

MEMORANDUM
POLICE DEPARTMENT

TO: Dennis E. Pauley, Mayor, City of Rock Island

SUBJECT: Liquor License Application
Re: K. Brothers LLC, d/b/a Riverside

NUMBER: 13-26

DATE: 05/14/13

BACKGROUND:

On January 22, 2013 Charnjit Singh applied for a Class "A" liquor license, store package sales only, for the location of 2403 7th Avenue, doing business as "Riverside". The application was received by the Office of Professional Standards on February 7, 2013. The application process has been delayed due to petition errors, civil litigation and delinquencies.

INVESTIGATIVE REPORT:

The application lists Charnjit Singh as the sole owner and Arif Mohamed as the manager for the business:

Charnjit Singh

Owner

D.O.B. 04/20/71
4007 E. 59th Street
Davenport, IA 52807
Telephone: (563) 845-6024

Arif Mohamed

General Manager

D.O.B. 12/31/76
3701 Pine Ridge Ct., Apt. 319
Moline, IL 61265
Telephone: (309) 721-7567

Using currently available information, I located no information that would prohibit Mr. Singh from obtaining a liquor license or Mr. Mohamed from managing a liquor licensed establishment.

A certificate of liability insurance was not provided with the application.

The application includes a copy of purchase agreement between Mr. Singh and Kenneth and Charleen Enstrom for the purchase of 2403 7th Avenue, Rock Island, IL 61201. The purchase agreement is dated July 20th, 2012 with structured payment terms that are scheduled to be complete on or before December 20th, 2014. I contacted the sellers, Mr. and Mrs. Enstrom, and verified that Mr. Singh has possession of the property and is currently in good standing under the terms of the purchase agreement.

The applicant supplied information indicating that business had filed with the Secretary of State articles of Limited Liability Company under the name of "K BROTHERS LLC". A check of the Illinois Secretary of State's website revealed that status of this LLC was "Involuntary Dissolution" on April 12, 2013. Subsequent to notifying Mr. Singh of involuntary dissolution status of the LLC he took action to return it to active status.

I spoke with the inspections department and learned that Mr. Singh began renovations to the subject property on February 7, 2013. Since renovations began a "Stop Work Order" was issued on March 27, 2013 due to structural insufficiencies. Work was allowed to resume after architectural revisions were

made that were reviewed and approved by the Inspections Department. Renovations continue at the time of this report.

There are currently no outstanding debts to the city for subject property located at 2403 7th Avenue. The applicant, Mr. Singh, currently operates liquor licensed businesses located at 2400 7th Avenue and 2420 24th Street under the corporate name Fill & Fly, Inc, d/b/a Gas Land. According to the Finance Department Fill & Fly, Inc. is delinquent on hazardous materials permit fees for both locations. The Inspections Department also cited the 2420 24th Street location on March 16, 2012 for code violations. Neither Mr. Singh nor the property owner/ landlord, Z&S Corp., ever responded to the complaint in code hearing resulting in a \$50,000.00 judgment. Upon being made aware of this, Mr. Singh entered into a payment agreement with MUNICIPALITIES (12RIB022) towards settlement of the judgment. Also, Mr. Singh is currently engaged in civil litigation with the Z&S Corp., who is seeking to evict Mr. Singh from 2400 7th Avenue and 2420 24th Street and has received an order against Mr. Singh that is currently under appeal (12LM301).

Since the applicant does not hold a valid liquor license under the corporate name K Brothers, LLC and the subject location was not a liquor licensed establishment within the past twelve months, the petition process would be required with this application. Attached to the application was a standard petition for a liquor license which contained all signatures required for the adjacent building owners. At the onset of the petition process letters were received from property owners at 614 25th Street and 2714 5th ½ Avenue objecting to the issuance of a liquor license for the subject location. The property owner at 2714 5th ½ Avenue, Beau Harkert, is located outside the geographic petition requirements and therefore is does not have standing to object. The property owner at 614 25th Street, Robert Foster, is located within 40 feet immediately adjacent to the subject property requiring his consent for the petition to succeed. Mr. Foster later reconsidered his object and consented to signing the petition.

There are fourteen (14) properties within 40 feet immediately adjacent to or abutting on any side of the proposed location; however, one property is a location in which the owner has a current liquor license, making that location exempt from requiring a signature (Chap. 3, Sec. 3-6, paragraph c). The property owners of these remaining locations would be required signatures for the petition process. The applicant was able to obtain thirteen (13) of these signatures. I was unable to make contact with the owners of four (4) of these properties to verify their signature.

Address	Owner	Signature Obtained	Signature Verified
610 24 th Street	RI Economic Growth Corp.	Yes	Yes
614 24 th Street	Linda Vlahovich	Yes	No
616 24 th Street	Teddy Anderson	Yes	Yes
620 24 th Street	Linda Vlahovich	Yes	No
2321-2325-2327 7 th Avenue	Linda Vlahovich	Yes	No
2324 7 th Avenue	Costal Mart Inc.	No	N/A
2400 7 th Avenue	Z & S Corp.	N/A	N/A
2412 7 th Avenue	Beth/John Pippert	Yes	Yes
2422 7 th Avenue	Michael Viren	Yes	Yes
2424 7 th Avenue	Francis Hammer	Yes	No
601-609 24 th Street	Kenneth Enstrom	Yes	Yes
614 25 th Street	Robert Foster	Yes	Yes
2502 6 th Avenue	OHP	Yes	Yes
2505 7 th Avenue	Giulia Conicello	Yes	Yes

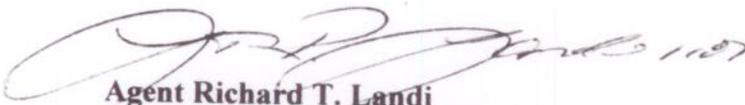
In addition to the properties listed above there are fifteen (15) additional properties that would represent the frontage within 300 feet in each direction that the proposed location fronts. The applicant is required to obtain signatures from at least a majority of the property owners; that being fifteen (15) signatures representing the frontage including those adjacent or abutting listed above. The applicant was able to obtain nineteen (19) of these signatures. I was unable to make contact with the owners of two (2) of these frontage properties to verify their signatures.

Address	Owner	Signature Obtained	Signature Verified
625 23 rd Street	Candace Douglas	Yes	Yes
701-703 23 rd Street	Broadway Presbyterian Church	Yes	Yes
2316 7 th Avenue	Costal Mart, Inc.	No	N/A
2318 7 th Avenue	Costal Mart, Inc.	No	N/A
710 23 rd Street	Broadway Presbyterian Church	Yes	Yes
2225 7 th Avenue	Melissa Muskopf	Yes	No
2428 7 th Avenue	Clara Muhammad	Yes	No
2504 7 th Avenue 707-709 25 th Street	Mathew & Cali Smith	Yes	Yes
2506 7 th Avenue	Jerry Anguiano	No	N/A
2507 7 th Avenue	Bayside South, LLC.	No	N/A
2511-2513 7 th Avenue	Cathy Konrad	No	N/A
2517 7 th Avenue	City of Rock Island	No	N/A
2521 7 th Avenue	Dulce Gomez	No	N/A
2523-2525 7 th Avenue	Mark Griffin	No	N/A
2529-2531 7 th Avenue	Yancy Bolden	Yes	Yes

RECOMMENDATION:

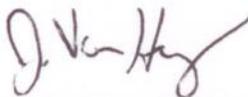
Due to the fact that the applicant has not met the requirements set forth for the petition process and is delinquent on payments to the City for fees and fines, I would recommend that a liquor license application be denied for the location of 2403 7th Avenue.

Submitted by:



Agent Richard T. Landi
Office of Professional Standards

APPROVED: ✓
~~**DISAPPROVED:**~~



Jeffrey R. VenHuizen
Chief of Police

Charnjit Singh
4007-E. 59th Street
Davenport, IA 52807

May 23, 2013

Aleisha Patchin
Rock Island City Clerk
City Hall
1528 Third Avenue
Rock Island, IL 61201

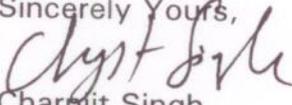
Application For Liquor License
At 2403-7th Avenue
Request For Waiver of Approval

Dear Ms. Patchin:

I am writing to request a waiver of the approval requirement for the above liquor license application by the property owner at 2324 7th Avenue, Rock Island, Illinois, pursuant to Section 3.6(j) and (k) of the City liquor Ordinance.

Please advise of the date of the hearing as provided in Subsection (k) when the date is determined.

Thank you for your assistance.

Sincerely Yours,

Charnjit Singh

Received a copy of this letter on May 23, 2013.

City Clerk



May 31, 2013

Charnjit Singh
4007 E. 59th Street
Davenport IA 52807

Dear Mr. Singh:

The matter concerning your liquor license application and waiver of approval for K. Brothers LLC, doing business as Riverside located at 2403 7th Avenue, Rock Island, Illinois will be heard before the City Council at a Public Hearing on Monday, June 17, 2013 at 6:45 pm in City Council Chambers, third floor, Rock Island City Hall, 1528 3rd Avenue, Rock Island, Illinois.

This notice/agenda may be obtained in accessible formats, by qualified persons with a disability, by making appropriate arrangements with the City Clerk, Aleisha L. Patchin at 732-2010.

Sincerely,

A handwritten signature in cursive script that reads 'Aleisha L. Patchin'.

Aleisha L. Patchin
City Clerk



May 31, 2013

Broadway Presbyterian Church
710 23rd Street
Rock Island IL 61201

Dear Sir or Madam:

The Rock Island City Council has received a request from Charnjit Singh, owner of K. Brothers LLC for a waiver of approval as set forth in the Code of City Ordinances in paragraph (j), Section 3.6, Chapter 3, governing liquor licenses, of which a copy is attached. The request for a waiver of approval is for a Class "B" (store/package sales only) liquor license to be issued for a liquor licensed establishment (doing business as Riverside) to be located at 2403 7th Avenue, Rock Island, IL 61201.

The Rock Island City Council will hold a public hearing on this request Monday, June 17, 2013 at 6:45 pm in the City Council Chambers, Rock Island City Hall, 1528 3rd Avenue, Rock Island, IL. As the record owner of nearby or abutting property, you are invited to attend this hearing and express your views or submit written comments.

Any person, firm or corporation wishing to provide comments to the waiver of approval for a liquor license may attend the hearing or provide written comments. Any written comments must be filed with the City Clerk.

This notice/agenda may be obtained in accessible formats, by qualified persons with a disability, by making appropriate arrangements with the City Clerk, Aleisha L. Patchin at 732-2010.

Sincerely,

A handwritten signature in cursive script that reads 'Aleisha L. Patchin'.

Aleisha L. Patchin
City Clerk

Enclosure

City Clerk
1528 Third Avenue, Rock Island, Illinois 61201-8678
Phone.309.732-2010 Fax.309.732-2055 www.rigov.org
Email: patchin.aleisha@rigov.org