

**MEMORANDUM  
POLICE DEPARTMENT**

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

**SUBJECT:** Liquor License Application  
**Re:** Big Tubby's, Inc., d/b/a Gunchies R.I.

**NUMBER:** 15-09  
**DATE:** 04/30/15

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**BACKGROUND:**

On April 15, 2015 Marcus Speece submitted an application for a Class "F" liquor license for a restaurant with a caterer's option for the address of 2107 4<sup>th</sup> Avenue doing business as "Gunchies R.I.". The application was sent to the Office of Professional Standards on April 22, 2015.

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 applicant's company, Big Tubby's, Inc., is incorporated in the State of Iowa. However, a check of the the Illinois Secretary of State corporate registry revealed that the applicant's company had not registered as a foreign corporation to do business in the State of Illinois. After contacting the applicant about this matter, corporate filings have been drafted and are awaiting submission to the state of Illinois.

A copy of the articles of incorporation in the State of Iowa and a list of corporate officers and directors was submitted with the application. These corporate officers and directors hold more than a 5% ownership interest in the company so a background check was conducted.

The application lists Marcus Speece and Eric Ludtke as co-owners and Lawrence Davis as the manager for the business:

**Marcus T. Speece**  
**Owner – 50%**  
D.O.B. 07/09/73  
3102 W. 34<sup>th</sup> Street  
Davenport, IA 52806  
Telephone: (563) 505-4148

**Eric J. Ludtke**  
**Owner – 50%**  
D.O.B. 12/06/72  
2905 Telegraph Rd.  
Davenport, IA 52804  
Telephone: (563) 650-6421

**Lawrence E. Davis**  
**Manager**  
D.O.B. 11/22/85  
2013 31<sup>st</sup> Street  
Rock Island, IL 61201  
Telephone: (309) 235-3470

A check of available Police Department and public court records did not reveal any information that would disqualify the applicant/owners, Marcus Speece and Eric Ludtke from being issued a liquor license or Lawrence Davis from managing a liquor licensed establishment based on the provisions of Chapter 3, Sections 3-4, 3-5 and 3-6 of the Code of Ordinances.

The application includes a copy of settlement statement (HUD-1) for the property purchase of 2107 4<sup>th</sup> Avenue, Rock Island, Illinois. According to this statement the property was purchased by Big Tubby's, Inc. from Southeast National Bank on December 10, 2014. An on-line check of the Rock Island County Assessor's Office confirmed that Big Tubb's, Inc. is on the property tax listing.

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

The Finance Department reported no delinquencies for the property at 2107 4<sup>th</sup> Avenue or for any of the listed persons on the application.

The Inspections Department reported no issues with either building or service code requirements. The Community Economic and Development Department advised there were no commercial program issues with the applicant.

The Fire Marshal's Office reported no fire code issues with the building.

Attached to the application was a standard petition for a liquor license which contained all signatures required for the adjacent building owners. There are fourteen (14) properties within 40 feet immediately adjacent to or abutting on any side of the proposed location; 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 property owners of the remaining locations would be required signatures for the petition process. The applicant was able to obtain signatures for two (2) of these properties. Contact was made with the owners of these two (2) properties to verify their signatures.

Address	Owner	Signature Obtained	Signature Verified
2024-26 4 <sup>th</sup> Avenue	Jill A. Bolden / Yancy S. Bolden	No	No
311 21 <sup>st</sup> Street	Patrick Stolley	Yes	Yes
2106 3 <sup>rd</sup> Avenue			
2107 4 <sup>th</sup> Avenue	Southeast National Bank	No	No
312 21 <sup>st</sup> Street	City of Rock Island	No	No
2029 4 <sup>th</sup> Avenue	BT Torrey Investments, LLC.	No	No
318 21 <sup>st</sup> Street			
2108 3 <sup>rd</sup> Avenue	Cornerstone Development Grp.	No	No
2111 4 <sup>th</sup> Avenue*	RI Elks Lodge #980	No	N/A
2115-17 4 <sup>th</sup> Avenue*			
2112-16 4 <sup>th</sup> Avenue	Phil B. Scott	Yes	Yes
2104-06 4 <sup>th</sup> Avenue			
2100 4 <sup>th</sup> Avenue	Frieden Property Management	No	No
308 21 <sup>st</sup> Street	Steve C. Circello	No	No

In addition to the properties listed above there are fourteen (14) properties listed below that would represent the frontage within 300 feet in each direction that the proposed location fronts; 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 applicant is required to obtain signatures from at least a majority of the property owners; that being thirteen (13) properties representing the frontage including those adjacent or abutting listed above. The applicant was able to obtain signatures for five (5) of these properties. Contact was made with the owners of these five (5) properties to verify their signatures. Note: St. Mary's Catholic Church is more than 100' from the proposed location.

Address	Owner	Signature Obtained	Signature Verified
2000 4 <sup>th</sup> Avenue	James H. Hughes - Trust	No	No
2120 4 <sup>th</sup> Avenue	Phil B. Scott	Yes	Yes
2118 4 <sup>th</sup> Avenue			
2022 4 <sup>th</sup> Avenue	Jill A. Bolden /Yancy S. Bolden	No	No
2014 4 <sup>th</sup> Avenue	Gregory A. Stephens	No	No
2016-16 ½ 4 <sup>th</sup> Avenue			
2006-10 4 <sup>th</sup> Avenue	Dino D. Hayz	Yes	Yes
2018-20 4 <sup>th</sup> Avenue	Regalia Mfg. Co.	Yes	Yes
415 20 <sup>th</sup> Street	Rock Island Co. – Trustee	No	No
2215 4 <sup>th</sup> Avenue	McLaughlin Olds/Cadillac	No	No
2025 4 <sup>th</sup> Avenue	BT Torrey Investments, LLC.	No	No
2013-19 4 <sup>th</sup> Avenue	TJS Partners	No	No
325-331 20 <sup>th</sup> Street*	William G. Coffee	No	No
2208 4 <sup>th</sup> Avenue	St. Mary's Catholic Church	No	No

**RECOMMENDATION:**

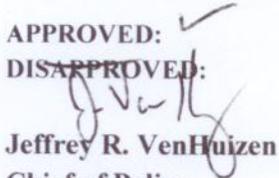
While the applicant meets most of the standards necessary to be eligible for receiving a liquor license, the applicant's company has not yet submitted filings to conduct business in the State of Illinois and the requirements necessary for the petition process have not been satisfied. As a result, the application is prevented from being approved in accordance with this process. However, contingent upon submission of the corporate filings with the State of Illinois, 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:**

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

**APPROVED:** ✓

**DISAPPROVED:**

  
**Jeffrey R. Venhuizen**  
 Chief of Police

Gunchies R.I.  
2107 4<sup>th</sup> Ave Rock Island, IL 61201

To The city of Rock Island  
and counsel members,

We would like to formally request that we be put on the agenda for the next available counsel meeting so that we may take the next steps required to obtain our liquor license.

Thank you in advance,  
Big Tubby's Inc.



April 30, 2015

Marcus Speece  
3102 West 34<sup>th</sup> Street  
Davenport IA 52806

Dear Mr. Speece:

The matter concerning your liquor license application and waiver of approval for Big Tubby's, Inc. doing business as Gunchies R.I. located at 2107 4<sup>th</sup> Avenue, Rock Island, Illinois will be heard before the City Council at a Public Hearing on Monday, May 18, 2015 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,

Aleisha L. Patchin  
City Clerk



April 30, 2015

Eric Ludtke  
2905 Telegraph Road  
Davenport IA 52804

Dear Mr. Ludtke:

The matter concerning your liquor license application and waiver of approval for Big Tubby's, Inc. doing business as Gunchies R.I. located at 2107 4<sup>th</sup> Avenue, Rock Island, Illinois will be heard before the City Council at a Public Hearing on Monday, May 18, 2015 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



April 30, 2015

Phil Scott  
8701 51<sup>st</sup> Street West  
Milan IL 61264

Dear Mr. Scott:

The Rock Island City Council has received a request from Marcus Speece and Eric Ludtke owners of Big Tubby's, Inc. 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 "F" Liquor License (restaurant) to be issued for a liquor licensed establishment (doing business as Gunchies R.I.) located at 2107 4<sup>th</sup> Avenue, Rock Island, IL 61201.

The Rock Island City Council will hold a public hearing on this request Monday, May 18, 2015 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)