

## MEMORANDUM

TO: Ross Black, Community Development  
Officer Kevin Slavens, Police - TOU  
Lt. Steve Roegge, Police - Traffic Division  
Scot Wolf, Inspections  
Capt. Stan Taylor, Fire Prevention Division  
Jodi Maybanks, Accounts Receivable  
Don Leist, Corporation Counsel  
Ken Andrejasich, Public Works (Sidewalk Café Requests Only)

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

DATE: February 3, 2016

SUBJECT: **SITE APPLICATION: Case: 16-05**  
**Fadi Atrash**  
**d/b/a Nebraska Food Mart**  
**1830-B N. Sheridan Road**  
**Requesting: Class C (grocery)**

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 7, 2016. **Contact person for this application is Fadi Atrash (PH: 550-6649)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are **DUE: February 25, 2016** 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**

2016 JAN 26 A 10:45

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:

*Robin Basu*

1. Name(s), address(es) and phone number(s) of Property Owner(s):  
Jeff Cohen & Karen Schiesel (309) 696-6002 7219 N. Vanxhall, Peoria, IL 61615

2. Name, address and phone number of Intended Lessee:  
Fadi Atashi 527 W Kellar PKWY, Peoria, IL 61614  
DBA Nebraska Food Mart Cell# 309-857-6287 309 550-6649

3. Street address of Property requested for approval:  
1830B N Sheridan Rd, Peoria, IL 61604  
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:  
Commercial Plaza (Retail Store)

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

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.)? Single Serve (Convenience Store with 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 C

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  
29 day of May, 2015.

*[Signature]*  
Signature of Property Owner(s)

*[Signature]*  
Notary Public



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

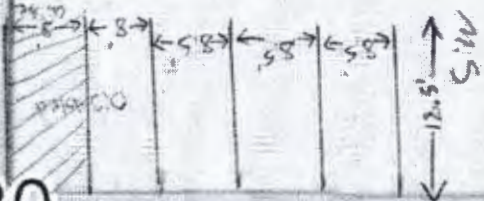
Peoria County, IL

NEBRASKA AVE

30

1830B  
N. Sheridan

#1830



#1824

1804101002

#1822

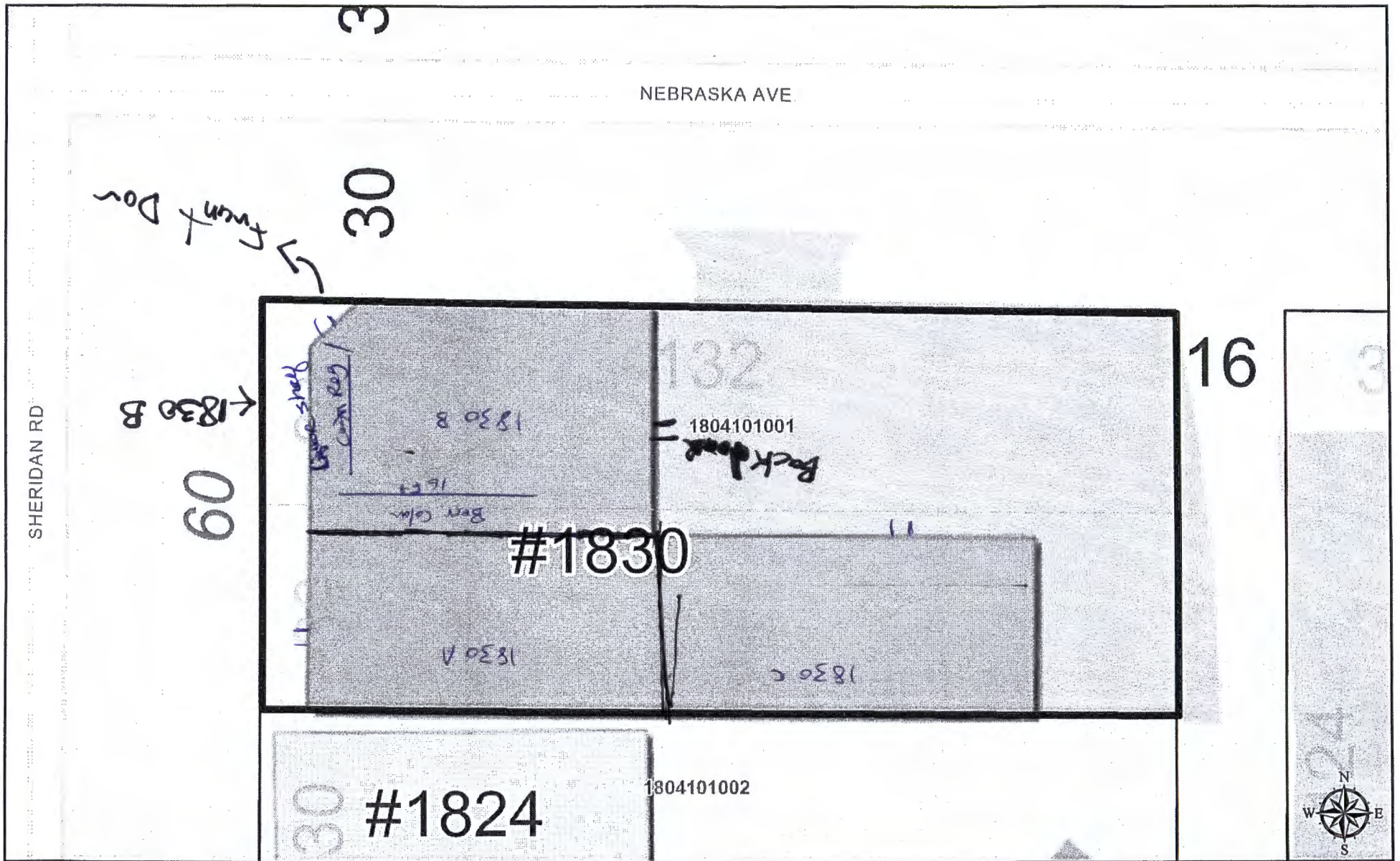
1804101003



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden for determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division

Map Scale  
1 inch = 19 feet  
12/27/2013

# Peoria County, IL

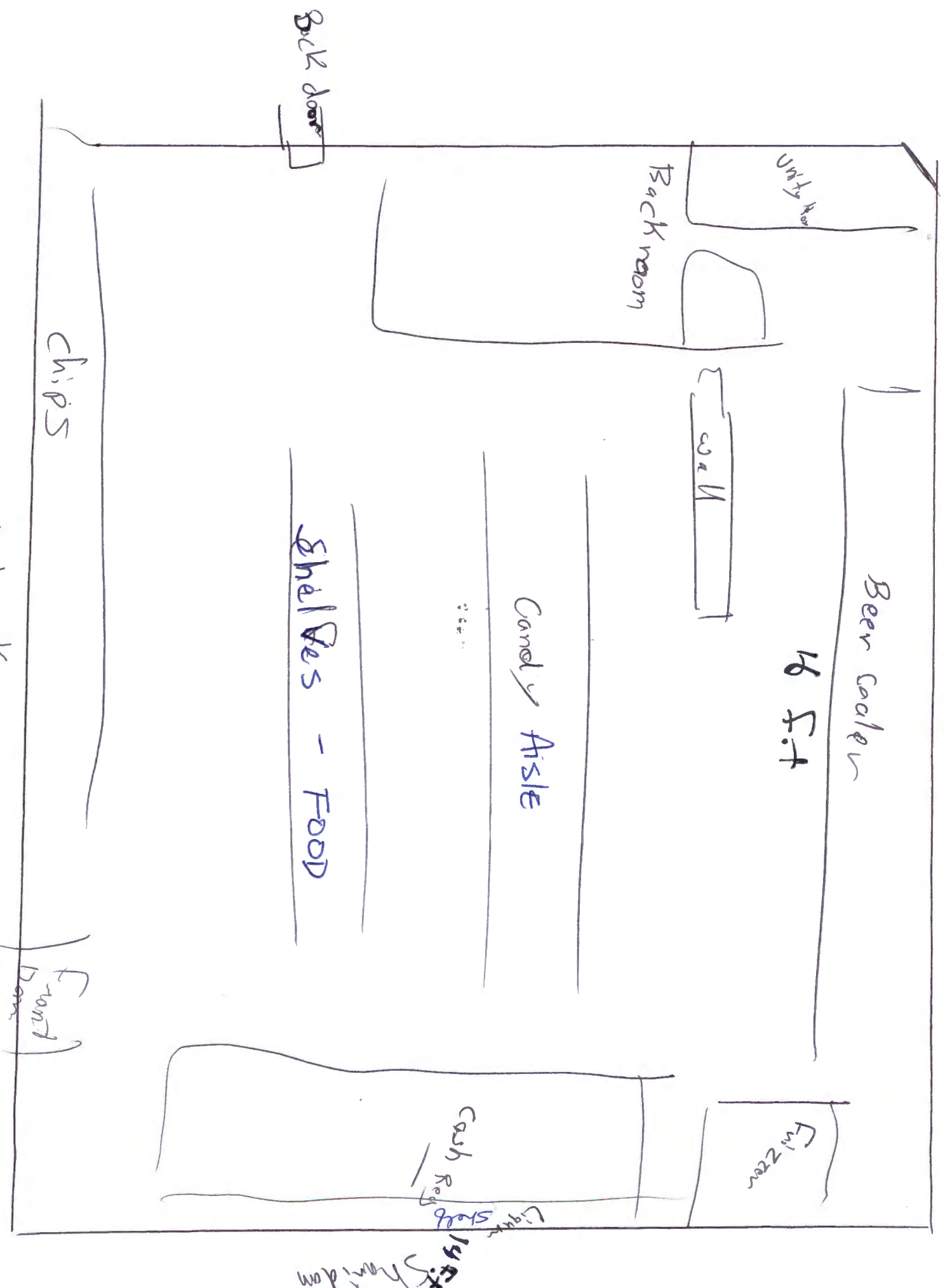


Peoria County, IL, HERE, USGS

1 inch = 20 feet



Disclaimer: Data is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The burden of determining fitness for, or the appropriateness for use, rests solely on the requester. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is in a constant state of maintenance. This website is NOT intended to be used for legal litigation or boundary disputes and is informational only. -Peoria County GIS Division



Unit

Back room

Back door

Beer cooler

16 ft

Wall

Candy Aisle

Shelving - Food

Cash Reg

Liquor Shelf

Shamidon

Front

chips

NebwasKa

Front Door



## SITE PLAN REVIEW BOARD COMMENTS

**Address / PIN / General Location:** 1830B N SHERIDAN RD / 18-04-101-001

**Project ID:** 16-38

**Project Description:** Liquor Commission - Site Approval

**Project Status:** ACTIVE

### CONDITIONS OF APPROVAL REGARDING THE SITE PLAN AND APPLICATION:

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#### **Public Works/Permits**

No comments.

#### **Community Development**

A grocery/convenience store is a permitted use in the C-N (Neighborhood Commercial) District and the property obtained zoning approval for a change of use in 2013 to allow the existing grocery store.

This site must adhere to the conditions of the previous approval, as follows:

1. **Parking Surface**: All off-street parking spaces, including access shall be surfaced and maintained with an evenly paved, hard surface per Appendix C, Section 8.1.5.G.3. & 6.
2. **Parking Space Striping**: All parking spaces must be striped per Zoning Ordinance requirements. Regular parking spaces must be a minimum of 8.5 feet in width and 18.5 feet in length.
3. **Disabled Spaces**: Disabled parking spaces must be a least 16 feet wide (11 foot wide space and a 5 foot wide aisle or an 8 foot wide space and an 8 foot wide aisle) and must be signed with an R7-8 Accessible Parking Sign and an R7-101 \$350 fee sign.
4. **Mechanical and Utility Screening**: All rooftop and ground level mechanical equipment, utilities, and refuse areas must be fully screened per Appendix C, Section 8.2.15.
5. **Signs**: Any proposed signs require a separate application.

#### **Building Safety**

Need to add a landing and ramp on interior side of rear exit door.

#### **Police Department**

See attached

#### **Fire Department**

See attached

#### **Accounts Receivable**

The Finance Department has no objection to this site approval.

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**COMMUNITY DEVELOPMENT CONTACT:**

Shannon Techie  
Senior Urban Planner  
Community Development Dept.  
419 Fulton Street Room 300  
Peoria, IL 61602  
PHONE (309) 494- 8649 FAX (309) 494-8680  
stechie@peoriagov.org

**INSPECTIONS DEPARTMENT CONTACT:**

Scot Wolf  
Building Safety Department  
419 Fulton Street Room 203  
Peoria, Illinois 61602  
PHONE: (309)494-8620 FAX: (309)494-8674  
inspections\_development@peoriagov.org

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**FIRE DEPARTMENT CONTACT:**

Stanley Taylor  
Fire Department  
505 NE Monroe St  
Peoria, Illinois 61602  
PHONE: (309)494-8735 FAX: (309)494-8787  
fire\_development@peoriagov.org

**PUBLIC WORKS CONTACT:**

Ken Andrejasich  
Public Works Department  
3505 N Dries Lane  
Peoria, Illinois 61604  
PHONE: (309)494-8800 FAX: (309)494-8855  
KTA@peoriagov.org  
[www.peoriagov.org/permits](http://www.peoriagov.org/permits)

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Fire Department

Liquor Commission  
Office of Corporation Counsel  
City of Peoria, IL

Re: Site Approval Application  
Case: 16-05  
Fadi Atrash  
dba Nebraska Food Mart  
1830-B N. Sheridan Road  
Requesting: Class C (grocery)

Liquor Commissioners,

A site application has been received from Fadi Atrash dba Nebraska Food Mart 1830-B Sheridan Road. The 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.

Your mutual concern for life safety is appreciated.

**Captain Stan Taylor**  
Fire Inspector, Fire Prevention Division  
Peoria Fire Department  
309.303.8275 - c  
309.494.8735 - o  
309.494.8787 - f  
[staylor@peoriagov.org](mailto:staylor@peoriagov.org)

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







PEORIA POLICE DEPARTMENT



February 22, 2016

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

RE: Site Approval Application  
Fadi Atrash  
d/b/a Nebraska Food Mart  
1830 N. Sheridan Rd. B  
Requesting: Class C (grocery)

Dear Commissioners,

A site approval application has been received from Fadi Atrash, d/b/a Nebraska Food Mart, 1830-B N. Sheridan Rd., Peoria, Illinois. Fadi Atrash is requesting site approval for a Class C liquor license to allow the market to sell packaged liquor.

Officer Kevin Slavens visited the site which is part of the small commercial strip along Sheridan Road and Nebraska Avenue. The site sits in the heart of a residential neighborhood with several houses along both sides of the 1800 block of N. Sheridan Road. The two closest houses are approximately 57 feet from the front door of this site to 1824 N. Sheridan Road and approximately 83 feet to 1829 N. Sheridan Road.

This proposed site location is also adjacent to two different churches in the neighborhood. Mt. Olive Community Church, which is located at 603 W. Nebraska, is less than 150 feet away from the proposed site location and Mt. Moriah Missionary Baptist Church, located at 505 W. Nebraska, is approximately 466 feet from this proposed site location.

The proposed site location is also adjacent to the new \$3.5 million District 150 Peoria High School Athletic Complex along the 600 block of W. Nebraska and 1800 block of N. North. This athletic complex has one baseball field, one softball field, an all-weather track and a soccer field that sits immediately behind this proposed site location to the east, only separated by a public alleyway. The back door of this proposed site location is approximately 124 feet from the closet baseball field at this athletic complex.

The Greater Peoria Area Crime Stoppers has received information that was forwarded to the Peoria Police Department regarding Nebraska Food Mart selling illegal synthetic cannabinoids, also known as "K-2" and "Spice". The sale of synthetic cannabinoids is a felony under the Illinois Compiled Statutes as well as a federal crime under section 21 of the United States Code regarding drug related offenses. Officer Doug Burgess, Peoria Police Department crime stoppers' liaison officer, has received additional anonymous phone calls regarding the sale of "K-2" from this store over the last several months as well.

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



PEORIA POLICE DEPARTMENT



City of Peoria, Liquor Commission  
February 22, 2016  
Page 2

In addition to the crime stopper's complaint of the sale of illegal synthetic cannabinoids, the Nebraska Food Mart has also illegally sold tobacco products to under age persons during Peoria Police Department authorized TEP details over the last two years (#14-10613 & #15-9354). These details are conducted under the guidelines of the Illinois Liquor Control Commission tobacco program. It should be noted that Fadi Atrash was personally responsible and cited for illegally selling tobacco products during the incident on May 17<sup>th</sup>, 2015.

The Peoria Police Department believes that the addition of a liquor store to this residential area would be detrimental to the surrounding school, churches, neighborhood and businesses. The proximity of the new District 150 Peoria High School Athletic Complex and Central High School make this a very unfavorable location for the sale of packaged liquor. Historically, liquor stores have led to an increase in crime, traffic, noise, litter and similar quality of life issues resulting in a general overall decline of the neighborhood. Site approvals, being location specific and not owner specific, have proven extremely difficult to revoke once approved. The department has grave concerns about the effect a liquor store would have on the effort to develop this area into a stable and viable neighborhood.

The Peoria Police Department recommends denial of this application.

Sincerely,

  
Jerry E. Mitchell  
Chief of Police

JEM/ks

CC: W. Eric Turner  
Corporation Counsel  
City Clerk

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

**NOTICE OF PUBLIC HEARING**

On **Monday, March 07, 2016**, the City of Peoria Liquor Commission will hold a public hearing at **3:30 PM** in Room 404, City Hall, 419 Fulton Street, Peoria, Illinois, to consider the following request:

**Case: 16-05 Fadi Atrash d/b/a Nebraska Food Mart  
1830-B N. Nebraska**

**Requesting: Class C (grocery) Liquor License**

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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Information concerning the application is available in the City Clerk's Office, City Hall,

Carnick LLC  
C/O Lester F Chasteen Sr 1613 W  
Austin Dr  
Peoria Il 61614

Public Building Commission of Peoria  
411 Hamilton Blvd Suite 1924  
Peoria Il 61602

Rrco Rentals LLC  
1100 Camellia Blvd Suite 201  
Lafayette La 70508

Willman, Bruce M  
1929 N Sheridan Rd  
Peoria Il 61604

~~Rrco Rentals LLC  
1100 Camellia Blvd Suite 201  
Lafayette La 70508~~

Jones, Kevin C  
P O Box 5133  
Morton Il 61550

Massey Rentals Inc  
14120 W Riekana Rd  
Hanna City Il 61536

Hodges, Alice  
1814 N Sheridan Rd  
Peoria Il 61604

Jones, Ara L  
305 Dupont Ln  
East Peoria Il 61611

Cohen, Jeff  
4114 W Sandridge Ct  
Peoria Il 61615

McClellan, Tammy  
721 W Nebraska Ave  
Peoria Il 61604

Spurgeon, Randall H  
1403 W Hickory Grove Rd  
Dunlap Il 61525

Tomlinson, Wayne E  
1821 N Sheridan  
Peoria Il 61604

Sam Property Group IV LLC  
3100 N Knoxville Ave  
Peoria Il 61603

Eakle, John D  
3232 Elmcroft Terrace  
Peoria Il 61604

Hamm, Thomas B  
14707 W Schlink Rd  
Brimfield Il 61517

~~Rrco Rentals LLC  
1100 Camellia Blvd Suite 201  
Lafayette La 70508~~

~~Rrco Rentals LLC  
1100 Camellia Blvd Suite 201  
Lafayette La 70508~~

Montford, Gwendolyn  
1818 N Bigelow St Apt 2  
Peoria Il 616044154

Reeder, Dean A  
1825 N Sheridan Rd  
Peoria Il 61604

Catchings, Edward E  
1813 N Sheridan  
Peoria Il 61604

Consolidated Properties LLC  
P O Box 9565  
Peoria Il 616129565

North Holdings LLC  
1105 N North St  
Peoria Il 616061918

Mitchell Trust  
P O Box 5133  
Morton Il 61550

Cohen, Jeff  
P O Box 3612  
Peoria Il 61612

Penelton Estate, Barbara S  
1809 N Sheridan Rd  
Peoria Il 61604

~~Rrco Rentals LLC  
1100 Camellia Blvd Suite 201  
Lafayette La 70508~~

Ringenberg, Jeffery C  
9716 Grange Hall Rd  
Princeville Il 61559

McClellan, Tammy  
721 W Nebraska Ave  
Peoria Il 61604

Miles, Denise  
2937 W Park Ridge Dr  
Peoria Il 61604

Ward, Kennessa  
1930 N Sheridan Rd  
Peoria Il 61604

Tuffentsamer, Gary  
141 Fleur De Lis  
East Peoria Il 616112155

City of Peoria  
Legal Department Suite 207 419  
Fulton St  
Peoria Il 61602

Wiebler, Susan W  
42 Pennsylvania Ct  
Morton Il 61550

Wiebler, Susan W  
42 Pennsylvania Ct  
Morton Il 61550

King, Willie F  
1827 N Sheridan Rd  
Peoria Il 61604

Tjh Investments LLC  
14707 W Schlink Rd  
Brimfield Il 61517

Jbaw LLC  
C/O Brad A Williamson, Manager 120  
Alvatine Ct  
Washington Il 615719319

Owens, Louis  
505 W Armstrong Ave  
Peoria Il 61606

Consolidated Properties LLC  
P O Box 9565  
Peoria Il 616129565

Ghighi, Peter J  
1901 N Sheridan Rd  
Peoria Il 61614

Loyd, Ina J  
712 W Nebraska Ave  
Peoria Il 61604

Sam Property Group IV LLC  
3100 N Knoxville Ave  
Peoria Il 61603

Rrco Rentals LLC  
1100 Camellia Blvd Suite 201  
Lafayette La 70508

