



PLANNING & ZONING REPORT

Liquor & Tobacco Advisory Board Meeting of April 21, 2026

File #026-LTAB-009

APPLICANT: Mohammad Sagheer Ahmad / Smokes N More, LLC dba Smokes N More

LOCATION: 2645 20th Street

REQUESTED ACTION: The sale of tobacco products in conjunction with a convenience store in a C-2, Limited Commercial Zoning District.

EXISTING USE: Convenience store with tobacco products

PROPOSED USE: Convenience store with tobacco products

DIMENSIONS: See attached Exhibit D

ADJACENT ZONING AND LAND USES:

NORTH:	I-1	Vacant land, Rock City Auto Parts
EAST:	C-2	Aldi's, Vacant commercial land
SOUTH:	C-2, R-1	Vacant commercial, Divine Salon, Single-family residences
WEST:	R-1	Single-family residences, Greater Harvest Church

YEAR 2040 PLAN: C Commercial & Retail

HISTORY: There is no relevant history in the immediate area.

REVIEW COMMENTS: The Applicant is requesting the sale of tobacco products in conjunction with a convenience store in a C-2, Limited Commercial Zoning District. The property is located on the northwest corner of 20th Street and Alton Avenue.

The ownership of the convenience store is going through a change in ownership, which is the reason for a new tobacco license. The licenses must be reviewed and approved by the Liquor and Tobacco Advisory Board.

As part of this review it is required by the applicant to submit a completed tobacco license application, security plan if applicable, and a business plan. Additional items are presented for the use approval regarding the site and intended business.

A site plan was not provided. The required parking for a convenience store is (4) four parking spaces per 1000 square feet. Based on Exhibit C there is an existing parking lot. It appears that there are approximately 73 existing parking spaces which is adequate for retail use.

Exhibit D is the existing interior floor plan. This plan shows the display areas within the convenience store where general merchandise and grocery items are located, including the tobacco area storage area. There is a bathroom and office area at the rear

Exhibit E is the Applicant's business plan. The business will continue to operate under its current structure. The store will continue to provide packaged grocery and beverage items. This will be a walk-in retail store. The tobacco products such as cigarette cartons, cigars and chewing tobacco will be positioned behind the cashier counter. There will be glass display cabinets. The floor plan is designed to have a good visual of the cashier. The hours of operation will be Monday through Saturday 8:00 a.m. to 12:00 a.m. (midnight) and Sunday 8:00 a.m. to 10:00 p.m.

Exhibit F is the service calls for the last two (2) years. The report is from March 1, 2024 to February 9, 2026 with a total of (6) six service calls to 2645 20th Street.

Upon inspection of the property, staff found a few items within the store that are not permitted. The retail store is offering different types of pipes, including huka/hookah pipes for customers that are displayed in different sizes. Additionally, there are bars on the front windows and there is temporary signage displayed on the site.

Staff feels that the business will continue to operate as existing so this request is consistent to other convenience stores. Therefore, staff supports this request with conditions.

RECOMMENDATION: Staff recommends APPROVAL of the sale of tobacco products in conjunction with a convenience store in a C-2, Limited Commercial Zoning District, subject to the following conditions:

1. Meet all Applicable Building and Fire Codes
2. Compliance with all City of Rockford Code of Ordinances including Tobacco Codes
3. The sale of tobacco products shall be limited to the submitted interior floor plan Exhibit D.
4. Window display signage is limited 20% of window area.
5. The windows shall not be covered with bars or other devices that block the windows. The existing bars must be removed.
6. The sale of water pipes and "huka" or "hookah" pipes are prohibited.
7. The sale of rose tubes, airplane-sized bottles (50 ml (1.7 ounces) or less) and any other products that can be deemed to be easily manufactured into drug paraphernalia is prohibited.
8. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
9. All outstanding general ordinance fines must be paid prior to the issuance of the license.
10. All conditions must be met prior to issuance of license and establishment of use.

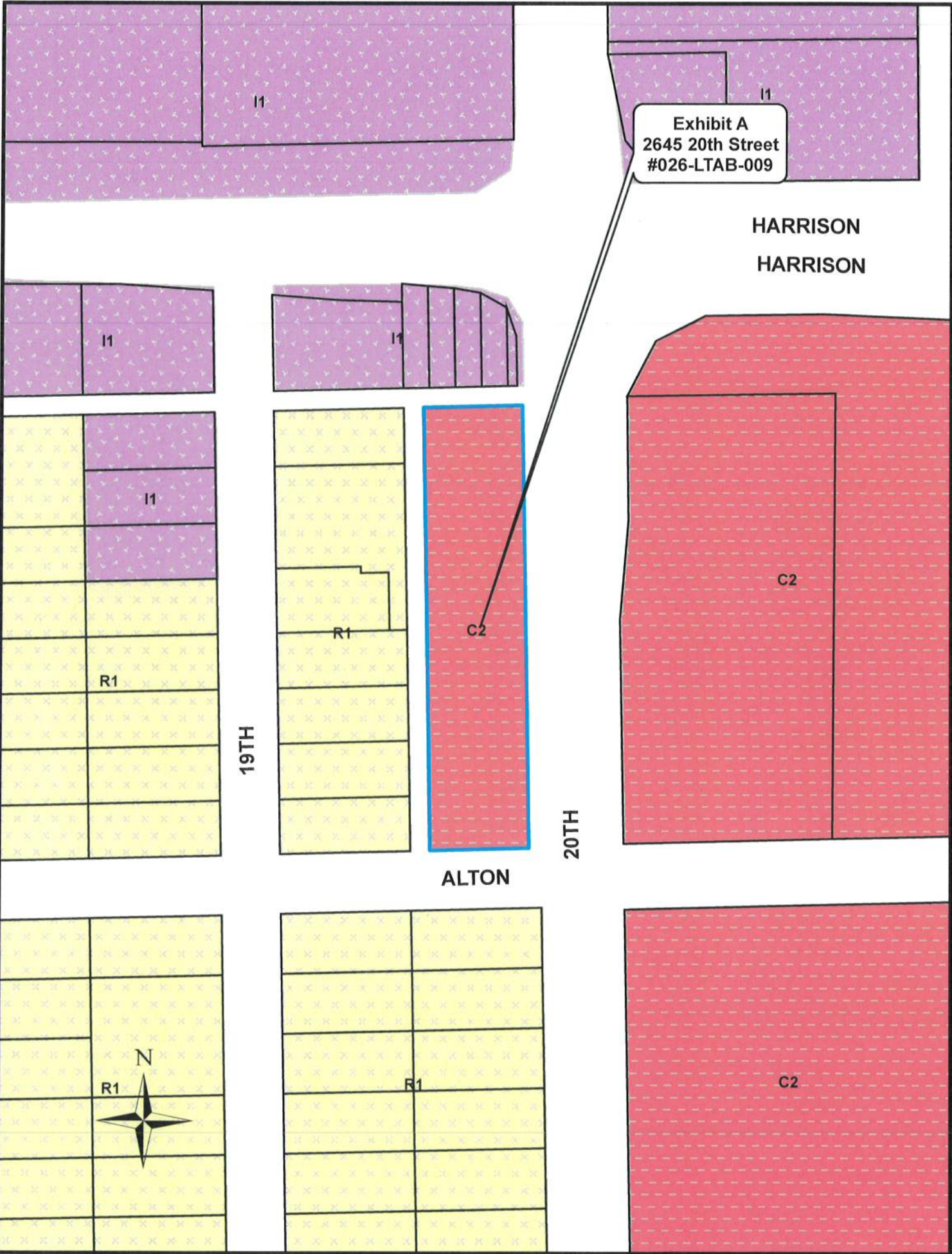


Exhibit A
2645 20th Street
#026-LTAB-009

HARRISON
HARRISON

19TH

20TH

ALTON



R1

R1

C2

C2

R1

I1

I1

I1

I1

I1

R1

C2

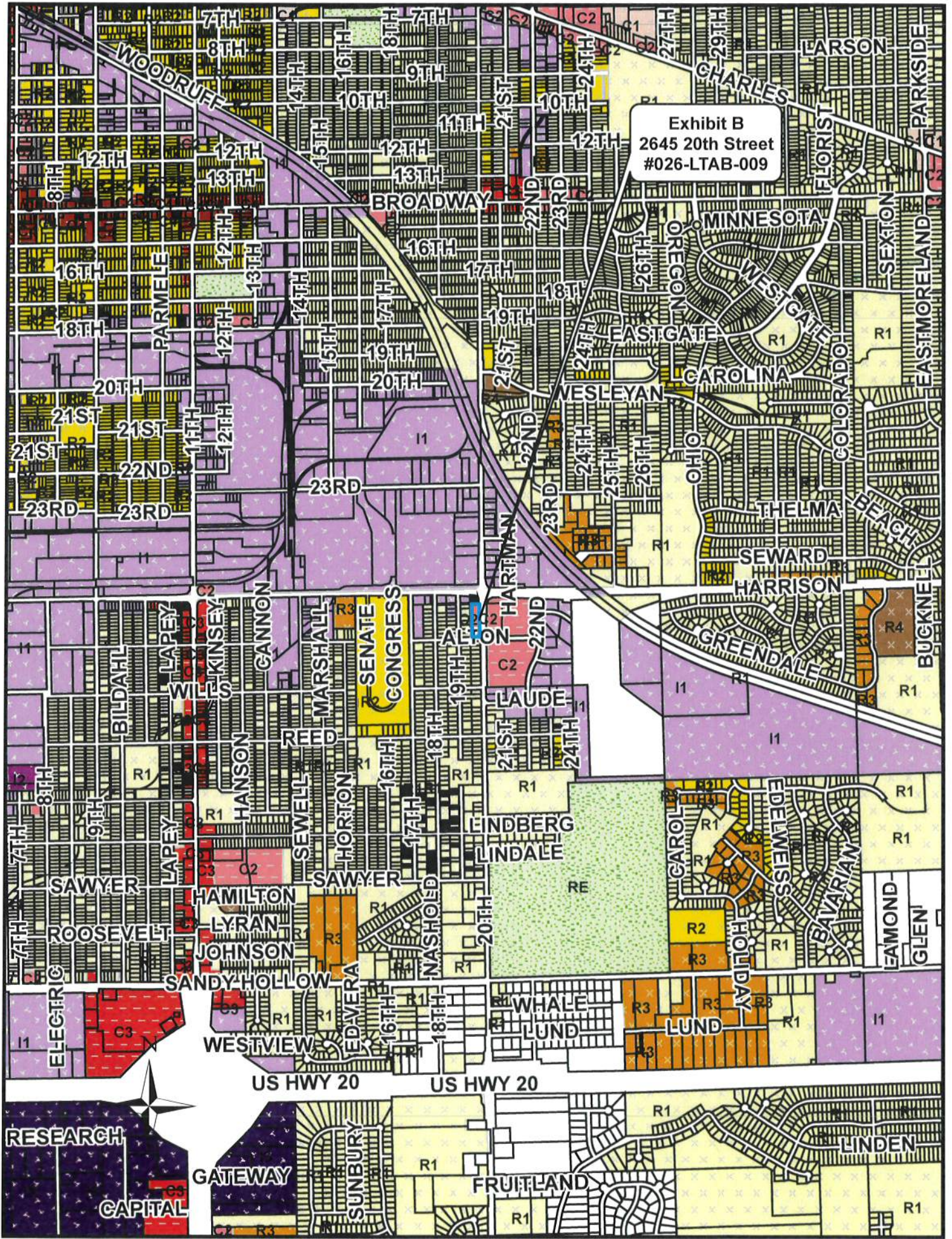


Exhibit B
2645 20th Street
#026-LTAB-009

WOODRUFF

BROADWAY

CHARLES

MINNESOTA

MINNESOTA

OREGON

EASTGATE

GAROLINA

WESLEYAN

OHIO

THELMA

SEWARD

HARRISON

GREENDALE

BUCKNELL

LAUDE

LINDBERG

LINDALE

GAROL

EDLWEISS

BAVARIAN

HOLIDAY

LUND

LUND

WHALE

LUND

LUND

LUND

FRUITLAND

LINDEN

12TH

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Exhibit C
2645 20th Street
#026-LTAB-009

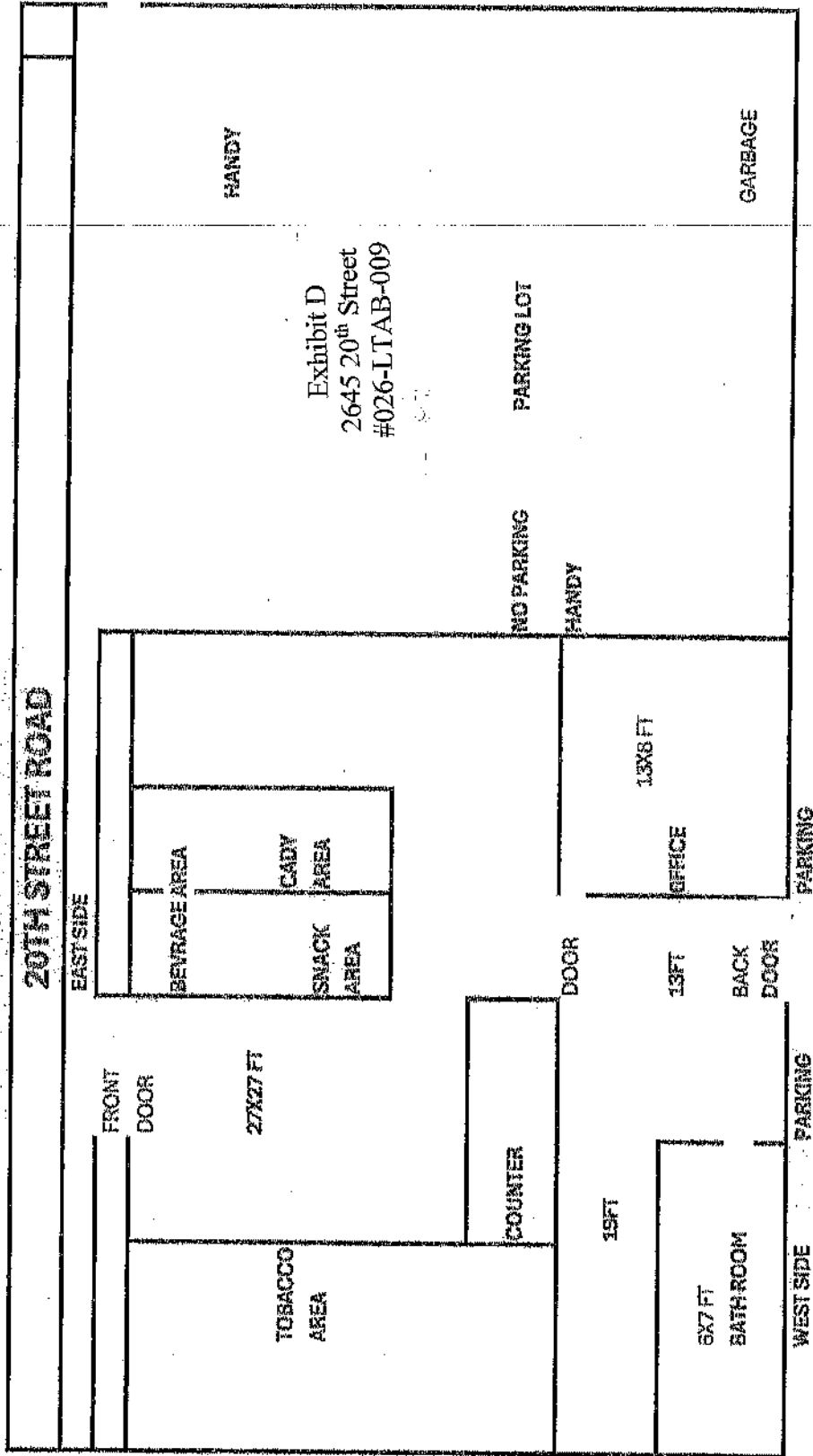
HARRISON
HARRISON

19TH

20TH

ALTON

SMOKESN MORE LLC
2645 20TH STREET ROCKFORD 61109



Business Plan Statement

Nature and Use of the Prospective Licensed Premises

Business Name: Smokes N More LLC

Business Address: 2645 20th Street, Rockford, Illinois 61109

Exhibit E
2645 20th Street
#026-LTAB-009

1. Purpose and Nature of the Business

- Smokes N More LLC is a retail convenience establishment that will primarily sell tobacco products and tobacco-related accessories, along with a limited selection of packaged grocery and beverage items. The business will operate as a walk-in retail store serving adult customers and neighborhood residents. All business activities will be conducted in accordance with applicable federal, State of Illinois, and City of Rockford laws, ordinances, and licensing requirements.
- The premises will be maintained in a safe, sanitary, and orderly condition. Management will implement responsible retail practices, including employee training, proper supervision of operations, and compliance with all applicable age-verification requirements governing the sale of tobacco and tobacco-related products.

2. Days and Hours of Operation

- The proposed hours of operation for Smokes N More are as follows:
- Monday through Saturday: 8:00 A.M. to 12:00 Midnight
- Sunday: 8:00 A.M. to 10:00 P.M.
- Any future changes to operating hours will be made in accordance with applicable licensing regulations and local ordinances.

3. Food and Beverage Sales

- The business will not prepare, cook, or sell hot or freshly prepared foods on the premises. Smokes N More will offer only prepackaged convenience and grocery items, including but not limited to:

5. Right Interior Wall (East Side)

- Glass cabinets containing loose tobacco and tobacco-related items near the front.
- Hanging display racks for packaged tobacco products and accessories extending along the right wall toward the rear.

6. Cashier and Controlled Sales Area (North-Central Section)

- Cash register and point-of-sale counter located directly across from the main entrance near the rear center of the store.
- Overhead shelving above the cashier station designated for cigarette inventory.
- Secured cigarette cabinets and racks positioned behind the cashier counter.
- Additional rear cabinets for cigarette cartons, with adjacent racks for cigars and chewing tobacco products.
- Additional glass display cabinets positioned near the cashier counter for controlled merchandise.

7. Rear Employee-Only Area (North Wall)

- Located behind the cashier station and restricted from public access:
- Small stockroom for inventory storage
- Private office space
- Employee restroom
- One (1) rear emergency exit door providing secondary egress in compliance with fire and safety codes.

8. Safety and Visibility

The floor plan is designed to provide unobstructed visibility from the cashier station to all public areas of the sales floor, ensuring supervision of age-restricted products and safe customer flow. All aisles and exits remain clear and accessible at all times.

SMOKEN MORE LLC

2645 20TH STREET ROCKFORD 61109

STORE HOURS

DAY	TIME
MONDAY	8:00 AM TO 12AM
TUESDAY	8:00 AM TO 12AM
WEDNESDAY	8:00 AM TO 12AM
THURSDAY	8:00 AM TO 12AM
FRIDAY	8:00 AM TO 12AM
SATURDAY	8:00 AM TO 12AM
SUNDAY	8:00 AM TO 10PM

2645 20TH STREET

Event Date	Call Number	Situation Reported	Call Disposition	Location	City
02/09/2026 10:35:01 AM	26-028203	DIRECTED ASSIGNMENT	NRPT - NO REPORT / NRPT - NO REPORT	2645 20TH ST	Rockford
07/15/2025 07:01:03 PM	25-150765	MEDICAL ASSIST	NRPT - NO REPORT / NRPT - NO REPORT	2645 20th St	Rockford
07/15/2025 11:02:32 AM	25-150403	CRU	RPT - REPORT	2645 20th St	Rockford
05/10/2025 09:36:06 AM	25-096716	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	2645 20th St	Rockford
04/12/2025 07:04:12 PM	25-074263	WELFARE CHECK	RPT - REPORT	2645 20th St	Rockford
03/01/2024 09:04:53 AM	24-044545	CRU	RPT - REPORT	2645 20TH ST	Rockford

Exhibit F
2645 20th Street
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