

19-14

Hy-Vee, Inc.

d/b/a Hy-Vee Fast & Fresh Express

4123 N. Sheridan Road

Requesting: Class C-G (beer & wine only packaged goods)

Josh Schreiner, Assistant Director, presented a Site Application for a Class C-G (beer & wine only packaged goods) Liquor License at 4123 N. Sheridan Road.

In discussion with Chairman Miller, Mr. Schreiner said the proposed new convenient store/gas station would have the same concept as the one on War Memorial Drive, but he said it would be larger and approximately 4,500 square feet. He said they had planned to have a normal convenience store set up, which included meals to go, produce, bakery, etc.

In more discussion, Mr. Schreiner gave a brief description of the location of the gas pumps on the site. He also stated that the back of the convenience store would be facing the Fannie Mae building nearby.

Commissioner Morris asked from a historical prospective, the reason why there weren't many convenient/gas stations who sold alcohol in the City of Peoria. In response, Liquor Investigator Slavens explained that there were only a hand full of Class C-G (beer & wine only) Liquor Licenses, with the exception of the Huck's on War Memorial, who had the ability to sell hard liquor because it was developed in the County and was grandfathered in.

In response to a question from Commissioner Coates in regards to their projected opening date, Mr. Schreiner said they planned to open the convenient store sometime in early January.

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

Commissioner Coates moved to recommend approval of the Site Application for a Class C-G (beer & wine only packaged goods) Liquor License at 4123 N. Sheridan Road; seconded by Commissioner Morris.

Approved by roll call vote.

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

Nays: None;

Abstention: None.

Chairman Miller stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, September 24, 2019, at 6:00 p.m. and a representative of this establishment should be present at that meeting.

MEMORANDUM

TO: Leah Allison, Community Development
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
Tim Riggerbach, Council Member
Don Leist, Corporation Counsel
Emily Ambroso, Public Works (Sidewalk Café Requests Only)

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

DATE: August 6, 2019

SUBJECT: **SITE APPLICATION: Case: 19-14**
Hy-Vee, Inc.
d/b/a Hy-Vee Fast & Fresh Express
4123 N. Sheridan Road
Requesting: Class C-G (beer & wine 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 Tuesday, September 3, 2019. **Contact person for this application is Elise Scheil – Store Director (PH: 686-5920)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: August 22, 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

**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:

1. Name(s), address(es) and phone number(s) of Property Owner(s):
NBIM SHERIDAN LP c/o NORTHBRIDGE Investment Management Inc.
 2. Name, address and phone number of Intended Lessee:
Hy-Vee, Inc. Elise Scheil-Store Director, 4125 N. Sheridan RD, 61614 309-686-5920
Hy-Vee Fast and Fresh Express
 3. Street address of Property requested for approval:
4123 N. Sheridan Rd. Peoria, IL 61614
- NOTE: All site approvals are 1st floor only, unless specifically applied for and authorized.**
4. Legal description of Property listed in #3:
See Attached
 5. Are there any improvements (buildings, accessories, etc.) presently on the property?
Yes ___ No x If Yes, please give description of same:
Just Parking Lot
 6. Are you planning to build any improvements upon the property? yes If Yes, please indicate such improvements:
4100 SF C-Store and 8 Gas Pumps
 7. What type of sale of alcoholic beverages is the property to be used for (i.e., tavern, restaurant, package liquor, etc.)? Package
 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-A, G-B, G-C, I, J, K, K-1, L, M, N CG
Subclass: 1, 1A, 2, 2A, 3, 3A, 4, 6, 7, 8, 10, 11, 12 _____
 10. Do you plan to add video gaming? Yes ___ No x
(Must wait 2 years & show 80% revenue from food & drinks)
 11. **A site plan MUST BE SUBMITTED with this application, see Attachment A.**

2019 JUL 26 PM 4:47
 CITY CLERK
 PEORIA, IL
 Beth Bald

AFFIDAVIT

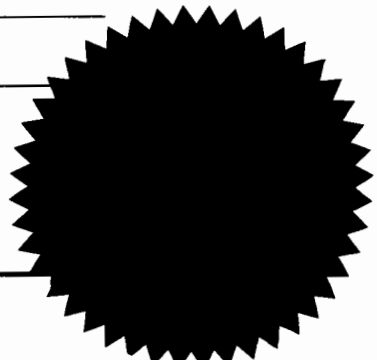
I (we) swear that I (we) am (are) the owner(s) of the property described in this application and that the statements contained herein are true and correct.

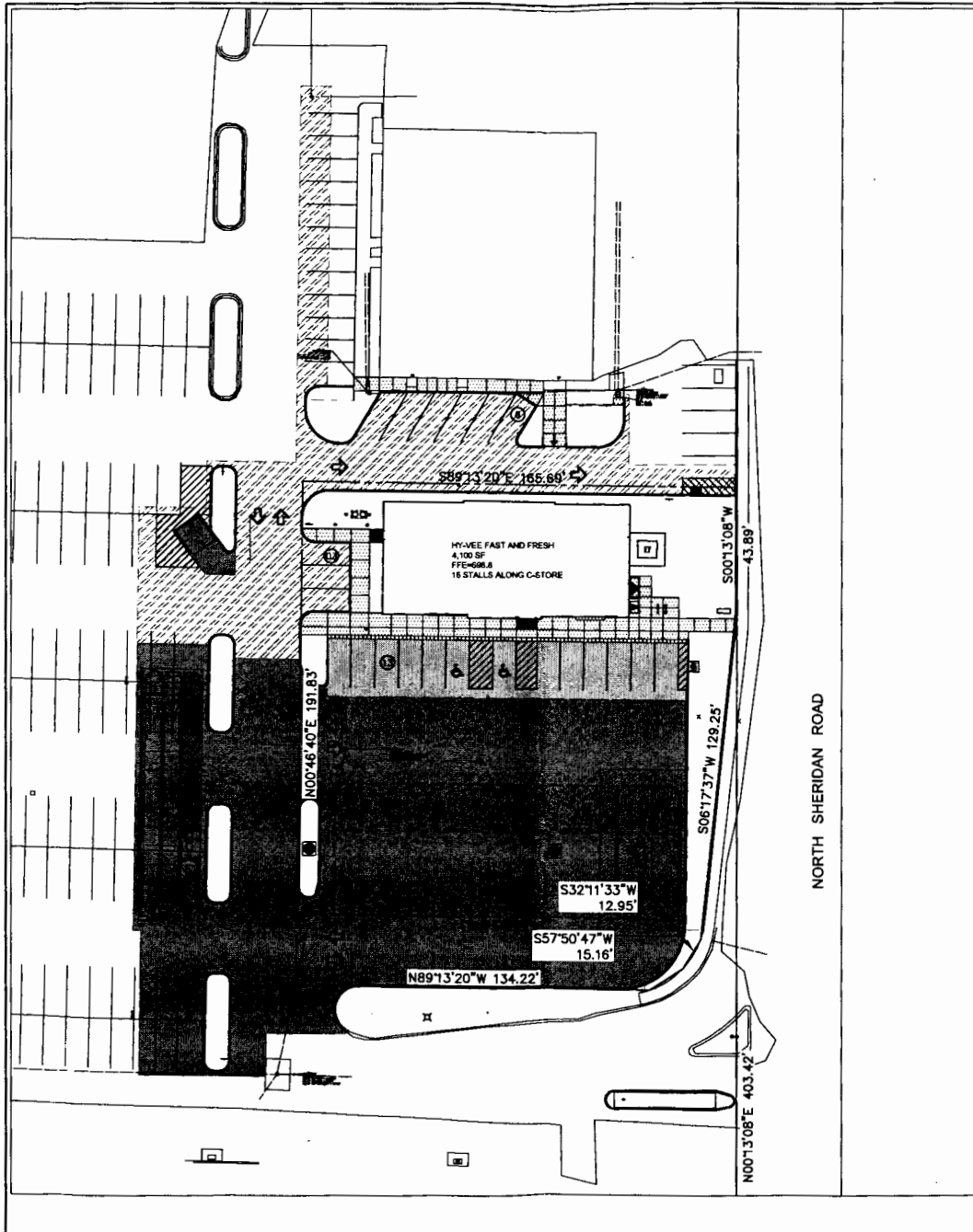
Subscribed and sworn to before me this 19 day of July, 2019.
NBIM SHERIDAN LP

 Signature of Property Owner(s)

Notary Public Ya Chi Wang, Notary Public,
 City of Toronto,
 limited to the attestation of instruments
 and the taking of affidavits,
 for Northbridge Investment Management Inc.
 Expires May 16 2021

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





LEGAL DESCRIPTION OF A 0.704 ACRE TRACT

A PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF NORTH SHERIDAN ROAD AND THE NORTH RIGHT OF WAY LINE OF WEST REDFURN ROAD, THENCE NORTH 00°13'08" EAST, (BEGINNING ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, WEST ZONE 1202), ALONG SAID WEST RIGHT OF WAY LINE, 403.42 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; FROM THE POINT OF BEGINNING, THENCE SOUTH 06°17'37" WEST, 129.25 FEET; THENCE SOUTH 13°21'11" WEST, 12.95 FEET; THENCE SOUTH 57°50'47" WEST, 15.16 FEET; THENCE NORTH 89°13'20" WEST, 134.22 FEET; THENCE NORTH 00°48'40" EAST, 191.83 FEET; THENCE SOUTH 89°13'20" EAST, 185.89 FEET TO SAID WEST RIGHT OF WAY LINE; THENCE SOUTH 00°13'08" WEST, ALONG SAID WEST RIGHT OF WAY LINE, 43.89 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.704 ACRE, MORE OR LESS.



HyVee.
EMPLOYEE OWNED

HY-VEE, INC.
8420 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266
P 515-267-2900
F 515-267-2935

LOCATION
PEORIA 1
NORTH SHERIDAN ROAD
FAST AND FRESH EXPRESS

REVISIONS DATE
DRAWN BY

LEASE PARCEL

DRAWN BY DATE
SMD 01.30.2018
SCALE
1"=20'-0"
SHEET

1 OF 1

Trina Bonds

From: Rebecca Runyon
Sent: Wednesday, August 07, 2019 2:19 PM
To: Trina Bonds
Subject: Hy-Vee, Inc. Site Application 19-14

Good afternoon.

Pursuant to site application 19-14, I do not show any monies owed to the City of Peoria through Accounts Receivable.

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



PEORIA POLICE DEPARTMENT

August 8, 2019

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

RE: Site Approval Application #19-14
Hy-Vee, Inc.
d/b/a Hy-Vee Fast & Fresh Express
4123 N. Sheridan Rd.
Requesting: Class C-G (beer & wine packaged goods)

Dear Commissioners,

A site application has been received from *Hy-Vee, Inc.*, d/b/a Hy-Vee Fast & Fresh Express, 4123 N. Sheridan Rd., Peoria, Illinois for a Class C-G liquor license. Approval of this application will allow the applicant to sell beer and wine only at this convenient store / gas station.

Officer Kevin Slavens inspected the proposed site which is located in the *Sheridan Village Shopping Center* and currently under construction. This site is zoned commercial and neighboring businesses include a grocery store, gym, restaurants and numerous other retail vendors. There is residential single family housing located directly across the street on Sheridan Road to the east from this proposed site.

It appears that this request is appropriate for this location and would not be detrimental to the surrounding neighborhood or other businesses, as this proposed site resides in an established retail shopping complex. There are no traffic or parking issues 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: City Clerk
Corporation Counsel



CITY OF
PEORIA

Community Development Department

August 20, 2019

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

RE: **Case 19-14**
Hy-Vee, Inc.
d/b/a Hy-Vee Fast & Fresh Express
4123 N Sheridan Road

Requesting: Class C-G (Beer & Wine 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). Retail is permitted within this zoning district.**
- 2. Construction has begun on the foundation of the convenience store. Additional inspections to be performed as construction progresses.**

The Community Development Department does not object to the requested liquor license contingent upon issuance of a Certificate of Occupancy.

Sincerely,

Ross Black
Director

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



Fire Department

August 22, 2019

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 19-14
Hy-Vee, Inc.
d/b/a Hy-Vee Fast & Fresh Express
4123 N. Sheridan Rd.
Requesting: Class C-G (beer & wine packaged goods)

Liquor Commissioners,

The above mentioned business has not completed construction. 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



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)

4123 N. SHERIDAN ROAD

(address)

FOR USE AS:

REQUEST FOR A CLASS C-G (BEER/WINE PACKAGED GOODS)

LIQUOR LICENSE.

The Hearing will be held on TUESDAY - SEPTEMBER 3, 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.

35

Peoria Ice Cream Co
2426 W Cornerstone Ct
Peoria Il 61614

Redcup LLC
C/O Stephen Kelly 3211 N Elmcraft Dr
Peoria Il 61604

Chiras, Michalis P
635 W Knollcrest Dr
Peoria Il 61614

Sebrae, George
629 W Knoll Crest Dr
Peoria Il 616147116

L & J Stahl Properties LLC
1606 W Queens Ct Rd
Peoria Il 61614

Hammer, Brett
4112 N Bryer Pl
Peoria Il 616147004

Largent, Michelle M
105 Bittersweet Ave
Metamora Il 61548

Otterstrom, Erin
913 W Ridgemont Rd
Peoria Il 616147053

Paramo, Antonio
623 W Knollcrest Dr
Peoria Il 61614

Crabtree, Zachary
4130 N Sheridan Rd
Peoria Il 61614

Nelson, Karen M
909 W Ridgemont Rd
Peoria Il 61614

Rosenberg, Alyson M
931 W Willow Ln
Peoria Il 616147074

Coffay, Mary M
917 W Willow Ln
Peoria Il 61614

Lake/Sheridan LLC
Attn Douglas E Wilkins, Manager 721
W Lake Ave
Peoria Il 61614

~~Lake/Sheridan LLC
Attn Douglas E Wilkins, Manager 721
W Lake Ave
Peoria Il 61614~~

Kroger Limited Partnership I
Property Tax 7th Floor 1014 Vine St
Cincinnati Oh 45202

Lake/Sheridan LLC
721 W Lake Ave
Peoria Il 61614

Ameren Illinois Company
P O Box 66149 Mc 210
Saint Louis Mo 631666149

Sipes Properties
1408 Austin Ave
Washington Il 61571

Akers, Christine L
916 W Willow Ln
Peoria Il 61614

Reising, Jennifer A
4210 N Bryer Pl
Peoria Il 61614

Shaye Properties LLC
1378 Mennonite Rd
Metamora Il 61548

Rassi, Patricia A
3510 N Kingston Unit 26
Peoria Il 61604

Davis, Donald J
471 E High Point Rd
Peoria Il 61614

~~Kroger Limited Partnership I
Property Tax 7th Floor 1014 Vine St
Cincinnati Oh 45202~~

Pleasure Driveway & Park District of
Peoria
Noble Administration Center 1125 W
Lake Ave
Peoria Il 61614

U S Bank
1661 Worthington Rd Suite 100
West Palm Beach Fl 33409

Koehler, Christopher
921 W Willow Ln
Peoria Il 61614

Jmjm LLC
6700 N Redwood Ct
Peoria Il 61614

Citizens Equity First Credit Union
Attn First Mortgage Collections 5401
W Dirksen Parkway
Peoria Il 61607

Wilbanks, Rae Jean
P O Box 278
Eureka Il 61530

Deyo, Matt
825 W Ridgemont Rd
Peoria Il 61614

Mullane, Edward P III
925 W Willow Lane
Peoria Il 61614

Wuthrich, Joel D
933 W Ridgemont Rd
Peoria Il 61614

Kupferschmid Estate, Gertrude A
903 W Ridgemont Rd
Peoria Il 61614

Williams, George A
639 W Knoll Crest Dr
Peoria Il 61614

Zosky, Edmund A
500 School St
Washington Il 61571

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

JEFF PIERCE
ASS'T TREASURER FINANCIAL REPORTING

_____, being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of Hy-Vee, Inc.
(establishment name)

located at 4123 N. Sheridan Rd., Peoria, Illinois.
(address)

2. On 8/5/19, 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 6 day of August,
2019.

Kelly Palmer
Notary Public

