

16-12 Conn's Hospitality Group, Inc.

d/b/a Obed & Isaac's Microbrewery & Eatery

321 NE Madison

**Requesting: Class B (restaurant, 50% food)
Subclass 3 (beer garden)**

Court & Karen Conn, Co-Owners, Obed & Isaac's Microbrewery & Eatery, presented a Site Application for a Class B (restaurant, 50% food) Liquor License, with a Subclass 3 (beer garden) at 321 NE Madison.

In discussion with Chairman Cassidy, Mrs. Conn said their proposed establishment would be identical to their business in Springfield and she said it would be a family oriented restaurant with the capacity of approximately 200 people, with a full-service kitchen on the inside. She said they also intended to have an outdoor dining area with a family-oriented beer garden. She said they would have different complimentary recreational activities outside. She said they were also building a full scale microbrewery on the site to produce their own hand crafted beers to be served on site. She stated they did not intend to do any distribution within the State of Illinois. She said their restaurant and outdoor dining hours would be from 11:00 a.m. to 11:30 p.m. seven days per week. She said the beer garden area would be open until 10:00 p.m. during the week and 11:00 p.m. on weekends.

During more discussion, Mr. Conn gave a brief description of the outdoor bar and beer garden area. He also described the inside of the establishment and he explained that the space was very large. He said there would be no service in the brew house.

In response to a question from Chairman Cassidy, Mrs. Conn said they planned to be open by Labor Day in September.

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

Commissioner Miller moved to recommend approval of the Site Application for a Class B (restaurant, 50% food) Liquor License, with a Subclass 3 (beer garden) at 321 NE Madison, contingent upon the issuance of the Certificate of Occupancy; seconded by Commissioner O'Brien.

Approved by roll call vote.

Yeas: Cassidy, Coates, Miller, O'Brien - 4;

Nays: None.

Chairman Cassidy stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, June 28, 2016, at 6:00 p.m. and a representative of this establishment should be present at that meeting.

REVISED MEMORANDUM

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

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

DATE: May 16, 2016

SUBJECT: **SITE APPLICATION: Case: 16-12**
Conn's Hospitality Group, Inc.
d/b/a Obed & Isaac's Microbrewery & Eatery
321 NE Madison
Requesting: *Class B (restaurant, 50% food) see attached email
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, June 6, 2016. **Contact person for this application is Casey Conn (PH: 217-816-7905) if you have questions or need to make arrangements to inspect the interior of the building.**

Your comments are DUE: **May 26, 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

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

2016 MAY -4 P 1:54

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):
Court, Karen, Casey Conn 835 S 2nd Springfield IL 62704 *
(217) 816-7905

2. Name, address and phone number of Intended Lessee:
Omni's Hospitality Group, Inc. dba Obed + Isaacs Microbrewery + Eatery
321 NE Madison, Peoria, IL 61603 (217) 816-7905

3. Street address of Property requested for approval:
321 NE Madison Ave Peoria, IL 61603

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

4. Legal description of Property listed in #3:
See attached warranty deed

5. Are there any improvements (buildings, accessories, etc.) presently on the property?
Yes X No If Yes, please give description of same:
New brewery building / rehabing inside current property

6. Are you planning to build any improvements upon the property? X If Yes, please indicate such improvements:
New brewery

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

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

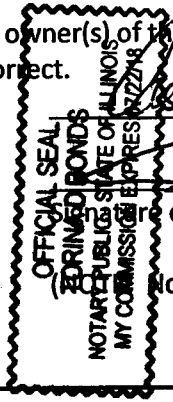
10. Do you plan to add video gaming? Yes No X
(Must wait 2 years & show 80% revenue from food & drinks)

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
4th day of May, 2016
Jana D. Bonds
Notary Public

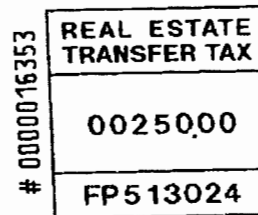


[Signature]

Notary Public of Property Owner(s)
Non-Refundable \$250 Filing Fee

Legal Description

PARCEL 1: LOT 1 AND PART OF LOT 2 IN BLOCK 25 IN UNDERHILL'S ADDITION TO PEORIA, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF MONROE AND JACKSON STREETS AT THE NORTHEASTERLY CORNER OF SAID BLOCK 25; THENCE ALONG THE LINE OF MONROE STREET TOWARDS FAYETTE STREET, 110 FEET; THENCE AT RIGHT ANGLES, PARALLEL WITH FAYETTE STREET TO THE ALLEY IN SAID BLOCK, 171 FEET; THENCE ALONG THE LINE OF SAID ALLEY TOWARDS JACKSON STREET, 110 FEET; THENCE ALONG THE LINE OF JACKSON STREET, 171 FEET TO THE PLACE OF BEGINNING, SITUATED IN THE CITY OF PEORIA, COUNTY OF PEORIA AND STATE OF ILLINOIS, EXCEPTING THEREFROM, A PART OF LOTS 1 AND 2 IN BLOCK 25 IN UNDERHILL'S ADDITION TO THE CITY OF PEORIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: FROM THE POINT OF BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 1 RUNNING THENCE SOUTHEASTERLY 70 FEET, ALONG THE SOUTHWESTERLY LINE OF JACKSON STREET, THENCE SOUTHWESTERLY 81 FEET PARALLEL WITH MONROE STREET; THENCE SOUTHEASTERLY 58 1/2 FEET PARALLEL WITH JACKSON STREET; THENCE SOUTHWESTERLY 29 FEET PARALLEL WITH THE ALLEY IN SAID BLOCK 25; THENCE NORTHWESTERLY 128 1/2 FEET PARALLEL WITH JACKSON STREET TO THE SOUTHEASTERLY LINE OF MONROE STREET TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THEREFROM, A PART OF LOT 2 IN BLOCK 25 IN UNDERHILL'S ADDITION TO THE CITY OF PEORIA. A DETAILED DESCRIPTION IS AS FOLLOWS: FROM THE MOST EASTERLY CORNER OF LOT 1 IN SAID BLOCK 25 RUNNING THENCE SOUTHWESTERLY 81 FEET, ALONG THE NORTHWESTERLY LINE OF THE ALLEY IN SAID BLOCK 25 TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING RUNNING THENCE SOUTHWESTERLY 29 FEET, ALONG THE NORTHWESTERLY LINE OF THE SAID ALLEY, TO THE MOST SOUTHERLY CORNER OF THE PROPERTY OF THE GRANTOR; THENCE NORTHWESTERLY AT RIGHT ANGLES, AND PARALLEL WITH JACKSON STREET, 42 1/2 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES AND PARALLEL WITH THE SAID ALLEY, 29 FEET; THENCE SOUTHEASTERLY, PARALLEL WITH JACKSON STREET, 42 1/2 FEET TO THE POINT OF BEGINNING. PARCEL 2: LOTS 11 AND 12 IN BLOCK 25 IN UNDERHILL'S ADDITION TO THE CITY OF PEORIA, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS. PARCEL 3: THE NORTHEASTERLY 81 FEET OF THE VACATED ALLEY LYING BETWEEN PARCELS 1 AND 2 IN SAID BLOCK 25 IN UNDERHILL'S ADDITION TO THE CITY OF PEORIA, SITUATED IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.



BEER GARDEN

APPLICATION FOR SUBCLASS 3 LIQUOR LICENSE

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

Establishment Name: Obed + Isaacs Microbrewery and Eatery

Address: 321 NE Madison Ave Peoria, IL 61603

ATTACH 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.

Casey Cann (217) 816-7905
Signature of Licensee or Agent

Subscribed and sworn to before me this 4th day of May, 2016.

Mine D. Bardo
Notary Public



FOR OFFICE USE ONLY

Application for Subclass 3 is APPROVED DENIED

W. Eric Turner 6/07/16
Liquor Commissioner / Date

Special Conditions: _____



Fire Department

May 6, 2016

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 16-12
Conn's Hospitality Group, Inc.
d/b/a Obed & Isaac's Microbrewery & Eatery
321 NE Madison
Requesting: Class A (tavern)
Subclass 3 (beer garden)

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.

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 309/494/8777





PEORIA POLICE DEPARTMENT



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

RE: Site Approval Application #16-12
Conn's Hospitality Group, Inc.
d/b/a Obed & Isaac's Microbrewery & Eatery
321 NE Madison Ave.
Requesting: Class B (restaurant, 50%)
Subclass 3 (beer garden)

Dear Commissioners,

A site application has been received from Conn's Hospitality Group, Inc., d/b/a, Obed & Isaac's Microbrewery & Eatery, 321 NE Madison Ave., Peoria, Illinois, for a Class B and Subclass 3 liquor license. This license would allow the applicant to operate a full service bar and have a beer garden at this site. The contact person for this application is Casey Conn who has stated that this location will operate a family oriented restaurant with a microbrewery at this site.

Officer Kevin Slavens inspected the location which sits at the corner of Madison and Spalding. This historic building resides in a commercial area on the northeast end of the downtown district. The building has been a banquet facility on and off for the last two decades. This site has been used for wedding receptions, class reunions, parties and similar events in the past. The applicant is currently in the construction phase of the microbrewery, which will be located behind the existing building in the rear parking lot of this site. The beer garden will be on the northeast side of this building along Spalding Avenue and will be fenced accordingly per city ordinance. This request is appropriate for this site and it does not appear that the granting of this request would be detrimental to the neighborhood and surrounding businesses.

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

Sincerely,

Jerry E. Mitchell
Chief of Police

CC: Deputy Liquor Commissioner
Corporation Counsel
City Clerk

JEM/ks

TO: Trina Bonds, Liquor Commission Secretary

FROM: Jodi Maybanks , Accounts Receivable Supervisor

DATE: May 25, 2016

SUBJECT: Case 16-12 Conn's Hospitality Group Inc d/b/a Obed's & Isaac's Microbrewery & Eatery

The Finance Department has no objection to this site approval.

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



CITY OF
PEORIA

Community Development Department

May 24, 2016

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

**RE: Site Approval Application 16-12
Conn's Hospitality Group, Inc.
d/b/a Obed & Isaac's Microbrewery & Eatery
321 NE Madison**

**Requesting: Class B (Restaurant, 50% Food)
Subclass 3 (beer garden)**

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. The property is zoned CN (Neighborhood Commercial) District, which allows a Restaurant, and Beer Garden as Accessory to Tavern. Zoning Certificate no. 16-12 was issued to allow the restaurant with accessory recreational uses.
2. The site is currently under construction and subject to conditions specified in applicable permits.

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

Sincerely,

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 3 Liquor License for the following described property.

CONN'S HOSPITALITY GROUP, INC. D/B/A OBED & ISAAC'S MICROBREWERY & EATERY

(name of establishment)

321 NE MADISON

(address)

FOR USE AS:

REQUEST FOR A CLASS A (TAVERN) LIQUOR LICENSE

WITH A SUBCLASS 3 (BEER GARDEN).

The Hearing will be held on MONDAY - JUNE 6, 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.

Peoria Womens Club
301 Ne Madison Ave
Peoria Il 61603

Catholic Diocese Peoria Spalding
Institute
607 Ne Madison Ave
Peoria Il 61603

Laboratory, Dental Art
P O Box 508
Peoria Il 61651

Catholic Diocese of Peoria
607 Ne Madison Ave
Peoria Il 61603

~~Catholic Diocese Peoria Spalding
Institute
607 Ne Madison Ave
Peoria Il 61603~~

~~Catholic Diocese of Peoria
607 Ne Madison Ave
Peoria Il 61603~~

Conn, Van Courtney
835 S Second St
Springfield Il 62704

~~Conn, Van Courtney
835 S Second St
Springfield Il 62704~~

Knell, Charles D
4815 N Grandview Dr
Peoria Heights Il 61616

Knell, Charles D
4815 N Grandview Dr
Peoria Heights Il 61616

Unknown Owner
C/O Peoria County Court House 324 N
Main St
Peoria Il 61602

~~Unknown Owner
C/O Peoria County Court House 324 N
Main St
Peoria Il 61602~~

Huber, Kermit A
P O Box 5605
Peoria Il 61601

~~Unknown Owner
C/O Peoria County Court House 324 N
Main St
Peoria Il 61602~~

the Childrens Home
2130 N Knoxville Ave
Peoria Il 61603

Waite Foster Properties LLC
Attn Joshua T Waite, Manager 516
High Point Place
Peoria Il 61614

~~Catholic Diocese of Peoria
607 Ne Madison Ave
Peoria Il 61603~~

~~Catholic Diocese Peoria Spalding
Institute
607 Ne Madison Ave
Peoria Il 61603~~

Fulton Sheen Apostolate
412 Ne Madison Ave
Peoria Il 616010000

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

Casey Conn, being duly sworn, does hereby swear/affirm
that:

1. I am the Liquor Licensee of Obed + Isaacs Microbrewery + Eatery
(establishment name)
located at 321 NE Madison Ave Peoria IL 61603, Peoria, Illinois.
(address)
2. On 5/4/16, I caused Notices of Hearing to be
mailed to all property owners within 300 feet of my liquor establishment.
3. I have attached to this Affidavit, the list of property owners and their
addresses to whom I mailed Notices.

FURTHER AFFIANT SAYETH NOT.

Casey Conn
(Signature of Liquor Licensee)

Subscribed and sworn to before me
this 4th day of May,
2016
Torina D. Bonds
Notary Public

