

MEMORANDUM  
POLICE DEPARTMENT

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

**SUBJECT:** Liquor License Application  
**Re:** Bent River Brewery, LLC

**NUMBER:** 11-53  
**DATE:** 08/26/11

**BACKGROUND:**

On August 25<sup>th</sup>, 2011 Gary Freeman applied for a Class "C" liquor license, bar and package sales, for the location of 512 24<sup>th</sup> Street and the adjacent property of 2324 5<sup>th</sup> Avenue, doing business as "Bent River Brewery". The application was received by the Office of Professional Standards on August 25<sup>th</sup>, 2011.

**INVESTIGATIVE REPORT:**

The application lists several persons as owners for the business with the following listed percentages owned:

**Gary Freeman** – 24% ownership  
Operations Manager  
D.O.B. 01/07/51  
2922 15<sup>th</sup> Avenue  
Moline, IL 61265  
Telephone: (309) 230-4003

**Brian K. Smith** - 24% ownership  
Member  
D.O.B. 09/12/51  
8793 Autumn Street  
Rock Falls, IL 61071  
Telephone: (815) 441-5715

**Kathy Reschke** – 24% ownership  
Member  
D.O.B. 03/19/58  
19593 East 1300 Street  
Geneseo, IL 61254  
Telephone: (309) 269-1518

**Alan Reschke** – 24% ownership  
Member  
D.O.B. 02/13/55  
19593 East 1300 Street  
Geneseo, IL 61254  
Telephone: (309) 269-1518

**Nicholas R. Bowles** – 4% ownership  
Member  
D.O.B. 11/20/80  
2714 11<sup>th</sup> Avenue B  
Moline, IL 61265  
Telephone: (309) 269-7242

Using currently available information, I located no information that would prohibit any of the above listed persons from obtaining a liquor license or managing a liquor licensed establishment.

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

The application does not indicate that a lease has been signed, however a letter was included which states that Bent River Brewery LLC will own the properties of 512 24<sup>th</sup> Street and 2324 5<sup>th</sup> Avenue.

The applicant has filed with the Secretary of State articles of incorporation as required and currently is in good standing with that office. The applicant filed as Bent River Brewery, LLC.

I spoke with the inspections department and learned that there currently are no outstanding or pending complaints against the properties, however the property will require construction changes and will need to pass inspection before obtaining a license. I also spoke with the Finance Department and the Community and Economic Development Department and learned that there are currently outstanding debts to the city for both these properties, specifically unpaid water bills. For 512 24<sup>th</sup> Street, \$992.92 is still owed to the city, while \$2,744.35 is owed for 2324 5<sup>th</sup> Avenue.

Since the owner does not currently hold a valid liquor license and this 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.

There are ten (10) properties within 40 feet immediately adjacent to or abutting on any side of the proposed location. The property owners of these locations would be required signatures for the petition process. The applicant was able to obtain seven (7) of these signatures, however two of the properties are owned by the city of Rock Island. I was unable to reach the owner of 520-522 24<sup>th</sup> Street to verify the signatures, and no signature was obtained for the address of 501 24<sup>th</sup> Street (Circle K), however as they are a current liquor license holder, city ordinance exempts this location from being a required signature (Chap. 3, Sec. 3-6, paragraph c).

| Address                         | Owner                   | Signature Obtained | Signature Verified |
|---------------------------------|-------------------------|--------------------|--------------------|
| 420 23 <sup>rd</sup> Street     | JTM Concepts, Inc.      | Yes                | Yes                |
| 502 23 <sup>rd</sup> Street     | City of Rock Island     | N/A                | N/A                |
| 512 23 <sup>rd</sup> Street     | City of Rock Island     | N/A                | N/A                |
| 2300 5 <sup>th</sup> Avenue     | Thomas Hammar           | Yes                | Yes                |
| 2312 5 <sup>th</sup> Avenue     | Dr. Richard Coster      | Yes                | Yes                |
| 519 23 <sup>rd</sup> Street     | William Gordon          | Yes                | Yes                |
| 525 23 <sup>rd</sup> Street     | Albert Gall             | Yes                | Yes                |
| 520-522 24 <sup>th</sup> Street | Master Builders of Iowa | Yes                | No                 |
| 501 24 <sup>th</sup> Street     | Kooshtard Properties    | N/A                | N/A                |
| 531 24 <sup>th</sup> Street     | James Overton           | Yes                | Yes                |

There are a total of twenty (20) 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, being ten (10) signatures representing the frontage (one property being a current liquor license holder). The applicant was able to obtain fourteen (14) of these signatures. I was unable to reach the owners of 538 24<sup>th</sup> Street, 541 24<sup>th</sup> Street, or 520-522 24<sup>th</sup> Street to confirm the signatures.

| Address                          | Owner                   | Signature Obtained | Signature Verified |
|----------------------------------|-------------------------|--------------------|--------------------|
| 2316-2324 4 <sup>th</sup> Avenue | H & C Building          | Yes                | Yes                |
| 422 24 <sup>th</sup> Street      | Jesus Campos            | Yes                | Yes                |
| 417 24 <sup>th</sup> Street      | Pedro Barrera           | Yes                | Yes                |
| 538 24 <sup>th</sup> Street      | Larry Kanke             | Yes                | No                 |
| 546 24 <sup>th</sup> Street      | FNMA/Ricardo Garcia     | No                 | N/A                |
| 2402 5 <sup>th</sup> ½ Avenue    | Peter Hantz/Leota Hantz | Yes                | Yes                |
| 541 24 <sup>th</sup> Street      | Martha Ramirez          | Yes                | No                 |
| 551 24 <sup>th</sup> Street      | Felipe Cabrera          | Yes                | Yes                |
| 2403 6 <sup>th</sup> Avenue      | Brian Sorgenfrey        | No                 | N/A                |
| 502 23 <sup>rd</sup> Street      | City of Rock Island     | N/A                | N/A                |
| 512 23 <sup>rd</sup> Street      | City of Rock Island     | N/A                | N/A                |
| 401 24 <sup>th</sup> Street      | City of Rock Island     | N/A                | N/A                |
| 501 24 <sup>th</sup> Street      | Kooshtard Properties    | N/A                | N/A                |
| 531 24 <sup>th</sup> Street      | James Overton           | Yes                | Yes                |
| 420 23 <sup>rd</sup> Street      | JTM Concepts, Inc.      | Yes                | Yes                |
| 2312 5 <sup>th</sup> Avenue      | Dr. Richard Coster      | Yes                | Yes                |
| 519 23 <sup>rd</sup> Street      | William Gordon          | Yes                | Yes                |
| 525 23 <sup>rd</sup> Street      | Albert Gall             | Yes                | Yes                |
| 520-522 24 <sup>th</sup> Street  | Master Builders of Iowa | Yes                | No                 |
| 2300 5 <sup>th</sup> Avenue      | Thomas Hammar           | Yes                | Yes                |

**RECOMMENDATION:**

As the applicant has met the requirements set forth for the petition process, with the exception of city owned property, I would recommend that a liquor license be granted for the location of 2324 5<sup>th</sup> Avenue pending the filing of a letter of appeal requesting a public hearing be held in accordance with the provisions as set forth in the Code of Ordinances.

**Submitted by:**



**Agent Timothy J. McCloud**  
**Office of Professional Standards**

**APPROVED:** ✓  
**DISAPPROVED:** -



**Scott D. Harris**  
**Chief of Police**

**Bent River Brewery, LLC**  
512 - 24<sup>th</sup> Street  
Rock Island, IL 61201

25 August 2011

Ms. Aleisha Patchin  
City Clerk  
City of Rock Island, IL  
1528 – Third Avenue  
Rock Island, IL 61201

Subject: Request for Public Hearing

Bent River Brewery, LLC would like to go before the City Council for a public hearing to request a waiver for the signature requirement needed for a liquor license for three city-owned properties adjoining or near 512 -24<sup>th</sup> Street.

If you have questions, please feel free to contact me.

Thank you,



Gary Freeman  
Operations Manager  
Cell phone: 309-230-4003



September 1, 2011

Gary Freeman  
2922 15<sup>th</sup> Avenue  
Moline IL 61265

Dear Mr. Freeman:

The matter concerning your liquor license application and waiver of approval for Bent River Brewery, LLC doing business as Bent River Brewery located at 512 24<sup>th</sup> Street and the adjacent property of 2324 5<sup>th</sup> Avenue, Rock Island, Illinois will be heard before the City Council at a Public Hearing on Monday, September 19, 2011 at 6:45 p.m. 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 cursive script that reads 'Aleisha L. Patchin'.

Aleisha L. Patchin  
City Clerk



September 1, 2011

Pedro Barrera  
PO Box 1181  
Moline IL 61266

Dear Mr. Barrera:

The Rock Island City Council has received a request from Gary Freeman, owner of Bent River Brewery, 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 "C" (bar and package sales) liquor license to be issued for a liquor licensed establishment (doing business as Bent River Brewery) to be located at 512 24<sup>th</sup> Street and the adjacent property of 2324 5<sup>th</sup> Avenue, Rock Island, IL 61201.

The Rock Island City Council will hold a public hearing on this request Monday, September 19, 2011 at 6:45 p.m. in the City Council Chambers, Rock Island City Hall, 1528 - 3<sup>rd</sup> 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](http://www.rigov.org)  
Email: [patchin.aleisha@rigov.org](mailto:patchin.aleisha@rigov.org)