

**22-17**

**Mohammed Issa**

**d/b/a Sterling Liquor Store**

**3037 N. Sterling Ave., Suite A & B**

**Requesting: Class C-1 (packaged goods)**

Mohammed Issa, Owner, presented a Site Application for a Class C-1 (packaged goods) Liquor License at 3037 N. Sterling Ave., Suite A & B.

In discussion with Chairman O'Brien, Mr. Issa briefly described the location and he said he wanted to open a full-service liquor store. He said his hours of operation would be approximately 10:00 a.m. to 8:00 p.m., seven days per week.

In response to a question from Commissioner Morris regarding a letter received in opposition of his request from a neighborhood association in the area, Mr. Issa said he had not been in contact with them regarding his request.

During more discussion, Fire Engineer Perrin reported the business had not completed interior construction and he said it would be required to meet all fire and life safety codes. He clarified the applicant would be required to obtain the required permits and a Certificate of Occupancy before a liquor license could be issued.

Chairman O'Brien pointed out the Police Department's concerns and comments regarding their opposition of the request. He said the Police Department noted the close proximity of four other nearby retailers selling packaged liquor in the area.

In response to the safety concerns presented by the Police Dept., Mr. Mark Rosenberg, representing the shopping center owner, said he had recently contacted the Police Dept. regarding a 1,200 sq. ft. empty space next to the proposed liquor store. He said the owner would be willing to lease this space to the Police Dept. for free as a Police Sub-Station. He said this would eliminate some of safety concerns for the area. He said he had not heard back from the Police Department regarding their proposal.

Commissioner Spears mentioned the proximity of the other liquor establishments in the area, and he asked if they felt there was an economic need for another liquor store. In response, Mr. Rosenberg commented there was a CVS in that area for almost 40 years. He said they would not be changing the use of packaged sales.

In more discussion, Commissioner Morris commented if the City Council did not want additional liquor sales or stores in high crime areas or areas where there were too many other liquor stores, then he said they should create an ordinance to reflect that. He said he was more concerned about the Fire Dept. comments rather than the Police Dept. comments. He said he did not feel the applicant was ready to open a liquor store without a plan. In response, Mr. Rosenberg said he felt the applicant was being required to put the cart before the horse. He remarked Mr. Issa did not want to put a lot of money into the project without obtaining an approval of his request.

After more comments and discussion, the applicant was asked if he wanted to defer his request for a month to allow him the opportunity to hear back from the Police Dept. regarding the proposal to use rent free space for a Police Sub-Station and to allow him time to reach out to neighborhood associations in the area.

Hearing no more comments or questions, Chairman O'Brien called for the motion.

Commissioner Morris moved to defer the Site Application for a Class C-1 (packaged goods) Liquor License at 3037 N. Sterling Ave., Suite A & B, to the rescheduled July 5, 2022, Liquor Commission Meeting; seconded by Commissioner Spears.

Approved by roll call vote:

Yeas: Morris, O'Brien, Spears - 3;

Nays: None;

Abstention: None.

July 5, 2022  
Min

**22-17** Mohammed Issa (Continued from June 6, 2022)  
**d/b/a Sterling Liquor Store**  
**3037 N. Sterling Ave., Suite A & B**  
**Requesting: Class C-1 (packaged goods)**

The petitioner was not present to answer questions or to provide public testimony.

Chairman O'Brien pointed out that since the deferment from the May Liquor Commission meeting, additional letters in opposition had been received from neighborhood associations and residents who lived in the area of the proposed liquor store.

Mr. Phillip Salzer said he was the County Board Member for the subject area. He then remarked he was present on behalf of the Forrest Hill Subdivision. He said there was some concern regarding the number of liquor establishments already located within the immediate area. He said the subdivision felt they already had an adequate supply of alcohol in their neighborhood.

Hearing no more comments or questions, Chairman O'Brien called for the motion.

After brief comments, Commissioner Winkler moved to recommend denial of the Site Application for a Class C-1 (packaged goods) Liquor License at 3037 N. Sterling Ave., Suite A & B; seconded by Commissioner Coates.

Motion to Deny approved by roll call vote:

Yeas: Coates, O'Brien, Spears, Winkler - 4;

Nays: None;

Abstention: None.

Chairman O'Brien stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, July 26, 2022, at 6:00 p.m.