

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

SUBJECT: Liquor License Application
Re: 2nd Avenue Market, LLC, d/b/a District Grocery

NUMBER: 16-15
DATE: 03/21/16

BACKGROUND:

On February 22, 2016 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 "2nd Avenue Market, LLC, d/b/a District Grocery". The application was received by the Office of Professional Standards on February 23, 2016.

Because this location has not held a liquor license within the last 12 months, the petition process is necessary for the application. This is the second time this applicant has submitted an application for this location. The first application was submitted on October 1, 2014. At that time the applicant met the requirements necessary to hold a liquor license but lacked a sufficient number of signatures for the petition requirement. The applicant subsequently requested a waiver to the petition requirement from the City Council. The waiver was granted with a six (6) month contingency for completion of construction and approval of occupancy for commencement of business operations. The applicant did not fulfill the contingency so the license was not issued.

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

6325 Lakehurst Drive

Davenport, IA 52807

Telephone: (563) 332-0632

Teymor A. Telibov

Manager

D.O.B. 12/21/65

1915 10th 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 provided with the application but the City of Rock Island was not listed as the certificate holder.

The applicant did not supply copies of articles of incorporation, but a check of the Illinois Secretary of State's website confirmed that 2nd Avenue Market, L.L.C. is an Illinois corporation in good standing.

The application included a copy of lease agreement between 2nd Avenue Market, L.L.C. and Rock Island Center Office Building, L.L.C. for the property of 1726 2nd Avenue, Rock Island, IL 61201. The lease agreement is for a period of five (5) years effective January 1, 2015 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 2nd 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 throughout this project. The location is currently an active construction site with no projected completion date. When construction is completed, the location will require a final inspection by the Inspection's Department and the Fire Marshal's Office before use and occupancy can be approved.

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, two (2) 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 thirteen (13) of these properties. Contact was made with the owners/representatives of twelve (12) of these properties to verify their signature. Three (3) of the required properties missing a signature belong the City of Rock Island.

	Address	Owner	Signature Obtained	Signature Verified
1.	224 18 th Street	Elliman-Beitl/Firstar Fac	Yes	Yes
2.	230 18 th Street			
3.	2 nd Av / 18 th St Parking	City of Rock Island	No	N/A
4.	1719 2 nd Avenue (Arts Alley)			
5.	1721 2 nd Avenue (Arts Alley)			
6.	1722 2 nd Avenue*	QC Rental Properties LLC	Yes	No
7.	1724 2 nd Avenue			
8.	1730 2 nd Avenue	Center Office Bldg	Yes	Yes
9.	218 18 th Street	Elliman-Beitl/Firstar Fac	Yes	Yes
10.	1729 2 nd Avenue	Renaissance Gold LTD PTSP	Yes	Yes
11.	1731 2 nd Avenue			
12.	213 18 th Street	Broadway Corp.	Yes	Yes
13.	217 18 th Street	Prossimo Holding LLC	Yes	Yes
14.	219 18 th Street			

15.	223 18 th Street	Jon D. Keim	Yes	Yes
16.	1800 2 nd Avenue*	Raymond D. Berger	Yes	Yes
17.	1804 2 nd Avenue			
18.	1721 3 rd Avenue	Eagles Nest of the QC LLC	Yes	Yes

In addition to the required properties listed above, there are twenty-nine (29) additional properties listed below that are included in the frontage within 300 feet in each direction that the proposed location fronts; however, six (6) 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 was able to obtain signatures from eleven (11) of these additional frontage properties. Contact was made with the owners or authorized representatives of nine (9) of the frontage properties listed below to verify their signatures.

	Address	Owner	Signature Obtained	Signature Verified
1.	1806 2 nd Avenue	Project Now	No	N/A
2.	1825 2 nd Avenue	Development Assoc of RI	Yes	Yes
3.	1827 2 nd Avenue			
4.	1829 2 nd Avenue*			
5.	1809 2 nd Avenue*	Tom S. Norman Jr.	No	N/A
6..	1811 2 nd Avenue*			
7.	1813 2 nd Avenue			
8.	1821 2 nd Avenue	Star Block Lofts, LLC	Yes	Yes
9.	1823 2 nd Avenue			
10.	1709 2 nd Avenue	Stephen Y. Barkan	Yes	No
11.	1711 2 nd Avenue			
12.	1715 2 nd Avenue	Loft Group Limited	No	N/A
13.	1717 2 nd Avenue			
14.	1704 2 nd Avenue*	TR Holdings LC	No	N/A
15.	1710 2 nd Avenue	Rachid Bouchareb	No	N/A
16.	1718 2 nd Avenue	Development Assoc of RI	Yes	Yes
17.	1720 2 nd Avenue			
18.	1819 2 nd Avenue*	Terry Tilka	No	N/A
19.	1639 2 nd Avenue	Modern Woodmen /Ruhl MTG	No	N/A
20.	1701 2 nd Avenue	Riverview Lofts, LLC	No	N/A
21.	1705 2 nd Avenue			
22.	1700 2 nd Avenue	Development Assoc of RI	Yes	Yes
23.	1702 2 nd Avenue			
24.	226 17 th Street	Kinseth Hospitality III	No	N/A
25.	1629 2 nd Avenue	Renaissance Gold LTD PTSH	Yes	Yes
26.	1808 2 nd Avenue*	Project Now	No	N/A
27.	1810 2 nd Avenue	Randolph G. Brandyberry	No	N/A
28.	1812 2 nd Avenue			
29.	1830 2 nd Avenue	Penny Woolworth/Ruhl MTG	No	N/A

Excluding exempt properties, the applicant is required to obtain signatures from at least a majority of the total properties representing frontage (includes both tables); that being thirty-nine (39) properties. The applicant therefore needs signatures from a minimum of twenty (20) properties. The applicant obtained signatures representing a total of twenty-four (24) 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. Specifically, the applicant was unable obtain a signature for the adjacent City owned properties. 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 Richard T. Landi
Office of Professional Standards

APPROVED: ✓

DISAPPROVED:



Jeffrey R. Venhuizen
Chief of Police

Petition for Approval of the Petition for Liquor License

Petitioner, 2nd Avenue Market, LLC d/b/a District Market, has filed an application for a liquor license for its location at 1726 2nd Avenue, Rock Island.

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

A copy of the architectural drawing, as filed with the Rock Island City Building Inspector is included with the license application together with a location map.

All the required signatures, excepted as pertains to this Petition have been obtained, as well as those of a majority of the other properties in the vicinity here, have been obtained.

The two required properties for which City Council approval is sought are City properties at Arts Alley and the parking lot at the corner of 18th Street and 2nd Avenue.



March 29, 2016

Gurlen Kaur
6325 Lakehurst Drive
Davenport IA 52807

Dear Ms. Kaur:

The matter concerning your liquor license application and waiver of approval for 2nd Avenue Market LLC dba District Grocery located at 1726 2nd Avenue, Rock Island, Illinois will be heard before the City Council at a Public Hearing on Monday, April 18, 2016 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



March 29, 2016

Development Association of Rock Island
Brian Hollenback
100 19th Street Suite 109
Rock Island IL 61201

Dear Mr. Hollenback:

The Rock Island City Council has received a request from Gurlen Kaur owner of 2nd 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 District Grocery) located at 1726 2nd Avenue, Rock Island, IL 61201.

The Rock Island City Council will hold a public hearing on this request Monday, April 18, 2016 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