



## PLANNING & ZONING REPORT

### Liquor and Tobacco Advisory Board Meeting of April 21, 2026

File # 026-LTAB-008

**APPLICANTS:** Made Gede Samsu / Arief Lazuardy / Lisa Prasetya / Yugen, LLC dba Yugen Authentic Japanese Restaurant

**LOCATION:** 6565 Lexus Drive

**REQUESTED ACTION:** The sale of liquor by the drink (Class NG-L) in conjunction with a restaurant in a C-2, Limited Commercial Zoning District.

**EXISTING USE:** Vacant restaurant

**PROPOSED USE:** Restaurant with the sale liquor by the drink

**DIMENSIONS:** See attached Exhibit D

#### ADJACENT ZONING AND LAND USES:

NORTH:	C-2	Anderson Mazda
EAST:	C-2	Beef-a-Roo, Vacant land
SOUTH:	C-2	Vacant land
WEST:	C-2	Forest Plaza

**YEAR 2040 PLAN:** C Commercial & Retail

**HISTORY:** **File #025-LTAB-026:** The sale of liquor by the drink (Class NG-L) and the sale of packaged liquor in conjunction with a restaurant and bar in a C-2, Limited Commercial Zoning District for the property located at 6565 Lexus Drive was withdrawn. This is the subject property.

**File #021-LTAB-014:** The sale of liquor by the drink in conjunction with restaurant and an outdoor seating area in a C-2, Limited Commercial Zoning District was approved on August 3, 2021 for the property located at 6565 Lexus Drive. This is the subject property.

**File #020-LTAB-069:** The sale of packaged liquor in conjunction with a retail store in a C-2, Limited Commercial Zoning District was approved on July 6, 2020 for the property located at 6363 East State Street. This is west of the subject property.

**File #018-LTAB-030:** The sale of liquor by the drink in conjunction with a restaurant and outdoor seating area in a C-2, Limited Commercial Zoning District was approved on June 29, 2015 for the property located at 6690 East State Street. This property is located five (5) blocks northeast of the subject property.

**File #018-LTAB-006:** The sale of beer and wine by the drink in conjunction with a restaurant and outdoor seating area in a C-3, General Commercial Zoning District was approved on April 3, 2018 for the property located at 6470 East State Street. This property is located two (2) blocks north of the subject property.

**File #015-LTAB-028:** The sale of packaged beer and wine in conjunction with a grocery store in a C-2, Limited Commercial Zoning District was approved on June 29, 2015 for the property located at 6650 East State Street. This property is located six (6) blocks northeast 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 a C-2, Limited Commercial Zoning District. Exhibit A shows that the subject property is located on the southeast corner of the Lexus Drive and South Trainer Road intersection. The subject property is surrounded by commercial uses (Exhibits B & C).

The Applicants are Made Gede Samsu (managing member), Arief Lazuardy and Lisa Prasetya of Yugen LLC. Within the Liquor Application, it is indicated that the on-premises day-to-day operation of Yugen Authentic Japanese Restaurant will be managed by the managing member. The tenant space was formerly occupied by Five Forks Restaurant and also Prime Restaurant, that recently went out of business.

Exhibit D is the 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 large star is the subject property.

The Applicant did not submit a site plan. Exhibit C is an aerial that shows the existing building, parking, and landscaping of the subject property. The proposed restaurant will be approximately 3,205 square feet. The proposed Yugen Authentic Japanese Restaurant will require 43 parking spaces (using the 13.3 spaces per 1,000 square feet). Exhibit C shows that there are approximately 142 parking spaces. Staff feels that there are enough parking spaces within the existing parking lot to accommodate the required parking.

Exhibit F is the proposed interior floor plan of the restaurant, which will consist of three (3) areas. The main portion of the building will consist of a two (2) dining rooms with twenty-one (21) tables and seating for 72 customers. Additionally, Exhibit F shows there will be a bar with seating for 10 customers. The remaining portion of the building will consist of a kitchen, bathrooms, and storage.

Exhibit F is the business plan for Yugen Japanese, Ramen Sushi and Hibachi. The Applicants state, "Yugen is a Japanese casual dining restaurant specializing in ramen, sushi and hibachi cuisine with a comfortable and family friendly environment" (Exhibit F). The Applicants explain, "YUGEN LLC ownership consists of Arief Lazuardy partner, Made Gede Samsu managing partner and Lisa Prasetya partner and the managing partner oversees daily operations including compliance with Illinois liquor laws, responsible alcohol service, staff supervision and restaurant management" (Exhibit F).

Furthermore, within Exhibit F, the Applicants explain, "the proposed days and hours of operation will be Monday through Thursday, 11:00 A.M. to 9:00 P.M., Friday and Saturday 11:00 A.M. to 9:30 P.M. and Sunday 12:00 P.M. (noon) to

9:00 P.M. (Exhibit F). Additionally, within Exhibit F, the Applicants state, "Yugen does not operate as a bar, nightclub or alcohol focused establishment" (Exhibit F). The Applicants indicate that there will be 90% food sales and 10% alcohol sales (Exhibit F). Furthermore, the Applicant indicates on the liquor application that they will not apply for an Illinois Gaming License at this time.

Finally, Exhibit F is the security plan. The Applicants state, "management supervises restaurant operations during all business hours with staff monitoring the dining area, security cameras are installed in operational areas and the restaurant does not host nightclub events, live entertainment, or dance floor activities" (Exhibit F). The Applicant explains, "the managing partner ensures compliance with all City of Rockford and Illinois liquor regulations, oversees alcohol service procedures, supervises staff and maintains a safe dining environment" (Exhibit F). The Applicants indicate on the Liquor Application that they would not hire private security licensed with the State of Illinois upon written request of the liquor commissioner.

Exhibit G shows that there has been one (1) Call for Service for the Police Department in the past 24 months for 6565 Lexus Drive.

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 for the sale of liquor by the drink (Class NG-L) in conjunction with a restaurant in a C-2, Limited Commercial Zoning District t, 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 shall be limited to the approved interior floor plan.
4. The hours of operation are limited to Monday through Thursday, 11:00 A.M. to 9:00 P.M., Friday and Saturday 11:00 A.M. to 9:30 P.M. and Sunday 12:00 P.M. (noon) to 9:00 P.M.
5. Window display signage is limited to 20% of window area.
6. The windows shall not be covered with bars or other devices that block the windows.
7. The restaurant shall not have a cover charge, dance floor, DJs or any live entertainment.
8. The 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 4/10/26

STATE

STATE

Exhibit A  
6565 Lexus Drive  
#026-LTAB-008

TRAINER

LEXUS

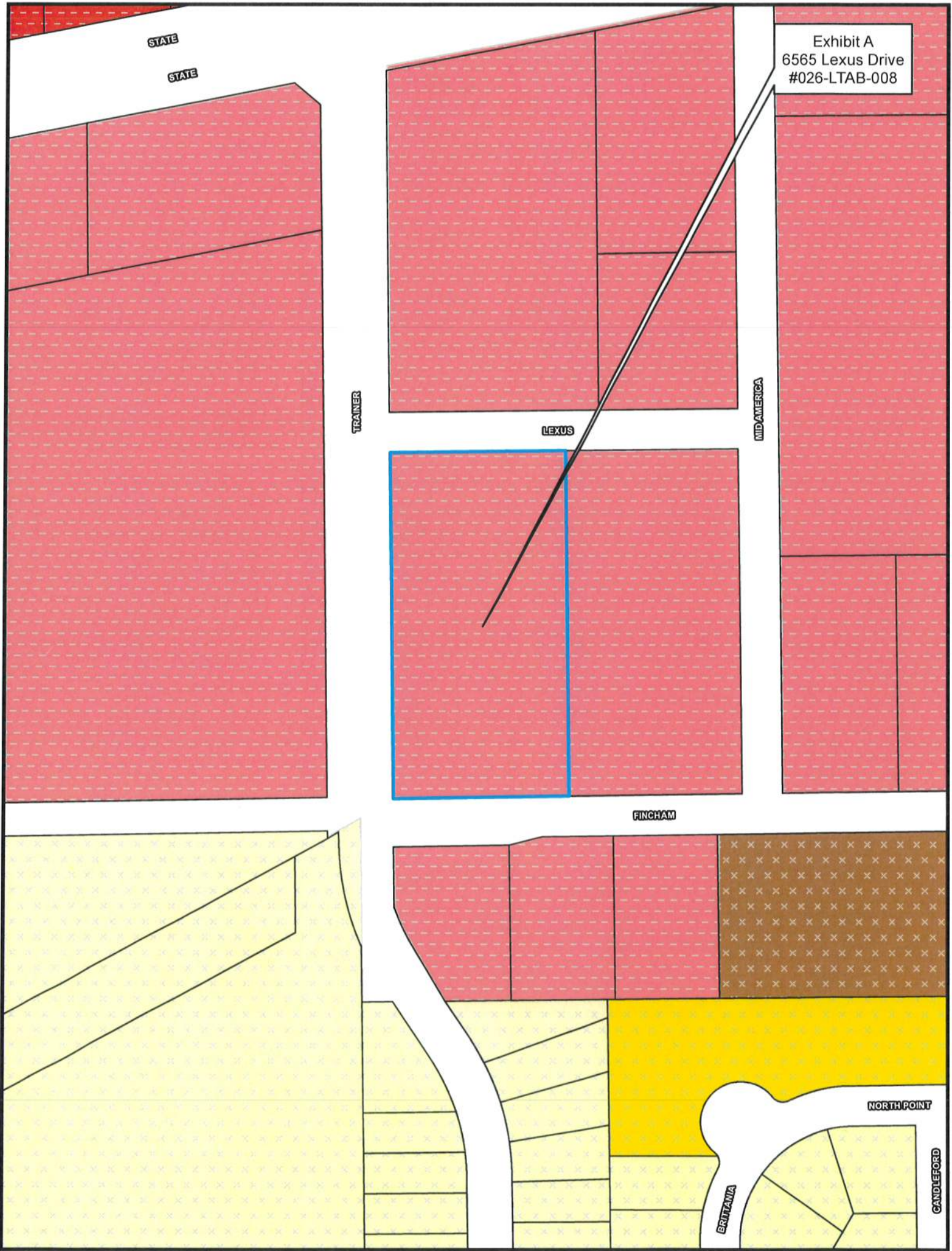
MID-AMERICA

FINCHAM

NORTH POINT

BRITANIA

CANDLEFORD







STATE  
STATE

Exhibit C  
6565 Lexus Drive  
#026-LTAB-008

TRAINER

LEXUS

MID-AMERICA

FINCHAM

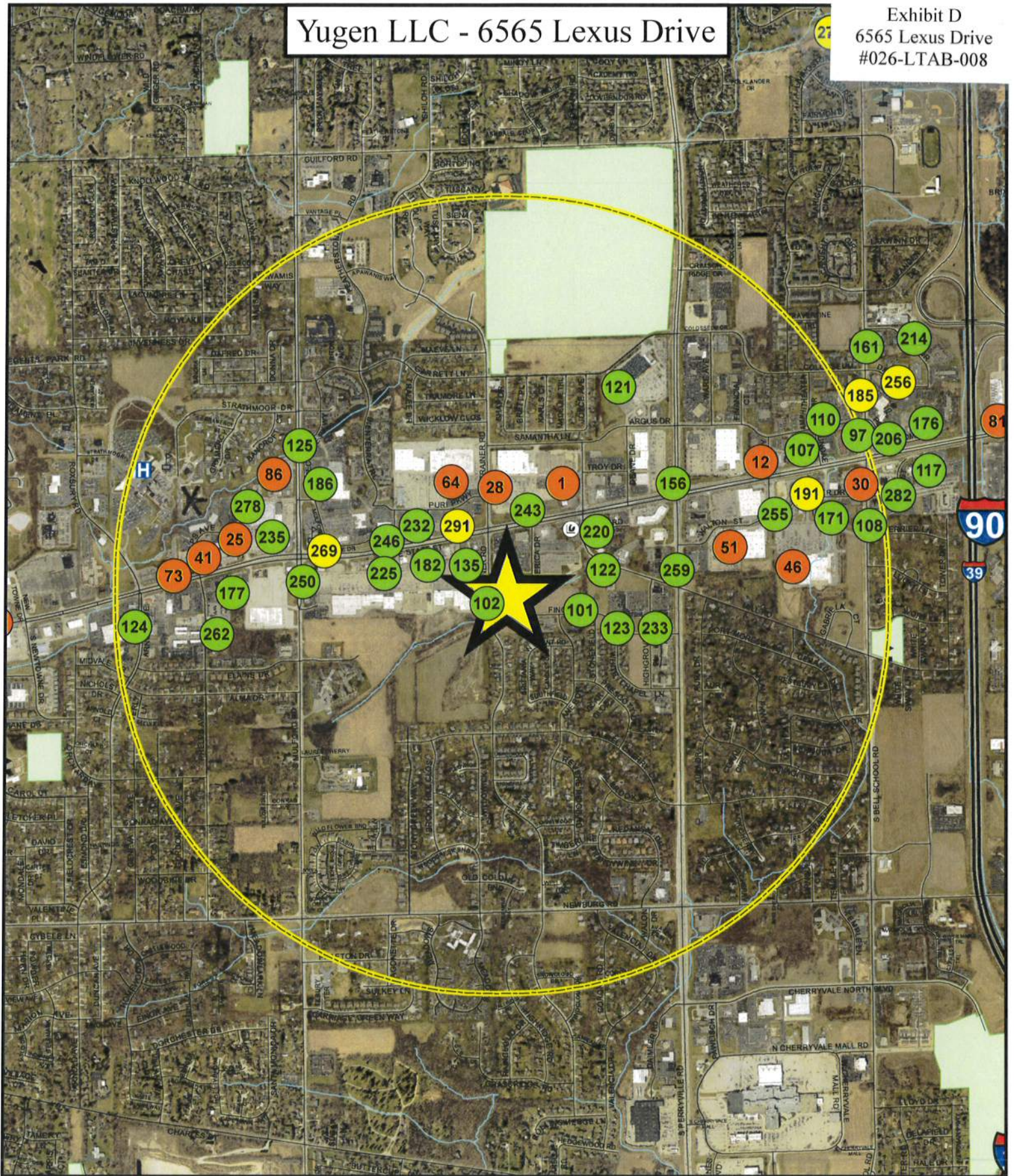
NORTH POINT

BRITANIA

CANDLEFORD

# Yugen LLC - 6565 Lexus Drive

Exhibit D  
6565 Lexus Drive  
#026-LTAB-008



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

## CITY OF ROCKFORD, ILLINOIS

LIQUOR LICENSE LOCATIONS-2025

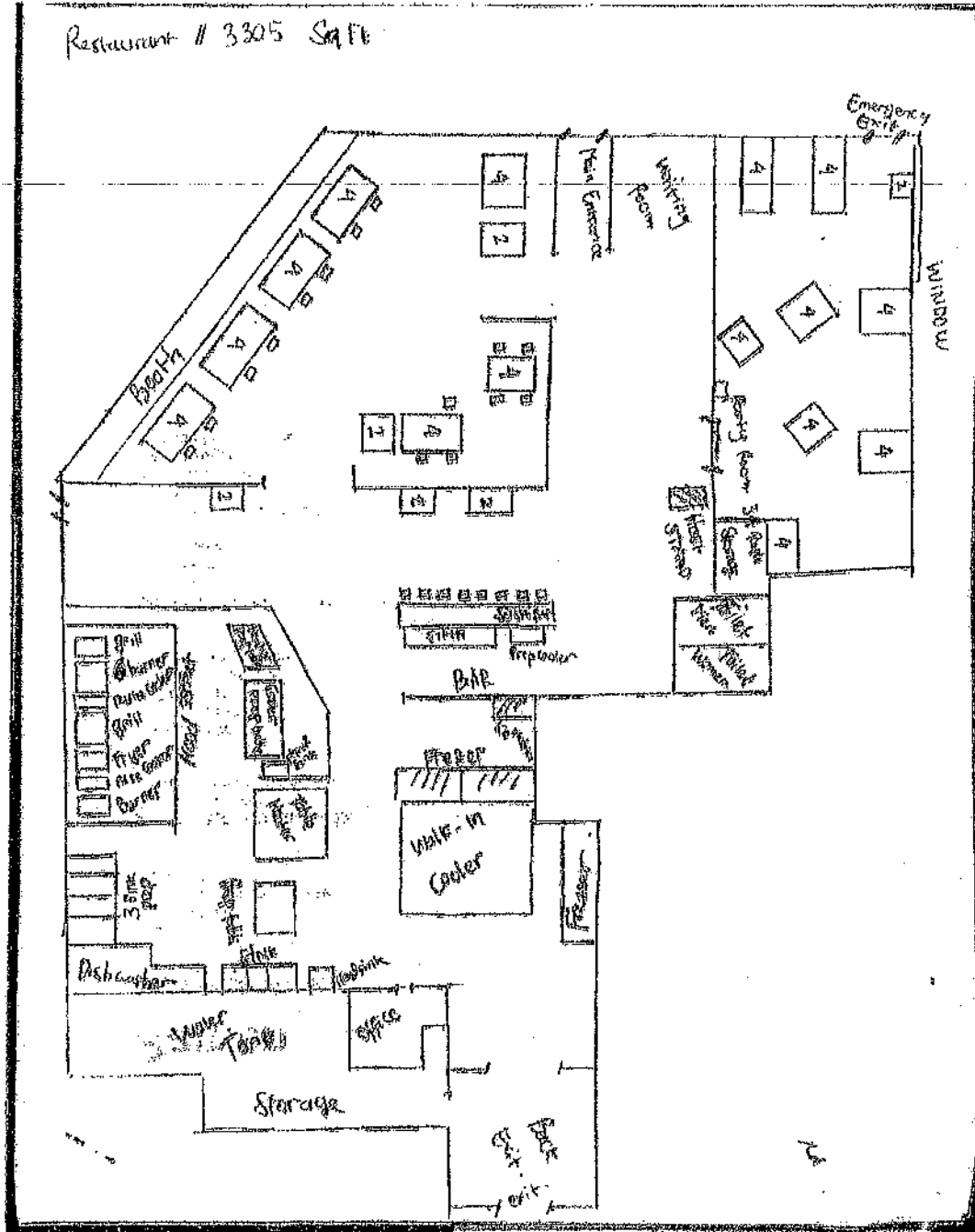
2026



SCALE  
1 inch = 0.25 miles



### Restaurant Floor Plan - 3205 Sq Ft



# **YUGEN Japanese Ramen Sushi and Hibachi**

Liquor License Business Plan for the City of Rockford

## **1 Business Overview**

YUGEN is a Japanese casual dining restaurant located in Rockford Illinois specializing in ramen sushi and hibachi cuisine. The restaurant operates primarily as a food focused establishment providing a comfortable and family friendly dining environment. Alcoholic beverages are offered only as a complementary option for guests enjoying their meals. YUGEN does not operate as a bar nightclub or alcohol focused establishment.

## **2 Ownership and Management**

YUGEN LLC ownership consists of Arief Lazuardy partner Made Gede Samsu managing partner and Lisa Prasetya partner. The managing partner oversees daily operations including compliance with Illinois liquor laws responsible alcohol service staff supervision and restaurant management.

## **3 Restaurant Concept**

YUGEN serves Japanese cuisine including ramen sushi hibachi grilled dishes rice bowls and appetizers. Meals are prepared in the kitchen and served to seated guests in the dining area. The sushi bar area functions strictly as a food preparation station and not as a drinking bar and there is no standalone alcohol service area.

## **4 Hours of Operation**

Monday through Thursday 11 AM to 9 PM. Friday and Saturday 11 AM to 9:30 PM. Sunday 12 PM to 9 PM. Food service is available during all operating hours. Alcohol is served only during restaurant operating hours and only to seated dining customers as part of their meal service.

## **5 Alcohol Service Plan**

Alcoholic beverages include beer wine and Japanese sake. Alcohol is served only by trained staff to seated dining customers together with food service. There is no bar only alcohol service and no alcohol focused seating area.

## **6 Alcohol Storage**

Alcohol is stored in refrigeration units located within the sushi bar preparation area behind the service counter. Storage areas are not accessible to customers and are monitored by staff. Only authorized employees have access to alcohol storage.

## **7 Sales Distribution**

YUGEN operates as a food focused restaurant. Estimated revenue distribution is approximately ninety percent food sales and ten percent alcohol sales. Alcohol is intended only to complement meals.

## **Security Plan**

Management supervises restaurant operations during all business hours. Staff monitor the dining area and security cameras are installed in operational areas. The restaurant does not host nightclub events live entertainment or dance floor activities.

### **Responsible Alcohol Service Policy**

Staff verify identification for alcohol purchases refuse service to anyone under twenty one years old and refuse service to intoxicated individuals. Alcohol consumption is limited to the dining areas.

### **Staff Training**

Employees responsible for alcohol service complete BASSET training and follow responsible service practices and Illinois liquor law compliance.

### **Manager Responsibility Statement**

The managing partner ensures compliance with all City of Rockford and Illinois liquor regulations oversees alcohol service procedures supervises staff and maintains a safe dining environment.

### **Community Impact**

YUGEN contributes to the Rockford community by providing a safe family friendly dining environment high quality Japanese cuisine and local employment opportunities while maintaining responsible alcohol service.

Exhibit G  
6565 Lexus Drive  
#026-LTAB-008

6565 LEXUS DR

Event Date	Call Number	Situation Reported	Call Disposition	Location	City
03/08/2024 03:58:08 PM	24-050381	MISCELLANEOUS ROUTINE	NRPT - NO REPORT	6565 Lexus Dr	Rockford