

22-06

TNT Tires & Auto, Inc.

d/b/a TNT Outlet

2203 SW Jefferson

Requesting: Class C-1 (packaged goods)

Willie and Shonta Simmons, Owners, TNT Tires & Auto, Inc., d/b/a TNT Outlet, presented a Site Application for a Class C-1 (packaged goods) Liquor License at 2203 SW Jefferson.

In discussion with Chairman O'Brien, Mr. Simmons reported he currently operated a convenience store at this location. He said they sold apparel and other supplies there. He remarked they were trying to be competitive and add packaged liquor sales to this location. He said they had received feedback from the community, and he said they wanted to cater to their customers traveling to and from work. He reported their hours of operation would be from 8:00 am to 8:00 pm on Monday thru Sunday.

During more discussion, Mrs. Simmons said they basically had a one-stop shop for their customers at this location providing household items, groceries, lottery tickets and any other convenient type of needs.

Liquor Investigator Slavens said the Police Dept. did not have any additional comments to add to their site letter. He said again, they were recommending denial to the subject location, which was located approximately within 180 ft. from St. Ann's Church.

Hearing no more comments or questions, Chairman O'Brien called for the motion.

Commissioner Morris moved to recommend approval of the request for a Class C-1 (packaged goods) Liquor License at 2203 SW Jefferson; seconded by Commissioner Winkler.

In response to a question from Commissioner Morris in regard to the required distance relative to a church, Liquor Investigator Slavens reported the Code prohibited an establishment being less than 100 ft.

Approved by roll call vote:

Yeas: Morris, Spears, Winkler - 3;

Nays: Coates, O'Brien -2;

Abstention: None.

Chairman O'Brien stated this recommendation would be heard at the City Council Meeting to be held on Tuesday, February 22, 2022, 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 Rita Ali, Liquor Commissioner  
Denise Jackson, Council Member  
Chrissie Kapustka, Interim Corporation Counsel

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

DATE: January 7, 2022

SUBJECT: **SITE APPLICATION: Case: 22-06**  
**TNT Tires & Auto, Inc.**  
**d/b/a TNT Outlet**  
**2203 SW Jefferson**  
**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, February 7, 2022. **Contact person for this application is Willie Simmons (770-312-4985)** if you have questions or need to make arrangements to inspect the interior of the building.

Your comments are DUE: January 21, 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. *Letter of Opposition*

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):  
Willie Simmons 770-312-4985 1803 Joshua Dr, Lawrenceville GA 30045
2. Name, address and phone number of Intended Lessee:  
TNT Tires & Auto, INC - DBA. TNT outlet
3. Street address of Property requested for approval:  
2203 SW Jefferson Ave Peoria, IL 61605  
**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:  
TNT outlet see Attached
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.)? package liquor C1
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 C1  
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.

CITY CLERK  
PEORIA, IL  
JAN - 7 PM 12: 11

### 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  
20<sup>th</sup> day of December, 20\_\_.

Willie Simmons  
Signature of Property Owner(s)

Michelle J. Desutter  
Notary Public



NOTE: Non-Refundable \$250 Filing Fee)

Parcel Number 18-17-180-001

Township City of Peoria

Your Township Collector is:  
City of Peoria Treasurer  
419 Fulton Street, Room 100  
Peoria, IL 61602

**Legal Description**  
MCREYNOLDS & SPURCKS ADD NW 1/4 SEC 17-8-8E LOTS 1 THRU 6 BLK D (95-02690)

**Site Address**  
2203 SW JEFFERSON AVE  
PEORIA IL 61605

**Owner Name**  
SIMMONS, WILLIE L

1st Due Date	06/08/2021	2nd Due Date	09/08/2021
Amount	\$677.87	Amount	\$677.87

**Mailing Address**  
SIMMONS WILLIE L  
1803 JOSHUA DR  
LAWRENCEVILLE GA 30045

Tax Code 122

Tax Computation	
Fair Prop. Value	40,590
Total Value	13,530
HIE Exemption -	0
State Multiplier x	1.0000
State Equalized =	13,530
Senior Freeze Expt -	0
Owner Occ. Expt -	0
Senior Expt -	0
Frat. / Vet. Expt -	0
Dis Vet Homestd -	0
Dis Person Expt -	0
Returning Vet Expt -	0
<b>Net Taxable Value =</b>	13,530
Tax Rate x	10.02017
EZ Abatement -	0.00
Current Tax =	\$1,355.74
Fees/Liens/SSA +	\$0.00
<b>Total Tax Due =</b>	<b>\$1,355.74</b>

DUPLICATE

Taxing Body	Prior Year Rate	Prior Year Tax	Current Rate	Current Tax	Pension Amount
PEORIA COUNTY	0.82410	\$113.82	0.82410	\$111.50	\$26.38
PEORIA COUNTY SOIL & WATER	0.00039	\$0.05	0.00043	\$0.06	\$0.00
I C C J C #514	0.48714	\$67.27	0.48847	\$66.09	\$1.01
CITY OF PEORIA	1.12581	\$155.47	1.11957	\$151.48	\$120.13
PEORIA LIBRARY	0.44065	\$60.85	0.45449	\$61.49	\$0.00
PEORIA TWP	0.11916	\$16.46	0.08785	\$11.89	\$0.14
GREATER METRO AIRPORT AUTH	0.21617	\$29.85	0.22031	\$29.81	\$0.23
GREATER PEORIA M T D	0.27992	\$38.66	0.27164	\$36.75	\$11.93
GREATER PEO SAN DIST	0.00000	\$0.00	0.00000	\$0.00	\$0.00
PLEASURE DRIVEWAY PKD	0.83695	\$115.58	0.82761	\$111.98	\$10.88
PEORIA USD #150	5.63191	\$777.77	5.72570	\$774.69	\$82.93
SOUTH VILLAGE TIF	0.00000	\$0.00	0.00000	\$0.00	\$0.00
<b>Totals</b>	<b>9.96220</b>	<b>\$1,375.78</b>	<b>10.02017</b>	<b>\$1,355.74</b>	<b>\$253.63</b>

RETURN THIS PORTION WITH PAYMENT  
2020 FIRST INSTALLMENT

Parcel Number 18-17-180-001  
First Installment Due Date 06/08/2021 Amount \$0.00

IF POSTMARKED AFTER THESE DATES	THE AMOUNT BELOW INCLUDES THE PER MONTH PENALTY	Penalty Amount
06/08/2021	0.00	0.00
07/08/2021	0.00	0.00
08/08/2021	0.00	0.00
09/08/2021	0.00	0.00
10/08/2021	0.00	0.00

DUPLICATE

SIMMONS WILLIE L  
1803 JOSHUA DR  
LAWRENCEVILLE GA 30045



RETURN THIS PORTION WITH PAYMENT  
2020 SECOND INSTALLMENT

Parcel Number 18-17-180-001  
Second Installment Due Date 09/08/2021 Amount \$0.00

IF POSTMARKED AFTER THESE DATES	THE AMOUNT BELOW INCLUDES THE PER MONTH PENALTY	Penalty Amount
09/08/2021	0.00	0.00
10/08/2021	0.00	0.00

DUPLICATE

SIMMONS WILLIE L  
1803 JOSHUA DR  
LAWRENCEVILLE GA 30045





## Trina Bonds

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**From:** Leigha Adelsberger  
**Sent:** Friday, January 7, 2022 2:47 PM  
**To:** Trina Bonds  
**Subject:** RE: Case 22-06 / TNT Outlet

Hi Trina,

There are no outstanding balances due to the city for this business at this time.

Thank you,

*Leigha Adelsberger*  
City of Peoria  
Office of Accounts Receivable





CITY OF  
**PEORIA**

**Community Development Department**

January 21, 2022

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

RE: **Case 22-06**  
**TNT Tires & Auto, Inc**  
**d/b/a TNT Outlet**  
**2203 SW Jefferson Ave**

**Requesting: Class C-1 (Packaged Goods)**

Dear Commissioners:

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

- 1. The property is currently zoned Class C-N (Neighborhood Commercial). Convenience Stores are permitted uses in this zoning district.**
- 2. Window signs cover more than the allowed 20% coverage of the front windows.**

The Community Development Department does not object to the requested liquor license subject to removal of window signs to comply with sign regulations.

Sincerely,

Leah Allison  
Assistant Director

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



PEORIA POLICE DEPARTMENT

January 24, 2022

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

RE: Site Approval Application #22-06  
TNT Tires & Auto, Inc.  
d/b/a TNT Outlet  
2203 SW Jefferson Ave.  
Requesting: Class C-1 (packaged goods)

Dear Commissioners,

A site application has been received from *TNT Tires & Auto, Inc.*, d/b/a TNT Outlet, 2203 SW Jefferson Ave., Peoria, Illinois for a Class C-1 liquor license. Approval of this application would allow the applicant to sell packaged liquor at this location.

Officer Kevin Slavens inspected the site which is located on SW Jefferson Avenue, along a commercial thoroughfare between Cass Street and Tyng Street. This location currently operates as a convenience store which holds a state and local tobacco license. The proposed site neighbors *St. Ann's Catholic Church* located approximately 180 feet to the southwest and *Southside Manor Apartments*, an elderly retirement living community, approximately 355 feet to the northwest. There is also nearby single-family residential housing to the north and northwest behind this site in the 900 blocks of Helen Street and Louisa Street.

This proposed site resides in police district 8, which is one of the busier districts in the city. From January 1, 2021 to December 31, 2021 the Peoria Police Department responded to 109,529 police calls for service throughout the city. In police district 8, officers responded to 7,670 police calls for service in this district and a total of 26,570 calls for service in the three adjacent districts (police districts 2, 3 & 4). Officers handled almost 1/3 of all the police calls for service in the City of Peoria in these four police districts alone in 2021. Furthermore, 41% of all "major crime incidents" in the City of Peoria for 2021 occurred in these four police districts. 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 this area of the city and further strain police resources.

The Peoria Police Department does not believe there is an economic need, nor community desire for another liquor store in this part of town. The Peoria Police Department believes that *UFS*, 1800 SW Adams Street and *Western Liquors*, 712 S. Western Avenue, both of which are located between 0.4 miles and 0.8 miles from this proposed site more than adequately serve the community in this area of town for packaged liquor sales. In addition to those two stores, there are also two nearby taverns both located less than 1/2 mile from this convenience store as well.

The Peoria Police Department has other obvious concerns that the addition of a liquor store in such close proximity to *St. Ann's Catholic Church* would make this a very unfavorable location for the sale of packaged liquor. Historically, liquor stores have led to an increase in crime, vehicle and foot traffic, noise, litter, and other similar quality of life issues resulting in a general overall decline of a neighborhood.

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





PEORIA POLICE DEPARTMENT

City of Peoria, Liquor Commission  
January 24, 2022  
Page 2

Additionally, the 61602 and 61605 are the 5<sup>th</sup> and 9<sup>th</sup> poorest zip codes in the state of Illinois (total of 1568) and the addition of a stand-alone liquor store would not be conducive to the city's efforts to develop and maintain this area of town into a stable and viable neighborhood.

Finally, the Peoria Police Department has consistently objected to site approval applications for stand-alone packaged liquor stores, specifically 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 recommends **denial** of this site approval application.

Sincerely,

Eric P. Echevarria  
Chief of Police

EE/ks

CC: City Clerk  
Corporation Counsel



Fire Department

January 27, 2022

Liquor Commission  
Office of Corporation Counsel  
City of Peoria, IL

Re: Site Approval Application  
Case: 22-06  
TNT Tier & Auto, Inc  
d/b/a TNT Outlet  
2203 SW Jefferson Ave  
Requesting: Class C-1 (Packaged goods)

Liquor Commissioners,

A site application has been received from Willie Simmons, requesting a Class C-1 license. 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.

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](mailto:CPerrin@peoriagov.org)

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



# Parish of Saint Ann

1010 S. Louisa St.  
Peoria, IL 61605  
(309)674-5072  
[saintannpeoria.com](http://saintannpeoria.com)

January 24, 2022

To Whom It May Concern,

I received a notice the other day that TNT Tire & Auto, INC has applied for a Class C-1 Subclass Liquor License for their property at 2203 SW Jefferson St. I was appreciative to receive such a notification and wish to offer you my reservations about permitting a license for a public business to sell alcohol in such location.

Reservations based on the fact that 61605 needs fewer public places to buy alcohol not more and that our more or less quiet neighborhood does need the potential of additional crime potentially associated around a new liquor store providing beer and wine for off premise consumption.

A concern of increased violent crime based on a recent study from Johns Hopkins Bloomberg School of Public Health's Center on Alcohol Marketing and Youth (CAMY) which looked at the relation of crime and access to alcohol in the City of Baltimore.

It found that "access to liquor stores has a 37 percent greater association with violent crime than access to on-premise outlets" which sell alcohol to be consumed inside an establishment.

Thus, while I respect the owners of TNT and am grateful for their investment in our part of the city. I cannot bring myself to welcome the sale of off site alcohol consumption at that location with the risk of changing up the dynamics of our neighborhood which could risk lives, businesses, and the viability of our parish church too. We cannot risk additional crime and a deteriorating sense of security in our area.

Sincerely,

Fr. Jeremy Freehill

**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.

TNT TIRES & AUTO, INC., D/B/A TNT OUTLET

(name of establishment)

2203 SW JEFFERSON

(address)

FOR USE AS:

---

REQUEST FOR A CLASS C-1 (PACKAGED GOODS)

LIQUOR LICENSE.

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The Hearing will be held on MONDAY - FEBRUARY 7, 2022 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) 454-8566. Be advised that certain information is restricted under the requirements of the Freedom of Information Act.

St Boniface Roman Catholic  
Congregation  
1010 S Louisa St  
Peoria Il 61605

~~St Boniface Roman Catholic  
Congregation  
1010 S Louisa St  
Peoria Il 61605~~

St Ann's Catholic Roman Catholic of  
Peoria  
412 Ne Madison Ave  
Peoria Il 61603

Sturdivant, Thomas  
506 N Roosevelt Ave  
Bloomington Il 61701

~~St Boniface Roman Catholic  
Congregation  
1010 S Louisa St  
Peoria Il 61605~~

St Anns Roman Catholic Congregation  
1010 S Louisa St  
Peoria Il 61605

~~St Anns Roman Catholic Congregation  
1010 S Louisa St  
Peoria Il 61605~~

~~St Anns Roman Catholic Congregation  
1010 S Louisa St  
Peoria Il 61605~~

Marilyn J Winkler Trust  
555 Santa Fe Trail  
Metamora Il 61548

~~Marilyn J Winkler Trust  
555 Santa Fe Trail  
Metamora Il 61548~~

~~Marilyn J Winkler Trust  
555 Santa Fe Trail  
Metamora Il 61548~~

Peoria County Trustee  
P O Box 96  
Edwardsville Il 62025

Southside Community Housing Corp  
915 S Helen St  
Peoria Il 61605

Cohen, Brian D  
2127 Sw Jefferson Ave  
Peoria Il 61605

~~South Side Bank  
2119 Sw Adams St  
Peoria Il 61602~~

Ringenberg, Steven M  
214 Hillbrook Ct  
Dunlap Il 615259699

~~Ringenberg, Steven M  
214 Hillbrook Ct  
Dunlap Il 615259699~~

2007 Sw Adams Property Corporation  
1933 W Teton Dr  
Peoria Il 61614

South Side Bank  
2119 Sw Adams St  
Peoria Il 61602

Scroggins, Sondra S  
1496 N Christy Ln  
Las Vegas Nv 89110

Schepke Children LLC Number 1  
C/O Jo Ellen Knowles 1401 N Cummings  
Ln  
Washington Il 61571

~~2007 Sw Adams Property Corporation  
1933 W Teton Dr  
Peoria Il 61614~~

~~St Boniface Roman Catholic  
Congregation  
1010 S Louisa St  
Peoria Il 61605~~

~~St Boniface Roman Catholic  
Congregation  
1010 S Louisa St  
Peoria Il 61605~~

Simmons, Willie L  
1803 Joshua Dr  
Lawrenceville GA 30045

~~St Boniface Roman Catholic  
Congregation  
1010 S Louisa St  
Peoria Il 61605~~

~~St Boniface Roman Catholic  
Congregation  
1010 S Louisa St  
Peoria Il 61605~~

~~St Anns Roman Catholic Congregation  
1010 S Louisa St  
Peoria Il 61605~~

~~St Boniface Roman Catholic  
Congregation  
1010 S Louisa St  
Peoria Il 61605~~

~~St Boniface Roman Catholic  
Congregation  
1010 S Louisa St  
Peoria Il 61605~~

Southside Community Housing Corp  
915 S Helen St  
Peoria Il 61605

Robinson, Quintarus  
207 W 4th Ave  
Monmouth Il 61462

Risby, Samuel L  
P O Box 5842  
Peoria Il 61601

Property Development Group LLC  
P O Box 10622  
Peoria Il 61612

~~Property Development Group LLC  
P O Box 10622  
Peoria Il 61612~~

Fawley, Steven J  
2027 Sw Adams St  
Peoria Il 61602

