



MINUTES
LIQUOR COMMISSION - REGULAR SESSION
TUESDAY, JULY 9, 2024, 4:00 PM

The Liquor Commission convened in regular session at 4:00 p.m., July 9, 2024. Commissioner Mwilambwe called the meeting to order.

Roll Call

Attendee Name	Title	Status
Lindsey Meister	Commissioner	Absent
Mboka Mwilambwe	Commissioner	Present

Staff Advisors

Attendee Name	Title	Status
Amanda Stutsman	Deputy City Clerk	Present
George Boyle	Asst. Corporation Counsel	Present
Chris McAllister	Building Official	Present
Paul Williams	Asst. Police Chief ("AC")	Present

Public Comment

Commissioner Mwilambwe read a public comment statement of procedure. No in-person public comment was received. The following emailed public comment was received: (1) Marsha Herrick; (2) Bob & Sandy Kohlhase; and (3) Bill & Gay Cochran; (4) Crystal Haycraft; (5) Steve Aves; (6) Ra'Nelle Hartless; (7) Rebecca Barber; and (8) Wayne Karplus.

Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.

Commissioner Mwilambwe approved the Consent Agenda as presented.

Item 4.A. Consideration and Action on Approving the Minutes of the June 11, 2024, Regular Liquor Commission Meeting. (Recommended Motion: The proposed Minutes be approved.)

Regular Agenda

All license creations, amendments, or transfers are contingent upon compliance with all building, health, and safety codes.

The following item was presented:

Item 5.A. Public Hearing and Action on an Application from Maui, Inc., d/b/a Galaxy Liquor & Smoke, located at 2210 Cottage Ave., Unit B, Requesting Approval of the Creation of a Class PAS (Packaged Sales, All Types of Alcohol, Sunday Sales) Liquor License.

Commissioner Mwilambwe opened the Public Hearing at 4:08 p.m.

Michael Scott, Attorney of Narendra Patel, after being sworn, addressed the Commission. Mr. Scott stated that the establishment will be a packaged liquor store that will not be serving liquor. He stated that Mr. Patel operated two other stores in Mansfield and Mahomet that have never had any issues with the police or the community. Mr. Scott stated that he believed opening the store would bring business and additional tax revenue to the City. He noted the business was in compliance with the Health Department and Fire Department.

Commissioner Mwilambwe asked how long Mr. Patel had been an owner of this type of establishment. Narendra Patel, Owner & President of Mauli Inc., after being sworn, addressed the Commission. Mr. Patel stated that he had 14 years of experience with this type of business.

George Boyle, Assistant Corporation Counsel, asked what type of businesses Mr. Patel owned. Mr. Patel stated that he owned gas stations in Mahomet and Mansfield.

Commissioner Mwilambwe asked what type of liquor the business would sell that would be different from the nearby Jewel-Osco or other stores. Mr. Patel stated that the store would sell the same types of alcohol but would have more variety of bourbons and beers.

Mr. Boyle asked if Mr. Scott received the email correspondence sent to the Commission. Mr. Scott confirmed he had and addressed the concerns of the correspondence regarding the type of service and reassured the Commission that the business would be a packaged liquor store, not unlike the nearby Jewel-Osco.

Commissioner Mwilambwe asked who the store manager would be. Mr. Patel stated that he would be on-site and that he was looking to hire a local manager.

Commissioner Mwilambwe asked how long the location had been vacant. Mr. Patel believed the building had been vacant for several years before the COVID-19 pandemic.

City staff had no additional questions.

Commissioner Mwilambwe asked if there was anyone in the audience present to speak for the item. No one came forward. Commissioner Mwilambwe asked if there was anyone in the audience present to speak against the Item. Annette Handing registered but was not present. The following individuals provided testimony:

Desha Cobb, after being sworn, addressed the Commission. She did not support a liquor and smoke shop opening within a mile of her home and which was across the street from a senior apartment building. She noted she worked in healthcare, aging in place, and neighborhood safety. She shared that the area had a mixed-family residential apartment complex. Ms. Cobb believed the business would increase the number of drivers under the influence and noted smoke shops typically sold paraphernalia in addition to tobacco products. She noted there were similar smoke shops within a 3-mile radius. She explained that she was an alumna of Illinois State University and shared her concerns about the influx of smoke shops, dispensaries, and video game parlors. Ms. Cobb spoke to how affluent communities didn't have these types of stores due to the type of attention they garnish. She expressed concern that the previous family-oriented business was being replaced with a liquor store. She had additional concerns regarding the attention that the business would attract, and the safety of the local park, and strongly believed the neighborhood should remain family-focused. She mentioned other communities voted to have dry neighborhoods to control crime and expressed interest in a dry community. She concluded that the business would not bring value to the neighborhood but would take away value.

Commissioner Mwilambwe asked Ms. Cobb if had there been any issues recently. Mrs. Cobb stated that a few years ago, the Dollar General was robbed several times within a few

months. She said there had been increased Police Department patrol to ensure the safety of the area. She noted that while she did not have crime data, believed the community was relatively safe and wanted to keep it that way.

Crystal Haycraft, after being sworn, addressed the Commission. She stated she lived in the neighborhood for 35 years and that the community had always been very safe growing up and continued to feel safe as an adult. She shared the Turnberry Apartments near the Jewel-Osco brought some crime and noise complaints, with police being called weekly. She stated that a packaged liquor store would increase the drunkenness of individuals and provide increased access to alcohol. She expressed safety concerns as a woman within the neighborhood at night. She did not see the added value that the business would bring.

Commissioner Mwilambwe asked how long she had been in the neighborhood. Mrs. Haycraft stated she lived in the neighborhood for 35 years but has owned her home for 10 years.

Ed Wright Jr., after being sworn, addressed the Commission. He stated that he lived in the neighborhood for 39 years and enjoyed living there. He explained that he researched packaged liquor stores in neighborhoods and was concerned with the impact on older established neighborhoods similar to this one. He shared that when these businesses opened on a thoroughfare, violent crime rose, additional similar businesses moved in, there was an increased negative impact on teens, and future neighborhood development declined. He disagreed with the applicant in that positively impactful development would increase. He supported with previous individuals' testimony. He provided *Galaxy Opposition Exhibit #2* to the applicant (*attached*).

Peter Pontius, after being sworn, addressed the Commission. He stated that he had been a Bloomington-Normal resident since 1981 and a Park Place resident for 23 years. He raised his kids here. He listed the stores, parks, and recreational facilities within the area. He expressed his believe that the store was not needed and was duplicative. He questioned if parents would feel safe sending their kids unattended to stores such as Little Caesars or Jewel-Osco. He raised concerns about the residency of the owner and that there was no resident general manager. He shared that the business would be within 500 feet of a home for the aging. He disagreed with applicant's answer of there being mostly commercial properties when it was a mostly residential area. He highlighted the applicant's indicated interest in video gaming licenses. Mr. Pontius noted the video gaming waitlist. He mentioned that the lease did not mention paraphernalia, and glass, etc. He shared that the applicant did not disclose ownership of Sunrise Petro or the most recent revenue statements of video gaming. He reiterated that the store was not wanted, wished for, or welcome in the neighborhood. He provided *Galaxy Opposition Exhibit #2 (attached)* to the applicant.

Alicia Henry, after being sworn, addressed the Commission. She lived in Park Place Subdivision, immediately west of proposed, for 33 years. She enjoyed living in the west side neighborhood and noted it was stable, safe, and affordable. She said there would be much to lose, and the business would not be a benefit to the neighborhood. Ms. Henry stated research of negative effects on neighborhoods including increased crime. She noted that Jewel Osco had alcohol and tobacco products plus thousands of other grocery items.

Mr. Boyle asked for clarification on the argument for the business not making a difference when Jewel-Osco provides alcohol. Ms. Henry mentioned several studies that supported the argument that increased access to alcohol led to increased crime. She stated Jewel-Osco, a grocery store, already provided alcohol as well as other products meaning there was no need for an additional store exclusively selling alcohol.

Kathy Gorham, after being sworn, addressed the Commission. She agreed with most of what other testimonies. She stated she lived in Normal across the street. She witnessed a lot of kids picking up pizza at Little Caesars and believed the City did not need to be exposed to alcohol and cigarettes. She expressed concern with Sunday sales when there were two churches and retiree homes close. She said the neighborhood was family-oriented and the business was unnecessary.

Wayne Karplus, after being sworn, addressed the Commission. He noted he lived in Park Place since 1990. He stated the standard for the creation of liquor licenses that it was necessary for the public, convenient for the residents, and in the best interest of the City. He echoed the belief the store was not necessary, as Jewel-Osco was a regular grocery store that provided a wide variety of products. He emphasized that a store focused on alcohol and tobacco was not needed as the neighborhood was primarily residential with children present. He listed the multiple types of residences in the area. He stressed this type of business was not in the best interest of the neighborhood and was specifically concerned of the impact on the neighborhood children. He encouraged the Commission to deny the license due to the residential neighborhood. He again emphasized that the same products can be found at the Jewel-Osco.

Mr. Scott expressed appreciation for the residents' thoughts. He stated he too had been a resident since 1971 and a local business owner so he understood their concerns. He noted the comments on public safety and the comparisons of the proposed business to marijuana dispensaries and gaming businesses. He clarified that the business would not serve alcohol, operate as a dispensary or gaming site; there would be no smoking in the shop, or selling drug paraphernalia. He stressed the proposed store would sell prepackaged liquor and tobacco products. He mentioned that Bloomington was not a dry community and that the elderly homes were given notice, but no one came to speak at the hearing. He addressed the concern of a packaged liquor store increasing crime. He stated the applicant never had any crime at his other businesses in cities with lower crime rates than Bloomington-Normal. He stated his client was respectful of the communities that he had business in. Mr. Scott commented that he grew up in the community and attended Normal Community High School but stressed that the area was commercial and not residential. He acknowledged that Jewel-Osco sold the same products, but his client would have more variety of products. He noted that the client would hire a local General Manager. He stated there were a lot of vacant buildings in Bloomington-Normal and those vacancies attracted more crime than businesses of this model.

Commissioner Mwilambwe asked for clarification on the application to have video gaming at the business. Mr. Scott stated that the owner had interest in applying for video gaming for this establishment.

Mr. Boyle stated the City did not allow video gaming at packaged liquor stores per ordinance. He stated the Commission was not aware that a General Manager had not been hired. He explained that applicants usually had the General Manager present to answer questions as they must also qualify for a license. Mr. Patel stated that he could not commit to hiring without license approval, but would do so if the license was approved. Mr. Scott stated that they could commit to hiring a General Manager by a certain date.

Mr. Boyle asked whether the client was aware of the property line distance from the assisted living community. Mr. Scott stated that he believed the property line was more than 80 feet but measurements hadn't been made.

Commissioner Mwilambwe asked Paul Williams, Assistant Police Chief ("AC"), if he had any information on the crime rates in the area. AC Williams stated the crime rates have been

relatively low for that neighborhood, and the Turnberry Apartments noise complaints were accurate. He stated the Family Video (previous occupant) was robbed a few times. He noted that a robust camera system would be recommended by police if the license was approved.

Mr. Scott stated that while there were no cameras currently, cameras would be installed similar to his client's other businesses.

Commissioner Mwilambwe stated that he would like to take all testimony under advisement and release a decision within the next few days.

Commissioner Mwilambwe closed the Public Hearing at 5:02 p.m.

The following item was presented:

Item 5.B. Public Hearing and Action on an Application from Turf Matters, LLC, d/b/a Bloomington Tennis & Turf, located at 4101 Wicker Rd, Requesting Approval of the Creation of a Class EBS (Entertainment/Recreational Sports Venue, Beer and Wine Only, and Sunday Sales) Liquor License.

Commissioner Mwilambwe opened the Public Hearing at 5:03 p.m.

Luke Hensleigh, Owner of Bloomington Tennis & Turf, after being sworn, addressed the Commission. He shared they had been the new ownership group for six months. He shared that their goals were to make the business a community-based center for pickleball, tennis, and other community-based activities by offering drinks after activities.

Commissioner Mwilambwe asked how many employees were on staff. Mr. Hensleigh stated there were 4-5 employees.

Commissioner Mwilambwe asked if any employees serving liquor would be BASSET certified. Mr. Hensleigh said all employees would be BASSET certified, but that only the General Manager would serve alcohol.

Commissioner Mwilambwe asked what the typical number of patrons that may consume alcohol. Mr. Hensleigh stated that they averaged 15-20 patrons per day but would most likely be used by the older demographic that play pickleball.

Commissioner Mwilambwe asked whether alcohol was requested by patrons. Mr. Hensleigh stated there had been requests from patrons for incentives to stay longer after playing games, so TVs and lounge areas have been added.

Commissioner Mwilambwe asked how staff would manage the mixing of age groups. Mr. Hensleigh stated they offer adult event nights with ticket sales that wouldn't have kids.

AC Williams asked if there were plans to rent to big groups for parties of 150 or more. Mr. Hensleigh responded no. AC Williams then asked if food would be served. Mr. Hensleigh said there was no kitchen but they offered a wide variety of snacks.

Mr. Boyle asked if the venue had been hired out by groups or if it was strictly a sports venue. Mr. Hensleigh stated that it was strictly a sports venue, and there had only been one child's birthday since he joined. He noted they had signed contracts with sports clubs for turfs, but they wouldn't have access to the alcohol.

Commissioner Mwilambwe asked if there was anyone in the audience present to speak for or against the item. No one came forward.

Commissioner Mwilambwe closed the Public Hearing at 5:10 p.m.

Commissioner Mwilambwe positively recommended the Item to Council as presented.

Amanda Stutsman, Deputy City Clerk, stated the Item would appear on the August 12, 2024, City Council meeting.

The following item was presented:

Item 5.C. Public Hearing and Action on an Application from Chronister Oil Company, Inc., d/b/a QIK N EZ, located at 1607 Morrissey Drive, Requesting Approval of a Change in Ownership/Corporate Name for their Class PAS.

Commissioner Mwilambwe opened the Public Hearing at 5:11 p.m.

Mr. Boyle mentioned that the request for a change of ownership was described in detail in the packet. He summarized the change of ownership noting the 100% owner passed away and the subsidiary inaccurately reported it, but it was a change in form rather than substance. Due to inaccurate reporting, the business acknowledged fault and paid a \$2000 fine. Mr. Boyle stated the business' attorney was in St. Louis, and due to the details of the letter and payment of the fine, attendance was not required. He stated further inquiry could be done next month.

Grant Jones, a Representative of ME Gaming, asked a question about the fine amount compared to the daily video gaming fines.

Mrs. Stutsman stated that his question was not a testimony for the Public Hearing. Mr. Boyle agreed and stated the citation was a matter of public record.

Mrs. Stutsman explained Mr. Jones could file a Freedom of Information Act request for records with the City Clerk Department.

Commissioner Mwilambwe closed the Public Hearing at 5:16 p.m.

Commissioner Mwilambwe positively recommended the Item to Council as presented.

Mrs. Stutsman stated the Item would appear on the August 12, 2024, City Council meeting.

The following item was presented:

Item 5.D. Public Hearing and Action on an Application from Hurley Entertainment Group, Inc., d/b/a Spotted Dog Tavern, located at 1504 Morrissey Drive, Requesting Approval of a Change in Ownership of the Class TAS.

Commissioner Mwilambwe opened the Public Hearing at 5:17 p.m.

Rich Marvel, Attorney for Hurley Entertainment, after being sworn, addressed the Commission. Mr. Marvel stated that they requested a change in ownership. He stated that Carey Walsh had been with the business for five years and had been presented with the opportunity to buy into the business. He then stated Ms. Walsh was BASSET trained and that no substantial changes would be made to business operations, including to change to the business' hours.

Nick Hurley, President & Partial Owner of Hurley Entertainment Group, and Carey Walsh Hurley, Manager of Spotted Dog, were both sworn in.

City staff had no comments or questions.

Commissioner Mwilambwe asked if there was anyone in the audience present to speak for or against the item. No one came forward.

Commissioner Mwilambwe closed the Public Hearing at 5:18 p.m.

Commissioner Mwilambwe positively recommended the Item to Council as presented.

Mrs. Stutsman stated the Item would appear on the August 12, 2024, City Council meeting.

The following item was presented:

Item 5.E. First Appearance on a Citation Issued to JL Palma, LLC, d/b/a Venue 309, located at 1611 Morrissey Dr. Unit 2, for Violating Chapter 6, Section 102A of the Bloomington City Code Relating to Sale of Alcohol Without a License and Chapter 6, Section 102 of the Bloomington City Code Relating to Failure to Seek Approval or Notify Regarding Change of Ownership.

Mr. Boyle provided an update on the Item and noted the applicant requested an extension of their permit for 140 days. He reminded the Commission that the business did not have a current license. He then discussed procedure.

Commissioner Mwilambwe continued the Item to the August 13, 2024, Liquor Commission Meeting at 4:00 p.m. in the Government Center Chambers.

New Business

No New Business was discussed.

Adjournment

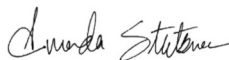
Commissioner Mwilambwe adjourned the meeting.

The Meeting Adjourned at 5:20 p.m.

CITY OF BLOOMINGTON



Mboka Mwilambwe, Commissioner



Amanda Stutsman, Deputy City Clerk



ED M WRIGHT <edwrightjr@comcast.net>

6/25/2024 5:32 PM

Concerns over Liquor License for Maui, Inc, DBA Galaxy Liquor & Smoke

To ward7@cityblm.org <ward7@cityblm.org>

Hello Molly,

I hope you are doing well.

I know there is a public hearing with the Bloomington Liquor Commission scheduled for July 9, 2024

for a liquor license for Maui, Inc, DBA Galaxy Liquor & Smoke. I plan on attending that meeting, but I also wanted you to know I am in opposition to a new liquor store moving into our neighborhood.

From the research I have done for an older neighborhood such as ours, this is not a good addition. Statistically when these kind of businesses come into a neighborhood rather than on a thoroughfare, violent crime rises 4+%, property values decline, additional "like" businesses move in such as CBD stores, the negative impact on teenagers increases because of greater availability whether legally or not, and future development in such neighborhoods declines.

This will not be a good addition to our neighborhood. I hope if you have any say so, you will please speak negatively concerning this or at least share my concerns.

Thanks very much for serving in this manner.

Gratefully,

Ed

One source for comments above. I used a newly downloaded search engine from a trusted State Farm friend: Perplexity. He explained it as Google without algorithms.

<https://www.perplexity.ai/search/What-are-the-NfX.z4QBTaeJ6XPB2eu9LA#0>

Ed Wright, Jr.
11 Boardwalk Ct.
Bloomington, IL 61701
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**EXHIBITS FOR
LIQUOR
COMMISSION
MEETING
REGARDING
MAULI, INC DBA
GALAXY LIQUOR &
SMOKES**



Liquor License Application

Applicant Business Contact Information: Please fill in your business information completely and legibly.

Legal Entity Name (Corporate/LLC Name)	MAULI INC
Doing Business As (DBA) OR Establishment Name (Assumed names must be registered with the State of Illinois)	GALAXY LIQUOR & SMOKE
Legal Entity Address (including City, State, and Zip)	1809 LITTLEFIELD LN, MAHOMET, IL 61853
Legal Entity Phone Number	(217)218-9724
Legal Entity Email Address	[REDACTED]
Establishment Address including Zip	2210 COTTAGE AVE., BLOOMINGTON, IL 61701 Unit B
Establishment Phone Number	[REDACTED]
Establishment Email Address	[REDACTED]
*Email Address for ALL City Communications:	w.leifheit@ams.law

*Note, that all City communications related to this Application and/or the resulting license, if approved, will be sent by email to the email designated for all City Communications. It is the responsibility of the business to notify the City of any changes.

BELOW PLEASE LIST THOSE RESPONSIBLE FOR LICENSING THE ESTABLISHMENT

Primary Contact:

Name (First & Last)	City	State	Zip
WHITNEY A. LEIFHEIT, Attorney	BLOOMINGTON	IL	61704
Phone Number	Email Address		
(309)662-5084	w.leifheit@ams.law		

Contact Information for the Legal Entity's Agent: (If applicable)

Name (First & Last)	City	State	Zip
NARENDRA PATEL	[REDACTED]	[REDACTED]	[REDACTED]
Phone Number	Email Address		
[REDACTED]	[REDACTED]		

Contact Information for the Establishment's General Manager: (If different than above)

Name (First & Last)	City	State	Zip
TBD	[REDACTED]	[REDACTED]	[REDACTED]
Phone Number	Email Address		
[REDACTED]	[REDACTED]		

Applicants should review Chapter 6: Alcoholic Beverages (<https://ecode360.com/34403863>) of the Bloomington City Code for all requirements, obligations and information on liquor licensing.

Liquor License Fee Chart					
Class	Description	2020 Fees		2021 Fees	
		Semi	Annual	Semi	Annual
PA	Package Sales – All Types of Liquor (Fee applies to all except CA, EA, RA, or TA)	\$600	\$1,200	\$650	\$1,300
PB	Package Sales – Beer and Wine Only	\$450	\$900	\$500	\$1,000
	(Package Sales fee for CB, EB, RB, or TB, but no Package Sales fee applies to CA, EA, RA, or TA)	\$112.50	\$225	\$150	\$300
S	Sunday (Fee applies to all except CA & CB)	\$275	\$550	\$300	\$600
	Curbside Pick-Up and Delivery of Alcohol	-	-	-	-
	Outdoor Consumption Area	-	-	-	-



Liquor License Fee Chart (cont.)					
Class	Description	2020 Fees		2021 Fees	
		Semi	Annual	Semi	Annual
CA	Clubs – All Types of Liquor	\$1,200	\$2,400	\$1,350	\$2,700
CB	Clubs – Beer and Wine Only	\$400	\$800	\$450	\$900
EA	Entertainment/Recreational Sports Venue – All Types of Liquor	\$1,200	\$2,400	\$1,350	\$2,700
EB	Entertainment/Recreational Sports Venue – Beer and Wine Only	\$400	\$800	\$450	\$900
GPB	Convenience Store (Package) – Beer and Wine Only	\$450	\$900	\$500	\$1,000
MA	Hotel/Motel – All Types of Liquor	\$600	\$1,200	\$650	\$1,300
MB	Hotel/Motel – Beer and Wine Only	\$375	\$750	\$425	\$850
RAP	Restaurant, All Types of Liquor, and Package Sales	\$1,200	\$2,400	\$1,350	\$2,700
RBP	Restaurant, Beer & Wine Only, and Package Sales	\$512.50	\$1,025	\$750	\$1,200
RA	Restaurant – All Types of Liquor	\$1,200	\$2,400	\$1,350	\$2,700
RB	Restaurant – Beer and Wine Only	\$400	\$800	\$450	\$900
ST	Stadium – All Types of Liquor	\$1,200	\$2,400	\$1,350	\$2,700
TAP	Tavern, All Types of Liquor, and Package Sales	\$1,200	\$2,400	\$1,350	\$2,700
TBP	Tavern, Beer and Wine Only, and Package Sales	\$512.50	\$1,025	\$750	\$1,200
TA	Tavern – All Types of Liquor	\$1,200	\$2,400	\$1,350	\$2,700
TB	Tavern – Beer and Wine Only	\$400	\$800	\$450	\$900

The questions contained in this Application apply equally to all business owners, partners, officers, or members of the applicant business. If more space is needed to answer any question completely, please attach the additional information.

Status of Business Information:

1. Check the applicable box which corresponds to your business's filing with the Illinois Secretary of State.

☐ Sole Proprietorship

☐ Partnership (Date of Formation: _____)

☐ Limited Liability Company (LLC)

☒ Corporation (Inc. or Corp.)

A copy of the Articles of Organization must be attached.

A copy of the Articles of Incorporation must be attached.

2. Attach a list including the name, age, address, and percent of ownership/stock for each owner/partner/member.

3. ☐ Yes ☒ No **If Applicant is a Corporation or LLC:** Is any individual owning more than 5% of stock in the applicant business ineligible to hold a liquor license for any reason other than citizenship or residence? If yes, please identify the individual(s) and explain: _____
☐ N/A

Business Owner/Operator: (Please circle Yes (Y) or No (N) where applicable.)

1. I verify that all owners, partners, officers, members, and majority stockholders:

☒ Yes ☐ No Are 21 years of age or older.

☒ Yes ☐ No Are citizens of the United States.

☒ Yes ☐ No Have never been convicted of any felony, or of the violation of any law relating to the prohibition of the sale of alcoholic liquor, or any other crime or misdemeanor (except minor traffic violations).

☒ Yes ☐ No Have never been convicted of a violation of any federal or state law concerning the manufacture, possession, or sale of alcoholic liquor.

☒ Yes ☐ No Have never been convicted of pandering or any other crime opposed to decency and morality.

2. Illinois Liquor Law states the applicant individual must be a resident of the city, village or county in which the premises covered by the license is located. 235ILCS 5/6-2(a)(1)

2A ☐ Yes ☒ No Are any of the persons listed under ownership a resident of McLean County?

2B ☒ Yes ☐ No Is the General Manager a resident of McLean County?

3. ☐ Yes ☒ No Is the General Manager of the establishment unable to hold a liquor license for any reason other than citizenship or residence?

4. ☐ Yes ☒ No Is the establishment located within 100 feet of any church, school, hospital, home for aged, indigent persons, or war veterans and/or their wives or children?



5. ☐ Yes ☒ No Is the premises for which the license is sought owned?
 5A ☒ Yes ☐ No If not, does a valid lease to the premises for which the license is sought exist?
 If so, a copy of the lease is required.
☐ Yes ☒ No Do you know of any reason whether stated in the above questions or not, that this application does not comply with the laws of the State of Illinois, or the Bloomington City Code in connection with the proposed sale of alcoholic beverages? If yes, please explain: _____

Nature of License:

- What type of establishment is intended to be operated with this license? (e.g. lounge, tavern, restaurant, wine & cheese shop) Retail liquor store
- What class of liquor license is being sought? (See descriptions beginning on page 1.) PA
- ☒ Yes ☐ No Will the establishment offer Sunday Sales?
- ☐ Yes ☒ No Will the establishment offer Curbside Pick-Up & Delivery of Alcohol? (Package License Holders Only)
 See City Code Ch. 6 Sec. 32 for more details. <https://ecode360.com/34837503>
- ☐ Yes ☒ No Will the establishment offer an Outdoor Dining Area?
- State the reason the applicant desires a liquor license for the establishment: To operate a storefront which offers the retail sale of packaged alcoholic liquor for purchase by patrons
- If approved, how would the liquor license benefit the City and its residents?
Increasing tax revenue to the City; Adding diversity to the local marketplace for the benefit of
- ☐ Yes ☒ No Will the establishment offer live entertainment in the establishment? If yes, please explain: _____
- ☐ Yes ☒ No Will the proposed or current establishment sell food?
- ☐ Yes ☒ No Will most of the establishment's gross revenue come from sources other than the sale of alcohol?
 If yes, what sources will such revenue be derived? _____
- If approved, what license renewal billing cycle would be preferred? ☒ Annual ☐ Semi-Annual

Impact of Establishment:

- What are the proposed hours of operation?

Day	Time Open	Time Close
Monday:	9:00 AM	10:00 PM
Tuesday:	9:00 AM	10:00 PM
Wednesday:	9:00 AM	10:00 PM
Thursday:	9:00 AM	10:00 PM
Friday:	9:00 AM	10:00 PM
Saturday:	9:00 AM	11:00 PM
Sunday:	12:00 PM	9:00 PM

- Describe the surrounding neighborhood within 500 ft. of the establishment (e.g. residential, commercial, mixed, etc.)
Mixed - predominantly commercial with some residential housing nearby
 - If there are office or commercial buildings nearby, approximately what are their hours of operation?
10:30 a.m. - 10 pm (Little Caesar's Pizza); 7 am - 11 pm (Jewel Osco)
 - Is the area predominately residential, are they single or multi-family homes?
Mixed - Some multi-family apartment complexes, some single-family homes across the street
- Describe any and all streets immediately surrounding the establishment: (e.g. approximate width, one-way, two-way, parking restrictions, etc.)
Cottage Avenue is a two-way street approximately 32 ft wide. The establishment building is set back approximately 100 ft from the street with a 70 ft wide parking lot immediately in front of the building.
- How much additional traffic is expected to be generated with a liquor license?
Minimal to moderate
- Describe any and all on- and off-street parking:
There is a parking lot surrounding the establishment. No nearby on-street parking is available.
- How many establishments with liquor licenses are located within 500 ft. of the establishment? 1



Responsibility:

1. If the establishment **is presently in operation**, attach a financial statement of the establishment's last fiscal year.
2. If the establishment **is not presently in operation**, attach a financial statement showing ownerships personal assets and liabilities (or the entity's assets and liabilities).
3. ☒ Yes ☐ No Is the establishment eligible for a State of Illinois retail liquor dealer's license?
4. ☒ Yes ☐ No Has any owner, partner, officer, member, or majority stockholder ever held a liquor license?
 4A If yes, please explain: Narendra Patel holds liquor licenses in Mahomet, Illinois (Champaign County) and Mansfield, IL (Piatt County) for separate business ventures
5. ☐ Yes ☒ No If yes, has any owner, partner, officer, member, or majority stockholder ever been found guilty of violating Bloomington's Liquor Ordinance? *If yes, please explain:* _____
6. ☐ Yes ☒ No Has any owner, partner, officer, member, or majority stockholder ever had a liquor license revoked? *If yes, please explain:* _____
7. ☐ Yes ☒ No Has a similar application made by any of the persons of ownership ever been denied? *If yes, please explain:* _____
8. ☐ Yes ☒ No Has any other license type ever been revoked from any owner, partner, officer, member, or majority stockholder? *If yes, please explain:* _____

Please provide any additional information significant to this application:

Applicant intends to employ a McLean County resident as General Manager for the establishment upon application approval.

Additional License Interests:

Are any of the below additional licenses of interest to the establishment?

- ☐ Yes ☒ No **Sidewalk Café License** (*Downtown Area Only*) Allows use of public sidewalk for serving food and beverages on the sidewalk immediately adjacent to the establishment.
- ☐ Yes ☒ No **Catering Liquor License** Allows liquor license holders to provide catering services to private parties.
- ☒ Yes ☐ No **Video Gaming License** Allows an establishment to have video gaming terminals and to conduct video gaming on the premises as defined by the Illinois Video Gaming Act.
- ☐ Yes ☒ No **Public Dancing License** Allows a for-profit establishment to offer dance privileges to the public.
- ☒ Yes ☐ No **Tobacco License** Allows retail sale of any cigar, cigarette, snuff, chewing tobacco, manufactured product of tobacco or tobacco in any form.

Please note that each of the above-mentioned licenses requires a separate application and most require additional documentation. Applications available via the City Clerk Department.

I, the undersigned, swear or affirm that:

1. I am authorized to sign as an owner, officer, or authorized agent, of the above listed establishment;
2. I declare that all the information included in this application, and any attachment hereto, is true and accurate to the best of my information, knowledge, and belief;
3. All applicants of the establishment are qualified and eligible to obtain the license applied for;
4. I have read and understand the requirements of the City of Bloomington Code pertaining to **Chapter 6: Alcoholic Beverages** <https://ecode360.com/34403863>; and
5. If approved, I certify in accordance with 235 ILCS 5/6-27.1 and City Code Chapter 6: Section 29, that all employees required to check IDs will become BASSET certified within 120 days of employment, that at least one BASSET Certified employee will be on the premises at all times, that all certifications will be kept on premises, and that all certifications will immediately be made available upon request by any law enforcement personnel.

Narendra Patel

Owner and President

Name (Please Print)

Title

eSigned via Seamedocs.com

05/01/2024

Key: 5145a77d4cb372569d7558669445473

Signature

Date

Video Gaming Waitlist

As of Monday, December 21, 2020 at 8:00 a.m., if a license is unavailable, an applicant may still submit a completed application with all necessary required documents. The application will be reviewed and if the applicant establishment would have qualified for a video gaming license if one was available, it will be placed on the Video Gaming Waitlist. Applications are reviewed on a first come first serve basis. For more information, please view [Ord. No. 2020 - 85 Video Gaming Waitlist](#).

Current Waitlist:

1. Jim's Steak House of BLM, Inc. d/b/a Jim's Steak House (2307 E. Washington St.)
2. Clarabel, LTD. d/b/a Rosie's Pub (106 E. Front St.)
3. Arlandria, LLC. d/b/a Reality Bites (414 N. Main St.)
4. No Ceiling Hospitality, LLC. d/b/a Shake It Up Cocktail Lounge (105 W. Front St.)
5. Smokque, Inc. d/b/a Brass Pig Smoke & Ale House (602 N. Main St.)
6. B FORE, LLC. d/b/a X-Golf Bloomington (1407 N. Veteran's Pkwy, Ste. 2 & 3)
7. Casper Brewing Company, LLC (3803 & 3807 Bally Bunion Rd)

* Month 1 may be a partial month from the Rent Commencement Date to the first full calendar month of the Term.

In the event that Tenant exercises the Renewal Option(s), the "Minimum Annual Rent" during the Renewal Term shall be payable as follows:

Option Period:		PSF
Year 11	Months 121-132	\$17.10
Year 12	133-144	\$17.61
Year 13	145-156	\$18.14
Year 14	157-168	\$18.69
Year 15	169-180	\$19.25
Year 16	181-192	\$19.83
Year 17	193-204	\$20.42
Year 18	205-216	\$21.03
Year 19	216-228	\$21.66
Year 20	229-240	\$22.31

- I. Initial Estimated CAM, Real Estate Tax, and Insurance:
- CAM/Common Utilities/Trash: \$ 919.50 per month
- Real Estate Taxes: \$ 942.49 per month
- Insurance: \$ 160.91 per month

- J. "Security Deposit" shall mean an amount equivalent to \$5,000.00

- K. "Permitted Use" (as further referenced in Article 5.1) shall mean for the operation of liquor store primarily selling at retail, beer, wine and spirits. Incidental thereto, Tenant shall be permitted to sell tobacco products, canned and bottle beverages, and various candies and snacks as are typically sold in a convenience store. The Demised Premises shall be used solely for the Permitted Use and for no other use or purpose.

- L. Trade Name: Galaxy Liquor

- M. Legal "Notice Address" for all information shall mean:

Landlord:
 Legacy Commercial Property
 209 Powell Place
 Brentwood, TN 37027
 Attn: Property Management
 Phone: (847) 904-9201

Landlord Remittance Address:
 2701 West Lawrence Avenue; Ste A
 Springfield, IL 62704

Tenant:
 To the Premises, or to:
 Narendra Patel



- N. Guarantor: Narendra Patel, an individual, whose address is as set forth above.

Financial Condition as of: 30-Apr-24

Number of Shares or Face Value (Bond)	Description	In Name of	Are these Pledged	Market Value
			Total	\$ -

Address & Type of Property	Title in Name of	Date Acquired	Cost	Market Value	Owned % of Shares	Current Loan Amounts
Gas Station/ C-Store - Equipment/Goodwill	Maa Krupa, Inc.	Nov-16			100%	\$ -
Gas Station/ C-Store - Inventory	Maa Krupa, Inc.	Dec-20			100%	\$ -
Vehical	Narendra G Patel Narendra G Patel	Dec-09 Oct-18			100% 100%	\$ -
Prasanti Inc c store Inventory						
		Total				\$ -

Assets	Liabilities
Cash on & in Bank	
U.S. Gov't & Marketable Sec. (Sch. A)	
Simple Ira	
Real Estates & Assets (Sch. C)	Real Estate mortgages (Sch. D)
Pranami Inc (Hard Cash)	
Maa Krupa, Inc (Hard Cash)	
Visat LLC (Hard Cash)	
Cash value-life insurance (Sch. E)	
Personal Properties	
Total Assets:	Total Liabilities
	Net Worth

Name of the Lender	Credit in Name of	Original Date	Original Amount	Current Loan Amount	Maturity	Collateral
City National Bank	Narendra G Patel	oct				Real este
First State bank of forrest	Narendra G Patel	Aug-21			oct	Hme
First State bank of forrest	Narendra G Patel	Nov-24				Hme
		Total				

Sources of Income		Personal Information	
Salary, Bonuses & Commissions	☐	Do you have a wife? (describe)	☐
Interest	☐	Are you a partner in any other venture not listed? (describe)	☐
Other Income:	☐	Are you obligated to pay alimony, child support or separate maintenance? (describe)	☐
Anticipated K1	☐	Are any assets pledged other than as described on schedule? (describe)	☐
Total Income	☐	Income Tax settled through?	☐
	☐	Are you a defendant in any suits or legal actions?	☐
	☐	Personal bank accounts carried at:	☐
	☐	Ever declared bankrupt? (describe)	☐

Signature: _____

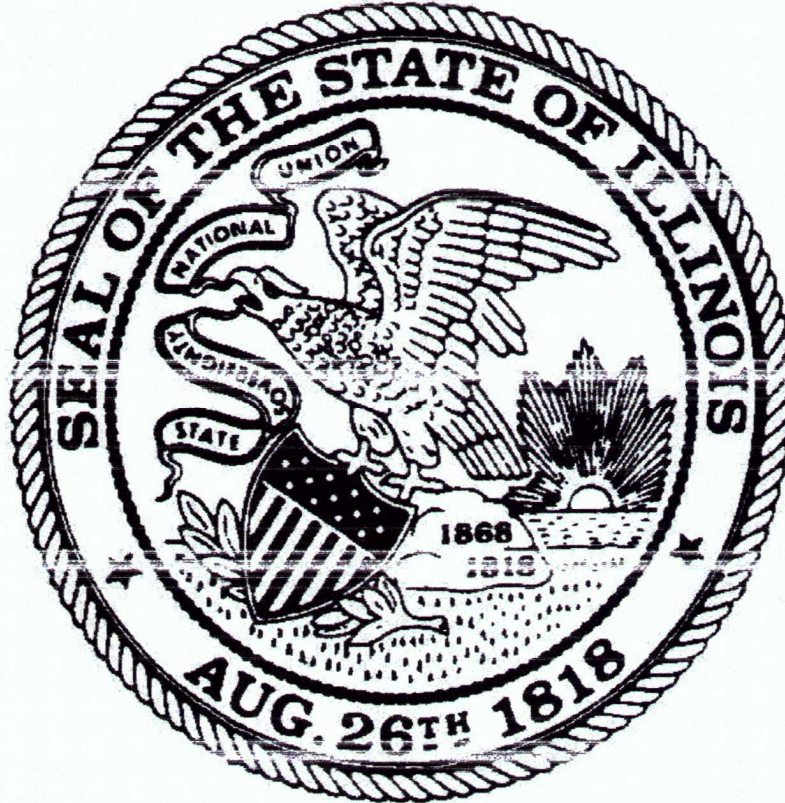
Date: 4 Sept

ILLINOIS GAMING BOARD

160 North LaSalle Street, 3rd Floor

Chicago, Illinois 60601

312-814-4700

**VIDEO GAMING LOCATION
DISCLOSURE OF RECORDS**

Name of Video Gaming Location Applicant :

Sunrise Petro Inc.

Disclosure Date :

3/11/2024 3:23:43PM

Section 80 of the Video Gaming Act provides, in part, that the provisions of the Illinois Gambling Act shall apply to the Video Gaming Act. 230 ILCS 40/80. Section 5.1 of the Illinois Gambling Act sets forth certain information regarding each applicant or licensee that the Board will make available to any person upon written request. 230 ILCS 10/5.1. The "5.1 Information" regarding applicants and licensees under the Video Gaming Act will also be made available upon written request. Accordingly, **ALL APPLICANTS FOR LICENSURE MUST PROVIDE THE FOLLOWING INFORMATION, WHICH WILL BE PUBLICLY AVAILABLE TO ANYONE WHO REQUESTS IT.**

1. The name, business address and business telephone number of any applicant or licensee:

Sunrise Petro Inc. d/b/a Mansfield Winks Mart
502 N McKinley Street
Mansfield, IL. 61854
217-218-9724

2. An identification of any applicant or licensee including, if an applicant or licensee is not an individual, the names and addresses of all stockholders and directors, if the entity is a corporation; the names and addresses of all members, if the entity is a limited liability company; the names and addresses of all partners, both general and limited, if the entity is a partnership; and the names and addresses of all beneficiaries, if the entity is a trust. If an applicant or licensee has a pending registration statement filed with the Securities and Exchange Commission, only the names of those persons or entities holding interest of 5% or more must be provided.

Sunrise Petro Inc. d/b/a Mansfield BP - Incorporated in the state of Illinois

Narendra Patel - 100% owner President
1809 Littlefield lane, Mahomet, IL 61853

3. An identification of any business, including, if applicable, the state of incorporation or registration, in which an applicant or licensee or an applicant's or licensee's spouse or children has an equity interest of more than 1%. If an applicant or licensee is a corporation, partnership or other business entity, the applicant or licensee shall identify any other corporation, partnership or business entity in which it has an equity interest of 1% or more, including, if applicable, the state of incorporation or registration. This information need not be provided by a corporation, partnership or other business entity that has a pending registration statement filed with the Securities and Exchange Commission.

n/a

4. Whether an applicant or licensee has been indicted, convicted, pleaded guilty or nolo contendere, or forfeited bail concerning any criminal offense under the laws of any jurisdiction, either felony or misdemeanor (except for traffic violations), including the date, the name and location of the court, arresting agency and prosecuting agency, the case number, the offense, the disposition and the location and length of incarceration.

n/a

5. Whether an applicant or licensee has had any license or certificate issued by a licensing authority in Illinois or any other jurisdiction denied, restricted, suspended, revoked or not renewed and a statement describing the facts and circumstances concerning the denial, restriction, suspension, revocation or non-renewal, including the licensing authority, the date each such action was taken, and the reason for each such action.

n/a

6. Whether an applicant or licensee has ever filed or had filed against it a proceeding in bankruptcy or has ever been involved in any formal process to adjust, defer, suspend or otherwise work out the payment of any debt including the date of filing, the name and location of the court, the case and number of the disposition.

n/a

7. Whether an applicant or licensee has filed, or been served with a complaint or other notice filed with any public body, regarding the delinquency in the payment of, or a dispute over the filings concerning the payment of, any tax required under federal, State or local law, including the amount, type of tax, the taxing agency and time periods involved.

n/a

Galaxy Opposition Exhibit #2

8. A statement listing the names and titles of all public officials or officers of any unit of government, and relatives of said public officials or officers who, directly or indirectly, own any financial interest in, have any beneficial interest in, are the creditors of or hold any debt instrument issued by, or hold or have any interest in any contractual or service relationship with, an applicant or licensee.

n/a

9. Whether an applicant or licensee has made, directly or indirectly, any political contribution, or any loans, donations or other payments, to any candidate or office holder, within 5 years from the date of filing the application, including the amount and the method of payment.

n/a

10. The name and business telephone number of the counsel representing an applicant or licensee in matters before the Board.

n/a

*(Paragraphs 11 and 12 below have been modified to provide
information applicable for video gaming.)*

11. A description of any proposed or approved gambling operation, including the type of boat, home dock, or casino or gaming location, expected economic benefit to the community, anticipated or actual number of employees, any statement from an applicant or licensee regarding compliance with federal and State affirmative action guidelines, projected or actual admissions and projected or actual adjusted gross gaming receipts.

A licensed liquor pouring establishment with 9 employees, Mansfield Winks Mart is seeking to be licensed under the Illinois Video Gaming Act, in order to manage and maintain live video gaming terminals for use by its patrons.

12. A description of the product or service to be supplied by an applicant for a supplier's license.

(see answer to question #11)

**ILLINOIS GAMING BOARD
VIDEO GAMING REPORT**
Sunrise Petro Inc.
190700878

January 2024 - May 2024

6/18/2024
8:01 am

Establishment	License Number	Municipality	VGT Count	VGT Wagering Activity		VGT Income		VGT Tax Distribution				
				Amount Played	Amount Won	Net Wagering Activity	Funds In	Funds Out	Net Terminal Income	NTI Tax	State Share	Municipality Share
Sunrise Petro Inc.	190700878	Mansfield	8	\$1,348,264.09	\$1,214,217.59	\$132,036.51	\$437,641.00	\$305,604.49	\$132,036.51	\$44,892.57	\$38,290.73	\$8,601.84

**ILLINOIS GAMING BOARD
VIDEO GAMING REPORT**
Sunrise Petro Inc.
190700878

6/18/2024
8:02 am

January 2023 - December 2023

Establishment	License Number	Municipality	VGT Count	VGT Wagering Activity			VGT Income			VGT Tax Distribution			
				Amount Played	Amount Won	Net Wagering Activity	Funds In	Funds Out	Net Terminal Income	NTI Tax	State Share	Municipality Share	
Sunrise Petro Inc.	190700878	Mansfield	6	\$2,725,791.84	\$2,441,326.31	\$284,465.33	\$920,179.00	\$635,713.67	\$284,465.33	\$96,718.48	\$82,495.18	\$14,223.30	