - c  
309.494.8735 - o  
309.494.8787 - f  
[staylor@peoriagov.org](mailto:staylor@peoriagov.org)

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







PEORIA POLICE DEPARTMENT



April 14, 2016

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

RE: Site Approval Application #16-07  
Plaza West Development, LLC  
d/b/a Holiday Inn & Suites Peoria at Grand Prairie  
7601 N. Orange Prairie Rd.  
Requesting: Class D (hotel)  
Subclass 3 (beer garden)  
Subclass 4 (ballrooms)

Dear Commissioners,

A site application has been received from Plaza West Development, LLC, d/b/a Holiday Inn & Suites Peoria at Grand Prairie, 7601 N. Orange Prairie Rd., for a Class D, Subclass 3 and 4 liquor license. This license would allow this new hotel to sell liquor to its guests for onsite consumption, including in an on-site restaurant, bar, patio (beer garden) and other permanent areas of the hotel. The Subclass 4 liquor license will allow the hotel to serve liquor in ballrooms, meeting rooms, and other non-permanent locations within the hotel from 6:00 a.m. until 1:00 a.m.

Officer Kevin Slavens inspected the site. This location is in a commercial area along War Memorial Drive and Route 91, adjacent to the Shoppes at Grand Prairie. Nearby businesses include several restaurants, retail stores and banks. This request is appropriate for this location which is in an established retail and entertainment area.

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

Sincerely,

  
Jerry E. Mitchell  
Chief of Police

JEM/ks

CC: Deputy Liquor Commissioner  
Corporation Counsel  
City Clerk

NOTICE OF PUBLIC HEARING

The Liquor Commission of the City of Peoria, Illinois will hold a Public Hearing on an application of a Class D Subclass 3, 4 Liquor License for the following described property.

PLAZA WEST DEVELOPMENT, LLC D/B/A HOLIDAY INN & SUITES PEORIA @  
(name of establishment) GRAND PRAIRIE  
7601 N. ORANGE PRAIRIE ROAD  
(address)

FOR USE AS:

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REQUEST FOR A CLASS D (HOTEL) LIQUOR LICENSE  
WITH A SUBCLASS 3 (BEER GARDEN) & A SUBCLASS  
4 (BALLROOMS).

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The Hearing will be held on MONDAY - MAY 2, 2016 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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Plaza West Investors LLC  
420 N Main St  
East Peoria Il 61611

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

Plaza West Development LLC  
830 W Trailcreek Dr  
Peoria Il 61614

Methodist Services Inc  
221 Ne Glen Oak Ave  
Peoria Il 61636

Peoria Il Va 2009 LLC  
889 E Johnson St  
Fond Du Lac Wi 54935

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

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

Methodist Services Inc  
Attn Terry Waters 221 Ne Glen Oak  
Peoria Il 616260002

