

23-01

Parwan Mini Mart, Inc.

d/b/a Save More Supermarket

200 N. MacArthur Highway, Suite 4, 5 & 6

Requesting: Class C (Grocery)

Jesse Singh, Owner, presented a request for a Class C (Grocery) Liquor License at 200 N. MacArthur Highway, Suite 4, 5 & 6.

In discussion with Chairwoman Coates, Mr. Singh said they currently owned several grocery stores in surrounding areas. He stated they wanted to open a new grocery store at the proposed location within the city of Peoria. He remarked they wanted a liquor license in order to compete with other grocery retailers within the city.

In response to Commissioner Spears regarding a previous denial of a site application at the proposed location, Liquor Investigator Slavens reported the area was a hot spot with a long-standing history of being a problematic location. He said the addition of packaged liquor sales would be detrimental to the surrounding neighborhood and community.

After the Police Dept. comments, Ms. Lindsay Weatherman said she was a Partner with the applicant. She stated they were aware of past problems of violent crimes in the area. She said their intent of bringing alcohol was not to contribute to those problems. She explained they just wanted to compete with other local establishments who held a liquor license in that area. She commented their goal was to have a grocery store, but she said in order to compete, they needed to have something to generate sales besides groceries. She said they had other locations that were in not so favorable areas, but she said they were able to navigate the crime in those locations by providing their own security patrol and cameras at their own expense. She went on to say they were not trying to downgrade the area, but she said they were trying to build it up by rejuvenating that location. She commented they would like to work with the Police Dept. by providing the security patrols. She remarked they would be investing in the community, providing more jobs and tax revenue for the city.

In response to a question from Commissioner Jordan regarding the option of groceries without liquor, Ms. Weatherman stated liquor revenue was needed based on the costs of purchasing the building, which was their goal.

Police Officer Linthicum asked for clarification regarding the purchase of the building. Ms. Weatherman confirmed they were planning to purchase the entire shopping center complex at 200 N. MacArthur.

Officer Linthicum mentioned the major concerns of the Police Dept. and the ongoing issues of non-compliance from the current owners of the property. In response, Ms. Weatherman said they were prepared to give a letter of commitment to hold them accountable. She said they would hire security to patrol the area 24/7 and give the Police Dept. full access to an online portal.

Liquor Commissioner Jordan mentioned the current condition of the site and he asked if the applicants would purchase the building with the idea of withdrawing the application for Site Approval. He said they could reapply after they had taken care of the issues that were currently there.

In response, Mr. Singh said the bank would not approve because there was not enough income to support the rent. Ms. Weatherman said they were committed to bringing the property up to code.

Liquor Investigator Slavens said the Police Dept.'s comments were consistent with other requests for Site Approvals where they had recommended denial. He said their position was about the site, and not the applicant. He said at the end of the day, the suitability of liquor for the proposed location would be problematic for the Police Dept.

Chairwoman Coates thanked the applicants for coming before the Liquor Commission. She said she appreciated their diligence in wanting to grow the proposed area. She remarked she was actually a resident of this area and she said she opposed the addition of liquor sales to this location. She noted this would not be a positive piece to build up this area. She said it was troublesome that alcohol would have to come in to play for financial reasons in order to invest in this area. She commented she had hoped at some point liquor would not be a priority for someone to invest in this community and neighborhood.

There being no further questions or comments, Chairwoman Coates called for a motion.

Commissioner Jordan moved to recommend denial of the request for a Class C (Grocery) Liquor License at 200 N. MacArthur Highway, Suite 4, 5 & 6; seconded by Commissioner Spears.

Motion to Deny approved by roll call vote:

Yeas: Coates, Jordan, Spears, Winkler - 4;

Nays: None;

Abstention: None.

Chairwoman Coates stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, January 24, 2023, at 6:00 p.m.

MEMORANDUM

TO: Leah Allison, Community Development
Officer Kevin Slavens, Police - TOU
Lt. Jaren Ginglen, Police - Traffic Division
Fire Engineer Charlie Perrin, Fire Prevention Division
Leigha Adelsberger, Accounts Receivable Supervisor
Mayor Rita Ali, Liquor Commissioner
Denise Jackson, Council Member
Chrissie Kapustka, Deputy Corporation Counsel
Patrick Hayes, Corporation Counsel

FROM: Trina D. Bonds, Chief Deputy City Clerk/Deputy Town Clerk
Liquor Commission Secretary

DATE: December 9, 2022

SUBJECT: **SITE APPLICATION:** Case: 23-01
Parwan Mini Mart, Inc.
d/b/a Save More Supermarket
200 N. MacArthur Highway, Suite 4, 5 & 6
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 Tuesday, January 3, 2023. **Contact person for this application is Jaswinder Singh @ (989-528-5356)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: **December 16, 2022** 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):
MacArthur Investments, LLC 3500 N. Devon Ave., Suite 200, Winchwood
Phone number: 847-673-2364 IL, 60712
2. Name, address and phone number of Intended Lessee:
Parkway Mini Mart Inc. 3403 78th St Ct, Moline, IL 61265
D/B/A SaveMore Supermarket
3. Street address of Property requested for approval:
200 N. MacArthur Hwy Peoria, IL Suite 4, 5, and 6
NOTE: All site approvals are 1st floor only, unless specifically applied for and authorized.
4. Legal description of Property listed in #3:
Shopping Center
5. Are there any improvements (buildings, accessories, etc.) presently on the property? Yes No
If Yes, please give description of same:
Shopping Center w/ Gas Station
6. Are you planning to build any improvements upon the property? NO If Yes, please indicate such improvements: only Interior RENOVATION of space (e.g. Install Coolers, Remodel, Counter, wall & flooring etc...)
7. What type of sale of alcoholic beverages is the property to be used for (i.e., tavern, restaurant, package liquor, etc.)? Package liquor → Grocery Store
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-A, G-B, G-C, I, J, K, K-1, L, M, N C
Subclass: 1, 1A, 2, 2A, 3, 3A, 4, 6, 7, 8, 10, 11, 12 _____
10. Do you plan to add video gaming? Yes _____ No
(Must wait 2 years & show 80% revenue from food & drinks)
11. 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
5th day of December, 2022.

[Signature]
Notary Public

M. Hayes for
MacArthur Plaza Investments, LLC
Signature of Property Owner(s)

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



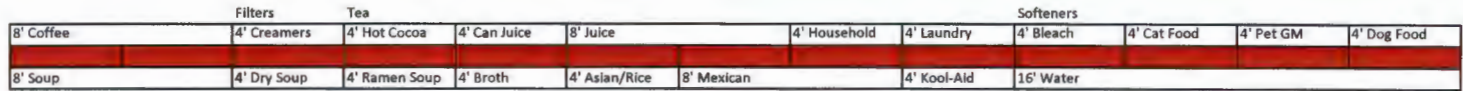
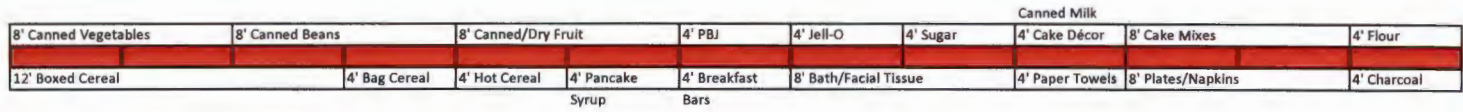
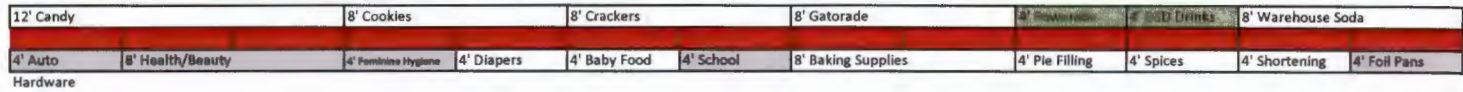
Save More Peoria, IL



Legend

- 4' Section
- DSD Sections
- VMC Sections

- 5' Packaged Meat
- 10' Fresh Meat
- 5' Frozen Meat
- 5' Lunchmeat



24' Liquor

Trina Bonds

From: Leigha Adelsberger
Sent: Monday, December 12, 2022 1:29 PM
To: Trina Bonds
Subject: RE: 23-01 / Save More Supermarket

Hi Trina,

The Applicant Jaswinder Singh, or his Corporation Parwan Mini Mart, do not have any outstanding balances due to the City at this time.

Thank you,

Leigha Adelsberger
City of Peoria, Illinois
Office of Accounts Receivable





COMMUNITY DEVELOPMENT

January 3, 2023

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

RE: **Case 23-01**
Parwan Mini Mart, Inc.
d/b/a Save More Supermarket
200 N. MacArthur Highway

Requesting: Class C (Grocery)

Dear Commissioners:

Building and Zoning staff from the Community Development Department have reviewed the above listed request. The following is a summary of the results:

1. The property is currently zoned CG (General Commercial) District. Retail establishments are permitted within this zoning district.
2. All required building permits must be obtained followed by inspection.
3. Building sprinkler system must comply with building codes.
4. Two dumpster enclosures must be repaired and in compliance with building codes.
5. The service drive located along the rear of the building must be repaired to be free of potholes and ruts.
6. All work must adhere to the Illinois Building Codes and Illinois Accessibility Codes.

Due to on-going unresolved property maintenance issues, the Community Development Department recommends denial of the requested liquor license.

Sincerely,

Leah Allison
Assistant Director



PEORIA POLICE DEPARTMENT

December 28, 2022

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

RE: Site Approval Application #23-01
Parwan Mini Mart, Inc.
d/b/a Save More Supermarket
200 N. MacArthur Hwy, Suites 4, 5 & 6
Requesting: Class C (grocery)

Dear Commissioners,

A site approval application has been received from *Parwan Mini Mart, Inc.*, d/b/a Save More Supermarket, 200 N. MacArthur Hwy., Suites 4, 5 & 6, Peoria, Illinois for Class C liquor license. Approval of this site application would allow the applicant to sell packaged liquor for off-site consumption at this location.

Officer Kevin Slavens inspected the site which is located in the *Valley Park Shopping Center* on MacArthur Highway and the corner John Gwynn Avenue. This location neighbors John Gwynn Park, the Carver Center, Carver Pool, and District 150 Valeska Hinton Early Child Development Center. There is nearby residential housing across the street along John Gwynn Avenue to the southeast of this location.

This shopping complex has a well-documented history of constant nuisance issues and various other crimes, such as loitering, littering, vagrancy, panhandling, vandalism, open-air drug trafficking, various weapons offenses and shootings. From January 1, 2021 to July 31, 2022, the Peoria Police Department responded to 182,502 police calls for service throughout the city. This proposed site resides in police district 2, which is one of the busier districts in the city, with officers responding to 13,007 police calls for service in this district alone during those dates. Just last year the Peoria Police Department investigated a homicide on May 9, 2021 (#21-7940) in the Valley Park Shopping Center. The Peoria Police Department strongly believes that the approval of this site application would only compound these incidents of crime in and around the area, add to the already high call volume in this district and further strain already very depleted police resources.

The Peoria Police Department have strong concerns that the addition of packaged liquor sales in this area of town would be detrimental to the surrounding neighborhood, businesses, nearby park, and grade school. The proximity of John Gwynn Park, the Carver Center, the Carver swimming pool, the Valeska Hinton Early Childhood Development Center, and Greenwood Apartments make this a very unfavorable location for the retail sale of alcohol. Historically, liquor stores have led to an increase in crime, traffic, noise, litter, and other similar quality of life issues resulting in a general overall decline of a neighborhood. The Peoria Police Department feels the addition of packaged liquor sales at this proposed site will only exacerbate these ongoing issues for the residents and the other businesses' employees that live and work nearby, as well as the police department.



PEORIA POLICE DEPARTMENT

City of Peoria, Liquor Commission
December 28, 2022
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Additionally, the Peoria Police Department does not believe there is an economic need, nor community desire for another store that sells packaged liquor in this area of town. Campustown Liquors, CVS and UFS are all located within one mile from this proposed site. The police department believes that these three stores more than adequately service this part of the city for packaged liquor sales.

Furthermore, in May 2012, the City of Peoria, Liquor Commission recommend denial of a previous site approval application for 200 MacArthur Hwy., Suites 7 & 8 for a Class C-1 package liquor license from a different applicant. That site approval application was later denied by the City of Peoria, City Council on May 22, 2012, by a vote of 10-0.

Finally, the Peoria Police Department has consistently objected to site approval applications for packaged liquor stores for proposed sites located in areas of town that have struggling and blighted neighborhoods. Site approvals, being location specific and not owner specific, have proven extremely difficult to revoke once approved. Accordingly, the Peoria Police Department adamantly recommends **denial** of this site approval application.

Sincerely,

Eric P. Echevarria
Chief of Police

EE/ks

CC: City Clerk
Corporation Counsel



Fire Department

January 3, 2023

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 23-01
Parwan Mini Mart, Inc
d/b/a Save More Supermarket
200 N MacArthur Highway, Suite 4,5 & 6
Requesting: Class C (Grocery)

Liquor Commissioners,

A site application has been received from Jaswinder Singh, requesting a Class C license. The business will be required to bring the suites up to code before any C of O can be issued. A final inspection by the Peoria Fire Department Prevention Division will be needed when the final code work is finished. Your mutual concern for life safety is appreciated.

A handwritten signature in black ink that reads "Charles A. Perrin".

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 C Subclass Liquor License for the following described property.

PARWAN MINI MART, INC. D/B/A SAVE MORE SUPERMARKET

(name of establishment)

200 N. MACARTHUR HIGHWAY

(address)

FOR USE AS:

REQUEST FOR A CLASS C (GROCERY) LIQUOR

LICENSE.

The Hearing will be held on TUESDAY, JANUARY 3, 2023 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.

Greenwood Apartments 22 LLC
410 1/2 St Site 1/05
Denver, Co 80202

Robinson, Patrick G
Po Box 3032
Peoria, Il 616123032

~~Robinson, Patrick G
Po Box 3032
Peoria, Il 616123032~~

Peoria County Trustee
Po Box 96
Edwardsville, Il 62025

~~City of Peoria
419 Fulton St
Peoria, Il 61602~~

~~City of Peoria
419 Fulton St
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419 Fulton St
Peoria, Il 61602~~

~~City of Peoria
419 Fulton St, Rm 207
Peoria, Il 61602~~

Macarthur Plaza Investments LLC
6440 N Hamlin Ave
Lincolnwood, Il 60712

Board of Education Peoria School
Dist 150
3202 N Wisconsin Ave
Peoria, Il 61603

Maleas Investments LLC
9068 Rott Rd
Saint Louis, Mo 63127

~~Maleas Investments LLC
9068 Rott Rd
Saint Louis, Mo 63127~~

~~Maleas Investments LLC
9068 Rott Rd
Saint Louis, Mo 63127~~

~~Maleas Investments LLC
9068 Rott Rd
Saint Louis, Mo 63127~~

Sonny Corporation
C/O Sharon Tucker 201 N Macarthur
Highway
Peoria, Il 61605

Hale, Larry
3423 W Kiva Ct
Peoria, Il 61604

~~Hale, Larry
3423 W Kiva Ct
Peoria, Il 61604~~

~~Hale, Larry
3423 W Kiva Ct
Peoria, Il 61604~~

~~Robert & Carlean Hale Trust
3423 W Kiva St
Peoria, Il 61604~~

~~Robert & Carlean Hale Trust
3423 W Kiva St
Peoria, Il 61604~~

Pleasure Driveway & Park Dist, Noble
Admin Cntr
1125 W Lake Ave
Peoria, Il 61614

~~Pleasure Driveway & Park Dist, Noble
Admin Cntr
1125 W Lake Ave
Peoria, Il 61614~~

STATE OF ILLINOIS)
) SS
COUNTY OF PEORIA)

AFFIDAVIT

JASWINDER SINGH, being duly sworn, does hereby swear/affirm

that:

1. I am the Liquor Licensee of PARWAN MINI MART INC
(establishment name)

located at 200 W MCARTHUR HWY, Peoria, Illinois.
(address)

2. On 12/5/22, 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.

Jaswinder Singh
(Signature of Liquor Licensee)
JASWINDER SINGH
989-528-5356

Subscribed and sworn to before me
this 21st day of December
2022.

Torina D. Bonds
Notary Public

