

21-10

J.K. Williams Distilling, LLC

d/b/a J.K. Williams Distilling

8635 N. Industrial Road

Requesting: To Change from a Class C-1 (packaged goods) with a Subclass 6 (product tastings) to a Class A (tavern) with a Subclass 2 (live entertainment)

Andy Farris, President, J.K. Williams Distilling, LLC, J.K. Williams Distilling, presented a Site Application requesting to change from a Class C-1 (packaged goods) Liquor License, with a Subclass 6 (product tastings) to a Class A (tavern) Liquor License, with a Subclass 2 (live entertainment) at 8635 N. Industrial Road.

In discussion with Chairman O'Brien, Mr. Farris said in summation, they were serving more cocktails than they had originally planned. He said initially, they planned to do small tastings. He said in light of those reasons, Officer Slavens pointed out in order for them to continue operating in that manner, they needed to be changed to a different class. While making that change, he reported they also wanted to add a Subclass 2 for live music within their venue.

In response to a question related to their hours of operation, Mr. Farris said they might expand on some occasions, but he reported they had very limited hours. He said they were from 4:00 p.m. to 7:00 p.m. on Wednesday and Thursday, 4:00 p.m. to 8:00 p.m. on Friday, 12 noon to 8:00 p.m. on Saturday, and 12:00 noon to 5:00 p.m. on Sunday.

During more discussion, Mr. Farris reported typically for live entertainment, they would have solo acts, acoustic duos, trios, and on a rare occasion he said they would have a full band.

In response to a question from Commissioner Coates in regard to their live entertainment, Mr. Farris said the latest they had ever been open was around 10:00 p.m. for a private event.

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

Commissioner Coates moved to recommend approval of the Site Application request to change from a Class C-1 (packaged goods) Liquor License, with a Subclass 6 (product tastings) to a Class A (tavern) Liquor License, with a Subclass 2 (live entertainment) at 8635 N. Industrial Road; seconded by Commissioner Spears.

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, December 14, 2021, at 6:00 p.m.

MEMORANDUM

TO: Leah Allison, Community Development
Officer Kevin Slavens, Police - TOU
Lt. Earnest McCall, Police - Traffic Division
Fire Engineer Charlie Perrin, Fire Prevention Division
Leigha Adelsberger, Accounts Receivable Supervisor
Mayor Rita Ali, Liquor Commissioner
Denis Cyr, Council Member
Chrissie Kapustka, Interim Corporation Counsel

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

DATE: November 9, 2021

SUBJECT: **SITE APPLICATION: Case: 21-10**
J.K. Williams Distilling, LLC
d/b/a J.K. Williams Distilling
8635 N. Industrial Road
Requesting: To Change from a Class C-1 (packaged goods) with a
Subclass 6 (product tastings) to a
Class A (tavern)
Subclass 2 (live entertainment)

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 6, 2021. **Contact person for this application is Andy Faris (PH: 612-600-8600)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: November 26, 2021 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

NOV 10 AM 11:50

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

Jessie Jarr

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):
FMB Holdings, Inc., P.O. Box 1142, Bloomington, IL 61702
- 2. Name, address and phone number of Intended Lessee:
Andrew Farris 230 W. DeWitt Dr., Peoria, IL 61615
JK Williams Distilling, LLC
- 3. Street address of Property requested for approval:
8635 N. Industrial Road, Peoria, IL 61615

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

- 4. Legal description of Property listed in #3:
Parcel ID: 14-06-251-021
- 5. Are there any improvements (buildings, accessories, etc.) presently on the property?
Yes No If Yes, please give description of same:
JK Williams Tasting Room opened on May 14, 2021

- 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 and package 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 2

- 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.

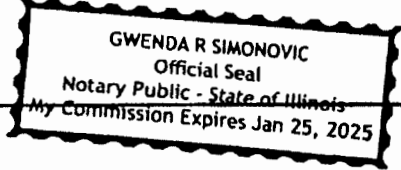
AFFIDAVIT

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 9th day of November, 2021.

Signature of Property Owner(s)

Gwenda R. Simonovic



LIVE ENTERTAINMENT

APPLICATION FOR SUBCLASS 2 OR 2A LIQUOR LICENSE

Present License Class A

Present License No. 890

Establishment Name: JK Williams Distilling, LLC

Address: 8635 N. Industrial Rd., Peoria, IL 61615

Type of entertainment: LIVE MUSIC

Pursuant to Sec. 3-53(a)(c), the application for this subclass shall include a site plan for the area in the licensed premises for the proposed live entertainment and shall state the type of the proposed live entertainment. If granted, the live entertainment shall be limited to the approved area and type of entertainment.

1. **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.**
2. **As required, attach a sworn Affidavit 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 9th day of November, 2021.

[Signature]
Notary Public

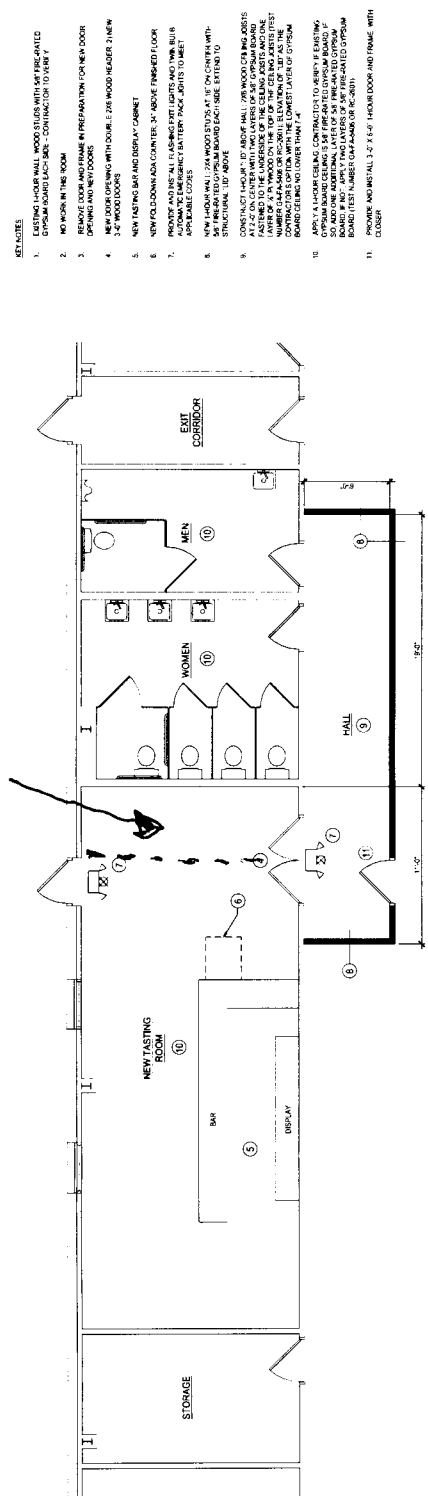


FOR OFFICE USE ONLY:

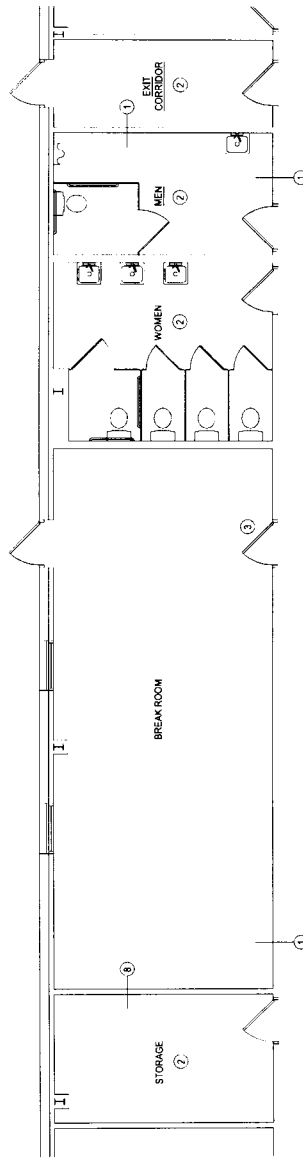
Application for Subclass 2 is Approved _____ Not Approved _____

Liquor Commissioner / Date

proposed live music area



PARTIAL PLAN - REMODEL
SCALE 1/4" = 1'-0"



PARTIAL PLAN - EXISTING
SCALE 1/4" = 1'-0"

- CONSTRUCTION NOTES:**
 - 1. CONNECTIONS TO WALLS AND CEILING SHALL BE MADE WITH APPROVED METHODS AND CONSTRUCTION.
 - 2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL REGULATIONS AND ORDINANCES.
 - 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODE.
 - 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ELECTRICAL AND MECHANICAL CODES.
- BUILDING:**
 - 5. ALL STRUCTURAL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODE.
 - 6. ALL ROOFING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODE.
 - 7. ALL MECHANICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MECHANICAL CODE.
 - 8. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ELECTRICAL CODE.
- SITE:**
 - 9. ALL EXISTING UTILITIES SHALL BE PROTECTED.
 - 10. ALL EXISTING UTILITIES SHALL BE MAINTAINED.
 - 11. ALL EXISTING UTILITIES SHALL BE REPLACED AS NECESSARY.
- FINISHES:**
 - 12. ALL FINISHES SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODE.

COMMENTS:

Project Description: Renovation of existing building structure, including mechanical, electrical, and plumbing systems, and interior finish work.

- Project Data:
- 1. Name: JK Williams Distillery
 - 2. Address: 8635 N. Industrial Parkway, Peoria, IL
 - 3. Owner: JK Williams Distillery
 - 4. Architect: Donald Z. White Architect
 - 5. Date: 5.2.21

FLOOR PLANS	
JK WILLIAMS DISTILLERY - TASTING ROOM REMODEL - 8635 N. Industrial Parkway, Peoria, IL	
ARCHITECT	Date: 5.2.21
Donald Z. White Architect 2100 Industrial Street Champaign, IL 308.238.6255	AI

Trina Bonds

From: Leigha Adelsberger
Sent: Friday, November 12, 2021 3:04 PM
To: Trina Bonds
Subject: RE: Case 21-10 / JK Distilling

Good afternoon Trina,

At this time, JK Distilling is allowed by the state to remit their taxes annually, therefore they are in compliance with accounts receivable at this time. There are no other outstanding balances.

Thank you,

Leigha Adelsberger
City of Peoria
Office of Accounts Receivable





CITY OF
PEORIA

Community Development Department

November 12, 2021

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

**RE: Case 21-10
J.K. Williams Distilling, LLC
d/b/a J.K. Williams Distilling
8635 N Industrial Road**

**Requesting: To Change from a Class C-1 (Packaged Goods) with a
Subclass 6 (Product Tasting)
To a Class A (Tavern) with a Subclass 2 (Live Entertainment)**

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 currently zoned I-1 (Industrial/Business Park). Distilling is a permitted use as a Craft Distillery when production is less than 15,000 gallons of beverage grade alcohol per year. Production of 15,000 gallons or more per year requires a Special Use for Beverage Manufacturing. A Tavern is a permitted use.**
- 2. All work must adhere to 2018 IBC, 2017 NEC, 2014 Plumbing code, and 2018 Mechanical code.**
- 3. Currently there is a sewer cleanout in the existing area that will need to be addressed.**
- 4. All work must adhere to the requirements for access separations between the bathroom access and designated process areas.**

The Community Development Department does not object to the requested liquor license.

Sincerely,

Leah Allison
Assistant Director

City Hall
419 Fulton Street, Suite 203
Peoria, IL 61602
309.494.8600



PEORIA POLICE DEPARTMENT

November 17, 2021

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

RE: Site Approval Application #21-10
J.K. Williams Distilling, LLC
d/b/a J.K. Williams Distilling
8635 N. Industrial Rd.
Requesting: Class A (tavern)
Subclass 2 (live entertainment)

Has: Class C-1 (packaged goods)
Subclass 6 (product tastings)

Dear Commissioners,

A site application has been received from *J.K. Williams Distilling, LLC*, d/b/a J.K. Williams Distilling, 8635 N. Industrial Rd., Peoria, Illinois for a Class A and Subclass 2 liquor license. Approval of this application would allow the applicant to operate a full-service bar and host live entertainment at this location. The applicant would still be allowed to sell packaged liquor for off-site consumption with this requested class of liquor license under the City of Peoria liquor code.

Officer Kevin Slavens inspected the site which is located on N. Industrial Road just south of W. Townline Road in an established commercial area of town. The applicant currently operates a full-service bar in the tasting room of this distillery and offers cocktail drinks for sale using the liquors that the business distills.

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

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



Fire Department
November 30, 2021

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 21-10
J. K. Williams Distilling, LLC
d/b/a J. K. Williams Distilling
8635 N Industrial Road
Requesting: To change from a Class C-1 (package Goods) with a Subclass 6
(product tasting) to a Class A (tavern)
Subclass 2 (live entertainment)

Liquor Commissioners,

A site application has been received from Andy Faris to change from a Class C-1 with a Subclass 6 to a Class A with a Subclass 2. 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.

Engineer Charles A. Perrin
Fire Inspector, Fire Prevention Division
Peoria Fire Department
309.303.8275 - c
309.494.8735 - o
309.494.8777 - f
CPerrin@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 2 Liquor License for the following described property.

J.K. WILLIAMS DISTILLING, LLC

(name of establishment)

8635 N. INDUSTRIAL ROAD

(address)

FOR USE AS:

CHANGE FROM A CLASS C-1 (PACKAGED GOODS) LIQUOR

LICENSE W/ SUBCLASS 6 (PRODUCT TASTINGS) TO A CLASS

A (TAVERN) LIQUOR LICENSE W/ SUBCLASS 2 (LIVE ENTERTAINMENT).

The Hearing will be held on MONDAY - DECEMBER 6, 2021 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.

Ryder Truck Rental 0543
C/O Property Tax Dept 3b P O Box
025719
Miami Fl 331025719

Benisnek & Duffy Inc
8711 Industrial Rd
Peoria Il 61615

Centel Cellular Company
Attn Martha Van Pelt Tax Accounting
P O Box 2177
Little Rock Ar 722032177

Vonachen Enterprise
8900 N Pioneer Rd
Peoria Il 616151522

Alcast Acquisition Company LLC
C/O Ligon Industries LLC 1927 First
Ave N
Birmingham Al 35203

Fmb Holding Inc
P O Box 1142
Bloomington Il 61702

Thompson, Kenneth
2400 W Park 74 Dr
Peoria Il 61615

Simpson, Thomas L
8723 N Industrial Rd
Peoria Il 61615

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

Andrew L. Faris, being duly sworn, does hereby swear/affirm
that:

1. I am the Liquor Licensee of J.K. Williams Distilling, LLC
(establishment name)

located at 8635 N. Industrial Rd, Peoria, Illinois.
(address)

2. On November 9, 2021, 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.

Andrew L. Faris
(Signature of Liquor Licensee)

Subscribed and sworn to before me
this 9th day of November,
2021.
Torina D. Bonds
Notary Public

