

Hello Ms Gange

My name is Muda Bruth and I have recently purchased the Karen Asian Market at 4305 18<sup>th</sup> Ave. I am applying for a Beer and Wine license so I may sell Beer and Wine from the Store According to the City Regulations it is necessary for me to get my neighbors approval. On many occasions I have went to my Neighbors Addresses that were provided to me, to obtain this approval. Some have answered and some would not the ones that did answer the door had no problem with me selling any Beer or Wine at the Store the ones that did not answer I sent a Letter asking them for their permission or if they had any concerns to contact me at the Store or my Phone Number listed below. Some of the Residents have sent the letter back and some we have not heard from. I am willing to accommodate anyone in anyway I can as I supplied a Stamped Self-Addressed Envelope when I mailed the Approval Sheet that was requested to have signed by my neighbors. I recently reached out to Naomi Torrence and she gave me your name so I may send this letter to Formally ask for a Hearing with the City Council so I may ask for a Wavier on this issue. I will be in the area on March the 4<sup>th</sup> through March the 7<sup>th</sup> and would like to meet with the Council on this matter so I may move forward and obtain the proper Paperwork that is needed. If you have any questions or concerns, please fill free to contact me at the Number listed below. Thank you for your consideration in this matter.

Thank you

Muda Bruth

Karen Asian Market





March 13, 2023

Oscar Peterson  
1555 43<sup>rd</sup> Street  
Rock Island, IL 61201

Dear Property Owner:

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Sincerely,

*Samantha Gange*

Samantha Gange  
City Clerk  
City of Rock Island

1528 Third Avenue, Rock Island, Illinois 61201-8678  
Phone.309.732.2008 Fax.309-732-2055  
Email: [cityclerkmail@rigov.org](mailto:cityclerkmail@rigov.org)



March 13, 2023

Longview Real Estate LLC  
16 Watch Hill Rd  
Rock Island, IL 61201

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March 13, 2023

Rick Hollingsworth  
6801 Jersey Ridge Rd  
Davenport, IA 52807

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March 13, 2023

Dennis/Debra Maenhout  
3304 2<sup>nd</sup> Street Ct  
Moline, IL 61265

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March 13, 2023

Jessica Lamar  
1566 43<sup>rd</sup> Street  
Rock Island, IL 61201

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March 13, 2023

Charli Allison  
1562 43<sup>rd</sup> Street  
Rock Island, IL 61201

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March 13, 2023

MINASIAN REI LLC  
23165<sup>th</sup> Avenue  
Moline, IL 61265

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March 13, 2023

Marco/Micaela Leon  
4306 18<sup>th</sup> Avenue  
Rock Island, IL 61201

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March 13, 2023

Elia Rhoden  
4316 18<sup>th</sup> Avenue  
Rock Island, IL 61201

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March 13, 2023

Robert Ludwig VII  
4224 18<sup>th</sup> Avenue  
Rock Island, IL 61201

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March 13, 2023

Blue Sky Properties 2 LLC  
5167 Utica Ridge Rd  
Davenport, IA 52807

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March 13, 2023

Carol Mowder  
4201 18<sup>th</sup> Avenue  
Rock Island, IL 61201

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March 13, 2023

Konnie Zude  
4401 18<sup>th</sup> Avenue  
Rock Island, IL 61201

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March 13, 2023

Phillip Doser  
4405 18<sup>th</sup> Avenue  
Rock Island, IL 61201

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March 13, 2023

Todd Schroder  
4409 18<sup>th</sup> Avenue  
Rock Island, IL 61201

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March 13, 2023

Thomas Klawson  
2326 38<sup>th</sup> Avenue  
Rock Island, IL 61201

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March 13, 2023

Michael Morrow  
1803 44<sup>th</sup> Street  
Rock Island, IL 61201

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March 13, 2023

James West  
3308 Shadowood Dr  
Crystal Lake, IL 60012

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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 by mail at the address below or emailed to: [gange.samantha@rigov.org](mailto:gange.samantha@rigov.org).

This notice may be obtained in accessible formats, by a qualified person(s) with a disability, by making the appropriate arrangements with the City Clerk, Samantha Gange, at 309-732-2008.

Sincerely,

*Samantha Gange*

Samantha Gange  
City Clerk  
City of Rock Island

1528 Third Avenue, Rock Island, Illinois 61201-8678  
Phone.309.732.2008 Fax.309-732-2055  
Email: [cityclerkmail@rigov.org](mailto:cityclerkmail@rigov.org)



March 13, 2023

SB3 Real Estate Rentals  
PO Box 213  
Windsor, CO 80550

Dear Property Owner:

The Rock Island City Council (via the City Clerk's office) has received a request from Muda Bruth 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. The request for a waiver of approval is for a Class "C" liquor license (Grocery store, beer and wine only) to be issued for a liquor license establishment to be located at 4305 18th Avenue, Rock Island, IL 61201.

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March 13, 2023

Rusty/Tina Schuermann  
4412 18<sup>th</sup> Avenue  
Rock Island, IL 61201

Dear Property Owner:

The Rock Island City Council (via the City Clerk's office) has received a request from Muda Bruth 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. The request for a waiver of approval is for a Class "C" liquor license (Grocery store, beer and wine only) to be issued for a liquor license establishment to be located at 4305 18th Avenue, Rock Island, IL 61201.

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Phone.309.732.2008 Fax.309-732-2055  
Email: [cityclerkmail@rigov.org](mailto:cityclerkmail@rigov.org)



March 13, 2023

EZ Housing Concepts LLC  
18958 E 40<sup>th</sup> Street  
Coal Valley, IL 61240

Dear Property Owner:

The Rock Island City Council (via the City Clerk's office) has received a request from Muda Bruth 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. The request for a waiver of approval is for a Class "C" liquor license (Grocery store, beer and wine only) to be issued for a liquor license establishment to be located at 4305 18th Avenue, Rock Island, IL 61201.

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Email: [cityclerkmail@rigov.org](mailto:cityclerkmail@rigov.org)



March 13, 2023

Otium Porperties LLC  
2914 30<sup>th</sup> Street  
Moline, IL 61265

Dear Property Owner:

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Email: [cityclerkmail@rigov.org](mailto:cityclerkmail@rigov.org)



March 13, 2023

A. Pizano/F. Villafuerte  
4330 18<sup>th</sup> Avenue  
Rock Island, IL 61201

Dear Property Owner:

The Rock Island City Council (via the City Clerk's office) has received a request from Muda Bruth 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. The request for a waiver of approval is for a Class "C" liquor license (Grocery store, beer and wine only) to be issued for a liquor license establishment to be located at 4305 18th Avenue, Rock Island, IL 61201.

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# Liquor License Application Location Map

Liquor License  
Application  
Location Map  
**4305 18th Avenue**

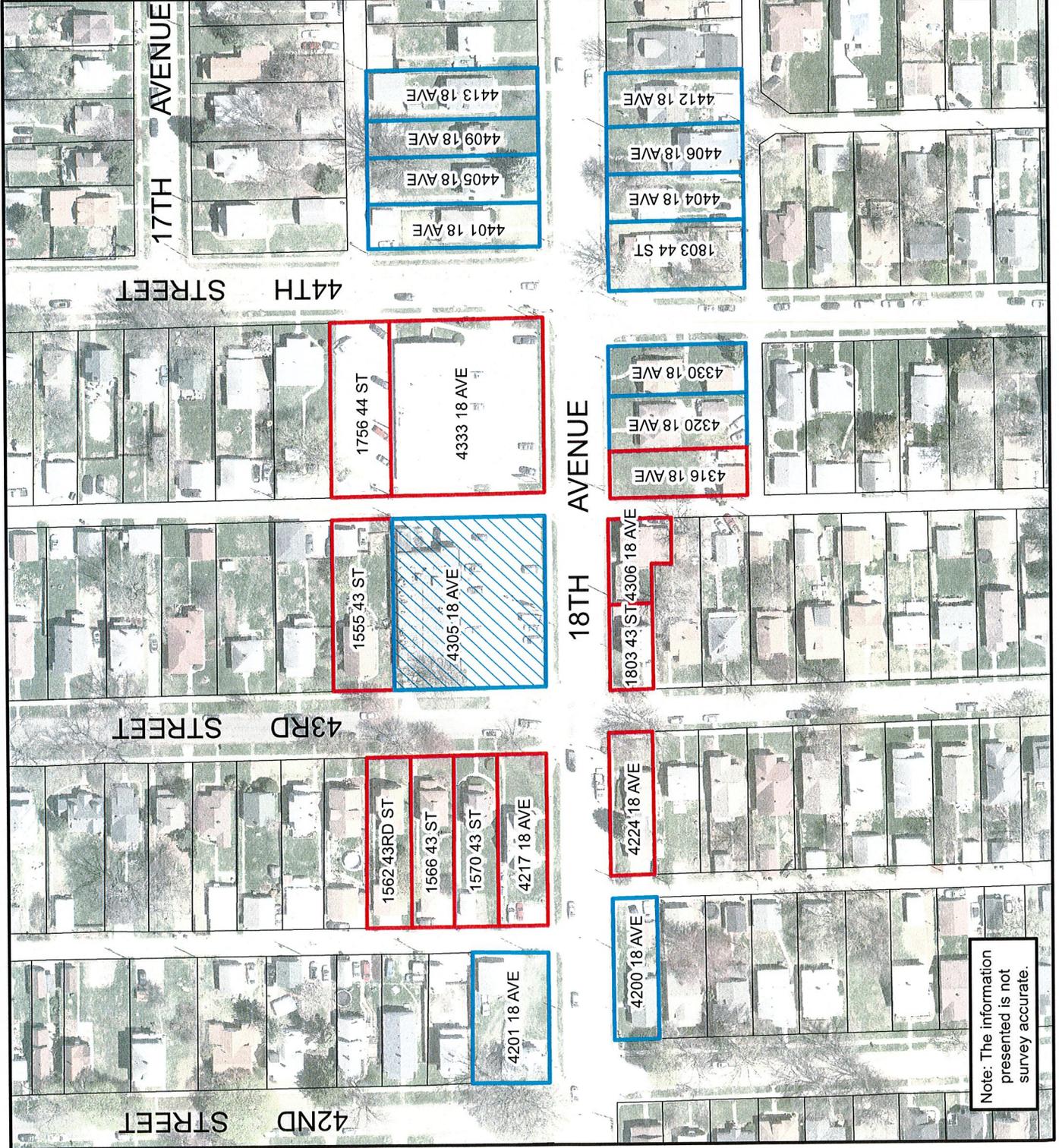
**Legend**

-  Applicant Property
-  Required Signatures
-  Majority Signatures



City of Rock Island

COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
Planning and Redevelopment



Note: The information presented is not survey accurate.

*Required*

Site Address	Site City State Zip	Taxbill Name	Taxbill Address	Taxbill City State Zip
1555 43 ST	ROCK ISLAND IL 61201	PETERSON OSCAR	1555 43RD ST	ROCK ISLAND IL 612013915
1756 44 STLAND ONLY	ROCK ISLAND IL 61201	LONGVIEW REAL ESTATE LLC SERIES 2	16 WATCH HILL RD	ROCK ISLAND IL 61201
4333 18 AVE	ROCK ISLAND IL 61201	LONGVIEW REAL ESTATE LLC SERIES 2	16 WATCH HILL RD	ROCK ISLAND IL 61201
4217 18 AVE	ROCK ISLAND IL 61201	HOLLINGSWORTH RICK W	6801 JERSEY RIDGE RD	DAVENPORT IA 528073218
1570 43 ST	ROCK ISLAND IL 61201	MAENHOUT DEBORAH/DENNIS J	3304 2ND STREET CT	MOLINE IL 612657726
1566 43 ST	ROCK ISLAND IL 61201	LAMAR JESSICA J	1566 43RD ST	ROCK ISLAND IL 612013956
1562 43RD ST	ROCK ISLAND IL 61201	ALLISON CHARLI A	1562 43RD ST	ROCK ISLAND IL 612013956
1803 43 ST	ROCK ISLAND IL 61201	MINASIAN REI LLC	2316 5TH AVE	MOLINE IL 612651530
4306 18 AVE	ROCK ISLAND IL 61201	LEON MARCO/MICAELA	4306 18TH AVE	ROCK ISLAND IL 612013906
4316 18 AVE	ROCK ISLAND IL 61201	ELIA RHODEN	4316 18TH AVE	ROCK ISLAND IL 612013906
4224 18 AVE	ROCK ISLAND IL 61201	LUDWIG ROBERT V II	4224 18TH AVE	ROCK ISLAND IL 612013904

Majority

Site Address	Site City State Zip	Taxbill Name	Taxbill Address	Taxbill City State Zip
4301 18 AVE	ROCK ISLAND IL 61201	BLU SKY PROPERTIES 2 LLC	5167 UTICA RIDGE RD	DAVENPORT IA 528073863
4333 18 AVE	ROCK ISLAND IL 61201	LONGVIEW REAL ESTATE LLC SERIES 2	16 WATCH HILL RD	ROCK ISLAND IL 61201
4217 18 AVE	ROCK ISLAND IL 61201	HOLLINGSWORTH RICK W	6801 JERSEY RIDGE RD	DAVENPORT IA 528073218
4201 18 AVE	ROCK ISLAND IL 61201	MOWDER CAROL J	4201 18TH AVE	ROCK ISLAND IL 612013905
4401 18 AVE	ROCK ISLAND IL 61201	ZUDE KONNIE S	4401 18TH AVE	ROCK ISLAND IL 612013942
4405 18 AVE	ROCK ISLAND IL 61201	DOSER PHILLIP A	4405 18TH AVE	ROCK ISLAND IL 612013942
4409 18 AVE	ROCK ISLAND IL 61201	SCHROEDER TODD	4409 18TH AVE	ROCK ISLAND IL 612013942
4413 18 AVE	ROCK ISLAND IL 61201	KLAWON THOMAS D	2826 38TH AVE	ROCK ISLAND IL 612016929
1803 44 ST	ROCK ISLAND IL 61201	MORROW MICHAEL	1803 44TH ST	ROCK ISLAND IL 612013951
4404 18 AVE	ROCK ISLAND IL 61201	WEST JAMES A	3308 SHADOWOOD DR	CRYSTAL LAKE IL 600121330
4406 18TH AVE	ROCK ISLAND IL 61201	SB3 REAL ESTATE RENTALS	PO BOX 213	WINDSOR CO 805500213
4412 18 AVE	ROCK ISLAND IL 61201	SCHUERMANN RUSTY/TINA	4412 18TH AVE	ROCK ISLAND IL 612013941
4200 18 AVE	ROCK ISLAND IL 61201	EZ HOUSING CONCEPTS LLC	18958 E 40TH ST	COAL VALLEY IL 612409425
1803 43 ST	ROCK ISLAND IL 61201	MINASIAN REI LLC	2316 5TH AVE	MOLINE IL 612651530
4306 18 AVE	ROCK ISLAND IL 61201	LEON MARCO/MICHAELA	4306 18TH AVE	ROCK ISLAND IL 612013906
4316 18 AVE	ROCK ISLAND IL 61201	ELIA RHODEN	4316 18TH AVE	ROCK ISLAND IL 612013906
4320 18 AVE	ROCK ISLAND IL 61201	OTIUM PROPERTIES LLC	2914 30TH ST	MOLINE IL 612656936
4330 18 AVE	ROCK ISLAND IL 61201	PIZANO A/VILLAFUERTE F G	4330 18TH AVE	ROCK ISLAND IL 612013906
4224 18 AVE	ROCK ISLAND IL 61201	LUDWIG ROBERT V II	4224 18TH AVE	ROCK ISLAND IL 612013904





# LIQUOR LICENSE PETITION



Mayor / Local Liquor Commission of the City of Rock Island, Illinois:

I, the undersigned, being a majority of owners and representing at least a majority of the frontage within three hundred (300) feet in each direction of the premises know as: \_\_\_\_\_

of the city of Rock Island, Illinois, on both sides of the street, do hereby petition Your Honor and signify our willingness to have a Class \_\_\_\_\_ license with no additional options unto: \_\_\_\_\_

Name of Applicant, Person(s) or Corporation Applying \_\_\_\_\_

I desire to sell alcoholic beverages in the building located on said premises and in this petition designate the front footage owned by the undersigned respectively. Located at Rock Island, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Name of Property Owner (printed)	Signature	Property Address	Phone Number
MINDIAN RETI LLC		1803 47th St Rock Island, IL 62451	209 517 1182

**MEMORANDUM  
POLICE DEPARTMENT**

**TO:** Mike Thoms, Mayor, City of Rock Island

**SUBJECT:** Liquor License Application  
**Re:** Mu Dah Bruth, d/b/a Karen Asian Market

**NUMBER:** 23-019  
**DATE:** 02/21/23

---

**BACKGROUND:**

On January 12<sup>th</sup>, 2023 Mu Dah Bruth submitted an application for a Class “C” liquor license, Packaged Sales Only, Secondary Business (Convenience / Grocery Stores) for the location of 4305 18<sup>th</sup> Av, doing business as “Karen Asian Market”.

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 Mu Dah Bruth as the owner and Bawy Bawy as the manager for the business:

Mu Dah Bruth  
Owner



Bawy Bawy  
Manager



Rock Island, IL 61201

A criminal history inquiry revealed nothing that would prohibit Bruth or Bawy from obtaining a liquor license.

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

This business will be operating as a sole proprietorship and submitted a Certificate of Registration through Rock Island County for the Karen Asian Market.

A copy of a lease was submitted showing that Mu Dah Bruth entered into a lease agreement with Blu Sky Properties 2, L.L.C., that began on January 1<sup>st</sup>, 2023 and is valid for five years.

The Finance Department reported no delinquencies for the property of 2704 18<sup>th</sup> Avenue.

The Community Economic and Development Department (CED) and Inspections Department did not have any

issues with the property but requested an on-site walkthrough.

The Fire Marshal's Office reported that they do not have any issues with the property and also requested an on-site walkthrough.

Attached to the application was a standard petition for a liquor license. There are eleven (11) properties within 40 feet immediately adjacent to or abutting on any side of the proposed location that would be required signatures. The applicant was able to obtain signatures for one (1) of eleven (11) required properties. I was able to make contact with one of the owners/representatives of that property to verify their signature.

	<b>Address</b>	<b>Owner</b>	<b>Signature Obtained</b>	<b>Signature Verified</b>
1.	1555 43 <sup>rd</sup> St	Oscar Peterson	No	N/A
2.	1756 44 <sup>th</sup> St	Longview Real Estate LLC	No	N/A
3.	4333 18 <sup>th</sup> Av	Longview Real Estate LLC	No	N/A
4.	4217 18 <sup>th</sup> Av	Rick Hollingsworth	No	N/A
5.	1570 43 <sup>rd</sup> St	Deborah/Dennis Maenhout	No	N/A
6.	1566 43 <sup>rd</sup> St	Jessica Lamar	No	N/A
7.	1562 43 <sup>rd</sup> St	Charli Allison	No	N/A
8.	1803 43 <sup>rd</sup> St	Minasian Rei LLC	Yes	Yes
9.	4306 18 <sup>th</sup> Av	Marco/Micaela Leon	No	N/A
10.	4316 18 <sup>th</sup> Av	Rhoden Elia	No	N/A
11.	4224 18 <sup>th</sup> Av	Robert Ludwig	No	N/A

In addition to the required properties listed above, there are thirteen (13) 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 two (2) of these additional frontage properties. I was not able to make contact with the owners/representatives of these properties to verify their signature.

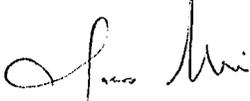
	<b>Address</b>	<b>Owner</b>	<b>Signature Obtained</b>	<b>Signature Verified</b>
1.	4301 18 <sup>th</sup> Av	Lue Sky Properties 2 LLC	Yes	No
2.	4201 18 <sup>th</sup> Av	Carol Mowder	No	N/A
3.	4401 18 <sup>th</sup> Av	Konnie Zude	No	N/A
4.	4405 18 <sup>th</sup> Av	Phillip Doser	No	N/A
5.	4409 18 <sup>th</sup> Av	Todd Schroeder	No	N/A
6.	4413 18 <sup>th</sup> Av	Thomas Klawon	No	N/A
7.	1803 44 <sup>th</sup> St	Michael Morrow	No	N/A
8.	4404 18 <sup>th</sup> Av	James West	No	N/A
9.	4406 18 <sup>th</sup> Av	SB3 Real Estate Rentals	No	N/A
10.	4412 18 <sup>th</sup> Av	Rusty/Tina Schuermann	No	N/A
11.	4200 18 <sup>th</sup> Av	EZ Housing Concepts LLC	No	N/A
12.	4320 18 <sup>th</sup> Av	Otium Properties LLC	Yes	No
13.	4330 18 <sup>th</sup> Av	Pizana A/Villafuerte F G	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 twenty-four (24) properties. The applicant therefore needs signatures from a minimum of thirteen (13) properties. The applicant obtained signatures representing a total of three (3) properties.

**RECOMMENDATION:**

The applicant does not meet the standards necessary to be eligible for receiving a liquor license for the following reason: The requirements necessary for the petition process have not been satisfied; specifically, the applicant was unable obtain the mandatory signatures for all the adjacent properties or a majority of the total 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 James Morris  
Office of Professional Standards**

**APPROVED:**

~~**DISAPPROVED:**~~



**Richard T. Landi  
Chief of Police**



PAID

MAR 15 2023

CITY OF ROCK ISLAND

Mayor Mike Thoms  
Liquor Commissioner

1528 3<sup>rd</sup> Avenue  
Rock Island, IL. 61201  
Telephone: (309) 732-2012  
Fax: (309) 732-2055



**APPLICATION FOR CITY OF ROCK ISLAND LIQUOR LICENSE**

**Sec. 3-7. Licenses Generally:** (a) *Generally* : No person shall sell, barter, transport, deliver, solicit or receive orders for keep or expose for sale, keep with intent to sell, or furnish any alcoholic liquor for sale at retail within the corporate limits of the city without first having obtained a valid liquor license from the same.

**1. Applicant Information**

NAME (LAST, FIRST, MIDDLE INITIAL)		HOME ADDRESS		CITY	STATE	ZIP
Broth Mu Dah		[REDACTED]		SMYRNA	IL	37167
SOCIAL SECURITY NO.	DATE OF BIRTH	SEX	TITLE/POSITION	AREA CODE/TELEPHONE NO.		
[REDACTED]	[REDACTED]	F	615.397.4651 owner			
EMAIL ADDRESS						

**2. Business Premise Information**

ADDRESS	CITY	STATE	ZIP CODE	TELEPHONE
4305 18 <sup>th</sup> Ave	Rock Island	IL	61201	[REDACTED]
NAME (DOING BUSINESS AS D/B/A)				
<del>Mr. Dah Broth</del> Mu Dah Broth D/B/A Karen Asian Market.				
LIST EXACTLY HOW YOU WANT THE NAME ON THE LIQUOR LICENSE TO APPEAR				

**A. Business Type**

- A.  Drug Store / Pharmacy    B.  Restaurant    C.  Convenience/ Gas    D.  Grocery    E.  Liquor Store  
 F.  Bar / Tavern    G.  Hotel / Motel    H.  Banquet Facility    I.  Theater    J.  Club / Fraternal Organization  
 K.  City Owned Park / Facility    L.  Other \_\_\_\_\_    P. Bring Your Own Beverage (BYOB)

**B. Status of Business**

- A.  Sole Proprietorship    B.  Partnership    C.  Illinois Corporation    D.  Foreign Corporation  
 E.  Limited Liability Company

Based on the box that you checked, provide the date of the filing of the sole proprietorship/assumed name with the county clerk; in the case of a co-partnership, the date of formation of the partnership; in the case of an Illinois corporation, the date of its incorporation; in the case of a foreign corporation, the foreign state where it was incorporated and the date, as well as the date of its becoming qualified

under the "Business Corporation Act of 1983" to transact business in the State of Illinois; in the case of a limited partnership, the date of formation of such partnership; or in the case of a limited liability company, the date of formation of such entity. Please provide a copy of the Articles of Incorporation with the application.

1. DATE OF INCORPORATION: 1-9-2023
2. STATE OF INCORPORATION: \_\_\_\_\_
3. DATE QUALIFIED TO DO BUSINESS IN ILLINOIS: \_\_\_\_\_

**3. Manager / Agent for the Business**      **Note: The manager must be a resident of Rock Island County.**

NAME (LAST, FIRST, MIDDLE INITIAL) <i>Barry Barry</i>			HOME ADDRESS [REDACTED]		CITY <i>Rock Island</i>	STATE <i>IL</i>	ZIP <i>61201</i>
SOCIAL SECURITY NO. [REDACTED]	DATE OF BIRTH [REDACTED]	SEX <i>F</i>	TITLE/POSITION [REDACTED]		AREA CODE/TELEPHONE NO.		% OWNED
EMAIL ADDRESS							

**4. Ownership Information**

Provide the following information with regard to **all** officers, shareholders or other owners of the corporation or LLC., or if a partnership, with regards to all partners. If a corporation requesting as a Private Club, you must also supply a list of all club officers and their address for the preceding three years and a copy of the Articles of Incorporation, or Articles of Association, and Bylaws of the Corporation.

NAME (LAST, FIRST, MIDDLE INITIAL) <i>Bruth Mu D</i>			HOME ADDRESS [REDACTED]		CITY <i>Smyrna</i>	STATE <i>TN</i>	ZIP <i>37167</i>
SOCIAL SECURITY NO. [REDACTED]	DATE OF BIRTH [REDACTED]	SEX <i>F</i>	TITLE/POSITION [REDACTED]		AREA CODE/TELEPHONE NO.		% OWNED <i>100</i>
EMAIL ADDRESS							

NAME (LAST, FIRST, MIDDLE INITIAL)			HOME ADDRESS		CITY	STATE	ZIP
SOCIAL SECURITY NO.	DATE OF BIRTH	SEX	TITLE/POSITION		AREA CODE/TELEPHONE NO.		% OWNED
EMAIL ADDRESS							

NAME (LAST, FIRST, MIDDLE INITIAL)			HOME ADDRESS		CITY	STATE	ZIP
SOCIAL SECURITY NO.	DATE OF BIRTH	SEX	TITLE/POSITION		AREA CODE/TELEPHONE NO.		% OWNED
EMAIL ADDRESS							

NAME (LAST, FIRST, MIDDLE INITIAL)			HOME ADDRESS		CITY	STATE	ZIP
SOCIAL SECURITY NO.	DATE OF BIRTH	SEX	TITLE/POSITION		AREA CODE/TELEPHONE NO.		% OWNED
EMAIL ADDRESS							

## 5. License Type & Options

Please refer to the attached Liquor License Ordinance and check the type of license, along with any license options, for which you are applying:

<u>License Types:</u>	<u>Annual Fee</u>
<input type="checkbox"/> Class A - Packaged Sales Only, Primary Business (Liquor Store)	\$1,100.00
<input type="checkbox"/> Class B – Packaged Sales Only, Secondary Business (Convenience / Grocery Stores)	\$1,100.00
<input checked="" type="checkbox"/> Class C – Packaged Sales Only, <u>Wine and Beer Only</u> (Convenience / Grocery Stores)	<del>\$1,000.00</del>
<input type="checkbox"/> Class D – Tavern with Packaged Sales Primary (more than 50% sold in packaged sales)	<del>\$1,430.00</del>
<input type="checkbox"/> Class E – Tavern with Packaged Sales Secondary (less than 50% sold in packaged sales)	\$1,100.00
<input type="checkbox"/> Class F – Restaurant	\$1,100.00
<input type="checkbox"/> Class G - Restaurant, Wine and Beer Only	\$ 700.00
<input type="checkbox"/> Class H –Theater / Bowling Center	\$1,100.00
<input type="checkbox"/> Class I – Hotel/ Motel	\$1,100.00
<input type="checkbox"/> Class J – Banquet Facilities / Rental Hall	\$1,100.00
<input type="checkbox"/> Class K - Clubs / Fraternal Organizations	\$1,100.00
<input type="checkbox"/> Class L – City Owned Parks and Facilities	\$ 275.00
<input type="checkbox"/> Class P – Bring Your Own Beverage (BYOB)	\$ 250.00

### Options:

<input type="checkbox"/> Option 1 (Extended hours – 2:00 A.M. - available on Class D, E, F, G and K only)	\$ 450.00
<input type="checkbox"/> Option 3 (Live entertainment – “limited”, Friday and Saturday only)	\$ 220.00
<input type="checkbox"/> Option 4 (Live entertainment – “continuous”, seven days a week)	\$ 440.00
<input type="checkbox"/> Option 5 (Caterer’s Options – available on B, C, D, E, F, G, J and L only)	\$ 350.00
<input type="checkbox"/> Option 6 Outdoor Café Seating ( <b>must submit additional application with specifications</b> )	\$ .00

**Annual Fee**                    \$ 1,000.00

**Total Fee Annual Fee**        \$ \_\_\_\_\_

**Semi-Annually\***                \$ \_\_\_\_\_

(\*2 installment plan available - \$50 convenience fee will be added to your second payment)

## 6. Lease Information

Yes     No    Do you have a lease?

LANDLORD NAME <i>Thad DeHartog</i>		AREA CODE/TELEPHONE NO. [REDACTED]	
ADDRESS [REDACTED]	CITY <i>Davenport</i>	STATE <i>IA</i>	ZIP CODE <i>52801</i>

Note: A person who does not beneficially own the premises for which a license is sought, or does not have a lease thereon for the full period for which the license is to be issued, is considered ineligible to be licensed. **You must provide a signed copy of at least a one year lease or copy of a signed purchase agreement with your application.**

## 7. Eligibility Questions

These questions apply to the applicant and any other person listed in Sections 3 & 4. These questions must be answered. If any question is checked "yes", a written detailed explanation on a separate sheet of paper is required and must be attached to this application.

- A.  Yes  No Do you have a criminal arrest record? If yes, list the date of arrest, City & County of arrest, the charge and whether or not you were convicted.
- B.  Yes  No Have you ever been convicted of a felony? If yes, list the date of arrest, City & County of arrest and the charge.
- C.  Yes  No Have you ever been convicted of a gambling offense?
- D.  Yes  No Have you ever had any previous liquor license revoked?
- E.  Yes  No Have you ever had a previous liquor license denied?
- F.  Yes  No Is the proposed location within 100 feet of any church, school, hospital, home for the aged or indigent persons, or for veterans, their wives or children, or any military or naval station?
- G.  Yes  No Do you have any financial connections with a manufacturer, bottler, jobber, or wholesaler of liquor, wine or beer?

I certify that the above statements are true and any untruths or omissions could be grounds for my license to be revoked. I have read and understand the Ordinance concerning Liquor Licenses and realize that I am subject to any standards issued by the Liquor Commission and agree to abide by them and any amendments thereto. I further understand and agree to the following:

- 1) A Memorandum of Insurance as proof of dram shop liability coverage must be furnished before initial license is issued

and at each renewal period thereafter.

- 2) A criminal background investigation will be conducted on me the applicant, the manager / agent for the business and the officers of the business / corporation. Fingerprinting will be done on all owners and managers and a fingerprinting fee will be assessed for each.
- 3) Any police officer or other official of the City of Rock Island is permitted a free and unrestricted access to the premises for which a license is herein applied for the purpose of inspecting same.
- 4) The license is nontransferable and is for the listed address only and to the listed owners only.
- 5) All applications for initial licensing shall be accompanied by an nine-hundred dollar (\$900.00) non-refundable application fee.
- 6) To observe all laws of the United States, State of Illinois, and the City of Rock Island in the conduct of any business.

Date: 1-9-23

Signed: Mr. Dan B. A.

Title: Mayor

Date: \_\_\_\_\_

Approved: \_\_\_\_\_

Mayor / Local Liquor Commissioner

To whom it may concern:

My name is Muda Bruth and I have just purchased the Karen Asian Market. The name of the Store will stay the same and I am the owner. My sister Bawy -Bawy will be the Manager and running the everyday operations of the Store. Our Hours of Operations will be from 9am to 8pm Monday thru Sunday. We would like to sell Beer at this location and will fill out any and all documentation that is needed to do so.

RECEIVED  
BY: \_\_\_\_\_  
FEB 20 2023

## LEASE AMENDMENT AGREEMENT

THIS LEASE AMENDMENT AGREEMENT is made and entered into this 12 day of January 2023 by and between Blu Sky Properties 2, L.L.C., hereinafter called the "Landlord" and Mon Thike, hereinafter called the "Tenant".

WHEREAS, Landlord and Tenant entered into a Lease dated May 2012 and Amended January 2017, wherein Landlord leased to Tenant approximately 2,500 square feet in those premises commonly known as 4305 18<sup>th</sup> Avenue, Rock Island, Illinois (the "Premises").

WHEREAS, the parties desire to amend the Lease to extend it for a period of five (5) years, and accept the following modifications as listed below and with all other terms of the Lease being unchanged, the terms and conditions herein after stated.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree that the Lease shall be modified and supplemented as follows:

1. NAME – Mu Dah Bruth shall be added as an additional Tenant to the existing Lease Agreement.
2. TERM – The term of the lease shall be extended for a period of five (5) years beginning on the 1st day of January 2023 and ending on the 31st day of December 2027.
3. BASIC RENTAL – The basic rental for the extended term shall be \$30,000.00 annually (\$2,500.00 monthly).
4. In addition to the above referenced fixed minimum rental payments. Tenant continues to be liable and responsible for all other payments and obligations set forth in the Lease.
5. Except as hereby specifically amended, the Lease and all of the terms, obligations and provision thereof shall remain in full force and effect.

EXCEPT as expressly provided herein all the terms and conditions of the Lease are hereby confirmed.

LANDLORD: Blu Sky Properties 2, LLC

By: \_\_\_\_\_

Thad DenHartog

Its: \_\_\_\_\_  
Manager

TENANT: Mon Thike & Mu Da Bruth

By: \_\_\_\_\_

Its: \_\_\_\_\_

## LEASE AGREEMENT

This Lease Agreement (this "Lease") is made and dated this 30<sup>th</sup> day of May, 2012, by and between Blu Sky Properties 2, L.L.C., an Illinois limited corporation (hereinafter referred to as "Landlord"), and Mon Thike and Thein Maung, (hereinafter referred to as "Tenant").

### **ARTICLE 1 – PREMISES**

The Landlord, in consideration of the rents herein reserved and of the agreements and conditions herein contained, on the part of the Tenant to be kept and performed, leases unto Tenant and Tenant hereby rents and leases from Landlord, according to the terms and provisions herein, that portion of the building containing approximately 2,500 square feet which shall be provided by the landlord in the building common area. Said portion of the building is hereinafter referred to as the "Leased Premises," commonly known as 4305 18th Avenue, Rock Island, IL. The entire building in which the Leased Premises is located is commonly known as 4301-4307 18th Avenue, Rock Island, IL, hereinafter referred to as the "Building" being situated on the following described Real Estate (the "Land"), together with all rights, easements and appurtenances thereunto belonging or appertaining.

### **ARTICLE 2 – TERM**

The term of this Lease shall be for a period of sixty (60) months(s) from July 1, 2012 through and inclusive of June 30, 2017 (the "Lease Term"). The tenant shall have

possession of the space upon lease signing and proof of insurance delivered to the landlord, along with Security Deposit and the first month's rent payment.

Tenant may request to renew in writing to Landlord at least 180 days prior to the end of the current Lease Term. The rent for the said option period shall be negotiated between the parties prior to lease expiration.

### **ARTICLE 3 – RENT**

Tenant shall pay to Landlord at the address provided in Article 15, a monthly rent, payable in advance on the first day of each month during the Lease Term, the sum of Thirty Thousand and 00/100 Dollars (\$30,000.00) per year payable in monthly installments of Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) per month until June 30, 2017.

All rents are due on the 1st day of each succeeding month and in the event said rent remains unpaid for five (5) working days subsequent to the 1st day of each month there shall herein be assessed a penalty in the amount equal to 15% of the rents due.

### **ARTICLE 4 – IMPROVEMENTS**

The Landlord and Tenant have agreed that the space shall be delivered with the following Landlord improvements:

1. Front demising walls removed along with electrical capped.
2. One set of stairs leading to the lower level removed.
3. Plumbing to accommodate a three well sink. (not the sink itself)

All other improvements will be at the cost and responsibility of the Tenant.

## **ARTICLE 5 – USE OF PREMISES**

The Leased Premises shall be used and occupied by Tenant solely for purpose of business operation for retail sales of ethnic foods and related products.

## **ARTICLE 6 – SECURITY DEPOSIT**

Tenant hereby agrees to pay the sum of \$2,500.00 as a security deposit along with 1<sup>st</sup> month's rent, due upon signing of this Lease.

## **ARTICLE 7 – JANITORIAL/MAINTENANCE**

Tenant is responsible for the day-to-day cleaning of the Leased Premises including all interior and exterior glass surfaces, walls, floors, carpet, replacement of light bulbs/ballasts and furnace filters, and must keep all plumbing lines and drains clear of blockage. Tenant shall maintain in good condition and repair any electrical, plumbing or mechanical systems within the demised premises. Tenant shall further be responsible for the maintenance and repair of the HVAC. The Landlord shall be responsible for replacement of the HVAC system when deemed necessary. Tenant is also responsible for trash removal and collection and pest control. Landlord is responsible for common area maintenance. Landlord agrees to maintain the roof, structural walls (excluding exterior glass services), foundation, and present plumbing, and electrical systems in safe operational condition upon tenant possession. Landlord will provide lawn care and snow removal from parking lot and public sidewalks.

### **ARTICLE 8 – ALTERATIONS**

Tenant shall have the right upon written permission of Landlord to make any non-structural alterations in the Lease Premises, but all alterations or improvements made by Tenant shall remain upon and be surrendered with the Leased Premises as a part thereof.

### **ARTICLE 9 – TRADE FIXTURES**

Trade fixtures installed by Tenant in the Lease Premises shall not become a part thereof, whether affixed or annexed, or not; but Tenant shall, at his own cost and expense, have the right to remove the same and Tenant shall repair any and all damage to the Lease Premises resulting from or caused by the removal thereof.

### **ARTICLE 10 – INSURANCE**

The Tenant agrees to carry and pay for comprehensive general liability insurance in an amount not less than \$1,000,000.00 to any one person, or \$2,000,000.00 on any one accident, for bodily injury, and \$1,000,000.00 for property damage insurance.

Landlord shall be responsible for the building/property insurance.

### **ARTICLE 11 – SIGNS**

Tenant shall not be permitted to mount or post any signs on the Building without the express consent of Landlord, which shall not be unreasonably withheld.

## **ARTICLE 12 – UTILITIES/TAX**

Tenant shall promptly pay all specifically metered utility charges applicable to said premises including but not limited to gas, electric, water and sewer, and the utilities are to be transferred to Tenant upon occupancy. Tenant shall pay all any additional utilities incurred in the Leased Premises, including but not limited to telephone and cable services. Tenant shall be responsible for all heating and cooling expenses.

Landlord shall be responsible for all real estate taxes.

## **ARTICLE 13 – INSPECTION FOR LANDLORD**

The Landlord and its agents may have free access to the Lease Premises at all reasonable times for the purpose of examining the same or of inspecting the use by Tenant of the same.

## **ARTICLE 14– ASSIGNMENT AND SUBLETTING**

The Tenant shall not assign the Lease or sublease any part or all of the Leased Premises without in each instance obtaining Landlord's previous written consent thereto. No such assignment or subletting shall release Tenant from the full payment and performance of each and every covenant, agreement and obligation herein contained on Tenant's part to be paid and performed. Consent shall not be reasonably withheld.

## **ARTICLE 15 – HEIRS, EXECUTORS AND ASSIGNS**

It is further covenanted and agreed between the Landlord and Tenant that all covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators, successors and assigns of the said parties.

**ARTICLE 16 –NOTICES**

All notices shall be in writing and delivered by ordinary mail (and deemed delivered when mailed) to the following addresses (or such other address as may be designated in writing by either party to the other from time to time):

LANDLORD:	Blu Sky Properties 2, LLC 835 Golden Valley Drive Bettendorf, IA 52722
TENANT:	Mon Thike / Thein Maung 

**ARTICLE 17 –LIABILITY**

Landlord shall not be liable during said Lease term for any damage occasioned by Landlord's failure to keep said premises in good repair; and shall not be liable for any damage done or occasioned by or from plumbing, water, gas, or other pipes or sewage, or the bursting, leaking or running over of any washstand or water closet on or about the premises, or from any damage occasioned by water, snow or ice being upon or coming through the roof, or the failure of water supply, or for any other damage occasioned by electrical wiring or other light or heating apparatus, unless the same is caused by Landlord's neglect or failure to perform repairs as requested in writing by Tenant.

Landlord shall not be responsible for the loss or damage to any personal property so placed, offered for sale, or stored, or installed on the Leased Premises owned by the Tenant or signed or contracted by the Tenant.

Landlord shall not be liable or responsible for any accident or injury to said

Tenant, or anyone else or to his or their property that may arise from, or on said premises, Tenant is to hold Landlord harmless and indemnify Landlord for any damages to any other tenant or to any other person or persons caused by or resulting in any way from the Tenant's negligence, or of any person in his employ, or any persons on said premises by his permission or invitation, and Tenant shall have no claim for damages resulting from any defect in any part of the Lease Premises, unless the Landlord shall fail to remedy such defect within a reasonable time after receiving written notice from the Tenant of its existence.

Tenant shall be entitled to no compensation or abatement of rent because of any inconvenience or annoyance arising from the making of repairs to alterations to the building, or from any work done at the building, or at the premises, or because of interference with light or air by reason thereof.

#### **ARTICLE 18 – UNTENANTABILITY**

If the premises be rendered untenable by fire, windstorm, or other cause, no rent shall accrue until the same are again ready for occupancy unless such casualty be chargeable to the fault or negligence of Tenant, or Tenant's employees or licensees. In case the Premises are not restored to tenantable condition within ninety (90) days after such casualty, either party may terminate this Lease and the rent shall be apportioned and paid to the time of such casualty so rendering said premises untenable.

#### **ARTICLE 19 – LOSS AND DAMAGE TO TENANT'S PROPERTY**

Landlord shall not be liable for any damage to property of Tenant or others located on the Lease Premises nor for the loss of or damage of any property of Tenant or of others by theft or otherwise. Landlord shall not be liable for any defect, except latent defects in the building nor for any injury or damage to persons or property resulting from fire, explosion, water, rain or snow from leakage from pipes of appliance. All property of Tenant kept on the Leased premises shall be kept and stored at the risk of Tenant only and Tenant shall hold Landlord harmless from any claims arising out of damage to the same, including subrogation claims by Tenant's insurance carrier.

#### **ARTICLE 20 – MISCELANEOUS TAXES**

Tenant shall pay prior to delinquency all taxes assessed against or levied upon its occupancy of the premises, or upon the fixtures, furnishings, equipment and all other personal property of Tenant located in the Premise, if nonpayment thereof shall give rise to a lien on the real estate, and when possible Tenant shall cause said fixtures, furnishings, equipment and other personal property, or upon Tenant's occupancy of the premises, shall be assessed and taxed with the property of Landlord, Tenant shall pay to Landlord its share of such taxes within ten (10) days after delivery to Tenant by Landlord of a statement in writing setting forth of such taxes applicable to Tenant's fixtures, furnishing, equipment or personal property.

#### **ARTICLE 21 – LANDLORD'S LIEN**

Landlord shall have at all times a valid lien for all rentals and other sums of money becoming due hereunder from Tenants, upon all goods, ware, equipment, fixtures,

furniture and other personal property of Tenant situated on the Premises, and such property shall not be removed there from without the consent of the Landlord hereunder shall first have been paid and discharged. Upon the occurrence of an event of default by Tenant, Landlord may in addition to any other remedies provided herein or by law, enter upon the Premises and take possession of any and all goods, ware, equipment, fixtures, furniture and other personal property of Tenant situated on the Premises without liability for trespass or conversion, and sell the same with notice at public or private sale, with or without having such property at the sale, at which Landlord or his assigns may purchase, and apply the proceeds thereof, less any all expenses connected with the taking of possession and sale of the property, as a credit against any sums due by Tenant to Landlord. Any surplus shall be paid to Tenant and Tenant agrees to pay any deficiency forthwith. Alternatively, the lien hereby granted may be foreclosed in the manner and form provided by law for foreclosure of chattel mortgages or in any other form provided by law. The statutory lien for rent is not hereby waived, and the express contractual lien herein granted being in addition and supplementary thereto.

#### **ARTICLE 22-- DEFAULT**

If Tenant shall (a) fail to pay any rent or other sums of money due hereunder within Thirty (30) days after the same becomes due and payable; (b) neglect or fail to perform or observe any of the other covenants, agreements or provisions contained in the Lease upon their part to be performed or observed within a period of Thirty (30) days after written notice from Landlord; or (c) make an assignment for the benefit of creditor, or a petition of filed for the extension of time of payment, composition, adjustment, modification, settlement or satisfaction of the liabilities of Tenant; then and in any such

event, Landlord may, at its option, terminate this Lease, or without terminating this Lease, terminate Tenant's right to possession of the Premises, and enter upon said premises with or without process of law and take possession thereof, Tenant waiving any demand for possession thereof. In any event, Tenant shall remain liable for the full amount of all rents and sums of money due hereunder for the unexpired term of this Lease. Landlord may, at its option, at any time and from time to time, relet the Premises or any part thereof, for any length of time, for the account of the Tenant or otherwise, and receive and collect the rents therefore, applying the same first to the payment of such expenses that the Landlord may have incurred in recovering possessions of the Premises and putting the same in good order and condition, and all other expenses, commissions, and charges incurred in recovering possession of the Premises and putting the same in good order and condition, and all other expenses, commissions, and charges incurred by Landlord or about reletting the premises, and then to the fulfillment of the covenants of the Tenant hereunder. Landlord shall be entitle, notwithstanding any other provision of this Lease, to the extent permitted by law, to the amount of damages which Landlord sustains by reason of tenant's default, including the right to recover the difference between the total rent, taxes and charges with which the Landlord is able to obtain in a new lease and the value of the remaining sums of money to be paid hereunder for the balance of the term of this Lease.

#### **ARTICLE 23- DISCLOSURE**

Principals of Blu Sky Properties 2, LLC. including but not limited to Thad DenHartog of Mel Foster Commercial is a licensed real estate broker in Iowa and Illinois.

Thad DenHartog of Mel Foster Commercial is representing the Landlord only in the negotiation of this lease and the Landlord shall be responsible for any brokerage commissions due Mel Foster Commercial.

*IN WITNESS WHEREOF*, the Landlord and Tenant have executed this Lease, as of the day and year first above written.

**LANDLORD**

By:   
Thad DenHartog  
Its: Manager

**TENANTS**

By:   
Name: Mon Mike  
Its: \_\_\_\_\_

By:   
Name: Thein maeng  
Its: \_\_\_\_\_

 **IRS** DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE  
CINCINNATI OH 45999-0023

Date of this notice: 07-15-2019

Employer Identification Number:  
84-2388612

*Federal Tax ID*

Form: SS-4

Number of this notice: CP 575 A

MU DAH BRUTH  
KAREN THAT & SUSHT  


For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

**WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER**

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 84-2388612. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 941	10/31/2019
Form 940	01/31/2020

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

If you are required to deposit for employment taxes (Forms 941, 943, 940, 944, 945, CT-1, or 1042), excise taxes (Form 720), or income taxes (Form 1120), you will receive a Welcome Package shortly, which includes instructions for making your deposits electronically through the Electronic Federal Tax Payment System (EFTPS). A Personal Identification Number (PIN) for EFTPS will also be sent to you under separate cover. Please activate the PIN once you receive it, even if you have requested the services of a tax professional or representative. For more information about EFTPS, refer to Publication 966, *Electronic Choices to Pay All Your Federal Taxes*. If you need to make a deposit immediately, you will need to make arrangements with your Financial Institution to complete a wire transfer.

**Verify that all of your Illinois Business Authorization information is correct.**

If not, contact us immediately.

If all of the information is correct, cut along the dotted line (fits a standard 5" x 7" frame). Your authorization must be visibly displayed at the business listed. Your Illinois Business Authorization is an important tax document that indicates that you are registered or licensed with the Illinois Department of Revenue to legally do business in Illinois.

This site is not a permanent location and is one you indicated could change. We have pre-printed the correct tax rate for this location on your return. You must contact us if you make sales from a different location.

OFFICIAL DOCUMENT

State of Illinois - Department of Revenue

**Illinois Business Authorization**

OFFICIAL DOCUMENT

MU BRUTH

DBA: KAREN ASIAN MARKET

4305 18TH AVE  
ROCK ISLAND IL 61201-3907

Loc. Code: 081-5000-4-000 - CL  
Rock Island County

Expiration Date:  
1/1/2024

**Certificate of Registration**  
Sales and use taxes and fees

(4471-1743)

ILLINOIS REVENUE  
*[Signature]*  
Director

OFFICIAL DOCUMENT

Issued Date: 01/05/2023

RECEIVED  
FEB 20 2023



ROCK ISLAND  
ILLINOIS

# CITY OF ROCK ISLAND HEALTH DEPARTMENT LICENSE

STATE OF ILLINOIS, COUNTY OF ROCK ISLAND

THIS IS TO CERTIFY THAT

Bawy Bawy

D.B.A.

Karen Asian Market

LOCATED AT 4305 18 AV

HAS PAID FOR A **RETAIL FOOD SERVICE LICENSE**

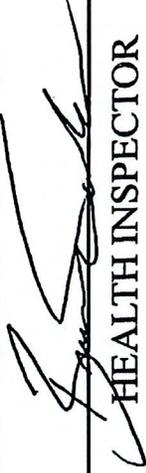
FROM THE DATE OF THE LICENSE UNTIL THE EXPIRATION OF 01/09/2024

LICENSE #

F230005

WITNESS, MY HAND AND SEAL OF THE CITY OF ROCK ISLAND

STATE OF ILLINOIS, THIS DATE OF 01/09/2023

  
HEALTH INSPECTOR

RECEIVED  
FEB 20 2023