



Code and Regulation Committee Meeting Agenda

City Hall, Second Floor
425 E. State Street
Rockford, IL 61104
www.rockfordil.gov

Monday, June 22, 2026
5:30 PM

I. CALL TO ORDER

II. COMMITTEE REPORTS

The following represents, in general, the chronological order of proceedings at the City Council/Committee Meetings: Call to Order, Invocation, Pledge of Allegiance, Public Speaking and City Council/Committee Agendas.

Meeting will be live streamed on Channel 17 and via this link:
<https://rockfordil.legistar.com/Calendar.aspx>.

1. 13th Avenue/17th Street [26-00755](#)
Traffic Commission recommends approval requiring that traffic on 13th Avenue be required to yield prior to entering the intersection of 17th Street
2. 14th Street/10th Avenue [26-00756](#)
Traffic Commission recommends that a restriction be approved requiring traffic on 14th Street to yield prior to entering the intersection of 10th Avenue
3. Guilford Road/Prospect Street to Alpine Road [26-00757](#)
Traffic Commission recommends that a restriction be approved prohibiting commercial vehicles on Guilford Road from Prospect Street to Alpine Road
4. No Action Items: [26-00758](#)
Traffic Commission recommends that No Action be taken on the following items:
 1. Request to establish 4-way stop control at the intersection of Phaeton Drive and Wagonette Drive
 2. Request to establish stop control at the intersection of Pioneer Drive and Winthrop Lane
 3. Request to establish traffic control at the intersection of Wisconsin Avenue and Holland Street
5. Annexation of 14xx Edson Road, 15xx Edson Road, 16xx Edson Road and a portion of 8631 11th Street [26-00715](#)
The subject property is currently agricultural farmland. The contract purchaser plans to develop an industrial subdivision on this land.

6. Annexation Agreement for 14xx Edson Road, 15xx Edson Road, 16xx Edson Road and a portion of 8631 11th Street [26-00716](#)
7. 14xx, 15xx, and 16xx, Edson Road and portion of 8631 11th Street [26-00717](#)
- Zoning Board of Appeals recommends approval from County AG to I-3, Airport Industrial Zoning District at 14xx, 15xx, and 16xx Edson Road and portion of 8631 11th Street (Venture One Acquisitions, LLC/Applicants)
8. 2520 Driftwood Lane [26-00719](#)
- Zoning Board of Appeals recommends approval for a Variation to reduce the required front yard setback from 30 feet to 20 feet and 5 inches in an R-1, Single-Family Residential Zoning District at 2520 Driftwood Lane (Christian Solares/Applicant)
9. 8539 East State Street [26-00718](#)
- Zoning Board of Appeals recommends approval for a Zoning Map Amendment from R-1, Single-Family Residential Zoning District to C-2, Limited Commercial Zoning District at 8539 East State Street (Armen Properties, LLC/Applicants)
10. 714 Broadway [26-00613](#)
- Liquor and Tobacco Advisory Board recommends approval for the Sale of Tobacco Products in conjunction with a tobacco store in a C-4, Urban Mixed-Use District at 714 Broadway (Damian Lyman/Lyman Enterprises dba Dolla Dame Smoke Shop/Applicant)
11. 501 East State Street [26-00721](#)
- Liquor and Tobacco Advisory Board recommends approval for:
- a. The Sale of Liquor by the Drink (NG-L); and
 - b. The Sale of Packaged Liquor (PKG) in conjunction with a café, restaurant and bar in a C-4, Urban Mixed-Use Zoning District at 501 East State Street (Benjamin Chauvin/Eachother, LLC dba Eachother/Applicant)

12. 6075 East Riverside Boulevard [26-00722](#)
Liquor and Tobacco Advisory Board recommends approval for the Modification of an existing liquor license to include liquor by the drink with video gaming terminals in conjunction with a restaurant and banquet hall in a C-1, Limited Office Zoning District, C-2, Limited Commercial Zoning District, and C-3, General Commercial Zoning District at 6075 East Riverside Boulevard (Gerlando Galluzzo/Sam's Ristorante & Pizzeria, LLC dba Sam's Ristorante & Pizzeria/Applicant)
13. 922 Kilburn Avenue [26-00723](#)
Liquor and Tobacco Advisory Board recommends approval for :
a. The Sale of Packaged Liquor (Class PKG); and
b. The Sale of Tobacco Products in conjunction with a liquor store in a C-2, Limited Commercial Zoning District at 922 Kilburn Avenue (Ashvin K. Patel/MaxMart Liquor, LLC dba MaxMart/Applicant)
14. 3222 and 3208 South Alpine Road Unit [26-00724](#)
Liquor and Tobacco Advisory Board recommends approval for the Sale of Liquor by the Drink (Class NG-L) in conjunction with a restaurant in an I-1, Light Industrial Zoning District at 3222 and 3208 South Alpine Road Unit (Emily Ann Marrufo/Marrufo's Tacos, LLC dba Marrufo's Tacos/Applicant)
15. 7054 Walton Street [26-00725](#)
Liquor and Tobacco Advisory Board recommends approval for the Sale of Beer and Wine by the Drink in conjunction with a restaurant and video gaming terminals in a C-2, Limited Commercial Zoning District at 7054 Walton Street (Dimple Amit Naik/Wings Rockford IL, LLC dba Wing Snob Rockford/Applicant)
16. Proposed Amendment Regarding Committee Chair and Vice Chair Selection [26-00691](#)

III. RESOLUTION

1. Request for Authorization to allow the Zoning Officer to file Text Amendments for multiple sections of the Zoning Ordinance [26-00692](#)

IV. ADJOURNMENT

THE CITY OF ROCKFORD INTENDS TO COMPLY WITH THE INTENT AND SPIRIT OF THE AMERICANS WITH DISABILITIES ACT. IF A SIGN LANGUAGE INTERPRETER, PERSONAL P.A. SYSTEM, OR OTHER SPECIAL ACCOMMODATIONS ARE NEEDED, PLEASE CALL THE LEGAL DEPARTMENT AT (779) 348-7391 AT LEAST 48 HOURS IN ADVANCE, SO WE CAN BE PREPARED TO ASSIST YOU.

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Committee Members:

The Committee on Code and Regulation, to whom was referred a request for truck traffic restrictions on a portion of Guilford Road, begs leave to report recommending that the Legal Director be instructed to draw an Ordinance to prohibit Commercial Vehicles on Guilford Road from Prospect Street to Alpine Road, in accordance with the provisions of Section 16-218 of the Code of Ordinances.

Respectfully submitted,

Jonathan Logemann (Chair)

Aprel Prunty (Vice Chair)

Tamir Bell

Mark Bonne

Gabrielle Torina

Committee Action Taken:

J. Logemann: Ayes:___ Nays:___ Absent:___
A. Prunty: Ayes:___ Nays:___ Absent:___
T. Bell: Ayes:___ Nays:___ Absent:___
M. Bonne: Ayes:___ Nays:___ Absent:___
G. Torina: Ayes:___ Nays:___ Absent:___

:

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Committee Members:

The Committee on Code and Regulation, to whom was referred a request for yield sign control on a portion of 13th Avenue, begs leave to report recommending that the Legal Director be instructed to draw an Ordinance that traffic on 13th Avenue be required to Yield prior to entering the intersection of 17th Street, in accordance with the provisions of Section 16-197 of the Code of Ordinances.

Respectfully submitted,

Jonathan Logemann (Chair)

Aprel Prunty (Vice Chair)

Tamir Bell

Mark Bonne

Gabrielle Torina

Committee Action Taken:

J. Logemann: Ayes:___ Nays:___ Absent:___
A. Prunty: Ayes:___ Nays:___ Absent:___
T. Bell: Ayes:___ Nays:___ Absent:___
M. Bonne: Ayes:___ Nays:___ Absent:___
G. Torina: Ayes:___ Nays:___ Absent:___

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Committee Members:

The Committee on Code and Regulation, to whom was referred a request for yield sign control on a portion of 14th Street, begs leave to report recommending that the Legal Director be instructed to draw an Ordinance that traffic on 14th Street be required to Yield prior to entering the intersection of 10th Avenue, in accordance with the provisions of Section 16-197 of the Code of Ordinances.

Respectfully submitted,

Jonathan Logemann (Chair)

Aprel Prunty (Vice Chair)

Tamir Bell

Mark Bonne

Gabrielle Torina

Committee Action Taken:

J. Logemann: Ayes:___ Nays:___ Absent:___
A. Prunty: Ayes:___ Nays:___ Absent:___
T. Bell: Ayes:___ Nays:___ Absent:___
M. Bonne: Ayes:___ Nays:___ Absent:___
G. Torina: Ayes:___ Nays:___ Absent:___

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Committee Members:

The Committee on Code and Regulation, to whom was referred various requests, begs leave to report recommending that “No Action” be taken on the following items:

1. Request to establish 4-way stop control at the intersection of Phaeton Drive and Wagonette Drive.
2. Request to establish stop control at the intersection of Pioneer Drive and Winthrop Lane.
3. Request to establish traffic control at the intersection of Wisconsin Avenue and Holland Street.

Respectfully submitted,

Jonathan Logemann (Chair)

Aprel Prunty (Vice Chair)

Tamir Bell

Mark Bonne

Gabrielle Torina

Committee Action Taken:

J. Logemann: Ayes:___ Nays:___ Absent:___
A. Prunty: Ayes:___ Nays:___ Absent:___
T. Bell: Ayes:___ Nays:___ Absent:___
M. Bonne: Ayes:___ Nays:___ Absent:___
G. Torina: Ayes:___ Nays:___ Absent:___

ROCKFORD TRAFFIC COMMISSION
MINUTES OF THE MEETING
Wednesday, June 10, 2026, 5:30 PM

The meeting was called to order by Dorien Peterson at 5:30 PM.

Members Present

Ms. Dorien Peterson, Chairman
Mr. Tom Okite, Vice Chairman
Ms. Joan Sage
Mr. K. Patrick Yarbrough
Mr. Bryan Kruschke
Det. Andrew Hartman, Rockford Police Department
Mr. Emil “Skip” Mosny, Rockford Fire Department
Mr. Cedrick Ketton, Rockford Mass Transit District
Mr. Charles Smilinich, Transportation, School District 205
Mr. Scott Capovilla, Community Development Department
Ms. Kerry Lin, Public Works Department

Members Absent

Alderman Jonathan Logemann, 2nd Ward

Also Present

Mr. Matthew Flores, Legal Department

The minutes of the last regular meeting held on April 8, 2026, were approved as submitted. There was no meeting in May due to the lack of requests.

The Traffic Commission recommended the following items:

1. Request in the 3rd Ward, by the Public Works Department, to establish a “Commercial Vehicles Prohibited” restriction on Guilford Road from Prospect Street to Alpine Road. (K. Lin explained that this was a book-keeping item as “No Truck” signs have been in place on Guilford Road since at least 2007. Concerns were expressed about the need for this restriction and citizens not correctly understanding it. It was clarified that truck traffic is allowed for local deliveries. Commission recommended establishing a “Commercial Vehicles Prohibited” restriction on Guilford Road from Prospect Street to Alpine Road. Motion by S. Capovilla, seconded by J. Sage, Voted 8-2).
2. Request in the 2nd Ward, by Rebecca Gomez, 1403 17th Street, to establish traffic control at the intersection of 13th Avenue and 17th Street. (K. Lin described the accident history and adjacent intersection controls. Given the number of accidents, the Commission recommended establishing yield control at the intersection of 13th Avenue and 17th Street with 13th Avenue yielding for 17th Street. Motion by T. Okite, seconded by C. Smilinich, Voted 10-0).
3. Request in the 2nd Ward, by Juan Pinedo, 1108 14th Street and by Dena Willis, 1119 14th Street, to establish traffic control at the intersection of 14th Street and 10th Avenue. (K. Lin described the accident history and adjacent intersection controls. Given the number of accidents, the Commission

recommended establishing yield control at the intersection of 14th Street and 10th Avenue with 14th Street yielding for 10th Avenue. Motion by S. Capovilla, seconded by P. Yarbrough, Voted 10-0).

The Traffic Commission recommended taking “No Action” on the following items:

1. Request in the 1st Ward, by Ayvaz Shakhbandarov, 6274 Phaeton Drive, to establish 4-way stop control at the intersection of Phaeton Drive and Wagonette Drive. (K. Lin described the accident history and adjacent intersection controls. The team discussed the possibility that these roads are currently being used as a cut-through due to construction on Newburg Road. If that is occurring, the collected traffic volumes may be higher than under normal circumstances. Due to light traffic volumes, the Commission recommended taking “No Action.” Motion by T. Okite, seconded by B. Kruschke, Voted 10-0).
2. Request in the 3rd Ward, by Evelyn Juarez-Gonzalez, 1104 Winthrop Lane, to establish stop control at the intersection of Pioneer Drive and Winthrop Lane. (K. Lin described the accident history and adjacent intersection controls. Due to light traffic volumes, the Commission recommended taking “No Action.” Motion by S. Capovilla, seconded by S. Mosny, Voted 10-0).
3. Request in the 5th Ward, by Alderwoman Gabrielle Torina, to establish traffic control at the intersection of Wisconsin Avenue and Holland Street. (K. Lin described the accident history and adjacent intersection controls. Due to light traffic volumes, the Commission recommended taking “No Action.” Motion by A. Hartman, seconded by S. Mosny, Voted 10-0).

New Business:

1. K. Lin introduced the team to the new Traffic Commission member, Bryan Kruschke.
2. K. Lin informed the team that elections would take place next month. Only citizen members are eligible to be Chairman or Vice-Chairman.

The meeting adjourned at 6:21 PM. Motion by S. Mosny, seconded by S. Capovilla.

The next regularly scheduled meeting will be held:

July 8th, 2026 5:30 PM

Rockford City Hall
425 East State Street
2nd floor, Conference Room A

Respectfully submitted,
Kerry Lin, P.E.
Recording Secretary



ANNEXATION REVIEW DATA (Zoning Agreement)

To: Code and Regulation Committee
From: Scott Capovilla ^{SC}
Planning & Zoning Manager
Date: May 1, 2026
RE: 14XX, 15XX, 16XX and part of 8631 11th Street
Acres: 165.70 acres
P.I.N 15-35-300-005, 15-35-100-004 and a portion of 15-35-400-003

Review and Recommendation:

The Owner and Contract Purchaser of the subject property has requested annexation to the City of Rockford and submitted a petition for annexation and an annexation agreement. Upon execution of the annexation agreement, the City will pass the required ordinance or ordinances providing the zoning and related regulation of the use of the Property to be zoned I-3, Airport Industrial Zoning District.

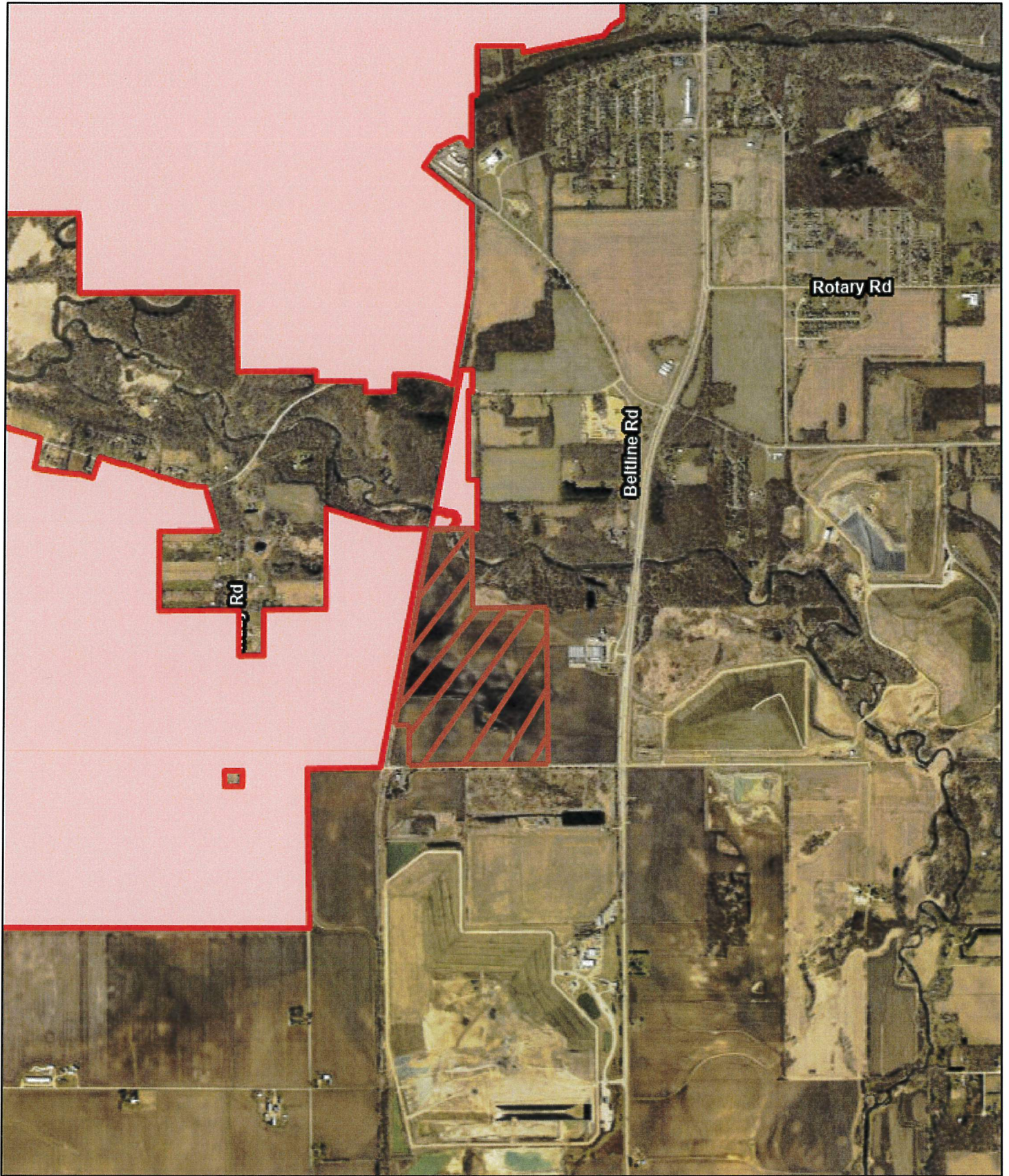
The subject property is a currently agricultural farmland. The contract purchaser plans to develop an industrial subdivision on this land. The proximity to the airport, state highways, the interstate, and the fact the property is adjacent to a railroad line make this an attractive site for industrial development. The site is also adjacent to the airport noise overlay flight path of the airport and in a noise exposure area. The Comprehensive Plan has designated this area for industrial development as well.

The Annexation Agreement shall run with the Property and be binding upon and inure to the benefit of the parties, their successors and assigns, including successors in title to the Owner. The term of the Annexation Agreement shall be 20 years from the date of its execution.

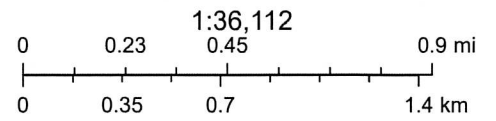
Consistent with the City of Rockford Annexation Policy, the property owner has submitted a petition for annexation request, it is adjacent to the City of Rockford municipal boundaries and Staff recommends approval.

Fire Protection District: New Milford Fire Protection District
Township: Rockford Township
School District: Meridian School District 223
City Ward: (Once Annexed) 6th Alderman April Prunty
Library District: None

ArcGIS Web Map

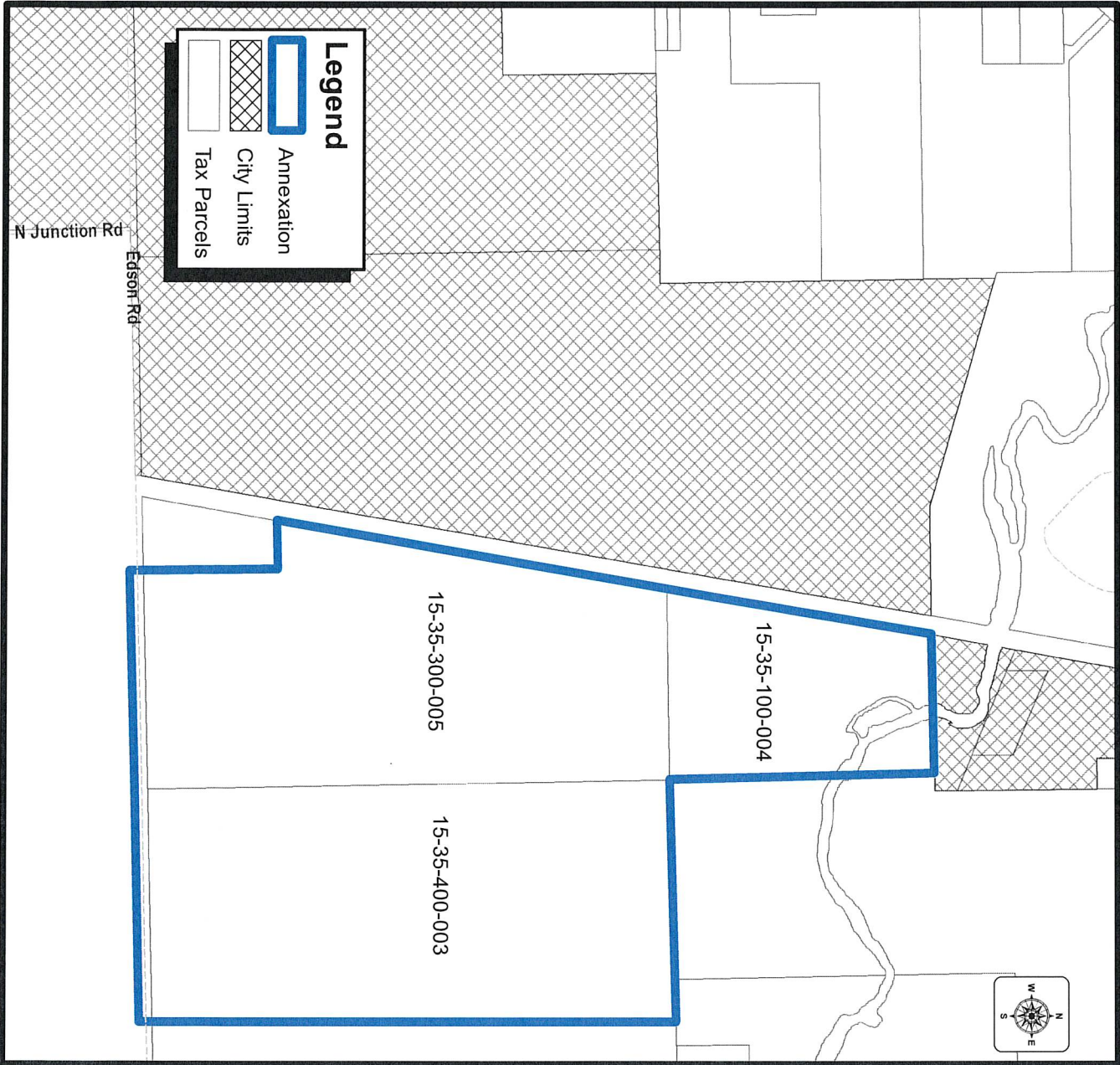


 City Limits



ANNEXATION PLAT

Gensler Gardens



Pin Numbers

- 15-35-100-004
- 15-35-300-005
- 15-35-400-003 (part of)

Legal Description:

See Attached

Annex Area: 166.24 Acres
Property Area: 162.76 Acres
Lineal Feet of Roadway: 2,234 ft

City of Rockford, Illinois
Department of Public Works
Engineering Division
Date: 5/7/2026
[Gensler Gardens.mxd]

Legal Description for PINs 15-35-300-005, 15-35-100-004 and (a portion of) PIN 15-35-400-003

Part of the Southeast Quarter, Northwest Quarter and Southwest Quarter all in Section 35, Township 43 North, Range 1 East of the Third Principal Meridian, Winnebago County, Illinois, described as follows:

Beginning at the southeast corner of said Southwest Quarter; thence South 88 degrees 41 minutes 46 seconds West, 1077.87 feet on the south line of said Southwest Quarter; thence North 00 degrees 58 minutes 53 seconds West, 702.54 feet; thence South 88 degrees 41 minutes 46 seconds West, 242.20 feet to the easterly Right of Way line of the Illinois Railway; thence North 09 degrees 55 minutes 32 seconds East, 3322.76 feet on said easterly right of way line, to the south line of Lot 3 of Plat No. 1 of Reload Center, the Plat of which is recorded in Book 48 of Plats on Page 191A in the Winnebago County Recorder's Office; thence North 88 degrees 20 minutes 01 seconds East, 691.22 feet on said south line, to the east line of said Northwest Quarter; thence South 00 degrees 59 minutes 18 seconds East, 1323.23 feet on said east line, to the north line of said Southeast Quarter; thence North 88 degrees 38 minutes 10 seconds East, 1203.55 feet on said north line; thence South 00 degrees 58 minutes 53 seconds East, 2644.43 feet to the south line of said Southeast Quarter; thence South 88 degrees 42 minutes 37 seconds West, 1203.54 feet on said south line, to the Point of Beginning; Situated in the County of Winnebago and the State of Illinois.

ANNEXATION AGREEMENT

This Annexation Agreement ("Agreement"), made this _____ day of _____, 2026, by and between Gensler Gardens, Inc., hereinafter called "OWNER", Venture One Acquisitions, LLC, hereinafter called "CONTRACT PURCHASER and the City of Rockford, a municipal corporation, hereinafter called "CITY";

WHEREAS, the OWNER has entered into a contract for the sale of the property described in Exhibit A attached hereto containing 165.70 acres, hereinafter called "Property", commonly known as 14XX Edson Road and 15XX-16XX Edson Road; Parcel Index Numbers 15-35-300-005, 15-35-100-004 and a portion of 15-35-400-003; and

WHEREAS, the Property is not located within the corporate limits of any municipality and is contiguous (as that term is defined by law), to the present boundaries of the CITY, and otherwise complies with the statutory requirements for annexation to the CITY; and

WHEREAS, the annexation and development of the Property for the uses and purposes provided herein will promote sound planning, will aid in developing the CITY as a balanced community, and will assist the CITY in realizing the intent of the Comprehensive Plan of the City of Rockford; and

WHEREAS, Venture One Acquisitions, LLC, has a contract to purchase the real estate and wishes to develop the Property for industrial purposes; and,

NOW, THEREFORE, IN CONSIDERATION OF the promises of each of the parties to the other and the covenants contained herein, it is hereby agreed as follows:

Section 1. - Annexation

- A. The CITY shall adopt this Agreement by resolution or ordinance in conformity with 65 ILCS 5/11-15.1-3.
- B. Subject to the terms and conditions of this Agreement, the Property shall be duly annexed to the CITY by ordinance in conformity with and pursuant to 65 ILCS 5/7-1-1 and 7-1-8.
- C. Upon execution of this Agreement, Owner shall execute Petition for Annexation Exhibit B attached hereto.

Section 2. - Zoning

Upon the execution of this Agreement, the CITY shall pass the required ordinance or ordinances (the "Ordinance") providing for the zoning and related regulation of the use of the Property as follows:

- A. The OWNER shall file a Zoning Map Amendment and the Property shall be zoned I-3, Airport Industrial Zoning District.

- B. Residential Uses shall be prohibited on the property.
- C. The CONTRACT PURCHASER agrees to pay usual and customary zoning fees for the property when applying for the Zoning Map Amendment or any subsequent zoning related petitions.
- D. The CITY shall hold any public hearing required by law to be held before the adoption of any such ordinance amendment prior to the execution of this Agreement and such ordinance amendment shall be enacted according to law.

Section 3. - Development of Site

- A. Development of the site shall be in conformance with this Agreement and the Zoning Approvals.
- B. No development shall take place on the Property during the term of this Agreement unless public sewer and water are available to serve the Property as developed. The fees and costs for connection to such public facilities shall be as provided by Ordinance.

Section 4. - Water Service

The CONTRACT PURCHASER, upon payment of the required fees or costs, shall be allowed to connect the Property to an existing CITY water main. As a condition of connection to the CITY water supply, the CONTRACT PURCHASER shall abandon any wells on the Property in conformance with all applicable laws and regulations.

Section 5. - Sanitary Sewer

The CONTACT PURCHASER shall connect the Property to Four Rivers Sanitation Authority sanitary sewer. As a condition of connection to the Four Rivers Sanitation Authority, the CONTRACT PURCHASER shall abandon any septic system on the Property in conformance with all applicable laws and regulations.

Section 6. - Notices

Any notice or correspondence hereunder from any party hereto to the other party shall be in writing and mailed by first class mail postage prepaid as follows:

<p>To the City: Legal Director City of Rockford Dept. of Law 425 E. State Street Rockford, IL 61104</p>	<p>To the Owner: Gensler Gardens, Inc. c/o _____ Gensler 8631 11th Street Davis Junction, IL 61020</p>	<p>To the Contract Purchaser: Venture One Acquisitions, LLC c/o Mark Goode, Manager 9500 W. Bryn Mawr Avenue Suite 340 Rosemont, IL 60018</p>
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or to such address as either party may from time to time designate by notice to the other.

Section 7. - Effect of Agreement

- A. This Agreement shall run with each lot or parcel in the Property and shall be binding upon and inure to the benefit of the parties, their successors and assigns, including the Owner's successors in title. The CITY shall record a copy of this Agreement or a memorandum reflecting this Agreement in the Winnebago County Recorder's Office, and may impose such other notification requirements (such as the requirement of a notation on any subdivision plat) as it determines to be reasonably necessary.

- B. The OWNER hereby agrees to take no action either by petition, ballot, or otherwise annex to another city or village at the time said Property may become contiguous to another city or village. The CITY shall have all rights and remedies provided by Illinois law, including the obtaining of an injunction, suit for performance, and actions for money damages, for any breach of this Agreement.

- C. Unless specifically provided herein, the development of the Property shall be subject to all City of Rockford codes and ordinances of general applicability, presently in effect or adopted in the future, during the term of this Agreement.

Section 8. - Mutual Assistance

The parties agree to do all things necessary or appropriate to carry out the terms of this Agreement and to aid and assist each other to carry out the terms of this Agreement, including causing to be executed all documents required to effect the terms hereof.

Section 9. - Term

The term of this Agreement shall be twenty (20) years from the date of its execution, or when all terms of this Agreement have been met.

IN WITNESS WHEREOF, the parties have executed this Annexation Agreement.

CITY OF ROCKFORD, a municipal corporation

BY: _____
Mayor

ATTEST:

Legal Director

OWNER:

Gensler Gardens, Inc.

By:

William Gensler, President
William Gensler

CONTRACT PURCHASER:

VENTURE ONE ACQUISITIONS, LLC, an Illinois limited liability company

BY:

Mark Goode
Mark Goode, Manager

PREPARED BY AND RETURN TO:
CITY OF ROCKFORD DEPT. OF LAW
425 E. State Street
Rockford, IL 61104
(779) 348-7300

EXHIBIT A

Legal Description for PINs 15-35-300-005, 15-35-100-004 and (a portion of) PIN 15-35-400-003

Part of the Southeast Quarter, Northwest Quarter and Southwest Quarter all in Section 35, Township 43 North, Range 1 East of the Third Principal Meridian, Winnebago County, Illinois, described as follows:

Beginning at the southeast corner of said Southwest Quarter; thence South 88 degrees 41 minutes 46 seconds West, 1077.87 feet on the south line of said Southwest Quarter; thence North 00 degrees 58 minutes 53 seconds West, 702.54 feet; thence South 88 degrees 41 minutes 46 seconds West, 242.20 feet to the easterly Right of Way line of the Illinois Railway; thence North 09 degrees 55 minutes 32 seconds East, 3322.76 feet on said easterly right of way line, to the south line of Lot 3 of Plat No. 1 of Reload Center, the Plat of which is recorded in Book 48 of Plats on Page 191A in the Winnebago County Recorder's Office; thence North 88 degrees 20 minutes 01 seconds East, 691.22 feet on said south line, to the east line of said Northwest Quarter; thence South 00 degrees 59 minutes 18 seconds East, 1323.23 feet on said east line, to the north line of said Southeast Quarter; thence North 88 degrees 38 minutes 10 seconds East, 1203.55 feet on said north line; thence South 00 degrees 58 minutes 53 seconds East, 2644.43 feet to the south line of said Southeast Quarter; thence South 88 degrees 42 minutes 37 seconds West, 1203.54 feet on said south line, to the Point of Beginning; Situated in the County of Winnebago and the State of Illinois.

EXHIBIT B

(Attach the executed Petition for Annexation here)

PETITION FOR ANNEXATION

THE UNDERSIGNED person(s), referred to in this document as the "Petitioner(s)", declare the following facts are true and correct:

1. The Petitioner(s) include all of the owners of the following property:
 - (a) Address: 14xx Edson Road, 15xx-16xx Edson Road and 8631 11th Street
 - (b) Parcel Index No. 15-35-300-005, 15-35-100-004 and a portion of 15-35-400-003; and
 - (c) Legal Description: Attached
 - (d) Acres: 165.70 acres
2. This property does not lie within the corporate boundaries of any municipality.
3. This property is adjacent or contiguous to the City of Rockford.
4. Any electors (eligible voters) residing on the property are included in this Petition.
5. The Petitioner(s) wish to have the property annexed to the City of Rockford subject to the terms of the Annexation Agreement.
6. The Petitioner hereby acknowledges that the City of Rockford is under no obligation to provide additional public improvements (curb, gutter, sidewalks, storm or sanitary sewer, etc.) by reason of annexation.

WHEREFORE, the Petitioner requests that the above-described property be annexed to the City of Rockford pursuant to 65 ILCS 5/7-1-8.

Dated: 3-18-2026

PETITIONER:

By: William Gensler, President
GENSLER GARDENS, INC.

Subscribed and sworn to
this 18th day of March, 2026.

Tyler Powell
Notary Public

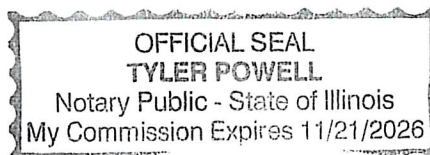


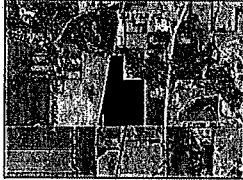
EXHIBIT A

Legal Description for PINs 15-35-300-005, 15-35-100-004 and (a portion of) PIN 15-35-400-003

Part of the Southeast Quarter, Northwest Quarter and Southwest Quarter all in Section 35, Township 43 North, Range 1 East of the Third Principal Meridian, Winnebago County, Illinois, described as follows:

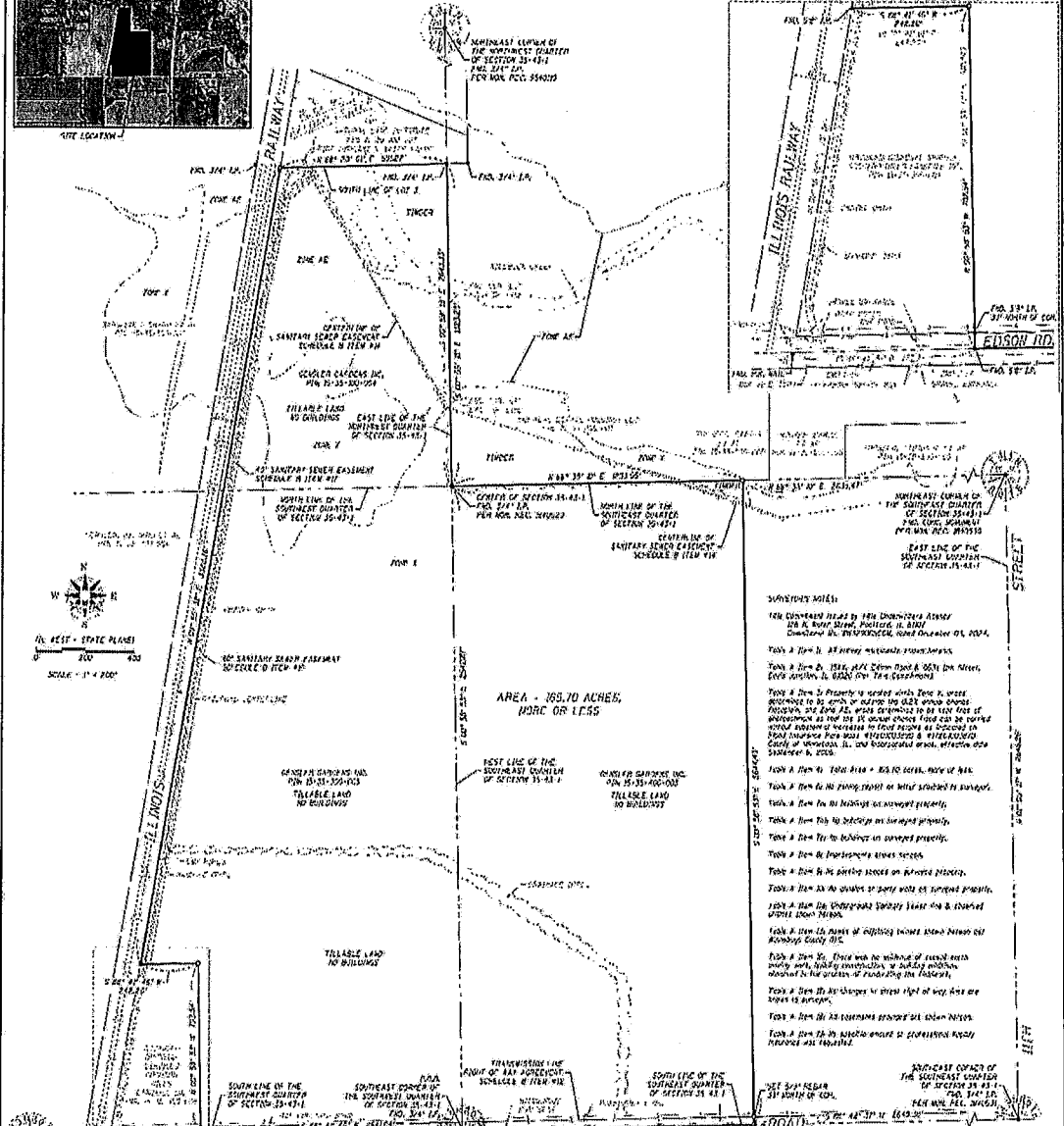
Beginning at the southeast corner of said Southwest Quarter; thence South 88 degrees 41 minutes 46 seconds West, 1077.87 feet on the south line of said Southwest Quarter; thence North 00 degrees 58 minutes 53 seconds West, 702.54 feet; thence South 88 degrees 41 minutes 46 seconds West, 242.20 feet to the easterly Right of Way line of the Illinois Railway; thence North 09 degrees 55 minutes 32 seconds East, 3322.76 feet on said easterly right of way line, to the south line of Lot 3 of Plat No. 1 of Reload Center, the Plat of which is recorded in Book 48 of Plats on Page 191A in the Winnebago County Recorder's Office; thence North 88 degrees 20 minutes 01 seconds East, 691.22 feet on said south line, to the east line of said Northwest Quarter; thence South 00 degrees 59 minutes 18 seconds East, 1323.23 feet on said east line, to the north line of said Southeast Quarter; thence North 88 degrees 38 minutes 10 seconds East, 1203.55 feet on said north line; thence South 00 degrees 58 minutes 53 seconds East, 2644.43 feet to the south line of said Southeast Quarter; thence South 88 degrees 42 minutes 37 seconds West, 1203.54 feet on said south line, to the Point of Beginning; Situated in the County of Winnebago and the State of Illinois.

VICINITY MAP



ALTA/NSPS LAND TITLE SURVEY
PART OF THE SOUTHWEST QUARTER, NORTHWEST QUARTER & SOUTHWEST QUARTER
ALL IN SECTION 35, TOWNSHIP 43 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN
WINNEBAGO COUNTY, ILLINOIS

DETAIL NOT TO SCALE



LEGAL DESCRIPTION
Part of the Southwest Quarter, Northwest Quarter and Southwest Quarter of Section 35, Township 43 North, Range 1 East of the Third Principal Meridian, Winnebago County, Illinois.

DEEDS
1. Deed to the Southwest Quarter, Northwest Quarter and Southwest Quarter of Section 35, Township 43 North, Range 1 East of the Third Principal Meridian, Winnebago County, Illinois, dated 10/15/1914, recorded in Book 10, Page 10, Winnebago County Records.

DEEDS
2. Deed to the Southwest Quarter, Northwest Quarter and Southwest Quarter of Section 35, Township 43 North, Range 1 East of the Third Principal Meridian, Winnebago County, Illinois, dated 10/15/1914, recorded in Book 10, Page 10, Winnebago County Records.

Table with columns: RECORD, DATE, BY, SIGNED, and a signature line for WILLIOTT HEDMANN.

Table with columns: PHASE, PLAN, OFFICE, COUNTY, and other administrative details for the survey.

Addendum to Annexation Agreement
Between the City of Rockford and Venture One Acquisitions, LLC

THIS ADDENDUM is made and entered into in this ____ day of May, 2026, by and between the City of Rockford, Illinois, an Illinois municipal corporation (the "City") and Venture One Acquisitions, LLC, and its successors and assigns ("Developer"), on the following terms and conditions below. City and Developer are sometimes collectively referred to below as the "Parties."

- A. WHEREAS, the City and Developer are completing an Annexation Agreement in which Developer proposes to purchase real property described in Exhibit A attached hereto and incorporated herein, containing 165.70 acres commonly known as 14XX Edson Road and 15XX-16XX Edson Road; Parcel Index Numbers 15-35-300-005, 15-35-100-004 and a portion of 15-35-400-003 ("Subject Property"). Developer proposes to further develop the Subject Property for industrial purposes ("Project"), and

- B. WHEREAS, the purpose of this Addendum is to amend the proposed use of the premises to prohibit the establishment and/or operation of a data center on the Subject Property; and

- C. WHEREAS, the Annexation Agreement will be revised by including these provisions in this Addendum, which is incorporated into and made a part of the Annexation Agreement to which it is attached; and

NOW, THEREFORE, for and in consideration of the parties' covenants and agreements contained herein and in the Development Agreement, the City and Developer covenant and agree as follows:

- 1. Revised Section 3 (C) Use. The Parties hereby acknowledge and agree that the Subject Property shall not be used as a Data Center. As of the date of this Addendum, Section 3 (C) shall be added to the Agreement and read: "Developer agrees that the property shall not be used for Data Center."

This Addendum is in addition to, and made part of, the Annexation Agreement, and in the event there is any conflict between the Annexation Agreement and this Addendum, the provisions of this Addendum shall control. Except as modified by this Addendum, all other provisions of the Agreement remain in full force and effect.

<Signature Page follows>

IN WITNESS WHEREOF, the parties hereto have executed this Addendum to the Annexation Agreement by and between the City of Rockford and Venture One Acquisitions, LLC, on the date first above written.

-

City of Rockford, Illinois
an Illinois municipal
corporation

By: _____

Thomas P. McNamara, Mayor

Attest:

City Legal Director

Venture One Acquisitions,
LLC

By: 
Mark Goode, Manager



PLANNING & ZONING REPORT
Zoning Board of Appeals Meeting of June 16, 2026
Laid over from May

File # 011-26

APPLICANT: Venture One Acquisitions, LLC
LOCATION: 14XX, 15XX, 16XX Edson Road and part of 8631 11th Street
REQUESTED ACTION: A Zoning Map Amendment from County AG, Agriculture to I-3, Airport Industrial Zoning District.
EXISTING USE: Farm Land
PROPOSED USE: Future Industrial Development
DIMENSIONS: Exhibit D **SQUARE FOOTAGE:** 165.70 acres

ADJACENT ZONING AND LAND USES:

NORTH: County AG, City I-1 Farm Land, Vacant industrial building
EAST: County AG Gensler Gardens; Farm Land
SOUTH: Ogle County Orchard Hills Landfill
WEST: I-2 Farm Land

YEAR 2040 PLAN: I Industrial and Utilities

SOIL REPORT:

HISTORY: **File #047-11:** A Zoning Map Amendment from Winnebago County AG, Agricultural to City of Rockford I-2, General Industrial Zoning District was approved on December 2, 2011 for property located at 11XX Edson Road, 1100 Edson Road, 87XX Friday Road and 8700 Friday Road, Davis Junction, Illinois 61020. This property is located west of the subject properties.

File #028-08: A Pre-Annexation Agreement and a Zoning Map Amendment from County AG to City I-2, General Industrial Zoning District was approved on December 2, 2011 for properties located at 33XX-43XX South bend Road, 43XX-45XX Condon Road, 86XX-89XX Friday Road and 8700 Friday Road, Davis Junction, Illinois 61020. This property is located 2,760 west of the subject property.

File #010-06: A Zoning Map Amendment in conjunction with a Pre-Annexation Agreement from County AG to City I-1, Light Industrial Zoning District was approved on May 8, 2006 for the property located at 15XX Baxter Road. This property is located directly north of the subject property.

REVIEW COMMENTS: The Applicant is requesting a Zoning Map Amendment from County AG, Agriculture to I-3, Airport Industrial Zoning District. Exhibit A shows that

the subject property is located 1,162 feet west of the 11th Street and Edson Road intersection. The subject property is surrounded by agricultural and commercial/industrial uses. (Exhibits B and C).

The Applicant is requesting a Zoning Map Amendment from County AG to City I-3 Zoning District. The property is currently in the County and is zoned Agriculture. The property is farmland with a total of 165.70 acres in size. The Applicant recently completed negotiating an Annexation Agreement with City Staff to annex the property into the City of Rockford. The Applicant has requested to zone the parcels of land to I-3, Airport Industrial Zoning District. The I-3 District is designed to accommodate business and industry that includes shipping and distribution facilities, warehousing, cargo handling facilities, and other similar businesses that benefit from locations in close proximity to the Chicago/Rockford International Airport (RFD).

Exhibit D is ALTA/NSPS Land Title Survey of the subject property.

This site sits adjacent to rail which is a huge selling point for many industrial developments. It is also located in an area with direct access to regional freight routes with truck traffic having direct access to the major highways (Illinois 251, Us Bypass 20, I-39/I-90). Rezoning the property to I-3, Airport Industrial, would align the site with surrounding land use patterns, support economic development tied to airport operations, and take advantage of existing infrastructure designed to accommodate the more intense industrial activity in this corridor. Therefore, Staff supports this request.

RECOMMENDATION: Staff recommends APPROVAL of a Zoning Map Amendment from County AG, Agriculture to I-3, Airport Industrial Zoning District.

See attached findings of fact.

SC: DM 05/11/26

**FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT
FROM COUNTY AG, AGRICULTURE TO
I-3, AIRPORT INDUSTRIAL ZONING DISTRICT
LOCATED AT 14XX, 15XX AND 16XX EDSON ROAD**

Approval of this Zoning Map Amendment is based upon the following findings:

- 1) The proposed Zoning Map change is consistent with Article II, Intent, and Purpose, of the Rockford Zoning Ordinance for the following reasons:
 - a. This proposal promotes the health, safety, comfort, convenience, morals and general welfare for the citizens of Rockford because it is consistent with the comprehensive plan and surrounding uses;
 - b. This proposal protects the character, scale and stability of the adjacent residential and commercial because the proposed development will meet all development requirements of this site; and
 - c. The proposed map amendment would allow for a reasonable development to take place consistent with the surrounding neighborhood.
- 2) The proposed Zoning Map Amendment is consistent with the approved general plan, the Year 2040 Plan, for the area. The 2040 Plan designates this property as I, Industrial and Utilities.

Exhibit A
14XX, 15XX and 16XX Edson Road
ZMA
#011-26

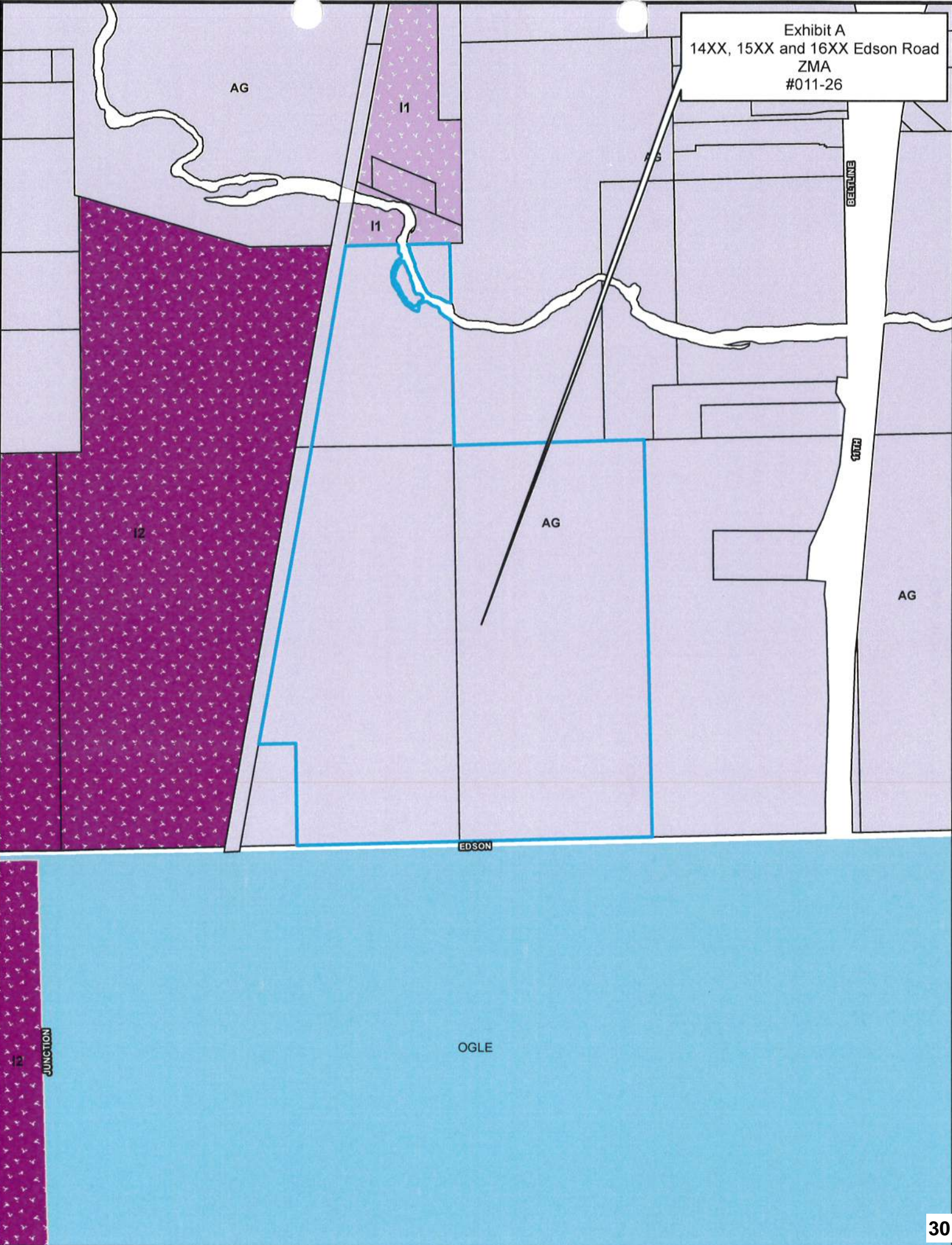


Exhibit B
14XX, 15XX and 16XX Edson Road
ZMA
#011-26

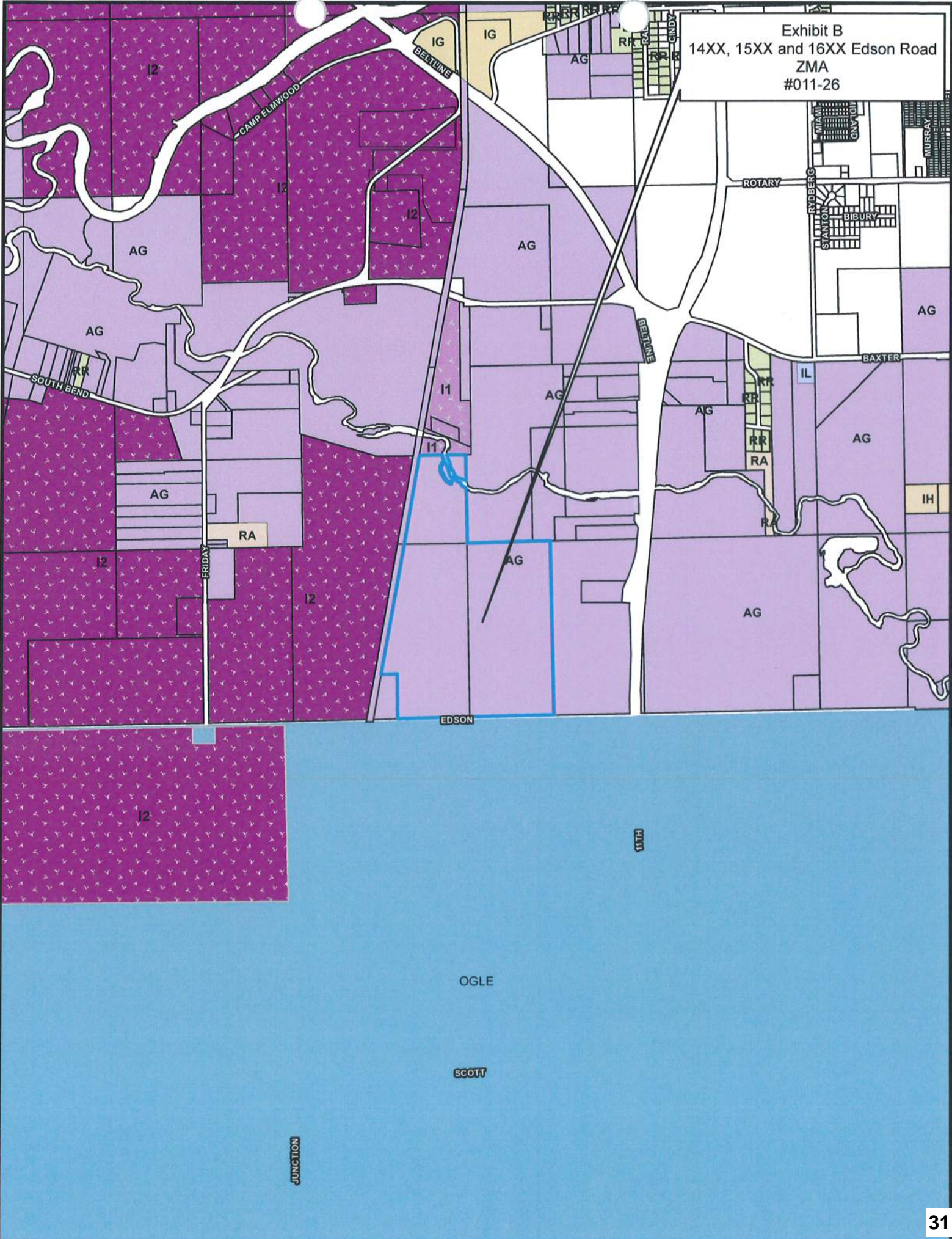


Exhibit C
14XX, 15XX and 16XX Edson Road
ZMA
#011-26



COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred a Zoning Map Amendment from County AG, Agriculture to I-3, Airport Industrial Zoning District for the property described as:

**A/K/A: 14XX, 15XX, 16XX Edson Road and part of 8631 11th Street
PIN: 15-35-300-005, 15-35-100-004 and part of 15-35-400-003**

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **APPROVE** a Zoning Map Amendment from County AG, Agriculture to I-3, Airport Industrial Zoning District at 14XX, 15XX, 16XX Edson Road and part of 8631 11th Street.

Approval is based on the attached Findings of Fact.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

Committee Action Taken:

Logemann: Ayes:___ Nays:___ Absent:___
Prunty: Ayes:___ Nays:___ Absent:___
Torina: Ayes:___ Nays:___ Absent:___
Bonne: Ayes:___ Nays:___ Absent:___
Bell: Ayes:___ Nays:___ Absent:___

Jonathan Logemann, Chairman

Aprel Prunty, Vice Chairman

Gabrielle Torina

Mark Bonne

Tamir Bell

Meeting of June 16, 2026
ZBA 011-26

FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT
FROM COUNTY AG TO
I-3, AIRPORT INDUSTRIAL ZONING DISTRICT
LOCATED AT 14XX, 15XX AND 16XX EDSON ROAD

Approval of this Zoning Map Amendment is based upon the following findings:

- 1) The proposed Zoning Map change is consistent with Article II, Intent, and Purpose, of the Rockford Zoning Ordinance for the following reasons:
 - a. This proposal promotes the health, safety, comfort, convenience, morals and general welfare for the citizens of Rockford because it is consistent with the comprehensive plan and surrounding uses;
 - b. This proposal protects the character, scale and stability of the adjacent residential and commercial because the proposed development will meet all development requirements of this site; and
 - c. The proposed map amendment would allow for a reasonable development to take place consistent with the surrounding neighborhood.
- 2) The proposed Zoning Map Amendment is consistent with the approved general plan, the Year 2040 Plan, for the area. The 2040 Plan designates this property as I, Industrial and Utilities.



PLANNING & ZONING REPORT
Zoning Board of Appeals Meeting of June 16, 2026

(Revised) File # 013-26

- APPLICANT:** Attorney Christian Solares
- LOCATION:** 2520 Driftwood Lane
- REQUESTED ACTION:** A Variation to reduce the required front yard setback from 30 feet to 20 feet, inches in an R-1, Single family Residential Zoning District.
- EXISTING USE:** Vacant land
- PROPOSED USE:** Single-family residence
- DIMENSIONS:** Irregular shape lot. See Exhibit D
- ADJACENT ZONING AND LAND USES:**
- | | | |
|--------|-----|--------------------------|
| NORTH: | R-1 | Single-family Residences |
| EAST: | R-1 | Single-family Residences |
| SOUTH: | R-1 | Single-family Residences |
| WEST: | R-1 | Single-family Residences |
- YEAR 2040 PLAN:** RL Low Density Residential
- SOILS REPORT:** No soils report.
- HISTORY:** There is no relevant history in the immediate area.
- REVIEW COMMENTS:** The Applicant is requesting a Variation to reduce the required front yard setback from 30 feet to 20 feet, 5 inches in an R-1, Single family Residential Zoning District (Exhibits A & B). This is north of Spring Creek Road and on the west side of Driftwood Lane.

The Applicant, Christian Solares, is requesting a Variation to reduce the required front yard setback from 30 feet to 20 feet, 5 inches in an R-1, Single family Residential Zoning District. This item was dismissed last month. The Applicant had requested a Variation for both the front and rear yard setback. The original request incorporated a three (3) car attached garage with a new single-family house. There were a few residents in the area that had opposed this proposal so the Applicant has made changes to appease the residents in the area. The Applicant is now just proposing a two (2) car attached garage with the proposed new single family house. The original request is no longer needed for the rear yard since the size of the home has been reduced and it will meet the rear yard setback.

The Zoning Ordinance says "Where no average exists, the front façade of a residential structure must be setback a minimum of 25 feet and any parking garage including an attached garage must be setback a minimum of 30 feet. However, where a residential structure is constructed on a street designated as an arterial street by the Metropolitan Planning Organization Transportation Study, the setback must be consistent with the setback indicated on the recorded lot, or equal to one-half the consistent with the setback a minimum of 30 feet. Additionally, in all other R districts, the required rear setback for principal buildings other than detached accessory structures is 30 feet." Due to the required setbacks for the front yard a minimum of 30 feet, a Variation is needed. The Zoning Ordinance defines the front yard as "Any yard adjoining a street shall be considered a front yard and shall meet the required setback for the respective district in which it is located." For a front yard exception, the Zoning ordinance indicates "Buildings and structures in R Districts must be setback from the front property line a distance equal to the average front yard depth that exists on the nearest 2 lots on either side of the subject lot. The Zoning Officer may issue a zoning certification based on a determination that the proposed development complies with the depth of the average front setback. The property is located within the platted Spring Creek Grove Subdivision with a front yard setback of 30 feet.

Exhibit D is an updated site plan of the proposed layout. The plan shows that the single-family one-story home will be 78' by 34'. There will be a covered entry in the front of the house shown as a covered patio 8' by 25'. A pergola covered patio is shown rear of the house that will be 12' by 19'. The closest point of the house will be 20' 5" at the southeast corner and 28' 1 5/8" at the northeast point of the house.

Exhibit E is both the front and rear house elevations along with the interior floor plan. The house will have wood siding with various windows and glass doors throughout. There will be an open frame patio/pergola and the garage door will have windows. The house will consist of four (4) bedrooms, two bathrooms, great room, dining room, and kitchen. This house elevation is not the correct one. The Applicant did not provide the updated house elevation and floor plan with only a two-car garage. Staff recommends that an updated floor plan and elevation plan be submitted for the file.

Staff is of the opinion that the Applicant's request is unique due to the irregular shaped lot. In this case, it allows for flexibility by permitting a reduction in the front yard and encourages new construction. This helps achieve the goal of encouraging continued residential reinvestment on a lot that has sat vacant for over 60 years. Infill development often involves constrained or irregularly shaped parcels that do not align with current zoning standards that were established for larger, more uniform subdivisions. Additionally, the character of the home will be consistent with the character of the existing neighborhood. Also, there are existing homes to the south that appear closer to the front and rear yard property than the required setbacks. For these reason, Staff recommends approval of this request.

RECOMMENDATION: Staff recommends APPROVAL of a Variation to reduce the required front yard setback from 30 feet to 20 feet, 5 inches in an R-1, Single family Residential Zoning District with the following conditions:

1. Must meet all applicable Building and Fire codes.
2. Submittal of an updated floor plan and elevation plan reflecting the change to the two (2) car garage.
3. Must construct according to the revised building elevation and floor plan based on Exhibit E.

SC; BM 06/08/2026

**FINDINGS OF FACT FOR APPROVAL OF A VARIATION TO
REDUCE THE REQUIRED FRONT YARD SETBACK FROM
30 FEET TO 20 FEET AND 5 INCHES
IN AN R1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT
LOCATED AT 2520 DRIFTWOOD LANE**

Approval of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would not result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation is based are unique to the property for which the Variation is sought and are applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is not caused by this Ordinance and has been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

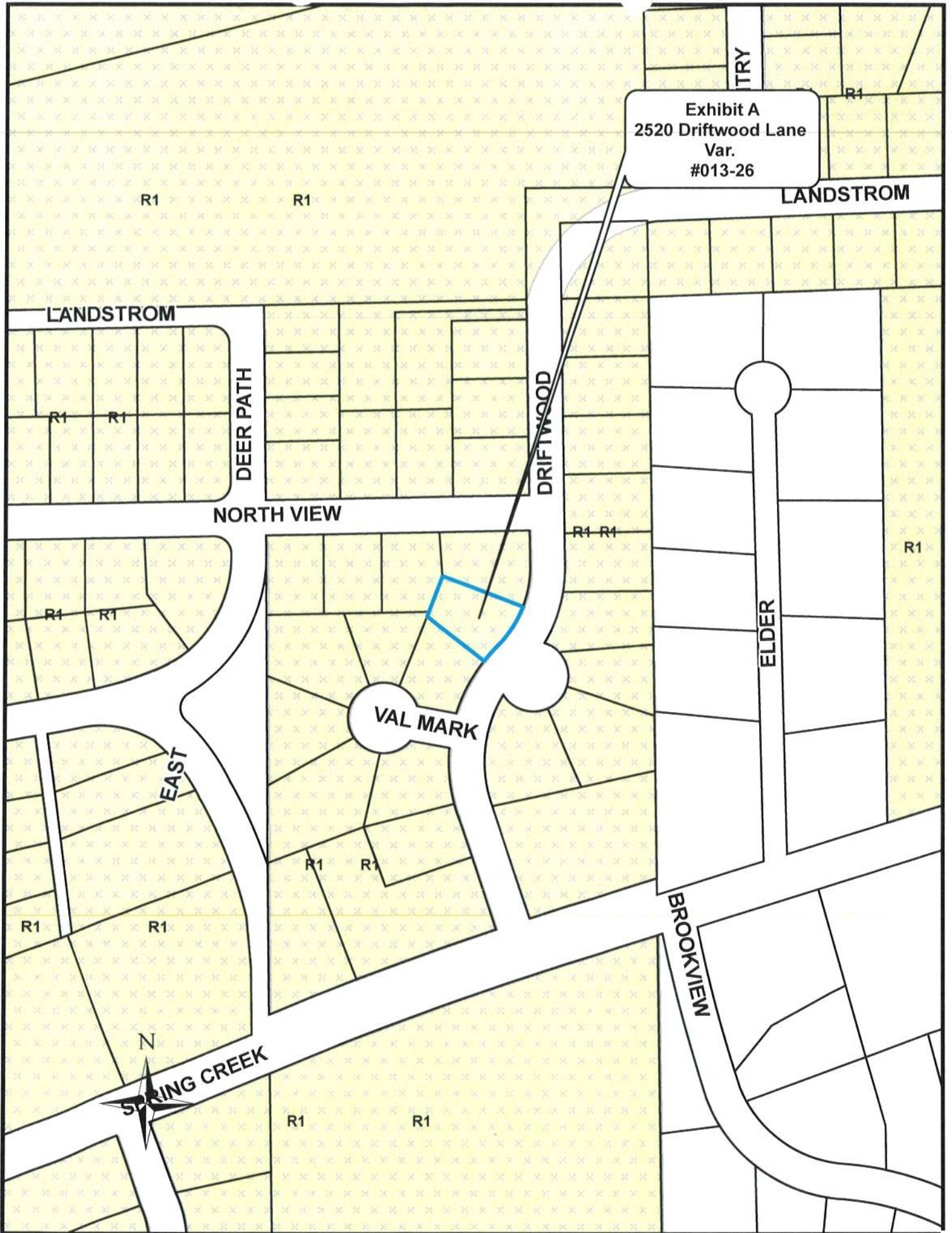


Exhibit A
2520 Driftwood Lane
Var.
#013-26

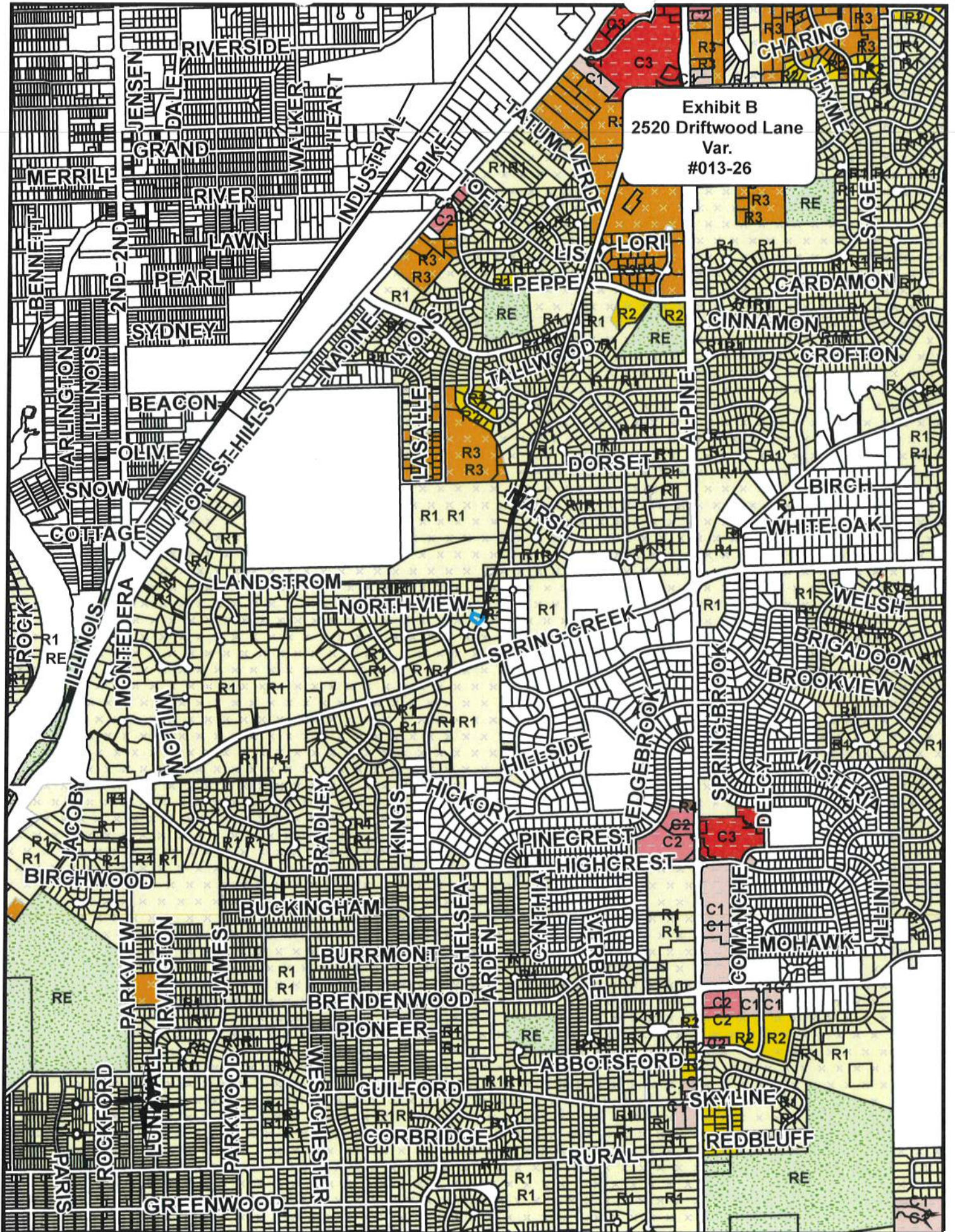
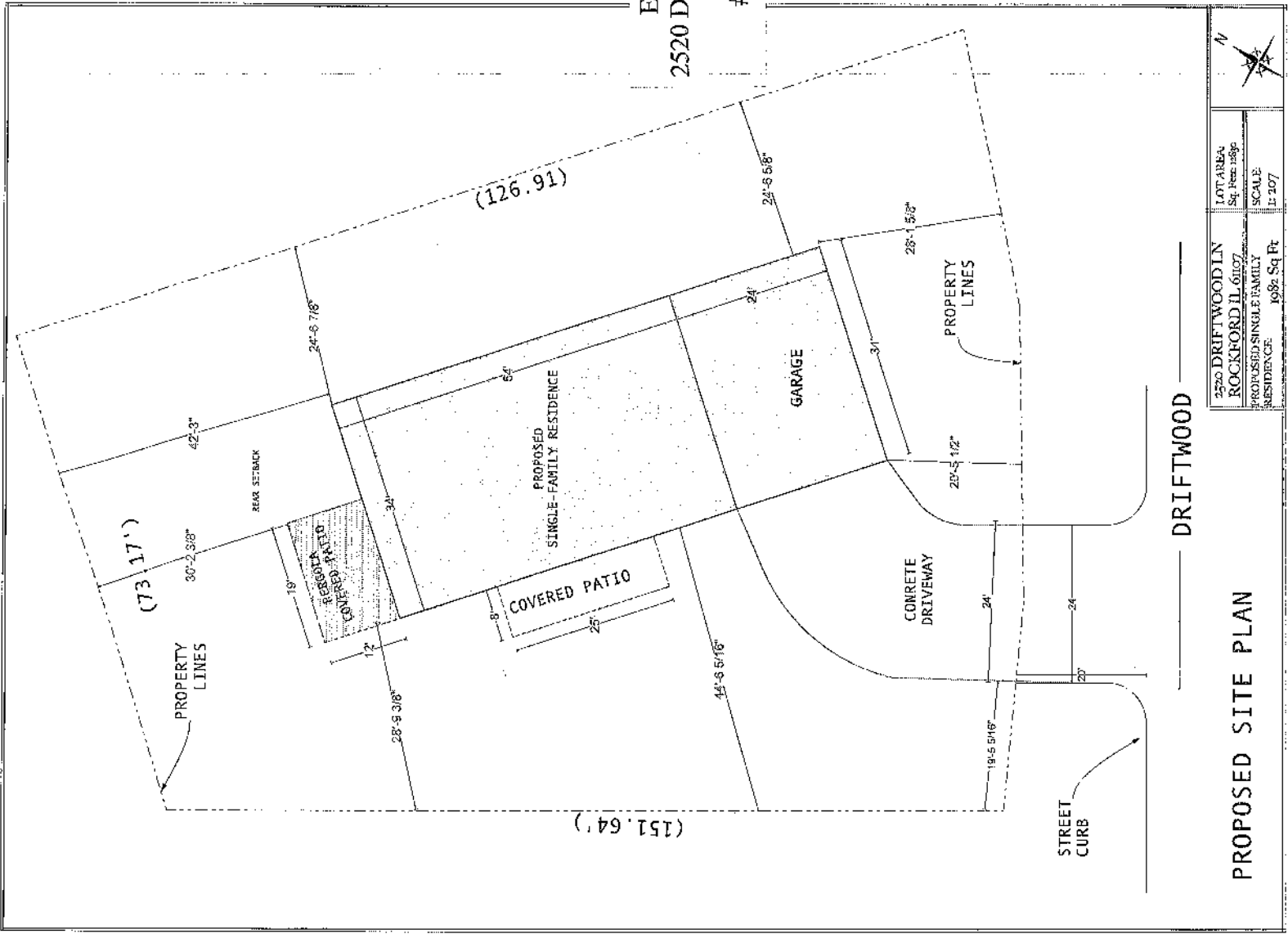


Exhibit B
 2520 Driftwood Lane
 Var.
 #013-26



Exhibit C
2520 Driftwood Lane
Var.
#013-26

Exhibit D
 2520 Driftwood Lane
 Var.
 #013-26



2520 DRIFTWOOD LN ROCKFORD, IL 61107 PROPOSED SINGLE FAMILY RESIDENCE. 1082 Sq Ft	LOT AREA Sq. Feet 12890	SCALE 1" = 20'
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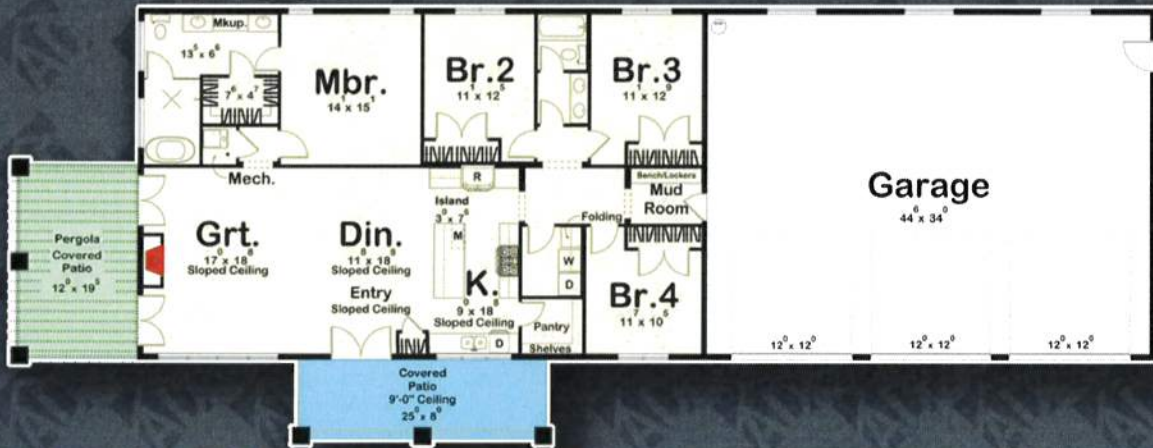
DRIFTWOOD

PROPOSED SITE PLAN

Exhibit E
 2520 Driftwood Lane
 Var.
 #013-26



Main Level



1,982 Sq.Ft. | 4 Beds | 2 Baths | W: 114' 4" D: 43' 4" H: 18' 7"

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred a Variation to reduce the required front yard setback from 30 feet to 20 feet, 5 inches in an R-1, Single family Residential Zoning District for the property described as:

**A/K/A: 2520 Driftwood Lane
PIN: 12-18-230-006**

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **APPROVE** a Variation to reduce the required front yard setback from 30 feet to 20 feet, 5 inches in an R-1, Single family Residential Zoning District at 2520 Driftwood Lane.

Approval is based on the following conditions:

1. Must meet all applicable Building and Fire codes.
2. Submittal of an updated floor plan and elevation plan reflecting the change to the two (2) car garage.
3. Must construct according to the revised building elevation and floor plan based on Exhibit E.

Approval is based on the attached Findings of Fact.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

Committee Action Taken:

Logemann	Ayes:_____	Nays:_____	Absent:_____
Prunty:	Ayes:_____	Nays:_____	Absent:_____
Torina:	Ayes:_____	Nays:_____	Absent:_____
Bonne:	Ayes:_____	Nays:_____	Absent:_____
Bell:	Ayes:_____	Nays:_____	Absent:_____

Jonathan Logemann, Chairman

Aprel Prunty , Vice Chairman

Gabrielle Torina

Mark Bonne

Tamir Bell

Meeting of June 16, 2026
ZBA 013-26

**FINDINGS OF FACT FOR APPROVAL OF A VARIATION TO
REDUCE THE REQUIRED FRONT YARD SETBACK FROM
30 FEET TO 20 FEET, 5 INCHES
IN AN R-1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT
LOCATED AT 2520 DRIFTWOOD LANE**

Approval of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The conditions upon which a petition for this Variation is based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.
3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.
4. The alleged difficulty or hardship is not caused by this Ordinance and has been created by any persons presently having an interest in the property or by any predecessor in title.
5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.
6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.
7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.



PLANNING & ZONING REPORT
Zoning Board of Appeals Meeting of June 16th, 2026

File # 016-26

APPLICANT: Armen Properties, LLC
LOCATION: 8539 East State Street
REQUESTED ACTION: A Zoning Map Amendment from R-1, Single family Residential Zoning District to C-2, Limited Commercial Zoning District.
EXISTING USE: Vacant land with Billboard
PROPOSED USE: Vacant land with Billboard
DIMENSIONS: See attached Exhibit D

ADJACENT ZONING AND LAND USES:

NORTH: C3 Northern Illinois University
EAST: Cherry Valley CG Agricultural. Single-family residence
SOUTH: C-2 Vacant land, Vacant building
WEST: C-2 Vacant land

YEAR 2040 PLAN: C Commercial & Retail

SOILS REPORT: Report #: No soils report on file.

HISTORY: File #008-20: A Zoning Map Amendment from C-2, Limited Commercial Zoning District an I-1, Light Industrial Zoning District was approved on July 8, 2020 for the property located at 8445 Chandan Drive. This is southwest of the subject property.

File #010-08: A Special Use Permit for the modification of an existing legally nonconforming billboard to an electronic graphic display billboard in an R-1, Single family Residential Zoning District. This is the subject property.

REVIEW COMMENTS: The Applicant is requesting a Zoning Map Amendment from R-1, Single-family Residential Zoning District to C-2, Limited Commercial Zoning District. The subject property is located on the south side of East State Street and 137 feet east of South University Drive.

The subject property was annexed into the City of Rockford in 2004 via surroundment. When properties are annexed into the City via surroundment, the R-1, Single family Residential Zoning District is automatically given to the property. The Applicant has requested this zoning change because their

intent is to sell the property and market it to allow commercial uses permitted in the C-2 District.

There are no service calls to this property. The Applicant did not provide any concept plans and is just requesting the rezoning of the site. As this proposed zoning change is in line with the Comprehensive Plan, Staff is supportive of this change.

RECOMMENDATION: Staff recommends APPROVAL of a Zoning Map Amendment from R-1, Single family Residential Zoning District to C-2, Limited Commercial Zoning District.

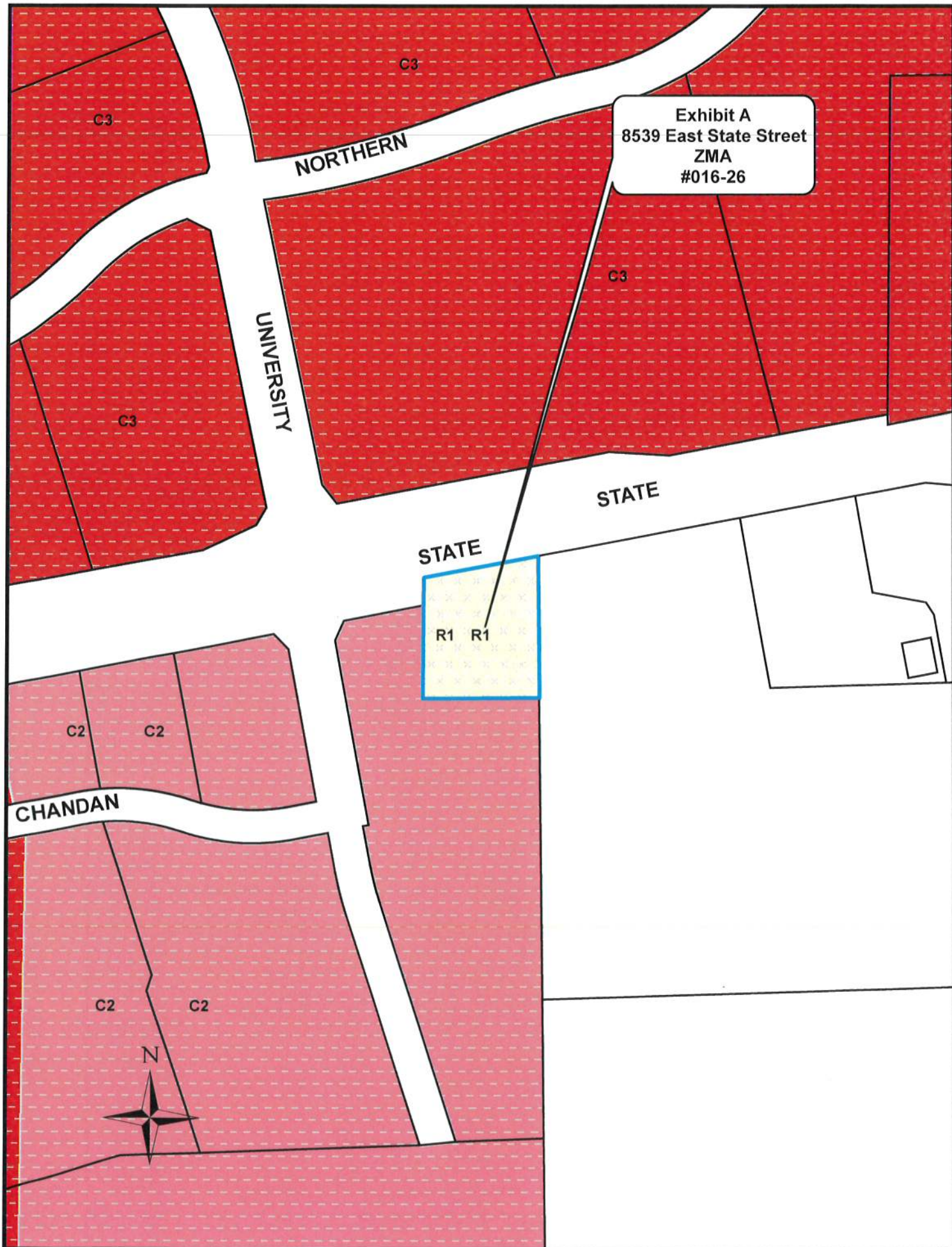
See attached findings of fact.

SC: BM 06/08/26

FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT
FROM R-1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO
C-2, LIMITED COMMERCIAL ZONING DISTRICT
LOCATED AT 8539 EAST STATE STREET

Approval of this Zoning Map Amendment is based upon the following findings:

- 1). The proposed Zoning Map change is consistent with Article II, Intent and Purpose, of the Rockford Zoning Ordinance for the following reasons:
 - a. ~~This proposal promotes the health, safety, comfort, convenience, morals and general welfare for the citizens of Rockford because it is consistent with the comprehensive plan and surrounding uses;~~
 - b. This proposal protects the character, scale and stability of the commercial because the proposed development will meet all development requirements of this site; and
 - c. The proposed map amendment would allow for a reasonable development to take place consistent with the zoning district.
- 2). The proposed Zoning Map Amendment is consistent with the approved general plan, the Year 2040 Plan, for the area. The 2040 Plan designates this property as C, Commercial and Retail.



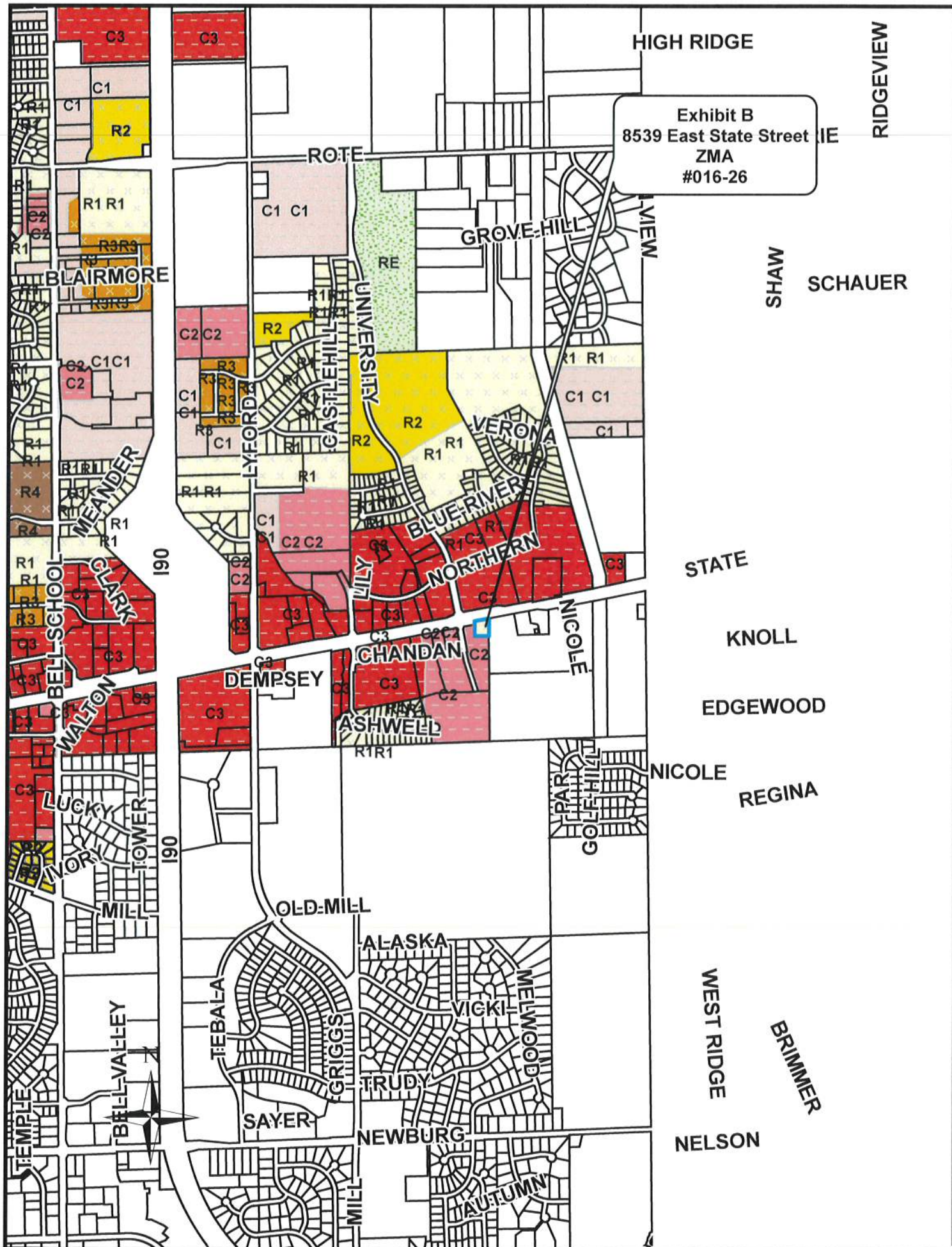


Exhibit B
 8539 East State Street
 ZMA
 #016-26

NORTHERN

UNIVERSITY

Exhibit C
8539 East State Street
ZMA
#016-26

STATE

STATE



CHANDAN



COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred a Zoning Map Amendment from R-1, Single family Residential Zoning District to C-2, Limited Commercial Zoning District for the property described as:

**A/K/A: 8539 East State Street
PIN: 12-24-401-001**

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **APPROVE** a Zoning Map Amendment from R-1, Single family Residential Zoning District to C-2, Limited Commercial Zoning District at 8539 East State Street.

Approval is based on the attached Findings of Fact.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

Committee Action Taken:

Logemann: Ayes:___ Nays:___ Absent:___
Prunty: Ayes:___ Nays:___ Absent:___
Torina: Ayes:___ Nays:___ Absent:___
Bonne: Ayes:___ Nays:___ Absent:___
Bell: Ayes:___ Nays:___ Absent:___

Jonathan Logemann, Chairman

Aprel Prunty, Vice Chairman

Gabrielle Torina

Mark Bonne

Tamir Bell

Meeting of June 16, 2026
ZBA 016-26

FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT
FROM R-1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO
C-2, LIMITED COMMERCIAL ZONING DISTRICT
LOCATED AT 8539 EAST STATE STREET

Approval of this Zoning Map Amendment is based upon the following findings:

- 1). The proposed Zoning Map change is consistent with Article II, Intent and Purpose, of the Rockford Zoning Ordinance for the following reasons:
 - a. This proposal promotes the health, safety, comfort, convenience, morals and general welfare for the citizens of Rockford because it is consistent with the comprehensive plan and surrounding uses;
 - b. This proposal protects the character, scale and stability of the commercial because the proposed development will meet all development requirements of this site; and
 - c. The proposed map amendment would allow for a reasonable development to take place consistent with the zoning district.
- 2). The proposed Zoning Map Amendment is consistent with the approved general plan, the Year 2040 Plan, for the area. The 2040 Plan designates this property as C, Commercial and Retail.



PLANNING & ZONING REPORT
Liquor & Tobacco Advisory Board Meeting of May 19, 2026
Laid over from April

File #026-LTAB-010
REVISED

APPLICANT: Damian Lyman / Lyman Enterprises dba Dolla Dame Smoke Shop
LOCATION: 714 Broadway
REQUESTED ACTION: The sale of tobacco products in conjunction with a tobacco store in a C-4, Urban Mixed-Use Zoning District.
EXISTING USE: Vacant
PROPOSED USE: Tobacco store with tobacco products
DIMENSIONS: See attached Exhibit D.

ADJACENT ZONING AND LAND USES:

NORTH: R-2 Single-family residences, Vacant lots
EAST: C-4 Sisavath Meatballs, Siam Asian Market
SOUTH: C-4 Family Dollar
WEST: C-2 Vacant Commercial, McDonald’s

YEAR 2040 PLAN: MU Mixed-Use Development

HISTORY: **File #017-LTAB-013:** The sale of tobacco products in conjunction with a grocery store in a C-4, Urban Mixed-Use Zoning District was approved on June 7, 2017 for the property located at 828 Broadway. This is two blocks east of the subject property.

There is no other relevant history.

REVIEW COMMENTS: The Applicant is requesting the sale of tobacco products in conjunction with a tobacco store in a C-4, Urban Mixed-Use Zoning District. The property is located on the north side of Broadway.

This is a new tobacco store request. The tenant space is currently vacant and, in the past, it has been general retail. The new license application 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. Since the property is located within the C-4 District, parking is not required. As shown on Exhibit C, the building was

built at the property line with no on-site parking. There is available on-street parking along Broadway and 4th Street.

~~Exhibit D is the proposed interior floor plan. This plan shows the display cases areas within the tobacco store where merchandise would be available as well as a security desk check in. There will be display racks opposite the display cases area.~~

Exhibit E is the Applicant's business plan. The business name will be Dolla Dame Smoke Shop. There will be no food sales. The security desk will be in place to check customers' ages and verify everyone is over the age of 21. The hours of operation will be Thursday through Saturday 4:00 p.m. to 2:00 a.m., and Sunday 4:00 p.m. to 10:00 p.m.

Exhibit F is the service calls for the last two (2) years. There was one service call for this address.

Exhibit G is the revised interior floor plan and indicates the type of products that will be sold at this proposed establishment. The plan indicates there will be a security desk with a check in for customers to verify everyone is at least 21 years of age. Additionally, there will be a wall mounted TV and a skate board display. The Applicant is showing there will be 9 display cases carrying a variety of products along with clothing in the display window. Display one will feature candles, scent bombs and cleaners. Display two will feature papers, cigars, wraps and rolling trays but no cigarettes. The Applicant indicates the cigars are the 10% tobacco sales. Display three will be vapes and vape pens. Display four will be ashtrays, grinders and bong pieces. Display five will be dabbers and dab accessories. Display 6 will be CBD accessories. Display seven will be medium priced artistic glass. Display eight will be high priced artistic glass and Display nine will be Top Dog artistic glass.

Staff feels this is just a head shop selling a variety of smoking accessories due to the descriptions of what will be sold in the display cases. Two of the standard conditions for tobacco shops or convenience stores going through the Liquor and Tobacco Advisory Board would prohibit these types of products from being sold. Those are 1) The sale of water pipes and "huka" or "hookah" pipes are prohibited, and 2) The sale of rose tubes, airplane-sized bottles (50ml (1.7 ounces) or less) and any other products that can be deemed to be easily manufactured into drug paraphernalia is prohibited. The proposed hours of operation, from 4:00 p.m. to 2:00 a.m. still raise further concerns as well. For these reasons, staff does not support this request.

RECOMMENDATION: Staff recommends **DENIAL** of the sale of tobacco products in conjunction with a tobacco store in a C-4, Urban Mixed-Use Zoning District

SC/BM 4/14/2026



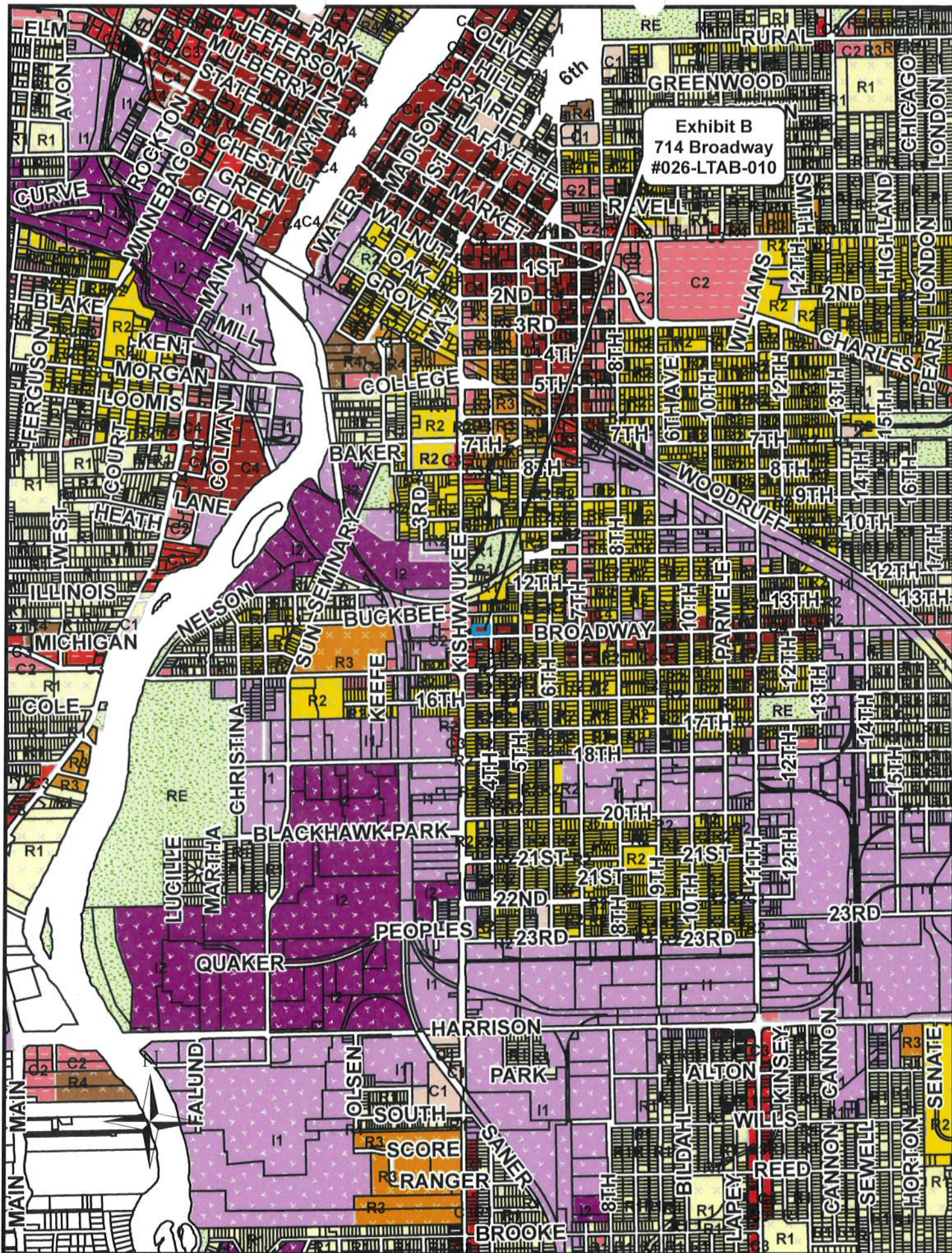




Exhibit C
714 Broadway
#026-LTAB-010

BUCKBEE

KISHWAUKEE

BELLE

LORDEN

4TH

5TH

12TH

BROADWAY

4TH

15TH

16TH

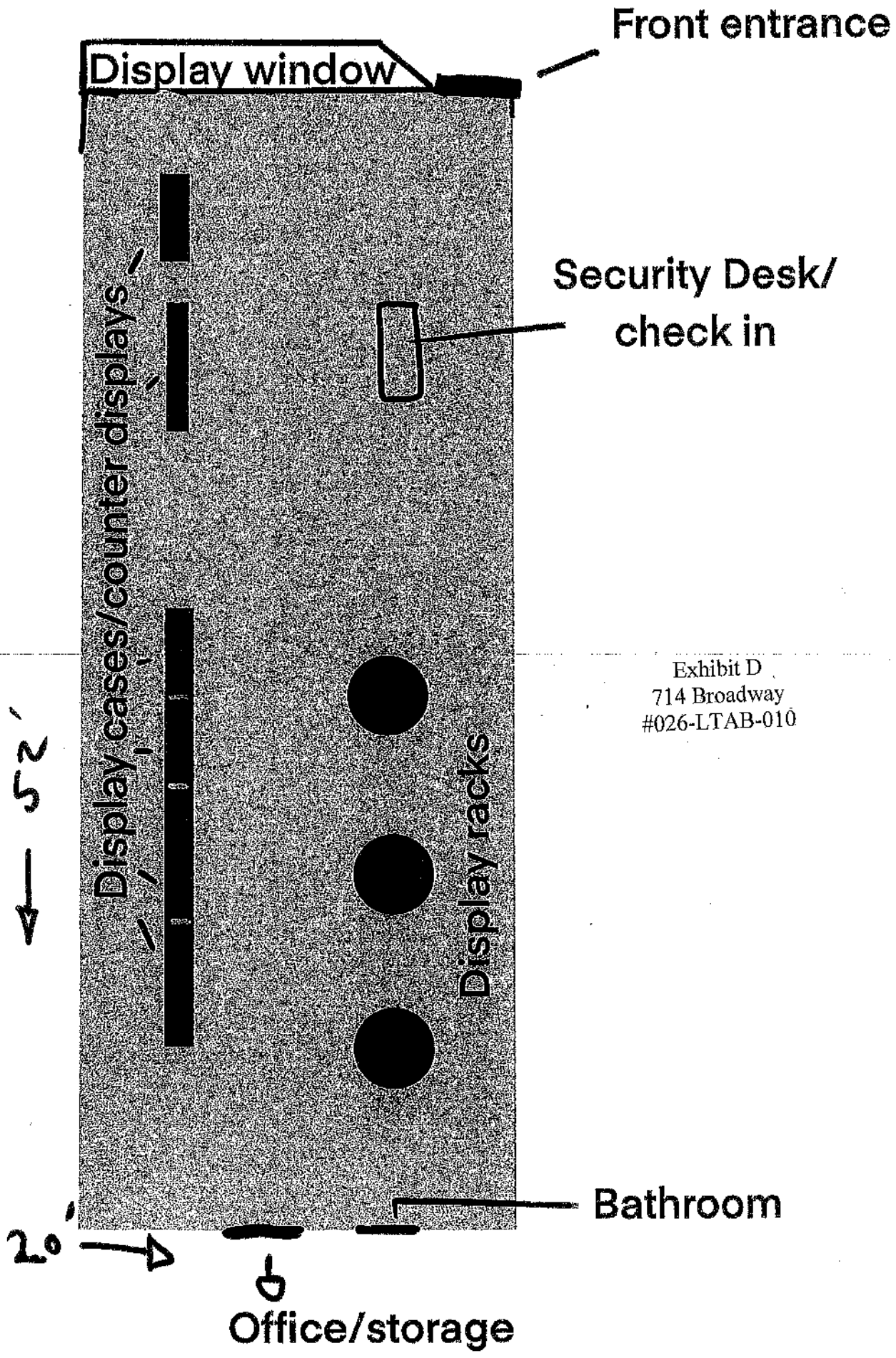


Exhibit D
714 Broadway
#026-LTAB-010

Dolla Dame Smoke Shop

- Security Desk main reason is to verify everyone is above the age of 21

RECEIVED

MAR 18 2026

CITY OF ROCKFORD
LEGAL DEPARTMENT

- No food sales

- Ratio of tobacco sales will be 10%

- Hours of operation

- 4:00 pm - 2:00 am Thursday -
Saturday

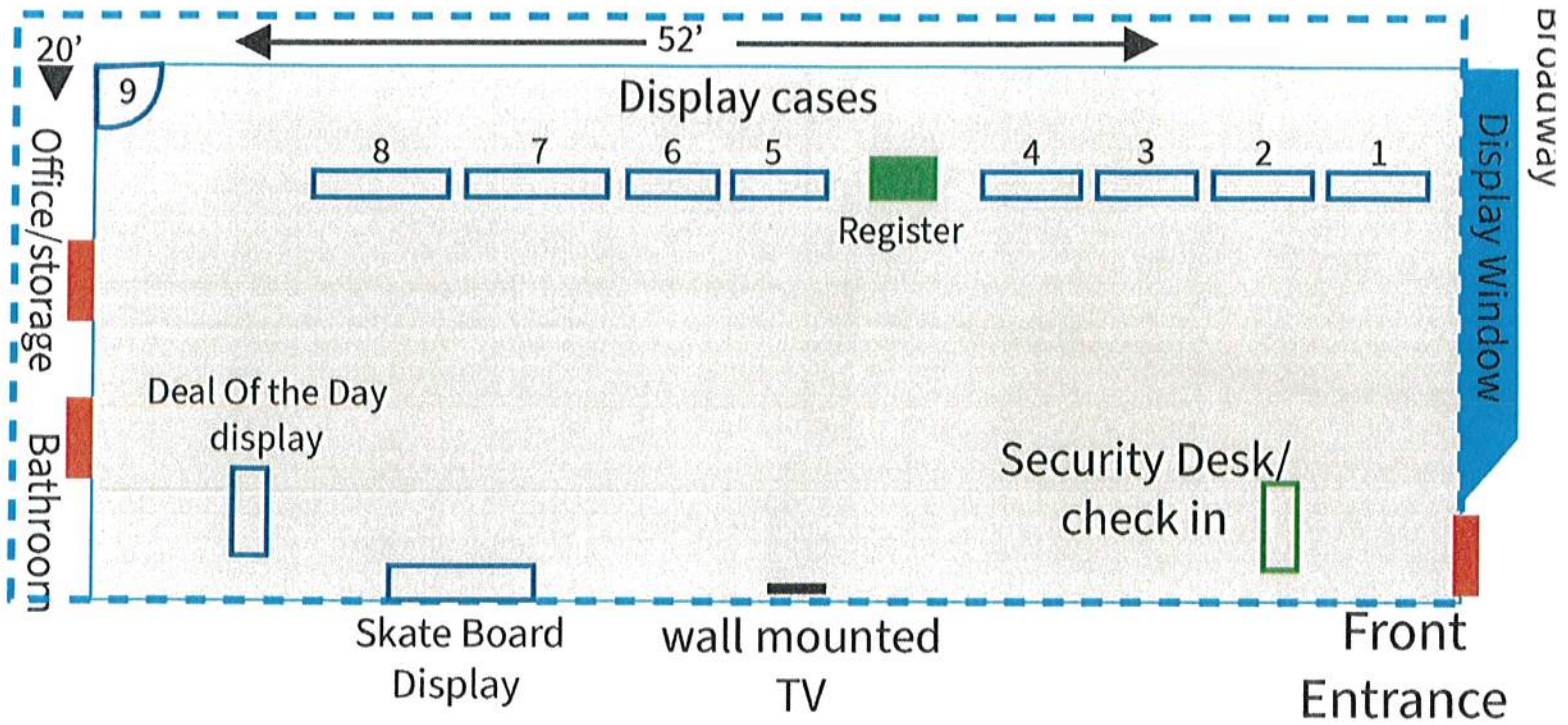
- 4:00 pm - 10:00 pm Sunday

Exhibit E
714 Broadway
#026-LTAB-010

714 BROADWAY

Event Date	Call Numbe	Situation Reported	Call Disposition	Location	City	Commonplace Name
08/28/2025			911 CLOSE W/O SEND TO			
12:30:27 PM	25-187193	911 INFORMATION PENDING		714 Broadway	Rockford	MILDAS Merchandice

Exhibit F
714 Broadway
#026-LTAB-010



Dolla Dame Floor Plan

Front Window

Display clothing brand

First Case (1)

Candle

Spray scent bombs

Cleaners

—Second (2)

Papers, cigars, and wraps

(no loose tobacco, no cigarettes of any kind; this is our 10% tobacco sales)

Rolling trays

—Third (3)

Vapes/Pens

—Fourth (4)

Ashtray

Grinders

Bong pieces

—REGISTER

—Fifth (5)

Dabbers

dab accessories

—Sixth (6)

Cbd accessories

—Seventh (7)

Medium price artistic glass

—Eighth (8)

High prices artistic glass

—corner showcase (9) Key locked

Top dog artistic glass

Exhibit G
714 Broadway
026-LTAB-010

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred the sale of tobacco products in conjunction with a tobacco store in the name of Damian Lyman / Lyman Enterprises in a C-4, Urban Mixed-Use Zoning District for the property described as:

A/K/A: 714 Broadway
PIN: 11-26-458-018

hereby recommends that the actions of the Liquor and Tobacco Advisory Board be **Sustained** thereby recommending that City Council **APPROVE** the sale of tobacco products in conjunction with a tobacco store in the name of Damian Lyman / Lyman Enterprises in a C-4, Urban Mixed-Use Zoning District at 714 Broadway.

Approval is based on the following conditions:

1. Meet all Applicable Building and Fire Codes.
2. Compliance with all City of Rockford Code of Ordinances including Liquor and Tobacco Codes.
3. The hours of operation and days will be limited to Monday through Saturday 4:00 p.m. to 12:00 a.m. (midnight) and Sunday 4:00 p.m. to 10:00 p.m.
4. 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.
5. The sale of water pipes and "huka" or "hookah" pipes are prohibited.
6. Window display signage is limited to 20% of window area.
7. The windows shall not be covered with bars or other devices that block the windows.
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.

Committee Action Taken:

Logemann: Ayes:____ Nays:____ Absent:____
Torina: Ayes:____ Nays:____ Absent:____
Prunty: Ayes:____ Nays:____ Absent:____
Bell: Ayes:____ Nays:____ Absent:____
Bonne: Ayes:____ Nays:____ Absent:____

Meeting of May 19, 2026
ZBA 003-26

Jonathan Logemann, Chairman

Aprel Prunty, Vice Chairman

Gabrielle Torina

Tamir Bell

Mark Bonne



PLANNING & ZONING REPORT

Liquor and Tobacco Advisory Board Meeting on June 16, 2026

File # 026-LTAB-016

APPLICANT: Benjamin Chauvin / Eachother LLC dba Eachother

LOCATION: 501 East State Street

REQUESTED ACTION: The sale of liquor by the drink (Class NG-L) and the sale of packaged liquor (Class PKG) in conjunction with a café, restaurant and bar in a C-4, Urban Mixed-Use Zoning District.

EXISTING USE: Vacant Restaurant

PROPOSED USE: Café, restaurant and bar with the sale of liquor by the drink and packaged liquor

DIMENSIONS: 44 feet x 99 feet **Size:** 4,356 sq. ft.

ADJACENT ZONING AND LAND USES:

NORTH:	C-4	Lucette, Parking Lot
EAST:	C-4	Vacant restaurant, Social Urban Bar & Restaurant
SOUTH:	C-4	Local 413 Firefighters Union, Parking lot
WEST:	C-4	City Hall

YEAR 2040 PLAN: Mixed-Use Development

HISTORY: **File #025-LTAB-015:** Modification of a liquor license to allow Sunday sales for the sale of liquor by the drink (Class NG-L) and packaged liquor sales (Class PKG) in conjunction with a restaurant, bar and an outdoor seating area in a C-4, Urban Mixed-Use Zoning District was approved on October 10, 2025 for the property located at 519 East State Street. This property is located 170 feet east of the subject property.

File #025-LTAB-015: The sale of liquor by the drink (Class NG-L) and packaged liquor sales (Class PKG) in conjunction with a restaurant, bar and an outdoor seating area in a C-4, Urban Mixed-Use Zoning District was approved on July 7, 2025 for the property located at 519 East State Street. This property is located 170 feet east of the subject property.

File #022-LTAB-044: Modification of existing liquor license to add video gaming terminals in conjunction with a restaurant in a C-4, Urban Mixed-Use Zoning District was approved December 19, 2022 for the property located at 501 East State Street. This is the subject property.

File #012-LAB-022: The sale of liquor by the drink in conjunction with a restaurant and bar in a C-4, Urban Mixed-Use Zoning District was approved on July 3, 2012 for the property located at 501 East State Street. This is the subject property.

REVIEW COMMENTS: The Applicant is requesting the sale of liquor by the drink (Class NG-L) and the sale of packaged liquor (Class PKG) in conjunction with a café, restaurant and bar in a C-4, Urban Mixed-Use Zoning District. Exhibit A shows that the subject property is located on the southeast corner of East State Street and South 2nd Street. The subject property is surrounded by commercial mixed uses (Exhibits B and C).

The Applicant, Benjamin Chauvin, is President of Eachother, LLC. The Applicant is proposing a new café, restaurant and bar in a space that was previously occupied by another restaurant and is proposing the sale of liquor by the drink and packaged liquor. Therefore, the liquor license must be reviewed by the Liquor and Tobacco Advisory Board.

Exhibit D is a map identifying businesses with a liquor license. The yellow dots identify the sale of beer and wine by the drink. The green dot is for a full liquor license for the sale of liquor by the drink. The red dot is for packaged liquor sales. The yellow star is the subject property.

Exhibit E is the site plan of the property showing the building as highlighted on the plan. The building covers nearly the entire property. Parking is not required in the C-4 district but there are two municipal lots across from the site on the north, south and west sides of the property. There is also on street parking as well.

Exhibit F is the proposed interior floor plan for the café, restaurant and bar. The interior floor plan is shown to be divided into an eastern portion and western portion. The eastern portion consists of a café/dining area, café bar, bathrooms, office, tap cooler, and back of house area. The café/dining area consists of three (3) tables with seating for 12 patrons, three (3) booths with seating 12 patrons and the café bar with seating for 5 patrons. The western portion of the building has a dining area, roastery, kitchen, freezer and a dish washing area. The dining area consists of four (4) tables and seating for 16 patrons. Additionally, four (4) tables with seating for 8 patrons are shown for outdoor seating.

Exhibit G is the business plan for the café, restaurant and bar. Eachother is a neighborhood cafe. The Applicant states, "the concept is an all-day gathering place where neighbors, professionals, and visitors come together for good food, fresh-baked goods, thoughtful beverages, and unhurried conversation from morning through evening" (Exhibit G). The Applicant explains, "the café offers an integrated daypart program built around four anchors: a from-scratch kitchen serving sandwiches, salads, and brunch fare; an in-house bakery producing fresh breads, pastries, and confections daily; a full coffee and espresso program; and a curated beverage program featuring wine, beer, and cocktails (Exhibit G).

Additionally, Exhibit G, indicates the days and hours of operation will be 6:00 A.M. to 2:00 A.M. Monday through Saturday, and 9:00 A.M. to 2:00

A.M. on Sunday. Within Exhibit G, the Applicant indicated that there will be 10-12 BASSET certified employees, a manager will be on duty during all hours of operation. Additionally, entertainment will consist of free live acoustic performances and a cover charge, admission fee or door fee will not be imposed at any time. The Applicant explains, "Entertainment is intended to enhance the café atmosphere, not to reorient the venue toward nightclub or dance-club operation and there will be no DJ programming, no dance floor, no amplified live bands, and no entertainment scheduled in a manner that would require crowd-control measures beyond ordinary management practices" (Exhibit G). Furthermore, the Applicant indicates within Exhibit G and on the liquor application the amount of anticipated alcoholic liquor sales as a percentage of gross annual sales of the business to be 25% and food sales to be 75%. Finally, the Applicant indicates on the liquor application that they will not apply for an Illinois Gaming License at this time.

Exhibit H is the security plan for Eachother. The Applicant explains, "a manager will be on duty during all hours that the licensed premises is open to the public, all staff who sell, serve, deliver, or handle alcoholic beverages will hold a valid BASSET certificate and, if at any time the Liquor Commissioner determines that additional security is appropriate, Eachother, LLC will retain private security personnel licensed by the State of Illinois to satisfy the request, in any number. Eachother, LLC will not enforce a formal dress code for patrons. The venue is operated as a neighborhood café and bar; standards of dress consistent with a casual public establishment apply" (Exhibit H). Additionally, the Applicant explains, "Eachother's plan focuses on conduct that originates inside or adjacent to the premises and spills into parking areas, and on cooperation with law enforcement for controlling and addressing disorderly activity" (Exhibit H). The Applicant indicated on the Liquor Application that they would hire private security licensed with the State of Illinois upon written request of the liquor commissioner

Exhibit I shows that there have been 5 Calls of Service for the Police Department in the last 24 months for 501 East State Street.

Staff feels that the applicant's request is reasonable for the use of the subject property. Staff recommends approval of the applicant's requests subject to conditions.

RECOMMENDATION: Staff recommends APPROVAL of the sale of liquor by the drink (Class NG-L) and APPROVAL of the sale of packaged liquor (Class PKG) in conjunction with a café, restaurant and bar in a C-4, Urban Mixed-Use Zoning District, based on the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Compliance with all City of Rockford Code of Ordinances including Liquor Codes
3. The sale of alcohol shall be limited to the approved interior floor plan Exhibit F.
4. Window display signage is limited to 20% of window area.
5. The windows shall not be covered with bars or other devices that block the windows.

6. The hours of operation are limited to 6:00 A.M. to 2:00 A.M. Monday through Saturday, and 9:00 A.M. to 2:00 A.M. on Sunday.
7. The café, restaurant and bar shall not have a cover charge, dance floor or any DJs.
8. The café, restaurant and bar shall not operate as a nightclub.
9. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
10. All outstanding general ordinance fines must be paid prior to the issuance of the license.
11. All conditions must be met prior to issuance of license and establishment of use.

SC:DM 6/5/26

Exhibit A
501 East State Street
#026-LTAB-016

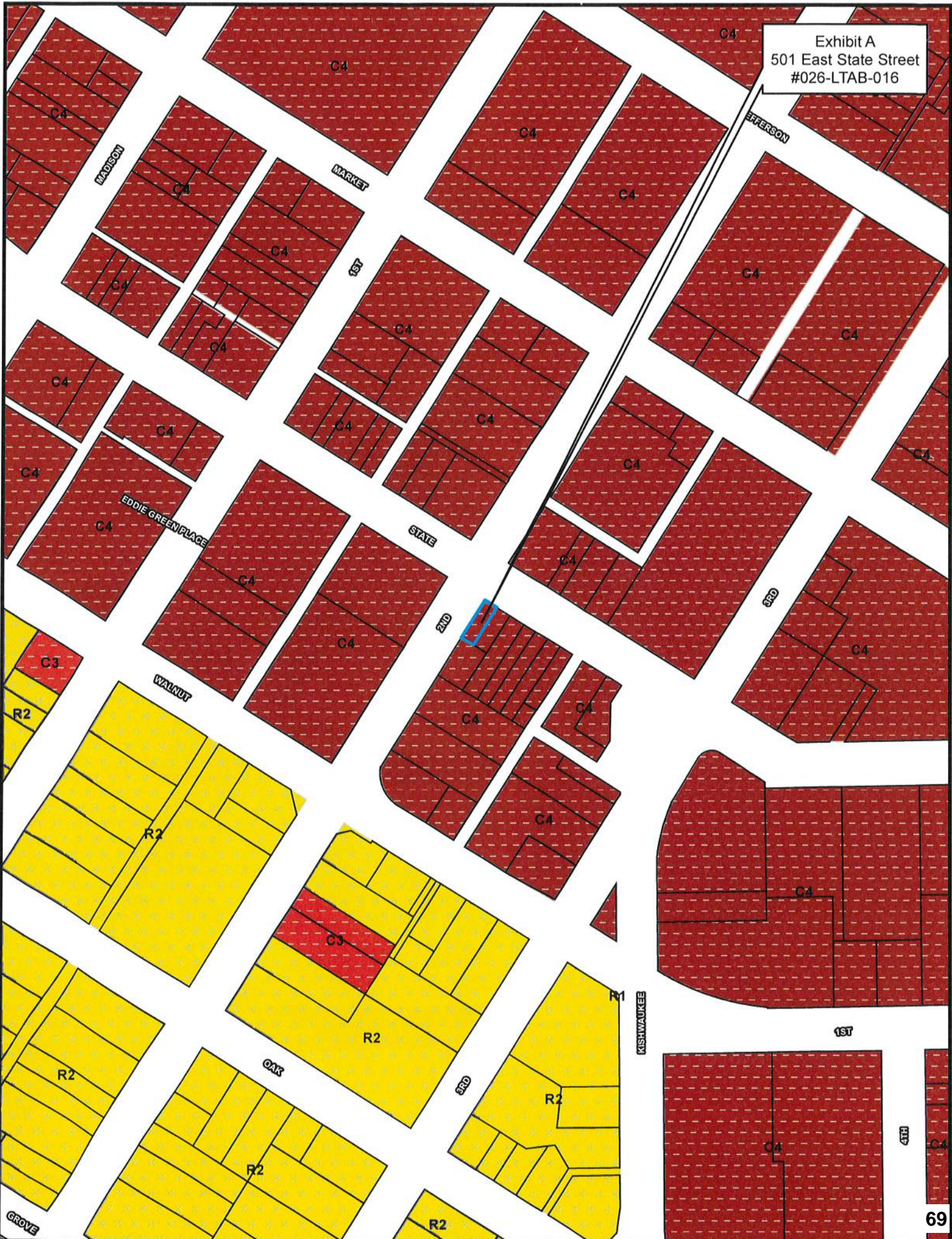
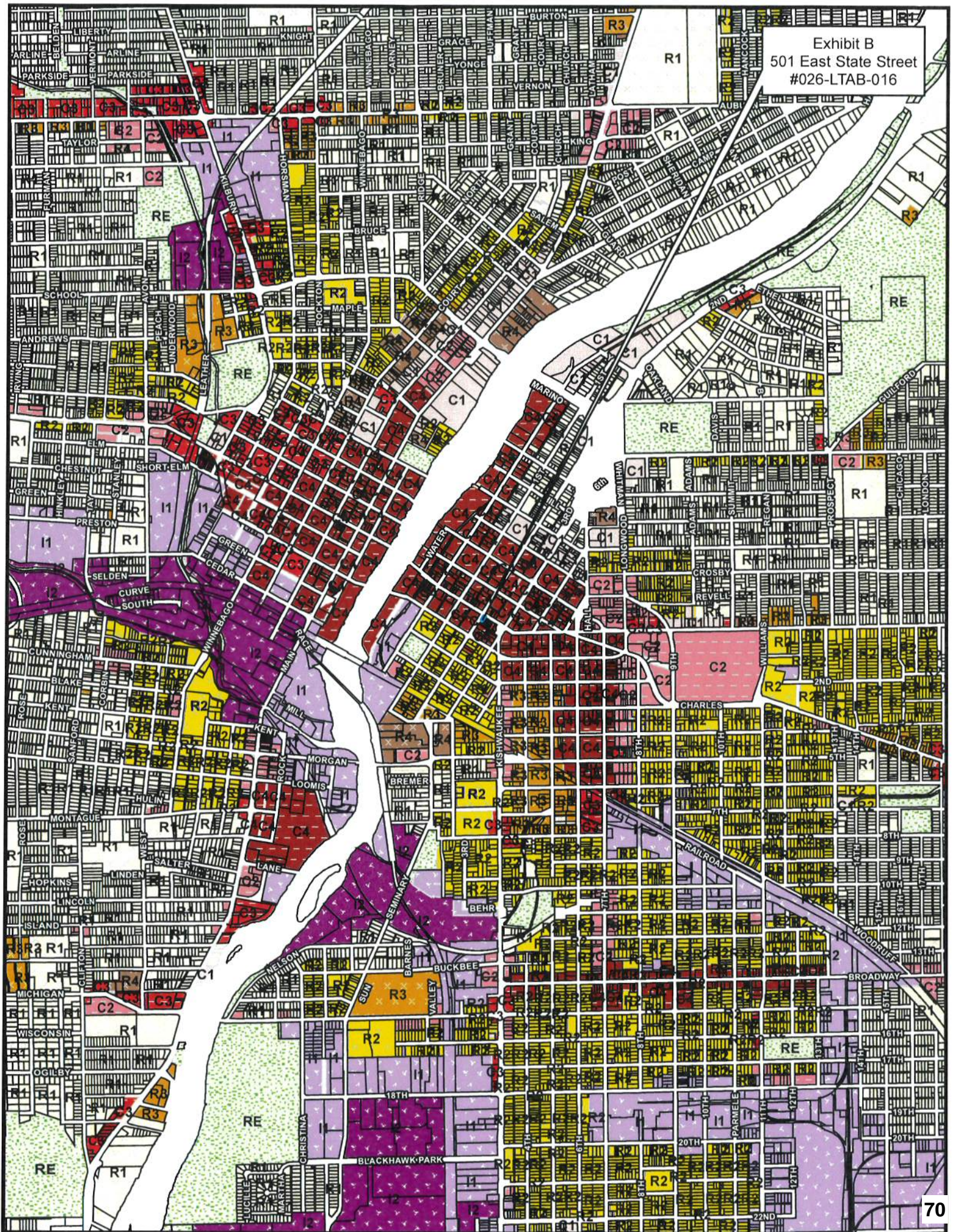
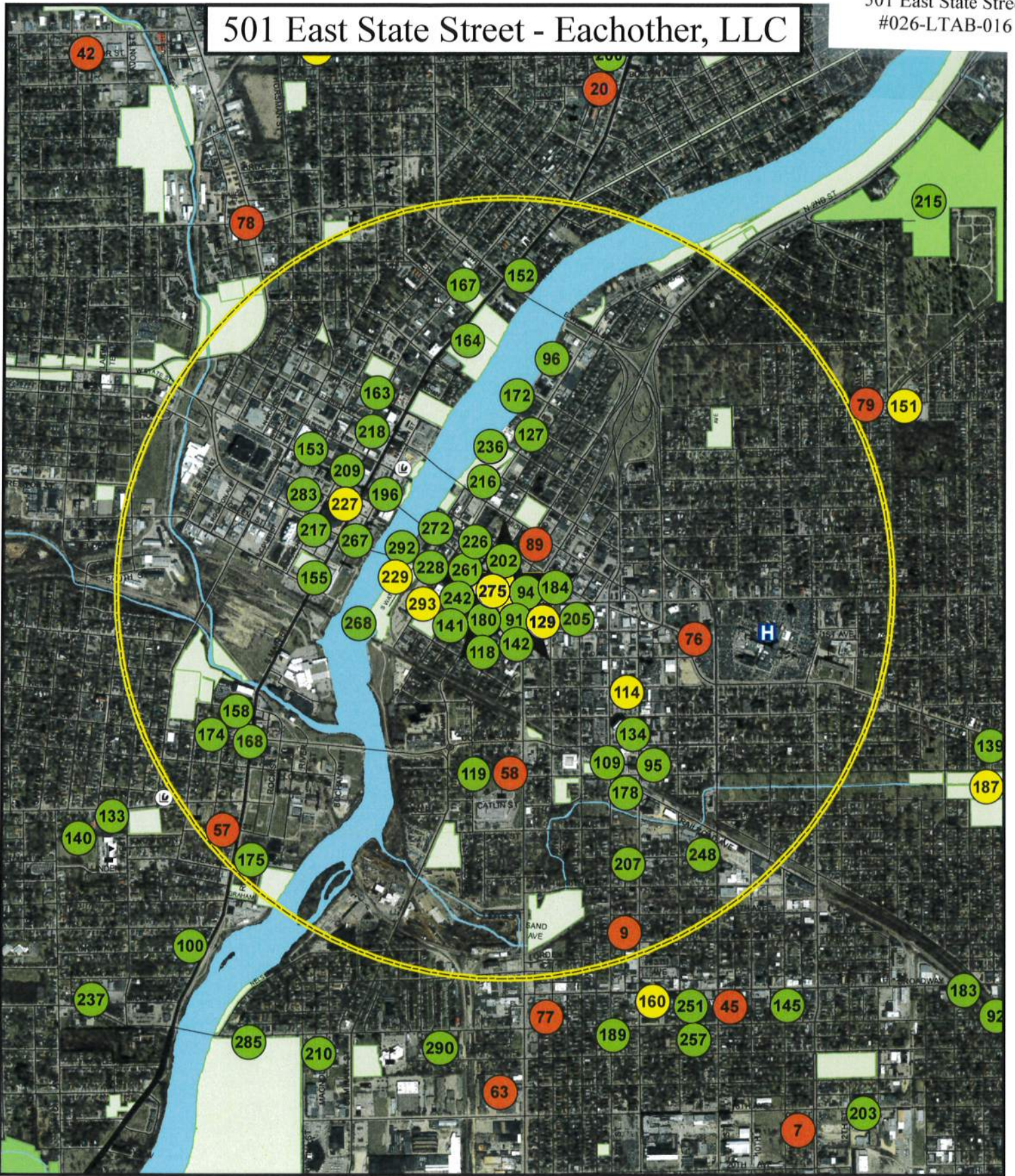


Exhibit B
501 East State Street
#026-LTAB-016





501 East State Street - Eachother, LLC



- Key**
- College/University
 - School (K-12)
 - City/Village Hall
 - Parks
 - Forest Preserves
 - Sale by the Drink (Beer and Wine)
 - Sale by the Drink (Full Liquor)
 - Package Liquor Sales

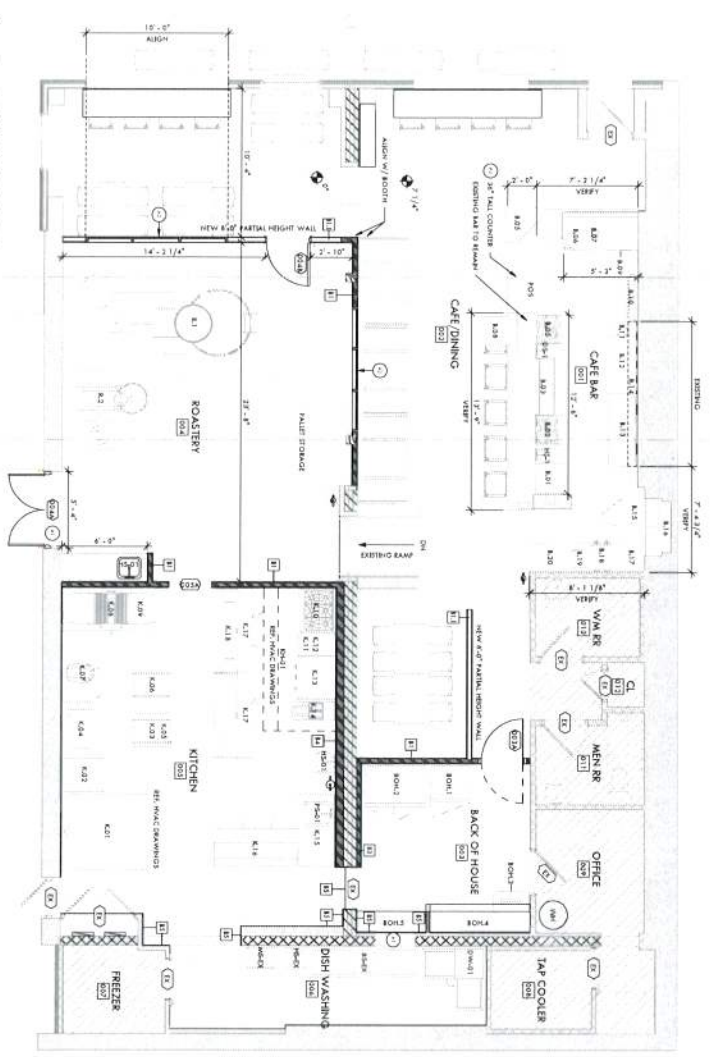
CITY OF ROCKFORD, ILLINOIS

LIQUOR LICENSE LOCATIONS 2024

2024



SCALE
 1" = 2000'
 1" = 0.33 Miles
 Prepared by: City of Rockford, Illinois
 Date: 10/23/2024



NEW WORK PLAN
 1/4\"/>

PLAN LEGEND

	NO WORK AREA
	EXISTING ROOM
	NEW ROOM
	RENOVATION

NEW WORK KENNOTES

NO.	LOCATION	HEIGHT	REMARKS
1	NEW 8'0\"/>		
2	NEW 8'0\"/>		
3	NEW 8'0\"/>		
4	NEW 8'0\"/>		
5	NEW 8'0\"/>		
6	NEW 8'0\"/>		
7	NEW 8'0\"/>		
8	NEW 8'0\"/>		
9	NEW 8'0\"/>		
10	NEW 8'0\"/>		

NEW WORK GENERAL NOTES

1. DEMOLITION AND REPAIR WORK TO BE COMPLETED PRIOR TO THE START OF NEW WORK.
2. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.
3. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.
4. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.
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9. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.
10. ALL NEW WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.

TAG	DESCRIPTION	QUANTITY	UNIT	DATE	STATUS
1.01	BAR SCHEDULE				
1.02	BAR SCHEDULE				
1.03	BAR SCHEDULE				
1.04	BAR SCHEDULE				
1.05	BAR SCHEDULE				
1.06	BAR SCHEDULE				
1.07	BAR SCHEDULE				
1.08	BAR SCHEDULE				
1.09	BAR SCHEDULE				
1.10	BAR SCHEDULE				
1.11	BAR SCHEDULE				
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1.96	BAR SCHEDULE				
1.97	BAR SCHEDULE				
1.98	BAR SCHEDULE				
1.99	BAR SCHEDULE				
2.00	BAR SCHEDULE				

501 E. STATE ST.

501 E. STATE STREET, ROCKFORD, IL 61104



501 E. STATE ST.
 25-0945
 A101

NEW WORK PLANS

RECEIVED

MAY 13 2026

CITY OF ROCKFORD
LEGAL DEPARTMENT

EACHOTHER, LLC

Business Plan

Submitted in support of City of Rockford Liquor License Application

Applicant Entity	Eachother, LLC (Illinois LLC; EIN 42-2366581)
Premises	501 E. State Street, Rockford, IL 61104
Principal	Benjamin D. Chauvin, Managing Member
License Class Sought	SLR — Special License Restaurant, Sunday Sales
Premises Size	Approximately 1,290 sq ft main floor (1,419 sq ft gross)
Seating Capacity	Approximately 100 patrons
Target Opening Date	July 1, 2026

1. Concept Overview

Eachother, LLC will operate a neighborhood café at 501 E. State Street in downtown Rockford. The concept is an all-day gathering place where neighbors, professionals, and visitors come together for good food, fresh-baked goods, thoughtful beverages, and unhurried conversation from morning through evening.

The café offers an integrated daypart program built around four anchors: a from-scratch kitchen serving sandwiches, salads, and brunch fare; an in-house bakery producing fresh breads, pastries, and confections daily; a full coffee and espresso program; and a curated beverage program featuring wine, beer, and cocktails. Each component is designed to complement the others, so a guest can stop in for a morning espresso and pastry, return at midday for a sandwich and salad, and come back in the evening for a glass of wine and a bakery plate — all within a single, consistent neighborhood setting.

The premises was most recently operated as Taco Libre and is being remodeled by the applicant for the proposed use. The location, scale, and historic character of the building make it well suited to the proposed café concept, and the C4 zoning of the site permits the proposed retail-and-hospitality use as a matter of right.

2. Days and Hours of Operation

Eachother proposes the following hours of operation, consistent with the maximum hours of liquor sales authorized under City of Rockford ordinance:

- Monday through Saturday: 6:00 a.m. - 2:00 a.m.
- Sunday: 2:00 a.m. - 2:00 a.m. (Sunday sales authorized under SLR license class)

All food and bakery offerings are available continuously from opening through close. Coffee and espresso service operates from opening. Wine, beer, and cocktail service is offered alongside the food menu within the hours authorized by law. Brunch service is available daily, with an expanded brunch menu offered Thursday through Sunday.

3. Food Service

Food service will be offered during all hours of operation, 10:00 a.m. through 2:00 a.m., seven days a week. The kitchen and bakery will both operate throughout the day. Bakery production begins in the early morning so that fresh breads and pastries are available at opening, and the full kitchen menu — sandwiches, salads, brunch items, and shareable plates — is available continuously from open to close.

Proposed Menu Direction

The food program is built around three integrated components: a from-scratch kitchen, an in-house bakery, and a full coffee bar. Menu offerings emphasize high-quality, locally sourced ingredients where practical, with seasonal rotation. Anticipated menu categories include:

- Specialty sandwiches (hot and cold) on fresh-baked breads, prepared to order
- Composed salads featuring seasonal produce and house-made dressings
- In-house bakery: fresh breads, croissants, pastries, cookies, and seasonal confections, baked daily on premises
- Brunch fare available daily, including egg dishes, breakfast sandwiches, and bakery plates
- Soups, sides, and shareable plates designed to pair with the beverage program
- Full coffee and espresso program, specialty teas, and non-alcoholic beverages throughout the day

4. Beverage Program

The beverage program is built to complement the food and bakery menu across all dayparts. Coffee and espresso anchor the program from morning onward, and a curated wine, beer, and cocktail selection is available alongside the food menu for guests who choose to enjoy it. The applicant projects that alcoholic beverages will represent approximately 25% of total revenue, with food and non-alcoholic beverages comprising the balance — consistent with a food-and-bakery-led café concept.

Wine

A curated selection of wines by the glass and by the bottle, with emphasis on approachable, food-friendly selections at accessible price points. The list will rotate seasonally and feature both domestic and international producers.

Beer

A short, well-curated list of regional craft beer, domestic standards, and Illinois-brewed selections, available by the bottle, can, and where appropriate by the draft.

Cocktails

A focused list of classic and seasonal cocktails prepared with quality spirits, fresh ingredients, and house-made syrups and mixers. The cocktail program is designed to complement — not overshadow — the wine and food focus.

Non-Alcoholic

Full coffee and espresso program, specialty teas, house-made non-alcoholic beverages, and zero-proof cocktails. Available all hours.

5. Entertainment

Each other will host free live acoustic performances on select evenings as part of the café's evening atmosphere. Performances will feature local and regional acoustic musicians playing unamplified or lightly amplified sets, providing a relaxed soundtrack for food, drink, and conversation. There will be no cover charge for any performance, and music will not be the primary draw — it is an enhancement to, not a substitute for, the food and bakery program that defines the concept.

Entertainment is intended to enhance the café atmosphere, not to reorient the venue toward nightclub or dance-club operation. There will be no DJ programming, no dance floor, no amplified live bands, and no entertainment scheduled in a manner that would require crowd-control measures beyond ordinary management practices.

6. Target Audience

Each other is designed to serve the local residential community of downtown Rockford and the surrounding neighborhoods. The target patron is a Rockford resident seeking a daily gathering place — somewhere to meet for coffee in the morning, lunch at midday, or a glass of wine and a pastry in the evening. The concept is intentionally accessible across age, income, and occasion, and is designed to function as a neighborhood third place rather than a destination bar or nightclub.

The applicant anticipates a patron mix spanning all dayparts: downtown professionals and residents for morning coffee and pastries, neighborhood patrons for lunch and brunch, and a mixed-age adult crowd in the evenings drawn by the food, bakery, and beverage program and occasional acoustic performances.

7. Anticipated Revenue Ratio (Food vs. Alcohol)

The applicant anticipates the following revenue mix at maturity, consistent with a food-led restaurant concept:

Revenue Category	Share	Notes
Food and non-alcoholic beverages	75%	Café-led
Alcohol sales (wine, beer, cocktails — on-premises)	25%	Complementary
General merchandise	0%	None planned
Other (gaming revenue, etc.)	0%	None planned
Total	100%	

The food-led ratio is intentional and reflects the applicant's design of the operation as a café and bakery first, with the alcoholic beverage program serving as a complement to the food and bakery offerings rather than the primary draw. The applicant believes this mix accurately represents the anticipated operation and provides the City with a meaningful baseline for the issuance of the requested license.

8. Cover Charge

Eachother will not impose any cover charge, admission fee, or door fee at any time. All entertainment, including live acoustic performances, will be offered free of charge to patrons. The venue will operate with open access during all posted hours of operation.

9. Operations and Management

Staffing

The applicant anticipates a total staff complement of 10 to 12 employees, including front-of-house service staff, kitchen staff, baristas, and management. A manager will be on duty during all hours of operation. All alcohol-service staff will hold valid BASSET certification prior to serving alcoholic beverages.

Manager

Benjamin D. Chauvin, Managing Member of Eachother, LLC, will serve as the primary licensed manager for the premises and is the subject of the accompanying Manager Application. Additional managers and shift leads will be designated as the operation matures and will be added to the City's records as required.

BASSET Training

All staff who serve, sell, or handle alcoholic beverages will complete BASSET (Beverage Alcohol Sellers and Servers Education and Training) certification prior to performing such duties, in accordance with City of Rockford Ordinance Section 3-68. Proof of enrollment or completion will be provided to the City prior to license issuance.

10. Compliance Statement

Eachother, LLC and its principal commit to operating the licensed premises in full compliance with all applicable provisions of the City of Rockford Code of Ordinances (including but not limited to Chapter 3 governing alcoholic liquor), the laws of the State of Illinois, and the laws of the United States. The applicant has reviewed Chapter 3 of the City of Rockford Code of Ordinances and acknowledges its obligations thereunder.

The applicant will cooperate fully with the City of Rockford Department of Law, Police Department, and any other regulatory authority in the administration of the license and the operation of the licensed premises.

Respectfully submitted,

Benjamin D. Chauvin

Managing Member, Eachother, LLC

Date: _____

EACHOTHER, LLC

Security Plan

Submitted in support of City of Rockford Liquor License Application

Applicant Entity	Eachother, LLC
Premises	501 E. State Street, Rockford, IL 61104
Licensed Manager	Benjamin D. Chauvin, Managing Member
Premises Capacity	Approximately 100 patrons
Total Staff	10–12 employees

1. Overview

Eachother, LLC will operate a 100-capacity café and wine-forward bar at 501 E. State Street with a food-led concept (75% food / 25% alcohol projected revenue). The premises does not host a dance floor, DJ programming, or amplified live music. Entertainment is limited to free live acoustic performances on select evenings. There is no cover charge.

The security plan reflects the scale and character of the venue. Because the operation is staff-supervised and does not present the risk profile of a high-volume bar, nightclub, or live-music venue, dedicated uniformed security personnel are not proposed at this time. Instead, the operation will be supervised at all hours by a manager on duty and a trained staff team, with documented procedures for managing disorderly conduct, escalation, and coordination with law enforcement.

The applicant agrees that, upon written request of the Liquor Commissioner, Eachother, LLC will engage private security licensed by the State of Illinois to supplement the staffing model described below.

2. Security Personnel — Number, Role, and Qualifications

Manager on Duty

A manager will be on duty during all hours that the licensed premises is open to the public. The manager on duty is responsible for overall supervision of the premises, including:

- Monitoring patron conduct inside the premises
- Supervising service of alcoholic beverages and verifying that service complies with applicable law
- Responding to incidents, complaints, and disturbances inside and immediately outside the premises
- Decisions regarding refusal of service, ejection of patrons, and contacting law enforcement
- Documentation of incidents in the premises' incident log

The licensed manager (Benjamin D. Chauvin) or a designated assistant manager trained in the duties described herein will be on the premises during all hours of operation.

Staff (Front of House)

All front-of-house staff (servers, bartenders, hosts) will be trained as part of their orientation to:

- Recognize signs of intoxication and refuse service consistent with BASSET training
- Check identification for any patron appearing under 30 years of age prior to alcohol service, using the approved methods (driver's license, state-issued ID, passport, military ID)
- Identify and report to the manager on duty any disorderly conduct, unattended persons in distress, suspected drug activity, or other security concerns
- Follow the de-escalation and incident-response procedures described in Section 5

BASSET Certification

All staff who sell, serve, deliver, or handle alcoholic beverages will hold a valid BASSET certificate prior to performing such duties. Certificates will be kept on file at the premises and made available upon request to authorized City of Rockford personnel.

Supplemental Security on Request

If at any time the Liquor Commissioner determines that additional security is appropriate, Eachother, LLC will retain private security personnel licensed by the State of Illinois to satisfy the request, in any number and on any schedule directed by the Commissioner.

3. Dress Code

Eachother, LLC will not enforce a formal dress code for patrons. The venue is operated as a neighborhood café and bar; standards of dress consistent with a casual public establishment apply. The manager on duty retains discretion to refuse entry or service to any individual whose dress or appearance includes:

- Visible weapons or items reasonably believed to be weapons
- Clothing displaying explicit threats of violence, racial or ethnic slurs, or sexually explicit imagery
- Clothing or accessories identified by local law enforcement as gang-related insignia

Staff will follow an internal dress code consistent with food-service standards: clean clothing, closed-toe shoes in the kitchen, hair restraints in food-prep areas, and no clothing with profanity or imagery inappropriate to a hospitality setting.

4. Plan for Controlling and Addressing Disorderly Activity

The following procedures apply to each of the three areas required by the City of Rockford liquor license attachment checklist.

A. Parking Areas Utilized by Patrons

The premises does not have dedicated off-street parking. Patrons utilize on-street parking on East State Street and surrounding public streets, as well as nearby public parking facilities. Because these areas are public right-of-way and not under the control of the licensee, Eachother's plan focuses on conduct that originates inside or adjacent to the premises and spills into parking areas, and on cooperation with law enforcement.

Procedures for parking areas:

- The manager on duty will monitor patron egress at the end of the evening and intervene before patrons reach parking areas when intoxication or aggressive behavior is observed
- Patrons identified as intoxicated will not be served and will not be permitted to drive; staff will offer to call a rideshare service or taxi, and will not relinquish vehicle keys to an intoxicated person
- Loitering, fighting, or disorderly conduct observed in adjacent parking areas will be reported to Rockford Police by 911 (or the non-emergency line, depending on severity) without delay
- The licensee will maintain regular communication with the Rockford Police Department regarding any pattern of incidents and will cooperate with any directives or recommendations
- The licensee will not impede or interfere with law enforcement responding to any incident in or around the parking areas

B. Public Areas Immediately Adjacent to the Premises

Public sidewalks, building frontage, and rights-of-way immediately adjacent to 501 E. State Street are not under the licensee's exclusive control. The licensee will nevertheless take active responsibility for conduct attributable to its patrons in these areas.

Procedures for adjacent public areas:

- Staff will monitor the building frontage during the evening hours, particularly at and near close, and will intervene in disorderly conduct involving each other patrons
- Lighting at the building exterior, including entry and any rear or side exits, will be maintained in working order at all times the premises is open and for at least 30 minutes after close
- Patrons who exit the premises will be discouraged from loitering at the front entrance, particularly when carrying beverages (which is prohibited and will be enforced by staff)
- No alcoholic beverages will be permitted to leave the premises in open containers at any time
- Staff will perform a routine sweep of the building frontage at end-of-night to address litter, broken glass, and any safety hazards
- Any disturbance involving an apparent patron will be reported to law enforcement and documented in the incident log

C. Interior of the Licensed Premises

The interior of the premises is the area of the licensee's direct control and the focus of the operational security model.

Procedures for the interior:

- A manager will be on duty at all times the premises is open, with authority to refuse service, eject patrons, and contact law enforcement
- Capacity will be monitored by the manager on duty and will not exceed the lawful posted occupancy at any time
- All alcohol service will be performed by BASSET-certified staff; identification of patrons appearing under 30 will be verified at point of service
- Staff will not serve any patron exhibiting signs of intoxication and will offer non-alcoholic alternatives and assistance with transportation

- Disputes between patrons will be addressed by the manager on duty, who will separate the parties, attempt de-escalation, and eject any party engaged in fighting, threats, or destruction of property
- Law enforcement will be contacted promptly for any incident involving violence, weapons, suspected drug activity, theft, or behavior that cannot be safely managed by staff
- The premises will maintain an incident log documenting each material security incident, including date, time, parties involved, description, action taken by staff, and law enforcement involvement if any
- Emergency exits will be maintained clear and unobstructed at all times
- The premises will display required signage including occupancy load, no-smoking notices, and any required liquor-control notices

5. Incident-Response and De-Escalation Procedures

Staff will follow a structured response when a security or service concern arises:

- Observe and assess. Identify the nature of the issue and whether it involves a single patron, group, weapon, medical concern, or other variable.
- Notify the manager. The manager on duty will take operational control of the response.
- De-escalate verbally. Offer water, food, a quiet space, or assistance with transportation as appropriate. Do not engage in physical contact unless necessary to prevent imminent harm.
- Refuse service or eject. If the patron cannot be de-escalated, refuse further alcohol service and request that the patron leave the premises. Offer assistance with rideshare or family contact.
- Contact law enforcement. For incidents involving violence, weapons, threats, suspected criminal conduct, medical emergency, or any incident that cannot be safely managed by staff, contact 911 immediately.
- Document. The manager will complete an incident-log entry before the end of shift.
- Review. Recurring incident patterns will be reviewed by ownership and adjustments made to procedures, staffing, or training as needed.

6. Cooperation with the City and Law Enforcement

Eachother, LLC commits to the following:

- Full cooperation with the City of Rockford Department of Law, the Rockford Police Department, and any other regulatory authority in the administration of the liquor license
- Access to the incident log and other security records on reasonable request by authorized City personnel
- Prompt response to any directive or recommendation from the Liquor Commissioner, including the engagement of private security if requested in writing
- Continuous review and improvement of these procedures based on operational experience and feedback from the City

Respectfully submitted,

Benjamin D. Chauvin

Managing Member, Eachother, LLC

Date: ~~5~~ 5/13/26

Call Number	Event Date	Location	Situation Reported	Call Disposition	Agency
25-248769	11/14/2025 09:39:59 AM	2501 E State St	WELFARE CHECK	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
25-176355	08/15/2025 06:00:26 PM	501 E State St	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
25-138428	06/30/2025 07:38:15 PM	2501 E State St	CRU	RPT - REPORT	Rockford Police Department
25-123974	06/12/2025 06:41:01 PM	501 E State St	DISORDERLY	LAWNO - LAW NO DISPOSITION	Rockford Police Department
25-115365	06/02/2025 10:45:13 AM	501 E State St	911 DUPLICATE CALL	DUP - DUPLICATE	Rockford Police Department
24-096956	05/06/2024 10:34:02 PM	501 E State St	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
24-084783	04/22/2024 08:58:49 AM	501 E STATE ST	CRU	RPT - REPORT	Rockford Police Department

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred the sale of liquor by the drink (Class NG-L) and the sale of packaged liquor (Class PKG) in conjunction with a café, restaurant and bar in the name of Benjamin Chauvin / Eachother LLC dba Eachother in a C-4, Urban Mixed-Use District for the property described as:

A/K/A: 501 East State Street
PIN: 11-23-390-001

hereby recommends that the actions of the Liquor and Tobacco Advisory Board be **Sustained** thereby recommending that City Council **APPROVE** the sale of liquor by the drink (Class NG-L) and **APPROVE** the sale of packaged liquor (Class PKG) in conjunction with a café, restaurant and bar in the name of Benjamin Chauvin / Eachother LLC dba Eachother in a C-4, Urban Mixed-Use Zoning District at 501 East State Street.

Approval is based on the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Compliance with all City of Rockford Code of Ordinances including Liquor Codes
3. The sale of alcohol shall be limited to the approved interior floor plan Exhibit F.
4. Window display signage is limited to 20% of window area.
5. The windows shall not be covered with bars or other devices that block the windows.
6. The hours of operation are limited to 6:00 A.M. to 2:00 A.M. Monday through Saturday, and 9:00 A.M. to 2:00 A.M. on Sunday.
7. The café, restaurant and bar shall not have a cover charge, dance floor or any DJs.
8. The café, restaurant and bar shall not operate as a nightclub.
9. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
10. All outstanding general ordinance fines must be paid prior to the issuance of the license.
11. All conditions must be met prior to issuance of license and establishment of use.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

Committee Action Taken:

Logemann: Ayes:___ Nays:___ Absent:___
 Prunty: Ayes:___ Nays:___ Absent:___
 Torina: Ayes:___ Nays:___ Absent:___
 Bonne: Ayes:___ Nays:___ Absent:___
 Bell: Ayes:___ Nays:___ Absent:___

Jonathan Logemann, Chairman

Aprel Prunty, Vice-Chairman

Gabrielle Torina

Mark Bonne

Tamir Bell

Meeting of June 16, 2026
026-LTAB-016



PLANNING & ZONING REPORT
Liquor and Tobacco Advisory Board Meeting of June 16, 2026

File # 026-LTAB-017

APPLICANT: Gerlando Galluzzo / Sam’s Ristorante & Pizzeria LLC dba Sam’s Ristorante & Pizzeria

LOCATION: 6075 East Riverside Boulevard

REQUESTED ACTION: A Modification of an existing liquor license to include liquor by the drink with video gaming terminals in conjunction with a restaurant and banquet hall in a restaurant and banquet hall in a C-1, Limited Office Zoning District, C-2, Limited Commercial Zoning District and a C-3, General Commercial Zoning District.

EXISTING USE: Restaurant and banquet hall with liquor sales

PROPOSED USE: Restaurant and banquet hall with liquor sales and video gaming terminals

DIMENSIONS: See attached Exhibit D

ADJACENT ZONING AND LAND USES:

NORTH:	Loves Park CR	Commercial Retail and Restaurants
EAST:	C-3	First Community Credit Union, Platt Hill Nursery
SOUTH:	C-1, R-1	Medical and Professional offices, Single-family residences
WEST:	C-2	Walgreen’s, Professional Offices

YEAR 2040 PLAN: C Retail

HISTORY: **File #020-LTAB-066:** The sale of beer and wine by the drink in conjunction with an outdoor seating area/beer garden in conjunction with a restaurant and brewery and video gaming in a C-2, Limited Commercial Zoning District was withdrawn for the property located at 6551 East Riverside Blvd. This is two (2) blocks east of the subject property.

File #017-LTAB-048: The sale of liquor by the drink in conjunction with a restaurant and brewery; the sale of package liquor in conjunction with a restaurant brewery; and the sale of liquor by the drink in conjunction with an outdoor seating area in a C-2, Limited Commercial Zoning District was approved on January 4, 2018 for the property located at 6551 East Riverside Blvd. This is two (2) blocks east of the subject property.

REVIEW COMMENTS: The Applicant is requesting a Modification of an existing liquor license to include liquor by the drink with video gaming terminals in conjunction with a restaurant and banquet hall in a restaurant and banquet hall in a C-1,

Limited Office Zoning District, C-2, Limited Commercial Zoning District and a C-3, General Commercial Zoning District. The subject property is on the south side of East Riverside Blvd.

The Applicant currently holds a liquor license but wants to add video gaming terminals to the business. Because there will be a change to the business, it would require a modification. The review process requires the Applicant to submit a completed license application, security plan (if applicable) and business plan. Additional items may be required regarding the use approval of the site and intended business.

Exhibit C is the aerial of the property showing the layout of the property and parking lot. The property has parking north, west and south of the building. The property has sufficient parking.

Exhibit D is the interior partial floor plan of the north part of the restaurant. The exhibit shows the proposed location for the video gaming terminals. This location would be on the north side of the building by the main entrance into the restaurant.

Exhibit E is the exterior view of the building looking south. This is the view of the main entrance and the enclosed outdoor patio.

Exhibit F is the business plan. The restaurant and banquet hall have been in operation for over 30 years. The Applicant would like to offer customers the ability to play video gaming as an expanded entertainment option. The Applicant has invested in major renovations to the restaurant to improve the dining area, lounge area and patio area including installing solar panels. The video gaming terminals will help bring more revenue to the property. Within the liquor application, it is stated the food hours will be 10:00 a.m. to 12:00 a.m. (midnight).

Exhibit G is the security plan. The exhibit plan indicates that the facility will have security cameras. The security cameras will be located both indoor and outdoor areas including the parking lot areas. There will be exterior lighting throughout that helps with customer safety. The owners and management will monitor operations during business hours. All employees will be trained how to control suspicious activities, monitor safety and how to proceed.

Exhibit H is the calls for service for the last two (2) years, May 2, 2024 to May 19, 2026. The property has had a total of 21 calls for service.

As of the date of this report, the video gaming data is as follows:

- **TOTAL NUMBER OF CITY OF ROCKFORD VIDEO GAMING LICENSES ISSUED: 515**
- **TOTAL NUMBER OF AUTHORIZED VGTS IN THE CITY OF ROCKFORD NOT YET ISSUED: 62**
- **TOTAL NUMBER OF AUTHORIZED VGTS IN THE CITY OF ROCKFORD: (515 + 62) = 577**
- **IF SAM'S IS APPROVED: (577 + 5) = 582**

The establishment's primary function is a sit-down restaurant with a banquet hall, where food service is the central focus. Staff feels that adding video gaming terminals will not be detrimental to the existing business or the surrounding area. The restaurant will maintain a family friendly atmosphere as indicated in the business plan. For these reasons, staff supports this request.

RECOMMENDATION: Staff recommends APPROVAL of a Modification of an existing liquor license to include liquor by the drink with video gaming terminals in conjunction with a restaurant and banquet hall in a restaurant and banquet hall in a C-1, Limited Office Zoning District, C-2, Limited Commercial Zoning District and a C-3, General 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 Liquor Codes.
3. The sale of liquor by the drink to be in conjunction with a restaurant and banquet hall.
4. The location of video gaming terminals as shown within Exhibit E.
5. The restaurant shall not operate as a nightclub.
6. The hours of operation are limited to Monday through Sunday 10:00 a.m. to 12:00 a.m. (midnight).
7. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
8. All outstanding general ordinance fines must be paid prior to the issuance of the license.
9. All conditions must be met prior to issuance of license and establishment of use.

SC: BM 06/08/2026

Exhibit A
6075 East Riverside Blvd.
#026-LTAB-017

DAYTONA

RIVERSIDE

RIVERSIDE

MULFORD
MULFORD

WEAVER

KAISER

PALO VERDE

MODESTO

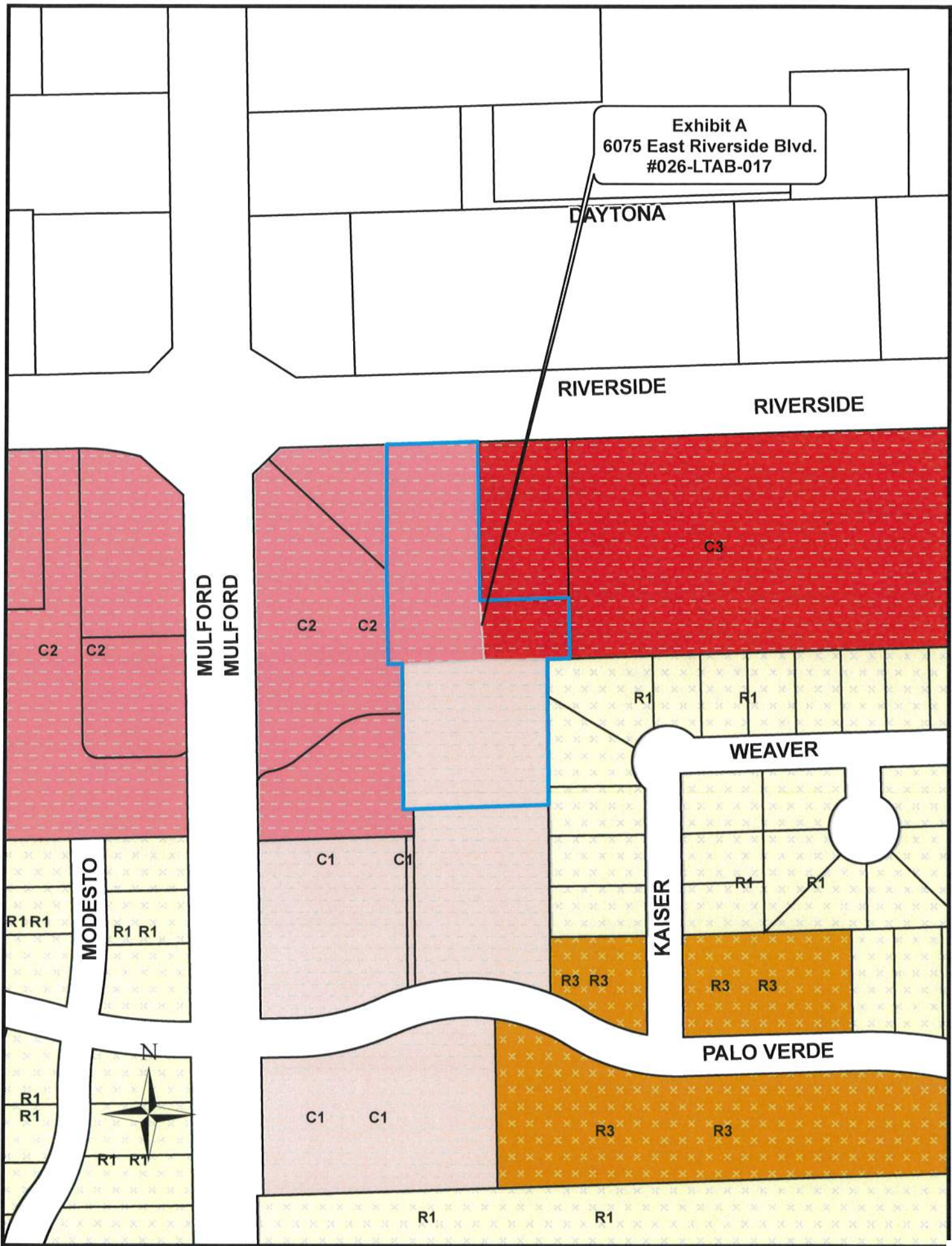


Exhibit C
6075 East Riverside Blvd.
#026-LTAB-017

DAYTONA

RIVERSIDE

RIVERSIDE

MULFORD
MULFORD

WEAVER

MODESTO

KAISER

PALO VERDE



Sams Ristorante & Pizzeria

Exhibit E
6075 East Riverside Blvd.
#026-LTAB-017

6075 E. Riverside Blvd.
Rockford, Illinois



BLAKMORE
ARCHITECTS

Date: 05/20/24 Project: 23-31
Issued for Permit

PROFESSIONAL DESIGN FIRM REGISTRATION #
184-003342

ARCHITECT SEAL



Seal expires 11/30/24

<p>SHEET INDEX</p> <p>COVER... COVER SHEET 02-20-24</p> <p>CIVIL DRAWINGS:</p> <p>001 SITE GENERAL NOTES 002 SITE EXISTING CONDITIONS & REMOVAL PLAN 003 SITE LAYOUT PLAN 004 SITE GRADING PLAN 005 SITE UTILITIES PLAN 02-20-24</p> <p>ARCHITECTURAL ELECTRICAL SCHEMATIC:</p> <p>006 ELECTRICAL SCHEMATIC 007 FOUNDATION FLOOR PLAN & DETAILS 008 ROOF FLOORING PLANS 009 SCHEDULES 010 CANOPY SECTION & DETAILS 011 STRUCTURAL GENERAL NOTES 012 STRUCTURAL FLOOR PLAN 013 LIGHTING & POWER FLOOR PLANS 02-20-24</p>	<p>Current drawing date: 02-20-24 02-20-24 02-20-24 02-20-24 02-20-24 02-20-24 02-20-24 02-20-24 02-20-24 02-20-24 02-20-24 02-20-24 02-20-24 02-20-24 02-20-24 02-20-24</p>
<p>SITE LOCATION</p>	

Business Plan

Sam's Ristorante & Pizzeria

6075 East Riverside Boulevard, Rockford, Illinois 61114

Exhibit F
6075 East Riverside Blvd.
#026-LTAB-017

RECEIVED

MAY 13 2026

**CITY OF ROCKFORD
LEGAL DEPARTMENT**

Executive Summary

Sam's Ristorante & Pizzeria has proudly served the Rockford, Illinois community for more than 33 years at its current location. Over the past three decades, the restaurant has established itself as a well-known and respected local dining destination recognized for quality food, family dining, customer service, catering, private events, and community involvement.

As part of its continued growth and long-term sustainability strategy, Sam's Ristorante & Pizzeria is seeking to expand its entertainment offerings through the addition of licensed video gaming terminals. The purpose of adding video gaming is to enhance the overall guest experience by providing additional entertainment options while also creating a supplemental revenue stream to support restaurant operations, employee retention, future investments, and continued community development.

The restaurant has demonstrated a long-standing commitment to the Rockford community through substantial reinvestment into the property and business operations. Within the last year and a half, ownership has invested more than \$500,000 into major renovations and additions to the facility, including improvements to dining areas, lounge spaces, patio enhancements, operational upgrades, and customer amenities.

In addition, Sam's Ristorante & Pizzeria is currently in the process of installing solar panels on the facility, representing another significant investment into the local community and the future sustainability of the business. The solar project is expected to total approximately \$350,000 and demonstrates the company's commitment to environmental responsibility, energy efficiency, and long-term operational stability.

The addition of video gaming will complement the existing restaurant and lounge atmosphere while helping stabilize revenue during changing economic conditions, rising food and labor costs, and seasonal fluctuations within the hospitality industry.

Company Overview

Business Name

Sam's Ristorante & Pizzeria

Business Address

6075 East Riverside Boulevard
Rockford, Illinois 61114

Business Structure

Privately owned restaurant and hospitality business.

Years in Business

Over 33 years at the current location.

Industry

Restaurant, hospitality, entertainment, catering, and food service.

Mission Statement

Sam's Ristorante & Pizzeria is committed to providing high-quality food, exceptional hospitality, and a welcoming atmosphere for families, professionals, and visitors throughout the Rockford area. Our mission is to continue investing in our facility, employees, and community while offering an enjoyable and entertaining dining experience for our guests.

Business Description

Sam's Ristorante & Pizzeria is a full-service restaurant and pizzeria serving Italian cuisine, pizza, appetizers, pasta dishes, sandwiches, beverages, catering services, banquet dining, and carryout services.

The business has built a strong customer base through decades of consistent service, quality food, and community involvement. The restaurant serves a wide demographic that includes local residents, families, business professionals, travelers, sports teams, community organizations, and private event guests.

The restaurant features:

- Full-service dining areas
- Lounge and bar seating
- Outdoor patio dining

- Private event and banquet space
- Carryout and catering operations
- Community event hosting
- Family-friendly dining atmosphere

The proposed addition of video gaming terminals will enhance the entertainment offerings already available to guests while encouraging longer visits and increased customer engagement.

Purpose of Adding Video Gaming

The addition of licensed video gaming terminals is intended to:

1. Provide additional entertainment options for adult guests.
2. Enhance the customer experience within the lounge and bar areas.
3. Create supplemental revenue to help offset increasing operational expenses.
4. Support employee retention and staffing stability.
5. Assist with future property improvements and continued investment into the business.
6. Increase customer traffic and length of stay.
7. Maintain competitiveness within the hospitality and restaurant industry.

The gaming area will be professionally maintained and operated in compliance with all applicable state and local regulations. Video gaming will remain secondary to the restaurant's primary focus as a family-oriented dining establishment.

Market Analysis

Industry Overview

The restaurant and hospitality industries continue to face rising operational costs, including increases in food prices, labor expenses, utilities, insurance, and maintenance. Many restaurants have diversified revenue streams by adding entertainment options and guest amenities to remain financially stable and competitive.

Video gaming has become a common and accepted supplemental revenue source for restaurants and hospitality establishments throughout Illinois. Properly managed gaming operations can increase customer retention, create additional guest traffic, and provide businesses with more consistent revenue during slower dining periods.

Target Market

Sam's Ristorante & Pizzeria serves:

- Local residents
- Families
- Working professionals
- Evening dining guests
- Bar and lounge patrons
- Community organizations
- Private event guests
- Travelers and hotel guests in the Riverside Boulevard corridor

The addition of gaming terminals primarily targets adult lounge patrons while preserving the restaurant's family dining atmosphere.

Competitive Advantage

Sam's Ristorante & Pizzeria benefits from:

- Over 33 years of successful operation
- Strong local reputation and customer loyalty
- Established location with high visibility
- Recent large-scale renovations and upgrades
- Expanded patio and lounge areas
- Ongoing investment into sustainability and infrastructure
- Experienced ownership and management
- Diverse revenue streams including dining, catering, events, and carryout

Recent Investments and Improvements

Ownership has made substantial financial investments into the property and business operations to ensure long-term success and continued growth.

Facility Renovations

Over the last year and a half, more than \$500,000 has been invested into renovations and additions to the building, including:

- Dining room improvements
- Lounge upgrades
- Expanded patio and outdoor seating
- Building enhancements
- Operational improvements
- Customer experience upgrades
- Equipment and infrastructure improvements

These investments demonstrate the company's ongoing commitment to maintaining a high-quality establishment and contributing positively to the local business community.

Solar Energy Project

Sam's Ristorante & Pizzeria is also in the process of adding solar panels to the facility, representing an additional investment of approximately \$350,000.

The solar project will:

- Improve energy efficiency
- Reduce long-term utility expenses
- Support environmental sustainability
- Reduce operational costs
- Demonstrate commitment to long-term community investment

This project further reflects ownership's dedication to responsible business growth and reinvestment into the local economy.

Operations Plan

Management

The restaurant is operated by experienced ownership and management with more than three decades of industry experience.

Management responsibilities include:

- Daily restaurant operations
- Staff supervision and training
- Food quality control
- Customer service oversight
- Vendor and supplier relationships
- Financial management
- Facility maintenance
- Compliance with state and local regulations

Staffing

Sam's Ristorante & Pizzeria employs kitchen staff, servers, bartenders, hosts, catering staff, and management personnel.

The additional gaming revenue is expected to help support:

- Employee retention
- Staffing stability
- Wage growth opportunities
- Continued job creation
- Operational sustainability

Hours of Operation

The business operates regular lunch and dinner service along with lounge operations, catering services, and special events.

Marketing Strategy

Sam's Ristorante & Pizzeria will continue utilizing its established marketing channels and customer relationships to promote both dining and entertainment offerings.

Marketing strategies include:

- Social media marketing
- Community engagement
- Customer loyalty and repeat business
- Event promotions
- Catering and banquet marketing
- Word-of-mouth referrals
- Seasonal promotions
- Local partnerships and sponsorships

The addition of video gaming will be marketed responsibly as an added entertainment option for adult guests.

Financial Benefits of Video Gaming

The supplemental revenue generated through video gaming is expected to:

- Help offset rising food and labor costs
- Stabilize cash flow during slower business periods
- Support future facility improvements
- Assist with employee retention and operational growth
- Strengthen long-term business sustainability
- Provide additional tax revenue and economic activity within the local community

The additional income will allow the business to continue reinvesting into the property, employees, and customer experience.

Community Impact

Sam's Ristorante & Pizzeria has been an active member of the Rockford community for more than three decades. The business has continuously supported local employment, community organizations, events, and economic development.

The recent investments into the property, including building renovations and the planned solar energy project, demonstrate the company's long-term commitment to the area.

The addition of video gaming will help ensure the continued success and sustainability of the business, allowing it to remain a stable employer, taxpayer, and contributor to the local economy.

Conclusion

Sam's Ristorante & Pizzeria has established itself as a long-standing and respected restaurant business within the Rockford community through more than 33 years of successful operation.

Ownership has made substantial financial investments exceeding \$850,000 in recent years through facility renovations, building improvements, additions, and the upcoming solar energy project.

The addition of licensed video gaming terminals is a responsible and strategic business decision designed to:

- Enhance entertainment options for guests
- Supplement restaurant revenue
- Offset increasing operational costs
- Support employees and future growth
- Maintain long-term business stability
- Continue reinvesting into the Rockford community

Sam's Ristorante & Pizzeria remains committed to providing quality food, hospitality, entertainment, and continued investment into both the business and the local community for many years to come.

Security Plan

Sam's Ristorante & Pizzeria

6075 East Riverside Boulevard

Rockford, Illinois 61114

RECEIVED

MAY 18 2026

**CITY OF ROCKFORD
LEGAL DEPARTMENT**

Purpose

The purpose of this Security Plan is to ensure a safe, secure, and well-monitored environment for guests, employees, vendors, and visitors at Sam's Ristorante & Pizzeria. Ownership and management are committed to maintaining high standards of safety, security, and operational oversight throughout the facility and surrounding property.

Facility Overview

Sam's Ristorante & Pizzeria is a full-service restaurant and hospitality establishment operating at:

6075 East Riverside Boulevard

Rockford, Illinois 61114

The facility includes dining areas, lounge and bar seating, patio areas, private event spaces, parking areas, kitchen operations, and guest entrances and exits.

Security Measures

Video Surveillance System

Sam's Ristorante & Pizzeria maintains multiple security cameras throughout the facility and exterior property areas. Cameras are positioned to monitor:

- Main entrances and exits
- Dining areas
- Lounge and bar areas
- Hallways and common areas
- Patio and outdoor seating areas

Exhibit G
6075 East Riverside Blvd.
#026-LTAB-017

- Parking lot and exterior surroundings
- Cash handling and point-of-sale areas

The surveillance system is monitored regularly by ownership and management to help maintain a secure environment and assist with incident review when necessary.

Lighting and Visibility

The property maintains well-lit interior and exterior areas to promote guest safety and visibility during operating hours.

Lighting coverage includes:

- Parking lot areas
- Building entrances and exits
- Walkways and patio areas
- Exterior perimeter lighting
- Interior common areas

Proper lighting helps deter unwanted activity while improving safety for customers and staff.

Management and Ownership Oversight

Ownership and management maintain regular on-site oversight of restaurant operations and guest activity throughout business hours.

Management responsibilities include:

- Monitoring daily operations
- Supervising employees and guest interactions
- Addressing safety concerns promptly
- Ensuring compliance with company policies and procedures
- Maintaining orderly operations within dining and lounge areas

Owners and managers are actively involved in the daily operation of the business and maintain a visible presence throughout the facility.

Employee Training and Procedures

Employees are instructed to report suspicious activity, disturbances, safety concerns, or emergencies to management immediately.

Staff procedures include:

- Monitoring guest activity
- Maintaining clear entry and exit pathways
- Following cash handling procedures
- Reporting incidents promptly
- Assisting with emergency response when necessary

Management reserves the right to refuse service or remove disruptive individuals when necessary to maintain a safe environment for guests and employees.

Coordination with Local Authorities

Sam's Ristorante & Pizzeria will cooperate fully with local law enforcement, emergency responders, and regulatory agencies when needed.

Emergency services can be contacted immediately in the event of:

- Criminal activity
 - Medical emergencies
 - Fire or safety hazards
 - Disturbances or threats to public safety
-

Commitment to Safety

Sam's Ristorante & Pizzeria is committed to maintaining a professional, safe, family-friendly, and responsibly managed establishment. Through active management oversight,

Call Number	Event Date	Location	Situation Reported	Call Disposition	Agency
26-106367	05/19/2026 08:03:32 AM	6075 E Riverside Blvd	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	Rockford Police Department
26-105225	05/17/2026 10:18:05 PM	6075 E Riverside Blvd	DISORDERLY	RPT - REPORT	Rockford Police Department
26-092144	05/01/2026 11:01:01 AM	6075 E RIVERSIDE BLVD	CRU	RPT - REPORT	Rockford Police Department
26-088734	04/27/2026 09:03:18 AM	6075 E Riverside Blvd	CRU	RPT - REPORT	Rockford Police Department
26-058133	03/20/2026 08:21:05 AM	6075 E RIVERSIDE BLVD	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
25-262610	12/03/2025 09:42:11 AM	6075 E Riverside Blvd	TRAFFIC COMPLAINT	RE-ASSIGN/CHANGE OF CALL(UNIT) / ADV - ADVISED	Rockford Police Department
25-240324	11/03/2025 09:06:43 AM	6075 E Riverside Blvd	911 INFORMATION	NRPT - NO REPORT	Rockford Police Department
25-221767	10/09/2025 12:08:39 PM	6075 E Riverside Blvd	INFORMATION FOR POLICE	NRPT - NO REPORT	Rockford Police Department
25-203877	09/17/2025 03:19:40 PM	6075 E Riverside Blvd	THEFT REPORT	RPT - REPORT	Rockford Police Department
25-203877	09/17/2025 03:19:40 PM	6075 E Riverside Blvd	THEFT REPORT	RPT - REPORT	Rockford Police Department
25-203877	09/17/2025 03:19:40 PM	6075 E Riverside Blvd	THEFT REPORT	RPT - REPORT	Rockford Police Department
25-203647	09/17/2025 11:33:40 AM	6075 E Riverside Blvd	CRU	RPT - REPORT	Rockford Police Department
25-203630	09/17/2025 11:18:32 AM	6075 E Riverside Blvd	CRU	RPT - REPORT	Rockford Police Department
25-087260	04/28/2025 12:47:36 PM	6075 E Riverside Blvd	DISORDERLY	RE-ASSIGN/CHANGE OF CALL(UNIT) / UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	Rockford Police Department
25-053157	03/15/2025 11:24:35 PM	6075 E Riverside Blvd	ALARM - BURGLAR	RE-ASSIGN/CHANGE OF CALL(UNIT) / CALLER CANCELLED	Rockford Police Department
24-199819	09/05/2024 06:26:53 AM	6075 E Riverside Blvd	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT	Rockford Police Department
24-136615	06/22/2024 09:45:26 PM	6075 E Riverside Blvd	911 DUPLICATE CALL	DUP - DUPLICATE	Rockford Police Department
24-136614	06/22/2024 09:45:26 PM	6075 E Riverside Blvd	911 DUPLICATE CALL	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
24-101187	05/11/2024 09:26:04 PM	6075 E Riverside Blvd	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
24-097982	05/08/2024 08:10:48 AM	6075 E Riverside Blvd	ALARM - BURGLAR	CALLER CANCELLED	Rockford Police Department
24-093657	05/02/2024 07:35:44 PM	6075 E Riverside Blvd	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	Rockford Police Department

Exhibit H
6075 East Riverside Blvd.
#026-LTAB-017

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred the Modification of an existing liquor license to include liquor by the drink with video gaming terminals in conjunction with a restaurant and banquet hall in a restaurant and banquet hall in the name of Gerlando Galluzzo / Sam’s Ristorante & Pizzeria LLC dba Sam’s Ristorante & Pizzeria in a C-1, Limited Office Zoning District, C-2, Limited Commercial Zoning District and a C-3, General Commercial Zoning District for the property described as:

**A/K/A: 6075 East Riverside Boulevard
PIN: 12-03-301-035**

hereby recommends that the actions of the Liquor and Tobacco Advisory Board be **Sustained** thereby recommending that City Council **APPROVE** the Modification of an existing liquor license to include liquor by the drink with video gaming terminals in conjunction with a restaurant and banquet hall in a restaurant and banquet hall in the name of Gerlando Galluzzo / Sam’s Ristorante & Pizzeria LLC dba Sam’s Ristorante & Pizzeria in a C-1, Limited Office Zoning District, C-2, Limited Commercial Zoning District and a C-3, General Commercial Zoning District at 6075 East Riverside Boulevard.

Approval is based on the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Compliance with all City of Rockford Code of Ordinances including Liquor Codes.
3. The sale of liquor by the drink to be in conjunction with a restaurant and banquet hall.
4. The location of video gaming terminals as shown within Exhibit E.
5. The restaurant shall not operate as a nightclub.
6. The hours of operation are limited to Monday through Sunday 10:00 a.m. to 12:00 a.m. (midnight).
7. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
8. All outstanding general ordinance fines must be paid prior to the issuance of the license.
9. All conditions must be met prior to issuance of license and establishment of use.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

Committee Action Taken:

Logemann: Ayes:___ Nays:___ Absent:___
 Prunty: Ayes:___ Nays:___ Absent:___
 Torina: Ayes:___ Nays:___ Absent:___
 Bonne: Ayes:___ Nays:___ Absent:___
 Bell: Ayes:___ Nays:___ Absent:___

Jonathan Logemann, Chairman

Aprel Prunty, Vice-Chairman

Gabrielle Torina

Mark Bonne

Tamir Bell

Meeting of June 16, 2026
026-LTAB-017



PLANNING & ZONING REPORT

Liquor and Tobacco Advisory Board Meeting of June 16, 2026

File # 026-LTAB-018

APPLICANT: Ashvin Patel / MaxMart Liquor, LLC dba MaxMart

LOCATION: 922 Kilburn Avenue

REQUESTED ACTION: The sale of packaged liquor (Class PKG) and the sale of tobacco products in conjunction with a liquor store a C-3, General Commercial Zoning District.

EXISTING USE: Liquor store with the sale of packaged liquor and tobacco products

PROPOSED USE: Liquor store with the sale of packaged liquor and tobacco products

DIMENSIONS: Irregular shape **SQUARE FOOTAGE:** 21,369 sq. ft.

ADJACENT ZONING AND LAND USES:

NORTH:	C-3 and I-1	Arntzen
EAST:	C-3	Alonso’s Body Shop, Shell Gas Station
SOUTH:	R-2 and C-3	Lifescape Community Services, Inc., Billboard, Vacant land
WEST:	C-3	Strip Center; Lee’s Cleaner

YEAR 2040 PLAN: Industrial and Utilities

HISTORY: **File #020-LTAB-087** The sale of packaged liquor in conjunction with a liquor store and video gaming and the sale of tobacco products in conjunction with a liquor store in a C-3, General Commercial Zoning District was approved on October 7, 2020 for the property located at 922 Kilburn Avenue. This is the subject property.

File #017-LTAB-015 The sale of tobacco products in conjunction with a grocery store in a C-3 General Commercial Zoning District was approved on November 8, 2017 for the property located at 922 Kilburn Avenue. This is the subject property.

File #014-LTAB-030 The sale of tobacco products in conjunction with a gas station in a C-3 General Commercial Zoning District was approved on April 21, 1981 for the property located at 913 Kilburn Avenue. This property is located directly east of the subject property.

File #157-88: A Special Use Permit for the sale of packaged liquor in a CC, Commercial Community Zoning District was approved on February 6, 1989 for the property located at 922 Kilburn Avenue. This is the subject property.

File #014-84: A Modification of a Special Use Permit to establish a fast-food/carry out facility and a Variation to exempt the property from the landscaping requirements in a CC, Commercial Community Zoning District

was approved on March 5, 1984 for the property located at 913 Kilburn Avenue. This property is located directly east of the subject property.

REVIEW COMMENTS: The Applicant is requesting the sale of packaged liquor (Class PKG) and the sale of tobacco products in conjunction with a liquor store a C-3, General Commercial Zoning District. Exhibit A shows that the subject property is located on the northwest corner of the School Street and Kilburn Avenue intersection. The subject property is surrounded by commercial, industrial, and residential uses (Exhibits B & C).

Due to a change in ownership, new liquor and tobacco licenses are required. The Applicant, Ashvin Patel, is President of MaxMart Liquor, LLC. Within the Liquor Application, it is indicated that the on-premises day-to-day operation of MaxMart will be managed by the Applicant.

Exhibit D is a map identifying businesses with a liquor license. The yellow dots identify the sale of beer and wine by the drink. The green dot is for a full liquor license for the sale of liquor by the drink. The red dot is for packaged liquor sales. The yellow star is the subject property.

Exhibit E is the site plan for the subject property that shows the existing building and indicates that there are 22 parking spaces; however, the landscaping, and dumpster enclosure are not shown. The liquor store is approximately 6,288 square feet. The liquor store requires 25 parking spaces (using the four spaces per 1,000 square feet of retail space required for retail sales uses). Staff feels that a detailed site plan showing the property lines, building, striped parking spaces with dimensions, landscaping areas with plant species, and dumpster enclosure with dumpster enclosure detail should be submitted.

The Applicants submitted Exhibit F, an interior floor plan that shows the interior layout of the liquor store. The interior floor plan shows there is a cooler, shelving in the middle of the store, checkout registers, an office, storage rooms, and bathrooms; however, the packaged liquor and tobacco products are not shown (Exhibit F). Staff feels that a detailed interior floor plan showing the locations of the packaged liquor and tobacco products for sale should be submitted.

Exhibit G is the business plan for MaxMart Liquor, LLC. The Applicant indicates, "food service is quick service food program to support responsible alcohol consumption and increase customer retention will be 11:00 A.M. until 1 hour before closing" (Exhibit G). The hours and days of operation and days will be 9:00 A.M. to 10:00 P.M. Monday through Thursday, 9:00 A.M. to 12:00 A.M. (Midnight) Friday and Saturday, and 10:00 A.M. to 10:00 P.M. on Sunday. Within Exhibit G, the Applicant indicates that the amount of alcohol sales of the business is 65-70% and food sales is 30-35%. The Applicant indicated on the Liquor Application that the amount of alcohol sales of the business is 60%, food/non-alcoholic beverage sales are 25% and other revenue is 15%. On the Tobacco Application, the Applicant indicates the amount of anticipated tobacco sales of gross annual sales of the business will be 10%.

Exhibit H is the security plan MaxMart Liquor, LLC. The Applicant indicates that the security staff will be 0-1 on weekdays and 1-2 weekends/peak hours, 24/7 digital CCTV system with a minimum 30-day storage, BASSETT

certified staff and open communication with the Rockford Police Department (Exhibit H). The Applicant also indicated on the Liquor and Tobacco Applications that security would not be hired if a written request were received from the liquor commissioner.

Exhibit I is a letter to the Members of the Liquor Commission from the Applicant. The Applicant, explains, "Maxmart Liquor LLC is proposed as a professionally operated retail liquor establishment with an enhanced customer experience that includes complementary food service and limited well-controlled entertainment with a goal to create a clean, safe, and community-oriented business that serves residents responsibly while contributing positively to the surrounding area" (Exhibit I). The Applicant states, "the business model is primarily focused on retail liquor sales for off-premises consumption, with a structured plan to offer food service during peak hours to encourage responsible consumption" (Exhibit I).

Additionally, the Applicant explains, "we are fully committed to complying with all applicable state and local regulations, all staff will be trained and certified in responsible alcohol service (BASSET), and strict policies will be enforced regarding age verification, refusal of service to intoxicated individuals, and general safety" (Exhibit I). Finally, the Applicant states, "Maxmart Liquor LLC is dedicated to being a responsible member of the Rockford business community and we will enforce a no-loitering policy, maintain the cleanliness of the premises and surrounding areas, and remain responsive to any concerns" (Exhibit I).

Exhibit J shows that there have been 47 calls for service for the Police Department in the past 24 months for 922 Kilburn Avenue.

While posting the property, Staff observed missing perimeter landscaping, which will need to be replaced.

Staff supports the sale of packaged liquor and the sale of tobacco products requests with limited hours as were previously granted by the City Council for the subject property. Staff feels that the Applicants' request is reasonable for the use of the subject property. Staff recommends approval of the applicants' requests subject to conditions.

RECOMMENDATION: Staff recommends APPROVAL of the sale of packaged liquor (Class PKG) in conjunction with a liquor store and APPROVAL of the sale of tobacco products in conjunction with a liquor store in a C-3, General Commercial Zoning District, based on the following conditions:

1. Meet all Applicable Building and Fire Codes.
2. Compliance with all City of Rockford Code of Ordinances including Liquor and Tobacco Codes.
3. Submittal of a detailed site plan showing the property lines, building, striped parking spaces with dimensions, landscaping areas with plant species, and dumpster enclosure with dumpster enclosure detail for Staff review and approval.
4. Replace the missing landscaping material by August 1, 2026.
5. Submittal of a revised interior floor plan that indicates the location of the packaged liquor and tobacco products for Staff review and approval.
6. The sale of packaged liquor and tobacco products shall be limited to the

- submitted revised floor plan.
7. The hours of operation and days will be 9:00 A.M. to 10:00 P.M. Monday through Thursday, 9:00 A.M. to 12:00 A.M. (Midnight) Friday and Saturday and 10:00 A.M. to 10:00 P.M. on Sunday.
 8. Licensee shall hire private security licensed by the state upon written request of the liquor commissioner.
 9. There shall be no single serving sales of beer or wine in volumes of 16oz. or less.
 10. The sale of rose tubes, airplane-sizes 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.
 11. The windows shall not be covered with bars or other devices that block the window.
 12. The sale of water pipes and “huka” or “hookah” pipes are prohibited.
 13. Window display signage is limited to 20% of window area.
 14. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
 15. All outstanding general ordinance fines must be paid prior to the issuance of the license
 16. All conditions must be met prior to issuance of license and establishment of use.

SC: DM 06/8/26

Exhibit A
922 Kilburn Avenue
#026-LTAB-018



Exhibit B
922 Kilburn Avenue
#026-LTAB-018

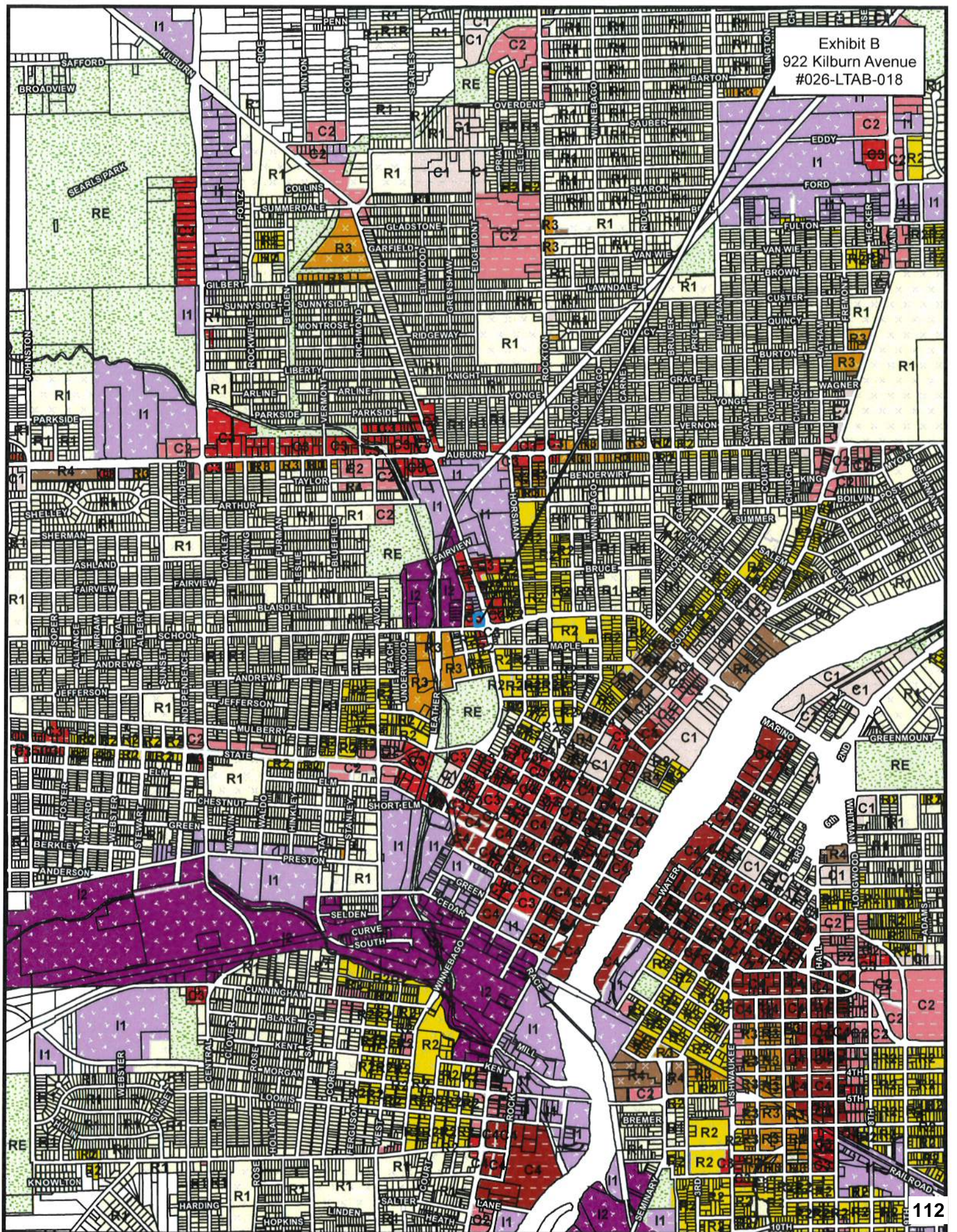
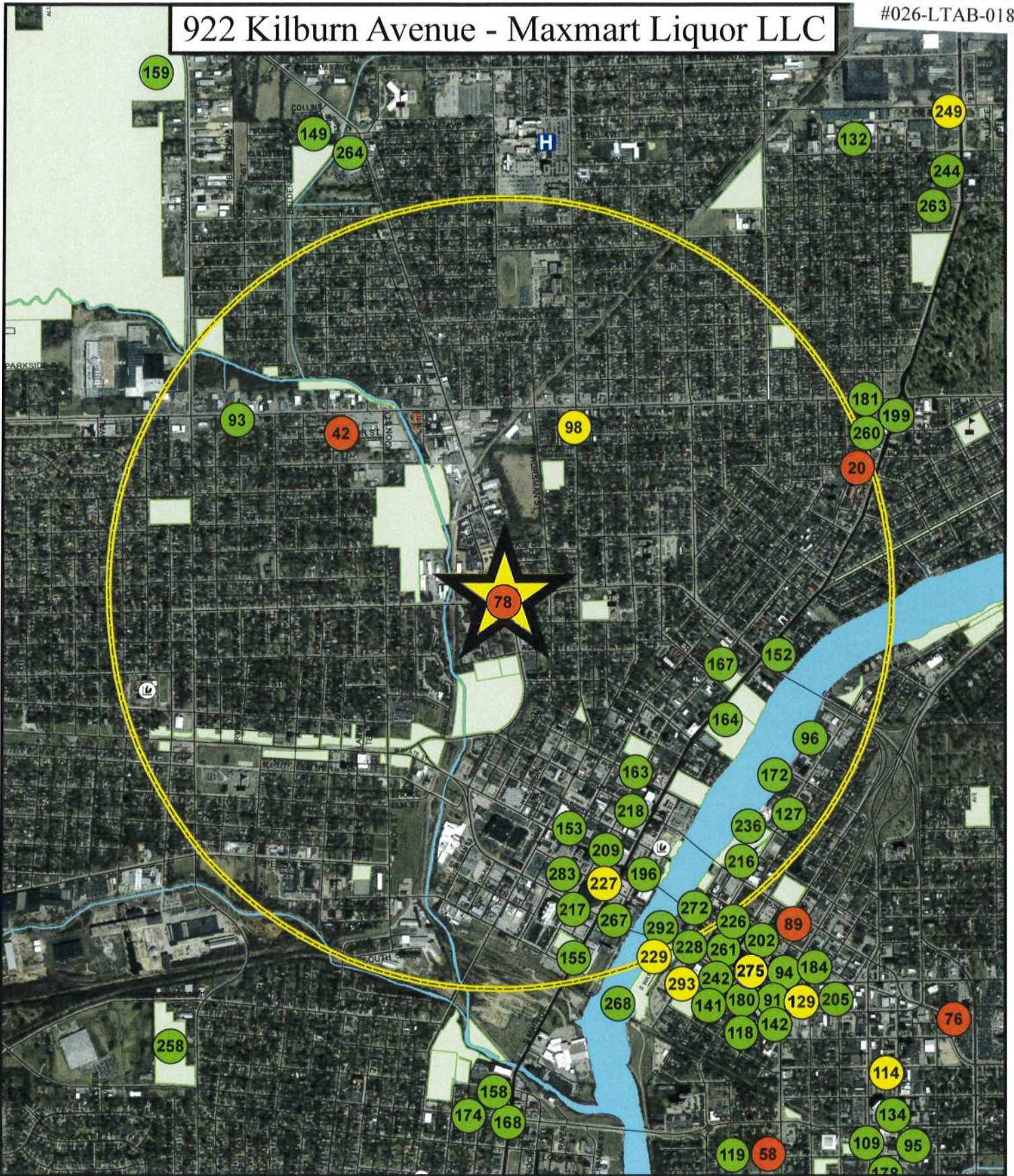


Exhibit C
922 Kilburn Avenue
#026-LTAB-018



922 Kilburn Avenue - Maxmart Liquor LLC



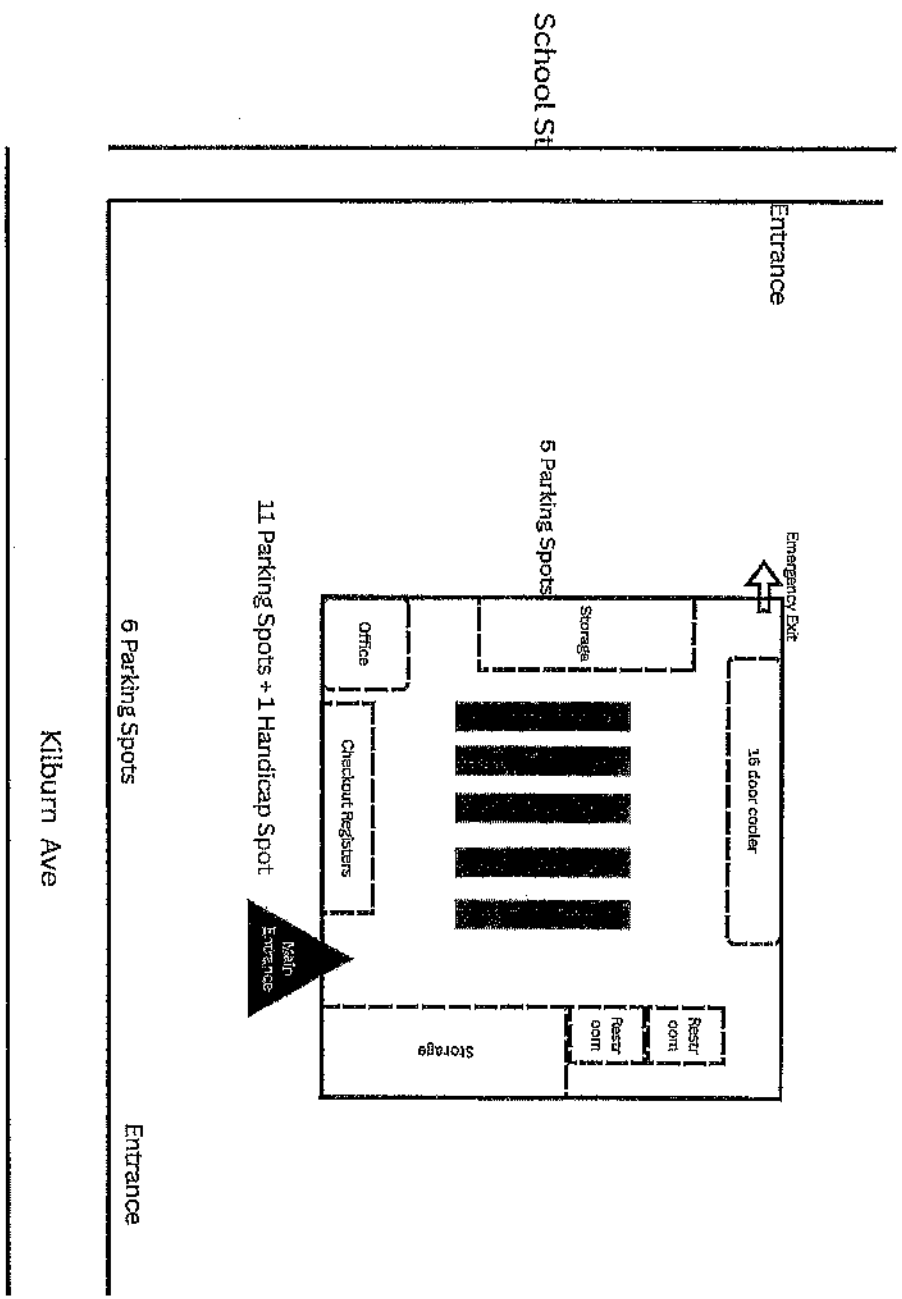
- Key**
- College/University
 - School (K-12)
 - City/Village Hall
 - Parks
 - Forest Preserves
 - Sale by the Drink (Beer and Wine)
 - Sale by the Drink (Full Liquor)
 - Package Liquor Sales

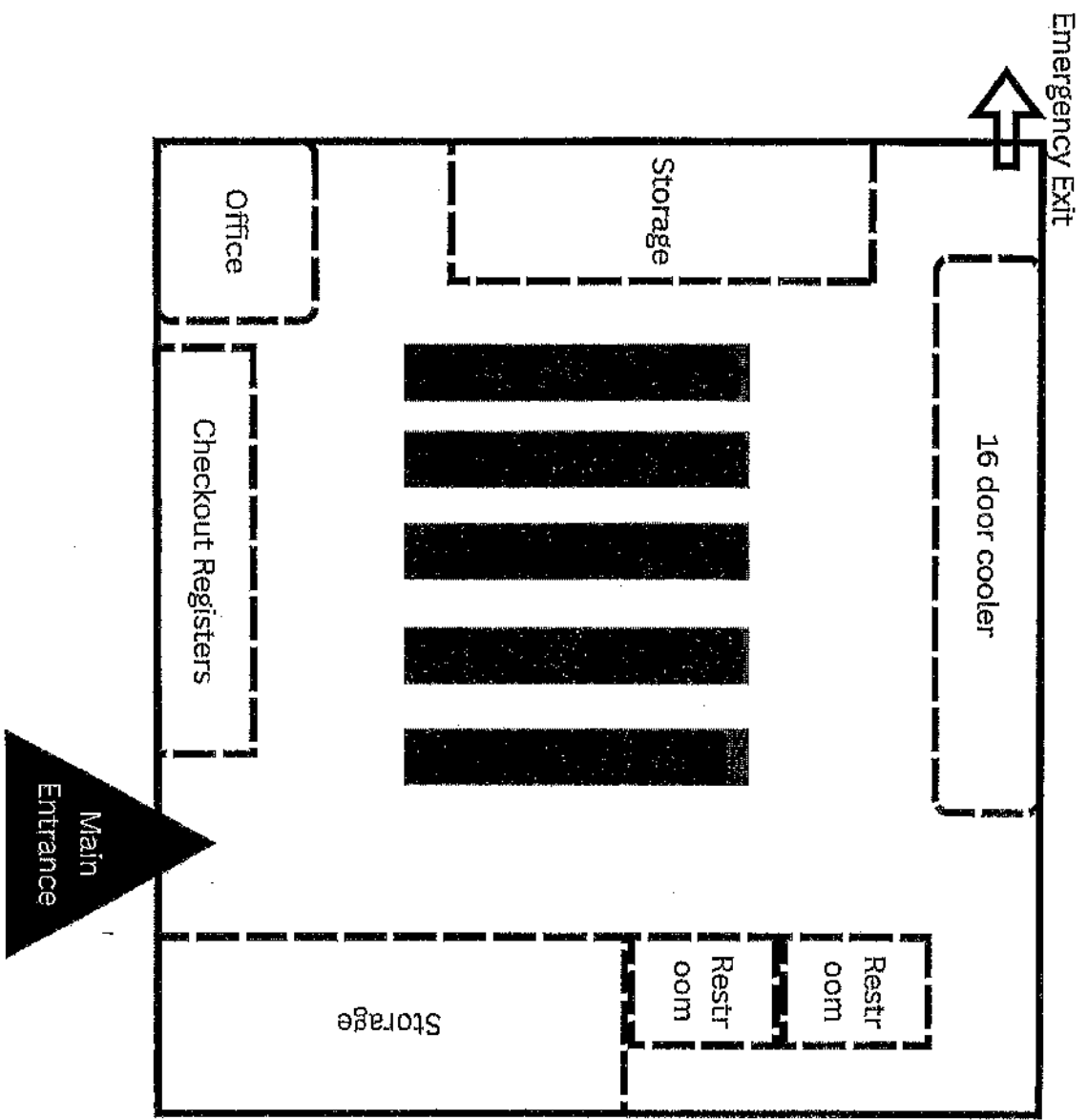
CITY OF ROCKFORD, ILLINOIS

LIQUOR LICENSE LOCATIONS-2024

2024







Maxmart Liquor LLC

Business Plan & Operational Details

RECEIVED

MAY 1 2026

CITY OF ROCKFORD LEGAL DEPARTMENT

Hours of Operation

Mon-Thu 09:00 AM - 10:00 PM

Fri-Sat: 9:00 AM - 12:00 AM

Sun: 10:00 AM - 10:00 PM

Food Service:

Daily: 11:00 AM - 1 hour before closing

Food Service Concept

Quick-service food program to support responsible alcohol consumption and increase customer retention.

Menu

Nacho cheese, Hot dogs, Pizza

Target Audience

Residents, professionals, moderate alcohol consumers.

Sales Mix

Alcohol: 65-70%

Food: 30-35%

Safety & Compliance

21+ ID verification, BASSET training, CCTV, no service to intoxicated individuals.

Community Commitment

No loitering, clean premises, cooperation with local authorities.

SECURITY PLAN MAXMART LIQUOR

Applicant: Maxmart Liquor LLC

Location: 922 Kilburn Ave, Rockford, IL 61101

License Type: Liquor Store

1. PURPOSE

This security plan is designed to ensure the safety of customers, employees, and surrounding community, while maintaining full compliance with the City of Rockford Liquor Commission requirements.

The plan addresses:

- Crime prevention
- Responsible alcohol service
- Crowd control
- Neighborhood impact mitigation

2. SECURITY PERSONNEL

Staffing Levels

- **Weekdays:** 0-1 security personnel (depending on traffic)
- **Weekends/Peak Hours:** 1-2 trained security personnel

Qualifications

- All security personnel will:
 - Hold valid Illinois PERC (Permanent Employee Registration Card) if applicable
 - Be trained in:
 - Conflict de-escalation
 - ID verification
 - Alcohol compliance laws (BASSET awareness)

Duties

SECURITY PLAN MAXMART LIQUOR

- Monitor entrances/exits
 - Verify IDs (if on-premise consumption)
 - Patrol parking and perimeter
 - Respond to disturbances
 - Coordinate with local law enforcement when necessary
-

3. SURVEILLANCE SYSTEM

- **24/7 digital CCTV system** covering:
 - Entry/exit doors
 - Cash register areas
 - Sales floor
 - Parking lot and exterior perimeter
 - Cameras will:
 - Record continuously
 - Store footage for minimum **30 days**
 - System accessible to management and law enforcement upon request
-

4. ACCESS CONTROL

- Clearly defined **single main entrance/exit**
 - Emergency exits alarmed and monitored
 - No loitering policy enforced outside premises
 - After-hours access restricted to authorized personnel only
-

5. ID VERIFICATION & ALCOHOL CONTROL

- **Strict 21+ verification policy**

SECURITY PLAN MAXMART LIQUOR

- Acceptable IDs:
 - Driver's license
 - State ID
 - Passport
 - Use of ID scanning system (optional but recommended)
 - Staff trained under **Illinois BASSET certification** (mandatory in Rockford)
-

6. DRESS CODE (If Applicable)

- No gang-related attire
 - No face coverings (except medical/religious)
 - No excessively baggy clothing that conceals identity
-

7. DISORDERLY CONDUCT MANAGEMENT PLAN

As required by the City of Rockford, this plan addresses **three key areas**:

A. Interior of Premises

- Staff trained to identify intoxication
- Refuse service when necessary
- Immediate removal of disruptive individuals
- Incident log maintained

B. Parking Areas

- Regular patrols by staff/security
- Lighting installed throughout lot
- Loitering and illegal activity prohibited
- Coordination with police if issues arise

C. Adjacent Public Areas

SECURITY PLAN MAXMART LIQUOR

- Staff monitor sidewalks and nearby areas
 - Customers discouraged from lingering outside
 - Clear signage: "No Loitering / No Open Containers"
-

8. LIGHTING & SAFETY

- Bright exterior LED lighting for:
 - Parking lot
 - Building perimeter
 - Interior lighting sufficient for visibility and camera clarity
 - Emergency lighting and exit signage installed
-

9. CASH HANDLING & ROBBERY PREVENTION

- Limited cash kept in registers
 - Safe installed on-site
 - Regular cash drops
 - Signage: "Minimal Cash on Premises"
 - Employees trained on robbery response procedures
-

10. EMPLOYEE TRAINING

- All staff will complete:
 - **BASSET certification (required annually)**
 - Internal training on:
 - Responsible alcohol sales
 - Conflict resolution
 - Emergency procedures

SECURITY PLAN MAXMART LIQUOR

11. COOPERATION WITH LAW ENFORCEMENT

- Maintain open communication with Rockford Police Department
 - Provide surveillance footage upon request
 - Report incidents immediately
 - Participate in community safety initiatives
-

12. HOURS & CROWD MANAGEMENT

- Business hours aligned with Rockford ordinance limits
 - No overcrowding beyond occupancy limits
 - Staff monitor capacity during peak times
-

13. EMERGENCY RESPONSE PLAN

- Procedures in place for:
 - Fights/disturbances
 - Medical emergencies
 - Fire evacuation
 - Emergency contacts posted and accessible
 - Staff trained in basic first aid
-

14. COMPLIANCE STATEMENT

This security plan complies with the City of Rockford requirement that applicants submit:

- Number and qualifications of security staff
- Dress code (if applicable)
- Plan to control disorderly activity in:

Maxmart Liquor LLC

RECEIVED

MAY 1 2026

Date: May 1st 2026

Dear Members of the Liquor Commission,

CITY OF ROCKFORD LEGAL DEPARTMENT

I am writing to respectfully submit the application for a liquor license on behalf of Maxmart Liquor LLC, located in 922 Kilburn Ave, Rockford, IL 61101.

Maxmart Liquor LLC is proposed as a professionally operated retail liquor establishment with an enhanced customer experience that includes complementary food service and limited, well-controlled entertainment. Our goal is to create a clean, safe, and community-oriented business that serves residents responsibly while contributing positively to the surrounding area.

The business model is primarily focused on retail liquor sales for off-premises consumption, with a structured plan to offer food service during peak hours to encourage responsible consumption.

We are fully committed to complying with all applicable state and local regulations. All staff will be trained and certified in responsible alcohol service (BASSET), and strict policies will be enforced regarding age verification, refusal of service to intoxicated individuals, and general safety.

Maxmart Liquor LLC is dedicated to being a responsible member of the Rockford business community. We will enforce a no-loitering policy, maintain the cleanliness of the premises and surrounding areas, and remain responsive to any concerns.

Thank you for your time and consideration.

Sincerely,
Ashvin Patel
Owner, Maxmart Liquor LLC
Phone: +1-763-639-7882
Email: Ashvinkpatel@gmail.com

Call Number	Event Date	Location	Situation Reported	Call Disposition	Agency
26-112557	05/26/2026 11:43:32 AM	922 KILBURN AVE	MISCELLANEOUS ROUTINE	NRPT - NO REPORT	Rockford Police Department
26-110478	05/23/2026 06:40:31 PM	922 KILBURN AVE	TRAFFIC STOP	ADV - ADVISED / ADV - ADVISED	Rockford Police Department
26-069682	04/03/2026 05:54:23 PM	922 Kilburn Ave	ACCIDENT HIT AND RUN	ADV - ADVISED NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
26-047647	03/06/2026 07:47:41 PM	922 Kilburn Ave	DRIVING UNDER THE INFLUENCE	NO REPORT	Rockford Police Department
26-044309	03/02/2026 04:24:41 PM	922 KILBURN AVE	TRAFFIC STOP	ADV - ADVISED	Rockford Police Department
26-028310	02/09/2026 12:05:37 PM	922 KILBURN AVE	DIRECTED ASSIGNMENT	RPT - REPORT	Rockford Police Department
26-021040	01/30/2026 12:39:19 PM	922 KILBURN AVE	SUSPICIOUS VEHICLE	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
25-273779	12/19/2025 12:55:52 AM	922 Kilburn Ave	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	Rockford Police Department
25-250574	11/16/2025 05:35:15 PM	922 KILBURN AVE	TRAFFIC STOP	ADV - ADVISED	Rockford Police Department
25-222969	10/10/2025 11:06:07 PM	922 Kilburn Ave	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
25-218634	10/05/2025 12:42:58 PM	922 KILBURN AVE	CRIMINAL TRESPASS	RPT - REPORT	Rockford Police Department
25-211097	09/26/2025 12:16:53 PM	922 Kilburn Ave	DISORDERLY	RPT - REPORT	Rockford Police Department
25-207523	09/22/2025 09:26:13 AM	922 KILBURN AVE	FOLLOW-UP	NRPT - NO REPORT	Rockford Police Department
25-194014	09/05/2025 03:28:03 PM	922 KILBURN AVE	FOLLOW-UP	NRPT - NO REPORT	Rockford Police Department
25-193928	09/05/2025 01:49:46 PM	922 KILBURN AVE	FOLLOW-UP	RPT - REPORT	Rockford Police Department
25-184066	08/24/2025 02:49:17 PM	922 Kilburn Ave	911 MISDIAL	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
25-172013	08/10/2025 03:56:45 PM	922 Kilburn Ave	DISORDERLY	NRPT - NO REPORT	Rockford Police Department
25-165695	08/02/2025 03:12:15 PM	922 Kilburn Ave	DISORDERLY	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	Rockford Police Department
25-127000	06/16/2025 03:00:55 PM	922 Kilburn Ave	DISORDERLY	UTL - UNABLE TO LOCATE	Rockford Police Department
25-086576	04/27/2025 03:00:33 PM	922 KILBURN AVE	DISORDERLY	RPT - REPORT	Rockford Police Department
25-073000	04/11/2025 09:13:11 AM	922 Kilburn Ave	SUSPICIOUS PERSON	ADV - ADVISED	Rockford Police Department
25-068936	04/05/2025 03:20:03 PM	922 Kilburn Ave	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
25-024111	02/04/2025 08:32:45 PM	922 Kilburn Ave	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
25-008020	01/12/2025 06:17:06 PM	922 Kilburn Ave	ACCIDENT PROPERTY DAMAGE	RPT - REPORT	Rockford Police Department
24-287250	12/27/2024 03:21:42 PM	922 Kilburn Ave	911 DUPLICATE CALL	DUP - DUPLICATE	Rockford Police Department
24-287249	12/27/2024 03:21:13 PM	922 Kilburn Ave	BATTERY W/WEAPON	RPT - REPORT / RPT - REPORT / RPT - REPORT	Rockford Police Department

24-283004	12/20/2024 04:03:44 PM	922 Kilburn Ave	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
24-247648	11/02/2024 12:41:31 AM	922 Kilburn Ave	TRAFFIC STOP	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
24-231014	10/12/2024 10:27:46 AM	922 Kilburn Ave	BUILDING CHECK	NRPT - NO REPORT	Rockford Police Department
24-231001	10/12/2024 10:02:32 AM	922 Kilburn Ave	DIRECTED ASSIGNMENT	NRPT - NO REPORT	Rockford Police Department
24-224049	10/03/2024 07:53:42 PM	922 Kilburn Ave	FOLLOW-UP	NRPT - NO REPORT	Rockford Police Department
24-223848	10/03/2024 04:04:00 PM	922 Kilburn Ave	DISORDERLY	RPT - REPORT / RPT - REPORT	Rockford Police Department
24-219059	09/28/2024 01:05:25 AM	922 Kilburn Ave	911 DUPLICATE CALL	DUP - DUPLICATE	Rockford Police Department
24-218965	09/27/2024 10:08:52 PM	922 Kilburn Ave	911 DUPLICATE CALL	DUP - DUPLICATE	Rockford Police Department
24-218966	09/27/2024 10:08:33 PM	922 Kilburn Ave	911 DUPLICATE CALL	DUP - DUPLICATE	Rockford Police Department
24-218964	09/27/2024 10:08:14 PM	922 Kilburn Ave	SHOTSPOTTER NOTIFICATION	DUP - DUPLICATE	Rockford Police Department
24-218961	09/27/2024 10:07:26 PM	922 Kilburn Ave	BATTERY W/WEAPON CUSTOMER MANAGEMENT	RPT - REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / RPT - REPORT / RPT - REPORT	Rockford Police Department
24-201786	09/07/2024 12:45:41 PM	922 Kilburn Ave	DISPUTE	RPT - REPORT / RPT - REPORT	Rockford Police Department
24-153981	07/12/2024 09:35:33 PM	922 Kilburn Ave	WELFARE CHECK	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
24-147783	07/05/2024 06:26:48 PM	922 Kilburn Ave	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
24-147776	07/05/2024 06:17:44 PM	922 Kilburn Ave	911 DUPLICATE CALL	DUP - DUPLICATE	Rockford Police Department
24-147765	07/05/2024 06:08:09 PM	922 Kilburn Ave	SHOPLIFTING	RPT - REPORT	Rockford Police Department
24-142583	06/29/2024 09:32:07 PM	922 Kilburn Ave	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
24-142323	06/29/2024 04:54:24 PM	922 Kilburn Ave	THEFT JUST OCCURRED	RPT - REPORT	Rockford Police Department
24-132604	06/18/2024 11:33:48 AM	922 Kilburn Ave	DIRECTED ASSIGNMENT	NRPT - NO REPORT	Rockford Police Department
24-116077	05/29/2024 07:06:00 PM	922 Kilburn Ave	MISCELLANEOUS ROUTINE	NRPT - NO REPORT	Rockford Police Department
24-094665	05/03/2024 11:14:28 PM	922 Kilburn Ave	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	Rockford Police Department

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred the sale of packaged liquor (Class PKG) and the sale of tobacco products in conjunction with a liquor store in the name of Ashvin Patel / MaxMart Liquor, LLC dba MaxMart in a C-3, General Commercial Zoning District for the property described as:

A/K/A: 922 Kilburn Avenue
PIN: 11-15-476-026

hereby recommends that the actions of the Liquor and Tobacco Advisory Board be **Sustained** thereby recommending that City Council **APPROVE** the sale of packaged liquor (Class PKG) and **APPROVE** the sale of tobacco products in conjunction with a liquor store in the name of Ashvin Patel / MaxMart Liquor, LLC dba MaxMart in a C-3, General Commercial Zoning District at 922 Kilburn Avenue.

Approval is based on the following conditions:

1. Meet all Applicable Building and Fire Codes.
2. Compliance with all City of Rockford Code of Ordinances including Liquor and Tobacco Codes.
3. Submittal of a detailed site plan showing the property lines, building, striped parking spaces with dimensions, landscaping areas with plant species, and dumpster enclosure with dumpster enclosure detail for Staff review and approval.
4. Replace the missing landscaping material by August 1, 2026.
5. Submittal of a revised interior floor plan that indicates the location of the packaged liquor and tobacco products for Staff review and approval.
6. The sale of packaged liquor and tobacco products shall be limited to the submitted revised floor plan.
7. The hours of operation and days will be 9:00 A.M. to 10:00 P.M. Monday through Thursday, 9:00 A.M. to 12:00 A.M. (Midnight) Friday and Saturday and 10:00 A.M. to 10:00 P.M. on Sunday.
8. Licensee shall hire private security licensed by the state upon written request of the liquor commissioner.
9. There shall be no single serving sales of beer or wine in volumes of 16 oz. or less.
10. The sale of rose tubes, airplane-sizes 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.
11. The windows shall not be covered with bars or other devices that block the window.
12. The sale of water pipes and "huka" or "hookah" pipes are prohibited.
13. Window display signage is limited to 20% of window area.
14. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
15. All outstanding general ordinance fines must be paid prior to the issuance of the license
16. All conditions must be met prior to issuance of license and establishment of use.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

Committee Action Taken:

Logemann:	Ayes: _____	Nays: _____	Absent: _____
Prunty:	Ayes: _____	Nays: _____	Absent: _____
Torina:	Ayes: _____	Nays: _____	Absent: _____
Bonne:	Ayes: _____	Nays: _____	Absent: _____
Bell:	Ayes: _____	Nays: _____	Absent: _____

Jonathan Logemann, Chairman

Aprel Prunty, Vice-Chairman

Gabrielle Torina

Mark Bonne

Tamir Bell



PLANNING & ZONING REPORT

Liquor and Tobacco Advisory Board Meeting of June 16, 2026

File # 026-LTAB-019

APPLICANTS: Emily Ann Marrufo / Marrufo’s Tacos LLC dba Marrufo’s Tacos

LOCATION: 3222 South Alpine Road

REQUESTED ACTION: The sale of liquor by the drink (Class NG-L) in conjunction with a restaurant in an I-1, Light Industrial Zoning District.

EXISTING USE: Restaurant

PROPOSED USE: The sale of liquor by the drink in conjunction with a restaurant

DIMENSIONS: Irregular Shape **Acres:** 2.08 acres

ADJACENT ZONING AND LAND USES:

NORTH:	C-2, I-1	Shell Gas, 5 Alarm Coin Laundry, Jo-Jo’s Pizza Pub & Slots, Cube Smart
EAST:	I-1	Vacant commercial, Gold Exchange, Bento & Bowl
SOUTH:	C-3	Various Strip Center Tenants
WEST:	R-1; C-2	Vacant land, National Coatings & Supply

YEAR 2040 PLAN: C Commercial & Retail

HISTORY: **File #021-LTAB-036:** The sale of beer and wine by the drink in conjunction with a restaurant and video gaming terminals in a C-2, Limited Commercial Zoning was approved January 6, 2021 for the property located at 4344 Sandy Hollow Road. This property is located 1,520 feet south west of the subject property.

File #013-LTAB-032: The sale of liquor by the drink in conjunction with a restaurant and the sale liquor by the drink with an outdoor seating area in a C-2, Limited Commercial District was approved July 16, 2013 for 3110 South Alpine Road. This property is located directly north of the subject property.

File #010-LTAB-008: The sale of beer and wine by the drink in conjunction with a sit-down restaurant in a C-2, Limited Commercial District was approved July 6, 2010 for 4358 Sandy Hollow Road. This property is located 1,520 feet south west of the subject property.

REVIEW COMMENTS: The Applicant is requesting the sale of liquor by the drink (Class NG-L) in conjunction with a restaurant in an I-1, Light Industrial Zoning District. Exhibit A shows that the subject property is located on the southeast corner of South Alpine Road and American Road. The neighborhood is a mixture of commercial uses (Exhibits B and C).

The Applicant, Emily Marrufo, is the owner of Marrufo's Tacos LLC. The Applicant is proposing liquor sales by the drink and this will be a new license, which requires the license to be reviewed by the Liquor and Tobacco Advisory Board.

Exhibit D is a map identifying businesses with a liquor license. The yellow dots identify the sale of beer and wine by the drink. The green dot is for a full liquor license for the sale of liquor by the drink. The red dot is for packaged liquor sales. The yellow star is the subject property.

Exhibit E is the layout of the property that shows the strip center and the layout of the parking lot. The building is approximately 4,810 square and the majority of the mall consists of retail. Marrufos Tacos LLC will occupy a 1,200 square feet tenant space in the southwest corner of the strip center. Based on the square footage of the space and use, 16 parking spaces are required (using the 13.3 spaces per 1,000 square feet required for food and beverage establishment uses). Exhibit E shows that that there are 99 parking spaces in the center.

Exhibit F is the proposed interior floor plan for the restaurant. The submitted interior floor plan shows a dining area with eight (8) tables with seating for 36 customers. There will be a salsa bar, aguas frescas, margarita mix machine, cooler with bottled beer, and soda machine. The remaining portion of the restaurant will consist of a service counter, kitchen, bathrooms, dish sink, mop sink and a storage area.

Exhibit G is the business plan for Marrufo's Tacos LLC. The Applicant states, "Marrufo's Tacos is a family-owned Mexican restaurant specializing in authentic street-style tacos, fresh salsas, and traditional sides and our mission is to provide a warm, vibrant dining experience that blends cultural authenticity with modern service" (Exhibit G). The Applicant explains, "We are seeking a liquor license to serve beer and select cocktails (margaritas) to complement our menu, enhance customer experience, and increase revenue" (Exhibit G). The Applicant states, "all servers will be BASSET-certified and with a strict ID verification policy in place" (Exhibit G).

Furthermore, within Exhibit G, the Applicant explains the proposed days and hours of operation will be 10:00 A.M. to 9:00 P.M. Monday through Saturday. The restaurant will be closed on Sunday. The Applicant did not provide a breakdown on the percentages of the projected food to alcohol sales within Exhibit G or the liquor application.

Exhibit H is the security plan provided by the Applicant. The Applicant's security plan will consist of age verification procedures, access control, surveillance cameras and lighting, incident response procedures, alcohol storage and inventory control, staff training and compliance, emergency preparedness and a commitment to community safety (Exhibit H). The Applicant indicated on the Liquor Application that security would be hired if a written request were received from the liquor commissioner.

Exhibit J shows the calls of service for the last 24 months indicating there has been 1 call for service 3222 South Alpine Road.

Staff feels that the applicant's request is reasonable for the use of the subject property. Staff recommends approval of the applicant's request subject to conditions.

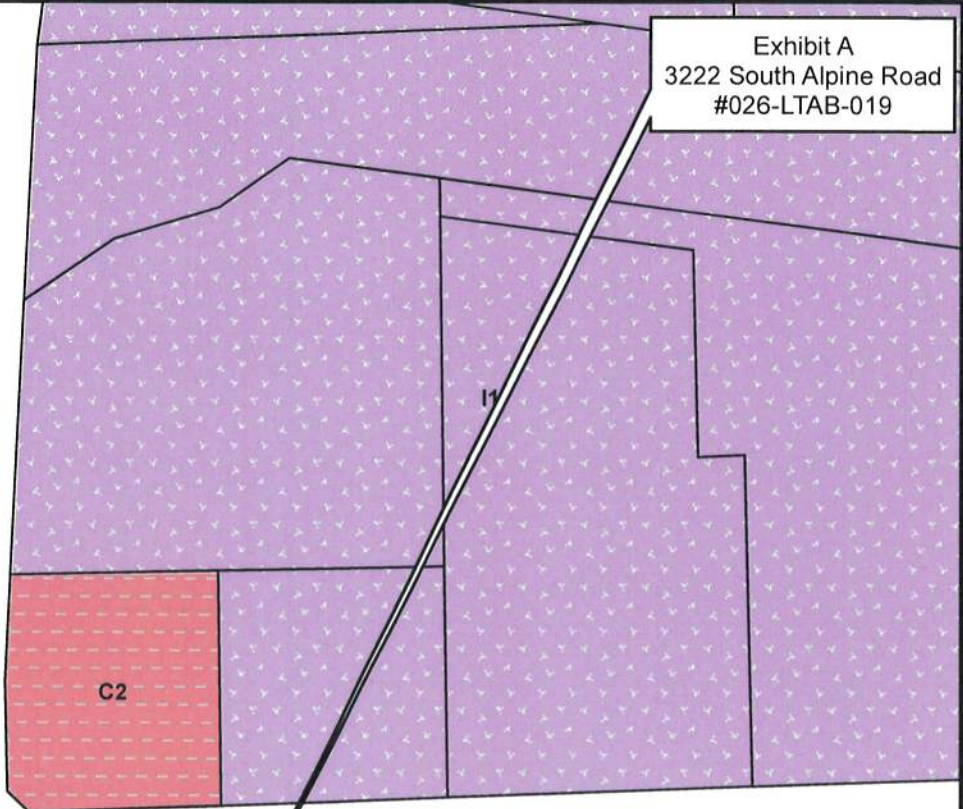
RECOMMENDATION: Staff recommends APPROVAL of the sale of liquor by the drink (Class NG-L) in conjunction with a restaurant in an I-1, Light Industrial Zoning District based on the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Compliance with all City of Rockford Code of Ordinances including Liquor Codes
3. The hours of operation will be limited to 10:00 A.M. to 9:00 P.M. Monday through Saturday.
4. Window display signage is limited to 20% of window area.
5. The windows shall not be covered with bars or other devices that block the windows.
6. The restaurant shall not have a cover charge, dance floor, live entertainment or any DJs.
7. The restaurant shall not operate as a nightclub.
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.

SC: DM 6/8/26

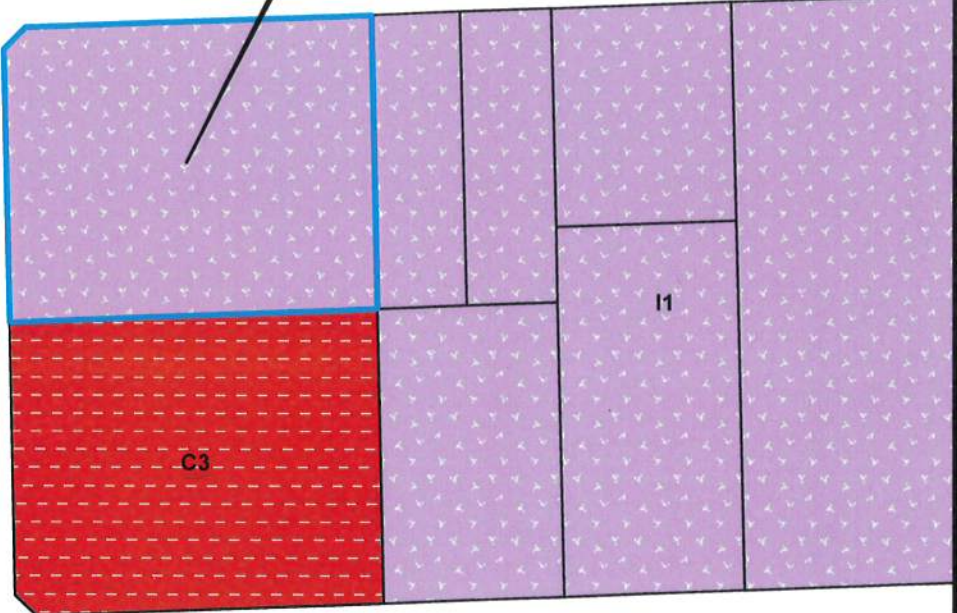
Exhibit A
3222 South Alpine Road
#026-LTAB-019

ALPINE



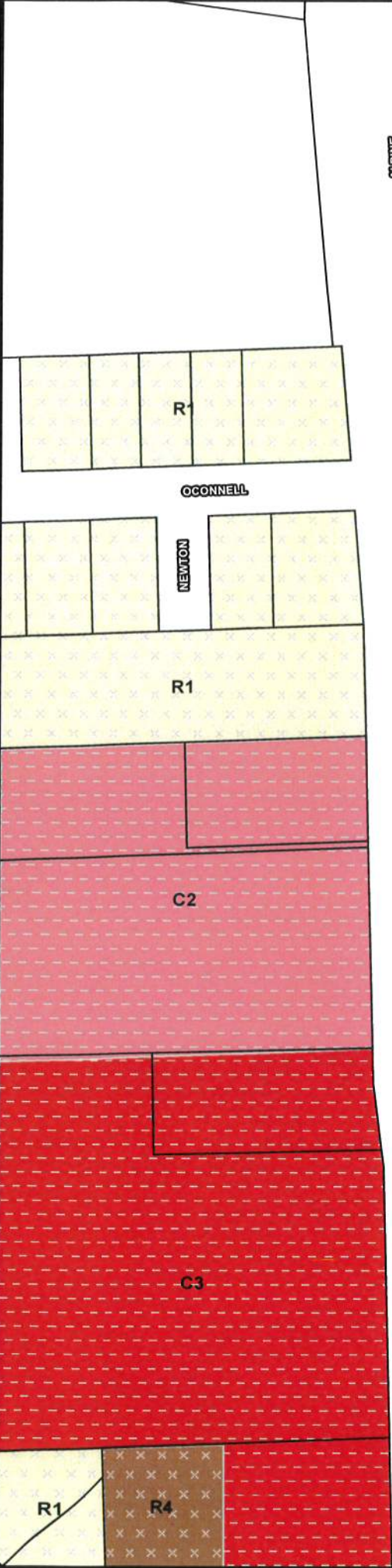
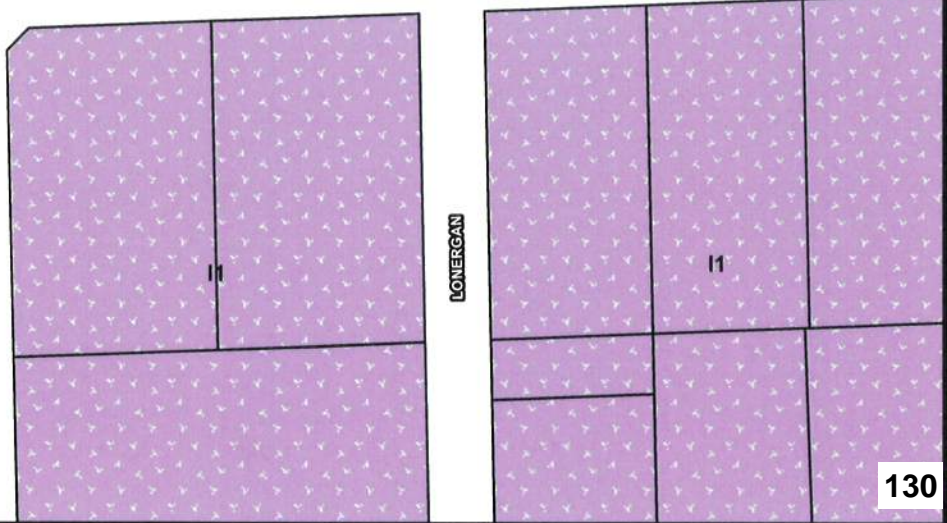
AMERICAN

ALPINE



HYDRAULIC

LONGERGAN



OGONNELL

NEWTON

R1

C2

C3

R1

R4

Exhibit B
3222 South Alpine Road
#026-LTAB-019

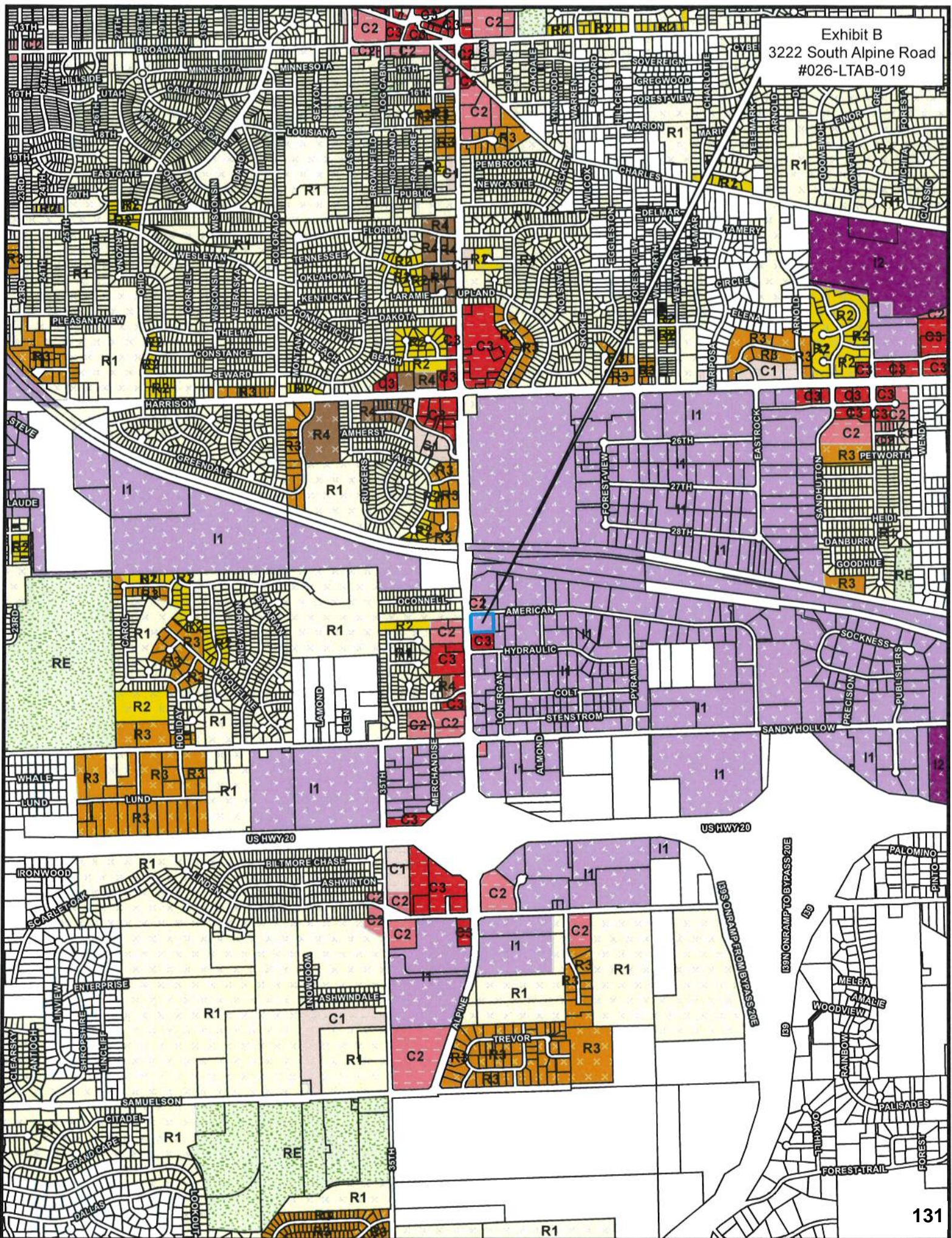
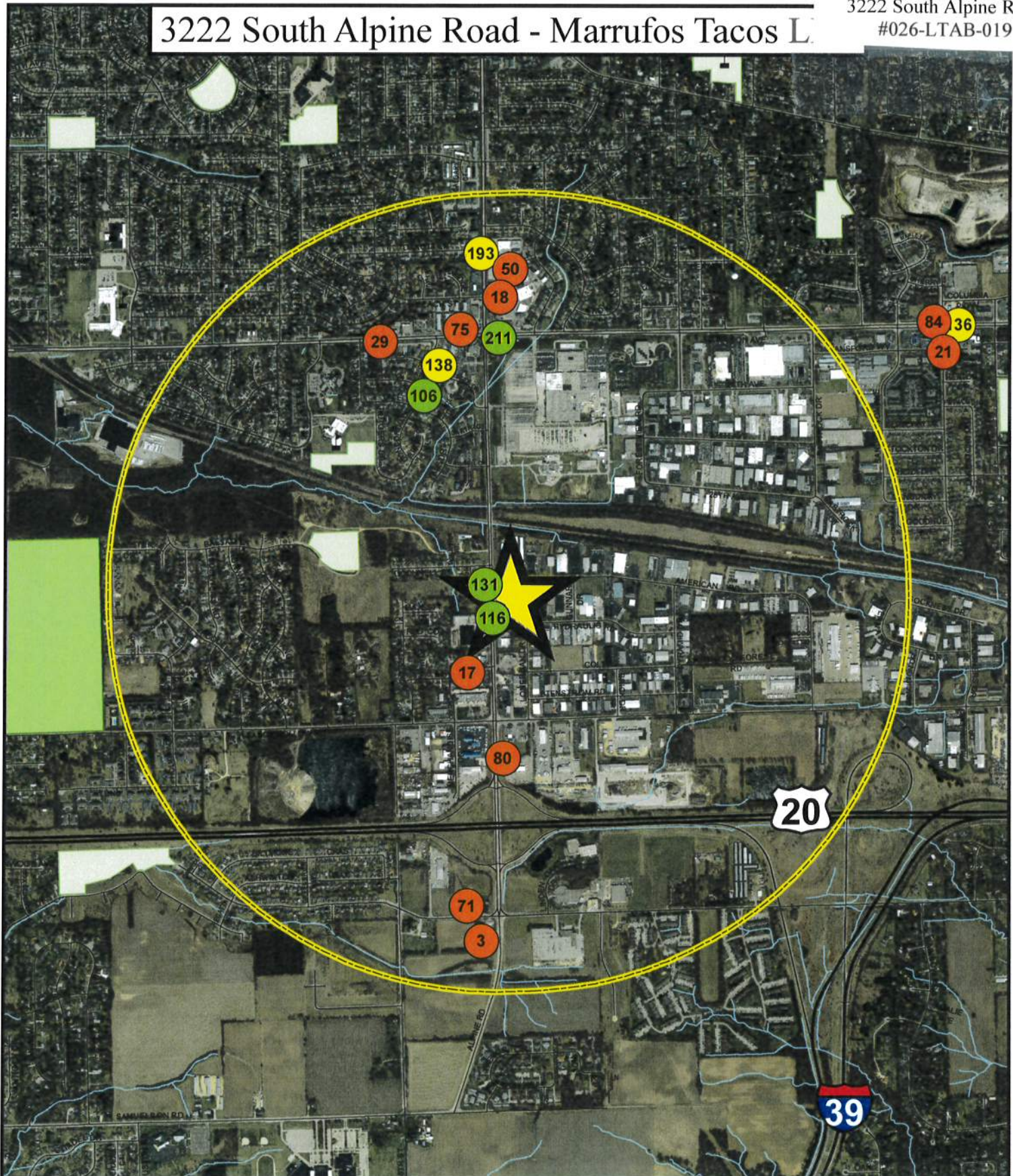


Exhibit C
3222 South Alpine Road
#026-LTAB-019



3222 South Alpine Road - Marrufos Tacos L

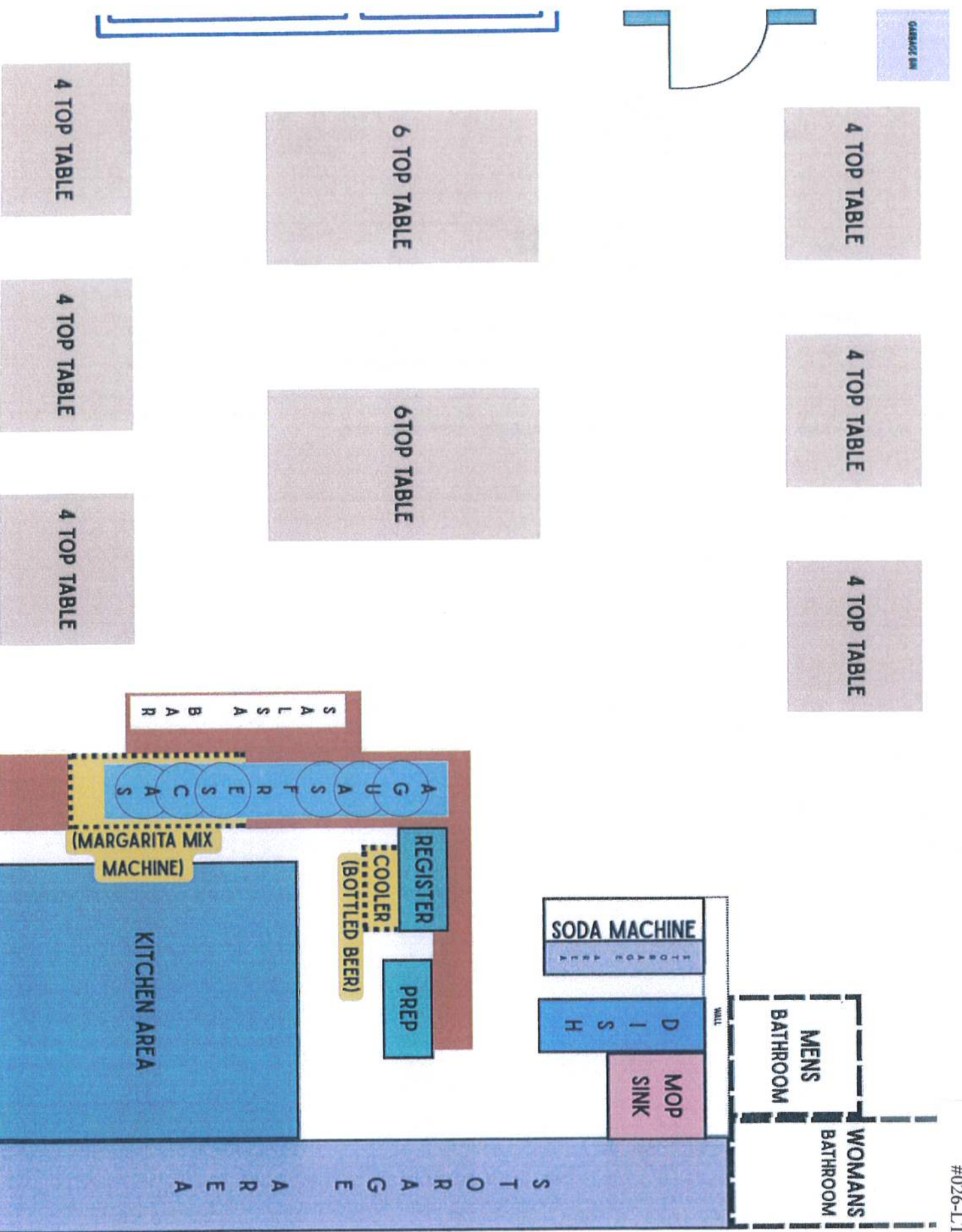


- Key**
- College/University
 - School (K-12)
 - City/Village Hall
 - Parks
 - Forest Preserves
 - Sale by the Drink (Beer and Wine)
 - Sale by the Drink (Full Liquor)
 - Package Liquor Sales

CITY OF ROCKFORD, ILLINOIS
 LIQUOR LICENSE LOCATIONS-2024







RECEIVED

MAY 11 2026

CITY OF ROCKFORD LEGAL DEPARTMENT

Business Plan – Marrufos Tacos

1. Executive Summary

Marrufos Tacos is a family-owned Mexican restaurant specializing in authentic street-style tacos, fresh salsas, and traditional sides. Located in the heart of Rockford, our mission is to provide a warm, vibrant dining experience that blends cultural authenticity with modern service.

We are seeking a liquor license to serve beer and select cocktails (margaritas) to complement our menu, enhance customer experience, and increase revenue.

2. Business Description

- **Name:** Marrufos Tacos, LLC
- **Address:** 3222 S. Alpine Road Rockford IL 61109
- **Type:** Full-service restaurant with dine-in, takeout, and catering options
- **Hours of Operation:** Mon-Sat 10AM-9PM, Sun CLOSED
- **Seating Capacity:** 44 indoor

3. Market Analysis

- **Target Market:** Local residents, downtown workers, and visitors seeking authentic Mexican cuisine.
- **Competition:** Other Mexican restaurants in Rockford.
- **Competitive Advantage:** Fresh, locally sourced ingredients, unique family recipes, fairly priced with daily specials and a festive atmosphere.

4. Menu & Beverage Program

- **Food:** Tacos, burritos, quesadillas, bowls, loaded fries/nachos, salsa bar.
- **Beverages:** Fountain drinks and non-alcoholic aguas frescas. Hope to include bottles beers (Corona, Modelo, Miller Lite) and flavored house made margaritas (lime, strawberry and mango)
- **Responsible Service:** All servers will be BASSET-certified; strict ID verification policy in place.

5. Operations Plan

- **Staffing:** 10 employees (kitchen, servers, management).
- **Training:** Alcohol safety, customer service, and food handling certifications.
- **Suppliers:** Local produce vendors, regional meat suppliers, licensed alcohol distributors.

6. Marketing Strategy

- Social media campaigns (Instagram, Facebook, TikTok).
- Partnerships with local influencers and food vloggers.

7. Financial Projections (Year 1)

- **Startup Costs:** equipment, licenses – \$10,000.
- **Monthly Revenue Goal:** \$5,000-10,000
- **Net Profit Margin:** 2-5 months

8. Compliance & Community Impact

- Adherence to Rockford liquor ordinances and Illinois Liquor Control Commission regulations.
- Commitment to preventing over-service and underage drinking.

SECURITY PLAN – Marrufos Tacos

1. Business Overview

Marrufos Tacos is a family-friendly Mexican restaurant located in Rockford, Illinois, offering dine-in and carry-out service. Alcohol service will be limited to beer and select cocktails, served only to patrons 21 years of age or older.

2. Hours of Operation

- Mondays–Saturdays: 10:00 AM – 9:00 PM
- Sundays: CLOSED
- Alcohol service will end 30 minutes before closing.

3. Age Verification Procedures

- All servers and bartenders will be BASSET-certified (Beverage Alcohol Sellers and Servers Education and Training).
- IDs will be checked for all patrons appearing under 35 years old.
- Only valid, government-issued photo IDs will be accepted.
- Staff will be trained to detect fake IDs and refuse service when in doubt.

4. Security Personnel

- A trained floor manager will be on duty during all hours of alcohol service.
- On high-traffic nights (Friday/Saturday), one additional staff member will monitor entrances and exits.

5. Surveillance & Lighting

- High-definition security cameras will cover all entrances, exits, bar areas, and dining spaces.
- Footage will be stored for a minimum of **30 days** and made available to law enforcement upon request.
- Exterior lighting will be maintained to ensure visibility in parking areas.

6. Incident Response Procedures

- Any disturbance, intoxicated patron, or suspected illegal activity will be documented in an **Incident Log**.
- Staff will immediately notify management and, if necessary, contact the Rockford Police Department.
- Patrons who are visibly intoxicated will be refused service and offered safe transportation options (e.g., taxi, rideshare).

7. Alcohol Storage & Inventory Control

- All alcohol will be stored in locked areas when not in use.
- Inventory will be tracked weekly to prevent theft or unauthorized use.

8. Staff Training & Compliance

- All employees will complete annual refresher training on alcohol laws, safety, and emergency procedures.
- Management will review and update the security plan annually or as required by law.

9. Emergency Preparedness

- Fire exits will be clearly marked and unobstructed.
- Staff will be trained in evacuation procedures and first aid basics.
- A first aid kit will be accessible at all times.

10. Commitment to Community Safety

Marrufos Tacos is committed to operating responsibly, preventing underage drinking, and maintaining a safe, welcoming environment for all guests.

Call Number	Event Date	Location	Situation Reported	Call Disposition	Agency
24-141235	06/28/2024 11:41:49 AM	3222 S Alpine Rd	ABANDONED VEHICLE	RE-ASSIGN/CHANGE OF CALL(UNIT) / ADV - ADVISED	Rockford Police Department

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred the sale of liquor by the drink (Class NG-L) in conjunction with a restaurant in the name of Emily Ann Marrufo / Marrufo's Tacos LLC dba Marrufo's Tacos in an I-1, Light Industrial Zoning District for the property described as:

A/K/A: 3222 South Alpine Road
PIN: 16-05-403-000, 16-05-403-001 and 16-05-403-002

hereby recommends that the actions of the Liquor and Tobacco Advisory Board be **Sustained** thereby recommending that City Council **APPROVE** the sale of liquor by the drink (Class NG-L) in conjunction with a restaurant in the name of Emily Ann Marrufo / Marrufo's Tacos LLC dba Marrufo's Tacos in an I-1, Light Industrial Zoning District at 3222 South Alpine Road.

Approval is based on the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Compliance with all City of Rockford Code of Ordinances including Liquor Codes
3. The hours of operation will be limited to 10:00 A.M. to 9:00 P.M. Monday through Saturday.
4. Window display signage is limited to 20% of window area.
5. The windows shall not be covered with bars or other devices that block the windows.
6. The restaurant shall not have a cover charge, dance floor, live entertainment or any DJs.
7. The restaurant shall not operate as a nightclub.
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.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

Committee Action Taken:

Logemann: Ayes:___ Nays:___ Absent:___
 Prunty: Ayes:___ Nays:___ Absent:___
 Torina: Ayes:___ Nays:___ Absent:___
 Bonne: Ayes:___ Nays:___ Absent:___
 Bell: Ayes:___ Nays:___ Absent:___

Jonathan Logemann, Chairman

Aprel Prunty, Vice-Chairman

Gabrielle Torina

Mark Bonne

Tamir Bell

Meeting of June 16, 2026
026-LTAB-019



PLANNING & ZONING REPORT
Liquor and Tobacco Advisory Board Meeting of June 16, 2026

File # 026-LTAB-020

APPLICANT: Dimple Amit Naik / Wings Rockford IL, LLC dba Wing Snob Rockford

LOCATION: 7054 Walton Street

REQUESTED ACTION: The sale of beer and wine (Class WB50) by the drink in conjunction with a restaurant and video gaming terminals in a C-2, Limited Commercial Zoning District

EXISTING USE: Vacant tenant space

PROPOSED USE: Restaurant with liquor sales and video gaming terminals

DIMENSIONS: See attached Exhibit D

ADJACENT ZONING AND LAND USES:

NORTH:	C-2	Red Robin
EAST:	C-2	Ashley Furniture, Planet Fitness, Urban Air
SOUTH:	C-2	McDonald's
WEST:	C-2	Plaza on State Street

YEAR 2040 PLAN: C Retail

HISTORY: **File #024-LTAB-005:** The sale of liquor by the drink in conjunction with a restaurant with outdoor seating area in a C-3, Commercial General Zoning District was approved on May 8, 2024 for the property located at 7616 Walton Street. This is three (3) blocks east of the subject property.

File #020-LTAB-065: The sale of liquor by the drink in conjunction with a video gaming facility and bar in a C-3, General Commercial Zoning District was approved on June 3, 2020 for the property located at 7616 Walton Street. This is three (3) blocks east of the subject property.

REVIEW COMMENTS: The Applicant is requesting the sale of beer and wine (Class WB50) by the drink in conjunction with a restaurant and video gaming terminals in a C-2, Limited Commercial Zoning District. The subject property is part of a strip center that has multiple tenants. The Applicant is currently under construction for the build-out for Wing Snob. This is located on the east side of South Perryville Road and north of Walton Street.

Because this will be a new liquor license must be reviewed under the Applicant. The review process requires the Applicant to submit a completed license application, security plan (if applicable) and business plan.

Additional items may be required regarding the use approval of the site and intended business.

Exhibit D is a map identifying businesses with a liquor license. The yellow dots identify the sale of beer and wine by the drink. The green dot is for a full liquor license for the sale of liquor by the drink. The red dot is for packaged liquor sales. The yellow star is the subject property.

Exhibit E is the site plan. The property is 1 of 8 tenant spaces within the strip center. The exhibit shows the location of the proposed tenant space. The building is approximately 14,600 square feet. The tenant is 2,000 square feet. Based on the required parking for a restaurant, a total of 27 parking spaces would be required. The property provides 94 parking spaces. There is a parking agreement with the adjacent property east for additional parking since the building has a total of six (6) restaurants. Exhibit F shows the tenant space layout within the building.

Exhibit G is the interior floor plan of the restaurant. The restaurant will have a total of six (6) tables. There will be seating for 24. The tenant space will have a full service kitchen, bathrooms, service area and the gaming area. The gaming area does not show the number of video gaming terminals but they are limited to five machines at this time. The gaming area will be north of the main entrance area.

Exhibit H is the exterior view of the building looking north. As you can see, it has two separate entrances. The tenant will be located within the middle of the building.

Exhibit I is the business plan. The proposed restaurant will operate as a dine-in, delivery and takeout orders. The restaurant will operate as a traditional restaurant and not have a bar, lounge or entertainment options. The restaurant will have lunch and dinner options. It will be opened from Sunday through Thursday 11:00 a.m. to 11:00 p.m. and Friday and Saturday 11:00 a.m. to 12:00 a.m. (midnight). A menu was not provided but will have the typical wing options with traditional and boneless, cauli-wings, chicken tenders, sandwiches, and loaded fries. The alcohol options will be bottled/can beer and wine. The targeted audience is local residents and general public. The food ratio will be 90% food and 10% alcohol. There will not be a cover charge or outdoor seating.

Exhibit J is the security plan. The exhibit indicates that the employees will be trained to check properly for IDs for alcohol purchases and how to follow safety procedures when serving alcohol. A manager on site will be supervising the premises, customers and employees during operating hours. There will not be a dress code. There is a zero-tolerance policy for disorderly conduct. Management and staff will monitor activities inside and outdoors. There are procedures in place for everyone to follow in case of incidents.

Exhibit K is the calls for service for the last two (2) years. The property has had a total of 2 calls for service.

As of the date of this report, the video gaming data is as follows:

- TOTAL NUMBER OF CITY OF ROCKFORD VIDEO GAMING LICENSES ISSUED: 515
- TOTAL NUMBER OF AUTHORIZED VGTS IN THE CITY OF ROCKFORD NOT YET ISSUED: 62
- TOTAL NUMBER OF AUTHORIZED VGTS IN THE CITY OF ROCKFORD: $(515 + 62) = 577$
- IF WING SNOB IS APPROVED: $(577 + 5) = 582$

Staff feels that the request is consistent with other restaurant establishments in the area. Staff feels that adding video gaming terminals will not be detrimental to the existing businesses or the surrounding area. Staff is of the opinion this request is reasonable and supports this request subject to conditions.

RECOMMENDATION: Staff recommends APPROVAL of the sale of beer and wine (Class WB50) by the drink in conjunction with a restaurant and video gaming terminals 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 Liquor Codes.
3. Window display signage is limited to 20% of window area
4. The windows shall not be covered with bars or other devices that block the windows
5. The sale of beer and wine by the drink to be in conjunction with a restaurant.
6. The hours of operation are limited to Sunday through Thursday 11:00 a.m. to 11:00 p.m. and Friday and Saturday 11:00 a.m. to 12:00 a.m. (midnight).
7. The proposed use shall not have a cover charge, dance floor, any DJs or live entertainment.
8. The proposed use shall not operate as a nightclub.
9. The sale of beer and wine by the drink shall be limited to the tenant space shown as Exhibit F.
10. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
11. All outstanding general ordinance fines must be paid prior to the issuance of the license.
12. All conditions must be met prior to issuance of license and establishment of use.

SC: BM 06/08/2026

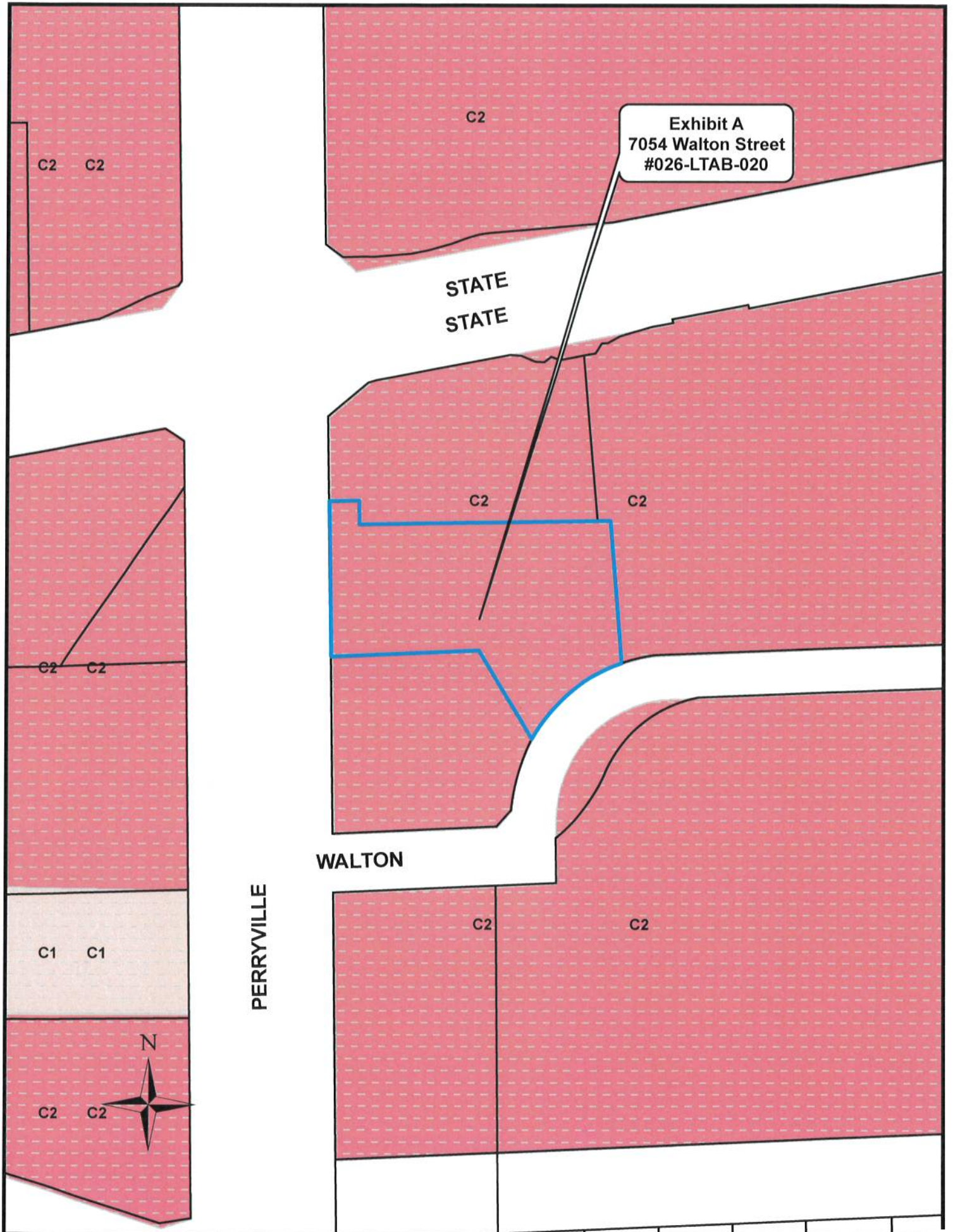


Exhibit A
7054 Walton Street
#026-LTAB-020

STATE
STATE

WALTON

PERRYVILLE

N

Exhibit C
7054 Walton Street
#026-LTAB-020

STATE
STATE

WALTON

PERRYVILLE



7054 Walton Street - Wings Rockford IL LLC

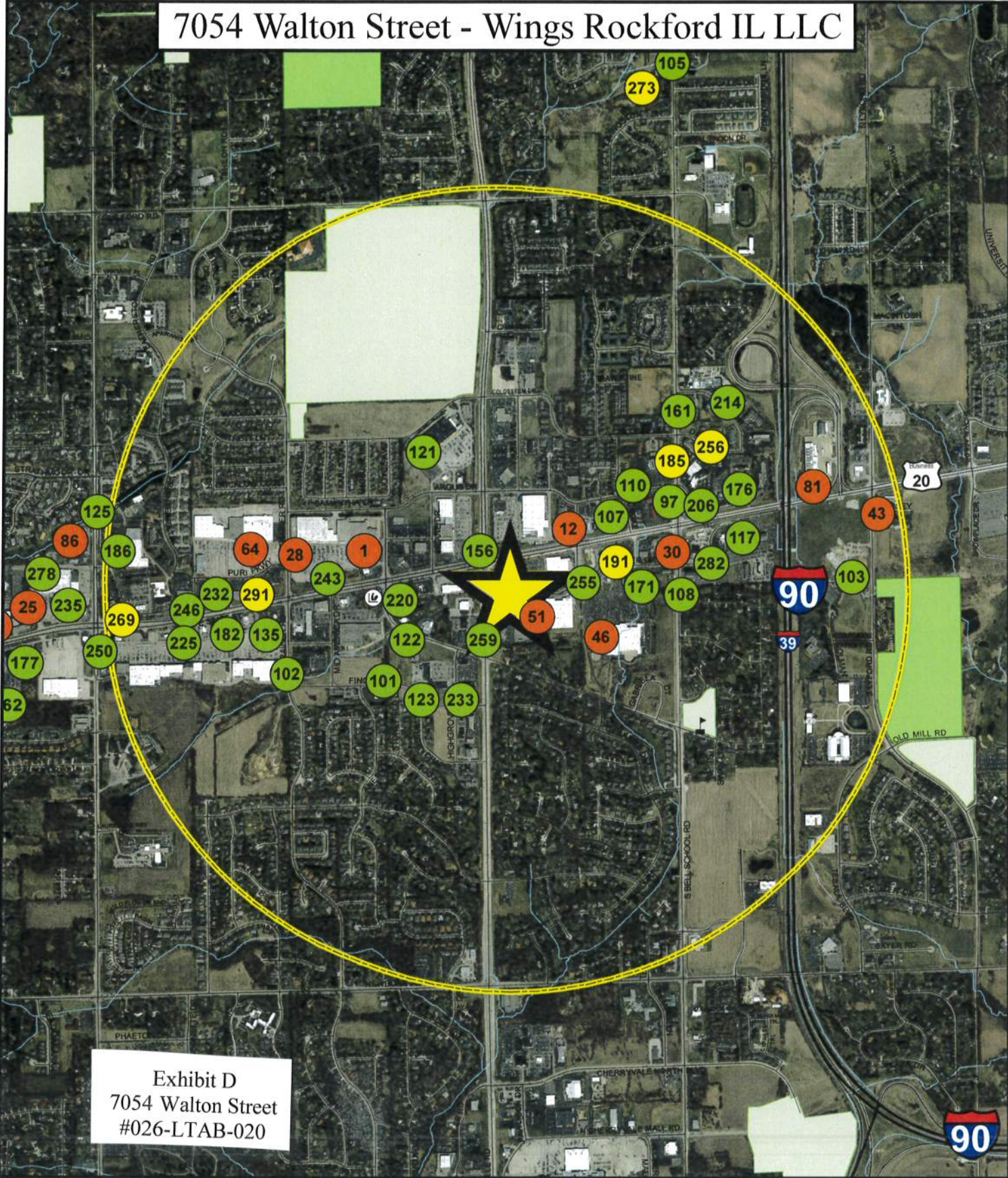


Exhibit D
7054 Walton Street
#026-LTAB-020

- Key**
- College/University
 - School (K-12)
 - City/Village Hall
 - Parks
 - Forest Preserves
 - Sale by the Drink (Beer and Wine)
 - Sale by the Drink (Full Liquor)
 - Package Liquor Sales

CITY OF ROCKFORD, ILLINOIS

LIQUOR LICENSE LOCATIONS-2024
2024



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MAY 8 2026

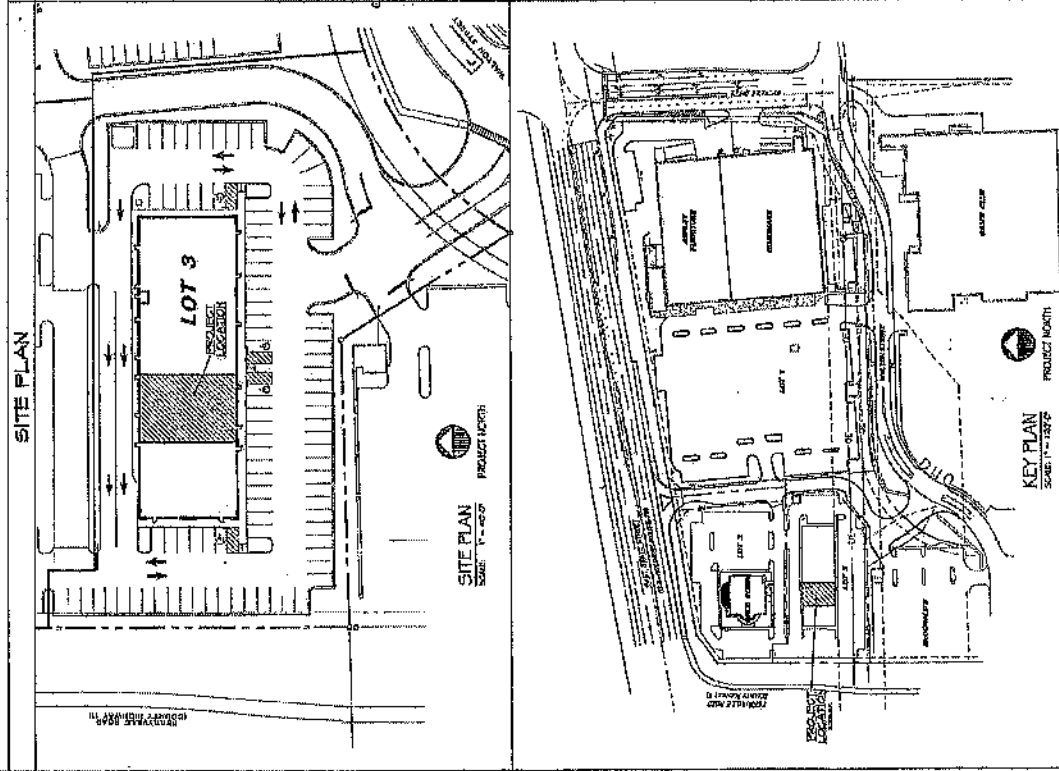
PROPOSED VANILLA BOX BUILDOUT FOR MANAGEMENT DEPARTMENT

7054 WALTON ST. ROCKFORD, ILLINOIS

Exterior Site Plan

PLAN REVIEW INFORMATION	
DATE OF SUBMISSION: 03/27/21	DATE OF REVIEW: 03/27/21
PROJECT NAME: VANILLA BOX BUILDOUT	PROJECT NUMBER: 2021-001
CLIENT: RUBLEFF ARCHITECTURAL GROUP, INC.	DESIGNER: JEFFREY F. RUBLEFF
DATE OF MEETING: 03/27/21	MEETING NOTES: [REDACTED]
REVISIONS:	

SHEET INDEX	
SHEET #	DESCRIPTION
1	TITLE SHEET
2	EXTERIOR SITE PLAN, INCLUDING DRIVEWAY, SIDEWALKS, AND DRIVE
3	EXTERIOR SITE PLAN, INCLUDING DRIVEWAY, SIDEWALKS, AND DRIVE
4	EXTERIOR SITE PLAN, INCLUDING DRIVEWAY, SIDEWALKS, AND DRIVE
5	EXTERIOR SITE PLAN, INCLUDING DRIVEWAY, SIDEWALKS, AND DRIVE



STATEMENT OF COMPLIANCE
 I, the undersigned, hereby certify that the above information is true and correct to the best of my knowledge and belief, and that I am a duly licensed professional engineer in the State of Illinois.

DATE: _____
 SIGNATURE: _____
 TITLE: _____

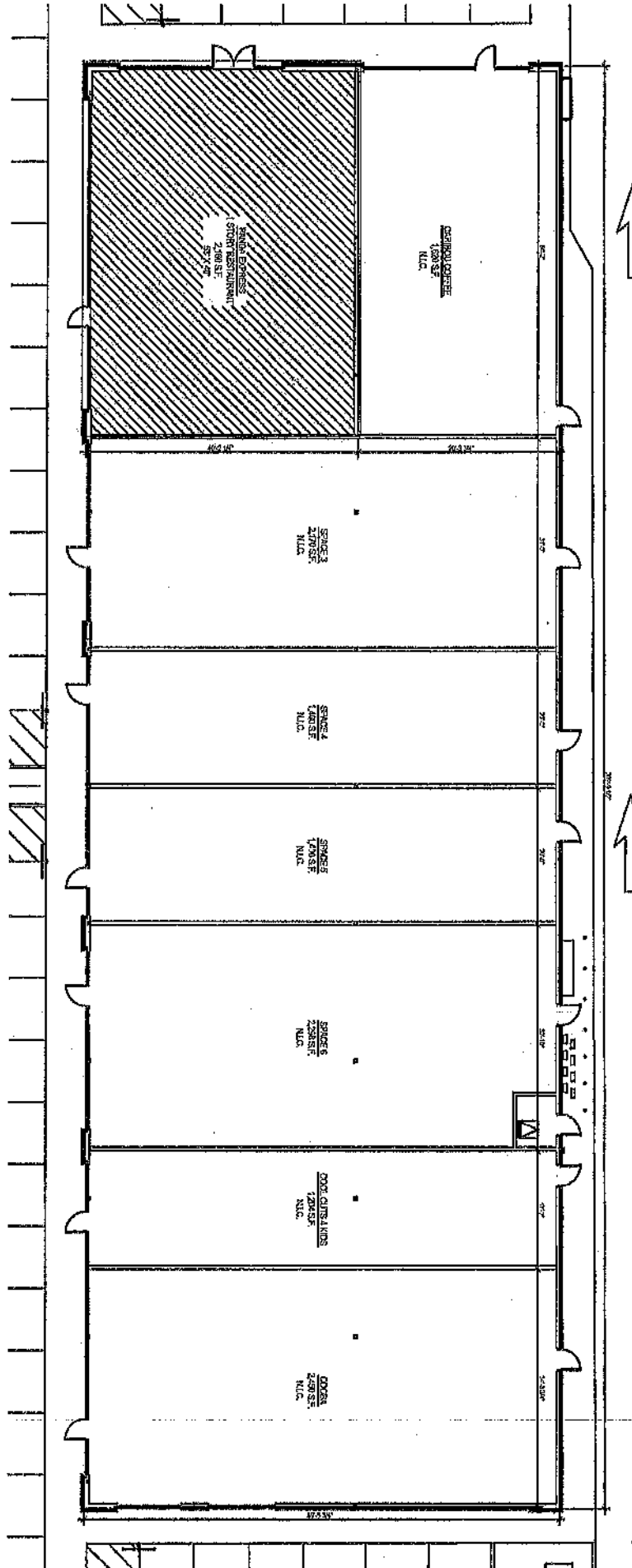


Exhibit F
 7054 Walton Street
 #026-LTAB-020

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

WING SNOB
 PROPOSED TENANT BUILD OUT
 7054 WALTON ST, ROCKFORD

ST. ARCHITECTS
 1000 W. WALTON ST.
 ROCKFORD, IL 61102
 TEL: 815.398.1234
 FAX: 815.398.1235
 WWW.STARCHITECTS.COM

LIFE SAFETY
 FLOOR PLAN
 G-1

- FLOOR PLAN KEY NOTES**
1. PROVIDE METALLIC FLOOR WALLS, SEE DETAIL, I.M.C.O. PROVIDE WOOD DOOR TO SPINNAKERS - DETAIL WALL DOOR TYPE.
 2. REPAIR EXIST DRIVEWAY AS REQ. & PROVIDE 1/4" DRYWALL PUNCH WITH SUEIT ABOVE ABOVE, PROVIDE CROWN MOULDING TO BRING METALLIC DETAIL TO SPINNAKERS.
- GENERAL NOTES**
1. ALL Voids BETWEEN FLOORING, WALLS CEILING AND FURNITURE WILL BE SEALED WITH SILICON SEQUANT.
 2. EXISTING WALLS TO BE REMOVED WITH BRIDGING ON EXISTING STRUCTURE BUILDING.
- FLOOR PLAN KEY NOTES**
1. OPEN TO STRUCTURE ABOVE COOLER

Occupancy Plan Symbol

Symbol	Description
⊕	FIRE EXTINGUISHER WELL MOUNTED
⊙	SMOKE DETECTOR
⊗	EMERGENCY LIGHT CONTROL
⊖	EMERGENCY LIGHT
⊕	CEILING MOUNTED EMERGENCY LIGHT

EGRESS CAPACITY CALCULATIONS

HORIZONTAL EGRESS

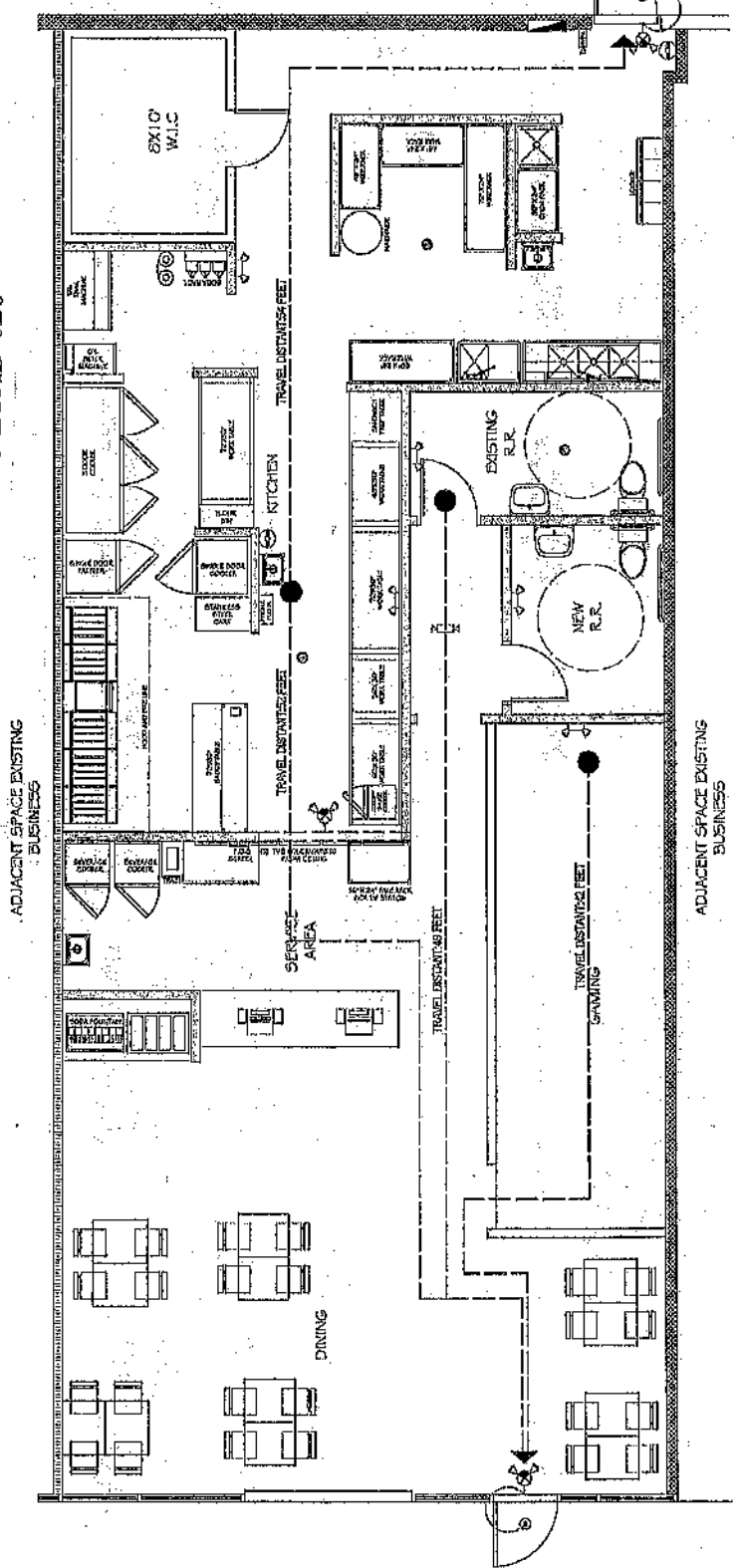
DOORS = 0.2 PER OCCUPANT
 ST. DOORS = 120 OCCUPANTS
 THROUGH TRAVEL DISTANCE
 BUSINESS - MAX TRAVEL DISTANCE = 200 FT

- EGRESS PLANS NOTES**
1. DET SIGN - REFER TO ELECTRICAL
 2. WALL MOUNTED FIRE EXTINGUISHER - REFER TO NOTES ABOVE FOR ADDITIONAL INFORMATION
 3. FIRE ALARM DEVICE REFER TO ELECTRICAL PLAN
 4. RELOCATED FIRE ALARM DEVICES

OCCUPANCY CALCULATIONS

RECEPTION / PROCKING (COMMERCIAL)	1 PERSON / 200 SQ.FT	50.FT	PERSONS
FLOOR AREA	617	50.FT	PERSONS
TOTAL OCCUPANTS	4		
SALES / CUSTOMER	1 PERSON / 60 SQ.FT	50.FT	PERSONS
TOTAL OCCUPANTS	4		
STORAGE / WASH AREA	1 PERSON / 300 SQ.FT	50.FT	PERSONS
FLOOR AREA	417	50.FT	PERSONS
TOTAL OCCUPANTS	1.5		
DINING	1 PERSON / 60 SQ.FT	50.FT	PERSONS
FLOOR AREA	515	50.FT	PERSONS
TOTAL OCCUPANTS	5		
TOTAL	1 PERSON / 50 SQ.FT	50.FT	PERSONS
FLOOR AREA	139	50.FT	PERSONS
TOTAL OCCUPANTS	2.5		
TOTAL OCCUPANTS	22		

Exhibit G
 7054 Walton Street
 #026-LTAB-020



MAY 8 2026

Attachment 2 - Detailed Business Plan

Liquor License Application - Wing Snob

CITY OF ROCKFORD LEGAL DEPARTMENT

Applicant / Legal Entity	Wings Rockford IL LLC
Business Name	Wing Snob
Promises Address	7054 Walton Street, Rockford, IL 61108
Type of Business	Restaurant - Chicken Wings / Casual Dining
Liquor License Request	Beer and Wine Only

1. Nature and Use of the Business

Wing Snob will operate as a casual restaurant specializing in chicken wings and related food items. The primary purpose of the business is food service, including dine-in, carryout, and delivery/takeout orders.

The restaurant will not operate as a bar, tavern, nightclub, lounge, or entertainment venue. Alcoholic beverages, if approved by the City of Rockford, will be offered only as a secondary and incidental service to support the restaurant's food operations.

If video gaming terminals are later approved by the City of Rockford, the Illinois Gaming Board, and any other applicable authority, they will remain secondary and incidental to the restaurant's primary food-service operation. The business will not operate as a gaming lounge.

The business is intended to serve customers looking for casual dining, quick-service meals, lunch, dinner, takeout, and family-friendly restaurant options.

2. Days and Hours of Operation

The proposed restaurant hours are:

Day	Hours
Monday	11:00 AM - 11:00 PM
Tuesday	11:00 AM - 11:00 PM
Wednesday	11:00 AM - 11:00 PM
Thursday	11:00 AM - 11:00 PM
Friday	11:00 AM - 12:00 Midnight
Saturday	11:00 AM - 12:00 Midnight
Sunday	11:00 AM - 11:00 PM

3. Food Service Hours

Food service will be available during all operating hours. The restaurant's main business activity will be food preparation and food sales.

4. Proposed Menu

Wing Snob's menu will include chicken wings and related casual dining items. Menu categories are expected to include, but are not limited to:

- Traditional wings
- Boneless wings
- Cauli-wings
- Chicken tenders
- Fan packs
- Sandwiches
- Loaded fries

Exhibit I
7054 Walton Street
#026-LTAB-020

- Crispy chicken minis
- 6-piece meal deals
- 8-piece meal deals
- 10-piece meal deals
- Sides and non-alcoholic beverages

A copy of the proposed menu may be provided with the application packet if requested by the City.

5. Proposed Alcohol Service

The applicant is requesting approval for beer and wine only.

The proposed alcoholic beverage offerings may include:

- Bottled beer
- Canned beer
- Wine

No hard liquor, spirits, margaritas, or mixed cocktails are proposed under this application.

Alcohol service will be incidental to the restaurant's food service operations. The sale of alcohol will not be the primary business activity. Alcohol will be served only in compliance with all City of Rockford and State of Illinois liquor laws.

Employees involved in alcohol service will be trained to verify age, check identification, refuse service to underage or intoxicated individuals, and follow all applicable liquor control requirements.

6. Target Audience

The restaurant's target customers include:

- Local residents
- Families
- Nearby employees and business customers
- Shoppers and visitors in the surrounding commercial area
- Lunch and dinner customers
- Carryout and delivery customers
- Customers seeking casual restaurant dining

The business is intended to operate as a food-focused restaurant serving the general public in a safe and responsible manner.

7. Anticipated Food Sales vs. Alcohol Sales

The applicant anticipates that food and non-alcoholic beverage sales will make up the substantial majority of total sales.

The estimated sales ratio is:

- Food and non-alcoholic beverages: approximately 90% to 95%
- Beer and wine sales: approximately 5% to 10%

This estimate reflects the applicant's intent to operate primarily as a restaurant, with alcohol service offered only as a limited, complementary option for eligible customers.

8. Entertainment

No live entertainment, DJ, dancing, karaoke, nightclub activity, ticketed events, or similar entertainment use is proposed at this time.

If the business later decides to add any form of entertainment that requires City review or approval, the applicant will contact the City of Rockford in advance and comply with any applicable requirements before implementing such changes.

9. Cover Charge

No cover charge will be required to enter the premises.

Customers will be permitted to enter the restaurant for regular food service, carryout, and dine-in purposes without any admission fee.

10. Outdoor Seating

No outdoor seating or patio alcohol service is proposed at this time.

Alcohol service, if approved, will be limited to the licensed interior premises unless otherwise approved by the City.

11. Parking and Cross-Parking Access

Customer parking will be provided through available parking serving the premises and through an approved cross-parking access contract. The applicant has obtained the cross-parking access contract and will attach a copy of that agreement with this liquor license application. The applicant understands that parking must comply with applicable City requirements and will provide the approved cross-parking agreement, any required site plan, parking exhibit, and related documentation as part of the overall application and permitting process.

12. Proposed Video Gaming

The applicant is applying for video gaming terminals at the premises, subject to all required approvals from the City of Rockford, the Illinois Gaming Board, and any other applicable authority.

Any video gaming terminals, if approved, will be secondary and incidental to the restaurant's primary food-service operation. The business will not operate as a gaming lounge, bar, nightclub, or adult entertainment venue. Video gaming will be offered only in compliance with applicable City and State requirements, including age restrictions, licensing, placement requirements, and responsible operation standards.

13. Compliance and Responsible Operation

The applicant is committed to operating the restaurant in a responsible, safe, and lawful manner. Management will maintain procedures for:

- Verifying customer age before alcohol service
- Refusing service to underage individuals
- Refusing service to intoxicated individuals
- Monitoring customer conduct inside the premises
- Maintaining food-focused restaurant operations
- Complying with City of Rockford and State of Illinois liquor laws
- Cooperating with City officials, inspectors, and law enforcement as needed

The applicant understands that the Mayor and City may rely on the representations made in this business plan when reviewing the liquor license application.

Submitted by:

Wings Rockford IL LLC
Dimple Naik

Wing Snob
7054 Walton Street
Rockford, IL 61108

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MAY 8 2026

Attachment 6 - Security Plan

CITY OF ROCKFORD LEGAL DEPARTMENT

Wing Snob - Liquor License Application

Applicant / Legal Entity: Wings Rockford IL LLC

Business Name: Wing Snob

Premises Address: 7054 Walton Street, Rockford, IL 61108

Business Type: Restaurant - Chicken Wings / Casual Dining

Liquor License Request: Beer and Wine Only

1. Purpose of Security Plan

Wing Snob will operate as a casual restaurant specializing in chicken wings, sandwiches, tenders, fries, meal deals, and related food items. The primary purpose of the premises is restaurant food service, including dine-in, carryout, and delivery/takeout orders.

Alcohol service, if approved, will be limited to beer and wine and will be incidental to the restaurant's primary food-service operation. The business will not operate as a bar, nightclub, tavern, lounge, or entertainment venue.

This security plan describes the procedures Wing Snob will use to maintain a safe, orderly, and responsible restaurant environment for customers, employees, neighboring businesses, and the public.

2. Security Personnel

Wing Snob does not anticipate using dedicated security guards during normal restaurant operations. The premises will be monitored and supervised by an on-duty manager and trained restaurant employees during all operating hours.

The on-duty manager will be responsible for supervising the premises, monitoring customer conduct, addressing safety concerns, and contacting law enforcement if necessary.

If business conditions, special circumstances, or City requirements later create a need for additional security personnel, Wing Snob will evaluate and implement appropriate security staffing.

3. Qualifications and Training of Personnel

Managers and employees responsible for alcohol service will be trained regarding responsible alcohol service and customer safety procedures. Training will include:

- Verifying customer age before alcohol service
- Checking valid government-issued identification
- Refusing alcohol service to underage individuals
- Refusing alcohol service to visibly intoxicated individuals

Exhibit J
7054 Walton Street
#026-LTAB-020

- Monitoring customer behavior inside the premises
- Reporting concerns to the on-duty manager
- Following incident response procedures
- Cooperating with law enforcement and City officials when needed

Where required, employees involved in alcohol service will complete BASSET or other applicable responsible beverage service training.

4. Customer Dress Code

Wing Snob does not plan to enforce a formal customer dress code. The business will operate as a casual restaurant.

Customers must wear appropriate attire consistent with a public restaurant environment, including shoes and shirts. Management reserves the right to refuse service to anyone who is disorderly, unsafe, disruptive, intoxicated, threatening, or otherwise violating restaurant policy or applicable law.

5. Plan for Controlling and Addressing Disorderly Activity

Wing Snob will maintain a zero-tolerance approach toward disorderly, unsafe, or unlawful conduct. This includes, but is not limited to:

- Fighting
- Harassment
- Threatening behavior
- Public intoxication
- Illegal drug activity
- Loitering
- Vandalism
- Disturbing other customers or neighboring businesses
- Attempting to purchase alcohol while underage
- Attempting to purchase alcohol while visibly intoxicated

If disorderly activity occurs, employees will immediately notify the on-duty manager. The manager will assess the situation and take appropriate action. The general response procedure will be:

1. Notify the on-duty manager.
2. Calmly address the issue if it is safe to do so.
3. Refuse alcohol service when appropriate.
4. Ask the individual to leave the premises if necessary.
5. Contact law enforcement if the situation cannot be safely controlled.
6. Document the incident internally.

Employees will not physically engage with disorderly individuals unless necessary for immediate personal safety. Law enforcement will be contacted when needed.

6. Parking Areas Used by Patrons

Wing Snob customers will use the parking areas serving the premises and the approved cross-parking access arrangement associated with the location.

Management and employees will make reasonable efforts to monitor parking areas used by customers during business operations. Staff will report unsafe activity, suspicious activity, loitering, disorderly conduct, or parking-related concerns to the on-duty manager.

If a parking area issue cannot be safely addressed by management, law enforcement or property management will be contacted as appropriate. Customers will not be permitted to consume open alcoholic beverages in parking areas.

7. Public Areas Immediately Adjacent to the Premises

Wing Snob will make reasonable efforts to maintain an orderly environment near the entrance, sidewalk, and areas immediately adjacent to the restaurant.

Staff will monitor for loitering, disorderly conduct, intoxicated behavior, and unsafe activity near the premises. If any issue is observed, employees will notify the on-duty manager, who will address the situation or contact law enforcement if needed.

The business will not permit customers to leave the licensed premises with open alcoholic beverages unless expressly allowed by applicable law and license terms.

8. Interior of the Licensed Premises

The interior of Wing Snob will be monitored by the on-duty manager and employees during operating hours.

Alcohol service will be limited to beer and wine only. Employees will verify that customers purchasing or consuming alcohol are at least 21 years of age. Alcohol will not be served to minors or visibly intoxicated individuals.

The restaurant will maintain a food-focused environment. Alcohol sales are expected to be secondary and incidental to the primary restaurant operation. Management will monitor the dining area, service counter, restrooms, and customer areas for safety, cleanliness, and appropriate customer conduct.

9. Video Gaming Security and Age Control

Wing Snob may apply for video gaming terminals, subject to all required approvals from the City of Rockford, the Illinois Gaming Board, and any other applicable authority.

If video gaming terminals are approved, they will be operated in compliance with all applicable City and State requirements. Video gaming will be secondary and incidental to the restaurant's primary food-service operation.

Management will ensure that only eligible customers are permitted to use video gaming terminals. Employees will monitor the gaming area during business operations and will verify age when required. Any suspected underage gaming, misuse of machines, disorderly conduct, or violation of applicable gaming rules will be addressed immediately by management.

No video gaming terminals will be installed or operated unless all required approvals have been obtained.

10. Incident Documentation

Wing Snob will maintain internal procedures for documenting significant incidents. Incidents that may be documented include:

- Refusal of alcohol service
- Disorderly conduct
- Police calls
- Customer removal from premises
- Parking lot disturbances
- Safety concerns
- Suspected underage alcohol or gaming activity
- Any other incident requiring management attention

Incident documentation will help management review and address safety concerns and maintain responsible operations.

11. Management Responsibility

The on-duty manager will be responsible for implementing this security plan during business hours. Management will ensure that employees understand their responsibilities related to customer safety, responsible alcohol service, disorderly conduct response, and cooperation with City officials or law enforcement.

Wing Snob is committed to operating as a safe, responsible, restaurant-focused business at 7054 Walton Street, Rockford, Illinois.

Submitted by:

Wings Rockford IL LLC

Dimple Naik
Wing Snob
7054 Walton Street
Rockford, IL 61108

Call Number	Event Date	Location	Situation Reported	Call Disposition	Agency
26-071564	04/06/2026 01:28:03 PM	7054 Walton St	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
25-134075	06/25/2025 01:17:58 PM	7054 Walton St	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	Rockford Police Department

Exhibit K
7054 Walton Street
#026-LTAB-020

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred the sale of beer and wine (Class WB50) by the drink in conjunction with a restaurant and video gaming terminals in the name of Dimple Amit Naik / Wings Rockford IL, LLC dba Wing Snob Rockford in a C-2, Limited Commercial Zoning District for the property described as:

A/K/A: 7054 Walton Street
PIN: 12-23-351-005

hereby recommends that the actions of the Liquor and Tobacco Advisory Board be **Sustained** thereby recommending that City Council **APPROVE** the sale of beer and wine (Class WB50) by the drink in conjunction with a restaurant and video gaming terminals in the name of Dimple Amit Naik / Wings Rockford IL, LLC dba Wing Snob Rockford in a C-2, Limited Commercial Zoning District at 7054 Walton Street.

Approval is based on the following conditions:

1. Meet all Applicable Building and Fire Codes
2. Compliance with all City of Rockford Code of Ordinances including Liquor Codes.
3. Window display signage is limited to 20% of window area
4. The windows shall not be covered with bars or other devices that block the windows
5. The sale of beer and wine by the drink to be in conjunction with a restaurant.
6. The hours of operation are limited to Sunday through Thursday 11:00 a.m. to 11:00 p.m. and Friday and Saturday 11:00 a.m. to 12:00 a.m. (midnight).
7. The proposed use shall not have a cover charge, dance floor, any DJs or live entertainment.
8. The proposed use shall not operate as a nightclub.
9. The sale of beer and wine by the drink shall be limited to the tenant space shown as Exhibit F.
10. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
11. All outstanding general ordinance fines must be paid prior to the issuance of the license.
12. All conditions must be met prior to issuance of license and establishment of use.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

Committee Action Taken:

Logemann: Ayes:___ Nays:___ Absent:___
 Prunty: Ayes:___ Nays:___ Absent:___
 Torina: Ayes:___ Nays:___ Absent:___
 Bonne: Ayes:___ Nays:___ Absent:___
 Bell: Ayes:___ Nays:___ Absent:___

Jonathan Logemann, Chairman

Aprel Prunty, Vice-Chairman

Gabrielle Torina

Mark Bonne

Tamir Bell

Meeting of June 16, 2026
026-LTAB-020

Alderman Tamir Bell
609 Kilburn Ave
Rockford, IL, 61101
tamir.bell@rockfordil.gov
May 27th, 2026



Tamir Bell
Alderman – 13th Ward

MEMORANDUM

TO: Director Hammer, Administrator Cagnoni, Mayor McNamara
FROM: Alderman Tamir Bell
DATE: May 27, 2026
RE: Proposed Amendment Regarding Committee Chair and Vice Chair Selection

The purpose of this memorandum is to acknowledge the current verbiage in the ordinance and propose an amendment to the City Council Rules related to the selection of committee leadership.

Currently, Rule 7 of the City Council Rules states:

“All committees shall be appointed by the Mayor, unless otherwise specially directed by the Council.”

While the Mayor maintains authority over committee appointments, the existing rule also provides the City Council with the authority to establish an alternative process when deemed appropriate by the Council.

In the interest of strengthening collaboration, transparency, member engagement, and shared legislative leadership, I am proposing that standing committees be empowered to elect their own Chairperson and Vice Chairperson from among the members assigned to each committee.

Under this proposal:

- Committee appointments would continue to be made by the Mayor.
- Each standing committee would convene following appointments.
- Committee members would elect a Chairperson and Vice Chairperson by majority vote of the committee membership.

Proposed Rule Language:

“Each standing committee shall, at its first meeting following committee appointments, elect from among its members a Chairperson and Vice Chairperson by majority vote of the committee membership.”

Alderman Tamir Bell
609 Kilburn Ave
Rockford, IL, 61101
tamir.bell@rockfordil.gov
May 27th, 2026



Tamir Bell
Alderman – 13th Ward

This proposal is intended to:

- Encourage greater collaboration among council members
- Ensure committee leadership reflects the confidence of committee members
- Promote shared ownership of the legislative process
- Strengthen accountability and participation within committees
- Modernize council governance practices consistent with many legislative bodies across the country

This proposal is not intended to diminish the role of the Mayor, but rather to enhance the collaborative function of the legislative branch and ensure committee leadership is selected by those directly serving on the committees.

Proposed Code Amendment:

Sec. 2-___. - Selection of committee chairpersons and vice chairpersons.

Each standing committee of the city council shall, at its first meeting following the appointment of committee members, elect from among its members a chairperson and vice chairperson by majority vote of the committee membership.

The chairperson shall preside over meetings of the committee. In the absence of the chairperson, the vice chairperson shall preside.

Any vacancy in the position of chairperson or vice chairperson shall be filled by majority vote of the committee membership at the next regular meeting of the committee.

This section shall apply to all standing committees of the city council unless otherwise specially directed by the council.

Suggested Amendment to Rule 7

Rule 7 is hereby amended to read:

Rule 7. Committees.

All committees shall be appointed by the mayor, unless otherwise specially directed by the council. The chairperson and vice chairperson of each standing committee shall be elected by the members of that committee by majority vote of the committee membership at the first meeting following committee appointments.

Amendments to Section 2-31 Proposed by Alderman Bell

City of Rockford Code of Ordinances

Sec. 2-31. - Rules of procedure and order of business.

(g) Rule 7. All committees shall be appointed by the mayor, unless otherwise specially directed by the council. The chairperson and vice chairperson of each standing committee shall be elected by the members of that committee by majority vote of the committee membership at the first meeting following committee appointments.

(q) Rule 17. The standing committees of the city council shall be composed of not less than five members and shall be appointed by the mayor annually, ~~and the first person named on the committee shall be the chairman thereof and the second person named shall be the vice-chairman thereof.~~

(y) Rule 25. Selection of committee chairpersons and vice chairpersons.

Each standing committee of the city council shall, at its first meeting following the appointment of committee members, elect from among its members a chairperson and vice chairperson by majority vote of the committee membership.

The chairperson shall preside over meetings of the committee. In the absence of the chairperson, the vice chairperson preside.

Any vacancy in the position of chairperson or vice chairperson shall be filled by majority vote of the committee membership at the next regular meeting of the committee.

This section shall apply to all standing committees of the city council unless otherwise specially directed by the council.



Memorandum

To: Code and Regulation Committee

From: Scott Capovilla
Planning & Zoning Manager

Re: Proposed Text Amendments to Zoning Ordinance Table 20-1, Article 20-005-C (Lot Area per Dwelling Unit), Article 20-005-G (Rear Setbacks), Table 21-1, Article 30-004 (Mandatory Planned Unit Developments), Article 35 (Infill Overlay District), Article 50-003 (Off-street Parking Ratios), Article 50-016 (Access Locations) and Article 80-003 (Nonconforming Uses and Continuance of Nonconforming Uses)

Date: June 2, 2026

The purpose of these text amendments is to assist with the development and re-development of land within the City of Rockford and help with infill development. It will also ease some parking regulations thereby reducing impervious surface and storm water runoff. Finally, it will codify the issues with driveway access which is currently contained within the Engineering Design Criteria Standards.

In order for proposed text amendments to be considered by the Zoning Board of Appeals and City Council, the Council must first adopt a resolution instructing the Zoning Officer to file an application for review by ZBA. After ZBA has reviewed the matter, their recommendations are then referred to the Code & Regulation Committee and then City Council for adoption or denial.

The proposed amendments would be as follows:

Table 20-1 Use Classification Table

USE GROUP	Zoning District						Use Standard	Parking Standard
	RE	R-1	R-1U	R-2	R-3	R-4		
Use Category ↳specific use type								
P=Permitted Use; S= Special Use; PR=Performance Review; PUD= Planned Unit Development; - = Prohibited Use								
RESIDENTIAL								
↳Detached house	P	P	P	P	P	P		Error! Reference source not found., Group A
↳Townhouse	-	-	-	P	P	P	Error! Reference source not found.	Error! Reference source not found., Group A
↳Two-unit house	-	-	-	P	P	P		Error! Reference source not found., Group A
↳Three-unit house	-	-	-	P	P	P		Error! Reference

USE GROUP Use Category ↳specific use type	Zoning District						Use Standard	Parking Standard
	RE	R-1	R-1U	R-2	R-3	R-4		
P=Permitted Use; S= Special Use; PR=Performance Review; PUD= Planned Unit Development; - = Prohibited Use								
								source not found., Group A
↳Four-unit house	-	-	-	P	P	P		Error! Reference source not found., Group A
↳Multifamily	-	-	-	-	P	P		Error! Reference source not found., Group A

20-005-C LOT AREA PER DWELLING UNIT (DENSITY)

3. Minimum Lot Area Exception for Three and Four Unit Houses in R-2

Three-unit and four-unit houses permitted as new construction in the R-2 district and must meet the minimum lot area per unit standards of the R-3 district and does not include conversion of existing structures.

20-005-G. REAR SETBACKS

2. In all other R districts, the required rear setback for principal buildings other than detached accessory structures is ~~20~~30 feet.

Table 21-1 Use Classification Table

USE GROUP Use Category ↳specific use type	Zoning District			Use Standard	Parking Standard
	C-1	C-2	C-3		
P=Permitted Use, S=Special Use, PR=Performance Review, PUD= Planned Unit Development, - = Prohibited Use					
RESIDENTIAL					
Household Living					
↳Artist Live/Work Space located on the ground floor	S	S	S		Error! Reference source not found.-B
↳Artist Live/Work Space located above the ground floor	P	P	P		Error! Reference source not found.-B
↳Dwelling Units located above the ground floor	P	P	P		Error! Reference source not found.-B
↳Dwelling Units located on the ground floor (as follows)					

USE GROUP	Zoning District			Use Standard	Parking Standard
LDetached house	S	S	S		Error! Reference source not found.-A
LAttached house	S	S	S		Error! Reference source not found.-A
LTwo-unit house	S	S	S		Error! Reference source not found. Group A
LApartment/condo (3+ units)	PS	S	S		Error! Reference source not found.-B

30-004 MANDATORY PLANNED UNIT DEVELOPMENTS

Planned unit development review and approval, in accordance with the requirements of this section, is required for the following:

30-004-I. Residential developments with multiple *buildings* on a single lot excluding town home developments with less than ~~50~~60 units that conform with Section 40-002-H; and

Zoning District	Thresholds		
	Single-Family Detached	Single-Family Attached (Townhomes)	Multifamily
Residential or Commercial Districts	150 <u>100</u> units	60 <u>50</u> units	80 <u>60</u> units

Where a project includes a mix of single-family, townhouses, and multifamily housing the most restrictive threshold will apply.

Article 35 | INFILL OVERLAY DISTRICT

35-001 PURPOSE

The purpose of the Infill Overlay District is to facilitate new construction and residential development within the district and to allow new construction of two-family residences. This district overlays properties in areas already classified in other zoning districts. The overlay is designed to achieve the following objectives;

- 35-001-A. To promote new residential development and interest in the district.
- 35-001-B. To allow two-family residences within a single-family only district.
- 35-001-C. To allow flexibility of uses and development standards.
- 35-001-D. To boost the housing stock and encourage reinvestment in the neighborhood.

35-002 DISTRICT DESCRIPTION

The Infill Overlay District shall apply to all properties located within the District as designated on the City of Rockford Zoning Map as “Infill Overlay District”.

35-003 PERMITTED USES

Permitted uses, special uses, bulk regulations and parking regulations shall be those applicable for the underlying zoning district, except as specifically stated, permitted and/or prohibited within Sections 35-001 to 35-006. Where the use or provision is in conflict with another Overlay District i.e. the Historic Preservation Overlay District, the most restrictive regulation shall apply.

35-004 LOT SIZES

A detached single-family house or two-family house may be established on any lot of record regardless of its lot width, lot length or lot size, provided that all other requirements of this overlay district are met for new construction. This exemption also applies if a lot of record is increased in area and still does not comply with applicable minimum lot frontage standards.

35-005 SETBACK REQUIREMENT

- 35-005-A. Front yard setbacks are 25 feet or must be set back a distance equal to the average front yard depth that exists on the block of the subject lot but never greater than 25 feet.
- 35-005-B. Side yard setbacks are 4.5 feet.
- 35-005-C. Rear yard setbacks are 20 feet.

35-006 PARKING

2 spaces for new construction detached houses. 1.5 spaces per unit for new construction two-flats.

50-003 OFF-STREET PARKING RATIOS

District	Minimum Automobile Parking Ratio (per unit or gross floor area)	Minimum Bike Parking
Parking Group A (Detached House, Townhouse, Two Flat)		
R-1 and R-1U	2 spaces per unit; At least one of the required parking spaces must be located in a fully enclosed garage.	None
R-2	2 spaces per unit for detached houses, 2 spaces per unit for two-flats, and 2 spaces per townhouse. At least one of the required parking spaces must be located in a fully enclosed garage.	None
All other R districts	2 spaces per unit for detached houses 1.5 spaces per unit for two-flats and 1 space per townhouse	
C-1, C-2, C-3 districts	2 spaces per unit for detached houses, 1.5 spaces per unit for two-flats, and <u>2</u> space per townhouse	
Parking Group B (Multi-unit)		
All R districts	<u>2-1.5</u> spaces per unit;	1 per 4 auto spaces in buildings with more than 2 units.
C-1, C-2, C-3 districts	<u>2</u> spaces per unit;	1 per 4 auto spaces in buildings with more than 2 units.
Parking Group M (Eating and Drinking Establishments and Food and Beverage Sales)		
C-1, C-2, C-3 and all I Districts	Restaurants and take-out food stores: 13.3 spaces per 1000 square feet; fast food	1 per 10 auto spaces

District	Minimum Automobile Parking Ratio (per unit or gross floor area)	Minimum Bike Parking
	restaurants: 13.3-10 spaces per 1000 square feet plus 8 stacking spaces per drive-up window. <i>The Zoning Officer may make further reductions on the required number of parking spaces, based on competent evidence provided by the applicant, that the proposed number of parking spaces is adequate to support the use based on the established evidence.</i>	

50-016 ACCESS LOCATIONS

- A. All access points should be located to provide the maximum separation distance between the driveway and the intersections of public streets. Where it is not possible to maximize the separation distance, then other traffic management methods (e.g. raised medians, controls for right-in and right-out, or shared driveways) should be used as recommended by the City Traffic Engineer.
- B. *Only one (1) driveway shall be permitted for each residential property and two (2) driveways for a commercial or industrial property. Additional driveways may be considered and approved by the City Engineer based upon parcel size and development type. Circular driveways are permitted on residential properties for an interior lot with street frontage of at least one hundred and twenty five feet (125') and for a corner lot with street frontage of at least two hundred feet (200').*

80-003 NONCONFORMING USES AND CONTINUANCE OF NONCONFORMING USES

80-003-B. CHANGE OF USE

- 3. *A single-family home within the C-1 District that was lawfully converted to an office use may be re-established as a single-family home via a change of use permit.*