

## 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: January 16, 2015

SUBJECT: **SITE APPLICATION: Case: 15-03**  
**Contemporary Art Center of Peoria**  
**d/b/a Contemporary Art Center**  
**305 SW Water, Unit 2A (Site Expired – Previously Approved on 4/22/14)**  
**Requesting: Class E-1 (private club over 200 members)**

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, February 2, 2015. **Contact person for this application is William Butler (PH: 674-6822)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: January 22, 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 JAN 16 P 12:21  
**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:

1. Name(s), address(es) and phone number(s) of Property Owner(s): 309 657-6808  
Preston Jackson, 11320 N. Hickory Woods Ct., Dunlap, IL 61525

2. Name, address and phone number of Intended Lessee: 309 674 6822  
Contemporary Art Center, 305 SW Water St., Peoria, IL 61602  
OF Peoria William Butler

3. Street address of Property requested for approval:  
305 SW Water St., Peoria, IL 61602

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: SW Quarter of Sec. 9, Township 8 North Range 8  
1.D. No. 18-09-407-014, 015, 016

5. Are there any improvements (buildings, accessories, etc.) presently on the property?  
Yes \_\_\_ No X If Yes, please give description of same:  
\_\_\_\_\_

6. Are you planning to build any improvements upon the property? yes If Yes, please indicate such improvements: in process of kitchen, bar renovation

7. What type of sale of alcoholic beverages is the property to be used for (i.e., tavern, restaurant, package liquor, etc.)? In support of events

8. Is this property located in a residential section? Yes \_\_\_ No X

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, I, J, K, K-1, L, M, N E-1

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  
15 day of January, 2015

Notary Public



Signature of Property Owner(s) Preston Jackson

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

DATE: 1/16/15 01 36  
Type: TO Drawer: 1  
Receipt no: 710  
LIQUOR - ALL  
1.00 \$250.00  
2255 \$250.00

Trans date: 1/16/15 Time: 12:01:44

PATRICK A. NIGHTING TREASURER  
CITY OF PEORIA

Tacwell Co.

SW Water Street

UNLOADING ZONE / HANDICAPPED PARKING

SIDEWALK

Liberty Street

NAILON'S PLUMBING

Unit 2A

BAR

BATHROOMS

ELEVATOR

STAIRWELL

FORMER ANTIQUE CENTER

KITCHEN

MOP SINK

Unit 2B

Unit 2C

MAX BUILDING HEIGHT: 60 FEET

SQUARE FOOTAGE OF FLOOR: 7,000 SQ FT

CURRENT USE AND PROPOSED USE: Non-Profit Art Organization rents art gallery for wedding receptions and other private parties utilizing caterers

REAR ENTRANCE

SECOND FLOOR  
SCALE 1/8" = 1'-0"

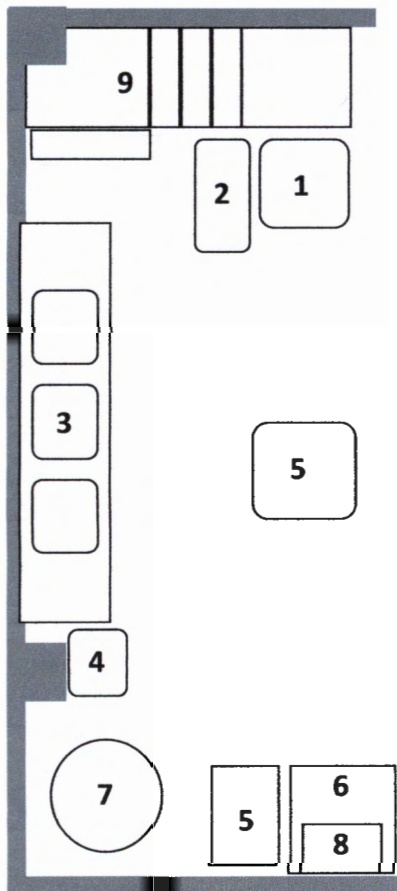
Commercial Street

DUMPSTER ENCLOSURE



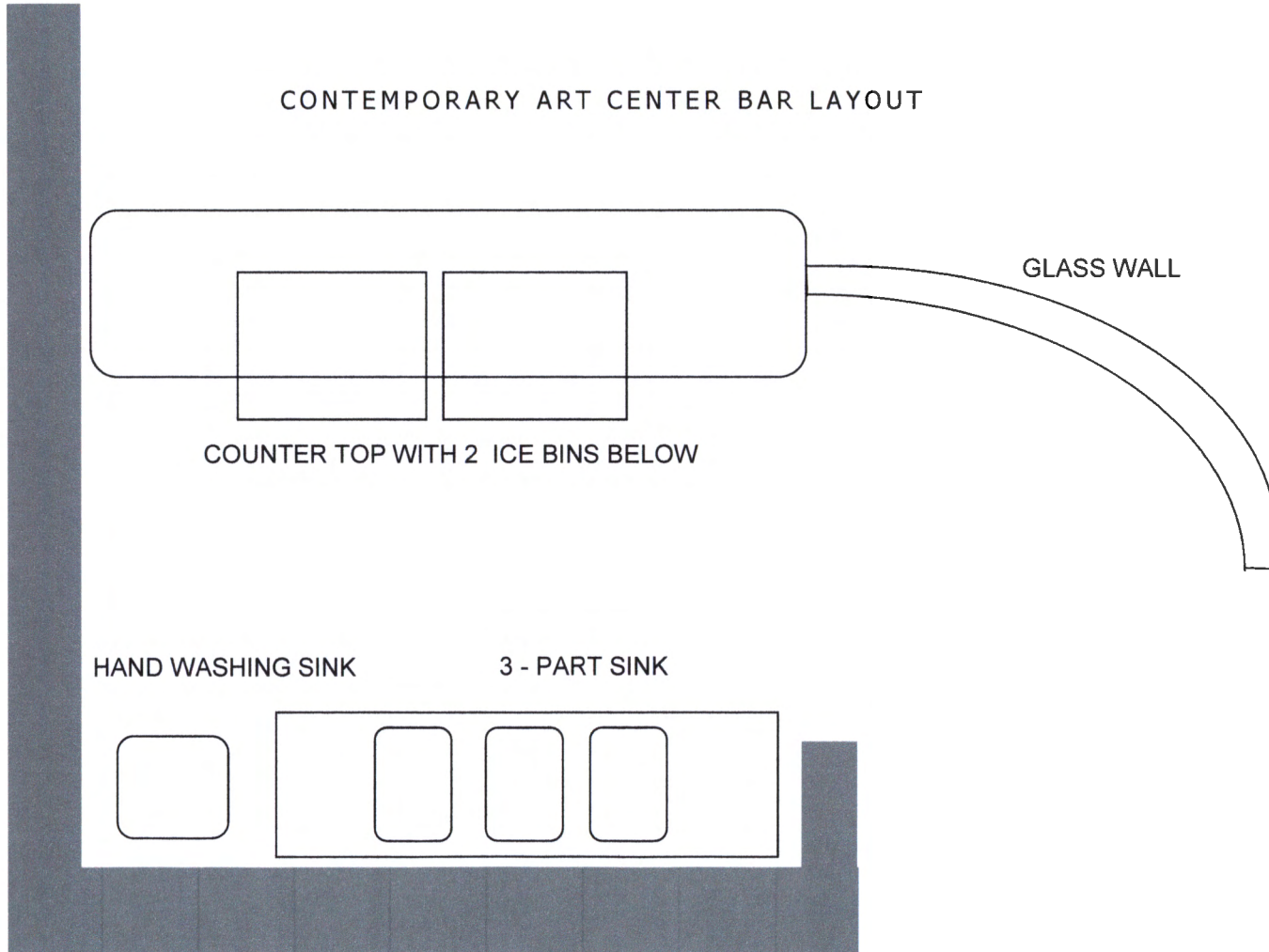
# CONTEMPORARY ART CENTER

## KITCHEN LAY OUT



- 1-REFRIDGERATOR
- 2-FREEZER
- 3-THREE PART SINK W DRAIN BOARDS
- 4-HAND SINK
- 5-STAINLESS STEEL TABLE
- 6-OVEN
- 7-WATER HEATER
- 8-MICROWAVE (WALL MOUNT)
- 9-STAIRWELL

CONTEMPORARY ART CENTER BAR LAYOUT



## Trina Bonds

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**From:** Jodi Maybanks  
**Sent:** Friday, January 16, 2015 2:56 PM  
**To:** Trina Bonds  
**Subject:** RE: Site Application - Contemporary Art Center

Trina-

I still do not have an objection to this.

Thanks!

*Jodi Maybanks*

Accounts Receivable Supervisor

City of Peoria

309-494-8505

[jmaybanks@peoriagov.org](mailto:jmaybanks@peoriagov.org)

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**From:** Trina Bonds  
**Sent:** Friday, January 16, 2015 1:47 PM  
**To:** Scott Jordan; Daniel McGann; Jimmy Stevens  
**Cc:** Ross Black; Josh Naven; Donald Leist; Jodi Maybanks  
**Subject:** Site Application - Contemporary Art Center

All,

The site application for the Contemporary Art Center that was approved by the City Council on April 22, 2014 has expired. The applicant did not apply for a liquor license in the required timeframe for this location and now has to resubmit for site approval. Liquor Investigator Scott Jordan would like for this new application to be on the February 2, 2015 Liquor Commission agenda. I am not sure if there will be any changes from last time, but I have attached the old Council Communication and Staff Comment's for your convenience.

Thank you!

Trina



PEORIA POLICE DEPARTMENT



January 19, 2015

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

RE: Site Approval Application 15-03  
Contemporary Art Center of Peoria  
d/b/a Contemporary Art Center  
305 SW Water St., Unit 2A  
Requesting: Class E-1 (private club, over 200)

Dear Commissioners,

A site application has been received from the Contemporary Art Center of Peoria, d/b/a Contemporary Art Center, 305 SW Water St., Unit 2A, Peoria, for a Class E-1 liquor license. This license would allow the Contemporary Art Center of Peoria to sell liquor for onsite consumption at their events. The art center is a private, not for profit club, which hosts events to support their programs. The approval is limited to the second floor as indicated on the map submitted with the application.

The Contemporary Art Center of Peoria is located along Water St. in the Riverfront Park area. This area is comprised of small businesses, offices, and restaurants. There are nearby restaurants with liquor licenses, along with a tavern, and the River Front museum, which holds a liquor license. The request for an E-1 club license limits the service of liquor to members and their guests only. There is no prior history of liquor being sold at this location and there have been no know police incidents at this location. It does not appear that approval of this site application would be detrimental to the surrounding neighborhood and is appropriate for this site.

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  
Liquor Commissioner

FIRE DEPARTMENT



January 22, 2015

Liquor Commission  
Office of Corporation Counsel  
City of Peoria, Illinois

Re: Site Approval Application  
Case: 15-03  
Contemporary Art Center of Peoria  
d/b/a Contemporary Art Center  
300 SW Water, Unit 2A

Dear Liquor Commission:

A site application has been received from the Contemporary Art Center of Peoria, d/b/a Contemporary Art Center for a Class E-1 (private club over 200 members).

All valves controlling the water supply for automatic sprinkler systems and water flow switches shall be electronically supervised. Approved audible devices shall be connected to every automatic sprinkler system. Because this space is above the level of exit discharge and will hold more than 100 occupants, it is required to have notification devices connected to the sprinkler flow switch for early notification of occupants.

Sincerely,

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

Daniel McGane  
Captain, Fire Prevention Div.

DM/cc



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





Community Development Department



January 22, 2015

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

RE: **Site Approval Application 15-03  
Contemporary Art Center  
d/b/a Contemporary Art Center  
305 SW Water Street, Unit 2A  
Requesting: Class E1 (private club over 200 members)**

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. Exiting egress from the space does not comply with the Americans with Disabilities Act (ADA).
2. Insufficient restroom facilities for occupancy of 200.
3. No elevator recall function.
4. Existing kitchen is permitted for warming only. We understand that a full-service kitchen may be planned. Any addition of kitchen space or function will require Building and Fire review and approval.

Since the initial inspection in March, 2014 no contact has been made by the Contemporary Art Center to request a follow up inspection to verify that any of the above listed issues have been resolved,

The Community Development Department recommends **denial** of the request for a liquor license.

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 E-1 Subclass \_\_\_\_\_ Liquor License for the following described property.

CONTEMPORARY ART CENTER OF PEORIA  
(name of establishment)

305 SW WATER, UNIT 2A  
(address)

FOR USE AS:

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REQUEST FOR A CLASS E-1 (PRIVATE CLUB - OVER 200 MEMBERS)

LIQUOR LICENSE. \*SITE PREVIOUSLY APPROVED 4/22/14. Site Expired

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The Hearing will be held on MONDAY - FEBRUARY 2, 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.

Waterstreet Unlimited Series  
1703-1717  
305 Sw Water St  
Peoria Il 616021425

D&b Developers LLC  
601 Sw Water St  
Peoria Il 61602

Contemporary Art Center of Peoria  
305 Sw Water St  
Peoria Il 61602

Walker, Jonathan W  
508 W Ridgemont Rd  
Peoria Il 61614

~~Contemporary Art Center of Peoria  
305 Sw Water St  
Peoria Il 61604~~

305 LLC  
305 Sw Water St  
Peoria Il 61604

Rouland, Steven  
305 Sw Constitution Ave  
Peoria Il 61602

~~Contemporary Art Center of Peoria  
305 Sw Water St  
Peoria Il 61602~~

Peoria & Pekin Union Railway Company  
101 Wesley Rd  
Creve Coeur Il 61610

Jackson, Preston  
11320 N Hickory Woods Cir  
Dunlap Il 61525

~~305 LLC  
305 Sw Water St  
Peoria Il 61604~~

Kershaw, Dawn  
401 Sw Water St Unit 810  
Peoria Il 61602

Carlson, Stacy  
401 Sw Water Unit 408  
Peoria Il 61602

Ritschel, Thomas A  
401 Sw Water St Unit 806  
Peoria Il 61602

~~Jackson, Preston  
11320 N Hickory Woods Cir  
Dunlap Il 61525~~

Walker, Jonathan W  
508 W Ridgemont Rd  
Peoria Il 61614

Lizano, Esteban  
401 Sw Water St Unit 404  
Peoria Il 61602

~~Jackson, Preston  
11320 N Hickory Woods Cir  
Dunlap Il 61525~~

Favus, Jannis D  
401 Sw Water St Unit 308  
Peoria Il 61602

~~Waterstreet Unlimited Series  
1703-1717  
305 Sw Water St  
Peoria Il 616021425~~

Golwitzer, David L  
P O Box 10  
Lincoln Il 62656

Rouland, Steven  
305 Sw Constitution Ave  
Peoria Il 61602

Three Twenty One LLC  
321 Sw Water St  
Peoria Il 61602

Counseling & Family Services Inc  
330 Sw Washington St  
Peoria Il 61602

City of Peoria  
419 Fulton St  
Peoria Il 61602

Gustin, Donald R  
401 Sw Water St Unit 702  
Peoria Il 61602

Mcb Holdings LLC  
P O Box 104  
Morton Il 61550

Allen, Jean I  
316 Sw Washington St Suite 605  
Peoria Il 616024115

Wikoff, Michael W  
401 Sw Water St Unit 704  
Peoria Il 61602

Hawkinson, Jeffrey S  
401 Sw Water St Unit 610  
Peoria Il 61602

Ellis, Eva L  
401 Sw Water St Unit 710  
Peoria Il 61602

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

414 Holdings LLC  
704 Evergreen Dr  
Washington Il 615713456

~~Mcb Holdings LLC  
P O Box 104  
Morton Il 61550~~

Johnson, Perry A  
401 Sw Water St Unit 706  
Peoria Il 61602

Nailon Corporation  
101 Liberty St  
Peoria Il 616021321

Cohen Development Company  
406 Sw Washington St  
Peoria Il 61602

Schlacter, David J  
401 Sw Water St Unit 510  
Peoria Il 616021578

Schlacter, Betty J  
401 Sw Water #508  
Peoria Il 61602

~~Counseling & Family Services Inc  
330 Sw Washington St  
Peoria Il 61602~~

Morton Community Bank  
721 W Jackson P O Box 104  
Morton Il 61550

Adjd Management LLC  
316 Sw Washington St Unit 1b  
Peoria Il 61602

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

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

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

~~305 LLC  
305 Sw Water St  
Peoria Il 61604~~

Spence, James H  
P O Box 755  
Peoria Il 616520755

Scroggs, Mary M  
401 Sw Water St Unit 402  
Peoria Il 61602

Walz, Thomas F  
401 Sw Water St #606  
Peoria Il 61602

Helms, James H III  
401 Sw Water St Unit 608  
Peoria Il 61602

Parks, Roberta M  
401 Sw Water St Unit 802  
Peoria Il 61602

Tongu, Hiroaki  
401 Sw Water St Unit 804  
Peoria Il 61602

Maxam Quarters Development LLC  
Po Box 3333  
Peoria Il 616123333

Narala, Karthiek  
401 Sw Water St Unit 204  
Peoria Il 61602

Velde, Brandon J  
401 Sw Water St Unit 208  
Peoria Il 61602

Lwj Properties LLC  
316 Sw Washington St Suite 501  
Peoria Il 61602

Msnhot Proprerties LLC  
10420 N Trails Edge Dr  
Peoria Il 61615

Maxam Quarters Development LLC  
316 Sw Washington St  
Peoria Il 61602

Hall, Jeffrey R  
316 Sw Washington St Suite 6  
Peoria Il 61602

~~Lwj Properties LLC  
316 Sw Washington St Suite 501  
Peoria Il 61602~~

Strasma, Kip  
316 Sw Washington Suite 601  
Peoria Il 61602

~~Maxam Quarters Development LLC  
316 Sw Washington St  
Peoria Il 61602~~

Defranco, Angelo M  
45 Briargate Rd  
Cary Il 600132541

Bromley, Michael E  
401 Sw Water St Unit 210  
Peoria Il 61602

Gordon, Robert  
401 Sw Water St Unit 302  
Peoria Il 61602

Bloom, Jeffrey P  
401 Sw Water St Unit 202  
Peoria Il 616021582

Durham, Dianne L  
401 Sw Water St  
Peoria Il 61602

Central Illinois Light Company  
P O Box 66149 Mc 210  
Saint Louis Mo 631666149

~~Nailon Corporation  
101 Liberty St  
Peoria Il 616021321~~

Citizens Equity First Credit Union  
Business Services 7900 N University  
Ave  
Peoria Il 61615

Iron Front LLC  
C/O Kermit A Huber P O Box 5605  
Peoria Il 61601

~~Peoria & Pekin Union Railway Company  
101 Wesley Rd  
Creve Coeur Il 61610~~

Hildebrand, Douglas P  
401 Sw Water St Unit 304  
Peoria Il 61602

Pt Peoria Properties LLC  
1723 W Richmar  
Peoria Il 616151259

~~Iron Front LLC  
C/O Kermit A Huber P O Box 5605  
Peoria Il 61601~~

~~Iron Front LLC  
C/O Kermit A Huber P O Box 5605  
Peoria Il 61601~~

~~Cohen Development Company  
406 Sw Washington St  
Peoria Il 61602~~

Hgi LLC  
611 Sw Washington St  
Peoria Il 61602

~~Counseling & Family Services Inc  
330 Sw Washington St  
Peoria Il 61602~~

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF PEORIA )

**AFFIDAVIT**

William Butler, being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of Contemporary Art Center of Peoria  
(establishment name)

located at 305 SW Water St. #, Peoria, Illinois.  
(address)

2. On January 17, 2015, 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.

[Handwritten Signature]

(Signature of Liquor Licensee)

Subscribed and sworn to before me  
this 16th day of January  
2015.

[Handwritten Signature]

Notary Public

