

**21-09**

**Knoxville Wine & Spirits, Inc.**

**d/b/a TEQUILARIA Two**

**1621 N. Knoxville**

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

Christell Frausto, Owner, and Sultan Noorullah, Co-Owner, presented a Site Application for a Class C-1 (packaged goods) Liquor License, with a Subclass 6 (product tastings) at 1621 N. Knoxville. Ms. Frausto informed the Commission that Dr. Floyd Rashid, Property Owner, and Faisal Dossa, Employee, were also in the room for the virtual call.

In discussion with Chairman O'Brien, Ms. Frausto said she had designed the original TEQUILARIA store with women in mind, stating she wanted it to feel clean, safe and secure. She said she wanted the same concept at a second store on Knoxville, where she already owned an existing insurance business nearby. She commented this was an up-and-coming area and she said her intent was to bring life back to that old building. She said the proposed TEQUILARIA Two was just north of the city's major hospitals, which were expanding their neighborhood footprints. She mentioned the traffic flow and access and she said she felt this proposed store would fit in well. She explained she had planned a simple renovation and she said she had hoped to open by the end of the year.

In more discussion, Chairman O'Brien commented he had been impressed with the operation of the Prospect Avenue location. He asked the owner if she had any trouble calls there. Ms. Frausto confirmed she had not, except for a problem with a sensor that happened one night.

In response to a question regarding their hours of operation, Ms. Frausto reported they would like to be open seven days a week, from 9:00 a.m. to 12:00 a.m., on Monday thru Thursday; and until 1:00 a.m., on Friday and Saturday.

Commissioner Coates expressed her strong concerns regarding the request for site approval at this location. She made mention of the high school kids who frequented the area. She said they tended to spill over into the area fighting and doing all sorts of things. She went on to say she could not support adding this type of establishment to that neighborhood.

In response to Commissioner Coates' comments, Ms. Frausto responded by saying she was very involved with the community and with Peoria District 150 schools. She described how she planned to proactively work with the Superintendent and the students to have a working plan to ensure no minors tried to purchase alcohol from her business. She went on to say there would also be no loitering at her business, and she intended to make her presence known.

After more comments, Ms. Frausto mentioned the letter that was received from a property owner in the neighborhood in opposition of her site request. She reported she called the lady to ease her concerns. She said she invited her to visit to see her operation. She went on to say they would take responsibility to make sure everything was under control.

In response to a question from Commissioner Morris, Ms. Frausto commented they were in the process of purchasing the building on Prospect Ave. She explained how they had invested over \$300,000 in the building, after many delays with the construction project. She reported they had been successfully in

operation for over eight months now. She said the owners would be present on site to run their business.

In response to a question from Interim Corporation Counsel Kapustka regarding their package liquor taxes, Ms. Frausto confirmed they had all been taken care of. She reported previously there was a problem with her Accountant as far how the State and City taxes were handled, but she said approximately \$7,000 of outstanding taxes and fees had recently been remitted to the City.

During more discussion, Interim Corporation Counsel Kapustka asked the applicant if Dr. Rashid would still own the building and if he had any involvement with the proposed business. In response, Ms. Frausto reported Dr. Rashid was going to sell her the building and she went on to say that he would not be a part of the business.

In response, Dr. Rashid reported the subject property was under contract to be purchased by the applicant. Interim Corporation Counsel Kapustka stated the City needed to know his involvement and she pointed out that he owed several thousands of dollars in fines for other properties within the City.

After more comments, Ms. Frausto confirmed they had planned to finalize the contract sell immediately, depending upon the outcome of the City Council proceedings regarding the request for site approval.

Regarding the letter of opposition, Ms. Frausto stated she respected the neighborhood resident's opposition. She said the concern was regarding litter and the school children who frequented the area. She reiterated she planned to follow up with her and to continue working with the neighborhood regarding litter or any other issues. She said she sent out a letter to the neighbors inviting them to call her or to stop by to see her operation.

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

Commissioner Morris moved to recommend approval of the Site Application for a Class C-1 (packaged goods) Liquor License, with a Subclass 6 (product tastings) at 1621 N. Knoxville; seconded by Commissioner Spears.

Approved by roll call vote:

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

Nays: Coates -1;

Abstention: None.

Chairman O'Brien stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, September 28, 2021, at 6:00 p.m.

## REVISED 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  
Chuck Grayeb, Council Member  
Chrissie Kapustka, Interim Corporation Counsel

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

DATE: August 16, 2021

SUBJECT: **SITE APPLICATION:** Case: 21-09  
Knoxville Wine & Spirits, Inc.  
d/b/a TEQUILARIA Two  
1621 N. Knoxville Ave.  
Requesting: Class C-1 (packaged goods)  
Subclass 6 (product tastings)

The City Liquor Commission has received the attached application for consideration and would like to go before the Commission for a Public Hearing on \*Tuesday, September 7, 2021. **Contact person for this application is Christell Frausto (PH: 309-349-4636)** if you have questions or need to make arrangements to inspect the interior of the building. (\*Monday is Labor Day Holiday)

Your comments are DUE: August 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. *Letter from neighboring property owner*

Thanks!  
Trina (ext. 8566)  
City Clerk's Office

2021 AUG 13 11:23  
**SITE APPROVAL APPLICATION FOR THE SALE OF ALCOHOLIC BEVERAGES  
IN THE CITY OF PEORIA, ILLINOIS**

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:

- Name(s), address(es) and phone number(s) of Property Owner(s): JCT INC  
DR. FLOYD Raschid, 309 453 9505, 2814 Knoxville Ave, Peoria IL
- Name, address and phone number of Intended Lessee: 61604  
Knoxville wine & spirits inc. DBA TEQUILARIA TWO (II)  
Christell Frausto 309 349 4636 2600 N. Knoxville Ave Peoria IL
- Street address of Property requested for approval: 61604  
Sultan Noorullah 773 719 6565  
1621 N. Knoxville Ave Peoria IL 61603

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

- Legal description of Property listed in #3: ARMSTRONG'S SUB NW 1/4 SEC 4-8-8E BEG NE  
COR LOT 28: THS 100' W 220' N 100' E 220' TO POB PT LOT 28  
(92-38972)
- Are there any improvements (buildings, accessories, etc.) presently on the property?  
Yes  No  If Yes, please give description of same:  
Building needing roof repair and interior Renovation, parking Lot
- Are you planning to build any improvements upon the property?  If Yes, please indicate such improvements: Roof Repair, Paint, Renovation inside, + city Requirements
- What type of sale of alcoholic beverages is the property to be used for (i.e., tavern, restaurant, package liquor, etc.)? package liquor
- 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, (1) CG, D, E, E-1, G-A, G-B, G-C, I, J, K, K-1, L, M, N C1 - Packaged goods  
Subclass: 1, 1A, 2, 2A, 3, 3A, 4, (6) 7, 8, 10, 11, 12 #6 - product tastings
- 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  
11 day of Aug, 2021

Laurie K. Caho  
Notary Public

JCT, Inc Robert - Pres  
Signature of Property Owner(s)

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



**PRODUCT TASTING**

**APPLICATION FOR SUBCLASS 6 LIQUOR LICENSE**

Present License Class C-1 Present License No. \_\_\_\_\_

Establishment Name Knoxville Wine & Spirits Inc  
DBA - Tequilaria Two (II)

Address 1621 N. Knoxville Ave

Type of Function: Packaged liquor

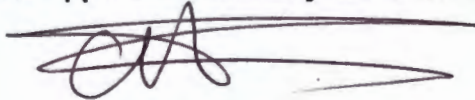
Date/Hours of Function: 9am-12am

List any liquor code violations for past 3 years: NO

Has this license been previously applied for: NO If so, when: \_\_\_\_\_

**AFFIDAVIT**

I swear that I am fully informed as to the provisions of the Illinois Liquor Control laws and the liquor ordinance 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 of Licensee or Agent

Subscribed and sworn to before me this 13<sup>th</sup>  
day of August, 2021.

Jouir D. Bonds  
Notary Public

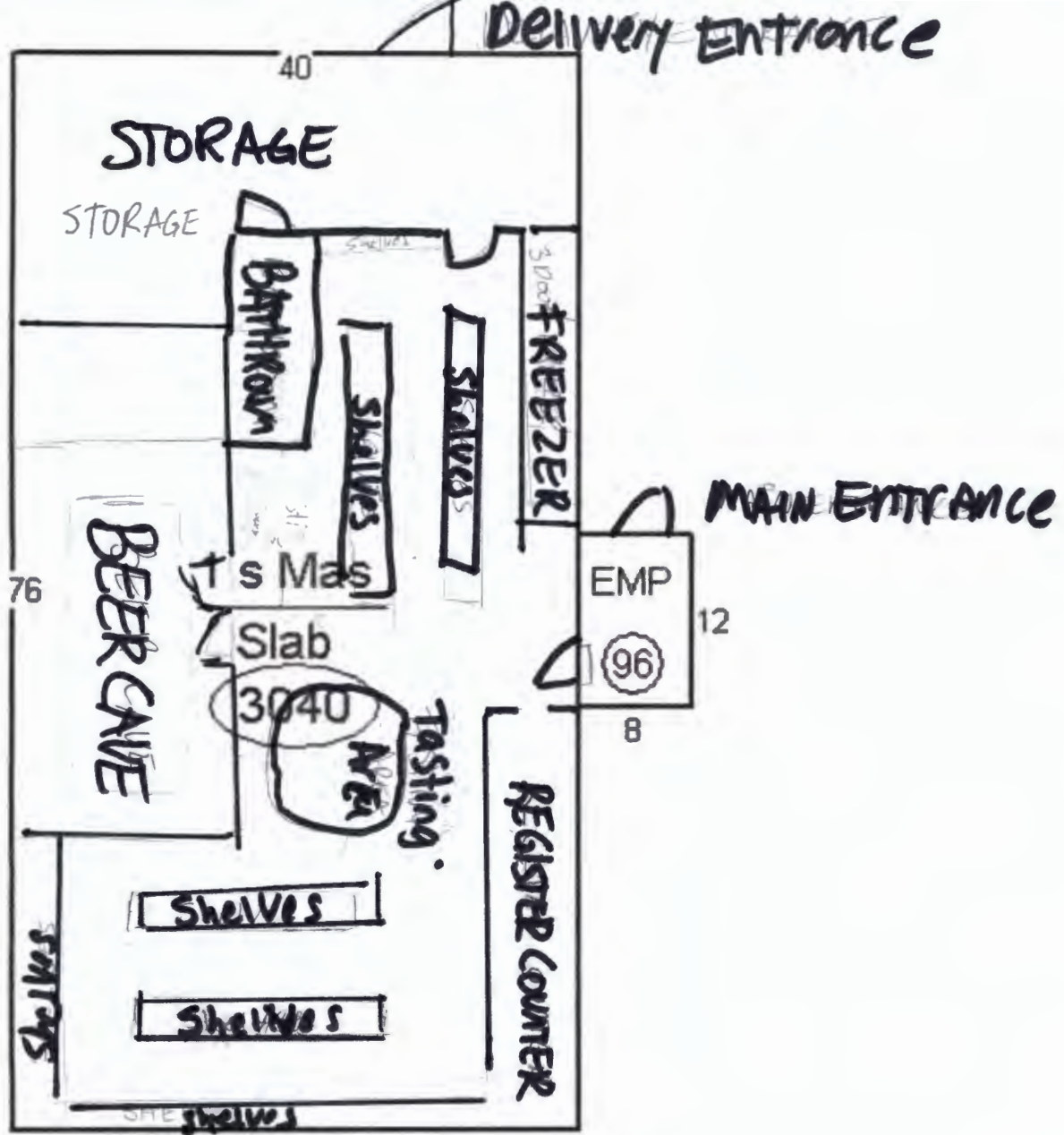


**FOR OFFICE USE ONLY**

Application for Subclass 6 is APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_

\_\_\_\_\_  
Liquor Commissioner / Date

Special Conditions: \_\_\_\_\_



Knoxville Wine & Spirits Inc.

DBA - Tequilaria Two (II)

1621 N. Knoxville

Peoria FL 32903

## Trina Bonds

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**From:** Leigha Adelsberger  
**Sent:** Tuesday, September 7, 2021 3:24 PM  
**To:** Trina Bonds  
**Subject:** Tequilaria

Hi Trina,

Christell remitted all of her past due taxes and came in and paid today. She no longer has any outstanding balances with the City.

Thanks!

*Leigha Adelsberger*  
City of Peoria  
Office of Accounts Receivable





Fire Department

August 25, 2021

Liquor Commission  
Office of Corporation Counsel  
City of Peoria, IL

Re: Site Approval Application  
Case: 21-09  
Knoxville Wine & Spirits, INC  
d/b/a Tequilaria Two  
1621 N Knoxville Ave.  
Requesting: Class C-1 (packaged Goods)  
Subclass (product Tasting)

Liquor Commissioners,

The above mentioned business has not completed interior construction tenant fit out. 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.

**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](mailto:CPerrin@peoriagov.org)

505 NE Monroe  
Peoria, Illinois 61603-3767  
309/494-8700  
FAX 309/4948777







CITY OF  
**PEORIA**

Community Development Department

August 26, 2021

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

RE: **Site Application Case 21-09**  
**Knoxville Wine & Spirits, Inc.**  
**d/b/a TEQUILARIA Two**  
**1621 N. Knoxville Avenue (PIN 18-04-178-029)**

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

Dear Commissioners:

Building and Zoning staff from the Community Development Department have reviewed the above listed request. The following is a summary of the results:

1. The property is currently zoned CG (General Commercial) District. Retail sales is a permitted use.
2. The existing commercial building is currently unoccupied. The applicant must first submit plans prepared and stamped by a design professional to obtain a building permit for the proposed use.
3. All necessary building and trades permits must be obtained prior to work commencing.
4. Mechanical, electrical and plumbing work must be accomplished by licensed and registered contractors in the City of Peoria. All work shall adhere to 2018 International Code series, 2018 IECC, 2017 NEC, 2018 Illinois Plumbing Code, and 2018 Illinois Accessibility Code.
5. Work must be completed as illustrated in the approved plans and the Certificate of Occupancy must be obtained prior to operation.

The Community Development Department does not object to the requested liquor license upon issuance of a Certificate of Occupancy/Completion for any construction work.

Sincerely,

Joe Dulin  
Director

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



PEORIA POLICE DEPARTMENT

August 31, 2021

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

RE: Site Approval Application #21-09  
Knoxville Wine & Spirits, Inc.  
d/b/a TequilAria Two  
1621 N. Knoxville Ave.  
Requesting: Class C-1 (packaged goods)  
Subclass 6 (product tastings)

Dear Commissioners,

A site application has been received from *Knoxville Wine & Spirits, Inc, d/b/a, TequilAria Two, 1621 N. Knoxville Ave., Peoria, Illinois* for a Class C-1 and Subclass 6 liquor license. Approval of this application would allow the applicant to sell packaged liquor and have product tastings at this location.

Officer Kevin Slavens inspected the site which sits on Knoxville Avenue, just south of Richmond Avenue, along a state route thoroughfare. This site previously operated as LaFavorita and 3 Reales, both holding Class B (restaurant) liquor licenses. These two restaurants were restricted by a site stipulation from selling packaged liquor at these establishments. This site neighbors numerous other commercial businesses and retail establishments along this block of Knoxville Avenue, as well as single family and multi-family residences in the 1600 block of N. Linn Street, which is located directly behind this location to the west.

There are two gas stations, six convenient stores and a full-service pharmacy all located less than a one mile from this proposed site. Walgreens is located 2515 N. Knoxville Avenue and is nine blocks to the north from this proposed site. Walgreens holds a Class C-1 liquor license and has serviced this area of town for the sale of packaged liquor since February 2011. Also included with this site application letter is a map showing the geographical locations and proximity of these retailers from this proposed site.

The Peoria Police Department does not believe there is an economic need, nor community desire for another liquor store in this area of town. The Peoria Police Department believes that Walgreens located at 2515 N. Knoxville Avenue and Short Stop Liquors at 1302 E. Frye Avenue, located less than 1.5 miles to the east of this proposed site adequately serves the community in this part of town. Additionally, there are obvious concerns that the addition of a liquor store located so close to an older and established neighborhood, as well as Central High School, located at 1615 N. North Street would be detrimental to the residents in this area and neighboring businesses.

Historically, liquor stores have led to an increase in crime, vehicle and foot traffic, noise, litter and similar quality of life issues resulting in a general overall decline of a neighborhood, which would hinder the continued efforts to maintain this area of town into a stable and viable neighborhood. Previous City of Peoria City Councils have recognized these numerous issues and concerns by prohibiting the prior two businesses that operated at this site from making packaged liquor sales at their restaurants.



PEORIA POLICE DEPARTMENT

City of Peoria, Liquor Commission  
August 31, 2021  
Page 2

This proposed site is located between the west / east bluffs of town (police district 11 and police district 10) which are two of the busiest police districts in the city. From January 1, 2020 to August 31, 2021 the Peoria Police Department has responded to over 39,000 police calls for service in these two districts alone. The Peoria Police Department feels that the addition of a liquor store in this specific area of town will only exacerbate the already high call volume in the east / west bluffs of the city and further strain police resources. Furthermore, the Peoria Police Department believes that the close proximity of this proposed site to Central High School, as well several Children's Home properties located in the east / west bluff neighborhoods is extremely worrisome.

Finally, site approvals being location specific and not owner specific, have proven extremely difficult to revoke once approved. The Peoria Police Department has consistently objected to site approval applications for stand-alone liquor stores in areas of town that have struggling and blighted neighborhoods. Accordingly, the Peoria Police Department recommends **denial** of this site approval application.

Sincerely,

Eric P. Echevarria  
Chief of Police

EE/ks

CC: City Clerk  
Corporation Counsel

  
\_\_\_\_\_  
Captain SID

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

  
\_\_\_\_\_  
Sergeant SID  
\_\_\_\_\_  
Lieutenant SID



**Walgreens (Liquor)**  
2515 N. Knoxville Ave.

**Lucky's**  
2441 N. Knoxville Ave.

**Kings Zone**  
2411 N. Knoxville Ave.

**Express Snacks Food Mart**  
2300 N. Knoxville Ave.

**Circle K Gas Station**  
2312 N. Knoxville Ave.

**Peoria Fashion**  
2005 N. Knoxville Ave.

**Shell Gas Station**  
1900 N. Knoxville Ave.

**Saint Bernard School**

**Glen Oak Primary School**

**New Nebraska Food Mart**  
1830 N. Sheridan Rd.

**Deedaman's Convenience Store**  
339 W. Richmond Ave.

**Peoria High School**

**W Richmond Ave**

**Tequila 2**  
1621 N. Knoxville Ave.  
**Proposed Site**

**Short Stop (Liquor)**  
1302 E. Frye Ave.

**Lincoln Middle School**

**Mary St**



# TequilaRia

## TEQUILARIA WINE & SPIRITS

· EST 2020 ·

Hello Neighbors,

I want to introduce myself, my background, and my intention for 1621 N Knoxville Ave. My name is Christell Frausto, I am a local business owner and community activist. Alongside my uncle, and ex-husband we have been serving the East Bluff and Peoria Area for over six years.

We started with a gas station on Prospect and Forrest Hill, an insurance agency on Knoxville and Virginia, affordable rental homes in Peoria, and lastly TequilaRia Wine & Spirits on Prospect by War Memorial.

TequilaRia is a packaged liquor store done differently. I designed it with women in mind and having unique healthier drink options as well as the regular line up. I made sure to make the store very unique with a high-end look and feel. A clean and safe store was a non-negotiable baseline for our operation. Heavy lighting, security cameras, safety operations for my team, a strict no loitering policy, among other precautions have contributed to our store not having any issues and being welcomed by our neighbors. We opened in December of 2020, after very difficult year of renovations during the pandemic.

This was not an easy task but I ensured my team and I proved ourselves to the city of Peoria, the customers, and our neighbors as an asset to the community rather than a nuisance. I feel extremely enthusiastic about Knoxville Avenue since I have had a great experience at my office as an insurance agent. I want to be a part of a busy street with a good location that my team can renovate and bring back to life.

I can understand any questions or concerns you may have about my business joining the area. I want to take this opportunity to invite you to visit my existing store at 3504 N Prospect Road, Peoria IL 61614.

We have a wonderful selection and daily tastings of new and exciting products. I am fully available by phone, email, or in person to meet and give you a tour or answer any questions and concerns as I did with my neighbors at the Prospect location. I want to thank you for your time and consideration.

My personal number is 309-349-4636. I look forward to hearing from you and serving the neighborhood.

Sincerely,  
Christell Y Frausto

CHRISTELL FRAUSTO  
Founder/Owner

tequilariapeoria@gmail.com  
(309) 349-4636

3504 N PROSPECT AVE  
PEORIA, ILLINOIS 61603

1621 N KNOXVILLE  
PEORIA, ILLINOIS 61603

Experience  
Tequilaria for  
yourself

Follow us



Tequilaria Wine  
and Spirits



Tequilaria Peoria

3504 N PROSPECT AVE  
PEORIA, ILLINOIS

# Tequila Ria



Sept 1, 2021

Pamela Thomas 119 West Richmond Ave.

I, Disagree with having a Package liquor store, located within 300 feet of my home.

I already pick up beer cans, & liquor bottles in my Driveway. This is not safe for family or school children

I have a Car Wash with People Booming Music Then Burger King ~~Driveway~~ Driveway with People Booming Music

People hanging out all times of Day and night. please take this in consideration.

(Pam Thomas)

119 W. Richmond Ave

Peoria, IL 61604

Ph 981-9657

CITY CLERK  
PEORIA, IL

21 SEP - 7 PM 2:34

Virginia Jarr

Pamela Thomas  
119 W. Richmond Ave  
Peoria, IL 61604

**NOTICE OF PUBLIC HEARING**

The Liquor Commission of the City of Peoria, Illinois will hold a Public Hearing on an application of a Class C-1 Subclass 6 Liquor License for the following described property.

KNOXVILLE WINE & SPIRITS, INC. D/B/A TEQUILARIA II

**(name of establishment)**

1621 N. KNOXVILLE AVE.

**(address)**

FOR USE AS:

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REQUEST FOR A CLASS C-1 (PACKAGED GOODS)

LIQUOR LICENSE WITH A SUBCLASS 6 (PRODUCT TASTINGS).

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The Hearing will be held on TUESDAY - SEPTEMBER 7, 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.



Castaneda, Everardo A  
1610 N Linn St  
Peoria Il 61604

Washington, Tommie  
1612 N Linn St  
Peoria Il 61604

Keller, Amanda  
135 Spring St  
East Peoria Il 61611

Peoria Retail LLC  
6440 E Westfield Blvd  
Indianapolis in 46220

Kentucky Data Link Inc  
8829 Bond St  
Shawnee Mission Ks 66214

Royer, Mabel A  
1526 N Linn St  
Peoria Il 61604

~~Hamm, Jennifer L  
14707 W Schlink Rd  
Brimfield Il 61517~~

Jct Inc  
2819 N Knoxville Ave  
Peoria Il 61614

Hamm, Jennifer L  
14707 W Schlink Rd  
Brimfield Il 615179438

Store Master Funding Xii LLC  
C/O True Blue Car Wash 1255 W Rio  
Salado Pkwy Ste 111  
Tempe Az 85281

Jet Peoria Realty Ltd  
C/O Joseph Morrissey 1510 E Pershing  
Rd  
Decatur Il 62526

Morris, Janet S  
6616 N Kramm Rd  
Brimfield Il 61517

Aleman, Eduardo  
104 Lewis Ct  
Bartonville Il 61607

Debauche, Wayne G Jr  
1616 N Linn St  
Peoria Il 61604

Mid Enterprises LLC  
1615 N Knoxville Ave  
Peoria Il 61614

Frasco, Rebecca  
1613 N Dechman Ave  
Peoria Il 616033008

Curtis, Daniel W  
311 E Frye Ave  
Peoria Il 616032447

1600 N Knoxville LLC  
3132 W Devon Ave  
Chicago Il 60659

Noguera, Victor A  
1617 N Dechman Ave  
Peoria Il 61603

McCaleb, Jerome  
916 Ne Glenoak Ave  
Peoria Il 61606

Depinto, Bruce A  
1621 N Dechman Ave  
Peoria Il 61603

Glenn Estate, Muriel H  
1615 N Dechman Ave  
Peoria Il 61603

Hermes, John P  
205 S Lee  
Bloomington Il 61701

Thomas, Pamela I  
119 W Richmond Ave  
Peoria Il 61604

Banks, Bobasha  
P O Box 13381  
Atlanta GA 30324

Cohen, Jeff A  
7219 N Vauxhall Pl  
Peoria Il 616159213

Carpenter, Clotee  
125 W Richmond Ave  
Peoria Il 61604

Supervalu Holdings Inc  
C/O Property Tax P O Box 990  
Minneapolis Mn 55440

Midtown Plaza LLC  
C/O David S Joseph 5001 N University  
St  
Peoria Il 61614

Malaga, Pascual  
1620 N Linn St  
Peoria Il 61604

Russell, Reginald  
1604 N Linn St  
Peoria Il 61604

Peoria Retail LLC  
6440 E Westfield Blvd  
Indianapolis in 46220

Coggins, Nellie J  
1522 N Linn St  
Peoria Il 61604

Rashid, Floyd J  
2819 N Knoxville Ave  
Peoria Il 616042869

Consolidated Properties LLC  
P O Box 9565  
Peoria Il 616129565

Maruti Gagan Management LLC  
1246 Rue Conti St  
Danville Il 618321234

Bfs Retail & Commercial Operations  
LLC  
333 E Lake St  
Bloomingdale Il 60108

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF PEORIA )

**AFFIDAVIT**

Christen Frausto, being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of DBA Knoxville Wine & Spirits Inc  
Tequilaria Two (II)  
(establishment name)

located at 1621 N. Knoxville Ave, Peoria, Illinois.  
(address)

2. On August 13th, 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.



(Signature of Liquor Licensee)

Subscribed and sworn to before me  
this 13th day of August  
2021.

Torina D Bonds  
Notary Public

