

**14-25**            **Hy-Vee, Inc.**  
                      **d/b/a Hy-Vee**  
                      **5421 W. War Memorial**  
                      **Requesting:    Class C-G (gas station/convenience store)**

Dan Simon, Store Director, presented a Site Application for a Class C-G (gas station/convenience store) Liquor License for 5421 W. War Memorial.

In discussion with Chairman Cassidy, Mr. Simon stated they were requesting approval of a typical gas station/convenience store. He said eventually they would be building a full blown Hy-Vee Grocery Store at this location. He said they would like to be open around August 14, 2014.

In response to Commissioner Miller's question in regards to the pending grocery store, it was reported that the grocery store had to apply for a separate liquor license.

Liquor Investigator Jordan said the C-G liquor license allowed beer and wine only. He gave his contact information to the Store Director and he explained there were certain requirements for containers that he wanted to discuss.

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

Commissioner White moved to recommend approval of the Site Application for a Class C-G (gas station/convenience store) Liquor License for 5421 W. War Memorial, with the stipulation that the applicant adhere to the Community Development requirements of Zoning Certificate No. 14-30 and all applicable Building Permits; seconded by Commissioner Coates.

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: July 11, 2014

SUBJECT: **SITE APPLICATION: Case: 14-25  
HY-VEE, INC.  
d/b/a Hy-Vee  
5421 W. War Memorial  
Requesting: Class CG (Gas Station/Convenience Store)**

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, August 4, 2014. **Contact person for this application is Adam Gillies (PH: 686-5920)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: July 24, 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

2014 JUL 11 A 10:59

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

*Boh Beer*

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):  
Hy-Vee, Inc., 5820 Westown Pkwy, WDM, IA 50266

2. Name, address and phone number of Intended Lessee:  
N/A - Same Company

3. Street address of Property requested for approval:  
5421 W War Memorial Dr, Peoria, IL 61615  
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:  
Convenience Store

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

6. Are you planning to build any improvements upon the property? X If Yes, please indicate such improvements: CONSTRUCTION OF C-STORE & GAS CANOPY/PUMPS

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

8. Is this property located in a residential section? Yes \_\_\_ No X

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 CG

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.

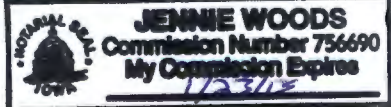
**AFFIDAVIT**

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  
10 day of July, 2014.

*Jennie Woods*

Notary Public



*Jeff Pierce*  
**JEFF PIERCE**  
**ASS'T TREASURER - FINANCIAL REPORTING**

Signature of Property Owner(s)

Oper: MSANTIAGO Date: 7/11/14 02 36  
Type: TO Receipt no: 10206  
Liquor - ALL 1.00 \$250.00  
CK CHECK 1718888 \$250.00

NOTE: Non-Refundable \$250 Filing Fee)

Trans date: 7/11/14 Time: 10:34:48

PATRICK A. NIGHTING - TREASURER  
CITY OF PEORIA









PEORIA POLICE DEPARTMENT



July 21, 2014

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

RE: Site Approval Application 14-25  
Hy-Vee, Inc.  
d/b/a Hy-Vee  
5421 W. War Memorial Dr.  
Requesting: Class CG (gas station/convenience store-beer & wine only)

Dear Commissioners,

A site application has been received from Hy-Vee, Inc., d/b/a Hy-Vee, 5421 W. War Memorial Dr., Peoria, Illinois, for a Class CG liquor license. The application is to allow this new gas station/convenience store to sell beer and wine for off site consumption.

Officer Scott Jordan inspected this location which near the Shoppes at Grand Prairie, and located at the corner of War Memorial Dr. and Orange Prairie Rd. The area is commercial and nearby businesses include restaurants, retail stores, and similar businesses. The closest residential area is to the south, approximately 325 feet across War Memorial Drive, and consists of a single residence.

It appears that this request is appropriate for this location as it is part of a large retail district with no nearby neighborhoods. It does not appear that this request would be detrimental to the nearby businesses. There are no traffic or parking concerns with this request.

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

## Trina Bonds - HY-VEE

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**From:** Dan McGann  
**To:** Bonds, Trina  
**Date:** 7/22/2014 2:24 PM  
**Subject:** HY-VEE  
**Attachments:** McGann, Dan.vcf

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**Case: 14-25**  
**HY-VEE, INC.**  
**d/b/a Hy-Vee**  
**5421 W. War Memorial Dr.**  
**Requesting: Class CG (Gas Station/Convenience Store)**

**The above mentioned business has not or is in the process of completing interior construction. This business will be inspected prior to opening. Any Life Safety issues or Fire code violations concerning the above mentioned application will be rectified prior to a certificate of occupancy being issued.**

Daniel McGann  
Captain, Fire Prevention Div.  
City of Peoria Fire Department  
off: 309-494-8700  
fax: 309-494-8787  
[dmcgann@peoriagov.org](mailto:dmcgann@peoriagov.org)

TO: Trina Bonds, Liquor Commission Secretary  
FROM: Jodi Maybanks , Accounts Receivable Supervisor I  
DATE: July 14, 2014  
SUBJECT: Case 14-25 HY-VEE, INC d/b/a Hy-Vee

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

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





Community Development Department



July 22, 2014

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

RE: **Site Approval Application 14-25**  
**Hy-Vee, Inc.**  
**d/b/a Hy-Vee**  
**5421 W. War Memorial Drive**  
**Requesting: Class CG (gas station/convenience store)**

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. This site is currently under construction. The property must adhere to the requirements of Zoning Certificate No. 14-30 and all applicable Building Permits.**

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

NOTICE OF PUBLIC HEARING

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

HY-VEE, INC. D/B/A HY-VEE

(name of establishment)

5421 W. WAR MEMORIAL DRIVE

(address)

FOR USE AS:

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REQUEST FOR A CLASS CG (BEER/WINE PACKAGED GOODS) GAS STATION  
LIQUOR LICENSE.

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The Hearing will be held on MONDAY - AUGUST 4, 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.

AFFINA CORPORATION  
ATTN ACCOUNTS PAYABLE 2001 E  
RUPPMAN PLAZA  
PEORIA IL 61614

COLE GO PEORIA IL LLC  
2555 E CAMELBACK RD SUITE 400  
PHOENIX AZ 85016

HI-VEE INC  
5820 WESTOWN PKWY  
WEST DES MOINES IA 50266

HI-VEE INC  
5820 WESTOWN PKWY  
WEST DES MOINES IA 50266

HY-VEE INC  
5820 WESTOWN PKY  
WEST DES MOINES IA 50266

PLAZA AT GRAND PRAIRIE LLC  
211 FULTON ST  
PEORIA IL 61602

PLAZA AT GRAND PRAIRIE LLC  
211 FULTON ST  
PEORIA IL 61602

PLAZA AT GRAND PRAIRIE LLC C/O  
CULLINAN PROPERTIES LTD  
2020 W WAR MEMORIAL DR SUITE  
103  
PEORIA IL 61614

PLAZA WEST INVESTORS LLC  
INDEPENDENCE SQUARE 2020 W  
WAR MEMORIAL STE 103  
PEORIA IL 616146730

PLAZA WEST INVESTORS LLC  
INDEPENDENCE SQUARE 2020 W  
WAR MEMORIAL STE 103  
PEORIA IL 616146730

PLAZA WEST INVESTORS LLC  
INDEPENDENCE SQUARE 2020 W  
WAR MEMORIAL STE 103  
PEORIA IL 616146730

