

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

SUBJECT: Liquor License Application

NUMBER: 15-40

Re: Kongkeaw Family Corp., d/b/a Soi 2 Thai Street Food

DATE: 09/30/15

BACKGROUND:

On September 18, 2015 Scott Krulik submitted an application for a Class "G" liquor license for a restaurant (wine and beer only) for the address of 1825 2nd Avenue doing business as "Soi 2 Thai Street Food". The application was sent to the Office of Professional Standards on September 21, 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 is currently incorporated in the State of Illinois under the name Kongkeaw Family Corp. A check of the Illinois Secretary of State website confirmed that the corporation is currently in active status with Pennapa Krulik listed as the registered agent.

The application lists Pennapa Krulik as the owner of the business, with Scott Krulik listed as the manager:

Pennapa Krulik

Owner – 100%

D.O.B. 11/14/78

1853 39th Street

Rock Island, IL 61201

Telephone: (774) 287-7567

Scott C. Krulik

Manager

D.O.B. 12/22/77

1853 39th Street

Rock Island, IL 61201

Telephone: (563) 323-1333

A check of available Police Department and public court records did not reveal any information that would disqualify the applicant/owner(s) from being issued a liquor license or 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 an existing lease agreement for the property at 1825 2nd Avenue. This lease has been in effect since March 5, 2015. The lease agreement is between the Development Association of Rock Island and the Kongkaew Family Corporation, Pennapa Krulik. The lease term is for two (2) years with an option to extend the lease for two (2) additional one (1) year periods.

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

The Finance Department reported no delinquencies for the property at 1825 2nd Avenue, or for the applicant or the company.

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 did report some minor pending fire code violations with the building, but these issues should not impede the issuance of a liquor license according to the Fire Marshal.

Attached to the application was a standard petition for a liquor license which contained all signatures required for the adjacent building owners. There are twenty-eight (28) properties within 40 feet immediately adjacent to or abutting on any side of the applicant's location. The applicant is required to obtain signature from all of these property owners. The applicant was able to obtain signatures for twenty-four (24) of these required properties. Contact was made with the owners of fifteen (15) of these properties to verify their signatures.

Address	Owner	Signature Obtained	Signature Verified
110 19 th Street	Development Assoc. of RI	Yes	Yes
110 19 th Street, Unit 201	Duane Thompson	Yes	Yes
110 19 th Street, Unit 202	RI Economic Growth Corp.	Yes	Yes
110 19 th Street, Unit 203	RI Economic Growth Corp.	Yes	Yes
110 19 th Street, Unit 204	Robert L. Flaherty	No	N/A
110 19 th Street, Unit 205	Richard L. Barclift	Yes	No
110 19 th Street, Unit 206	Donna E. Cecchini	Yes	No
110 19 th Street, Unit 207	Penny Woolworth/Chiri	Yes	No
110 19 th Street, Unit 208	Shaun D. Pearson	No	N/A
110 19 th Street, Unit 209	Wendy L. Terranella	Yes	No
110 19 th Street, Unit 210	Casey S. Bjustrom	Yes	No
110 19 th Street, Unit 301	Kirsten L. Korth	Yes	Yes
110 19 th Street, Unit 302	RI Economic Growth Corp.	Yes	Yes
110 19 th Street, Unit 303	RI Economic Growth Corp.	Yes	Yes
110 19 th Street, Unit 304	Thomas W. Thoms Trust	Yes	No
110 19 th Street, Unit 305-306	Colleen A. Huiskcamp Trust	Yes	No
110 19 th Street, Unit 307	Matthew N. Radman	No	N/A
110 19 th Street, Unit 308	Anne L. Johnson Rev Trust	Yes	Yes
110 19 th Street, Unit 309	RI Economic Growth Corp.	Yes	Yes
110 19 th Street, Unit 310	Stefanie R. Bluemle	No	N/A
110 19 th Street, Unit 311	Jenna L. Smith	No	N/A
110 19 th Street, Unit 312	Curtis L. Krogmeier	Yes	Yes
110 19 th Street, Unit 313	RI Economic Growth Corp.	Yes	Yes
1821 2 nd Avenue	Star Block Lofts, LLC	Yes	Yes
1823 2 nd Avenue			
1825 2 nd Avenue (App. Prop.)	Development Assoc. of RI	Yes	Yes
114 19 th Street	Gary/Helen Miner	Yes	Yes
1827-29 2 nd Avenue	Development Assoc. of RI	Yes	Yes
1830 2 nd Avenue	Penny Woolworth/Chiri	Yes	No

In addition to the required properties listed above, there are eleven (11) additional properties listed below that are included in the frontage within 300 feet in each direction that the proposed location fronts. The applicant was able to obtain signatures from eight (8) of these additional frontage properties. Contact was made with the owners of seven (7) of the frontage properties listed below to verify their signatures.

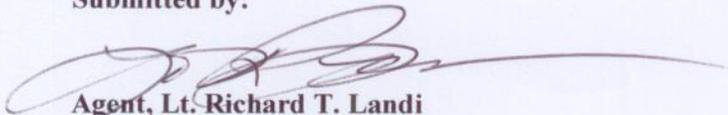
Address	Owner	Signature Obtained	Signature Verified
1528 3 rd Avenue	City of Rock Island	No	N/A
1806 2 nd Avenue	Project Now	Yes	Yes
1808 2 nd Avenue			
2 nd Av-18 th St/Plaza Prk	City of Rock Island	No	N/A
1809-11-13 2 nd Avenue	Tom S. Norman, Jr.	Yes	Yes
1730 2 nd Avenue	RI Center Office Bldg, LLC	Yes	No
1956 2 nd Avenue	USPS/166786-G02	Yes	Yes
1819 2 nd Avenue	Terrence G. Tilka	Yes	Yes
1729-1731 2 nd Avenue	Renaissance Gold LTD, PTSP	Yes	Yes
1800-04 2 nd Avenue	Raymond Berger	No	N/A
1810-12 2 nd Avenue	Randolph G. Brandyberry	Yes	Yes

The applicant is required to obtain signatures from at least a majority of the total properties representing frontage; this being a minimum of twenty (20) properties. The applicant obtained a total of thirty-two (32) signatures for all the listed properties.

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).

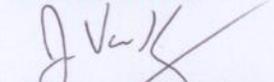
Submitted by:



Agent, Lt. Richard T. Landi
Office of Professional Standards

APPROVED: ✓

DISAPPROVED:



Jeffrey R. VenHuizen
Chief of Police

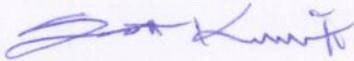
9/16/15

Scott Krulik
563-323-1333
1853 39th St.
Rock Island, IL. 61201

To whom it my concern,

Soi 2 Thai Street Food located at 1825 2nd Ave. Rock Island,IL is requesting to be on the council agenda for a waiver of signature for the city property at 1975 2nd Ave and the parking lot at 18th Street 2nd Ave.

Thanks,



Scott Krulik



October 12, 2015

Pennapa Krulik
1853 39th Street
Rock Island IL 61201

Dear Ms. Krulik:

The matter concerning your liquor license application and waiver of approval for Kongkeaw Family Corp. doing business as Soi 2 Thai Street Food located at 1825 2nd Avenue, Rock Island, Illinois will be heard before the City Council at a Public Hearing on Monday, November 2, 2015 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



October 12, 2015

Duane Thompson
110 19th Street Unit 201
Rock Island IL 61201

Dear Mr. Thompson:

The Rock Island City Council has received a request from Scott Krulik of Kongkeaw Family Corp. 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 "G" Liquor License (restaurant/wine and beer only) to be issued for a liquor licensed establishment (doing business as Soi 2 Thai Street Food) located at 1825 2nd Avenue, Rock Island, IL 61201.

The Rock Island City Council will hold a public hearing on this request Monday, November 2, 2015 at 6:45 pm in the City Council Chambers, Rock Island City Hall, 1528 - 3rd 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
Email: patchin.aleisha@rigov.org