

16-23 Stockyards Tavern, Inc.

**d/b/a Dixie Rose Country Rock Cabaret
104 South St.**

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

Jessica Miller, Owner, Dixie Rose Country Rock Cabaret, presented a Site Application for a Class A (tavern) Liquor License, with a Subclass 1A (2:00 a.m. closing) at 104 South Street.

In discussion with Chairman Cassidy, Ms. Miller said that she currently had an 18 years of age and up Country Rock Cabaret that she wanted to change to 21 years of age and up and to allow the consumption of alcohol. She said the establishment was a topless strip club that played country and rock music.

After clarification, Ms. Miller reported their hours of operation would be Monday thru Wednesday from 3:00 p.m. to 1:00 a.m. and Thursday thru Saturday from 3:00 p.m. to 2:00 a.m.

In response to a question from Commissioner O'Brien, Ms. Miller said they were prepared to do away with permitting 18 year olds inside of the establishment. She also said they currently had security onsite.

During more discussion, it was clarified that the applicant needed to comply with all applicable building permit requirements.

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

Commissioner O'Brien moved to recommend approval of the Site Application for a Class A (tavern) Liquor License, with a Subclass 1A (2:00 a.m. closing) at 104 South St.; seconded by Commissioner Kelsey.

Approved by roll call vote.

Yeas: Cassidy, Coates, Kelsey, Miller, O'Brien - 5;

Nays: None.

Chairman Cassidy stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, December 13, 2016, at 6:00 p.m. and a representative of this establishment should be present at that meeting.

MEMORANDUM

TO: Kimberly Smith, Community Development
Officer Kevin Slavens, Police - TOU
Lt. Earnest McCall, Police - Traffic Division
Capt. Stan Taylor, Fire Prevention Division
Jodi Maybanks, Accounts Receivable (email)
Don Leist, Corporation Counsel
Karen Dvorsky, Public Works (Sidewalk Café Requests Only)

FROM: Trina D. Bonds, Deputy Clerk II
Liquor Commission Secretary

DATE: November 1, 2016

SUBJECT: **SITE APPLICATION: Case: 16-23**
Stockyards Tavern, Inc.
d/b/a Dixie Rose Country Rock Cabaret
104 South St.
Requesting: Class A (tavern)
Subclass 1A (2:00 a.m. closing hours)

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, December 5, 2016. **Contact person for this application is Jessica Miller (PH: 825-6966)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: ***November 18, 2016** so I can forward them to the Commissioners.
(Earlier deadline due to Holiday week)

- 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

CITY CLERK
SITE APPROVAL APPLICATION FOR THE SALE OF ALCOHOLIC BEVERAGES
IN THE CITY OF PEORIA, ILLINOIS

2016 NOV - 1 P 1:59

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:

- Debra Rose*
- Name(s), address(es) and phone number(s) of Property Owner(s):
Bee-J Properties, LLC 9801 Bridgeway Peoria City IL 61602 309-825-6900
 - Name, address and phone number of Intended Lessee:
Stockyards Tavern, Inc. 104 South Street Peoria IL 61602 309-825-6900
DBA Dixie Rose Country Rock Cabaret Jessica Miller
 - Street address of Property requested for approval:
104 South Street

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

- Legal description of Property listed in #3:
Holland's Sub NE 1/4 SEC 17-8N-7E SE 1/2 Lot 5 & ALL lots 6-7-8
- Are there any improvements (buildings, accessories, etc.) presently on the property?
Yes No If Yes, please give description of same:
Building
- Are you planning to build any improvements upon the property? If Yes, please indicate such improvements: NO
- What type of sale of alcoholic beverages is the property to be used for (i.e., tavern, restaurant, package liquor, etc.)? tavern
- 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, 12 1A
- Do you plan to add video gaming? Yes No
(Must wait 2 years & show 80% revenue from food & drinks)
- 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 October, 2016

Kim E. Bunting

Notary Public
OFFICIAL SEAL
KIM E. BUNTING
Notary Public, State of Illinois
My commission expires 12/10/17

Bee-J Properties, LLC
[Signature]
Signature of Property Owner(s)

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

2:00 A.M.

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

Present License Class A Present License No. 1A
Establishment Name Dixie Rose Country Rock Cabaret
Address 104 South St Peoria Il

Has there been a lapse in this license? YES
Zoning classification of licensed premises I2
Distance to nearest residential structure _____

List liquor code violations in the past 3 years:

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 1st
day of November, 2016.

[Signature]
Notary Public



FOR OFFICE USE ONLY

Application for Subclass 1A is APPROVED _____ DENIED _____

Liquor Commissioner / Date

Special Conditions: _____

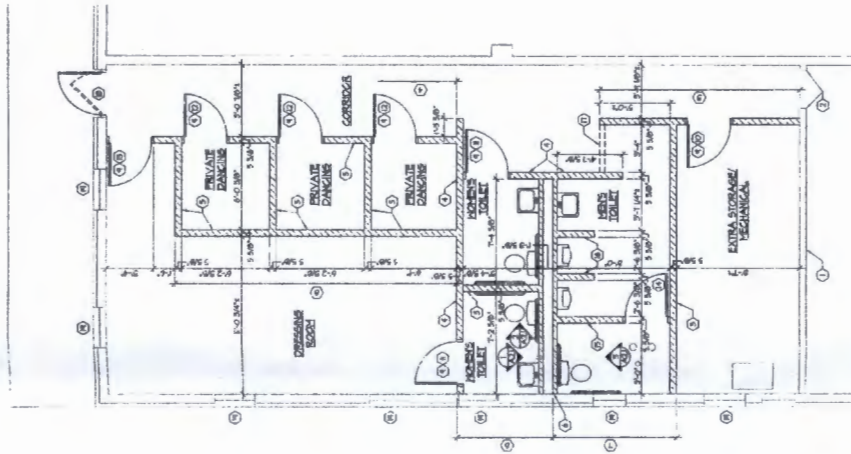
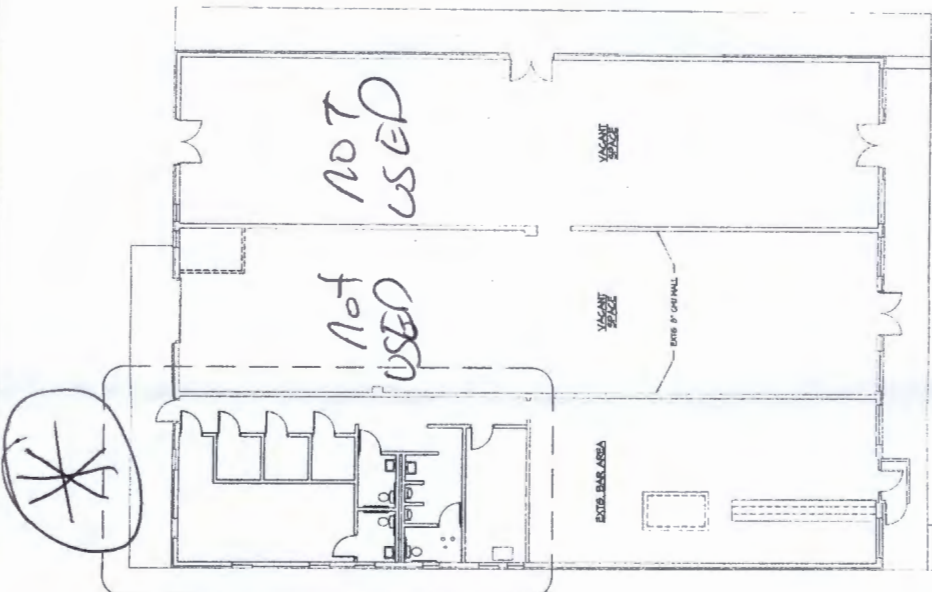
104 South Street Peoria IL

LANDS-BENSON-PARKINS
ARCHITECTS
PROFESSIONAL CORPORATION
ALABAMA DESIGN FIRM REGISTRATION NUMBER 168 - 088570
911 NORTH FORTUNA ST. PHONE: (202) 274-5461
POST OFFICE BOX 302 FMC (202) 274-5465
CHILDRICH, IL 61523 EMAIL: DEB@LSBPINC.COM



EXPIRES: 11/30/2014

FLOOR PLAN
REMODELING
104 SOUTH STREET
PEORIA, IL
JOB NUMBER
CLC 14-15
CHECKED BY
DATE
DRAWN BY
DATE
SHEET
07-10-14
A1.1
OF 7 SHEETS



- NOTES:**
- EXIST. VOID FIBER WALL TO REMAIN.
 - REMOVE EXIST. CARPET TO 3/8" MIN.
 - CONTRACTOR TO CHECK FOR HOLLOW WALL AT LOCATION WHERE EXIST. CARPET WAS REMOVED. IF HOLLOW WALL IS FOUND, THE CONTRACTOR SHALL REPAIR OR REINFORCE THE WALL TO MEET THE REQUIREMENTS OF THE LOCAL BUILDING CODE.
 - CONTRACTOR TO PROVIDE A 2' WIDE CLEARANCE AT THE TOP OF ALL EXIST. WALLS TO ALLOW FOR THE INSTALLATION OF A 2" INSULATION BATT.
 - CONTRACTOR TO PROVIDE A 2' WIDE CLEARANCE AT THE TOP OF ALL EXIST. WALLS TO ALLOW FOR THE INSTALLATION OF A 2" INSULATION BATT.
 - CONTRACTOR TO PROVIDE A 2' WIDE CLEARANCE AT THE TOP OF ALL EXIST. WALLS TO ALLOW FOR THE INSTALLATION OF A 2" INSULATION BATT.
 - CONTRACTOR TO PROVIDE A 2' WIDE CLEARANCE AT THE TOP OF ALL EXIST. WALLS TO ALLOW FOR THE INSTALLATION OF A 2" INSULATION BATT.
 - CONTRACTOR TO PROVIDE A 2' WIDE CLEARANCE AT THE TOP OF ALL EXIST. WALLS TO ALLOW FOR THE INSTALLATION OF A 2" INSULATION BATT.
 - CONTRACTOR TO PROVIDE A 2' WIDE CLEARANCE AT THE TOP OF ALL EXIST. WALLS TO ALLOW FOR THE INSTALLATION OF A 2" INSULATION BATT.
 - CONTRACTOR TO PROVIDE A 2' WIDE CLEARANCE AT THE TOP OF ALL EXIST. WALLS TO ALLOW FOR THE INSTALLATION OF A 2" INSULATION BATT.
 - CONTRACTOR TO PROVIDE A 2' WIDE CLEARANCE AT THE TOP OF ALL EXIST. WALLS TO ALLOW FOR THE INSTALLATION OF A 2" INSULATION BATT.
 - CONTRACTOR TO PROVIDE A 2' WIDE CLEARANCE AT THE TOP OF ALL EXIST. WALLS TO ALLOW FOR THE INSTALLATION OF A 2" INSULATION BATT.
 - CONTRACTOR TO PROVIDE A 2' WIDE CLEARANCE AT THE TOP OF ALL EXIST. WALLS TO ALLOW FOR THE INSTALLATION OF A 2" INSULATION BATT.
 - CONTRACTOR TO PROVIDE A 2' WIDE CLEARANCE AT THE TOP OF ALL EXIST. WALLS TO ALLOW FOR THE INSTALLATION OF A 2" INSULATION BATT.
 - CONTRACTOR TO PROVIDE A 2' WIDE CLEARANCE AT THE TOP OF ALL EXIST. WALLS TO ALLOW FOR THE INSTALLATION OF A 2" INSULATION BATT.

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

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING CODE INFORMATION

CODE BOOK:	IBC 2009
USE AREA:	ASSEMBLY SECTOR
CONSTRUCTION TYPE:	TYPE V WALLS, TYPE V FLOOR SLABS
FIRE PROTECTION REQUIREMENTS:	NON-FRAMED
AREA PER FLOOR:	1300 SQ. FT.
AREA ALLOWED:	1300 SQ. FT.
HEIGHT ALLOWED:	3 STOREYS

NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS



Fire Department

November 10, 2016

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 16-23
Stockyards Tavern, Inc.
d/b/a Dixie Rose Country Rock Cabaret
104 South St.
Requesting: Class A (tavern)
Subclass 1A (2am closing time)

Liquor Commissioners,

A site application has been received from Stockyards Tavern, Inc., d/b/a Dixie Rose Country Rock Cabaret, 104 South St. The 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. 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

505 NE Monroe
Peoria, Illinois 61603-3767
309/494-8700
FAX 309/494/87 77





PEORIA POLICE DEPARTMENT



November 16, 2016

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

RE: Site Approval Application #16-23
Stockyards Tavern, Inc.
d/b/a Dixie Rose Country Rock Cabaret
104 South St.
Requesting: Class A (tavern)
Subclass 1A (2:00 a.m. closing)

Dear Commissioners,

A site application has been received from Stockyards Tavern, Inc., d/b/a Dixie Rose Country Rock Cabaret, 104 South St., Peoria, Illinois, for a Class A and Subclass 1A liquor license. Approval of this application will allow the applicant to operate a tavern at this location with 2:00 a.m. close. This site also holds an adult cabaret license with nude dancers performing at this location.

This site resides in a large commercial district adjacent to the 2100 block of SW Washington Street. This location has a long history as operating as tavern dating back to 1982, most recently as *Amnesia* and *Stockyard Bar & Grill*. Peoria Police Department records show only one police report filed at this cabaret from December 2015 regarding a trespassing incident.

There are no nearby residences and this location is approximately one block from another nearby tavern. It appears that this request would not be detrimental to neighboring businesses and is appropriate for this area.

There are no traffic or parking issues raised by this request. 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
City Clerk
Corporation Council

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



CITY OF
PEORIA

Community Development Department

November 16, 2016

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

**RE: Site Approval Application 16-23
Stockyards Tavern, Inc.
d/b/a Dixie Rose Country Rock Cabaret
104 South St.**

**Requesting: Class A (Tavern)
Subclass 1A (2:00 a.m. closing hours)**

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. Our records do not show 104 South Street; the property appears to be located at 100 South. A change of address to clarify may be needed.
2. The property is zoned I-2 (Railroad/Warehouse Industrial) District. Per the adoption of the Unified Development Code on October 12, 2016, effective October 24, 2016, a tavern is a now permitted use in this district.
3. All required building permits for alterations or expansion must be obtained.
4. Permits must be obtained for new signage.

The Community Development Department requests that the liquor license be issued **contingent upon** successful compliance with the above listed items.

Sincerely,

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

Ross Black
Director

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 1A Liquor License for the following described property.

STOCKYARDS TAVERN, INC. D/B/A DIXIE ROSE COUNTRY ROCK CABARET
(name of establishment)

104 SOUTH ST.

(address)

FOR USE AS:

REQUEST FOR A CLASS A (TAVERN) WITH A SUBCLASS

1A (2:00 A.M. HOURS).

The Hearing will be held on MONDAY - DECEMBER 5, 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.

15

Peoria Livestock Inc
Foot of South St
Peoria Il 61602

Laermans, John
1213 N High St
Port Byron Il 61275

Vcna Prairie Illinois Inc
Attn Cfo 7601 W 79th St
Bridgeview Il 60455

~~Vcna Prairie Illinois Inc
Attn Cfo 7601 W 79th St
Bridgeview Il 60455~~

Heinz Bros Trucking
538 W Knoxville
Brimfield Il 61517

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

Bee-j Properties LLC
400 Center St
East Peoria Il 61611

Tractor Supply Company
320 Plus Park Blvd
Nashville Tn 37217

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

Farm Dealers Inc
C/O James D Cole II 116 Field Grove
Ct
East Peoria Il 61611

Tcf Industries Inc
107 W Cass P O Box 1364
Peoria Il 61602

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

Freesen Inc
P O Box 166
Tremont Il 61568

Archer Daniels Midland Company
Tax Dept V-497410 #B45 P O Box 1470
Decatur Il 625259974

~~Tractor Supply Company
320 Plus Park Blvd
Nashville Tn 37217~~

Charles Bellemey Trust Dated
6-10-2016
C/O Kathy L Bellemey 111 Patton St
Pekin Il 61554

Cole Trustee, Jeffrey
116 Field Grove Ct
East Peoria Il 61611

~~Tcf Industries Inc
107 W Cass P O Box 1364
Peoria Il 61602~~

~~Vcna Prairie Illinois Inc
Attn Cfo 7601 W 79th St
Bridgeview Il 60455~~

Tcf Industries Inc
107 W Cass St P O Box 68
Peoria Il 616500068

~~Tractor Supply Company
320 Plus Park Blvd
Nashville Tn 37217~~

~~Tractor Supply Company
320 Plus Park Blvd
Nashville Tn 37217~~

~~Vcna Prairie Illinois Inc
Attn Cfo 7601 W 79th St
Bridgeview Il 60455~~

Vcna Prairie Illinois Inc
Attn Cfo 7601 W 79th St
Bridgeview Il 60455

~~Tractor Supply Company
320 Plus Park Blvd
Nashville Tn 37217~~

~~Bee-j Properties LLC
400 Center St
East Peoria Il 61611~~

~~Tractor Supply Company
320 Plus Park Blvd
Nashville Tn 37217~~

Heinz Bros Trucking
P O Box 587
Brimfield Il 61517

~~Vcna Prairie Illinois Inc
Attn Cfo 7601 W 79th St
Bridgeview Il 60455~~

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

Jessica Miller, being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of Dixie Rose Country Park Cabaret
(establishment name)

located at 104 South Street, Peoria, Illinois.
(address)

2. On November 1st 2016, 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.

Jessica Miller
(Signature of Liquor Licensee)

825-6966

Subscribed and sworn to before me
this 1st day of November,

2016
Torina D. Bonds

Notary Public

