

**14-09**            **R & J Oil, Inc.**  
**d/b/a Fast Stop**  
**3606 N. Prospect**  
**Requesting:    Class CG (gas station)**

Ravikumar A. Patel, Owner, presented a Site Application for a Class CG (gas station) Liquor License for 3606 N. Prospect.

In discussion with Chairman Pro Tem Miller, Mr. Patel reported they operated a gas station in East Peoria, Knox County and Peoria. He said they required the Peoria location in last November. He said he has had a liquor license at the other locations for the past three years and he had not received any complaints. He stated they would like to sell beer and wine only at this location because his patrons would like to make only one stop. He said his customers were going up the street to Peoria Heights to purchase alcohol. He said they drastically needed this for their business because they were losing up to 500 gallons of gas sales due to the fact that they did not sell beer or wine.

Interim Corporation Counsel Williams gave a brief overview for the Commission in regards to the sale of alcohol at gas stations. She said for a long time the sale of alcohol at gas stations was prohibited by Ordinance. She said approximately ten years ago, the City of Peoria began allowing the sale of alcohol at gas stations.

In discussion in regards to parking, Mr. Patel reported he had additional parking on the north side of the building.

Liquor Investigator Jordan pointed out that there were approximately six gas stations which were permitted to sell alcohol in the City of Peoria. He said a couple of them were grandfathered in. He addressed Police Dept. parking concerns and he also referred to photos he had submitted showing that hitter pipes and glass pipes were being sold in the gas station.

In response to Liquor Investigator Jordan's concerns, Mr. Patel said those items were already in the station when they acquired it in November. He said they would remove them if the Police Dept. was opposed to them being sold there.

In more discussion, Chairman Pro Tem Miller agreed with the Police Department's concerns in regards to the proximity of residential properties to the subject location.

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

Commissioner O'Brien moved to recommend denial of the Site Application for a Class CG (gas station) Liquor License for 3606 N. Prospect; seconded by Commissioner Coates.

Approved by roll call vote.  
Yeas:    Coates, Miller, O'Brien – 3;  
Nays:    0.

Chairman Pro Tem Miller stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, April 22, 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

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

DATE: March 6, 2014

SUBJECT: **SITE APPLICATION: Case: 14-09**  
**R & J Oil, Inc.**  
**d/b/a Fast Stop**  
**3606 N. Prospect**  
**Requesting: Class CG (gas station)**

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 7, 2014. **Contact person for this application is Ravikumar A. Patel (PH: 646-691-0060)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: **March 27, 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

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):  
Ravikumar A. Patel, 1600 W. Blue Sage Dr, Apt # 3212, Peoria, IL - 61615
2. Name, address and phone number of Intended Lessee: D/O/A  
SAME AS ABOVE / Fast Stop (R&J OIL INC)  
cell 646-6940060x
3. Street address of Property requested for approval:  
3606 N. Prospect Rd, Peoria, IL - 61603  
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:  
Property Size Building 1800 sqft  
Reservoir height 8 SE 1/4 sec 2 7-9N-8E Lot 8 38-39-40 BLK 1 (EXC PROSPECT RD)
5. Are there any improvements (buildings, accessories, etc.) presently on the property? NO AS DESCR PEOR  
Yes  No  If Yes, please give description of same: DOC 87-13468
6. Are you planning to build any improvements upon the property? NO If Yes, please indicate such improvements: \_\_\_\_\_
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
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.

CITY CLERK  
 PEORIA, ILL.  
 2014 MAR -5 P 5:22  
 Both Done

### 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 5 day of March, 2014

*Torina D Bonds*  
 Notary Public  
 "OFFICIAL SEAL"  
 Torina D Bonds  
 Notary Public, State of Illinois  
 My Commission Expires 7/22/2014

R Patel  
 Signature of Property Owner(s)  
 Oper: TCALDWELL Type: TO Drawer: 1  
 Date: 3/05/14 01 Receipt no: 3655  
 LIQUOR - ALL 1.00 \$250.00  
 CK CHECK 1061 \$250.00  
 (NOTE: Non-Refundable \$250 Filing Fee)  
 Trans date: 3/05/14 Time: 16:52:19

PATRICK A. NIGHTING - TREASURER  
CITY OF PEORIA

Shelves

Pathroom

Fountain Soda + Coffee + Capp

Cooler

~~Beer~~ Pepsi/Coca

Shelves

Shelves

Shelves

Shelves

Freezer

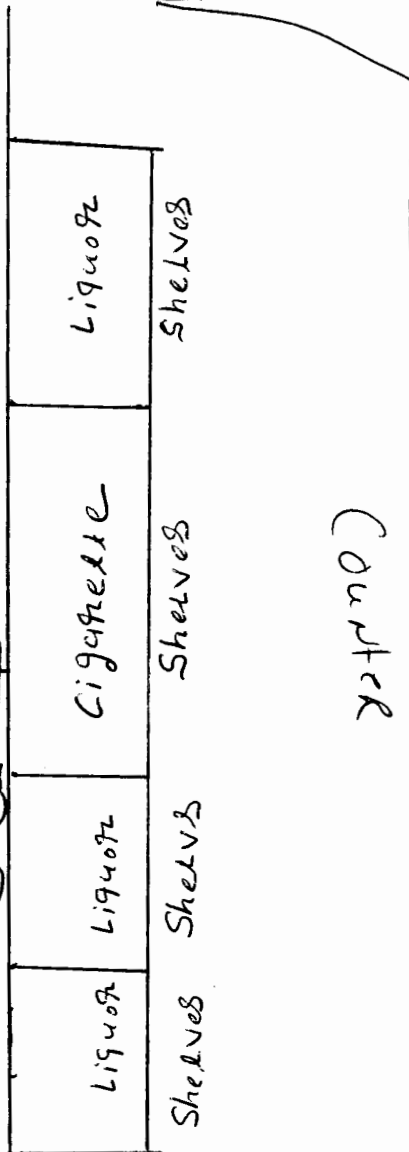
Mixer Cooler

Sm cooler

Candy

Backroom

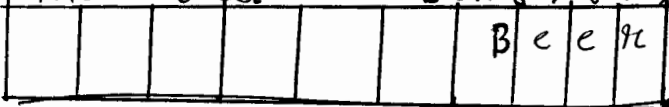
Backroom



26' 6" x 8' 0" x 7' 6" - W x D x H

Pepsi - Coca

Beer (4-door)



COOLER'S (10-64")  
(10-door cooler)

3606 N. Prospect Rd  
Peoria, IL - 61603

Office

Machinac room

Game Mat

Door



PEORIA POLICE DEPARTMENT



March 25, 2014

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

RE: Site Approval Application 14-09  
R & J Oil, Inc.  
d/b/a Fast Stop  
3606 N. Prospect Rd.  
Requesting: Class CG (gas station, packaged)

Dear Commissioners,

A site application has been received from the R & J Oil, Inc., d/b/a Fast Stop, 3606 N. Prospect Rd, Peoria, Illinois, for a Class CG liquor license. This license would allow this gas station and convenience store to sell packaged liquor for off-site consumption.

Officer Jordan inspected the location which is at the corner of Prospect Rd. and Paris Ave. The area along Prospect Rd. is made up of commercial businesses. Neighbors include a car repair shop and Emo's Ice Cream stand. Directly behind (to the east) of this site is a residential neighborhood made up of single family residences with the nearest house approximately 10 feet from the site. Walgreen's, located to the west across Prospect Rd., and in Peoria Heights, has a liquor license.

The gas station's store sells snacks, sodas, candy and other similar items. Officer Jordan observed that the store also sold small brass pipes and glass pipes, commonly referred to as "hitter pipes" the type which is notoriously used to smoke marijuana. The store has a small parking lot and the addition of packaged liquor may present a parking issue, causing patrons to park along Paris Ave. There is no history of liquor sales at this location. In 2012, and again in 2014, this store was cited for selling cigarettes to an underage person during an age compliance check done by the Peoria Police Department.

The Peoria Police Department believes that the addition of packaged liquor to this store would be detrimental to the adjacent neighborhood causing an increase in parking problems, noise and litter, especially in light of the close proximity of residences to the store. Also, the Peoria Police Department has concerns regarding the access to liquor by underage persons based on the citations the store has received in the past. The Peoria Police Department objects to this site application request.

Sincerely,

Steven M. Settingsgaard  
Chief of Police

SMS /saj

cc: Corporate Counsel  
City Clerk  
Liquor Commissioner

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

**TO:** Trina Bonds, Liquor Commission Secretary  
**FROM:** Jodi Maybanks , Accounts Receivable Supervisor I  
**DATE:** March 6, 2014  
**SUBJECT:** Case 14-09 R & J, Oil Inc d/b/a Fast Stop

The Finance Department has no objection to this site approval.

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

**TO:** City of Peoria, Liquor Commission  
**FROM:** Shannon Techie, Senior Urban Planner  
Community Development Department  
**DATE:** March 19, 2014  
**REQUEST:** Class CG (Gas Station)  
3606 N. Prospect Road  
PIN 14-27-401-029  
**PETITIONER:** R & J Oil, Inc.  
d/b/a Fast Stop

**ZONING & PROPERTY CHARACTERISTICS:**

Subject property is zoned P-R (Prospect Road Form) District. The use of a gas station is a permitted use and approval was obtained for the use to allow a building expansion in 2005 through Ordinance 15,817.

The property is surrounded by:

North: P-R (Prospect Road Form) District  
South: P-R (Prospect Road Form) District  
East: C-1 (General Commercial) District  
West: Peoria Heights

**SITE PLAN & INSPECTION:**

1. Dumpsters must be screened with a 4-sided enclosure per Land Development Code requirements.
2. Parking lot striping has faded and must be restriped per Ordinance requirements.
3. Disabled parking sign has faded and must be replaced to meet ADA and Land Development Code requirements.
4. If the liquor license is approved, compliance with all other codes, including the Certificate of Occupancy, is required.

The Planning and Growth Management Staff DOES NOT OBJECT to the request, provided the applicant's adherence to the above-mentioned comments.



FIRE DEPARTMENT



March 27, 2014

Liquor Commission  
Office of Corporation Counsel  
City of Peoria, Illinois

Re: Site Approval Application  
Case: 14-09  
R & J Oil, Inc.  
d/b/a / Fast Stop  
3606 N. Prospect

Dear Liquor Commission:

A site application has been received from R & J Oil, Inc. d/b/a Fast Stop, for a Class CG (gas station).

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 McGarr'.

Daniel McGarr  
Captain, Fire Prevention Div.

DM/cc

Two thick, parallel black diagonal lines located in the bottom left corner of the page.

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

## LIQUOR LICENSE SITE REPORT

**TYPE OF INSPECTION:** Building Inspection Division for Liq. Commission

**LOCATION:** 3606 N. Prospect Ave.

**NAME OF BUSINESS:** R & J Oil, Inc.  
d/b/a Fast Stop  
Contact: Ravikumar A Patel  
Cell 646 691 0060

**DATE OF INSPECTION:** March 10, 2014

Operator wants to convert some cooler usage to package sales. Site as existing is not a problem.



---

Jim Stevens, Building Inspector III  
Liquor Commissioners  
cc: Trina Bonds, Deputy Clerk  
Liquor Commission Secretary

**ROBERT P. FREDERICKS RENTALS**  
**3622 N. KNOXVILLE**  
**PEORIA, IL 61603**  
**(309) 687-5058**

**CITY CLERK**  
**PEORIA, ILL.**

2014 MAR 19 A 9 40

*Beth Ball*

March 18, 2014

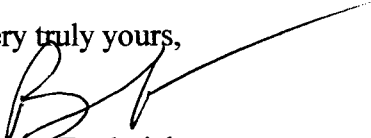
Secretary of the Liquor Commission  
City Hall  
419 Fulton, Room 401  
Peoria, IL 61602

Dear Secretary:

I am opposed to the granting of a liquor license to the R & J Oil, Inc., D/B/A Fast Stop located at 3606 N. Prospect Road. This area is a residential neighborhood and I feel that the granting of a liquor license would have a negative impact on the neighborhood.

I currently own two houses in this area and both are leased to families with children. I am meticulous about maintaining my property to add value to the neighborhood. I do not believe selling liquor at the Fast Stop would promote a positive influence.

Very truly yours,

  
Robert Fredericks  
(309) 696-7135

**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-G Subclass \_\_\_\_\_ Liquor License for the following described property.

R & J OIL, INC. D/B/A FAST STOP

(name of establishment)

3606 N. PROSPECT ROAD

(address)

FOR USE AS:

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REQUEST FOR A CLASS CG (GAS STATION)

LIQUOR LICENSE.

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The Hearing will be held on MONDAY - APRIL 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.

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**Mailing Labels**

Use the toolbar below to preview your mailing labels, simply click the button below to open labels in Microsoft Word format:

Select Label Type: Avery 5160

Page 1 of 2 Export to Microsoft Word

BOND DRUG COMPANY OF ILLINOIS  
200 WILMOT RD  
DEERFIELD IL 60015

BURGESS ANTHONY  
1320 E PARIS AVE  
PEORIA IL 61603

CEW LAND CO  
6000 W WAR MEMORIAL DR  
PEORIA IL 61615

CEW LAND CO  
6000 W WAR MEMORIAL DR  
PEORIA IL 61615

COLLIER WILLIAM  
1309 E PARIS AVE  
PEORIA IL 61603

CRONE ROBERT  
24509 SPRING CREEK RD  
WASHINGTON IL 615719656

DODILLET CHRISTINE  
1316 E PARIS AVE  
PEORIA IL 61603

FINCH TAMMY  
400 PEKIN AVE  
EAST PEORIA IL 61611

FREDERICKS ROBERT  
3622 N KNOXVILLE AVE  
PEORIA IL 61603

GARRETT JACK  
5025 N HEINZ LN  
EDWARDS IL 61528

GRIFFITH DAVID  
3936 W CREIGHTON TERRACE  
PEORIA IL 61615

GUELKER PATRICIA  
15306 N VON ACHEN DR  
CHILLICOTHE IL 61523

HALLAR DEBRA  
1316 E WAR MEMORIAL DR  
PEORIA IL 61614

HAYES BONNIE  
5013 N PROSPECT RD  
PEORIA HEIGHTS IL 61616

HENDRICKSON ROGER  
3517 N PROSPECT RD  
PEORIA HEIGHTS IL 61616

JIYA PROPERTY LLC  
3606 N PROSPECT RD  
PEORIA IL 616031524

JOYCE WILLIAM  
1311 E PARIS AVE  
PEORIA IL 61603

MID-ILLINI PROPERTIES LLC  
4417 ENTEC DR  
BARTONVILLE IL 616071932

MOWDER MANDEL  
1210 E PARIS AVE  
PEORIA HEIGHTS IL 61616

MULLEN SUSAN  
1404 E PARIS AVE  
PEORIA IL 61603

PROSPECT ASSOCIATES LLC  
3514 N PROSPECT RD  
PEORIA IL 61603

PROSPECT CROSSING LLC  
3708 N PROSPECT RD  
PEORIA IL 61614

~~PROSPECT CROSSING LLC  
3708 N PROSPECT RD  
PEORIA IL 61614~~

~~SMITH CLAUDIA  
22922 GROSENBACH RD  
WASHINGTON IL 61571~~

SMITH CLAUDIA  
22922 GROSENBACH RD  
WASHINGTON IL 61571

~~SMITH CLAUDIA  
22922 GROSENBACH RD  
WASHINGTON IL 61571~~

SMITH CLAUDIA  
22922 GROSENBACH RD  
WASHINGTON IL 61571

SMITH ROBERT  
22922 GROSENBACH RD  
WASHINGTON IL 61571

STICKELMAIER JAMES  
726 S CUMMINGS LN  
WASHINGTON IL 61571

~~STICKELMAIER JAMES  
726 S CUMMINGS LN  
WASHINGTON IL 61571~~

**Mailing Labels**

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Select Label Type: Avery 5160

Page 2 of 2 [Export to Microsoft Word](#)

STRICKLAND JAMES  
207 S LAWNDALE  
WASHINGTON IL 61571

VIP INVESTMENTS OF PEORIA LLC  
C/O WILLIAM MERITT 5043 N  
PROSPECT RD  
PEORIA HEIGHTS IL 61616

WALTERS CHERYL  
1214 E PARIS AVE  
PEORIA HEIGHTS IL 61616

WOLFRAM ROBERT  
295 E LUCILLE ST  
EAST PEORIA IL 616119550

WORKMAN CHRISTINA  
3509 N PROSPECT RD  
PEORIA HEIGHTS IL 61616

YOUNGBLOOD LARRY  
P O BOX 9343  
PEORIA IL 616149342

ZUCKSWORTH DANNY  
1400 E WAR MEMORIAL DR  
PEORIA IL 61614

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF PEORIA )

AFFIDAVIT

Ravi Patel (Rick), being duly sworn, does hereby swear/affirm that:

1. I am the Liquor Licensee of Fast stop  
(establishment name)

located at 3606 N. Prospect Rd, Peoria, Illinois.  
(address)

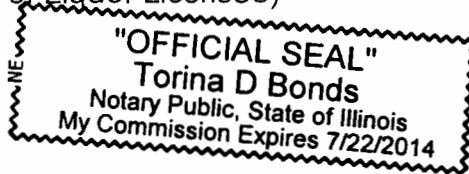
2. On 03/05/14, I caused Notices of Hearing to be mailed to all property owners within 300 feet of my liquor establishment.

3. I have attached to this Affidavit, the list of property owners and their addresses to whom I mailed Notices.

FURTHER AFFIANT SAYETH NOT.

R Patel

(Signature of Liquor Licensee)



Subscribed and sworn to before me this 5th day of March, 2014.

Torina D Bonds  
Notary Public

