

**14-21**                    **Koellner, LLC**  
**d/b/a Annie's**  
**6926-F N. University**  
**Requesting:    Class G-A (beer & wine only tavern)**

Ms. Chris Smith, Owner, presented a Site Application for a Class G (beer & wine only tavern) Liquor License for 6926-F N. University.

In discussion with Chairman Cassidy, Ms. Smith said the establishment would be a gaming café with five machines. She said they would serve bottled beer and wine only and they had a four drink maximum. She said the business would be very low key and she said they wanted to direct their attention toward individuals who were 40 and up. She said there would be no loud noise or music.

Deputy Liquor Commissioner Turner said he had concerns with the proposed video gaming café mainly because the City Council did not have a policy in place to address the proliferation of these types of businesses that were now being established. He said these businesses had a negative impact on the community and he said they were hurting local businesses that made money for the community. He said his position on the City Council was for the good of the community.

Chairman Cassidy said the application was discussed at last month's meeting. He said there were no changes in the Ordinance to tell the Commission how to look at these types of establishments.

Deputy Corporation Counsel Williams clarified that the Ordinance was amended to show that video gaming establishments could have a detrimental factor. She said the City Council could impose a condition that the location could only have video gaming after it had operated for at least one year.

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

Commissioner Miller moved to recommend approval of the Site Application for a Class G-A (beer & wine only tavern) Liquor License for 6926-F N. University; seconded by Commissioner O'Brien.

Approved by roll call vote.

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

Nays: 0.

Chairman Cassidy stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, August 12, 2014, at 6:15 p.m. and a representative of this establishment should be present at that meeting.

## MEMORANDUM

TO: Josh Naven, Site Plan Review Board/Planning Department  
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  
Ken Andrejasich, Public Works (Sidewalk Café Requests Only)

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

DATE: June 5, 2014

SUBJECT: **SITE APPLICATION: Case: 14-21 (Deferred from 7/7/14)**  
**KOELLNER, LLC**  
**d/b/a Annie's**  
**6926-F N. University**  
**Requesting: Class G (beer & wine only tavern)**

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, July 7, 2014. **Contact person for this application is Ms. Chris Smith (PH: 563-726-2561)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: June 26, 2014 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**

*2014 JUN - 4 P 2:59*  
*Both Deed*

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):  
Chris Smith 5 Forest Rd, Davenport, IA 52803

2. Name, address and phone number of Intended Lessee:  
Annie's (Koellner LLC) 563-726-2561

3. Street address of Property requested for approval:  
6926-F N. University Peoria IL 61614

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:  
Gaming Cafe (see attached)

5. Are there any improvements (buildings, accessories, etc.) presently on the property?  
Yes  No  If Yes, please give description of same:  
add 1 bathroom - soon

6. Are you planning to build any improvements upon the property?  If Yes, please indicate such improvements:  
add 1 bathroom

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

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, I, J, K, K-1, L, M, N G (tavern)

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

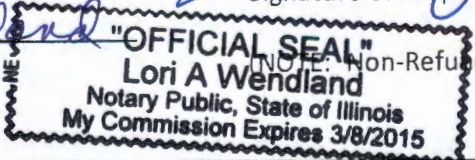
10. A site plan MUST BE SUBMITTED with this application, see Attachment A.

**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 4 day of June, 2014.  
HORAN & COMPANY  
[Signature]  
Signature of Property Owner(s)

Lori A. Wendland  
Notary Public







**County of Peoria**  
**Supervisor of Assessments**



VIEWING INFORMATION FOR PARCEL NUMBER: 14-08-327-014

TAX YEAR: **2014**

Address:	6926 N UNIVERSITY ST	
City:	PEORIA	
State:	IL	
Zip:	61614	
Township:	City of Peoria	
Land Use:	Commercial	
Property Class:	Improved Commercial	
Tax Code:	001	
Tax Status:	Taxable	
Created:	1/1/1998 12:00:00 AM	
Retired:		
Legal:	SW 1/4 SEC 8-9N-8E 3.24 AC BEG SW COR LOT 109 JOANNE HILLS SEC 3: TH SW 24' SW 294.1' NW 182' NW 208.4' NW 0.6' NE 450' SE 353.5' SW 119.6' TO POB (EXC TANGLEWOOD EXT'N #1); ALSO BEG SE COR LOT 43 TANGLEWOOD EXT'N 1: TH NW 94.45' ELY 114.09' SW 64' TO POB PT LOT 43 TANGLEWOOD EXT'N 1; ALSO PT LOT 44 TANGLEWOOD EXT'N 1 AS DESC PER DOC 74-18135 & 76-27380	

PARCEL OWNER INFORMATION

Name	Type	Tax Bill	Address
HORAN & COMPANY	OWNER	Y	8101 N UNIVERSITY ST · PEORIA, IL 61615

PARCEL ASSESSMENT INFORMATION

Level	Reason	Land/Lot	Improvements	Farm Land	Farm Building	Total
Prior Year Equalized	New Level	\$131,470.00	\$212,040.00	\$0.00	\$0.00	\$343,510.00

PARCEL EXEMPTION INFORMATION

Exemption Type	Exemption Amount	HRE Base Value	Senior Freeze Base Year	Senior Freeze Frozen Value

PARCEL TAX BILL DETAILS

No Tax Bill Details for this tax year

PARCEL SALES INFORMATION

No Sales data on file

PARCEL GENEALOGY INFORMATION

No Parcel Genealogy Data on File

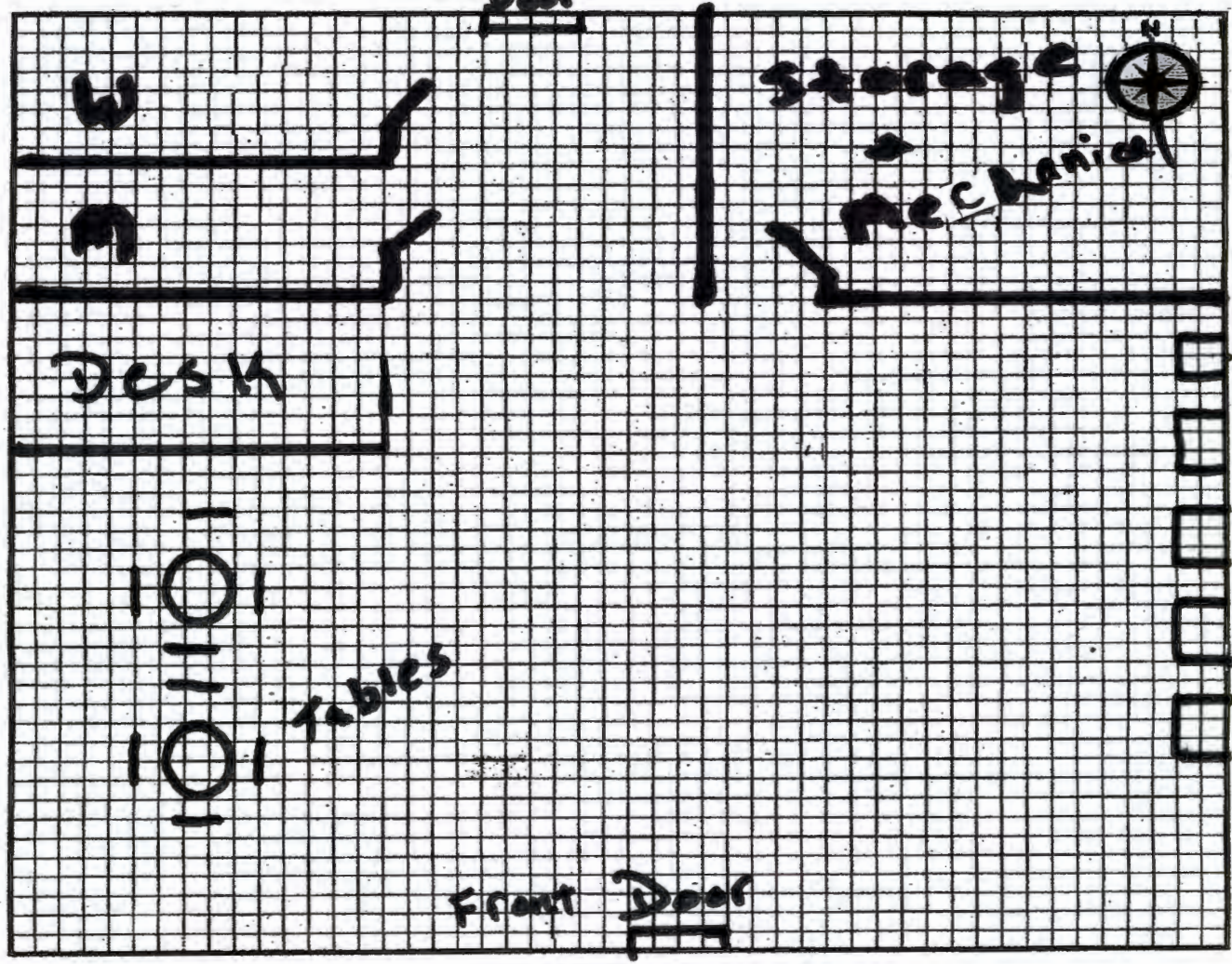
Tanglewood -

6926 - F. N. University

TO BE COMPLETED FOR ALL SUPPLEMENTAL LICENSES

### SITE PLAN

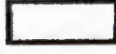


size of site: \_\_\_\_\_ acres or dimensions: 20 x 50 Approx



Complete the site plan using blue or black ink. Include the following information on the site plan above or attach a reproducible site plan with the same information:

- all existing and/or proposed buildings and structures and the dimensions of each
- topographical information such as roads, trees, ponds, hills, gullies, streams, etc...
- label all structures (e.g. house, shed, garage, etc...)
- label requests pertinent to this petition

#### LEGEND

- Property line = \_\_\_\_\_
- Existing structure = 
- Proposed structure = 
- Fence = 
- Tree = \_\_\_\_\_

TO: Trina Bonds, Liquor Commission Secretary  
FROM: Jodi Maybanks , Accounts Receivable Supervisor I  
DATE: June 10, 2014  
SUBJECT: Case 14-21 Koellner, LLC d/b/a Annie's

The Finance Department has no objection in regards to this site approval.

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





PEORIA POLICE DEPARTMENT



June 19, 2014

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

RE: Site Approval Application 14-21  
Koellner, LLC  
d/b/a Annie's  
6926-F N. University St.  
Requesting: Class G (beer & wine only-tavern)

Dear Commissioners,

A site application has been received from Koellner, LLC, d/b/a Annie's, 6926-F N. University St., Peoria, Illinois, for a Class G (beer & wine only) liquor license. The application is to allow a new tavern to operate at this location and as such would be restricted to patrons ages 21 and over. As a tavern there is no food requirement and there is no indication on the application that food will be served.

Officer Scott Jordan inspected this location which is part of the Tanglewood Shopping Center. This site is neighbored by other businesses including a beauty salon, a dentist's office, and a small Asian grocery store. There is an apartment complexes located approximately 225 feet from the front of the proposed tavern. The distance between the site and the apartment complex is comprised of a parking lot.

The applicant indicates the tavern will operate as a "gaming café" and a video gaming license will be sought. This business will be similar to those previously approved at various locations in the city. The interior of the proposed tavern is small and will contain limited seating. Officer Jordan spoke to the nearby neighboring businesses and there were no objections voiced regarding the proposed tavern. This location has not previously held a liquor license. There are no traffic or parking concerns with this request and it does not appear that approval of this application would be detrimental to the surrounding businesses or neighborhood.

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

Sincerely,

  
Jerry E. Mitchell  
Interim Chief of Police

JEM/sj

cc: City Clerk  
Corporation Counsel  
W. Eric Turner

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

FIRE DEPARTMENT



June 25, 2014

Liquor Commission  
Office of Corporation Counsel  
City of Peoria, Illinois

Re: Site Approval Application  
Case: 14-21  
Koellner, LLC  
d/b/a Annie's  
6926 -F N. University

Dear Liquor Commission:

A site application has been received from Koellner, LLC, d/b/a as Annie's for a Class G (beer & wine only tavern).

This 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.

Sincerely,

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

Daniel McGann  
Captain, Fire Prevention Div.

DM/cc

A decorative graphic consisting of three parallel diagonal stripes in blue, yellow, and red, located in the bottom left corner of the page.

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





Community Development Department



June 17, 2014

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

RE: **Site Approval Application 14-21**  
**Koellner, LLC**  
**d/b/a Annie's**  
**6926-F University St**  
**Requesting: Class G (beer & wine only tavern)**

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 proposed tavern requires a change of use approval from the Site Plan Review Board.**
2. **The application indicates that an additional bathroom is being added. No plans have been submitted and no permits issued for this work. The owner must provide required plans and receive a Certificate of Occupancy prior to opening.**

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

**Trina Bonds - Annie's Cafe**

---

**From:** Carey Panier <cpanier@peoriacounty.org>  
**To:** "clerk@cityofwestpeoria.com" <clerk@cityofwestpeoria.com>, 'Trina Bond...  
**Date:** 7/18/2014 10:23 AM  
**Subject:** Annie's Cafe  
**CC:** "anniescafes@gmail.com" <anniescafes@gmail.com>, Corine Smith <cosmith...>

---

To Whom It May Concern:

Information submitted to this Department by Chris Smith, Koellner LLC DBA Annie's, states that Annie's will be offering canned soda, bottled water, single serve bottles of wine and bottled beer, no ice, and only individual bags of chips and snack mix, as well as individual servings of wrapped candy. Based on this information, this Department will not be requiring a food safety license for Annie's Café at any of their locations at this point in time.

If any food, including ice, or beverages are added this Department must be notified for review and approval prior to doing so.

Please let me know if you have any questions.

Thank you,

CAREY A. PANIER, BS, LEHP, REHS/RS  
ASSISTANT DIRECTOR OF ENVIRONMENTAL HEALTH  
PEORIA CITY/COUNTY HEALTH DEPARTMENT  
2116 N. SHERIDAN ROAD  
PEORIA, ILLINOIS 61604  
309/679-6171

NOTICE OF PUBLIC HEARING

The Liquor Commission of the City of Peoria, Illinois will hold a Public Hearing on an application of a Class G Subclass \_\_\_\_\_ Liquor License for the following described property.

KOELLNER, LLC D/B/A ANNIE'S

(name of establishment)

6926-F N. UNIVERSITY

(address)

FOR USE AS:

---

REQUEST FOR A CLASS G (BEER & WINE ONLY TAVERN)

LIQUOR LICENSE.

---

The Hearing will be held on MONDAY - JULY 7, 2014 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.

*.6426 N university st*

*14-08-327-014*

(1)

COTTEN REAL ESTATE LLC OF  
PEORIA  
P O BOX 9606  
PEORIA IL 616129606

DAVIS ROSS  
1357 W TOBI LN  
PEORIA IL 61614

ELDERZI GEORGE  
6502 N ST MARYS RD  
PEORIA IL 61614

HORAN & COMPANY  
8101 N UNIVERSITY ST  
PEORIA IL 61615

~~HORAN & COMPANY  
8101 N UNIVERSITY ST  
PEORIA IL 61615~~

~~HORAN & COMPANY  
8101 N UNIVERSITY ST  
PEORIA IL 61615~~

LAWLESS BARBARA  
7400 REGENT PL  
PEORIA IL 61614

SMITH MICHAEL  
1353 W TOBI LN  
PEORIA IL 61614

TIFFANY REAL ESTATE LLC  
P O BOX 6274  
PEORIA IL 61601

~~TIFFANY REAL ESTATE LLC  
P O BOX 6274  
PEORIA IL 61601~~



STATE OF ILLINOIS )  
 ) ss  
COUNTY OF PEORIA )

AFFIDAVIT

Coleen Whalen, being duly sworn, does hereby swear/affirm  
that:

1. I am the Liquor Licensee of Annic's  
(establishment name)  
located at 6926 N. University, Peoria, Illinois.  
(address)
2. On 6.5.14, 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.

Coleen Whalen  
(Signature of Liquor Licensee)

Subscribed and sworn to before me  
this 4th day of June,  
2014.  
Tonia D Bonds  
Notary Public

