

**18-01**            **Almost Home Wine & Liquors, LLC**  
**d/b/a Almost Home**  
**6818 N. Frostwood Parkway**  
**Requesting:    Class C-1 (packaged goods)**

Corey Hunter, Owner, presented a Site Application for a Class C-1 (packaged goods) Liquor License at 6818 N. Frostwood Parkway.

In discussion with Chairman Miller, Mr. Hunter said they were planning an upscale wine and liquor establishment. He said the name "Almost Home" had everything to do with their business. He said their main priority would be safety and comfort. He said he had presented his business plan to investors and they agreed with his plan and he said they thought it was a great idea.

During discussion in regards to the proposed location, Chairman Miller pointed out that the Commission had received feedback from neighboring property owners and tenants. Mr. Hunter took a moment to review copies of the feedback that was submitted.

Chairman Miller said property owners were concerned about the negative impact that a liquor store would have on their property values and their neighborhood. In response to the feedback received, Mr. Hunter said he had conducted a survey by mail on his own and he said he received good feedback from the neighborhood. He said that was the reason he moved forward with the request. He said they had not planned to be open too early or too late in respect for the neighborhood, but he said he was unclear on what their hours of operation would be. He went on to say that he would not do any major changes to the building. He said he would be on hand at all times and he said he would be very strict when hiring employees for this establishment. He reported that he had planned to have his mother to help him with the business because she had experience with the retail sale of alcohol.

Retired Peoria Police Officer Scott Jordan, who said he had an interest in the condominiums located adjacent to the proposed site, spoke in opposition of the request and he said many of the comments made by the applicant as far as who would be hired, how the establishment would be run, etc. were irrelevant when it pertained to the site approval. He said the Commission was responsible for determining if the proposed site was appropriate for a liquor store. He mentioned the proximity to the residential neighborhood and he said this particular site in question was not a good location. He mentioned the number of other licensed liquor establishments that were already present in the vicinity and he specifically referenced another standalone liquor store that had negatively impacted a neighborhood nearby. He commented that the applicant might be a great owner, but once the site was approved, it would remain approved and could potentially cause harm to the neighborhood in the future.

In response to Mr. Jordan's comments, Mr. Hunter explained his reasoning for wanting to put a liquor store in this private neighborhood. He said he would be willing to provide the positive feedback he had received from his survey to the neighborhood.

Deshawnda Causey, neighboring business owner, spoke in opposition of the request. She said for the past six years she has owned the salon next door to this proposed site. She mentioned the safety of the younger clientele that she served and she expressed her concerns about having this type of establishment nearby. She commented that the applicant currently had a marketing business in this center, which she was already skeptical of.

Felisa Durr, neighboring business owner, spoke in opposition of the request. She said for the past five years her business had offered educational resources, classes, and t-shirts to adults and children at this location. She then reported that Frostwood Candy Shop, which catered to young children in the neighborhood, was also located within her business. She said she opposed the liquor establishment because they needed to maintain a safe and wholesome location where families felt safe.

Ken Yankley, representing the owner of the building, said they did not allow people to congregate outside of the building. He said as far as safety, he would much rather someone stop to pick up liquor and take it home, rather than have someone remain at an establishment getting drunk all day. He said that was a lot more dangerous. He said they were in somewhat of a catch-22 because of the opposition of the neighboring business owners, but he said they were in favor of the request.

In response to comments from neighboring business owners, Mr. Hunter said they had planned to add more lighting and also a surveillance system for the safety of the neighborhood. He said they would not be selling single cans of beer or anything of that nature. He said they did not feel the establishment would bring too much of a bad crowd to the area. He went on to say that they understood the concerns stated in regards to alcohol around children. He further stated that they felt the restaurant nearby was more of a danger due to alcohol being consumed on site.

In discussion with Commissioner Coates in regards to the hours of operation, Mr. Hunter said he really wanted neighborhood input as far as their business hours. He then said they would consider to be open from 10:00 a.m. to 12:00 a.m. on weekdays and from 10:00 a.m. to 1:00 a.m. on the weekends. He said once approved, they wanted to open the establishment after doing some minor changes to the interior of the site.

Liquor Investigator Slavens gave a brief overview of the Police Department's recommendation to deny the request. He said they had concerns about this location and the effects of a liquor store that sold packaged alcoholic beverages. He said they did not believe that there was an economic need, nor community desire for another liquor store in this area of town. He said once a location had been site approved, it could potentially be extremely difficult to revoke.

Fire Engineer Charlie Perrin said the business would be required to meet all applicable fire and life safety codes prior to occupancy.

In closing, Commissioner Cassidy stressed the previous comments made in regards to site approval. He said the Commission was concerned about whether this would be a suitable site for this particular request. He commented about the many statements of opposition that were received and he said the only person who spoke in favor had a financial interest. He went on to explain why he could not support the site approval request at this particular location.

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

Commissioner Cassidy moved to recommend denial of the Site Application for a Class C-1 (packaged goods) Liquor License at 6818 N. Frostwood Parkway; seconded by Commissioner Kouri.

Motion to deny 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, March 27, 2018, at 6:00 p.m. and a representative of this establishment should be present at that meeting.

## MEMORANDUM

TO: Josh Naven, Community Development  
Officer Kevin Slavens, Police - TOU  
Lt. Earnest McCall, Police - Traffic Division  
Capt. Stan Taylor, Fire Prevention Division  
Jodi Maybanks, Accounts Receivable (email)  
Don Leist, Corporation Counsel  
Julie Schmidt, Public Works (Sidewalk Café Requests Only)

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

DATE: January 18, 2018

SUBJECT: **SITE APPLICATION: Case: 18-01**  
**Almost Home Wine & Liquors, LLC**  
**d/b/a Almost Home**  
**6818 N. Frostwood Parkway**  
**Requesting: Class C-1 (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, March 5, 2018. **Contact person for this application is Corey Hunter (PH: 309-279-4030)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: February 22, 2018 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.

*Neighboring Property Owners*

Thanks!  
Trina (ext. 8566)  
City Clerk's Office

18.01

**SITE APPROVAL APPLICATION FOR THE SALE OF ALCOHOLIC BEVERAGES** 18 P 4:02  
**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:

- Name(s), address(es) and phone number(s) of Property Owner(s):  
Harold Steiner, 32N. Creek Ct. Princerville, IL 61559 309 251-0392
  - Name, address and phone number of Intended Lessee:  
\*6820 N. FROSTWOOD PKWY, STE B, Peoria, IL 61615  
ALMOST HOME WINE & LIQUORS LLC / DBA Almost Home  
Wine & Liquors
  - Street address of Property requested for approval:  
6818 NORTH FROSTWOOD PARKWAY
- NOTE: All site approvals are 1<sup>st</sup> floor only, unless specifically applied for and authorized.

- Legal description of Property listed in #3: see attached.  
JGC Enterprises, LLC/DBA 6818 N. FROSTWOOD 61615

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

- Are you planning to build any improvements upon the property?  If Yes, please indicate such improvements: FLOORING, shelves, Retrig

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

- Is this property located in a residential section? Yes  No \_\_\_

- 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 \_\_\_

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

- Do you plan to add video gaming? Yes  No

(Must wait 2 years & show 80% revenue from food & drinks)

- 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.

Harold Steiner

Subscribed and sworn to before me this  
28 day of November, 2017

Loretta England  
Notary Public

Signature of Property Owner(s)

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



016

# PEORIA COUNTY REAL ESTATE TAX BILL

|                            |            |                             |            |               |                |
|----------------------------|------------|-----------------------------|------------|---------------|----------------|
| First Installment Due Date | 06/06/2017 | Second Installment Due Date | 09/06/2017 | Parcel Number | 13-11-484-005  |
| Amount                     | \$4,781.43 | Amount                      | \$4,781.43 | Township      | City of Peoria |

**Legal Description**

LYNNHURST SEC #2 SE 1/4 SEC 11-9-7E BEG NE COR OUTLOT D: TH S 86.06' W 197.13' NE ALG E LN FROSTWOOD PKWY 146.1' TO NW COR OUTLOT D SE ALG NLY LN OUTLOT D 155.86' POB PT OUTLOT D (92-31914)

**Site Address**

6816 N FROSTWOOD PKY  
PEORIA, IL 61615

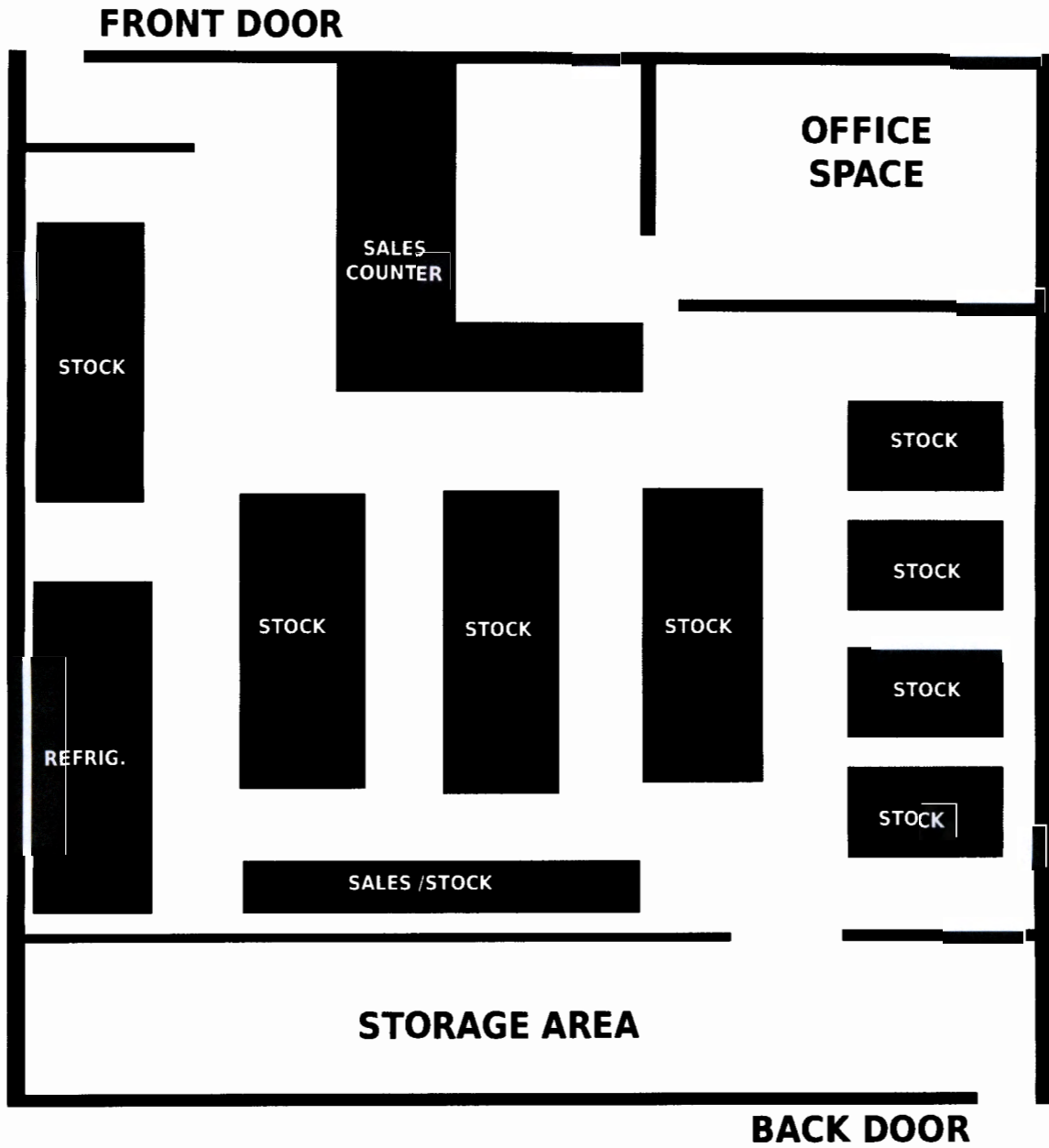
**Owner Name**

STEINER, HAROLD & JONSAMJAMS INC

**Mailing Address**

STEINER HAROLD  
312 N CREEK CT  
BRINCEVILLE IL 61559

# AHW&L LAYOUT



6818 N. Frostwood Parkway

TO: Trina Bonds, Liquor Commission Secretary  
FROM: Jodi Maybanks , Accounts Receivable Supervisor  
DATE: January 30, 2018  
SUBJECT: Case 18-01 Almost Home Wine & Liquors LLC

The Finance Department has no objection to this site approval.

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





PEORIA POLICE DEPARTMENT



February 15, 2018

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

RE: Site Approval Application #18-01  
Almost Home Wine & Liquors, LLC  
d/b/a Almost Home  
6818 N. Frostwood Pkwy.  
Requesting: Class C-1 (packaged goods)

Dear Commissioners,

A site application has been received from *Almost Home Wine & Liquors, LLC*, d/b/a Almost Home, 6818 N. Frostwood Pkwy., Peoria, Illinois for a Class C-1 liquor license. This license would allow Almost Home Wine & Liquors, LLC to sell packaged alcoholic beverages at this site.

Officer Kevin Slavens inspected the site which sits on Frostwood Parkway between Lynnhurst Drive and War Memorial Drive. This site is adjacent to residential apartments, a condominium complex, several other businesses, retail vendors, a salon and a restaurant. The closest residences are apartments (complex) located at 6762 – 6748 N. Frostwood Parkway which sits just a few feet to the south of this site. The Morningside Condominiums at 6831-6809 N. Frostwood Parkway is approximately 171 feet directly across the street from this site to the west.

There are seven other liquor licensed retailers that sell packaged alcoholic beverages that are between .28 miles to 1.52 miles from the proposed site. Included with this letter is a site map showing the geographical locations and the distances from the proposed site to these seven licensed businesses. This proposed site also sits approximately 250 feet from the entrance to the Lynnhurst subdivision. Historically, liquor store type establishments have led to an increase in crime, traffic, noise, litter and similar quality of life issues resulting in a general overall decline of a neighborhood.

The Peoria Police Department does not believe there is an economic need, nor community desire for another liquor store in this area of town. The Peoria Police Department also have obvious concerns that the addition of a liquor store in such close proximity to a large thriving neighborhood would be detrimental to residents in this area, the other neighboring businesses and the subdivision in general.

600 S. W. Adams Street  
Peoria, IL 61602-1592  
Phone 309.494.8300



PEORIA POLICE DEPARTMENT



City of Peoria, Liquor Commission  
February 15, 2018  
Page 2

Finally, site approvals being location specific and not owner specific, have proven extremely difficult to revoke once approved. Furthermore, the Peoria Police Department have grave concerns about this specific location and the effects a liquor store that sells packaged alcoholic beverages, other related liked items that are associated with the sale of packaged liquor would have on the continuing effort to further develop and maintain this area of town into a viable and prosperous neighborhood.

The Peoria Police Department recommends **denial** of this site application.

Sincerely,

A handwritten signature in cursive script that reads "Loren Marion III".

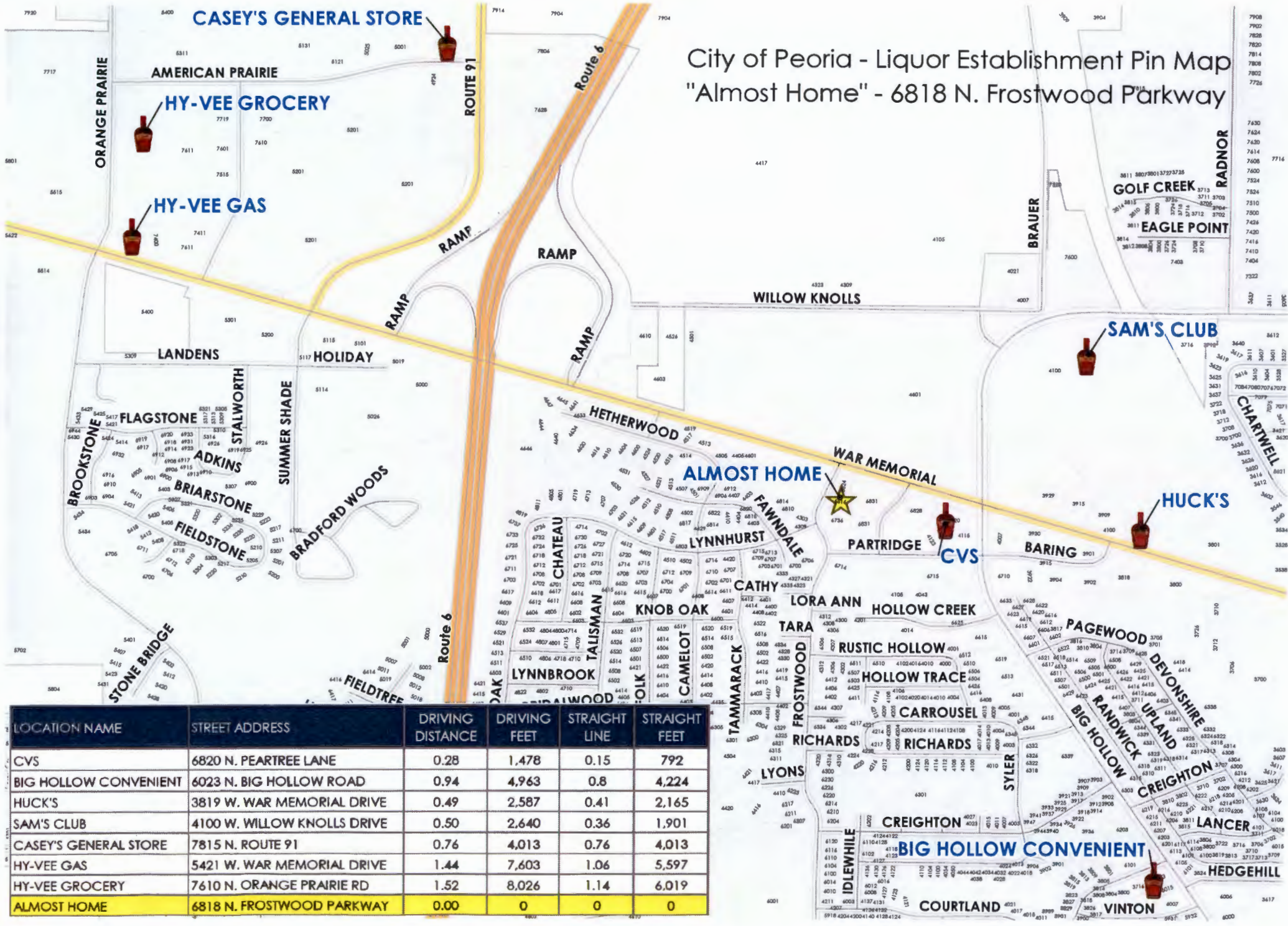
Loren Marion III  
Interim Chief of Police

LM/ks

CC: Deputy Liquor Commissioner  
Corporation Counsel  
City Clerk

# City of Peoria - Liquor Establishment Pin Map

## "Almost Home" - 6818 N. Frostwood Parkway



| LOCATION NAME         | STREET ADDRESS              | DRIVING DISTANCE | DRIVING FEET | STRAIGHT LINE | STRAIGHT FEET |
|-----------------------|-----------------------------|------------------|--------------|---------------|---------------|
| CVS                   | 6820 N. PEARTREE LANE       | 0.28             | 1,478        | 0.15          | 792           |
| BIG HOLLOW CONVENIENT | 6023 N. BIG HOLLOW ROAD     | 0.94             | 4,963        | 0.8           | 4,224         |
| HUCK'S                | 3819 W. WAR MEMORIAL DRIVE  | 0.49             | 2,587        | 0.41          | 2,165         |
| SAM'S CLUB            | 4100 W. WILLOW KNOLLS DRIVE | 0.50             | 2,640        | 0.36          | 1,901         |
| CASEY'S GENERAL STORE | 7815 N. ROUTE 91            | 0.76             | 4,013        | 0.76          | 4,013         |
| HY-VEE GAS            | 5421 W. WAR MEMORIAL DRIVE  | 1.44             | 7,603        | 1.06          | 5,597         |
| HY-VEE GROCERY        | 7610 N. ORANGE PRAIRIE RD   | 1.52             | 8,026        | 1.14          | 6,019         |
| ALMOST HOME           | 6818 N. FROSTWOOD PARKWAY   | 0.00             | 0            | 0             | 0             |



Fire Department

Liquor Commission  
Office of Corporation Counsel  
City of Peoria, IL

Re: Site Approval Application  
Case: 18-01  
Almost Home Wine & Liquors, LLC  
d/b/a Almost Home  
6818 N Frostwood Parkway  
Requesting: Class C-1 (packaged goods)

Liquor Commissioners,

The above mentioned business has not completed interior 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](mailto:CPerrin@peoriagov.org)

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





COMMUNITY DEVELOPMENT DEPARTMENT

February 23, 2018

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

RE: **Site Approval Application 18-01**  
**Almost Home Wine & Liquors, LLC**  
**d/b/a Almost Home**  
**6818 N Frostwood Pkwy**

**Requesting: Class C-1 (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 zoned C1 (General Commercial) district. Retail establishments are permitted uses within this zoning district with the proper approvals.**

Sincerely,

Ross Black  
Director

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

Liquor Commission  
Office of Corporation Counsel  
City of Peoria, IL

Re: Case: 18-01  
Almost Home Wine & Liquors, LLC  
d/b/a Almost Home  
6818 N. Frostwood Parkway  
Requesting: Class C-1 (packaged goods)

Liquor Commissioners,

The above mentioned business is proposing minor interior renovations. The owner has been made aware of what will be required. A building permit will need to be obtained prior to the renovations. He will also be required to add two fire extinguishers and exit signage for the front and rear exits.

**Chris Frank**  
**Building Inspector**

**City of Peoria**  
**419 Fulton St, Suite 300**  
**Peoria, IL 61602**

[cfrank@peoriagov.org](mailto:cfrank@peoriagov.org)  
**Tel. 309.494.8633**



CITY CLERK  
PEORIA, IL

2018 FEB 21 AM 10:26

*Beth Baal*

Frostwood Enterprises

P.O. Box 10595  
Peoria, IL 61612-0595  
(309) 691-5121

February 21, 2018

Secretary of the Liquor Commission  
City Hall  
419 Fulton, Room 401  
Peoria, Illinois 61602

RE: Liquor License Application for 6818 N.  
Frostwood Pkwy., Peoria, IL

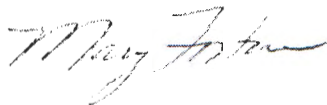
As owner of the adjacent property (6824 – 6832 N. Frostwood Pkwy.), I object to the granting of a liquor license for the above location. This property is not in a predominantly commercial area but is near residences and professional offices. My building is used primarily for professional offices (chiropractor, insurance, bank), as is the adjacent property to the east (a UnityPoint medical clinic). A condominium project is located directly opposite to the west, and single-family residences (Lynnhurst subdivision) are within 250 feet of the site. The adjacent property to the south also includes residences on the upper level.

The surrounding area is already well saturated with liquor licenses, and (with the exception of those on Big Hollow Road) all of those are in the C-2 (Large-Scale Commercial) zoning district and in predominantly retail areas.

I have already received complaints from one of my tenants (who has had complaints from customers) regarding the loitering of employees and/or customers at the proposed site. During warm weather, there are frequently people at the back of the building and on the retaining wall (which is a part of my property). There is no practical way to shield my tenants from a view of the adjoining property, and I am concerned that a liquor store at that location will be detrimental to the tenant-appeal of my property and, consequently, its value.

I strongly urge you to deny this application for a liquor license.

Respectfully,



Mary Fortune  
Partner

CITY CLERK  
PEORIA, IL

2018 FEB 21 AM 10:26

*Beth Ball*

Mary Jo Garesché  
4323 W Shawnda Ct  
Peoria IL 61615  
(309) 692-8979

February 18, 2017

Secretary of the Liquor Commission  
City Hall  
Room 401  
419 Fulton  
Peoria IL 61602

RE: ALMOST HOME WINE & LIQUORS Public Hearing

Dear Secretary,

I will be out of state on Monday, March 5<sup>th</sup>, so am writing to lodge my objection to this establishment obtaining a liquor license at 6818 N Frostwood Parkway.

Liquor is available for purchase at CVS, HyVee, Casey's and Sam's and possibly other establishments nearby I'm not aware of. I don't feel we need another one so close to Yorkshire Village Community Association and Lynnhurst Subdivision.

Sincerely,

*Mary Jo Garesché*

Mary Jo Garesché  
Homeowner in Yorkshire Village



CITY CLERK  
PEORIA, IL

2018 FEB 21 AM 10:27

Beth Baer

**Wells Land LLC**  
**6705 N. Fieldstone Ct.**  
**Peoria IL. 61615**

Secretary of the Liquor Commission  
City Hall  
419 Fulton St. Room 401  
Peoria IL. 61602

February 20, 2018

Good morning,

We strongly object to the request for a Class C-1 packaged liquor store to be approved at 6818 N. Frostwood Parkway. I am quite certain the majority of the homeowners in Lynnhurst and the other nearby neighborhoods do as well.

I built my first home in 1987 and it was in Lynnhurst. This was truly a great neighborhood and we lived there until 2001 when we built our current home in Fieldstone Estates. Several years later I was driving on Frostwood Parkway and was saddened when we noticed how bad the commercial area at the entrance to Lynnhurst had become. In fact, the two story office building was up for auction and had been abandoned for a couple of years.

I decided to purchase this building (even though it was full of raccoons and had a homeless person living in it) and do a complete renovation to the property. Over one and a half million dollars later, this building is home to eight families who enjoy living in beautiful 1,100 sq. ft. upscale apartments upstairs and six commercial spaces downstairs including Po-Boy's On Frostwood which I also own and operate.

During the year we spent demolishing the entire building to four block exterior walls, then remodeling it into a building the entire area can now be very proud of, I had dozens and dozens of area homeowners who I had never met, stop by to simply say "Thank you" for investing in their neighborhood. Many of these people have now become very loyal customers at Po-Boy's. Our investment has truly made a big difference to the neighborhood and we asked for nothing from the City of Peoria. We did this with our personal savings and bank debt.

We have operated Po-Boy's On Frostwood for about 3 ½ years, never having a single issue involving police, liquor commission or gaming commission. My primary business which I started 31 years ago, KBL Design Center, is located only a couple of blocks from this building at the corner of Barring Trace and Big Hollow Rd.

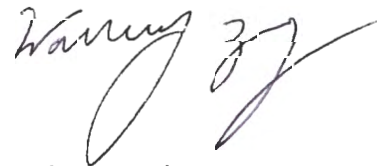
These are difficult times to be in the commercial real estate market in Peoria. I get that. Our Frostwood Parkway property has two commercial vacancies hoping to find new tenants for many months. Even though we would love to get the rent income, I have said "NO" to two different individuals wanting to rent space for a liquor store, several for tobacco and at least a dozen (who often comment) "This is a perfect location for a massage parlor". Easy rent money no doubt, but it just is not right for the neighborhood.

The neighboring commercial properties benefited considerably when we made our significant investment on Frostwood Parkway. Their property values went up because of our investment. That is great for everyone. We all should be patient and find the right businesses that are good for our properties and our neighborhood. There are plenty of places to purchase packaged liquor nearby. Only so much packaged liquor will be sold regardless the number of stores.

As you certainly know, it only takes one wrong business to dramatically change a neighborhood. Please do not put at risk, our large personal investment (that we will continue making mortgage payments for another 12 years), our commercial tenants, the families living in our upscale apartments and the hundreds of nearby homeowners.

If you have any further questions please feel free to contact me at [wally@kbltdesign.com](mailto:wally@kbltdesign.com) or call me at (309) 208-7526. I thank you for giving my letter serious consideration as you evaluate this packaged liquor store license request.

Best regards,

A handwritten signature in black ink, appearing to read "Wally Zich", with a stylized flourish at the end.

Walter J. Zich

Manager / Member

Wells Land LLC

2/26/18

Att. Liquor Commission City of Peoria  
regarding public hearing on Almost  
Home Wine & Liquor. I oppose this  
because of the location. It's too close  
to residential homes. I don't think  
there would be ample parking and we  
have plenty of liquor outlets already.  
CVS, Sams, Hucks, McDonald's, Shell,  
Casey's Big Hollow Liquor's are already  
right here. HyVee Grocery & Gas are  
2 miles away. I don't think this would  
add any benefit to this neighborhood but  
probably detract from it. I hope you will  
take this into consideration.

Neighborhood resident  
Tim Murray  
6710 N Tawndale Rd.  
Peoria IL 61615

CITY CLERK  
PEORIA, IL

2018 FEB 27 AM 10:42

Beth Baer

March 5, 2018

Peoria, Illinois Liquor Commission,

I would like formally oppose the approval of a liquor license and establishment of a retail liquor store at 6818 N Frostwood Parkway Peoria, IL 61615. I am existing tenant, Educatees, at 6816 N Frostwood Parkway Peoria, IL 61615. My business offers educational resources, classes, and t-shirts to adults and children age 0-12 years old. Frostwood Candy Shop is also co-located with Educatees and caters to the neighborhood residents of Lynnhurst, Lynncrest, and Park East and Mark Bills Middle School consisting of young children and adults who frequent the establishment by car, foot, or bicycle. The shopping area is a safe, family-friendly location.

I oppose the liquor establishment because we need to continue to maintain a safe and wholesome location where families will feel safe. I personally may be at our location until 10pm in the evening throughout the week. For 5 years I have been able to leave the store alone at night without fear of anyone unsafe lingering outside our door or in the alley next to my store. I sincerely feel that a business that encourages the use of alcohol will attract people who don't exercise a sense of good judgement regarding overuse of alcohol. This would develop an area that would no longer be a safe and respectable location for myself and my customers.

Please review my concerns and honor my request to deny a liquor license and establishment at 6818 N Frostwood Parkway. We need to maintain a safe, family-friendly location for the customers who have already been frequenting our location for the past 5 years.

Regards,

Felisa Durr

(309) 696-5316

Hollow Hill L.P.  
1604 W. Detweiller Dr.  
Peoria, IL 61615

CITY CLERK  
PEORIA, IL

2018 MAR -6 AM 10:30

Beth Ball

March 5, 2018

Secretary of Liquor Commission  
City Hall  
419 Fulton St., Room 401  
Peoria, IL 61602

RE: Almost Home Wine & Liquors  
6818 N. Frostwood Pkwy.  
Peoria, IL 61615

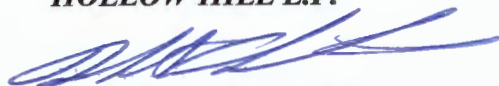
Commissioners:

As the owner of 1.8 acres of property located at the corner of Partridge and Pear Tree, and being within 300 feet of the proposed liquor store, I hereby enter my objection to allowing a liquor store at this location for the following reasons:

- 1) CVS at War Memorial and Big Hollow currently sells wine and package liquor.
- 2) Sam's Club at Willow Knolls Plaza currently sells wine, beer, and package liquor.
- 3) Hy-Vee at Grand Prairie currently sells wine, beer, and liquor.
- 4) Lynnhurst Subdivision has been a long established residential subdivision that has maintained its integrity; adding a liquor/tobacco outlet would be a detriment to the area.
- 5) There is **nothing** to be gained by diluting the market for prominent established businesses in the area.

We hereby reiterate that this *is not* what the City or this area needs.

Sincerely,  
**HOLLOW HILL L.P.**



David G. Schielein, G.P.

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 \_\_\_\_\_ Liquor License for the following described property.

ALMOST HOME WINE & LIQUORS, LLC D/B/A ALMOST HOME  
(name of establishment)

6818 N. FROSTWOOD PARKWAY  
(address)

FOR USE AS:

---

REQUEST FOR A CLASS C-1 (PACKAGED GOODS)  
LIQUOR LICENSE.

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The Hearing will be held on MONDAY - MARCH 5, 2018 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.

Wells Land LLC  
6705 N Fieldstone Ct  
Peoria Il 61615

Vaughn, Beverly F  
828 Fondulac Dr  
East Peoria Il 61611

Zarr, John M Jr  
4309 W Lynnhurst Dr  
Peoria Il 61615

Marquardt, Judith A  
6814 N Fawndale Dr  
Peoria Il 61614

~~Wells Land LLC  
6705 N Fieldstone Ct  
Peoria Il 61615~~

Methodist Services Inc  
221 Ne Glen Oak Ave  
Peoria Il 61636

Hollow Hill Lp  
1604 W Detweiller Dr  
Peoria Il 61615

Methodist Services Inc  
Po Box 87  
Peoria Il 61650

~~Wells Land LLC  
6705 N Fieldstone Ct  
Peoria Il 61615~~

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Peoria Il 61615~~

~~Wells Land LLC  
6705 N Fieldstone Ct  
Peoria Il 61615~~

~~Vaughn, Beverly F  
828 Fondulac Dr  
East Peoria Il 61611~~

Yorkshire Village Community  
Association  
P O Box 120222  
Peoria Il 61614

Frostwood Enterprises  
P O Box 10595  
Peoria Il 616120595

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P O Box 10595  
Peoria Il 616120595~~

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P O Box 10595  
Peoria Il 616120595~~

~~Frostwood Enterprises  
P O Box 10595  
Peoria Il 616120595~~

~~Wells Land LLC  
6705 N Fieldstone Ct  
Peoria Il 61615~~

Steiner, Harold  
312 N Creek Ct  
Princeville Il 61559

~~Methodist Services Inc  
221 Ne Glen Oak Ave  
Peoria Il 61636~~

Crystal Glen Properties LLC Series  
Peoria  
Attn Sandra B Hilst 3440 W Wabash  
Ave  
Springfield Il 62711

~~Methodist Services Inc  
221 Ne Glen Oak Ave  
Peoria Il 61636~~

Marshall, Jonathan T  
4303 W Lynnhurst Dr  
Peoria Il 61615

Steiner, Harold  
312 N Creek Ct  
Princeville Il 61559

Fortune, J Mic  
6824 N Frostwood Pkwy  
Peoria Il 61615

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Peoria Il 61615~~

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Peoria Il 61615~~

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6824 N Frostwood Pkwy  
Peoria Il 61615~~

Methodist Services Inc  
221 Ne Glen Oak Ave  
Peoria Il 61636



STATE OF ILLINOIS )  
 ) ss  
COUNTY OF PEORIA )

**AFFIDAVIT**

Corey R. Hunter, being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of Almost Home Wine & Liquors LLC  
(establishment name)

located at 6818 N. Frostwood Parkway, Peoria, Illinois.  
(address)

2. On 1-19-18, 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.

Corey Hunter  
(Signature of Liquor Licensee)

309-279-4030

Subscribed and sworn to before me  
this 18<sup>th</sup> day of January,  
2018.

John D Bonds  
Notary Public

