

19-05 **Gold Standard Enterprises, Inc.**
d/b/a Binny's Beverage Depot
2601 W. Lake, Suite A1-B
Requesting: Class C (packaged goods)

Bob Hall, Attorney, representing Westlake Shopping Center, and Michael Binstein, Owner, presented a Site Application for a Class C (packaged goods) Liquor License at 2601 W. Lake, Suite A1-B.

In discussion with Chairman Miller, Attorney Hall reported that the former tenant at this location closed and vacated the site last summer. He said since then they had worked hard to find a suitable tenant to fill the space. He went on to say that they were very happy with the opportunity to welcome the operation of Binny's Beverage Depot.

In more discussion, Mr. Binstein gave a brief description of their history. He said his father started the business in 1948. He said for the entire 71 years they had been in business, they operated as a private family owned business. He explained that he entered the business in 1995. He went on to say that since the first store which in 1948 that sold peanuts, produce and pints of whiskey, he said they had evolved from a full-service to self-service concept. He said today they had 40 stores and he said they sign very long-term leases, but he said he continues to remind himself that they had day-to-day employment contracts with their over nine million customers.

In response to Chairman Miller's question in regards to their hours of operation, Mr. Binstein said they would be open seven days a week, from 9:00 a.m. to 9:00 p.m., except on Sundays where they opened a little later and they closed at 6:00 p.m. He further stated that they were big on education and he said they did a lot of cutting edge programs where they invited distillers and wine makers from around the world. He said they wanted to be open for operation in approximately four months.

Mohmad Mohamad, Local Liquor Business Owner, spoke in opposition of the request for Site Approval. He commented that he felt the proposed business would potentially draw a number of bad influences to this shopping center where he currently frequented with his family. He said this establishment would also hurt current local businesses in Peoria. He mentioned the effects of chain stores and also the rise of crime rates in this area. He commented that Peoria needed more grocery stores in town rather than more liquor stores.

Rutul Amin, Local Liquor Business Owner, also spoke in opposition of the request for Site Approval. He expressed his concerns and agreed that this establishment would hurt local small scale businesses.

Aneel Modugulu, Local Liquor Business Owner, said he shared the same concerns of the previous current liquor business owners. He mentioned that the discounted prices at this establishment could harm current small local businesses.

In response to the concerns mentioned by the current local liquor business owners, Attorney Hall said that this establishment has operated in the Chicago area for many years and he said they had dealt with similar issues that had been addressed. He said as far as competition, he said this type of business was market based. He said the concerns mentioned were not an appropriate standard or evaluation for the Liquor Commission to make in order to keep out competition.

Mr. Binstein responded to the comments by stating that as a reference point, he said they sold commodity items and he said Binny's was all about selections. He said they had one of the best trained organizations. He went on to say that they were all about service and that had been their trademark for the past 71 years. He said they were still a private family-owned establishment located in only one state.

Commissioner Cassidy said for the record, he wanted to thank the business owners who had come before the Liquor Commission to speak. He referred to Section 3-92 of the Liquor Code, which addressed the suitability of the site and what the Commission were supposed to consider. He agreed with Attorney Hall's comments that competition was not something the Commission was supposed to consider. He said in regards to whether or not the operation would be detrimental to the neighborhood, he said this was a well-established business. He then said there wasn't any evidence that would suggest that this store would cause any harm to the shopping center or the surrounding neighborhood.

Hearing no more comments or questions, Chairman Miller called for the motion.

Commissioner Cassidy moved to recommend approval of the Site Application for a Class C (packaged goods) Liquor License at 2601 W. Lake, Suite A1-B; seconded by Commissioner Kouri.

Approved by roll call vote.

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

Nays: None.

Chairman Miller stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, April 23, 2019, at 6:00 p.m. and a representative of this establishment should be present at that meeting.

MEMORANDUM

TO: Leah Allison, Community Development
Scot Wolf, Building Inspections
Officer Kevin Slavens, Police - TOU
Lt. Earnest McCall, Police - Traffic Division
Fire Engineer Charlie Perrin, Fire Prevention Division
Rebecca Runyon, Accounts Receivable Supervisor
Mayor Jim Ardis, Liquor Commissioner
Eric Turner, Deputy Liquor Commissioner
Jim Montelongo, Council Member
Don Leist, Corporation Counsel
Julie Schmidt, Public Works (Sidewalk Café Requests Only)

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

DATE: March 6, 2019

SUBJECT: **SITE APPLICATION: Case: 19-05**
Gold Standard Enterprises, Inc.
d/b/a Binny's Beverage Depot
2601 W. Lake, Suite A1-B
Requesting: Class C (packaged goods)

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, April 1, 2019. **Contact person for this application is Attorney Bob Hall (671-9600)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: March 21, 2019 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

LEGAL DESCRIPTION

OF

SHOPPING CENTER

Tract I:

A part of the Northwest Quarter of Section 30, and a part of the Southwest Quarter of Section 19, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 30; thence North 89 degrees 49 minutes 00 seconds West along the North line of the Northwest Quarter of said Section 30, a distance of 323.4 feet to a point on the Westerly right of way line of Rockwood Road and the Point of Beginning of the tract to be described; thence South 00 degrees 02 minutes 37 seconds West along the Westerly right of way line of Rockwood Road, a distance of 39.33 feet; thence in a Southeasterly direction along the Westerly right of way line of Rockwood Road on a curve to the left having a radius of 120 feet for an arc distance of 41.92 feet; thence North 88 degrees 50 minutes 29 seconds West, a distance of 110.88 feet; thence South 01 degrees 09 minutes 31 seconds West, a distance of 103.08 feet; thence South 88 degrees 50 minutes 29 seconds East, a distance of 156.83 feet to a point on the Westerly right of way line of Rockwood Road; thence South 22 degrees 57 minutes 04 seconds East along the Westerly right of way line of Rockwood Road, a distance of 16.49 feet to the intersection of the Westerly right of way line of Rockwood Road and the Northwesterly right of way line of West Lake Street; thence in a Southwesterly direction along the Northwesterly right of way line of West Lake Street on a curve to the Left having a radius of 340 feet for an arc distance of 163.34 feet; thence South 28 degrees 41 minutes 58 seconds West along the Northwesterly right of way line of West Lake Street, a distance of 22.18 feet; thence in a Southwesterly direction along the Northwesterly right of way line of West Lake Street on a curve to the right having a radius of 260 feet for an arc distance of 319.92 feet; thence North 80 degrees 48 minutes 02 seconds West along the Northerly right of way line of West Lake Street, a distance of 349.56 feet; thence North 00 degrees 49 minutes 57 seconds East, a distance of 416.47 feet to a point on the South line of the Southwest Quarter of said Section 19; thence continuing North 00 degrees 49 minutes 57 seconds East, a distance of 629.34 feet; thence South 89 degrees 38 minutes 37 seconds East, a distance of 525.48 feet to a point on the Southwesterly right of way line of Rockwood Road; thence South 41 degrees 28 minutes 14 seconds East along the Southwesterly right of way line of Rockwood Road, a distance of 94.71 feet; thence in a Southeasterly direction along the Southwesterly right of way line of Rockwood Road on a curve to the right having a radius of 295 feet for an arc distance of 213.74 feet; thence South 00 degrees 02 minutes 37 seconds West along the Westerly right of way line of Rockwood Road, a distance of 361.6 feet to the Point of Beginning; situated in the County of Peoria and State of Illinois.

Tract II:

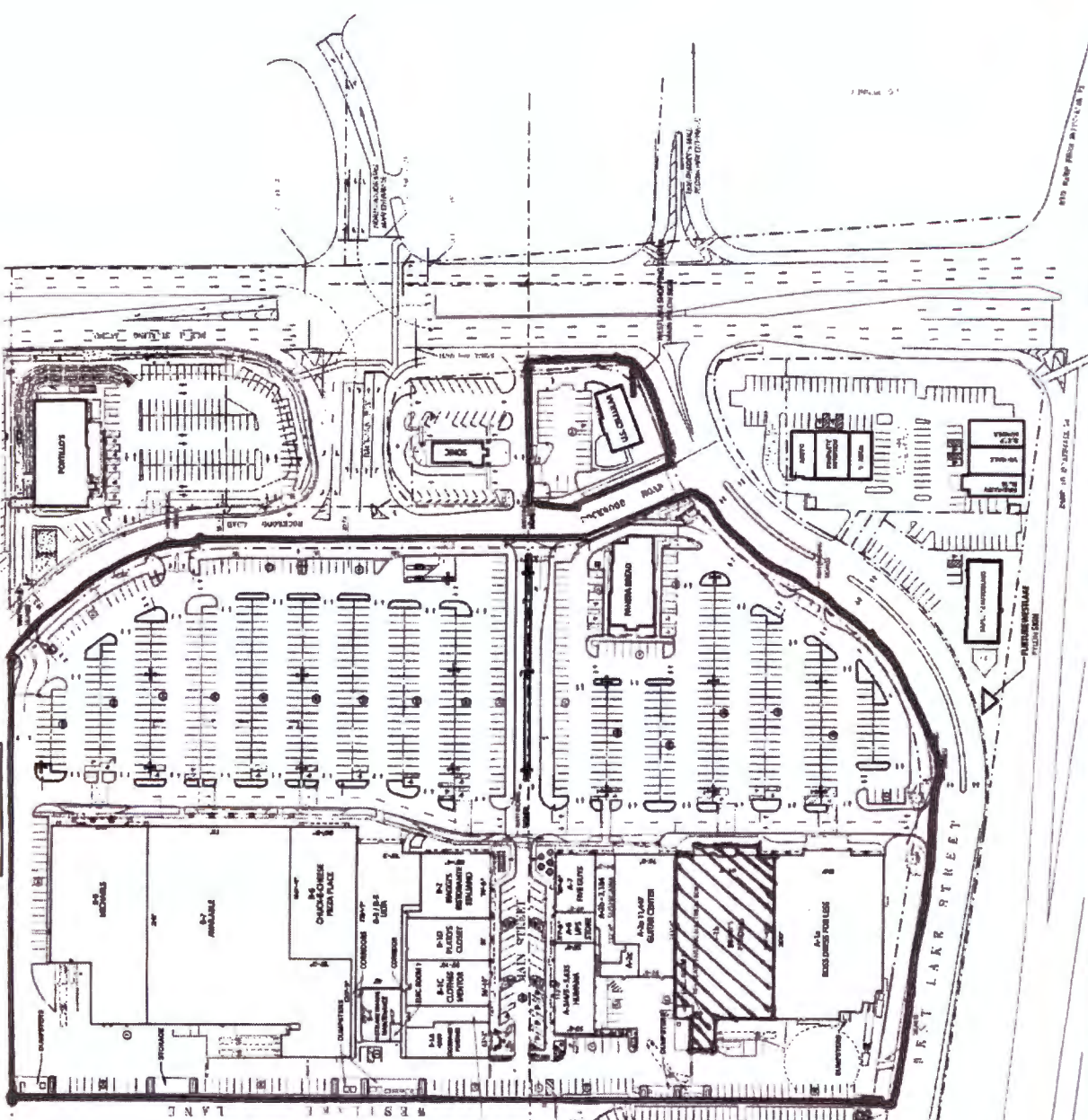
A part of the Northwest Quarter of Section 30, Township 9 North, Range 8 East of the Fourth Principal Meridian, more particularly described as follows: Commencing at the Northeast corner of the Northwest Quarter of said Section 30; thence North 89 degrees 49 minutes 00 seconds West along the North line of the Northwest Quarter of said Section 30, a distance of 107.24 feet to the Point of Beginning of the tract to be described; thence South 03 degrees 19 minutes East along the West right of way line of North Sterling Avenue, a distance of 74.83 feet; thence in a Southerly direction along the West right of way line of North Sterling Avenue along a curve to the right having a radius of 4932.61 feet for an arc distance of 32 feet; thence South 68 degrees 38 minutes 19 seconds West, a distance of 88.74 feet; thence in a Southwesterly direction along a curve to the left having a radius of 340 feet for an arc distance of 46.66 feet; thence North 20 degrees 27 minutes 54 seconds West, a distance of 135.09 feet; thence North 00 degrees 02 minutes 37 seconds East, a distance of 50 feet to a point on the North line of the Northwest Quarter of said Section 30; thence South 89 degrees 49 minutes 00 seconds East along the North line of the Northwest Quarter of said Section 30, a distance of 166.16 feet to the Point of Beginning; situated in the County of Peoria and State of Illinois.

Tract III:

A PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 8 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 30, AND RUNNING THENCE NORTH 89 DEGREES 49 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30, A DISTANCE OF 425.48 FEET; THENCE SOUTH 1 DEGREE 09 MINUTES 31 SECONDS WEST, A DISTANCE OF 78.50 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING SOUTH 1 DEGREE 09 MINUTES 31 SECONDS WEST, A DISTANCE OF 103.08 FEET; THENCE SOUTH 88 DEGREES 50 MINUTES 29 SECONDS EAST A DISTANCE OF 161.56 FEET; THENCE NORTH 22 DEGREES 56 MINUTES 33 SECONDS WEST, A DISTANCE OF 112.93 FEET; THENCE NORTH 88 DEGREES 50 MINUTES 29 SECONDS WEST, A DISTANCE OF 115.45 FEET TO THE POINT OF BEGINNING; SITUATE, LYING AND BEING IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

PIN: 14-30-126-005 and 14-30-127-001

Address: 2601 W. Lake Street and 4221 N. Sterling Ave., Peoria, IL 61615



LEASE SCHEDULE

LOCATION	TENANT	LEASE AREA
A-1	ROCKWELL	25,412 SQ. FT.
A-2	PARKING	15,911 SQ. FT.
A-3	QUEW CENTER	18,272 SQ. FT.
A-4	STADIUM	1,394 SQ. FT.
A-5	HANAMAN	5,833 SQ. FT.
A-6	UPN STORE	1,889 SQ. FT.
A-7	PARKING	3,238 SQ. FT.
A-8	CLUBHOUSE	4,098 SQ. FT.
A-9	CLUBHOUSE	5,146 SQ. FT.
A-10	PLANTYS BLOOM	5,079 SQ. FT.
A-11	STVA	11,279 SQ. FT.
A-12	AVAILABILITY	11,550 SQ. FT.
A-13	AVAILABILITY	25,234 SQ. FT.
A-14	PARKING	5,390 SQ. FT.
A-15	ILL. CELLAR	2,893 SQ. FT.
A-16	ILL. CELLAR	2,893 SQ. FT.
A-17	ILL. CELLAR	2,893 SQ. FT.
A-18	ILL. CELLAR	2,893 SQ. FT.
A-19	ILL. CELLAR	2,893 SQ. FT.
A-20	ILL. CELLAR	2,893 SQ. FT.
A-21	ILL. CELLAR	2,893 SQ. FT.
A-22	ILL. CELLAR	2,893 SQ. FT.
A-23	ILL. CELLAR	2,893 SQ. FT.
A-24	ILL. CELLAR	2,893 SQ. FT.
A-25	ILL. CELLAR	2,893 SQ. FT.
A-26	ILL. CELLAR	2,893 SQ. FT.
A-27	ILL. CELLAR	2,893 SQ. FT.
A-28	ILL. CELLAR	2,893 SQ. FT.
A-29	ILL. CELLAR	2,893 SQ. FT.
A-30	ILL. CELLAR	2,893 SQ. FT.
A-31	ILL. CELLAR	2,893 SQ. FT.
A-32	ILL. CELLAR	2,893 SQ. FT.
A-33	ILL. CELLAR	2,893 SQ. FT.
A-34	ILL. CELLAR	2,893 SQ. FT.
A-35	ILL. CELLAR	2,893 SQ. FT.
A-36	ILL. CELLAR	2,893 SQ. FT.
A-37	ILL. CELLAR	2,893 SQ. FT.
A-38	ILL. CELLAR	2,893 SQ. FT.
A-39	ILL. CELLAR	2,893 SQ. FT.
A-40	ILL. CELLAR	2,893 SQ. FT.
A-41	ILL. CELLAR	2,893 SQ. FT.
A-42	ILL. CELLAR	2,893 SQ. FT.
A-43	ILL. CELLAR	2,893 SQ. FT.
A-44	ILL. CELLAR	2,893 SQ. FT.
A-45	ILL. CELLAR	2,893 SQ. FT.
A-46	ILL. CELLAR	2,893 SQ. FT.
A-47	ILL. CELLAR	2,893 SQ. FT.
A-48	ILL. CELLAR	2,893 SQ. FT.
A-49	ILL. CELLAR	2,893 SQ. FT.
A-50	ILL. CELLAR	2,893 SQ. FT.
A-51	ILL. CELLAR	2,893 SQ. FT.
A-52	ILL. CELLAR	2,893 SQ. FT.
A-53	ILL. CELLAR	2,893 SQ. FT.
A-54	ILL. CELLAR	2,893 SQ. FT.
A-55	ILL. CELLAR	2,893 SQ. FT.
A-56	ILL. CELLAR	2,893 SQ. FT.
A-57	ILL. CELLAR	2,893 SQ. FT.
A-58	ILL. CELLAR	2,893 SQ. FT.
A-59	ILL. CELLAR	2,893 SQ. FT.
A-60	ILL. CELLAR	2,893 SQ. FT.
A-61	ILL. CELLAR	2,893 SQ. FT.
A-62	ILL. CELLAR	2,893 SQ. FT.
A-63	ILL. CELLAR	2,893 SQ. FT.
A-64	ILL. CELLAR	2,893 SQ. FT.
A-65	ILL. CELLAR	2,893 SQ. FT.
A-66	ILL. CELLAR	2,893 SQ. FT.
A-67	ILL. CELLAR	2,893 SQ. FT.
A-68	ILL. CELLAR	2,893 SQ. FT.
A-69	ILL. CELLAR	2,893 SQ. FT.
A-70	ILL. CELLAR	2,893 SQ. FT.
A-71	ILL. CELLAR	2,893 SQ. FT.
A-72	ILL. CELLAR	2,893 SQ. FT.
A-73	ILL. CELLAR	2,893 SQ. FT.
A-74	ILL. CELLAR	2,893 SQ. FT.
A-75	ILL. CELLAR	2,893 SQ. FT.
A-76	ILL. CELLAR	2,893 SQ. FT.
A-77	ILL. CELLAR	2,893 SQ. FT.
A-78	ILL. CELLAR	2,893 SQ. FT.
A-79	ILL. CELLAR	2,893 SQ. FT.
A-80	ILL. CELLAR	2,893 SQ. FT.
A-81	ILL. CELLAR	2,893 SQ. FT.
A-82	ILL. CELLAR	2,893 SQ. FT.
A-83	ILL. CELLAR	2,893 SQ. FT.
A-84	ILL. CELLAR	2,893 SQ. FT.
A-85	ILL. CELLAR	2,893 SQ. FT.
A-86	ILL. CELLAR	2,893 SQ. FT.
A-87	ILL. CELLAR	2,893 SQ. FT.
A-88	ILL. CELLAR	2,893 SQ. FT.
A-89	ILL. CELLAR	2,893 SQ. FT.
A-90	ILL. CELLAR	2,893 SQ. FT.
A-91	ILL. CELLAR	2,893 SQ. FT.
A-92	ILL. CELLAR	2,893 SQ. FT.
A-93	ILL. CELLAR	2,893 SQ. FT.
A-94	ILL. CELLAR	2,893 SQ. FT.
A-95	ILL. CELLAR	2,893 SQ. FT.
A-96	ILL. CELLAR	2,893 SQ. FT.
A-97	ILL. CELLAR	2,893 SQ. FT.
A-98	ILL. CELLAR	2,893 SQ. FT.
A-99	ILL. CELLAR	2,893 SQ. FT.
A-100	ILL. CELLAR	2,893 SQ. FT.

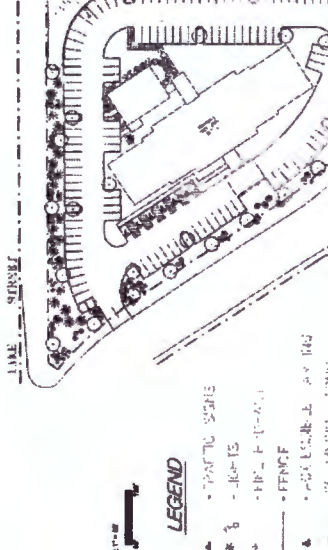
FINISHING DATA: TOTAL = 852 SQUARE SPACES
 FINISHING = 437 / 1,040 SQ. FT.

SHOPPING CENTER ADDRESS: * 14,331 ACRES (INCLUDING OUTLOTS)
 * 8.15 ACRES (INCLUDING OUTLOTS)

OUTLET ADDRESS: ILL. CELLAR
 TOTAL = 2,893 SQ. FT.

NON-LEASEABLE SPACE: WALKWAY "A" 200 SQ. FT.
 WALKWAY "B" 200 SQ. FT.
 P-1 WALKWAY "B" 200 SQ. FT.

SHOPPING CENTER SQUARE FOOTAGE: * 26,480 SQ. FT. (INCLUDING OUTLOTS)



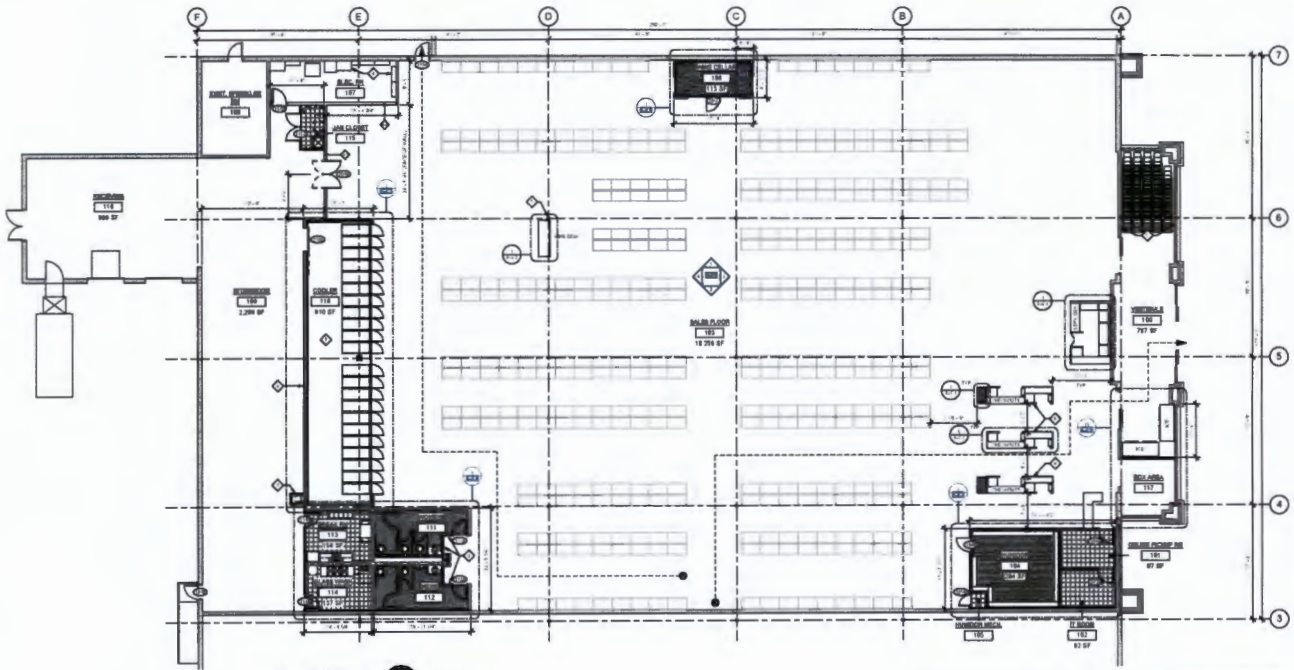
Area for which site-approval sought

INTERSTATE 74

WESTLAKE

SITE PLAN - EXISTING SITE PLAN

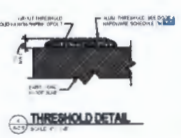
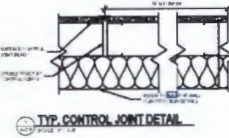
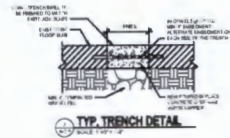
PEORIA, IL | SEPTEMBER 20, 2018



1ST FLOOR PLAN

- FLOOR PLAN KEY NOTES**
- 1. ALL ROOMS SHALL BE FINISHED TO THE FINISH LINE UNLESS OTHERWISE NOTED.
 - 2. STAIRS SHALL BE FINISHED TO THE FINISH LINE UNLESS OTHERWISE NOTED.
 - 3. ALL WALLS SHALL BE FINISHED TO THE FINISH LINE UNLESS OTHERWISE NOTED.
 - 4. ALL FLOORS SHALL BE FINISHED TO THE FINISH LINE UNLESS OTHERWISE NOTED.
 - 5. ALL CEILING SHALL BE FINISHED TO THE FINISH LINE UNLESS OTHERWISE NOTED.
 - 6. ALL LIGHT FIXTURES SHALL BE FINISHED TO THE FINISH LINE UNLESS OTHERWISE NOTED.
 - 7. ALL DOORS SHALL BE FINISHED TO THE FINISH LINE UNLESS OTHERWISE NOTED.
 - 8. ALL WINDOWS SHALL BE FINISHED TO THE FINISH LINE UNLESS OTHERWISE NOTED.
 - 9. ALL PARTITIONS SHALL BE FINISHED TO THE FINISH LINE UNLESS OTHERWISE NOTED.
 - 10. ALL CABINETS SHALL BE FINISHED TO THE FINISH LINE UNLESS OTHERWISE NOTED.
 - 11. ALL COUNTERTOPS SHALL BE FINISHED TO THE FINISH LINE UNLESS OTHERWISE NOTED.
 - 12. ALL SINKS SHALL BE FINISHED TO THE FINISH LINE UNLESS OTHERWISE NOTED.
 - 13. ALL STOVE SHALL BE FINISHED TO THE FINISH LINE UNLESS OTHERWISE NOTED.
 - 14. ALL REFRIGERATORS SHALL BE FINISHED TO THE FINISH LINE UNLESS OTHERWISE NOTED.
 - 15. ALL DISHWASHERS SHALL BE FINISHED TO THE FINISH LINE UNLESS OTHERWISE NOTED.
 - 16. ALL MICROWAVES SHALL BE FINISHED TO THE FINISH LINE UNLESS OTHERWISE NOTED.
 - 17. ALL FREEZERS SHALL BE FINISHED TO THE FINISH LINE UNLESS OTHERWISE NOTED.
 - 18. ALL FREEZER COOLERS SHALL BE FINISHED TO THE FINISH LINE UNLESS OTHERWISE NOTED.
 - 19. ALL REFRIGERATOR FREEZERS SHALL BE FINISHED TO THE FINISH LINE UNLESS OTHERWISE NOTED.
 - 20. ALL REFRIGERATOR FREEZER COOLERS SHALL BE FINISHED TO THE FINISH LINE UNLESS OTHERWISE NOTED.
 - 21. ALL REFRIGERATOR FREEZER COOLERS SHALL BE FINISHED TO THE FINISH LINE UNLESS OTHERWISE NOTED.
 - 22. ALL REFRIGERATOR FREEZER COOLERS SHALL BE FINISHED TO THE FINISH LINE UNLESS OTHERWISE NOTED.
 - 23. ALL REFRIGERATOR FREEZER COOLERS SHALL BE FINISHED TO THE FINISH LINE UNLESS OTHERWISE NOTED.
 - 24. ALL REFRIGERATOR FREEZER COOLERS SHALL BE FINISHED TO THE FINISH LINE UNLESS OTHERWISE NOTED.
 - 25. ALL REFRIGERATOR FREEZER COOLERS SHALL BE FINISHED TO THE FINISH LINE UNLESS OTHERWISE NOTED.

- GENERAL FLOOR PLAN NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL ELECTRICAL CODE (IEC).
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMPC).
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMPC).
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMPC).
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMPC).
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMPC).
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMPC).
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMPC).
 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMPC).
 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMPC).
 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMPC).
 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMPC).
 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMPC).
 16. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMPC).
 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMPC).
 18. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMPC).
 19. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMPC).
 20. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMPC).
 21. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMPC).
 22. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMPC).
 23. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMPC).
 24. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMPC).
 25. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMPC).



Trina Bonds

From: Rebecca Runyon
Sent: Thursday, March 07, 2019 3:55 PM
To: Trina Bonds
Subject: Liquor Site Application for Case 19-05

Good afternoon.

All is okay for case 19-05 as far as I see. Thanks!

Have a great day!

Rebecca Runyon

Accounts Receivable Supervisor
City of Peoria
419 Fulton Street, Room 111
Peoria, IL 61602
(309) 494-8505
rrunyon@peoriagov.org



Fire Department

March 21, 2019

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 19-05
Gold Standard Enterprises, Inc.
d/b/a Binny's Beverage Depo
2601 W Lake, Suite A1-B
Requesting: Class C (package goods)

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

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





CITY OF
PEORIA

Community Development Department

March 19, 2019

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

RE: **Case 19-05**
Gold Standard Enterprises, Inc.
d/b/a Binny's Beverage Depot
2601 W Lake Ave, Suite A1-B

Requesting: Class C (Packaged Goods)

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 C-2 (Large Scale Commercial) district with a Special Use for a Shopping Center. Retail uses are permitted within this zoning district.**
- 2. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. Architectural Construction Documents sealed and signed by a licensed Illinois Design Professional may be required for this project.**

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

Sincerely,

Ross Black
Director

City Hall
419 Fulton Street, Suite 300
Peoria, IL 61602
309.494.8600



CITY OF
PEORIA

PEORIA POLICE DEPARTMENT

March 18, 2019

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

RE: Site Approval Application #19-05
Gold Standard Enterprises, Inc.
d/b/a Binny's Beverage Depot
2601 W. Lake Ave., Suite A1-B
Requesting: Class C (packaged goods)

Dear Commissioners,

A site application has been received from *Gold Standard Enterprises, d/b/a Binny's Beverage Depot*, 2601 W. Lake Ave., Suite A1-B, Peoria, Illinois. Approval of this site application will allow the applicant to sell packaged liquor and have unlimited tastings at this location.

Officer Kevin Slavens inspected this proposed site which is located in the *West Lake Shopping Center*. This location most recently operated as *Fresh Market of Illinois* from August 2010 to July 2018 and held the same liquor license. Neighboring businesses include licensed restaurants, retail shops and other commercial businesses. There are no nearby residential homes to this site.

This site approval request appears to be appropriate for this location and would not be detrimental to the surrounding businesses or neighborhood as it sits in an established commercial setting. There are no traffic or parking concerns raised by this request.

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

Sincerely,

Loren Marion III
Chief of Police

LM/ks

CC: Deputy Liquor Commissioner
Corporation Counsel
City Clerk

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 Subclass _____ Liquor License for the following described property.

GOLD STANDARD ENTERPRISES, INC. D/B/A BINNY'S BEVERAGE DEPOT
(name of establishment)

2601 W. LAKE AVE., SUITE A1-B
(address)

FOR USE AS:

REQUEST FOR A CLASS C (PACKAGED GOODS)

LIQUOR LICENSE.

The Hearing will be held on MONDAY - APRIL 1, 2019 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.

PROPERTY OWNERS WITHIN 300 FEET

City of Peoria
419 Fulton St
Peoria Il 61602

Ejm 2713 LLC
C/O Earlyynn J Miller 1587 Hillcrest
Dr
Harrisonburg Va 22802

Mc Cormick, Janice E
4329 N Westlake Ln
Peoria Il 61615

Lovell, Calvin E
3448 Stirling Rd
Palm Harbor Fl 34684

Gunther, Clifford R
4406 N Wilco Dr
Peoria Il 61615

Marchand, Christopher E
4313 N Westlake Ln
Peoria Il 61614

Wct Investments LLC
2813 N Main St
East Peoria Il 61611

Westlake Shopping Center LLC
406 Sw Washington St
Peoria Il 61602

Miller, Patrick A
806 S Maxwell Rd
Peoria Il 61607

Sunil Peoria LLC
First Rockford Group Attn Marvin
Keys 6801 Spring Creek Rd
Rockford Il 61114

McCormick, John
5429 N Heinz Ln
Edwards Il 61528

McCormick, John
5429 N Heinz Ln
Edwards Il 61528

Dentino, Teague B
12700 N Crescent Dr
Dunlap Il 61525

STATE OF ILLINOIS)
) SS
COUNTY OF PEORIA)

AFFIDAVIT

ROBERT C. HALL, being duly sworn, does hereby swear/affirm that:

1. I am the ~~Liquor Licensee~~ of ATTORNEY FOR APPLICANT
(WESTLAKE SHOPPING CENTER, LLC) (establishment name)
DF SPACE FOR SITE APPROVAL
located at 2601 WEST LAKE AVE. (STE #1-10) Peoria, Illinois.
(address)

2. On MARCH 6, 2019, 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]
(Signature of Liquor Licensee)
ATTORNEY FOR APPLICANT

Subscribed and sworn to before me
this 6th day of March
2019.
[Signature]
Notary Public

