

III. LIQUOR SITE APPLICATIONS

20-07

20-07 M and J Usa Property, LLC

d/b/a King Zone

2411 N. Knoxville

Requesting: Class C-1 (Packaged Goods)

Muhdi "Mike" Issa, Owner, M and J Usa Property, LLC and Godwin Techie, Manager, presented a Site Application for a Class C-1 (Packaged Goods) Liquor License at 2411 N. Knoxville.

In discussion with Chairman Kouri, Mr. Techie explained that the requested liquor license would not have any impact on the traffic on Beverly Court. He said their Knoxville Avenue entrance could be used as the main entrance. He went on to say that the Beverly Court entrance could be blocked off, but he said they felt it would be nice for walk-up customers who lived in the neighborhood.

Mr. Issa provided a brief overview of his establishment. He reported that it was a 3,700 square foot building, which would contain a kitchen and groceries for their customers. He informed the Commission of improvements that he made, which included lighting to the parking lot area.

In discussion with Commissioner O'Brien, Mr. Issa said their hours of operation would be from 6:00 a.m. to 12 midnight. He said a liquor license would help the business and he then stated that he would be able to hire more people.

For the record, letters of opposition of the request, along with their concerns for the liquor license were received from the following neighborhood residents:

- Marissa & Rolito Pineda (litter, increased auto/foot traffic, loitering, noise, violence, quality of life, & property value decrease).
- Alex Gerber (fear that this business would turn into another Sheridan & McClure with increased litter, traffic, & decreased property value).
- Christine Blancaflor (neighborhood sits on the tipping point to becoming better or sliding into a neighborhood of disrepair, increase to existing litter problem, & vandalism).
- Mark & Jean Pedersen (already ongoing problem of large groups of people congregating at an establishment on the same corner, increased traffic, loitering, litter, potential danger to residents and motorists, & decreased property values).
- Lucus D. Morales (simply not needed, children and students of nearby schools would be adversely affected, & additional hangout for existing individuals who were already a nuisance to the neighborhood).
- Diana Schroer (there were already other sellers of packaged liquor in this area, existing trash problem, unsavory customers wandering through the neighborhood, litter & property value reduction).

Michelle Johns, Small Business Consultant, spoke in support of the business owner. She commented that he had invested a ton of money in this establishment and she said he was very different from other individuals she had worked with in the past. She said the business owner wanted this to be something to add to the community, but she said she understood their caution. She mentioned that Mr. Issa had installed additional lighting in the parking lot area for not only his business, but also for the neighborhood. She commented that he was also in favor of posting "no-loitering" signs. She asked that

the Commission look at the positives, as well as the negatives. She said the owner would be willing and open to doing whatever that was needed in order to make this establishment successful.

In discussion, Commissioner O'Brien stated he was very familiar with this area and the neighborhood. He then mentioned the existing struggles of that location. He said despite the ambitiousness of the applicant, he said he would not be able to support the request for a liquor license at that specific site.

Hearing no more comments or questions, Chairman Kouri called for the motion.

Commissioner O'Brien moved to recommend denial of the Site Application for a Class C-1 (Packaged Goods) Liquor License at 2411 N. Knoxville; seconded by Commissioner Coates.

Recommendation to Deny approved by roll call vote.

Yeas: Coates, Kouri, O'Brien - 3;

Nays: None;

Abstention: None.

Chairman Kouri stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, January 12, 2021, at 6:00 p.m.

MEMORANDUM

TO: Leah Allison, Community Development
Officer Kevin Slavens, Police - TOU
Lt. Earnest McCall, Police - Traffic Division
Fire Engineer Charlie Perrin, Fire Prevention Division
Leigha Adelsberger, Accounts Receivable Supervisor
Mayor Jim Ardis, Liquor Commissioner
Chuck Grayeb, Council Member
Chrissie Peterson, Interim Corporation Counsel

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

DATE: October 19, 2020

SUBJECT: **SITE APPLICATION: Case: 20-07**
M and J Usa Property, LLC
d/b/a King Zone
2411 N. Knoxville
Requesting: Class C-1 (Packaged Goods)

The City Liquor Commission has received the attached application for consideration and would like to go before the Commission for a Public Hearing on Monday, December 7, 2020. **Contact person for this application is Muhdi Issa (PH: 532-2536)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: November 20, 2020 so I can forward them to the Commissioners.

- Zoning classification/comments
- Police inspection/comments
- Traffic inspections/comments
- Code inspections/comments
- Fire Safety inspection/comments
- Accounts-fines/liens, etc. outstanding/comments
- Any comments concerning any aspect of the application. *Neighboring Property Owner Comments*

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

2020 OCT 14 PM 2:48

SITE APPROVAL APPLICATION FOR THE SALE OF ALCOHOLIC BEVERAGES IN THE CITY OF PEORIA, ILLINOIS

Beth Ball

TO THE MAYOR OF THE CITY OF PEORIA, ILLINOIS, for approval of site location for the purpose of retail sale of alcoholic liquor, pursuant to an ordinance to regulate the sale of alcoholic liquor adopted by the City Council of the City of Peoria on January 2, 1974, and any subsequent amendments thereto:

- Name(s), address(es) and phone number(s) of Property Owner(s):
M and J USA Property LLC 1800 W Peach Blvd Dr Apt 12101 Peoria IL 61615 309 532-2530
- Name, address and phone number of Intended Lessee:
M and J DBA King Zone
- Street address of Property requested for approval:
2411 N Knoxville Ave
NOTE: All site approvals are 1st floor only, unless specifically applied for and authorized.
- Legal description of Property listed in #3:
See Attach
- Are there any improvements (buildings, accessories, etc.) presently on the property?
Yes No If Yes, please give description of same:

- Are you planning to build any improvements upon the property? No If Yes, please indicate such improvements: _____
- What type of sale of alcoholic beverages is the property to be used for (i.e., tavern, restaurant, package liquor, etc.)? Packaged
- Is this property located in a residential section? Yes No
- What classification of license are you applying for? (Section 3-52 of the Code of the City of Peoria)
Class: A, B, B1, C C1 CG, D, E, E-1, G-A, G-B, G-C, I, J, K, K-1, L, M, N C-1
Subclass: 1, 1A, 2, 2A, 3, 3A, 4, 6, 7, 8, 10, 11, 12 _____
- Do you plan to add video gaming? Yes No
(Must wait 2 years & show 80% revenue from food & drinks)
- A site plan **MUST BE SUBMITTED** with this application, see Attachment A.

AFFIDAVIT

I (we) swear that I (we) am (are) the owner(s) of the property described in this application and that the statements contained herein are true and correct.

Subscribed and sworn to before me this
14th day of October, 2020

Jasmeen Juma

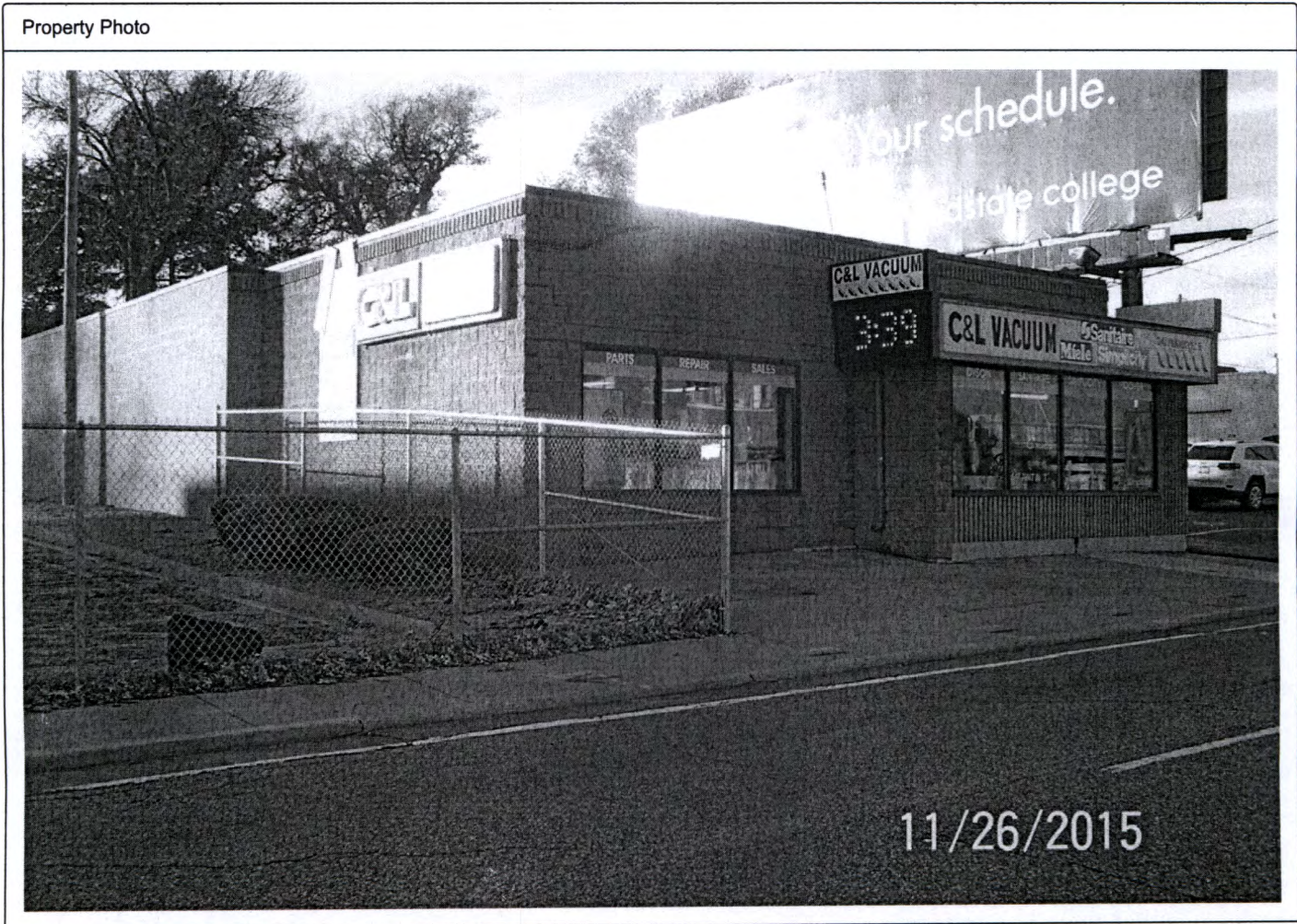
Signature of Property Owner(s)

Jouria D. Bonds
Notary Public OFFICIAL SEAL
TORINA D BONDS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 07/22/22

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

Property Information		
Parcel Number 14-33-329-023	Township City of Peoria	Site Address 2411 N KNOXVILLE AVE PEORIA, IL 61604
Tax Year 2020 (Payable 2021) ▾	Land Use Commercial	
Property Class 0060 - Improved Commercial	Tax Code 120	Tax Status Taxable
Net Taxable Value 0	Tax Rate Unavailable	Total Tax Unavailable
Legal Description * JACKSON CORNERS PLACE SW 1/4 SEC 33-9-8E LOT 2 BLK 2; ALSO ALL THAT PT OUTLOT LYING S OF & ADJ TO LOT 3 BLK 2; ALSO BEG 24' N OF SW COR LOT 2 BLK 2: TH S 24' W 16' N NE TO POB PT VAC ALLEY		

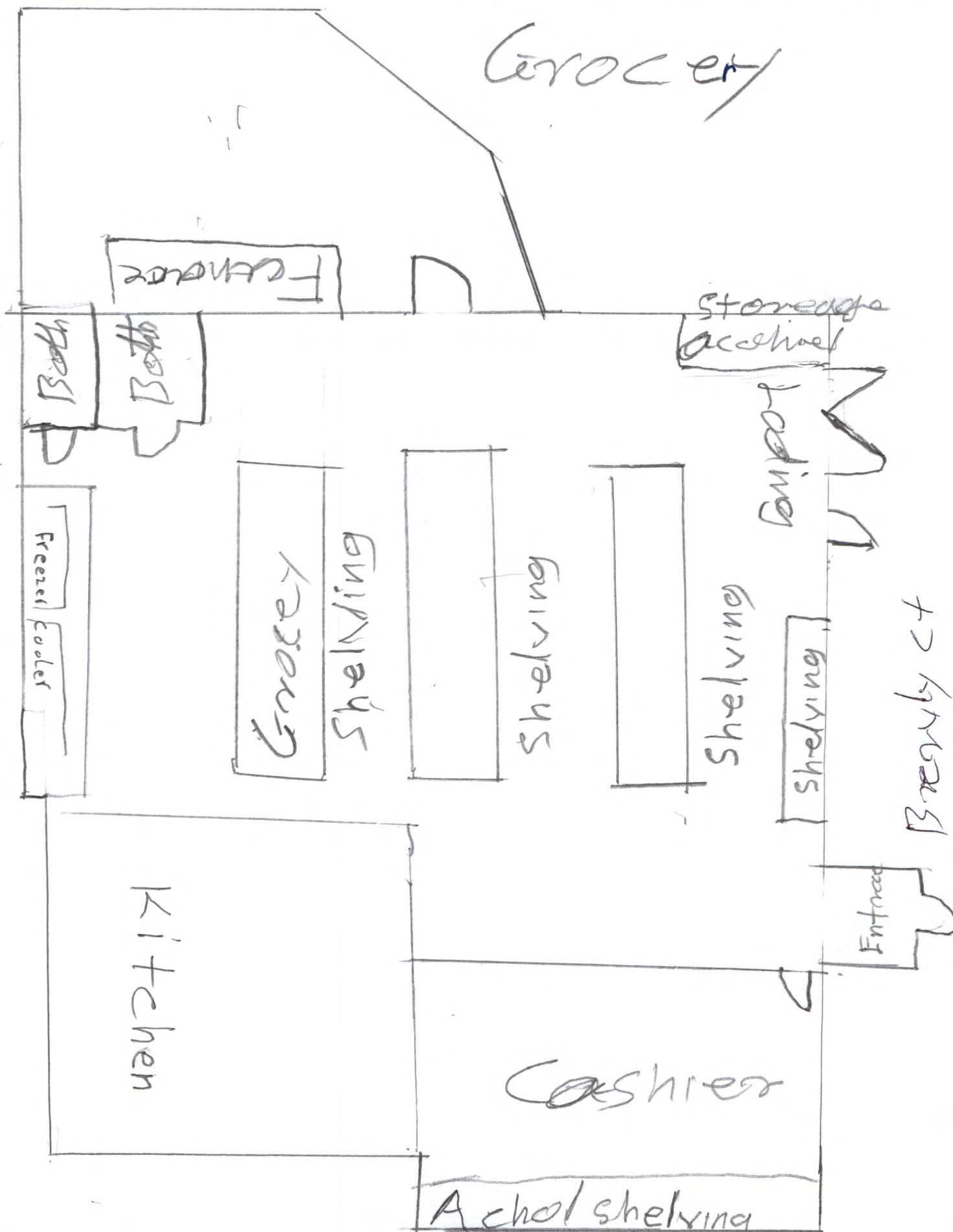
Parcel Owner Information		
Name	Tax Bill	Address
M & J USA PROPERTY LLC	Y	1800 W PEACH BUD DR APT 12101 PEORIA, IL, 61615-



No Billing Information

2411 N Knoxville ave

Grocery



Knoxville ave



Fire Department

November 19, 2020

Liquor Commission
Office of Corporation Counsel
City of Peoria, IL

Re: Site Approval Application
Case: 20-07
M and J USA Property, LLC
d/b/a King Zone
2411 N Knoxville Ave.
Requesting: Class C-1 (package goods)

Liquor Commissioners,

The above mentioned business has not completed interior construction tenant fit out. This business will be required to meet all applicable fire and life safety codes prior to occupancy.

Your mutual concern for life safety is appreciated.

Engineer Charles A. Perrin
Fire Inspector, Fire Prevention Division
Peoria Fire Department
309.303.8275 - c
309.494.8735 - o
309.494.8777 - f
CPerrin@peoriagov.org

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





Community Development Department

November 20, 2020

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

RE: **Case 20-07**
M and J Usa Property, LLC
d/b/a King Zone
2411 N. Knoxville

Requesting: Class C-1 (packaged goods)

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 is permitted within this zoning district.
2. Building permit and sub permits have been issued for this project.
3. Alterations to the scope of work have occurred and need to comply with all applicable codes before a Certificate of Occupancy can be issued. Final inspections have not taken place.
4. All work shall adhere to 2012 International Code series, 2018 IECC, 2014 NEC, 2014 Illinois Plumbing Code, and 2018 Illinois Accessibility Code.

Based upon prior violations of City Code and general disregard for proper permitting process, the Community Development Department recommends that the requested liquor license be **denied** until the issuance of a Certificate of Occupancy.

Sincerely,

A handwritten signature in black ink, appearing to read "Ross Black".

Ross Black
Director

City Hall
419 Fulton Street, Suite 203
Peoria, IL 61602
309.494.8600

Trina Bonds

From: Leigha Adelsberger
Sent: Wednesday, October 21, 2020 10:41 AM
To: Trina Bonds
Subject: RE: Case #20-07

Good morning,

Regarding Site Application #20-07 for M and J USA Property, LLC dba King Zone, there are no outstanding items in Accounts Receivable.

Thank you,

Leigha Adelsberger
Office of Accounts Receivable
City of Peoria



PEORIA POLICE DEPARTMENT

November 23, 2020

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

RE: Site Approval Application #20-07
M and J USA Property, LLC
d/b/a King Zone
2411 N. Knoxville Ave.
Requesting: Class C-1 (packaged goods)

Dear Commissioners,

A site application has been received from *M and J USA Property, LLC*, d/b/a, King Zone, 2411 N. Knoxville Ave., Peoria, Illinois for a Class C-1 liquor license. This license would allow the applicant to sell packaged alcoholic beverages for off-site consumption at this location.

Officer Kevin Slavens inspected the site which sits on the corner of Knoxville Avenue and Beverly Court, along a state route thoroughfare. This site previously operated as C & L Vacuum for several years and neighbors numerous other retail establishments, as well as single family and multi-family residences in the 100 block of W. Beverly Court. The nearest house is located at 106 W. Beverly Court and is just a few feet to the west from this proposed site.

There are four gas stations, three convenient stores and a full-service pharmacy all located within a .06-mile radius from this proposed site. There is a fourth convenient store (Lucky's Store) that is opening soon at 2441 N. Knoxville Avenue, which will be approximately 210 feet away from this proposed site. Walgreens is located 2515 N. Knoxville Avenue and is less than two city blocks (approximately 553 feet) to the north from this proposed site. Walgreens holds a Class C-1 liquor license and has serviced this area of town for the sale of packaged liquor since February 2011. Also included with this site application letter is a map showing the geographical locations and proximity of these nine retailers from this proposed site.

The Peoria Police Department does not believe there is an economic need, nor community desire for another liquor store in this area of town. The Peoria Police Department believes that Walgreens located at 2515 N. Knoxville Avenue adequately serves the community in this part of town and have obvious concerns that the addition of another liquor store located so close to an older and established neighborhood would be detrimental to the residents in this area and neighboring businesses.

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 a neighborhood, which would hinder the continued efforts to maintain this area of town into a stable and viable neighborhood. These same concerns were also expressed via email to the Peoria Police Department during the processing of this site approval application by citizens that live on Beverly Court. Furthermore, this proposed site is located in the middle of the west / east bluffs (police district 11 and police district 10) which are two of the busiest police districts in the city.

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



PEORIA POLICE DEPARTMENT

City of Peoria, Liquor Commission
November 23, 2020
Page 2

From January 1, 2020 to November 4, 2020, the Peoria Police Department has responded to over 25,000 police calls for service in these two districts alone. The Peoria Police Department feels that the addition of a liquor store in this specific area of town will only exacerbate the already high call volume in the east / west bluffs and further strain police resources. Additionally, the Peoria Police Department believes that the close proximity of this proposed site to numerous Children's Home properties, in and around 2130 N. Knoxville Avenue, as well as the Peoria Public Schools - Knoxville Center (alternative school) located at 2628 N. Knoxville Avenue is extremely worrisome.

The Peoria Police Department have strong concerns that the addition of a convenient sized liquor store in this specific area of town would be very problematic for this neighborhood. The 100 block of W. Beverly Court is a one-way street east bound onto Knoxville Avenue and the residents on this street would see a substantial increase in motor vehicle traffic, congestion and pedestrian foot traffic in their neighborhood coming and going from this proposed site. The Peoria Police Department believes that this will cause stress and frustration for the nearby residents in the 100 block of W. Beverly Court.

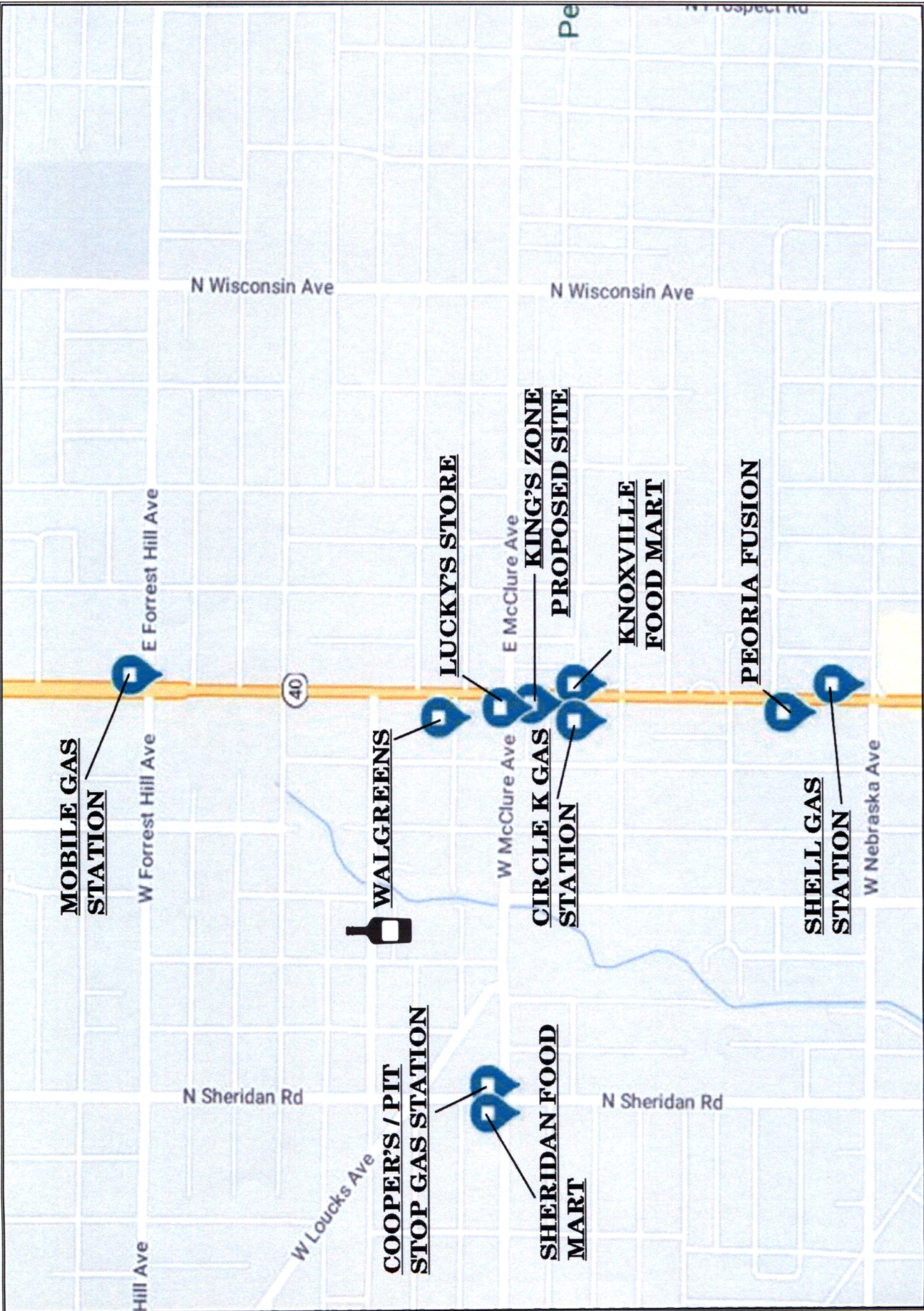
Finally, site approvals being location specific and not owner specific, have proven extremely difficult to revoke once approved. Accordingly, the Peoria Police Department recommends **denial** of this site approval application.

Sincerely,

Loren Marion III
Chief of Police

LM/ks

CC: City Clerk
Corporation Counsel



MOBILE GAS STATION

W Forrester Hill Ave
E Forrester Hill Ave

40

WALGREENS



LUCKY'S STORE

W McClure Ave
E McClure Ave

CIRCLE K GAS STATION

KING'S ZONE PROPOSED SITE

KNOXVILLE FOOD MART

PEORIA FUSION

SHELL GAS STATION

W Nebraska Ave

COOPER'S / PIT STOP GAS STATION

SHERIDAN FOOD MART

N Sheridan Rd

W Loucks Ave

N Sheridan Rd

Hill Ave

Pe

N Prospect Rd

NOTICE OF PUBLIC HEARING

The Liquor Commission of the City of Peoria, Illinois will hold a Public Hearing on an application of a Class C-1 Subclass Liquor License for the following described property.

M & J USA PROPERTY, LLC, D/B/A KING ZONE

(name of establishment)

2411 N. KNOXVILLE AVE.

(address)

FOR USE AS:

REQUEST FOR A CLASS C-1 (PACKAGED GOODS)

LIQUOR LICENSE.

The Hearing will be held on MONDAY - DECEMBER 7, 2020 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.

Logsdon, Shannon R
310 Rogers Rd
Marquette Heights Il 61554

J C Rentals LLC
880 Bend in the Trail Rd
Monument Co 80132

Abbas, Mageb
2300 N Knoxville Ave
Peoria Il 61602

City of Peoria
419 Fulton St
Peoria Il 61602

Horton, David G
229 Matheny
East Peoria Il 61611

Marhes Enterprises LLC
4723 Edgewood Dr
Peoria Il 616153603

Archdale, Daniel
13510 W Rickena Rd
Hanna City Il 61536

Horton, Cheryl L
229 Matheny
East Peoria Il 61611

Floyd J Rashid Pension Plan
2819 N Knoxville Ave
Peoria Il 616042869

Ortiz, Silvano
2417 N Dechman Ave
Peoria Il 61603

Coutar Remainder V
C/O Ffca Funding Corporation 17207 N
Perimeter Dr
Scottsdale Az 85255

Hines, Bernice
109 E Archer Ave
Peoria Il 61603

Pineda, Marissa D
112 W Beverly Ct
Peoria Il 61604

A R T Mercantile Inc
120 W Mc Clure Ave
Peoria Il 61604

Aeschleman, Ada R
112 W McClure Ave
Peoria Il 61603

Schertz, Brian
116 W Beverly Ct
Peoria Il 61604

Hulett, Chance
2318 N Linn St
Peoria Il 61604

Kent, Bruce
4905 N Waterford Pl
Peoria Il 616159308

Schroer, Mary D
4209 N Columbus Ave
Peoria Il 61614

Jackson, Shawn J
2401 N Linn St
Peoria Il 61604

Truelove, Chad A
2320 N Linn St
Peoria Il 61604

M & J USA Property LLC
1800 W Peach Bud Dr Apt 12101
Peoria Il 61615

Morales, Regina B
117 W Beverly Ct
Peoria Il 61604

Pedersen, Mark A
115 W Beverly Ct
Peoria Il 61604

Miller, Steven F
2708 1/2 Perkins Rd
Urbana Il 61801

Uriostegui, Maria
111 W Beverly Ct
Peoria Il 61604

Blancaflor, Renato R
2310 N Linn St
Peoria Il 61604

Ameritech-Il
Attn Tax Department 225 W Randolph
Rm 26c
Chicago Il 60606

Pineda, Rolito F
112 W Beverly Ct
Peoria Il 61604

Urban, Rhonda
2304 N Linn St Apt 1
Peoria Il 616043626

Ezequiel Vicente, Pedro
118 W Hanssler Pl
Peoria Il 61604

Lovingood, Tamika
2316 N Linn St
Peoria Il 61604

Gaskins, Jon J
1118 N Eills St
Peoria Il 61606

Skylar Properties LLC
10830 Oakland Dr
Orland Park Il 604679103

Haywood, Morgan
113 W Beverly Ct
Peoria Il 61604

Fin-land Property Inc
2400 N Linn St
Peoria Il 61604

~~M & J USA Property LLC
1800 W Peach Bud Dr Apt 12101
Peoria Il 61615~~

Campbell, Ira A
1919 N Knoxville Ave
Peoria Il 61603

Huston, Jennifer Q
2413 N Dechman Ave
Peoria Il 61603

Danz, Warren E
710 Ne Jefferson Ave
Peoria Il 61602

Marhes Enterprises LLC
4707 Edgewood Dr
Peoria Il 61615

Jct Inc
2819 N Knoxville Ave
Peoria Il 61604

Ptc Knoxville Enterprises LLC
C/O Wendy K Cory 2180 S Alton Way
Denver Co 80231

Rashid, Jenelle D
2819 N Knoxville Ave
Peoria Il 61604

STATE OF ILLINOIS)
) ss
COUNTY OF PEORIA)

AFFIDAVIT

Edwin Tednie
Manager, being duly sworn, does hereby swear/affirm
that:

1. I am the Liquor Licensee of M 8 J USA Property LLC
(establishment name)

located at 2411 N Knoxville ave, Peoria, Illinois.
(address)

2. On oct 15, 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.

Edwin Tednie
(Signature of Liquor Licensee)

309-218-6821
309 532-12536
Maha Issa

Subscribed and sworn to before me
this 14th day of October,
2020.

Torina D. Bonds
Notary Public



Trina Bonds

From: Marissa Pineda <marissapineda60@yahoo.com>
Sent: Thursday, November 5, 2020 10:41 AM
To: Trina Bonds
Subject: Concern Citizen

To whom it may concern,

The new convenient store at the corner of Beverly Ct and Knoxville is under construction that although store owners initially stated that they were not going to pursue a liquor license.

They have applied for one and the governing board will meet to discuss this on December 7th.

We feel that our neighborhood is not the best suited location for this .

Thanks for your kind consideration.

Respectfully yours,

Marissa Pineda

(Home owner)

Sent from my iPhone

Trina Bonds

From: Marissa Pineda <marissapineda60@yahoo.com>
Sent: Thursday, November 5, 2020 10:44 AM
To: Trina Bonds
Subject: Re: Concern Citizen

Topic of concern:

Litter
Increased auto traffic
Increased foot traffic
Loitering
Noise
Violence
Quality of Life
Property value decrease.
Thank you,
Marissa

Sent from my iPhone

> On Nov 5, 2020, at 10:40 AM, Marissa Pineda <marissapineda60@yahoo.com> wrote:
>
> To whom it may concern,
> The new convenient store at the corner of Beverly Ct and Knoxville is
> under construction that although store owners Initially stated that
> they were not going to Pursue a liquor license.
> They have applied for one and the governing board will meet to discuss
> this on December 7th.
> We feel that our neighborhood is not the best suited location for this .
> Thanks for your kind consideration.
> Respectfully yours,
> Marissa Pineda
> (Home owner)
>
> Sent from my iPhone

Trina Bonds

From: Rolly Pineda <rollypineda.rp@gmail.com>
Sent: Thursday, November 5, 2020 11:12 AM
To: Trina Bonds
Subject: Concerned citizen

To whom it may concern,

The new convenient store at the corner of Beverly Ct and Knoxville is under construction and will open soon . It has recently come to our Attention that although store owners initially stated that they were Not going to prusue a liquor licence. They discuss this on December 7th.

I feel that our neighborhood is Not the Best suite location for this .

Topic Of Concern:

Litter
Increased auto traffic
Incesed for traffic
Loitering
Noise
Violence
Quality of life
Property value decrease.

Thank you for your kind consideration.

Respectfully yours,
Rolito Pineda
(Home owner)

Sent from my iPhone

Trina Bonds

From: alex gerber <alex2409@sbcglobal.net>
Sent: Thursday, November 19, 2020 8:40 PM
To: Trina Bonds
Subject: New convenient store Knoxville & Beverly Ct.

Hello my name is ALEX I live on the 2400 block of Linn St. I am totally against this store opening anyway. You give them a liquor license the whole area will turn into Sheridan & Mclure! This place will turn into crap overnight! Here's what will happen: Increased more bad stuff like, litter, traffic, car & foot. Property value is already going to Hell! We do not need an extra boost! How many stores do we need in a two block area? Oh and remember the garage on Beverly right across the street from the store? constant trouble 24/7. This is a perfect NO BRAINER!!! Thank You!ALEX.

Trina Bonds

From: Christine Blancaflor <cblanca4@hotmail.com>
Sent: Tuesday, December 1, 2020 12:26 PM
To: Charles Grayeb
Cc: Trina Bonds; Kevin Slavens
Subject: liquor license for store at beverly ct./knoxville
Attachments: IMG_1731.jpeg; IMG_1705.jpeg; IMG_1698.jpeg

Hello to all,

It has come to our attention that the store at the corner of Beverly Ct. and Knoxville has requested a liquor license. This is very interesting because store owners initially stated they did not want a liquor license. What changed their mind? Were they being honest in the beginning? Makes me wonder?

This neighborhood sits on the tipping point-- to becoming better or sliding into a neighborhood of disrepair, liter everywhere, vandalism - the list goes on and on and on.

We live in the 2300 block of Linn, EVERY day, every single day my husband picks up liter in our area. There are always liquor cans, bottles that he picks up. Granting this store a liquor license will only increase the liter!

Not to mention increased traffic, since Beverly Ct. is a one way street, traffic will increase on Linn.

I've included a few pictures just to show the problems we already have, please deny this liquor license.

Help make the Heart of Peoria neighborhood better!

Chris Blancaflor



Peter Webber
509.478.7471
Century 21
Licensed Real Estate Broker
309.699.9551
FOR SALE

BEER

BEER

BEER

BEER

BEER

BEER

BEER

