



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of March 17, 2026

File # 001-26

APPLICANT: Jill L. Bosselman for DJK Haynes, LLC

LOCATION: 3207 North Main Street

REQUESTED ACTION: A Variation to decrease the minimum side yard setback for a covered entrance addition from six (6) feet to one foot in a C-2, Limited Commercial Zoning District.

EXISTING USE: Bar and grill with an outdoor seating area

PROPOSED USE: Bar and grill with an outdoor seating area

DIMENSIONS: See Exhibit D.

ADJACENT ZONING AND LAND USES:

NORTH:	C-2;	North Main Plaza
EAST:	C-2;	Skateco
SOUTH:	C-2;	Happy Wok
WEST:	C-1;	Single-family residences

YEAR 2040 PLAN: C Retail

SOILS REPORT:

HISTORY: **File #022-LTAB-011:** Modification of an existing liquor license to add two officers for a liquor license by the drink in conjunction with a bar and grill and video gaming terminals and a Modification to an existing liquor license to add an outdoor beer garden in a C-2, Limited Commercial District was approved on December 17, 2014 for 3207 North Main Street. This is the subject property.

File #003-22: A Special Use Permit for residential self-storage buildings with a Variation to reduce the required side yard setback from six (6) feet to zero (0) feet, a Variation to eliminate the four (4) foot open green space along the north and south sides of the property and a Variation to allow two freestanding monument signs on one lot in a C-2, Limited Commercial Zoning District was approved on March 9, 2022 for the property located at 3303 North Main Street. This property is located 257 feet north of the subject property.

File #010-15: A Variation to allow a reduction in landscaping frontage from 10' in width to 4'10 1/2 " in width, Variation to reduce the sign setback from five (5) feet to zero (0) feet for a free-standing landmark style sign, Variation to reduce the required four (4) shade trees to two (2) shade trees in a C-2, Limited Commercial Zoning District was approved on November 4, 2015 for the

property located at 3231 North Main Street. This property is located 85 feet north of the subject property.

File #014-LTAB-018: The sale of liquor by the drink in conjunction with a bar and grill to amend existing conditions of approval, conditions on their license and to amend to allow indoor live music per the business plan in a C-2, Limited Commercial Zoning District was approved on August 13, 2014 for the subject property.

File #09-LAB-007: The sale of liquor by the drink in conjunction with a restaurant was approved on June 15, 2009 for the subject property. The sale of liquor by the drink in conjunction with a restaurant and outdoor seating was denied.

File #125-91: A Special Use Permit for the sale of liquor in a CC, Commercial District was approved on October 31, 1991 for the subject property.

REVIEW COMMENTS: The Applicant is requesting a Variation to decrease the minimum side yard setback for a covered entrance addition from six (6) feet to one foot in a C-2, Limited Commercial Zoning District. Exhibit A shows that the subject property is located on the east side of North Main Street, 810 feet south of the North Main Street and Halsted Road intersection. The subject property is surrounded by commercial and residential uses (Exhibits B & C).

The Applicant is requesting the Variation to accommodate a covered entrance addition in the side yard setback that was installed without an approved Building Permit or drawings from a design professional licensed in the State of Illinois. The purpose for the Variation is because the Zoning Ordinance states that a covered entrance addition "is a part of the principal structure" and as such need to meet the required setbacks of a principal structure in the C-2 District. The Zoning Ordinance defines a side yard as "the area extending along the side lot line from the front yard to the rear yard at a width specified for the respective district in which it is located".

Exhibit D is an aerial of the subject property. Exhibit D shows the covered entrance addition (shed) is attached to the south side of the building. Additionally, the fenced in outdoor seating area is shown east of the building. The Applicant has indicated on Exhibit D that there is one foot between the covered entrance addition (shed) and fence from the property line.

Exhibit E are pictures of the covered entrance addition submitted by the applicant. Exhibit E show the dimensions and height of the covered entrance addition.

Exhibit F are pictures of the outdoor seating area submitted by the applicant. Exhibit G is a picture of the original shed submitted by the applicant.

Illinois State Law requires that in order for a Variation to be granted hardship must be proven by positive Finding of Fact. The Applicant states, "the outdoor seating space located at the southeast corner of the building has been there before Whiskey's opened in June of 2009 and it has provided a nice area for customers to go and smoke or enjoy some sun and outside time." (Exhibit H). The Applicant explains, "there is an existing exit/entrance door there to enter

that space, which is the same door used in 2020, when we were unable to have customers inside for the ladies to enter to use the restroom, as the restroom is right next to this exit/entrance door” (Exhibit H). Additionally, the Applicant explains, “the men used the door opposite from this one on the other side of the building as the men's room is right next to that door” (Exhibit H).

The Applicant states, “there was a shed added in 2013 that was purchased for the City of Rockford at auction at the city yards, from On the Waterfront and it was a nice addition to be able to store lawn items or furniture for the winter” Exhibit H). Additionally, the Applicant states, “the new shed in the new location provides a new roof over that exit/entrance door as there had been a roof over that door in the original construction of the building and with the age of the building being built in the 1960's things fail and those old roofs were taken down as it became a safety issue” (Exhibit H). Furthermore, the Applicant states, “the shed also provides a place for broken stools or tables that can be fixed at a later time and we also have a place for the mower in the summer and the snowblower in the winter” (Exhibit H).

Finally, the Applicant states, “Whiskey's Roadhouse is very proud to be able to provide new services to our customers and the community. Whiskey's Roadhouse is and will continue to provide friendly service to our patrons and it would be extremely difficult to explain to our patrons how these areas once granted for use by the city can no longer be used” (Exhibit H).

Exhibit I shows that there have been 50 Calls of Service for the Police Department in the last 24 months for 3207 North Main Street.

Staff does not oppose the Applicant's desire to have storage and a covered entrance and appreciates the investment they have made in their business and property; however, a viable hardship has not been provided.

Staff is of the opinion that the Applicant's request does not satisfy the requirements of the Zoning Ordinance and Staff recommends denial of this request.

RECOMMENDATION: Staff recommends **DENIAL** of a Variation to decrease the minimum side yard setback for a covered entrance addition from six (6) feet to one foot in a C-2, Limited Commercial Zoning District.

See attached findings of fact.

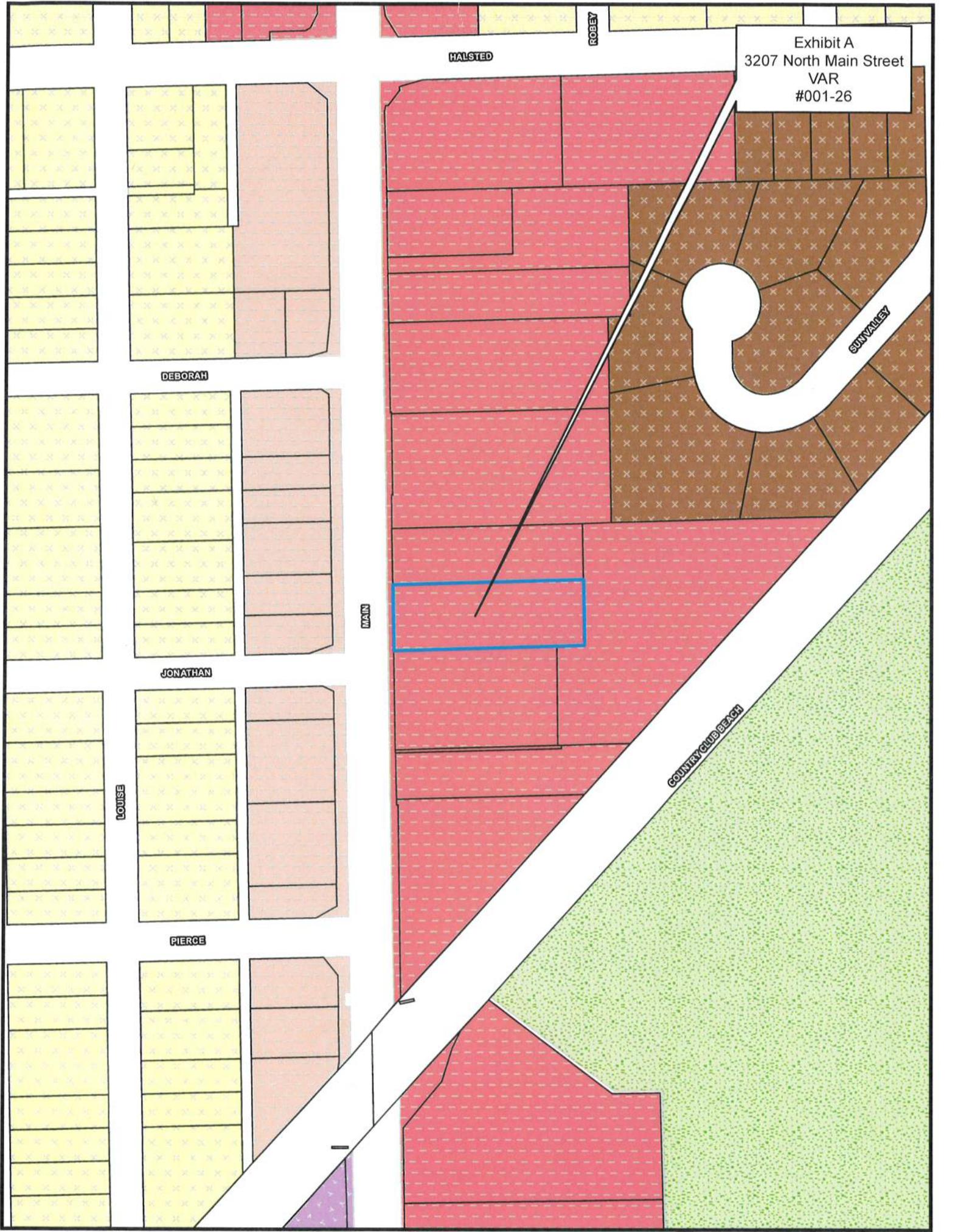
SC: DM 03/9/2026

**FINDINGS OF FACT FOR DENIAL OF A VARIATION
TO DECREASE THE MINIMUM SIDE YARD SETBACK FOR A
COVERED ENTRANCE ADDITION FROM SIX (6) FEET TO ONE FOOT
IN A C-2, LIMITED COMMERCIAL ZONING DISTRICT
LOCATED AT 3207 NORTH MAIN STREET**

Denial 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 not 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 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 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 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 not comply with the spirit and intent of restrictions imposed by this Ordinance.

Exhibit A
3207 North Main Street
VAR
#001-26



HALSTED

ROBEY

DEBORAH

JONATHAN

LOUISE

PIERCE

MAIN

SUN VALLEY

COUNTRY CLUB BEACH

Exhibit B
3207 North Main Street
VAR
#001-26

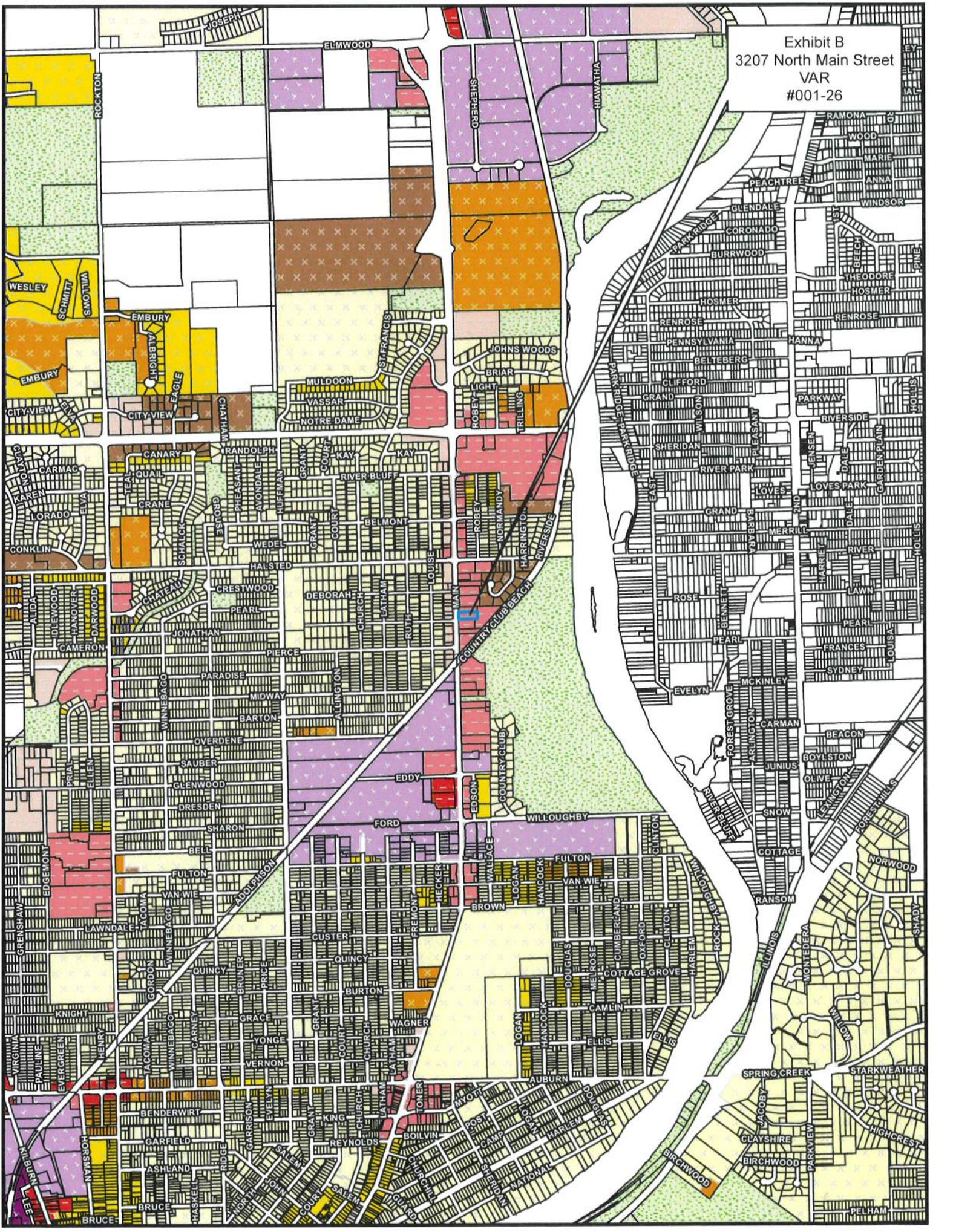
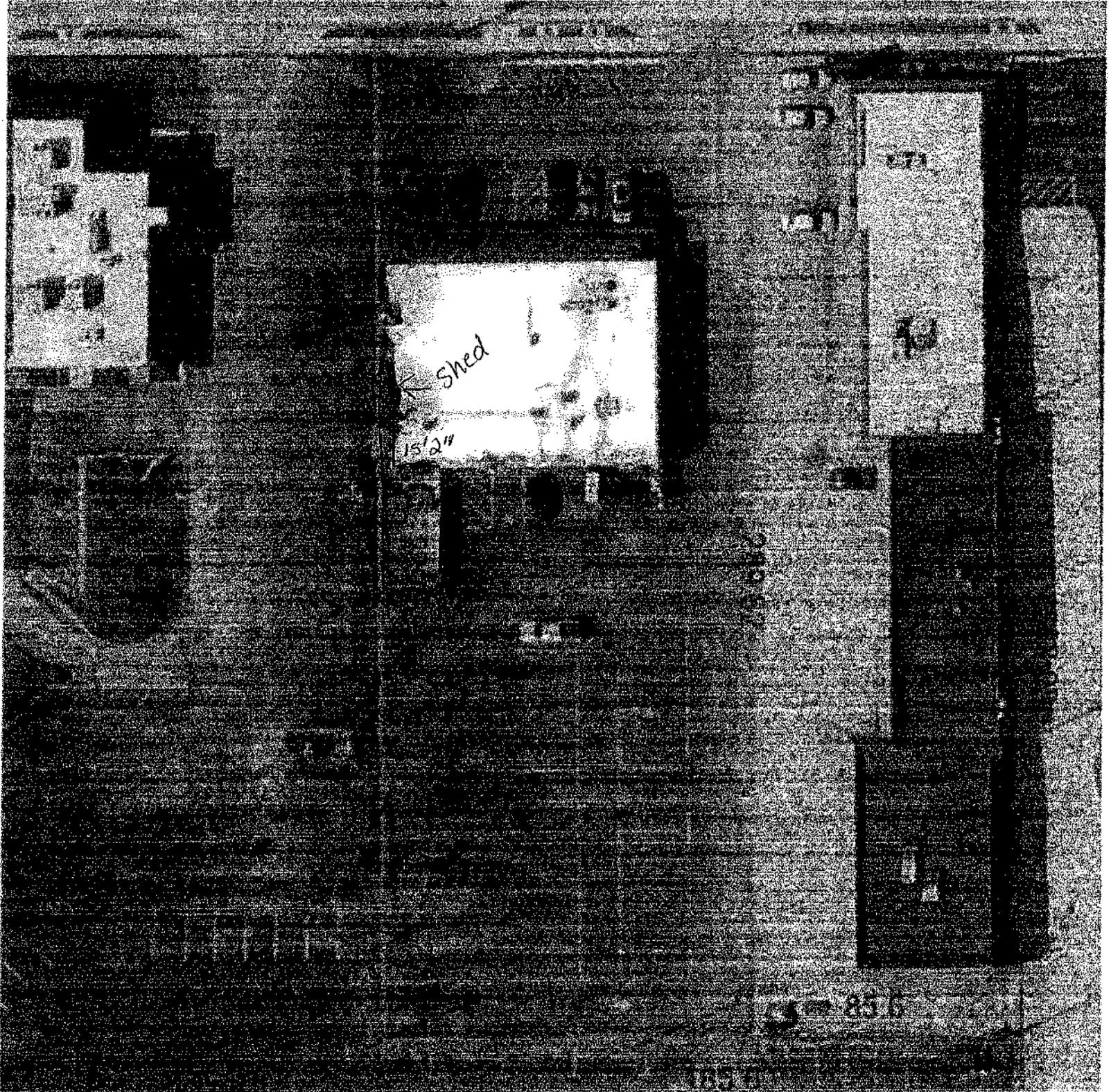


Exhibit C
3207 North Main Street
VAR
#001-26



#8



There is 11 foot between the shed and/or seating area fence and the property fence line shared with Happy Wok,

#8



#5

Exhibit E
3207 North Main Street
VAR
#001-26



South Side

4

Exhibit E cont'd
3207 North Main Street
VAR
#001-26



East Side

#6



West Side

Exhibit E cont'd
3207 North Main Street
VAR
#001-26

#3

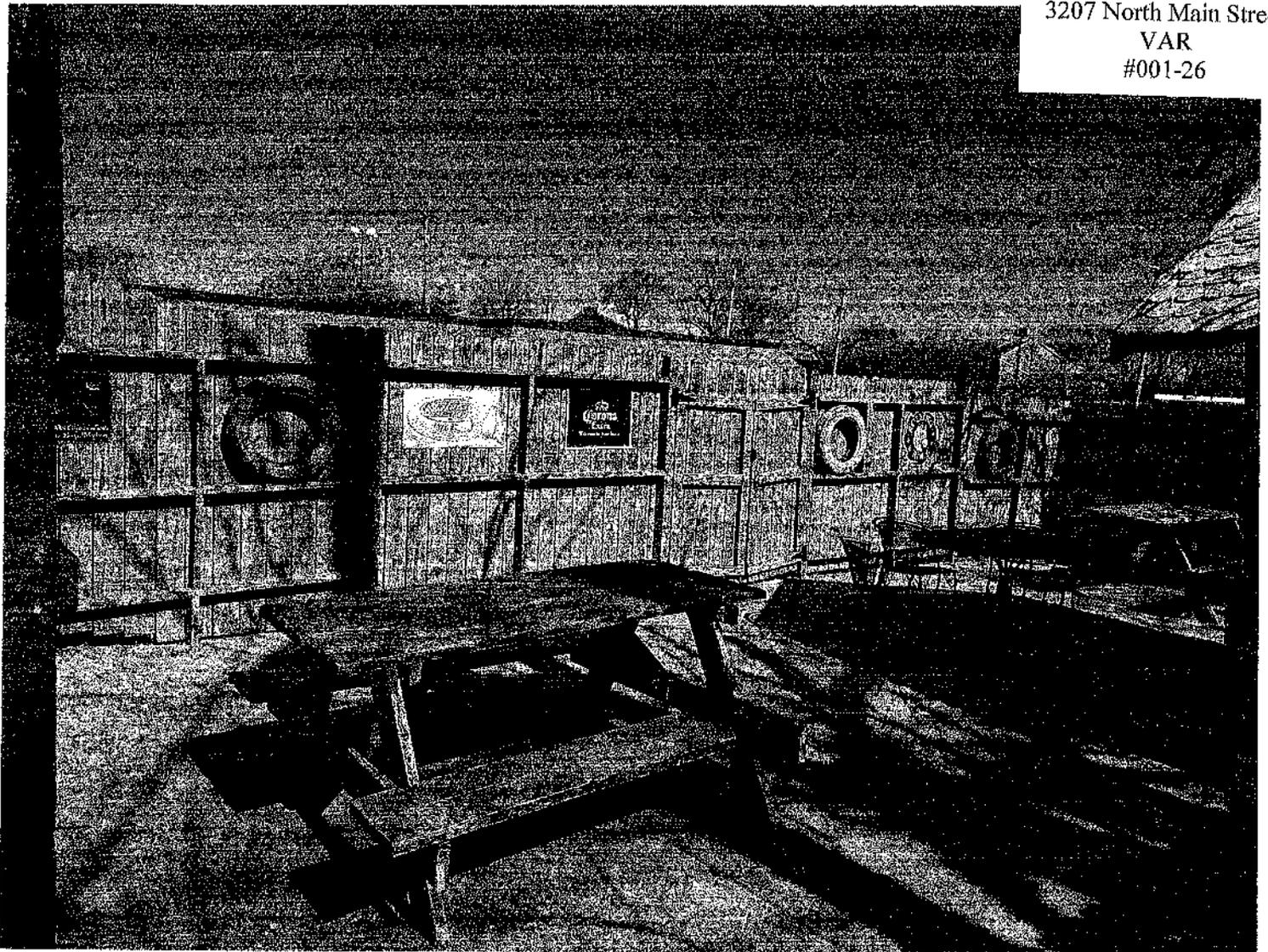
Exhibit F
3207 North Main Street
VAR
#001-26



Outdoor Seating Area
located on the Southeast
corner of the building.

#2

Exhibit F cont'd
3207 North Main Street
VAR
#001-26



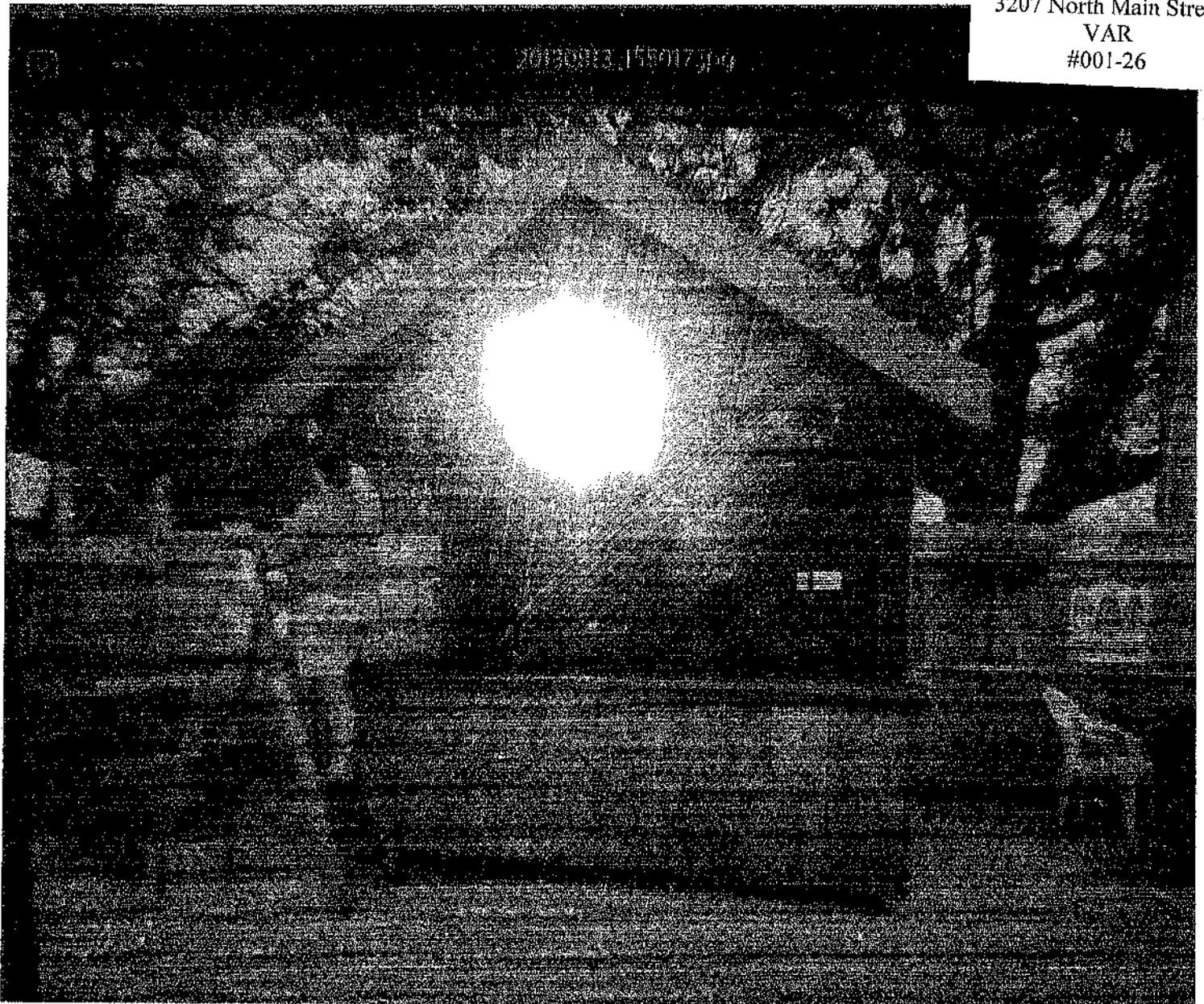
This is one of the pictures of the back outdoor seating area that was provided to the city of Rockford in 2021 to get the 50/50 permit for outdoor seating.

As you can see in photo #3 we upgraded our furniture since and would like to do the same for the outdoor seating on the front porch soon.

#1

Exhibit G
3207 North Main Street
VAR
#001-26

20150913_155017.jpg



This is the original shed purchased in 2013 from the city of Rockford. It served many uses over the years. Like most things, things don't last forever and it needs many repairs to keep.

Whiskey's Roadhouse
Jill Bosselman
Whiskeysroadhouse@gmail.com
815-721-9069

The outdoor seating space located at the southeast corner of the building has been there before Whiskey's opened in June of 2009. It has provided a nice area for customers to go and smoke or enjoy some sun and outside time.

There was a shed add in 2013 that was purchased for the city of Rockford at auction at the city yards, from On The Water Front. It was a nice addition to be able to store lawn items or furniture for the winter. We have made improvements to the area throughout the years to provide a nice place for our customers.

There is an existing exit/entrance door there to enter that space. This same door was used in 2020, when we were unable to have customers inside for the ladies to enter to use the restroom, as the restroom is right next to this exit/entrance door. The men used the door opposite from this one on the other side of the building as the men's room is right next to that door. This was in our plan to safely reopen during that strange time.

The new shed in the new location provides a new roof over that exit/entrance door as there had been a roof over that door in the original construction of the building. With the age of the building being built in the 1960's things fail and those old roofs were taken down as it became a safety issue. The shed also provides a place for broken stools or tables that can be fixed at a later time. We also have a place for the mower in the summer and the snowblower in the winter.

The city of Rockford permitted Whiskey's Roadhouse outdoor seating in the fenced area out back and the front porch in 2021 for food and drink. Whiskey's Roadhouse has maintained a 50/50 alcohol to food ratio to continue to meet the permitted use.

Whiskey's Roadhouse is very proud to be able to provide new services to our customers and the community. Whiskey's Roadhouse is and will continue to provide friendly service to our patrons. It would be extremely difficult to explain to our patrons how these areas once grated for use by the city can no longer be used.

Event Date	Call Number	Situation Reported	Call Disposition	Locait
01/25/2024 03:03:31 PM	24-017359	DISORDERLY	RPT - REPORT	3207 N Main St Rockford
02/11/2024 11:02:05 PM	24-030599	TRAFFIC STOP	RPT - REPORT	3207 N Main St Rockford
05/12/2024 02:58:28 AM	24-101373	SUSPICIOUS VEHICLE	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	3207 N Main St Rockford
06/18/2024 03:18:49 PM	24-132842	911 DUPLICATE CALL	DUP - DUPLICATE	3207 N Main St Rockford
06/18/2024 03:21:32 PM	24-132847	911 DUPLICATE CALL	DUP - DUPLICATE	3207 N Main St Rockford
06/29/2024 12:36:05 AM	24-141792	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	3207 N Main St Rockford
06/29/2024 12:38:37 AM	24-141794	BATTERY JUST OCCURRED	DUP - DUPLICATE	3207 N Main St Rockford
06/29/2024 01:21:14 AM	24-141818	DISORDERLY	ADV - ADVISED	3207 N Main St Rockford
07/22/2024 10:30:44 PM	24-163346	DECEPTIVE PRACTICE/FRAUD	NRPT - NO REPORT	3207 N Main St Rockford
08/09/2024 01:49:52 AM	24-177511	INFORMATION FOR POLICE	ADV - ADVISED / NRPT - NO REPORT / NRPT - NO REPORT	3207 N Main St Rockford
08/09/2024 08:09:26 AM	24-177594	911 DUPLICATE CALL	DUP - DUPLICATE	3207 N Main St Rockford
09/14/2024 08:12:26 PM	24-207938	TRAFFIC STOP	NRPT - NO REPORT / RPT - REPORT	3207 N Main St Rockford
10/01/2024 04:11:48 PM	24-222150	CRU	RPT - REPORT	3207 N MAIN ST Rockford
10/06/2024 05:20:25 PM	24-226327	DISORDERLY	ADV - ADVISED / ADV - ADVISED	3207 N Main St Rockford
11/03/2024 10:32:46 AM	24-248580	DISORDERLY	RPT - REPORT	3207 N Main St Rockford
11/30/2024 12:12:35 AM	24-267871	DRIVING UNDER THE INFLUENCE	ADV - ADVISED	3207 N Main St Rockford
12/07/2024 04:50:57 PM	24-273500	TRAFFIC STOP	NRPT - NO REPORT / NRPT - NO REPORT	3207 N Main St Rockford
12/11/2024 01:04:53 AM	24-275949	BATTERY JUST OCCURRED	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	3207 N Main St Rockford
01/05/2025 07:41:07 PM	25-003139	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	3207 N Main St Rockford
01/17/2025 01:56:44 AM	25-011107	911 DUPLICATE CALL	DUP - DUPLICATE	3207 N Main St Rockford
01/17/2025 01:58:31 AM	25-011109	911 DUPLICATE CALL	DUP - DUPLICATE	3207 N Main St Rockford
03/06/2025 11:05:11 PM	25-046003	SUICIDE THREAT	UPL - UNABLE TO LOCATE	3207 N Main St Rockford
04/15/2025 02:08:39 AM	25-076109	DISORDERLY	NRPT - NO REPORT	3207 N Main St Rockford
05/25/2025 02:49:17 AM	25-108913	ALARM - BURGLAR	RE-ASSIGN/CHANGE OF CALL(UNIT) / 0002 - FALSE ALARM - EQUIPMENT	3207 N Main St Rockford
06/11/2025 03:51:22 AM	25-122524	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT	3207 N Main St Rockford
06/14/2025 09:54:26 PM	25-125754	911 MISDIAL	911 CLOSE W/O SEND TO PENDING	3207 N Main St Rockford
06/25/2025 01:55:24 AM	25-133784	RK-BATTERY W/MEDICAL	RPT - REPORT	3207 N Main St Rockford
06/29/2025 02:10:00 AM	25-137130	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	3207 N Main St Rockford
07/14/2025 10:48:19 PM	25-150120	TRAFFIC STOP	ADV - ADVISED / ADV - ADVISED	3207 N MAIN ST Rockford

07/23/2025 03:15:26 AM	25-156795	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	3207 N N	Rockford
08/09/2025 12:14:50 PM	25-171265	CUSTOMER MANAGEMENT DISPUTE	RPT - REPORT / RPT - REPORT	3207 N Main St	Rockford
08/16/2025 11:07:23 PM	25-177465	TRAFFIC STOP	NRPT - NO REPORT	3207 N MAIN ST	Rockford
09/01/2025 01:06:58 AM	25-190372	DISORDERLY	ADV - ADVISED	3207 N Main St	Rockford
09/01/2025 01:12:41 AM	25-190375	911 DUPLICATE CALL	DUP - DUPLICATE	3207 N Main St	Rockford
09/24/2025 10:01:35 PM	25-209841	DISORDERLY	RPT - REPORT / RPT - REPORT	3207 N Main St	Rockford
09/24/2025 10:02:01 PM	25-209843	911 DUPLICATE CALL	DUP - DUPLICATE	3207 N Main St	Rockford
09/30/2025 12:55:01 AM	25-214035	CRIMINAL DAMAGE	RPT - REPORT / RPT - REPORT / RPT - REPORT	3207 N Main St	Rockford
10/12/2025 09:26:46 PM	25-224413	CRIMINAL TRESPASS	NRPT - NO REPORT / NRPT - NO REPORT	3207 N Main St	Rockford
10/20/2025 02:02:35 AM	25-229784	DOMESTIC	NRPT - NO REPORT	3207 N Main St	Rockford
11/03/2025 09:48:48 PM	25-240908	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	3207 N Main St	Rockford
11/24/2025 09:12:27 AM	25-256140	CRIMINAL TRESPASS	RPT - REPORT	3207 N Main St	Rockford
11/30/2025 05:33:24 PM	25-260785	TRAFFIC STOP	ISS - ISSUED / ISS - ISSUED	3207 N MAIN ST	Rockford
12/12/2025 08:08:03 PM	25-269461	ACCIDENT PROPERTY DAMAGE	NRPT - NO REPORT	3207 N Main St	Rockford
12/13/2025 04:01:21 PM	25-269930	911 INFORMATION	CALLER CANCELLED	3207 N Main St	Rockford
12/15/2025 11:01:26 AM	25-270894	GRU	RPT - REPORT	3207 N MAIN ST	Rockford
12/21/2025 08:53:18 PM	25-275730	SUSPICIOUS INCIDENT	LAWNO - LAW NO DISPOSITION	3207 N Main St	Rockford
01/09/2026 12:15:21 AM	26-005877	RK-BATTERY W/MEDICAL	NRPT - NO REPORT / NRPT - NO REPORT	3207 N Main St	Rockford
01/09/2026 01:11:51 AM	26-005895	911 DUPLICATE CALL	DUP - DUPLICATE	3207 N Main St	Rockford
01/09/2026 09:30:52 PM	26-006678	BATTERY JUST OCCURRED	RPT - REPORT / RPT - REPORT	3207 N MAIN ST	Rockford
01/09/2026 09:57:50 PM	26-006697	STAND BY	ADV - ADVISED / ADV - ADVISED	3207 N Main St	Rockford