

MEMORANDUM  
POLICE DEPARTMENT

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

SUBJECT: Liquor License Application  
Re: 2<sup>nd</sup> Avenue Market, L.L.C

*OK FOR HEARING*

NUMBER: 14-47  
DATE: 10/20/14

**BACKGROUND:**

On October 1, 2014 Gurlen Kaur submitted an application for a Class "B" liquor license, packaged sales only, secondary business (Convenience/Grocery Store), for the location of 1726 2nd Avenue, doing business as "2<sup>nd</sup> Avenue Market, L.L.C.". The application was received by the Office of Professional Standards on October 2, 2014.

Because this location has not held a liquor license within the last 12 months, the petition process is necessary for the application.

**INVESTIGATIVE REPORT:**

The application lists Gurlen Kaur as the sole owner and Teymor A. Telibov as the manager for the business:

**Gurlen Kaur**

**Owner**

D.O.B. 02/08/60  
4812 Norfolk Drive  
Bettendorf, IA 52722  
Telephone: (563) 508-6766

**Teymor A. Telibov**

**Manager**

D.O.B. 12/21/65  
1915 10<sup>th</sup> Street  
Rock Island, IL 61201  
Telephone: (309) 736-7747

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

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

The applicant supplied information indicating that business had filed with the Secretary of State articles of incorporation under the name of "2<sup>nd</sup> Avenue Market, L.L.C.". A check of the Illinois Secretary of State's website confirmed that the corporation is in good standing.

The application includes a copy of lease agreement between 2<sup>nd</sup> Avenue Market, L.L.C. and Rock Island Center Office Building, L.L.C. for the property of 1726 2<sup>nd</sup> Avenue, Rock Island, IL 61201. The lease agreement is for a period of five (5) years effective August 1, 2013 with an option to renew the lease for two (2) additional five (5) year periods.

The Finance Department reported no delinquencies for the property of 1726 2<sup>nd</sup> Avenue or for any of the listed businesses or persons on the application.

The Community Economic and Development Department (CED), Inspections Department and Fire Marshal's Office have been working with the applicant and building owner on this project. They have been presented with floor plans, layouts and other pertinent information about the intended business plan. While the location must undergo a final inspection before being allowed to operate, all three departments have no objections to the liquor license application.

Attached to the application was a standard petition for a liquor license which contained all signatures required for the adjacent building owners. There are eighteen (18) properties within 40 feet immediately adjacent to or abutting on any side of the proposed location; however, one (1) property has an owner or tenant that currently holds a liquor license (\*), making this location exempt from requiring a signature (Chap. 3, Sec. 3-6, subsection c). The property owners of the remaining locations would be required signatures for the petition process. The applicant was able to obtain signatures for ten (10) of these properties. I was able to make contact with the owners of five (5) of these properties to verify their signature.

Address	Owner	Signature Obtained	Signature Verified
224 18 <sup>th</sup> Street	Elliman-Beitl/Firstar Fac	No	N/A
230 18 <sup>th</sup> Street			
2 <sup>nd</sup> Av / 18 <sup>th</sup> St Parking	City of Rock Island	No	N/A
1719 2 <sup>nd</sup> Avenue (Arts Alley)			
1721 2 <sup>nd</sup> Avenue (Arts Alley)			
1722 2 <sup>nd</sup> Avenue	Rental Properties LLC	No	N/A
1724 2 <sup>nd</sup> Avenue			
1730 2 <sup>nd</sup> Avenue	Center Office Bldg	Yes	No
218 18 <sup>th</sup> Street	Elliman-Beitl/Firstar Fac	No	N/A
1729 2 <sup>nd</sup> Avenue	Renaissance Gold LTD PTSP	Yes	Yes
1731 2 <sup>nd</sup> Avenue			
213 18 <sup>th</sup> Street	Kyle Betty J/Leonard R	Yes	Yes
217 18 <sup>th</sup> Street	Daniel Bonowski	Yes	No
219 18 <sup>th</sup> Street	Prossimo Holding LLC	Yes	No
223 18 <sup>th</sup> Street	Jon D. Keim	Yes	No
1800 2 <sup>nd</sup> Avenue*	Raymond D. Berger	Yes	Yes
1804 2 <sup>nd</sup> Avenue			
1721 3 <sup>rd</sup> Avenue	Eagles Nest of the QC LLC	Yes	No

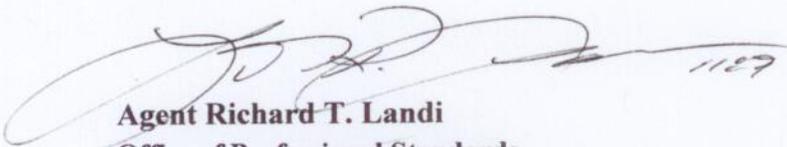
In addition to the properties listed above there are twenty-nine (29) properties listed below that would represent the frontage within 300 feet in each direction that the proposed location fronts; however, three (3) properties have an owner or tenant that currently holds a liquor license (\*), making these locations exempt from requiring a signature (Chap. 3, Sec. 3-6, subsection c). The applicant is required to obtain signatures from at least a majority of the property owners; that being twenty-two (22) properties representing the frontage including those adjacent or abutting listed above. The applicant was able to obtain signatures for twenty-one (21) of these properties. I was able to make contact with the owners of eleven (11) of these frontage properties to verify their signatures.

Address	Owner	Signature Obtained	Signature Verified
1806 2 <sup>nd</sup> Avenue	Project Now	No	N/A
1825 2 <sup>nd</sup> Avenue	Development Assoc of RI	Yes	Yes
1827 2 <sup>nd</sup> Avenue			
1829 2 <sup>nd</sup> Avenue			
1809 2 <sup>nd</sup> Avenue*	Tom S. Norman Jr.	Yes	Yes
1811 2 <sup>nd</sup> Avenue*			
1813 2 <sup>nd</sup> Avenue			
1821 2 <sup>nd</sup> Avenue	Star Block Lofts, LLC	Yes	Yes
1823 2 <sup>nd</sup> Avenue			
1709 2 <sup>nd</sup> Avenue	Stephen Y. Barkan	No	N/A
1711 2 <sup>nd</sup> Avenue			
1715 2 <sup>nd</sup> Avenue	Loft Group Limited	No	N/A
1717 2 <sup>nd</sup> Avenue			
1704 2 <sup>nd</sup> Avenue	TR Holdings LC	No	N/A
1710 2 <sup>nd</sup> Avenue	Rachid Bouchareb	Yes	No
1718 2 <sup>nd</sup> Avenue	Synergy Property Holdings	No	N/A
1720 2 <sup>nd</sup> Avenue			
1819 2 <sup>nd</sup> Avenue*	Terry Tilka	No	N/A
1639 2 <sup>nd</sup> Avenue	Modern Woodmen /Ruhl MTG	No	N/A
1701 2 <sup>nd</sup> Avenue	Riverview Lofts, LLC	No	N/A
1705 2 <sup>nd</sup> Avenue			
1700 2 <sup>nd</sup> Avenue	Development Assoc of RI	Yes	Yes
1702 2 <sup>nd</sup> Avenue			
226 17 <sup>th</sup> Street	Kinseth Hospitality III	No	N/A
1629 2 <sup>nd</sup> Avenue	Renaissance Gold LTD PTSH	Yes	Yes
1808 2 <sup>nd</sup> Avenue	Project Now	No	N/A
1810 2 <sup>nd</sup> Avenue	Randolph G. Brandyberry	No	N/A
1812 2 <sup>nd</sup> Avenue			
1830 2 <sup>nd</sup> Avenue	Penny Woolworth/Ruhl MTG	No	N/A

**RECOMMENDATION:**

While the applicant meets the standards necessary to be eligible for receiving a liquor license, the requirements necessary for the petition process have not been satisfied. As a result, the application is prevented from being approved in accordance with this process. The applicant does have the option to request a waiver to the petition requirement from the City Council so it can be referred to the Liquor Commissioner for final determination (Chap. 3, Sec. 3-6, subsection J).

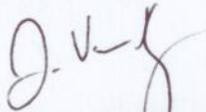
**Submitted by:**

A handwritten signature in black ink, appearing to read 'Richard T. Landi', with a long horizontal flourish extending to the right. The number '1187' is written in the middle of the flourish.

**Agent Richard T. Landi**  
**Office of Professional Standards**

**APPROVED:** ✓

**~~DISAPPROVED:~~**

A handwritten signature in black ink, appearing to read 'Jeffrey R. VenHuizen', with a long horizontal flourish extending to the right.

**Jeffrey R. VenHuizen**  
**Chief of Police**

## Petition for Waiver of Approval of Liquor License Petition

Petition, 2<sup>nd</sup> Avenue Market, LLC, has filed an application for a liquor license for its location at 1726 2<sup>nd</sup> Avenue, Rock Island. (Copy attached for reference.)

This application is to obtain a Liquor License in conjunction with an approximately 5,000 square foot full service grocery store.

A copy of the architectural drawing, as approved by the Rock Island City Building Inspector is also attached for reference, and included with the license application together with a location map.

All the required signatures, except as pertains to the variance to the license petition have been obtained, as well as those of a majority of the other properties here have been obtained.

Note two of the required properties are City properties.

The properties for which a variance is sought are for 1724 – 1722 2<sup>nd</sup> Avenue, since it is impossible to now determine who the current owner is. (A variance for these properties was recently granted a location in the near vicinity.)

The property at 1704 is under option to Renaissance Rock Island who has signed for all the other relevant properties under its control.

We have attempted to contact the owners of the properties at 218 18<sup>th</sup> Street and 224 – 230 18<sup>th</sup> Street in writing and by telephone and received no response.



November 14, 2014

Gurlen Kaur  
4812 Norfolk Drive  
Bettendorf IA 52722

Dear Ms. Kaur:

The matter concerning your liquor license application and waiver of approval for 2<sup>nd</sup> Avenue Market LLC located at 1726 2<sup>nd</sup> Avenue, Rock Island, Illinois will be heard before the City Council at a Public Hearing on Monday, December 1, 2014 at 6:45 pm in City Council Chambers, third floor, Rock Island City Hall, 1528 3<sup>rd</sup> 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 dark ink that reads 'Aleisha L. Patchin'.

Aleisha L. Patchin  
City Clerk



November 14, 2014

Tom S. Norman Jr.  
3032 Willowood Drive  
Bettendorf IA 52722

Dear Mr. Norman:

The Rock Island City Council has received a request from Gurlen Kaur owner of 2<sup>nd</sup> Avenue Market 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" Liquor License, packaged sales only, secondary business (convenience/grocery store) to be issued for a liquor licensed establishment (doing business as 2<sup>nd</sup> Avenue Market LLC) located at 1726 2<sup>nd</sup> Avenue, Rock Island, IL 61201.

The Rock Island City Council will hold a public hearing on this request Monday, December 1, 2014 at 6:45 pm in the City Council Chambers, Rock Island City Hall, 1528 - 3<sup>rd</sup> Avenue, Rock Island, Illinois. 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](http://www.rigov.org)  
Email: [patchin.aleisha@rigov.org](mailto:patchin.aleisha@rigov.org)