

**14-22**

**Koellner, LLC**

**d/b/a Annie's**

**8414-A N. Knoxville**

**Requesting: Class G-A (beer & wine only tavern)**

Ms. Chris Smith, Owner, presented a Site Application for a Class G-A (beer & wine only tavern) Liquor License for 8414-A N. Knoxville.

In discussion with Chairman Cassidy, Ms. Smith said this request would be exactly the same as the previous one.

In discussion with Commissioner White, Ms. Smith said the establishment would not have ice and they would keep beer and wine cooled in a refrigerator. She mentioned if there was a problem with the refrigeration at this location, they could bring cold beer or wine from another establishment nearby.

In response to Ms. Smith's comments, Liquor Investigator Jordan pointed out that alcohol could not be transferred from one establishment to another.

Deputy Corporation Counsel Williams pointed out that the applicant was not providing ice because it would require a food and drink license from the Health Department.

In further discussion, Commissioner White asked Ms. Smith if they had thought about adding more to their establishments in order to bring more revenue to the City of Peoria.

In response to Commissioner White's question, Ms. Smith said people were not really coming to their business to eat. She said they were coming there strictly to gamble.

In discussion with Commissioner Coates in regards to their projected opening date, Ms Smith said they had planned to open for business around November 1<sup>st</sup>. She said their hours of operation would be from 8:00 a.m. to 10:00 p.m. on Monday through Thursday, 8:00 a.m. to 12 midnight on Friday and Saturday, and 11:00 a.m. to 8:00 p.m. on Sunday.

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

Commissioner Miller moved to recommend approval of the Site Application for a Class G-A (beer & wine only tavern) Liquor License for 8414-A N. Knoxville; seconded by Commissioner O'Brien.

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: June 5, 2014

SUBJECT: **SITE APPLICATION: Case: 14-22 (Deferred from 7/7/14)**  
**KOELLNER, LLC**  
**d/b/a Annie's**  
**8414-A N. Knoxville**  
**Requesting: Class G (beer & wine only tavern)**

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, July 7, 2014. **Contact person for this application is Ms. Chris Smith (PH: 563-726-2561)** if you have questions or need to make arrangements to inspect the interior of the building.

**Your comments are DUE: June 26, 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*

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

2014 JUN -4 10 3 00

*Barry*

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):  
Chris Smith 5 Forest Rd, Davenport, IA 52803

2. Name, address and phone number of Intended Lessee:  
Annie's (Kellner LLC) 563-726-2561

3. Street address of Property requested for approval:  
844 - A North Knoxville Ave

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:  
Coaming cafe (see attached)

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

6. Are you planning to build any improvements upon the property?  If Yes, please indicate such improvements:  
addl bathroom

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

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, I, J, K, K-1, L, M, N

G (tavern)

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  
4<sup>th</sup> day of June, 2014

Mt. Hawley Lake and Land LLC

Barry & Leung  
Signature of Property Owner(s)

Oper: TCALDWELL Type: TO Drawer: 1  
Date: 6/04/14 01 Receipt no: 8288  
36 LIQUOR - ALL  
1.00 \$250.00  
CK CHECK 170584 \$250.00

Lori A Wendland  
Notary Public



NOTE: Non-Refundable \$250 Filing Fee

Trans date: 6/04/14 Time: 15:31:49

PATRICK A. NIGHTING - TREASURER  
CITY OF PEORIA





**County of Peoria**  
**Supervisor of Assessments**



VIEWING INFORMATION FOR PARCEL NUMBER: 14-04-301-016

TAX YEAR: **2014**

Address:	8414 N KNOXVILLE AVE	
City:	PEORIA	
State:	IL	
Zip:	61615	
Township:	City of Peoria	
Land Use:	Commercial	
Property Class:	Improved Commercial	
Tax Code:	001	
Tax Status:	Taxable	
Created:	1/1/1992 12:00:00 AM	
Retired:		
Legal:	FOREST LAWN SUB SW 1/4 SEC 4-9-8E COMG SE COR LOT 1 TH N 99.8' W 40' SW 71' TO POB: TH SE 71' SW 140.3' NW ALG CURVE 95.8' NE 153.1' TO POB PT LOTS 1-2	

PARCEL OWNER INFORMATION

Name	Type	Tax Bill	Address
MT HAWLEY LAKE & LAND LLC	OWNER	Y	2520 N WOODBINE TERRACE · · PEORIA, IL 61604

PARCEL ASSESSMENT INFORMATION

Level	Reason	Land/Lot	Improvements	Farm Land	Farm Building	Total
Prior Year Equalized	New Level	\$24,230.00	\$26,150.00	\$0.00	\$0.00	\$50,380.00

PARCEL EXEMPTION INFORMATION

Exemption Type	Exemption Amount	HRE Base Value	Senior Freeze Base Year	Senior Freeze Frozen Value

PARCEL TAX BILL DETAILS

No Tax Bill Details for this tax year

PARCEL SALES INFORMATION

No Sales data on file

PARCEL GENEALOGY INFORMATION

Parent	Child	Tax Year
1404301012	1404301016	

2012 Peoria County [Home](#) | [Disclaimer](#)

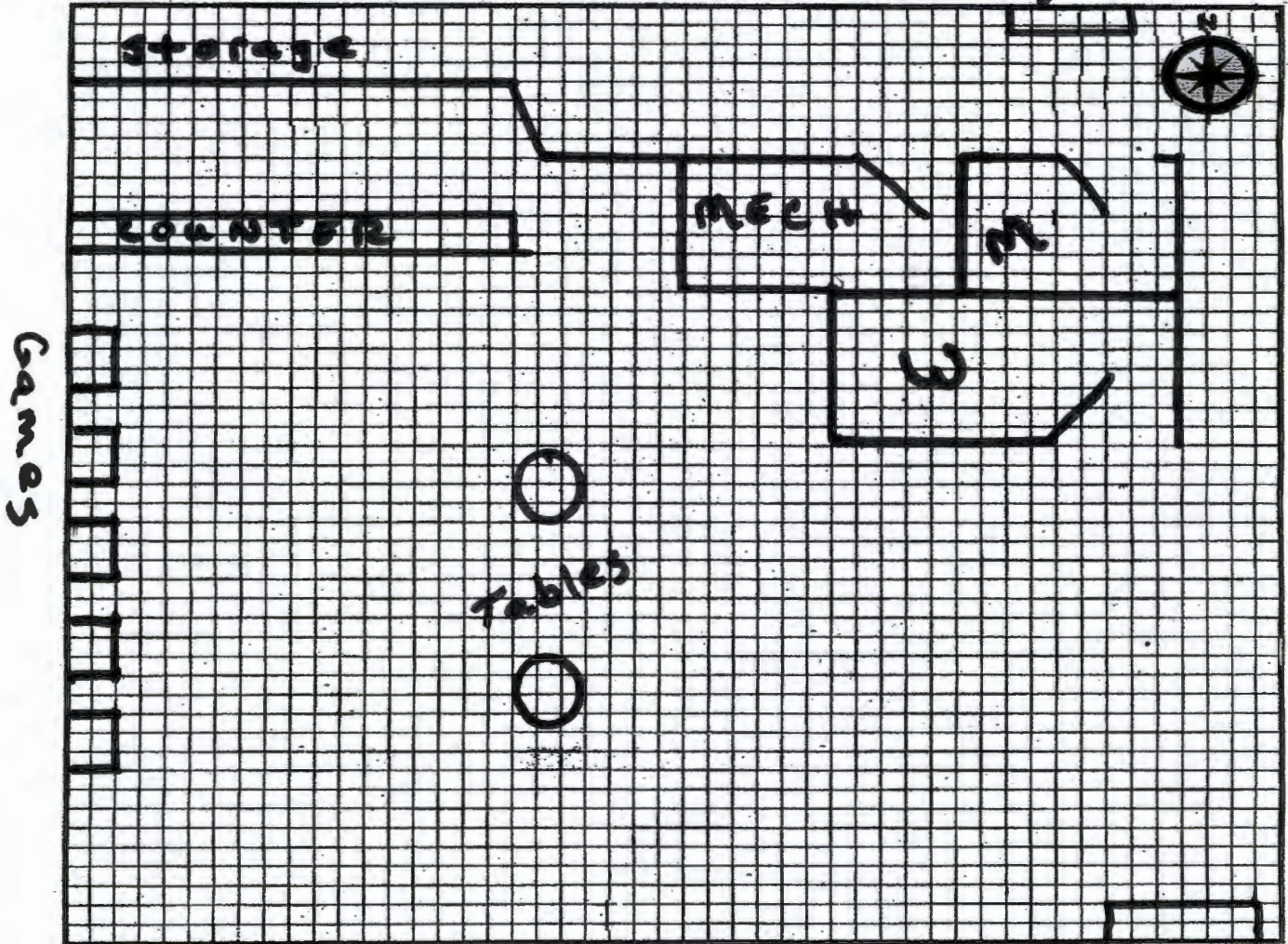
# 8414 N Knoxville "A"

TO BE COMPLETED FOR ALL SUPPLEMENTAL LICENSES

## SITE PLAN

size of site: \_\_\_\_\_ acres or dimensions: 20 x 50

Rear Door



Complete the site plan using blue or black ink. Include the following information on the site plan above or attach a reproducible site plan with the same information:

- all existing and/or proposed buildings and structures and the dimensions of each
- topographical information such as roads, trees, ponds, hills, gullies, streams, etc...
- label all structures (e.g. house, shed, garage, etc...)
- label requests pertinent to this petition

### LEGEND

Property line =

Existing structure =



Proposed structure =



Fence =



Tree =

Front Door

TO: Trina Bonds, Liquor Commission Secretary  
FROM: Jodi Maybanks , Accounts Receivable Supervisor I  
DATE: June 10, 2014  
SUBJECT: Case 14-22 Koellner, LLC d/b/a Annie's

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

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





PEORIA POLICE DEPARTMENT



June 19, 2014

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

RE: Site Approval Application 14-22  
Koellner, LLC  
d/b/a Annie's  
8418-A N. Knoxville Ave.  
Requesting: Class G (beer & wine only-tavern)

Dear Commissioners,

A site application has been received from Koellner, LLC, d/b/a Annie's, 8418-A N. Knoxville Ave., Peoria, Illinois, for a Class G (beer & wine only) liquor license. The application is to allow a new tavern to operate at this location and as such would be restricted to patrons ages 21 and over. As a tavern there is no food requirement and there is no indication on the application that food will be served.

Officer Jordan inspected this location which is part of Mount Hawley Mini Plaza. This site is neighbored by other businesses including a beauty salon, an insurance office and Apple's Bakery. To the east of the site is a residential neighborhood with the closest residence being approximately 220 feet from the rear of the proposed tavern. The neighborhood is also to the south with the closest residence being approximately 270 feet from the proposed tavern.

The applicant indicates the tavern will operate as a "gaming café" and a video gaming license will be sought. This business will be similar to those previously approved at various locations in the city. The interior of the proposed tavern is small and will contain limited seating. Officer Jordan spoke to the nearby neighboring businesses and the only concern voiced was the limited parking. This location has not previously held a liquor license. There are no traffic concerns however parking may be an issue that needs to be considered. It does not appear that approval of this application would be detrimental to the surrounding businesses or neighborhood.

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



Community Development Department



June 17, 2014

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

RE: **Site Approval Application 14-22**  
**Koellner, LLC**  
**d/b/a Annie's**  
**8414-A N Knoxville Ave**  
**Requesting: Class G (beer & wine only tavern)**


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 proposed tavern requires a change of use approval from the Site Plan Review Board.**
2. **The application indicates that an additional bathroom is being added. No plans have been submitted and no permits issued for this work. The owner must provide required plans and receive a Certificate of Occupancy prior to opening.**

The Community Development Department requests that the liquor license be issued **contingent upon** successful compliance with the above listed items.

Sincerely,



Ross Black  
Director

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



FIRE DEPARTMENT



June 25, 2014

Liquor Commission  
Office of Corporation Counsel  
City of Peoria, Illinois

Re: Site Approval Application  
Case: 14-22  
Koellner, LLC  
d/b/a Annie's  
8414-A N. Knoxville

Dear Liquor Commission:

A site application has been received from Koellner, LLC, d/b/a Annie's for a Class G (beer & wine only tavern).


This 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.

Sincerely,

A handwritten signature in black ink that reads "Daniel McGann".

Daniel McGann  
Captain, Fire Prevention Div.

DM/cc



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

**Trina Bonds - Annie's Cafe**

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**From:** Carey Panier <cpanier@peoriacounty.org>  
**To:** "clerk@cityofwestpeoria.com" <clerk@cityofwestpeoria.com>, 'Trina Bond...  
**Date:** 7/18/2014 10:23 AM  
**Subject:** Annie's Cafe  
**CC:** "anniescafes@gmail.com" <anniescafes@gmail.com>, Corine Smith <cosmith...>

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To Whom It May Concern:

Information submitted to this Department by Chris Smith, Koellner LLC DBA Annie's, states that Annie's will be offering canned soda, bottled water, single serve bottles of wine and bottled beer, no ice, and only individual bags of chips and snack mix, as well as individual servings of wrapped candy. Based on this information, this Department will not be requiring a food safety license for Annie's Café at any of their locations at this point in time.

If any food, including ice, or beverages are added this Department must be notified for review and approval prior to doing so.

Please let me know if you have any questions.

Thank you,

CAREY A. PANIER, BS, LEHP, REHS/RS  
ASSISTANT DIRECTOR OF ENVIRONMENTAL HEALTH  
PEORIA CITY/COUNTY HEALTH DEPARTMENT  
2116 N. SHERIDAN ROAD  
PEORIA, ILLINOIS 61604  
309/679-6171

NOTICE OF PUBLIC HEARING

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

KOELLNER, LLC D/B/A ANNIE'S

(name of establishment)

8414-A N. KNOXVILLE AVE.

(address)

FOR USE AS:

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REQUEST FOR A CLASS G (BEER & WINE ONLY TAVERN)

LIQUOR LICENSE.

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The Hearing will be held on MONDAY - JULY 7, 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.



8414 N. Knoxville

14-04-301-016

(11)

GIANOLI MICHAELA  
612 W TIMBER RIDGE DR  
PEORIA IL 616152059

HOEHN RONALD  
618 N TIMBER RIDGE DR  
PEORIA IL 61615

JARNAGAN PATRICIA  
641 W MT HAWLEY TERRACE  
PEORIA IL 61615

KNAPP WILLIAM  
624 W TIMBER RIDGE DR  
PEORIA IL 61615

MT HAWLEY LAKE & LAND LLC  
2520 N WOODBINE TERRACE  
PEORIA IL 61604

~~MT HAWLEY LAKE & LAND LLC  
2520 N WOODBINE TERRACE  
PEORIA IL 61604~~

~~MT HAWLEY LAKE & LAND LLC  
2520 N WOODBINE TERRACE  
PEORIA IL 61604~~

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2520 N WOODBINE TERRACE  
PEORIA IL 61604~~

~~MT HAWLEY LAKE & LAND LLC  
2520 N WOODBINE TERRACE  
PEORIA IL 61604~~

~~MT HAWLEY LAKE & LAND LLC  
2520 N WOODBINE TERRACE  
PEORIA IL 61604~~

MT HAWLEY MOBILE HOME  
C/O SHARON S THOMPSON 8327 N  
KNOXVILLE AVE  
PEORIA IL 61614

ON THE MOVE INC  
414 W ALTORFER LANE  
PEORIA IL 61615

RALET LTD PARTNERSHIP  
C/O RALPH J COLETTA 301 W  
CRESTWOOD DR  
PEORIA IL 61614

~~RALET LTD PARTNERSHIP  
C/O RALPH J COLETTA 301 W  
CRESTWOOD DR  
PEORIA IL 61614~~

RAMSAY KENNETH  
8428 N KNOXVILLE AVE  
PEORIA IL 61615

SCHAAB SAMANTHA  
631 W MT HAWLEY TERRACE  
PEORIA IL 61615

SHUTE PAMELA  
11219 N MEDINA CT  
PEORIA IL 616159705

STATE OF ILLINOIS     )  
  ) ss  
COUNTY OF PEORIA    )

AFFIDAVIT

Coleen Whalen, being duly sworn, does hereby swear/affirm  
that:

1. I am the Liquor Licensee of Annie's  
(establishment name)

located at 8414-A N. Knoxville, Peoria, Illinois.  
(address)

2. On 6-5-14, 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.

Coleen Whalen  
(Signature of Liquor Licensee)

Subscribed and sworn to before me  
this 4th day of June  
2014  
Torina D. Bonds  
Notary Public

