

23-02

8 Bit, Inc.

d/b/a 8 Bit Arcade Bar

619 SW Water, Suite 1A (Moving License from 100 State St.)

Requesting: Class A (Tavern)

Subclass 3 (beer garden)

Jason Pacey, Owner, 8 Bit Arcade Bar, presented a request to move a Class A (Tavern) Liquor License, with a Subclass 3 (beer garden) from 100 State St., Suite A to 619 SW Water, Suite 1A.

In discussion with Chairwoman Coates, Mr. Pacey said he wanted to move their liquor license to a bigger location next door to their current establishment.

Fire Engineer Perrin pointed out the applicant should contact him to do an inspection of the new location prior to opening.

There being no further questions or comments, Chairwoman Coates called for a motion.

Commissioner Winkler moved to recommend approval of the request to move a Class A (Tavern) Liquor License, with a Subclass 3 (beer garden) to 619 SW Water, Suite 1A.; seconded by Commissioner Spears.

Approved by roll call vote:

Yeas: Coates, Jordan, Spears, Winkler - 4;

Nays: None;

Abstention: None.

Chairwoman Coates stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, January 24, 2023, at 6:00 p.m.

MEMORANDUM

TO: Leah Allison, Community Development
Officer Kevin Slavens, Police - TOU
Lt. Jaren Ginglen, Police - Traffic Division
Fire Engineer Charlie Perrin, Fire Prevention Division
Leigha Adelsberger, Accounts Receivable Supervisor
Mayor Rita Ali, Liquor Commissioner
Denise Jackson, Council Member
Chrissie Kapustka, Deputy Corporation Counsel
Patrick Hayes, Corporation Counsel

FROM: Trina D. Bonds, Chief Deputy City Clerk/Deputy Town Clerk
Liquor Commission Secretary

DATE: December 9, 2022

SUBJECT: **SITE APPLICATION:** Case: 23-02
8 Bit, Inc.
d/b/a 8 Bit Arcade Bar
619 SW Water, Suite 1A (Moving License from 100 State St.)
Requesting: Class A (tavern)
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 Tuesday, January 3, 2023. **Contact person for this application is Jason Pacey @ (309-453-4431)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: **December 16, 2022** 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, IL

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: .

DEC 2 PM 4: 25

Supriya Jare

1. Name(s), address(es) and phone number(s) of Property Owner(s):
Pat Sullivan 3-7-3-3-5700
2. Name, address and phone number of Intended Lessee:
8 B.F. Inc
Lisa Pica 307-453-9431 200 W Maywood Peoria IL 61604
D/B/A 8 B.F. Arcade Bar
3. Street address of Property requested for approval:
617 Water St Suite 1A
NOTE: All site approvals are 1st floor only, unless specifically applied for and authorized.
4. Legal description of Property listed in #3:
Parcel # 18109/335/006
315
5. Are there any improvements (buildings, accessories, etc.) presently on the property? Yes No
If Yes, please give description of same:
Cocker
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 + Package
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 _____
Subclass: 1, 1A, 2, 2A, 3A, 4, 6, 7, 8, 10, 11, 12 _____
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.

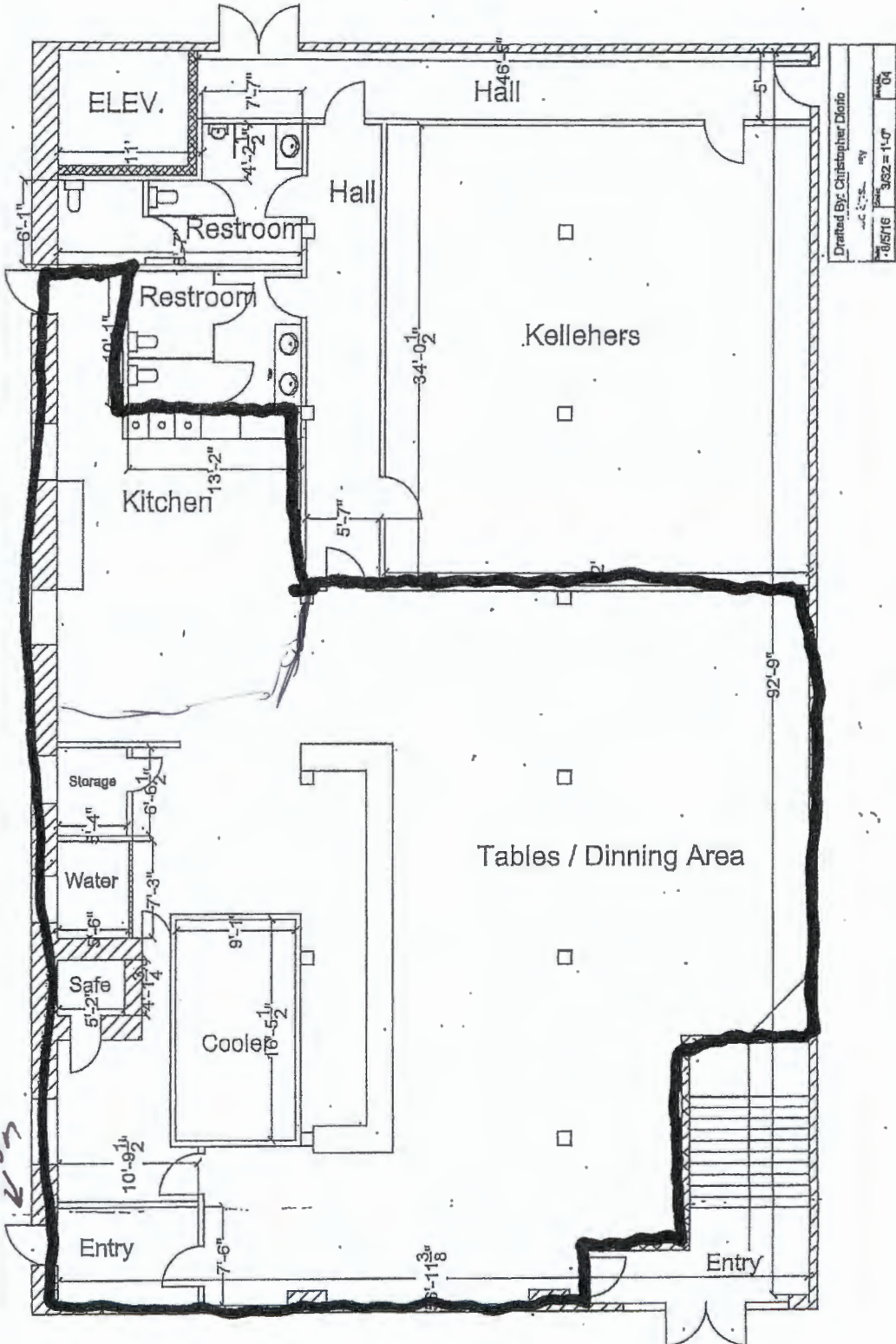
Subscribed and sworn to before me this
21 day of December, 2022
[Signature]
Notary Public

[Signature]
Signature of Property Owner(s)

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

OFFICIAL SEAL
LARK SULLIVAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES JAN. 28, 2023

Exhibit A



Drafted By: Christopher DiDio
 Date: 11/15/16
 Scale: 3/8" = 1'-0"
 Sheet: 01

3x2
 sign
 ↓

North →

sq ft #2680

currently ~~empty~~ empty moving 8 Bit Arcade Bar there

Subclass 3 (beer garden)

Present License Class A Present License No. _____

(\$50.00 filing fee)

Establishment Name: 8 Bit Arcade Bar

Address 619 South West Water Suite 1A

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 13th
day of December, 2022

Torina D. Bonds
Notary Public



FOR OFFICE USE ONLY

Application for Subclass 3 is APPROVED _____ DENIED _____

Liquor Commissioner / Date

Special Conditions: _____



Trina Bonds

From: Leigha Adelsberger
Sent: Monday, December 12, 2022 1:30 PM
To: Trina Bonds
Subject: RE: 23-02 / 8 Bit Arcade Bar

Hi Trina,

8 Bit Arcade Bar does not have any outstanding balances due to the City at this time.

Thank you,

Leigha Adelsberger
City of Peoria, Illinois
Office of Accounts Receivable





PEORIA POLICE DEPARTMENT

December 28, 2022

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

RE: Site Approval Application #23-02
8 Bit, Inc.
d/b/a 8 Bit Arcade Bar
619 SW Water St., Suite 1A
Requesting: Class A (Tavern)
Subclass 3 (beer garden)

Dear Commissioners,

A site application has been received from *8 Bit, Inc.*, d/b/a 8 Bit Arcade Bar, 619 SW Water St., Suite 1A, Peoria, Illinois for a Class A and Subclass 3 liquor license. Approval of this application would allow the applicant to operate as a tavern with a full-service bar and have a beer garden at this location. The applicant is relocating this established business, currently located at 100 State St., Suite A to this proposed site and plans to transfer his current liquor license over to this location.

Officer Kevin Slavens inspected this proposed site, which is located on Water Street, near the corner of State Street, in the *Riverfront Entertainment District*. This location resides in an established commercial area of town and neighbors several other businesses and other licensed establishments. This site most recently operated as *Tannins & Hops* from July 2017 to August 2019 and then as *Mack's* from November 2019 to February 2022, both of which held City of Peoria liquor licenses at this location.

There are no traffic or parking concerns related to this application. It appears that this request is appropriate for this location and would not be detrimental to the surrounding businesses.

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

Sincerely,

Eric P. Echevarria
Chief of Police

EE/ks

cc: City Clerk
Corporation Counsel



CITY OF
PEORIA

COMMUNITY DEVELOPMENT

January 3, 2023

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

**RE: Case 23-01
8 Bit, Inc.
d/b/a 8 Bit Arcade Bar
619 SW Water, Suite 1A (Moving License from 100 State St.)**

**Requesting: Class A (tavern)
Subclass 3 (beer garden)**

Dear Commissioners:

Building and Zoning staff from the Community Development Department have reviewed the above listed request. The following is a summary of the results:

1. The property is currently zoned WH (Warehouse Form) District. Taverns are permitted within this zoning district.
2. Building plans must be submitted for review of occupancy, restroom work, and life safety plans.
3. All work must adhere to the Illinois Building Codes and Illinois Accessibility Codes.

The Community Development Department does not object to the requested liquor license subject to issuance of a Certificate of Occupancy.

Sincerely,

Leah Allison
Assistant Director



Fire Department

January 3, 2023

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 23-02
8 Bit Inc
d/b/a 8 Bit Arcade Bar
619 SW Water, Suite 1A
Requesting: Class A (Tavern)
Subclass 3 (Beer Garden)

Liquor Commissioners,

A site application has been received from Jason Pacey requesting a Class A and Subclass 3 license. The business will need to be inspected by City of Peoria Fire Inspectors before any C of O can be issued. Your mutual concern for life safety is appreciated.

A handwritten signature in black ink that reads "Charles A. Perrin".

Engineer Charles A. Perrin
Fire Inspector, Fire Prevention Division
Peoria Fire Department
309.303.8275 - c
309.494.8735 - o
309.494.8777 - f
CFerrin@peoriagov.org

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



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 3 Liquor License for the following described property.

8 BIT, INC. D/B/A 8 BIT ARCADE BAR

(name of establishment)

619 SW WATER, SUITE 1A

(address)

FOR USE AS:

REQUEST FOR A CLASS A (TAVERN) LIQUOR LICENSE

WITH A SUBCLASS 3 (BEER GARDEN) TO BE MOVED FROM

100 STATE ST., SUITE 1A.

The Hearing will be held on TUESDAY - JANUARY 3, 2023 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.

Matarelli Trust Dated 06-20-1997
C/O Christopher J Matarelli, Trs 736
Sw Washington St
Peoria, Il 61602

Wahlfelds LLC
P O Box 578
Peoria, Il 616510578

~~J P Riverfront LLC
100 S State St
Peoria, Il 61602~~

~~J P Riverfront LLC
100 S State St
Peoria, Il 61602~~

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100 S State St
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Illinois Valley Public
Telecommunications
101 State St
Peoria, Il 61602

Elm Enterprises LLC
60 State St
Peoria, Il 61602

Regan Management LLC
112 State St Suite 4a
Peoria, Il 61602

~~Reagan Management LLC
112 State St Suite 4a
Peoria, Il 61602~~

Kpa Group LLC
112 State St Unit 112-4a
Peoria, Il 61602

Beck, Timothy A
760 Sw Washington St Unit 1b
Peoria, Il 61602

Stoewer, Michael B
736 Sw Washington St, Unit 2b
Peoria, Il 61602

Water Street Holdings LLC
601 Sw Water St
Peoria, Il 616021531

Curtis & Dearing Riverfront
Properties LLC
619 Sw Water St Ybut 619-3c
Peoria, Il 61602

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

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Railway Company
Property Tax Department P O Box
961089
Fort Worth, Tx 761610089~~

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Railway Company
Property Tax Department P O Box
961089
Fort Worth, Tx 761610089~~

Tdm Holdings LLC
C/O Travis D Mohlenbrink, Mgr 736 Sw
Washington St
Peoria, Il 61602

~~Tdm Holdings LLC
C/O Travis D Mohlenbrink, Mgr 736 Sw
Washington St
Peoria, Il 61602~~

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

