

**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 and the sale of package liquor (Class PKG) in conjunction with a liquor store and the sale of liquor by the drink (Class L50) in conjunction with a tavern and video gaming terminals in the name of Bhupinder Singh / Sean Chinna / Central Park Tap, Inc. in C-3, General Commercial Zoning District for the property described as:

**A/K/A: 3523 Auburn Street**  
**PIN: 11-15-156-018**

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 and **APPROVE** the sale of package liquor (Class PKG) in conjunction with a liquor store and **APPROVE** the sale of liquor by the drink (Class L50) in conjunction with a tavern and video gaming terminals in the name of Bhupinder Singh / Sean Chinna / Central Park Tap, Inc. in C-3, General Commercial Zoning District at 3523 Auburn 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 and Tobacco 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. Submittal of a detailed site plan that includes parking spaces including the required ADA parking spaces and the removal of the parking in the Right-of-Way for Staff review and approval.
6. Submittal of a detailed landscaping plan that includes Shade Trees, Perimeter Landscaping, and Interior Landscaping with specific species of plants for Staff's review and approval.
7. The subject property must be in compliance with the approved revised site and landscaping plans. Landscaping must be installed by October 1, 2027.
8. Submittal of a revised business plan including information regarding the video gaming terminals and the liquor store as well as a revised floor plan indicating the location of the video gaming terminals for staff's review and approval.
9. The sale of liquor by the drink shall be in conjunction with a bar as shown on the approved interior floor plan Exhibit F.
10. The sale of liquor by the drink shall be limited to Monday through Saturday from 6:00 A.M. to 2:00 A.M. and Sunday 9:00 A.M. to 2:00 A.M.
11. The proposed use shall not have a cover charge, dance floor, DJs or live entertainment.
12. The proposed use shall not operate as a nightclub.
13. 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
14. The sale of water pipes and "huka" or "hookah" pipes are prohibited.
15. Removal of five of the wall signs on the west side of the building. Only two signs can remain.
16. There shall not be temporary exterior signage.
17. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
18. All outstanding general ordinance fines must be paid prior to issuance of the license.
19. All conditions must be met prior to establishment of use and issuance of license.

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

Committee Action Taken:

Bonne: Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Absent: \_\_\_\_\_  
Bell: Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Absent: \_\_\_\_\_  
Torina: Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Absent: \_\_\_\_\_  
Wilkins: Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Absent: \_\_\_\_\_  
Prunty: Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Absent: \_\_\_\_\_

Meeting of April 21, 2026  
026-LTAB-005

---

Mark Bonne, Chairman

---

Tamir Bell, Vice-Chairman

---

Gabrielle Torina

---

Janessa Wilkins

---

April Prunty