

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 Jim Ardis, Liquor Commissioner
Denis Cyr, Council Member
Chrissie Peterson, Interim Corporation Counsel

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

DATE: September 10, 2020

SUBJECT: **SITE APPLICATION: Case: 20-05**
J.K. Williams Distilling, LLC
d/b/a J.K. Williams Distilling
8635 N. Industrial Road
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 Monday, October 5, 2020. **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: September 24, 2020 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**

PEORIA, IL

2020 SEP -4 AM 8:55

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:

Beth Ball

1. Name(s), address(es) and phone number(s) of Property Owner(s):
Community Bank c/o Jeffrey B. Stone

2. Name, address and phone number of Intended Lessee:
AK Williams Distilling, LLC 612-600-8600
526 High Point Lane, East Peoria, IL 61611

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 14-06-251-021; Legal - NE 1/4 SEC 6-9-8E
2.589 AC BEG 106.07' E & 1620'S OF NW COR NE 1/4 SEC 6 TH S 282' W 400' N 282'
E 400' TO POB

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

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.)? Distiller of craft spirits and sales of our products.

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 C1

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

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.

Jeffrey B. Stone

Subscribed and sworn to before me this 4th day of September, 2020

Liberty Binigar

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 J.K. Williams Distilling, LLC

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

Type of Function: Product tastings

Date/Hours of Function: Wednesday-Sunday Noon-6pm

List any liquor code violations for past 3 years: None

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]
Signature of Licensee or Agent

Subscribed and sworn to before me this 4th day of September, 2020.
Torina D. Bonds
Notary Public



FOR OFFICE USE ONLY

Application for Subclass 6 is APPROVED _____ DENIED _____

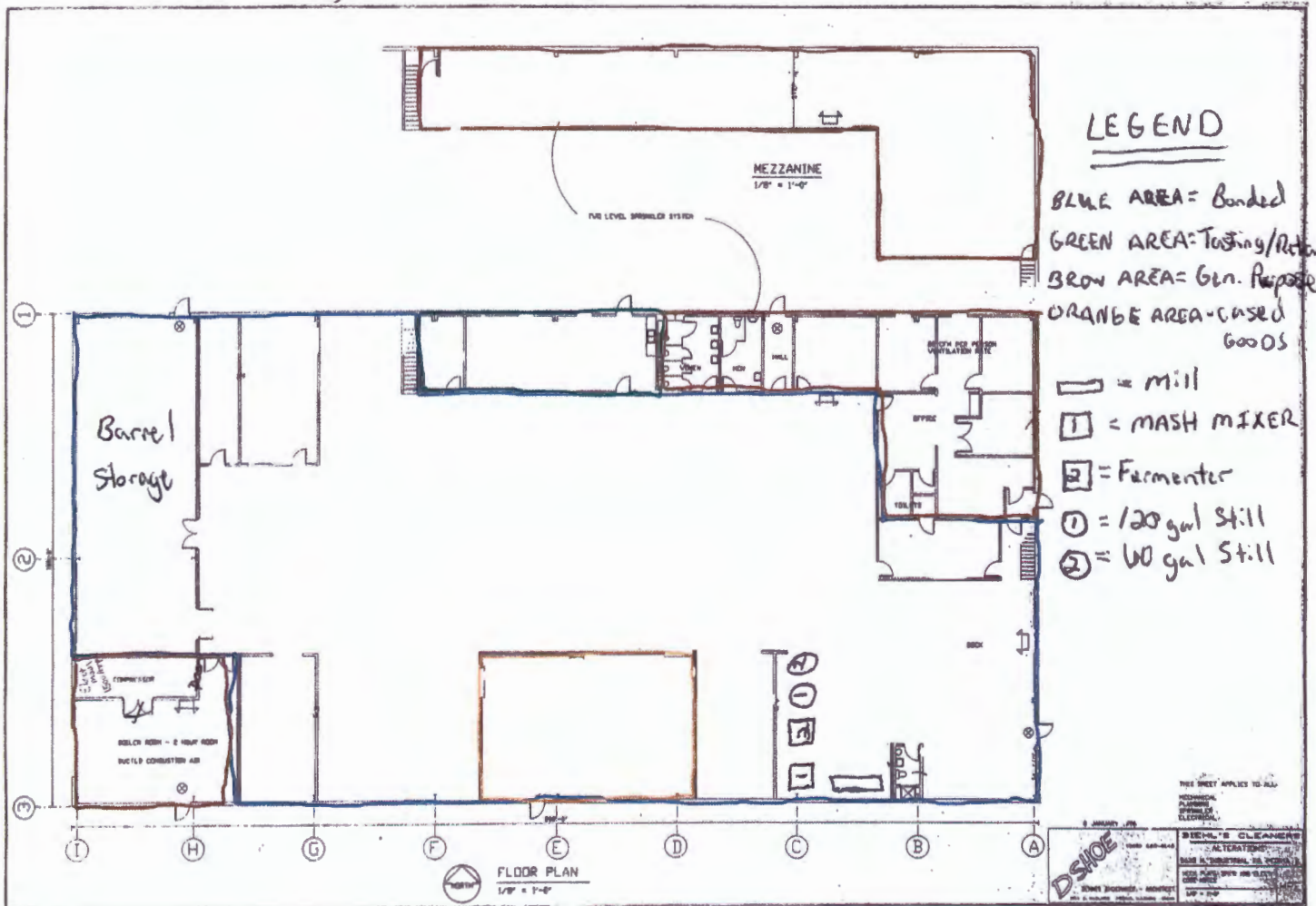
Liquor Commissioner / Date

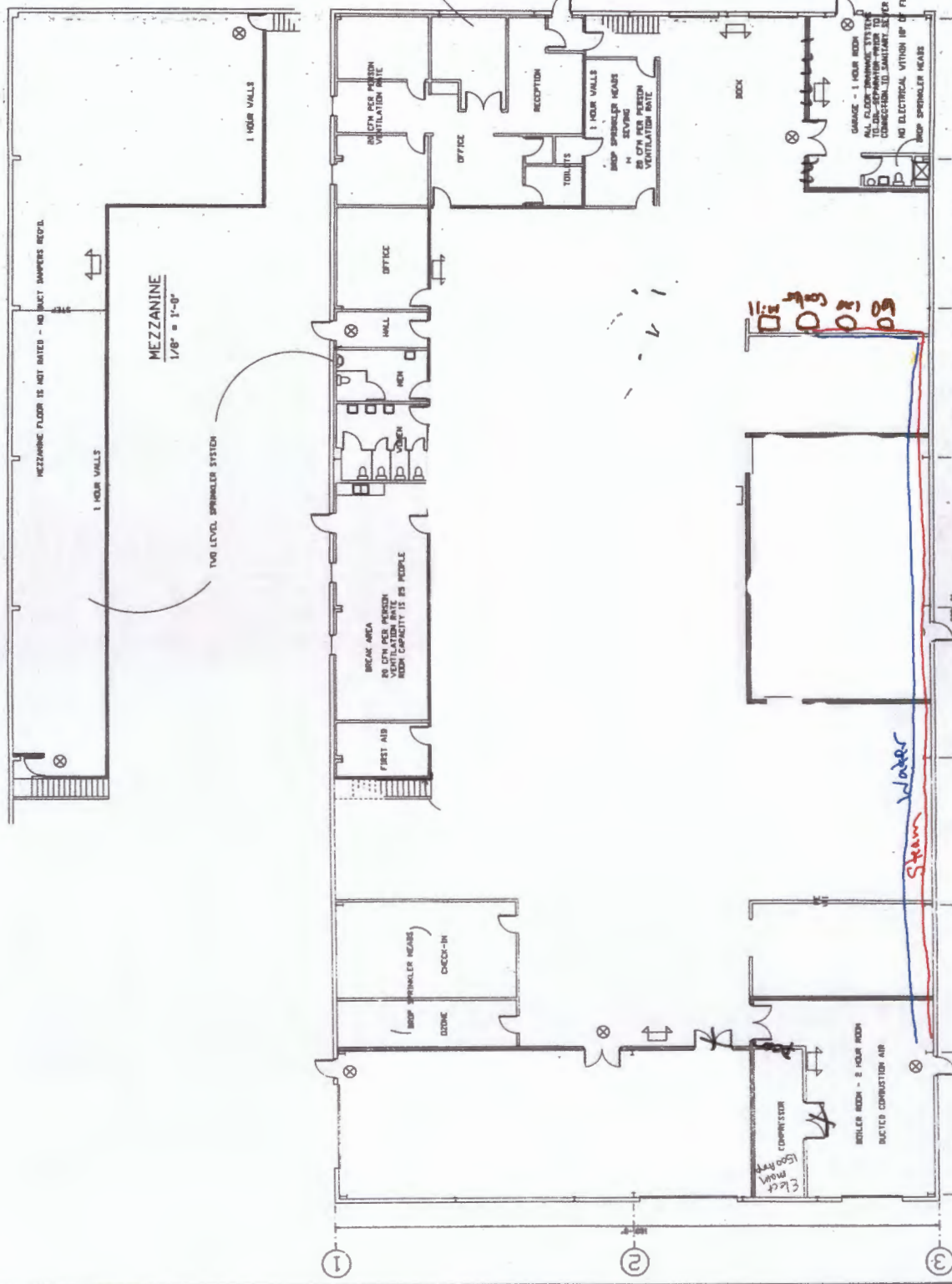
Special Conditions: _____



Grass area
.76 acres

JK Williams Distilling - New Location





BSI

8 JANUARY 1994

THIS SHEET APPLIES TO ALL MECHANICAL, SPRINKLER, ELECTRICAL.

BIEM'S CLEANERS

ALTERATIONS

INDUSTRIAL, W. MICHIGAN, L.

FOR PARTS, SUPPLIES AND VALUES

INDUSTRIAL

UP-7 P-4

VERIFY SIZE AND CAPACITY OF EXISTING SPRINKLER RISER

BATTERY EMERGENCY LIGHT WITH 2 HEADS

EXIT SIGN WITH INTERNALLY-UP

FIRE RATED WALLS ALL PENETRATIONS SEALED ALL DOORS TO BE SELF-CLOSING

1111 - 1111 - 1111

CODE COMPLIANCE

COMPLIANCE WITH THE FOLLOWING IS REQUIRED:

1993 BOCA NATIONAL BUILDING CODE

1993 BOCA NATIONAL MECHANICAL CODE

1993 BOCA NATIONAL ELECTRICAL CODE

ILLINOIS STATE PLUMBING CODE

ILLINOIS ACCESSIBILITY CODE

ILLINOIS NATIONAL FIRE ALARM AND SIGNALING PLANTS

NFPA 99 - FLAMMABLE AND COMBUSTIBLE LIQUID CODE

NFPA 13 - INSTALLATION OF SPRINKLER SYSTEMS

FLOOR PLAN
1/8" = 1'-0"



1 2 3

A B C D E F G H I



PEORIA POLICE DEPARTMENT

September 16, 2020

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

RE: Site Approval Application #20-05
J.K. Williams Distilling, LLC
d/b/a J.K. Williams Distilling
8635 N. Industrial Rd.
Requesting: 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 C-1 and Subclass 6 liquor license. The approval of this application would allow the applicant to sell packaged liquor for retail sale and host product tastings at this location.

Officer Kevin Slavens inspected the site which is located on N. Industrial Road just south of W. Townline Road in an established commercial area. The applicant plans to distill several different types of alcoholic liquors at this location. This site previously operated as a Biehl's Cleaners facility and neighbors several other commercial businesses.

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,

Loren Marion III
Chief of Police

LM/ks

cc: City Clerk
Corporation Counsel



CITY OF
PEORIA

Community Development Department

September 22, 2020

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

**RE: Case 20-05
J.K. Williams Distilling, LLC
d/b/a J.K. Williams Distilling
8635 N Industrial Road**

**Requesting: Class C-1 (Packaged Goods)
Subclass 6 (Product Tasting)**

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.**
- 2. New tenant would be a change of occupancy to a higher hazard classification. Stamped drawings by a registered design professional will be required before building permits will be issued.**
- 3. All work shall adhere to 2012 International Code series, 2018 IECC, 2014 NEC, 2014 Illinois Plumbing Code, and 2018 Illinois Accessibility Code.**

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

Sincerely,

Ross Black
Director

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



Fire Department

September 24, 2020

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 20-05
J.K. Williams Distilling, LLC
d/b/a J.K. Williams Distilling
8635 N Industrial Road
Requesting: Class C-1 (Packaged Goods)
Subclass 6 (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.

A handwritten signature in black ink that reads "Charles A. Perrin".

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



Trina Bonds

From: Leigha Adelsberger
Sent: Monday, September 28, 2020 11:12 AM
To: Trina Bonds
Subject: RE: Case #20-05

Good morning,

Regarding Site Application #20-05 for J. K. Williams Distilling, LLC dba J.K. Williams Distilling, there are no outstanding items in Accounts Receivable.

Leigha Adelsberger
Office of Accounts Receivable
City of Peoria

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.

J.K. WILLIAMS DISTILLING, LLC D/B/A J.K. WILLIAMS DISTILLING

(name of establishment)

8635 N. INDUSTRIAL ROAD

(address)

FOR USE AS:

REQUEST FOR A CLASS C-1 (PACKAGED GOODS)

LIQUOR LICENSE WITH A SUBCLASS 6 (PRODUCT TASTINGS).

The Hearing will be held on MONDAY - OCTOBER 5, 2020 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.

Alcast Company
8821 N University St
Peoria Il 61615

Vonachen Enterprise
8900 N Pioneer Rd
Peoria Il 616151522

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

Thompson, Kenneth
2400 W Park 74 Dr
Peoria Il 61615

Community Bank
C/O Jeffery B Stone 13721 N Ashton
Pkwy
Chillicothe Il 61523

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

Benisnek & Duffy Inc
8711 Industial 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 96635 N. INDUSTRIAL ROAD , Peoria, Illinois.
(address)

2. On SEPTEMBER 4, 2020 , 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 4th day of September,
2020.



Notary Public

