



Code and Regulation Committee Meeting Agenda

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

**Monday, April 27, 2026
5:30 PM**

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>.

I. CALL TO ORDER

II. COMMITTEE REPORTS

1. North Court Street and Whitman Street [26-00478](#)

Traffic Commission recommends approval to establish a “No Parking Any Time Except Paratransit” restriction on the west side of North Court Street from 318 feet north of Whitman Street to 348 feet north of Whitman Street

2. Final Plat of Bell School Crossings Subdivision located at 73xx East Riverside Boulevard [26-00452](#)

3. 2530, 2710 and 2720 South Main Street [26-00454](#)

Zoning Board of Appeals recommends approval for a Special Use Permit for a Planned Unit Development for an RV and Fifth Wheel only community in an R-1, Single-Family Residential Zoning District at 2530, 2710 and 2720 South Main Street (Midwest Yard Holdings, LLC/Applicant)

4. 3207 North Main Street [26-00456](#)

Zoning Board of Appeals recommends denial for a Variation to decrease the minimum side yard setback for a covered entrance from six (6) feet to one (1) foot in a C-2, Limited Commercial Zoning District at 3207 North Main Street (Jill Bosselman for DJK Haynes, LLC/Applicant)

5. 3321 Integrity Drive [26-00457](#)

Zoning Board of Appeals recommends approval for a Zoning Map Amendment from C-3, General Commercial Zoning District and I-1, Light Industrial Zoning District to I-3, Airport Industrial Zoning District at 3321 Integrity Drive (Industrial VI Enterprises, LLC c/o Hillwood/Applicant)

6. 515 South Alpine Road [26-00458](#)
Zoning Board of Appeals recommends denial for a Special Use Permit for a Planned Unit Development consisting of four, 4-unit buildings and two, 8-unit buildings in an R-1, Single Family Residential Zoning District at 515 South Alpine Road (Zaher Qassem/Applicant)
7. 1320 21st Avenue [26-00459](#)
Zoning Board of Appeals recommends approval for a Variation to reduce the rear yard setback from 30 feet to nine (9) feet in an R-2, Two-Family Residential Zoning District at 1320 21st Avenue (Manuel R. Pedroza/Applicant)
8. 730 and 7xx Lincoln Park Boulevard [26-00460](#)
Zoning Board of Appeals recommends approval for a Special Use Permit for a Planned Unit Development consisting of a working farm and education center with pole barns for a community meeting place and equipment storage, two (2) 30'x 90' passive solar greenhouses, a storage shed, a gazebo and a gravel parking area and gravel driveway in a R-1, Single-Family Residential Zoning District at 730 and 7xx Lincoln Park Boulevard (Kathryn Whitacre of Nettle Curbside Compost, LLC/Applicant)
9. 215, 325, and 423 South Madison Street [26-00461](#)
Zoning Board of Appeals recommends approval for a Zoning Map Amendment from I-1, Light Industrial Zoning District to C-4, Urban Mixed-Use Zoning District at 215, 325, and 423 South Madison Street (City of Rockford/Applicant)
10. 818 6th Street [26-00462](#)
Liquor and Tobacco Advisory Board of Appeals recommends approval for;
 - a. The Sale of Tobacco Products; and
 - b. The Sale of Packaged Liquor in conjunction with a gas station and convenience store in a C-3, General Commercial Zoning District at 818 6th Street (Aland S. Augustin/Mamas Food & Fuel, LLC dba Mamas Food & Fuel/Applicant)
11. 2975 North Perryville Road [26-00463](#)
Liquor and Tobacco Advisory Board of Appeals recommends approval for the Sale of Tobacco Products in conjunction with a gas station and convenience store in a C-2, Limited Commercial Zoning District at 2975 North Perryville Road (Abdulahakim Saleh Alawi/H & Mart, LLC dba H & Mart/Applicant)

12. 2914 West State Street [26-00464](#)
Liquor and Tobacco Advisory Board of Appeals recommends approval for;
a. The Sale of Packaged Liquor (Class PKG) and
b. The Sale of Tobacco Products in conjunction with a gas station and convenience store in an I-1, Light Industrial Zoning District at 2914 West State Street (Ravi Patel/Priyank Patel/Khodiyar 364001, Inc. dba Way Low Citgo/Applicants)
13. 3523 Auburn Street [26-00465](#)
Liquor and Tobacco Advisory Board of Appeals recommends approval for:
a. The Sale of Tobacco Products; and
b. The Sale of Packaged Liquor (Class PKG); and
c. The Sale of Liquor by the Drink (Class L50) in conjunction with a liquor store, tavern and video gaming terminals in a C-3, General Commercial Zoning District at 3523 Auburn Street (Bhupinder Singh/Sean Chinna/Central Park Tap, Inc. dba Central Park Tap/Applicants)
14. 4225 Charles Street [26-00471](#)
Liquor and Tobacco Advisory Board recommends approval for the Sale of Beer and Wine by the Drink (Class WB50) in conjunction with a restaurant and video gaming terminals in a C-2, Limited Commercial Zoning District at 4225 Charles Street (Francisco Rivera Luna/Monica Jaramillo-Porras/La Esquinita de Oro, LLC dba La Esquinita de Oro/Applicants)
15. 2842 and 28xx 11th Street and 2845 Kinsey Street [26-00472](#)
Liquor and Tobacco Advisory Board recommends approval for a Modification of an Existing Liquor License for a 100% stock purchase in a C-3, General Commercial Zoning District and R-1, Single-Family Zoning District at 2842 and 28xx 11th Street and 2845 Kinsey Street (Shantilal Patel/Ajay Modi/BJ's Place, Ltd dba BJ's Place/Applicants)
16. 6565 Lexus Drive [26-00473](#)
Liquor and Tobacco Advisory Board 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 at 6565 Lexus Drive (Made Gede Sansu/Ariet Lazuardy/Lisa Prasetya/Yugen, LLC dba Yugen Authentic Japanese Restaurant/Applicants)

17. 2645 20th Street [26-00474](#)
Liquor and Tobacco Advisory Board recommends approval for the Sale of Tobacco Products in conjunction with a convenience store in a C-2, Limited Commercial Zoning District at 2645 20th Street (Muhammad Sagheer Ahmad/Smokes N More, LLC dba Smokes N More/Applicant)
18. 908 West Riverside Boulevard [26-00476](#)
Liquor and Tobacco Advisory Board recommends approval for the Sale of Liquor by the Drink (Class L50) in conjunction with a tavern and restaurant and video gaming terminals in a C-2, Limited Commercial Zoning District at 908 West Riverside Boulevard (Harwinder Kaur/AB 2 Enterprises, Inc. dba On The Rocks/Applicants)
19. 6275 East State Street [26-00477](#)
Liquor and Tobacco Advisory Board recommends approval for the Sale of Liquor by the Drink (Class L50) in conjunction with a restaurant and outdoor seating area in a C-2, Limited Commercial Zoning District at 6275 East State Street (Steven R. Grube/Rockford Wing Company, LLC dba Buffalo Wild Wings/Applicant)

III. RESOLUTION

1. Proposed Resolution Establishing Minimum Standards, Performance Requirements and Community Benefit Obligations for Data Center Development [26-00493](#)

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.

ROCKFORD TRAFFIC COMMISSION
MINUTES OF THE MEETING
Wednesday, April 8, 2026, 5:30 PM

The meeting was called to order by Kerry Lin at 5:30 PM.

Members Present

Mr. K. Patrick Yarbrough
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

Ms. Dorien Peterson, Chairman
Mr. Tom Okite, Vice Chairman
Ms. Joan Sage
Alderman Mark Bonne, 14th Ward

Also Present

Mr. Matthew Flores, Legal Department

The minutes of the last regular meeting held on March 11, 2026, were approved as submitted.

The Traffic Commission recommended the following items:

1. Request in the 13th Ward, by Linda Evans, 932 N. Court Street, to establish “No Parking Any Time Except Paratransit” on the west side of N. Court Street from 318 feet north of Whitman Street to 348 feet north of Whitman Street. (K. Lin explained that the request was for paratransit instead of a handicap parking space as the requestor made it clear that the residents use a lot of transport services instead. Commission recommended establishing “No Parking Any Time Except Paratransit” on the west side of N. Court Street from 318 feet north of Whitman Street to 348 feet north of Whitman Street. Motion by S. Capovilla, seconded by C. Ketton, Voted 7-0).

The meeting adjourned at 5:36 PM. Motion by S. Mosny, seconded by C. Ketton.

The next regularly scheduled meeting will be held:

May 13th, 2026 5:30 PM

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

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

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 parking restrictions on a portion of N. Court Street, begs leave to report recommending that the Legal Director be instructed to draw an Ordinance for "No Parking Any Time Except Paratransit" on the west side of N. Court Street from 318 feet north of Whitman Street to 348 feet north of Whitman Street, in accordance with the provisions of Section 16-137 of the Code of Ordinances.

Respectfully submitted,

Mark Bonne (Chair)

Tamir Bell (Vice Chair)

Aprel Prunty

Gabrielle Torina

Janessa Wilkins

Committee Action Taken:

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



SUBDIVISION RECOMMENDATION

TO: Code and Regulation Committee
FROM: Scott Capovilla, ^{سي}Planning & Zoning Manager
DATE: April 15, 2026
SUBJECT: Final Plat of Bell School Crossings Subdivision

LOCATION: 73XX East Riverside Boulevard

DEVELOPER: First Midwest Group

ENGINEER: CES, Inc.

SITE DATA: Year 2040 Plan: C – Commercial & Retail
Existing Zoning: C-3, General Commercial
Existing Land Use: Vacant land
Total Area: 1.738 Acres
Ward: 4 – Alderman Kevin Frost

SURROUNDING ZONING AND LAND USES:

North: Loves Park IL Mobil Gas, Mister Car Wash
East: C-3 Vacant land
South: C-3 Agricultural
West: C-3 Agricultural

PLAT DATA: Number of Lots: 2

SOILS REPORT: Soil disturbance will occur as a result of developing the site. Soil disturbance can create soil erosion which must be properly managed to prevent adverse environmental impacts. Controlling erosion is easy and it is the law. It is important because eroding construction sites are a leading cause of water quality problems in Illinois. Best management practices should be employed throughout all phases of the construction project to properly manage discharges of storm water and to prevent soil erosion.

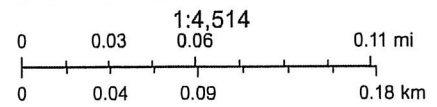
REVIEW COMMENTS: The developer is platting an existing parcel into two lots. One lot has been approved for a Special Use Permit for a new drive-through coffee shop (ZBA #004-26). The coffee shop will be located on proposed Lot 1. Lot 2 is planned for future commercial development. An access easement is provided between both lots to provide the necessary traffic circulation from the propose right-in/right-out on Riverside to the access point on Bell School Road. Adequate utility easements and storm water easements are being provided as well. This plat is in conformance with the zoning for the site, the subdivision ordinance and the City of Rockford Comprehensive Plan.

RECOMMENDATION: Staff recommends **Approval** of Final Plat of Bell School Crossings Subdivision.

ArcGIS Web Map



 Parcel Ownership





PLANNING & ZONING REPORT
Zoning Board of Appeals Meeting of April 21, 2026
Laid over from February

File # 003-26
(REVISED)

APPLICANT: Midwest Yard Holdings, LLC
LOCATION: 2530, 2710, 2720 South Main Street
REQUESTED ACTION: A Special Use Permit for a Planned Use Development for an RV and Fifth Wheel only community in an R-1, Single family Residential Zoning District.
EXISTING USES: Mobile Home Park
PROPOSED USES: RV and Fifth Wheel only community
DIMENSIONS: Irregular shape SQUARE FOOTAGE: 15.49 acres

ADJACENT ZONING AND LAND USES:

Table with 3 columns: Direction (North, East, South, West), Zoning Code (R-1, RE, County AG, R-3, C-3, RE), and Land Use Description (Vacant land, Single family residences, Blackhawk Park, etc.)

YEAR 2040 PLAN: PA Priority Park Acquisition

SOILS REPORT: No soils report on file.

HISTORY: File #063-21: A Zoning Map Amendment from Winnebago County RMH and CC to City R-3, Multi-family Residential, a Special Use Permit for a mobile home park in an R-3, Multi-family Residential Zoning District was approved on March 21, 2022 for the property located at 4650, 4680, 47XX, 4848, and 49XX South Main Street. This is approximately 2 miles south of the subject property. There's no other relevant immediate history.

REVIEW COMMENTS: The Applicant is requesting a Special Use Permit for a Planned Use Development for an RV and Fifth Wheel only community in an R-1, Single family Residential Zoning District. The subject property consists of 15.49 acres in size when combined. Exhibit A shows that the subject property and is located east of South Main Street and west of the Rock River.

The Applicant is Midwest Yard Holdings LLC. The subject property is zoned R-1, Single-family Residential Zoning District. The subject property was developed as a mobile home park in the County. This property was annexed into the City in 2001 and it is considered grandfathered. Over the years, numerous mobile homes were removed due to deteriorated and/or damaged mobile homes. The residential districts are intended to create, maintain, and promote a variety of housing opportunities for individual households and to

maintain the desired physical character of existing neighborhoods and developing areas consistent with the city's official comprehensive plan. These regulations are intended to ensure that permitted and special uses are compatible within each district. They are intended to maintain and protect residential property values and to promote the peace, quiet, and enjoyment of the city's residential areas by requiring setbacks and open spaces on the same lot as the residential development. The Applicant's proposal is to change this from a mobile home park to an RV and Fifth Wheel community, hence the Applicant requested the Special Use Permit for a Planned Use Development to allow for flexibility and allow more efficient use of land.

The Applicant submitted two different type of options for development of the site. Exhibit D is option 1. This option shows a total of 85 concrete pads. The pads are at different directions with private drives. There would be 15 feet in between each pad. The park office building would be up front by the main entrance and have parking for two (2) spaces including a handicap space. The setback off the rear property line along the Rock River would be 22 feet. The required setback off the property line along the Rock River is 50 feet per the ordinance but these are not permanent structures, just concrete pads for the RVs and 5th Wheels. There is an existing sanitary sewer lift station in that area as well.

Exhibit E is option 2. This option shows a total of 85 concrete pads. The setup shown is all angle pad parking. There would be 15 feet in between each pad. The park office building would be up front by the main entrance and have parking for two (2) spaces including a handicap space. The setback off the rear of property line along the Rock River would be 23 feet. The required setback off the property line along the Rock River is 50 feet per the ordinance but, again, these are not permanent structures, just concrete pads for the RVs and 5th Wheels. There is an existing sanitary sewer lift station in that area as well.

The Applicant submitted Exhibit F, an overlay of the site on an aerial of the subject property with the proposed landscaping. The exhibit shows landscaping proposed in two different spots along South Main Street. Exhibit G shows a closer view of the proposed locations. The proposal shows that there would be a combination of deciduous and evergreen trees and shrubs along with mixed perennials and ornamental grasses.

Exhibit H is the Applicant's statement. The Applicant indicates "The plan is to improve and refine the existing use of the site by removing the aging mobile homes over time, upgrading site infrastructure, improving site order with delineated concrete pads and asphalt interior roadways, enhanced streetscaping, and safety features." The goal is to retain a long term residential-style RV park to fill a needed gap between the recreational campground and traditional permanent housing. There will be operational principals to help manage the property that would include clear site rules, tenancy standards, provide regular maintenance and waste management, and provide tenant amenities including riverfront access. The plan is to phase out the existing mobile homes and transition it to an RV and Fifth Wheel only community. To complete this task, an assessment would be conducted to ensure that the improvements are done to improve the entire site.

Exhibit I is the findings of fact provided by the Applicant. The Applicant indicates "The project will meet all requirements and standards of PUD regulations. The project is an efficient use of the land. The proposed use will utilize land in a floodplain in a way that minimizes flood risk. The conversion from a mobile home park to a RV park means that the occupants will now be mobile. When a flood risk arises, the RVs or fifth wheels can be easily removed from the property. The improvements to be made to the property are allowed within a floodplain, including the installation of paved roadways allowing for easier movement within the property and better access to the property. The PUD also includes the installation of a multi-use path for the public to use along the property line adjacent to South Main Street. Additional landscaping, open space, and a park will be added to enhance the natural features of the site.

Exhibit J is the service calls for the last two years. There were a total of 141 service calls for 2530 South Main Street.

Since the property is located within the floodway and floodplain, this proposal is subject to compliance with the applicable regulations and submission to local and state reviewing agencies. The Applicant will need to work with our Public Works Department for this redevelopment. The site plan will need to incorporate the phased removal of existing mobile homes, installation of concrete pads and paved streets, stormwater improvements, landscaping, completion of the multi-purpose path along South Main Street, and inclusion of the proposed playground and associated site amenities. With these conditions in place, the redevelopment will modernize the site, improve infrastructure and public connectivity, and bring the property into greater conformity with current City standards. Staff feels that the Applicant's proposed request is reasonable and, therefore, Staff supports this request.

RECOMMENDATION: Staff recommends APPROVAL of a Special Use Permit for a Planned Use Development for an RV and Fifth Wheel only community in an R-1, Single-family Residential Zoning District, subject to the following condition:

1. Meet all applicable Building and Fire Codes.
2. Submittal of a final detailed site plan for staff's review and approval.
3. The Applicant shall work with Public Works Engineering Staff for the required floodplain/floodway development permits, development permits for the concrete pads, and development permit for the paving of the roads, including stormwater review.
4. The Applicant shall work with Engineering Staff on the installation and design of the multi-purpose path. Engineering Staff may allow cash-in-lieu of the multi-purpose path since this is adjacent to a State Route.
5. A one-lot subdivision plat is required to be submitted, reviewed, approved and recorded via the Subdivision Review Process.
6. The property shall be developed as per the approved one lot plat, site plan and landscaping plan approved by Staff.
7. Must phase out the existing mobile homes completely by August 1, 2028.
8. All Concrete pads must be installed by October 1, 2028.
9. All road must be paved by October 1, 2028.
10. All conditions must be met prior to establishment of use.

See attached findings of fact.

ADDENDUM:

In response to the staff report, recommendation and suggested conditions, the Applicant is providing this phasing proposal for consideration:

The project will be designed and engineered for the full 85-pad capacity from the outset, with infrastructure considerations to support full build-out. However, pad construction and greenfield utility lines will occur in phases to ensure the development scales with demonstrated demand while maintaining high site quality and occupancy.

Phase 1 — Initial Development (by May 2028)

Construct 35–40 pads (+ associated interior roadways)

Trigger: 1) real estate transaction and 2) notice to tenants of MHP closure (12 months per IL Mobile Home Park Act (210 ILCS 115/) and associated Mobile Home Landlord and Tenant Rights Act (765 ILCS 745/))

Phase 2 — Pad Expansion (by May 2030)

Add 20–25 additional pads (+ additional interior roadways to connect)

Trigger: occupancy of 70%+ of Phase 1 pads for 6 months

Phase 3 — Full Site Buildout (by May 2032)

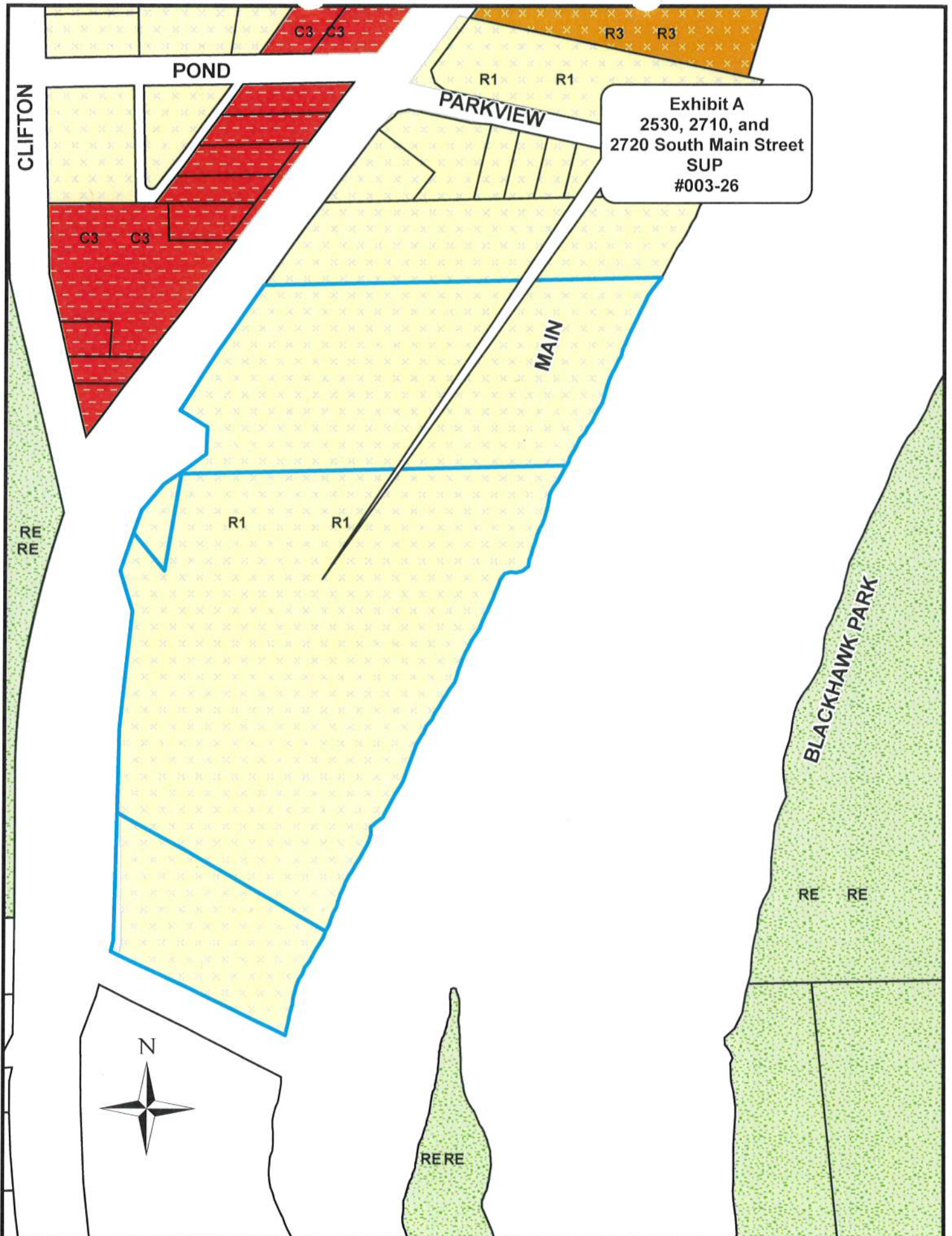
Construct remaining pads up to 85 (+ additional interior roadways to connect)

Trigger: occupancy of 70%+ of Phase 2 pads for 6 months

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT
FOR A PLANNED USE DEVELOPMENT FOR AN RV AND
FIFTH WHEEL ONLY COMMUNITY
IN AN R-1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT
LOCATED AT 2530, 2710, 2720 SOUTH MAIN STREET**

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the R-1 District in which it is located.



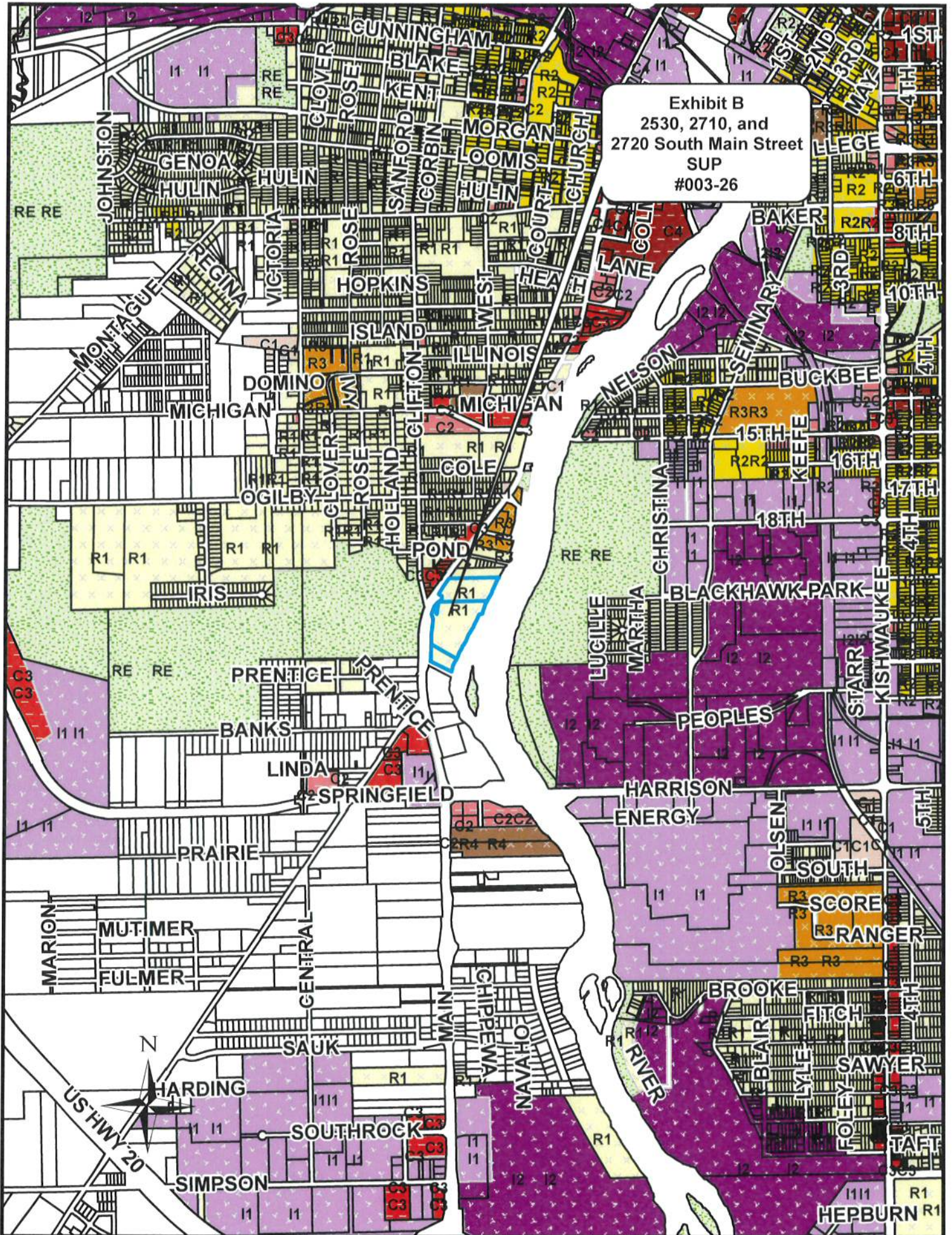
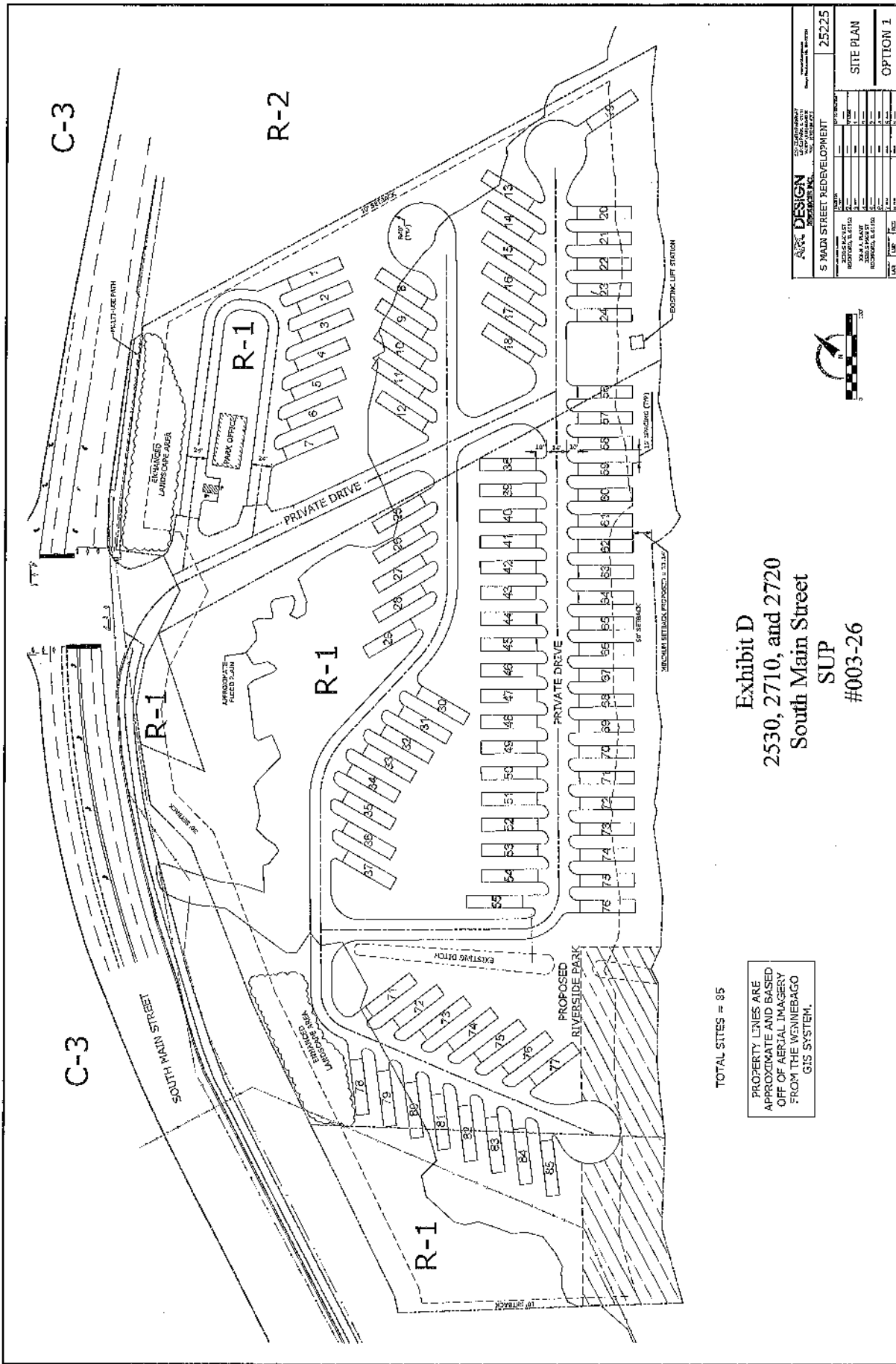


Exhibit B
 2530, 2710, and
 2720 South Main Street
 SUP
 #003-26





Exhibit C
2530, 2710, and
2720 South Main Street
SUP
#003-26



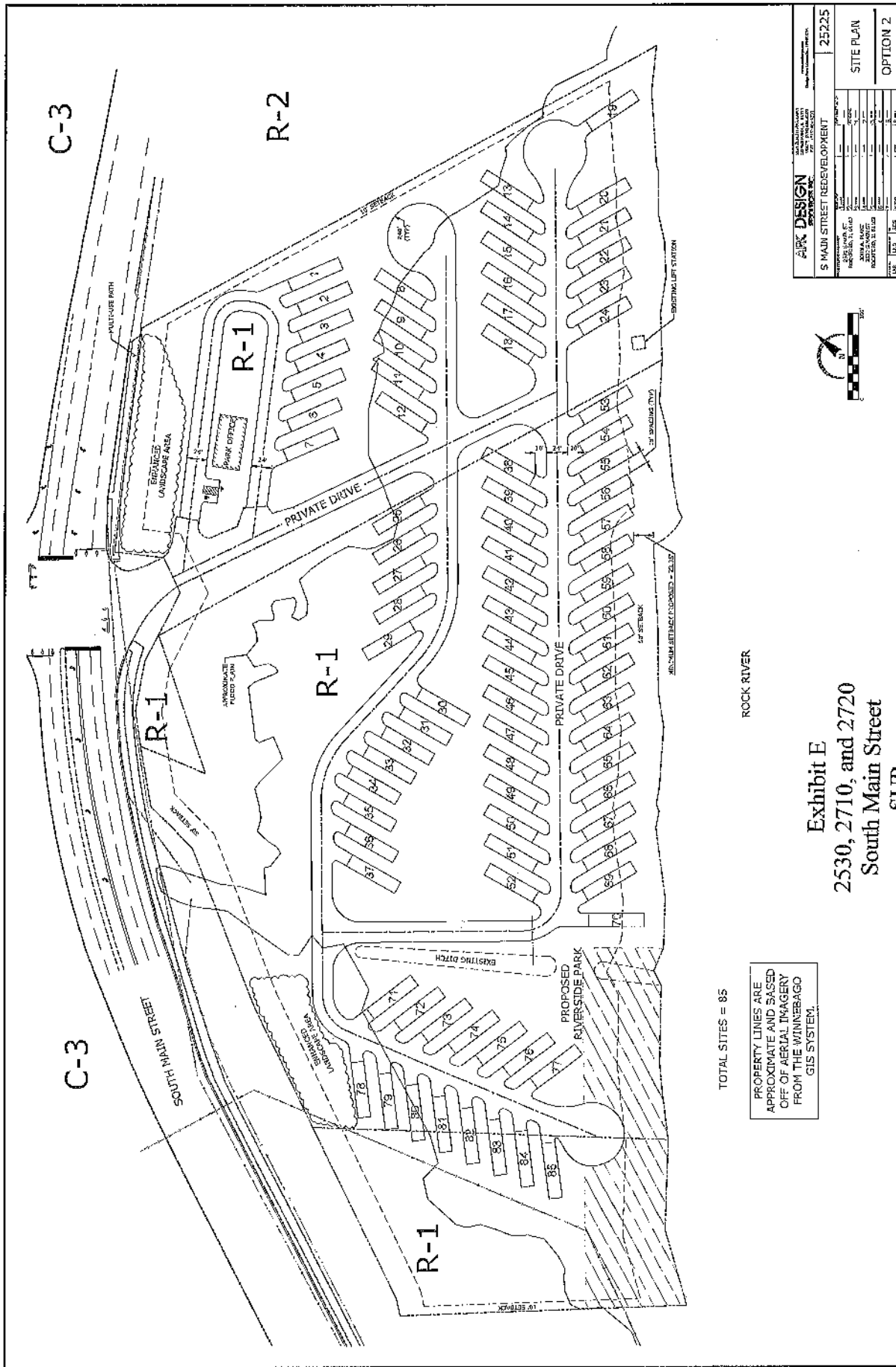
TOTAL SITES = 85

PROPERTY LINES ARE APPROXIMATE AND BASED OFF OF AERIAL IMAGERY FROM THE WISCONSIN GIS SYSTEM.

Exhibit D
2530, 2710, and 2720
South Main Street
SUP
#003-26

ARC DESIGN 2530 SOUTH MAIN STREET WISCONSIN		25225
5 MAIN STREET REDEVELOPMENT		
NO. OF SITES	NO. OF UNITS	NO. OF UNITS PER ACRE
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
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7	7	7
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TOTAL SITES = 85

PROPERTY LINES ARE APPROXIMATE AND BASED OFF OF AERIAL IMAGERY FROM THE WINNEBAGO GIS SYSTEM.



Exhibit E
2530, 2710, and 2720
South Main Street
SUP
#003-26

ARK DESIGN		25225
S MAIN STREET REDEVELOPMENT		SITE PLAN
OPTION 2		
DATE:	2011.05.26	
PROJECT NO.:	25225	
SCALE:	AS SHOWN	
DRAWN BY:	J. M. HAYES	
CHECKED BY:	J. M. HAYES	
DATE:	2011.05.26	



Exhibit F
 2530, 2710, and 2720
 South Main Street
 SUP
 #003-26

APPLICANT STATEMENT

Rock River Yards
2530 S. Main Street, Rockford IL 61102

Project Overview & Vision

This proposed PUD seeks to modernize and redevelop the existing Riverview 5th Wheel and Mobile Home Park into an RV- and 5th-Wheel-only community designed to serve long-term recreational vehicle residents, including tradespeople, traveling professionals, and regional RV owners seeking stable, well-maintained accommodations in the City of Rockford close to downtown and on the key South Main revitalization corridor.

The plan is to improve and refine the existing use of the site by removing the aging mobile homes over time, upgrading site infrastructure, improving site order with delineated concrete pads and asphalt interior roadways, enhanced streetscaping, and safety features.

Our vision is for Rock River Yards to be a centrally located, professionally managed RV community that serves workforce and trade-related residents who require long-term accommodation within the City of Rockford, filling a needed gap between transient recreational campgrounds and traditional permanent housing, diversifying the Rockford residential stock.

Rock River Yards

The proposed RV community called “Rock River Yards” is intended to function as a long-term residential-style RV park, not a short-term transient campground. The park will be organized into up to 85 pads and utility hookups designed to accommodate 5th Wheels and other RVs with paved internal roads, appropriate spacing, and turning points. The site will also feature a riverfront open space for tenants to enjoy.

Key operational principles will include:

- Clear site rules and tenancy standards
- Defined pad dimensions and spacing
- Individual electric utility metering
- Regular grounds maintenance and waste management
- Site management and oversight
- Tenant amenities and riverfront access

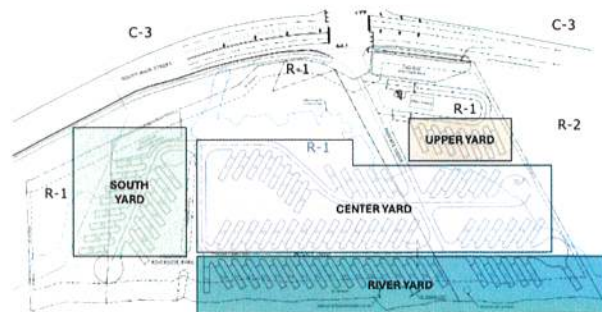


Exhibit H
2530, 2710, and 2720
South Main Street
SUP
#003-26

Site Improvements & Benefits

The proposed PUD enables the following improvements:

- From a mixed mobile home and 5th wheel site to an RV and 5th Wheel only community
- From ageing infrastructure to improved site layout, circulation, and utility systems
- From informal tenancy structures to professionally managed leases and billing
- From higher-risk site use (MHP in a federal floodplain) to lower-impact occupancy

The benefits to the City of Rockford of this PUD include reinvestment in an under-improved site along the South Main revitalization corridor. Support for workforce and traveling trade housing as the city expands its industrial and manufacturing base (e.g. Rockford Brake Manufacturing, Stellantis Belvedere, J.L. Clark, airport support services, etc.). Improved tax base stability and lower enforcement, maintenance, and compliance burden. The proposed PUD also lowers the flood risk to structures due to ability to remove RV and 5th wheels during flood events.

Phasing

Recognizing the scale of the site and the importance of stability the redevelopment is planned to occur in phases, allowing improvements to be implemented responsibly and in coordination with city oversight. Anticipated phases include:

1. Stabilization and transition from MHP (formalization of new management, phased MHP vacancies, infrastructure assessments & repairs, screening on South Main)
2. Infrastructure improvements (utility upgrades, existing pad renovations, phased internal road paving, site safety improvements)
3. Pad expansion build-out (addition of new pads and associated utilities)

Applicant Experience

While the Applicant is not a large institutional RV park or MHP operator, they bring relevant experience in real estate ownership, RV park and campground redevelopment, financial planning, and long-term asset management experience backed by private family capital. The Applicant is also supported by professional advisors all from within Rockford and the surrounding area.

Importantly, the Applicant's ownership model is long-term oriented, not speculative. Their intent is to own, operate, and reinvest in the property over many years, aligning incentives toward maintenance, compliance, and compatibility with the city and its residents' needs.

CRITERIA FOR APPROVAL OF SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT (PUD)

1. The design of the planned unit development presents an innovative and creative approach to the development of land and living environments.

The design of the project modernizes the current use of the property and converts it into a use not found in the City of Rockford. The current residential mobile home park will become a RV Park converting the use from residential mobile home use to use by RV's and fifth wheel trailers providing both residential and recreational use. The conversion will include installation of upgraded facilities, including paved roadways, new utilities, increased landscaping and a park. The PUD is a creative reutilization of the site which also improves the appearance of the site to the general public.

2. The planned unit development meets the requirements and standards of the planned unit development regulations.

The PUD will meet all requirements and standards of PUD regulations.

3. The physical design of the planned unit development efficiently utilizes the land and adequately provides for transportation and public facilities while preserving the natural features of the site.

The project is an efficient use of the land. The proposed use will utilize land in a floodplain in a way that minimizes flood risk. The conversion from a mobile home park to a RV park means that the occupants will now be mobile. When a flood risk arises, the RVs or fifth wheels can be easily removed from the property. The improvements to be made to the property are allowed within a floodplain, including the installation of paved roadways allowing for easier movement within the property and better access to the property.

The PUD also includes the installation of a multi-use path for the public to use along the property line adjacent to S. Main St. Additional landscaping, open space and a park will be added to enhance the natural features of the site.

4. Open space, common open space, and recreational facilities are provided as required.

The PUD will include the addition of common open space and a park.

5. The modifications in design standards from the subdivision control regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations.

Applicant is not aware of any modifications that are necessary.

6. The planned unit development is compatible with the adjacent properties and nearby land uses.

The PUD is compatible with the adjacent properties. The land is currently used for a residential mobile home park. The proposed use would include the addition of increased landscaping and the

addition of a multi-use path. The proposed use is still residential but differs from a traditional mobile home park.

7. The planned unit development fulfills the objectives of the official comprehensive plan and planning policies of the city.

The PUD fulfills the objectives of the official comprehensive plan and planning policies as the project utilizes and improves a piece of property that will be difficult to develop for other purposes. The property is located in a flood plain, which limits development opportunities. The proposed use and improvements are allowed in a flood plain.

The proposed use provides an option for increased residential use with a recreational component not currently existing in Rockford. In addition, the proposed use includes the installation of a public multi-use path, landscaping and a park area for recreational use. The property is currently shown as priority park acquisition on the 2020 land use plan. The proposed use is consistent with the spirit and intent of the proposed use on the land use plan since it contains a recreational component and will include the addition of a park and multi-use path.

8. The Zoning Board of Appeals shall be required to make written findings of fact based on the criteria for approval on a planned unit development application or any changes to a planned unit development.

Event Date	Call Number	Situation Reported	Call Disposition	Location	City
01/02/2024 01:25:52 AM	24-000759	NOISE COMPLAINT	ADV - ADVISED	2530 S Main St	Rockford
01/04/2024 11:57:36 PM	24-002928	WARRANT SERVICE	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / RE-ASSIGN/CHANGE OF CALL(UNIT) / DUP - DUPLICATE	2530 S Main St	Rockford
01/23/2024 11:29:45 AM	24-015580	CRU	RPT - REPORT	2530 S Main St	Rockford
01/28/2024 08:40:32 PM	24-019659	NOISE COMPLAINT	UTIL - UNABLE TO LOCATE	2530 S Main St	Rockford
01/29/2024 09:34:50 PM	24-020429	NOISE COMPLAINT	UTIL - UNABLE TO LOCATE/UTIL - UNABLE TO LOCATE	2530 S Main St	Rockford
01/29/2024 09:43:28 PM	24-020433	BURGLARY CHECKED	RPT - REPORT / RPT - REPORT	2530 S Main St	Rockford
02/02/2024 09:06:51 PM	24-023593	WARRANT SERVICE	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
02/03/2024 01:25:35 PM	24-024107	DISORDERLY	CALLER CANCELLED	2530 S Main St	Rockford
02/11/2024 06:11:53 PM	24-030432	ANIMAL COMPLAINT	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
02/18/2024 11:42:35 AM	24-035369	HARRASSMENT	RPT - REPORT	2530 S Main St	Rockford
02/21/2024 01:28:57 PM	24-037795	NEIGHBORHOOD TROUBLE	CALLER-CANCELLED	2530 S Main St	Rockford
02/23/2024 10:38:38 AM	24-039323	NEIGHBORHOOD TROUBLE	ADV - ADVISED / ADV - ADVISED	2530 S Main St	Rockford
02/25/2024 06:05:54 PM	24-040946	ANIMAL COMPLAINT	NRPT - NO REPORT	2530 S Main St	Rockford
02/27/2024 10:47:31 AM	24-042285	THEFT JUST OCCURRED	NRPT - NO REPORT	2530 S Main St	Rockford
03/02/2024 06:56:33 PM	24-045712	ANIMAL COMPLAINT	NRPT - NO REPORT	2530 S Main St	Rockford
03/11/2024 11:18:32 PM	24-052863	NOISE COMPLAINT	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
04/05/2024 09:09:02 AM	24-070852	SERVICE OTHER AGENCY LAW	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
04/05/2024 07:40:39 PM	24-071363	PHONE THREAT	ADV - ADVISED	2530 S Main St	Rockford
04/08/2024 01:54:27 AM	24-073014	NOISE COMPLAINT	ADV - ADVISED	2530 S Main St	Rockford
04/09/2024 11:06:50 PM	24-074765	DOMESTIC	RPT - REPORT / RPT - REPORT	2530 S Main St	Rockford
04/12/2024 04:42:28 PM	24-077038	CRU	RPT - REPORT	2530 S Main St	Rockford
04/14/2024 03:33:37 PM	24-078739	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	2530 S Main St	Rockford
04/18/2024 12:39:52 PM	24-081870	HARRASSMENT	ADV - ADVISED	2530 S Main St	Rockford
04/22/2024 07:56:15 PM	24-085348	WELFARE CHECK	NRPT - NO REPORT	2530 S Main St	Rockford
04/24/2024 03:28:56 PM	24-086781	THEFT REPORT	RPT - REPORT	2530 S Main St	Rockford
05/03/2024 09:48:49 AM	24-094010	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford
05/03/2024 07:14:13 PM	24-094475	SEX OFFENSE REPORT	RPT - REPORT	2530 S Main St	Rockford
05/11/2024 06:39:12 PM	24-101040	DOMESTIC	RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	2530 S Main St	Rockford
05/25/2024 12:43:33 AM	24-112359	MENTAL HEALTH ISSUES	Exhibit J	2530 S Main St	Rockford

2530, 2710, and 2720

South Main Street

SUP

#003-26

05/25/2024 08:59:37 PM	24-113041	NOISE COMPLAINT	NRPT - NO REPORT	2530 S Main St	Rockford
05/30/2024 03:04:40 PM	24-116751	WELFARE CHECK	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
06/05/2024 10:36:35 PM	24-122052	CRIMINAL TRESPASS	NRPT - NO REPORT	2530 S Main St	Rockford
06/09/2024 06:21:35 PM	24-125185	DOMESTIC	RE-ASSIGN/CHANGE OF CALL(UNIT)/RPT - REPORT	2530 S Main St	Rockford
06/12/2024 01:28:23 PM	24-127694	911 DUPLICATE CALL	DUP - DUPLICATE	2530 S Main St	Rockford
06/13/2024 12:10:57 PM	24-128491	DOMESTIC	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
06/14/2024 01:05:55 PM	24-129318	CRU	RPT - REPORT	2530 S Main St	Rockford
06/21/2024 11:45:42 PM	24-135936	DOMESTIC	RE-ASSIGN/CHANGE OF CALL(UNIT)/RPT - REPORT	2530 S Main St	Rockford
07/09/2024 02:04:09 PM	24-151001	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford
07/12/2024 02:17:46 PM	24-153608	MEDICAL ASSIST	RPT - REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
07/14/2024 01:14:10 AM	24-155154	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	2530 S Main St	Rockford
07/26/2024 11:54:15 AM	24-166286	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford
07/26/2024 10:22:02 PM	24-166822	DOMESTIC	RPT - REPORT	2530 S Main St	Rockford
07/28/2024 01:10:07 PM	24-168055	WELFARE CHECK	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
08/13/2024 04:30:34 PM	24-181156	911 DUPLICATE CALL	DUP - DUPLICATE	2530 S Main St	Rockford
08/13/2024 04:30:49 PM	24-181155	LANDLORD TENANT DISPUTE	RPT - REPORT	2530 S Main St	Rockford
08/22/2024 02:19:06 PM	24-188311	WARRANT SERVICE	RPT - REPORT	2530 S Main St	Rockford
08/22/2024 02:43:42 PM	24-188335	NEIGHBORHOOD TROUBLE	ADV - ADVISED / ADV - ADVISED	2530 S Main St	Rockford
08/27/2024 05:03:11 PM	24-192435	OP VIOLATION	RPT - REPORT / RPT - REPORT	2530 S Main St	Rockford
08/28/2024 05:52:27 PM	24-193298	WELFARE CHECK	NRPT - NO REPORT	2530 S Main St	Rockford
08/30/2024 11:44:45 PM	24-195443	OP VIOLATION	RPT - REPORT	2530 S MAIN ST	Rockford
09/02/2024 05:34:38 PM	24-197661	NEIGHBORHOOD TROUBLE	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
09/02/2024 07:41:12 PM	24-197750	ANIMAL COMPLAINT	NRPT - NO REPORT	2530 S Main St	Rockford
09/08/2024 01:27:27 PM	24-202459	OP VIOLATION	RPT - REPORT	2530 S Main St	Rockford
09/10/2024 10:12:58 AM	24-203920	NEIGHBORHOOD TROUBLE	NRPT - NO REPORT	2530 S Main St	Rockford
09/14/2024 08:02:48 PM	24-207929	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford
09/21/2024 08:14:03 PM	24-213913	DOMESTIC	RPT - REPORT / RPT - REPORT	2530 S Main St	Rockford
09/22/2024 12:52:10 PM	24-214422	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
09/24/2024 05:27:27 PM	24-216195	OP PAPER SERVICE	RE-ASSIGN/CHANGE OF CALL(UNIT) / NRPT - NO REPORT	2530 S Main St	Rockford
09/26/2024 06:20:58 PM	24-217917	BURGLARY CHECKED	RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	2530 S Main St	Rockford
09/30/2024 09:39:07 AM	24-220983	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford

10/09/2024 09:47:45 AM	24-228495	MISCELLANEOUS ROUTINE	NRPT - NO REPORT / NRPT - NO REPORT	2530 S MAIN ST	Rockford
10/12/2024 01:09:55 PM	24-231123	PHONE THREAT	ADV - ADVISED	2530 S Main St	Rockford
10/15/2024 12:11:58 PM	24-233230	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford
10/15/2024 02:16:10 PM	24-233337	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford
10/16/2024 11:15:14 PM	24-234514	SUSPICIOUS INCIDENT	CALLER CANCELLED / CALLER CANCELLED / CALLER CANCELLED	2530 S Main St	Rockford
10/19/2024 09:17:32 PM	24-236983	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
10/24/2024 10:16:00 AM	24-240649	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford
10/24/2024 04:43:05 PM	24-241000	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford
11/04/2024 12:53:04 AM	24-248995	SERVICE OTHER AGENCY LAW	NRPT - NO REPORT / NRPT - NO REPORT	2530 S MAIN ST	Rockford
11/27/2024 02:03:06 PM	24-266308	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	2530 S Main St	Rockford
11/28/2024 04:11:46 PM	24-267033	DOMESTIC	RPT - REPORT / RPT - REPORT	2530 S Main St	Rockford
12/11/2024 07:46:36 PM	24-276336	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford
12/19/2024 09:30:55 PM	24-282419	DOMESTIC	RPT - REPORT / RPT - REPORT	2530 S Main St	Rockford
12/20/2024 03:04:48 PM	24-282946	WELFARE CHECK	RPT - REPORT	2530 S Main St	Rockford
12/20/2024 06:01:39 PM	24-283092	HARRASSMENT	ADV - ADVISED	2530 S Main St	Rockford
12/21/2024 01:43:26 PM	24-283622	MARIJUANA COMPLAINT	NRPT - NO REPORT	2530 S Main St	Rockford
12/23/2024 07:05:29 AM	24-284616	DOMESTIC	RPT - REPORT	2530 S Main St	Rockford
12/28/2024 10:28:43 AM	24-287738	PHONE THREAT	RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	2530 S Main St	Rockford
01/01/2025 07:23:06 PM	25-000394	MENTAL HEALTH ISSUES	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
01/04/2025 10:45:47 AM	25-002240	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford
01/07/2025 04:40:41 PM	25-004452	HARRASSMENT	ADV - ADVISED	2530 S Main St	Rockford
01/08/2025 03:01:42 PM	25-005161	FOLLOW-UP	NRPT - NO REPORT	2530 S Main St	Rockford
02/05/2025 02:45:21 PM	25-024662	OP PAPER SERVICE	NRPT - NO REPORT	2530 S Main St	Rockford
02/18/2025 03:11:54 PM	25-033736	JUVENILE PROBLEM	ADV - ADVISED / ADV - ADVISED	2530 S Main St	Rockford
02/28/2025 09:16:27 AM	25-040990	WELFARE CHECK	UTL - UNABLE TO LOCATE	2530 S Main St	Rockford
03/01/2025 11:43:02 AM	25-041986	NEIGHBORHOOD TROUBLE	NRPT - NO REPORT	2530 S Main St	Rockford
03/17/2025 10:27:10 AM	25-053979	RK-BATTERY	RPT - REPORT	2530 S Main St	Rockford
03/18/2025 03:18:56 PM	25-055081	DISORDERLY	RPT - REPORT / RPT - REPORT	2530 S Main St	Rockford
03/26/2025 01:56:22 PM	25-060844	CRU	RPT - REPORT	2530 S Main St	Rockford
03/27/2025 01:49:01 PM	25-061784	SERVICE OTHER AGENCY LAW	NRPT - NO REPORT	2530 S Main St	Rockford
04/02/2025 03:21:59 PM	25-066487	DISORDERLY	CALLER CANCELLED	2530 S Main St	Rockford
04/09/2025 11:49:44 AM	25-071667	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford

04/15/2025 01:20:54 PM	25-076398	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford
04/15/2025 10:53:23 PM	25-076877	MENTAL HEALTH ISSUES	RPT - REPORT	2530 S Main St	Rockford
04/18/2025 11:10:29 AM	25-078811	DOMESTIC	911 CLOSE W/O SEND TO PENDING	2530 S Main St	Rockford
04/18/2025 11:11:24 AM	25-078814	MENTAL HEALTH ISSUES	ADV - ADVISED	2530 S Main St	Rockford
04/19/2025 10:28:58 AM	25-079774	WELFARE CHECK	NRPT - NO REPORT	2530 S Main St	Rockford
04/21/2025 02:33:18 PM	25-081310	OP VIOLATION	RPT - REPORT	2530 S Main St	Rockford
05/02/2025 06:28:49 PM	25-090878	CRU	RPT - REPORT	2530 S Main St	Rockford
05/10/2025 07:26:01 PM	25-097112	DOMESTIC	RPT - REPORT	2530 S Main St	Rockford
05/13/2025 06:34:41 PM	25-099478	NOISE COMPLAINT	UTIL - UNABLE TO LOCATE	2530 S Main St	Rockford
05/17/2025 05:07:30 AM	25-102523	PHONE THREAT	ADV - ADVISED	2530 S Main St	Rockford
05/26/2025 10:31:47 AM	25-109723	DOMESTIC	RE-ASSIGN/CHANGE OF CALL(UNITY)/RPT - REPORT / RPT - REPORT	2530 S Main St	Rockford
05/26/2025 06:55:07 PM	25-110024	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
06/19/2025 09:04:26 AM	25-129139	THEFT REPORT	ADV - ADVISED	2530 S Main St	Rockford
06/20/2025 03:54:39 PM	25-130270	RK-THREAT/HARASS/STALK	ADV - ADVISED	2530 S Main St	Rockford
06/23/2025 03:41:37 PM	25-132588	STAND BY	NRPT - NO REPORT / NRPT - NO REPORT	2530 S MAIN ST	Rockford
07/02/2025 09:38:23 PM	25-140086	MENTAL HEALTH ISSUES	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
07/05/2025 12:31:47 AM	25-142185	FIREWORKS	LAWNO - LAW NO DISPOSITION	2530 S Main St	Rockford
07/06/2025 03:13:02 PM	25-143395	DOMESTIC	RPT - REPORT	2530 S Main St	Rockford
07/21/2025 09:34:10 PM	25-155791	DOMESTIC	RPT - REPORT	2530 S Main St	Rockford
07/23/2025 02:45:20 PM	25-157233	OP PAPER SERVICE	NRPT - NO REPORT	2530 S MAIN ST	Rockford
07/24/2025 05:20:10 PM	25-158253	OP PAPER SERVICE	NRPT - NO REPORT	2530 S MAIN ST	Rockford
07/28/2025 10:39:38 PM	25-161722	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
08/14/2025 01:59:28 PM	25-175243	WELFARE CHECK	RPT - REPORT	2530 S Main St	Rockford
08/14/2025 02:36:44 PM	25-175277	DEATH INVESTIGATION	NRPT - NO REPORT	2530 S MAIN ST	Rockford
08/15/2025 12:48:36 PM	25-176054	NEIGHBORHOOD TROUBLE	UTIL - UNABLE TO LOCATE / UTIL - UNABLE TO LOCATE	2530 S Main St	Rockford
08/21/2025 04:25:52 PM	25-181376	RK-THREAT/HARASS/STALK	ADV - ADVISED / ADV - ADVISED	2530 S Main St	Rockford
09/04/2025 12:10:43 PM	25-193083	CRU	RPT - REPORT	2530 S Main St	Rockford
09/13/2025 05:55:02 PM	25-200680	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	2530 S Main St	Rockford
10/02/2025 11:07:07 AM	25-216002	NEIGHBORHOOD TROUBLE	ADV - ADVISED / ADV - ADVISED	2530 S Main St	Rockford
10/03/2025 12:54:39 PM	25-216942	CRU	RPT - REPORT	2530 S Main St	Rockford
10/11/2025 12:14:27 PM	25-223325	CRU	RPT - REPORT	2530 S Main St	Rockford

11/04/2025 03:41:12 PM	25-241498	CRU	RPT - REPORT	2530 S MAIN ST	Rockford
11/08/2025 08:06:20 PM	25-244769	MENTAL HEALTH ISSUES	NRPT - NO REPORT	2530 S Main St	Rockford
11/17/2025 07:25:33 PM	25-251451	RK-THREAT/HARASS/STALK	ADV - ADVISED / ADV - ADVISED	2530 S Main St	Rockford
11/24/2025 02:37:19 PM	25-256379	CRU	RPT - REPORT	2530 S Main St	Rockford
11/26/2025 10:19:20 AM	25-257768	OP PAPER SERVICE	NRPT - NO REPORT	2530 S MAIN ST	Rockford
11/27/2025 02:44:13 PM	25-258688	STAND BY	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
12/04/2025 07:58:48 PM	25-263772	DOMESTIC	RPT - REPORT	2530 S Main St	Rockford
12/10/2025 09:27:54 AM	25-267632	PHONE THREAT	RPT - REPORT	2530 S Main St	Rockford
12/11/2025 07:22:56 AM	25-268252	DISORDERLY	ADV - ADVISED	2530 S Main St	Rockford
12/11/2025 07:57:24 AM	25-268271	FOLLOW-UP	NRPT - NO REPORT	2530 S Main St	Rockford
12/12/2025 12:09:43 PM	25-269108	CRU	RPT - REPORT	2530 S Main St	Rockford
12/15/2025 07:37:16 AM	25-270763	DISORDERLY	ADV - ADVISED / ADV - ADVISED	2530 S Main St	Rockford
12/15/2025 07:50:48 AM	25-270765	OP PAPER SERVICE	NRPT - NO REPORT	2530 S MAIN ST	Rockford
12/15/2025 04:19:36 PM	25-271158	CRU	RPT - REPORT	2530 S MAIN ST	Rockford
12/18/2025 03:08:00 PM	25-273465	CRU	RPT - REPORT	2530 S Main St	Rockford
12/20/2025 09:46:20 AM	25-274728	OP PAPER SERVICE	NRPT - NO REPORT	2530 S MAIN ST	Rockford

Event Date	Call Number	Situation Reported	Call Disposition	Location	City
9/27/2025 20:03	25-212315	UNKNOWN PROBLEM	RE-ASSIGN/CHANGE OF CALL(UNIT) / NRPT NO REPORT / NRPT - NO REPORT	2720 S Main St	Rockford
9/27/2025 20:06	25-212321	911 DUPLICATE CALL	DUP - DUPLICATE	2720 S Main St	Rockford

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred a Special Use Permit for a Planned Use Development for an RV and Fifth Wheel only community in an R-1, Single family Residential Zoning District for the property described as:

**A/K/A: 2530, 2710, 2720 South Main Street
PIN: 11-34-182-015, 11-34-326-007, 11-34-326-008, 11-34-326-006**

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **APPROVE** a Special Use Permit for a Planned Use Development for an RV and Fifth Wheel only community in an R-1, Single family Residential Zoning District at 2530, 2710, 2720 South Main Street.

Approval is based on the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Submittal of a final detailed site plan for staff’s review and approval.
3. The Applicant shall work with Public Works Engineering Staff for the required floodplain/floodway development permits, development permits for the concrete pads, and development permit for the paving of the roads, including stormwater review.
4. The Applicant shall work with Engineering Staff on the installation and design of the multi-purpose path. Engineering Staff may allow cash-in-lieu of the multi-purpose path since this is adjacent to a State Route.
5. A one-lot subdivision plat is required to be submitted, reviewed, approved and recorded via the Subdivision Review Process.
6. The property shall be developed as per the approved one lot plat, site plan and landscaping plan approved by Staff.
7. Must phase out the existing mobile homes completely by August 1, 2028.
8. All Concrete pads must be installed by October 1, 2028.
9. All road must be paved by October 1, 2028.
10. All conditions must be met prior to establishment of use.

Approval is based on the attached Findings of Fact.

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:___

Mark Bonne, Chairman

Tamir Bell, Vice Chairman

Gabrielle Torina

Janessa Wilkins

Aprel Prunty

Meeting of April 21, 2026
ZBA 003-26

FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT
FOR A PLANNED USE DEVELOPMENT FOR AN RV AND
FIFTH WHEEL ONLY COMMUNITY
IN AN R-1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT
LOCATED AT 2530, 2710, 2720 SOUTH MAIN STREET

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the R-1 District in which it is located.



PLANNING & ZONING REPORT
Zoning Board of Appeals Meeting of April 21, 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

SUN VALLEY

MAIN

DEBORAH

JONATHAN

LOUISE

PIERCE

COUNTRY CLUB BEACH

Exhibit B
3207 North Main Street
VAR
#001-26

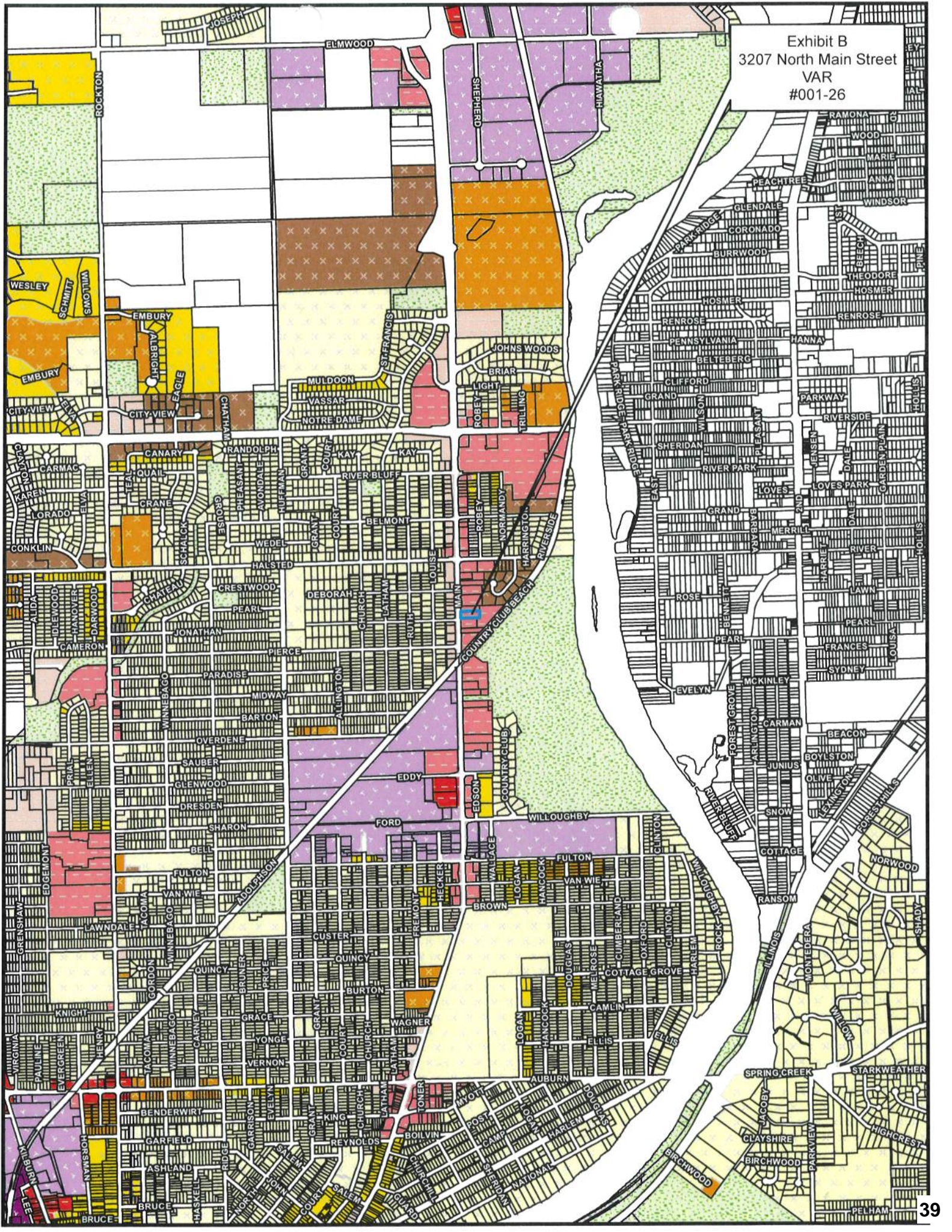


Exhibit C
3207 North Main Street
VAR
#001-26



#8



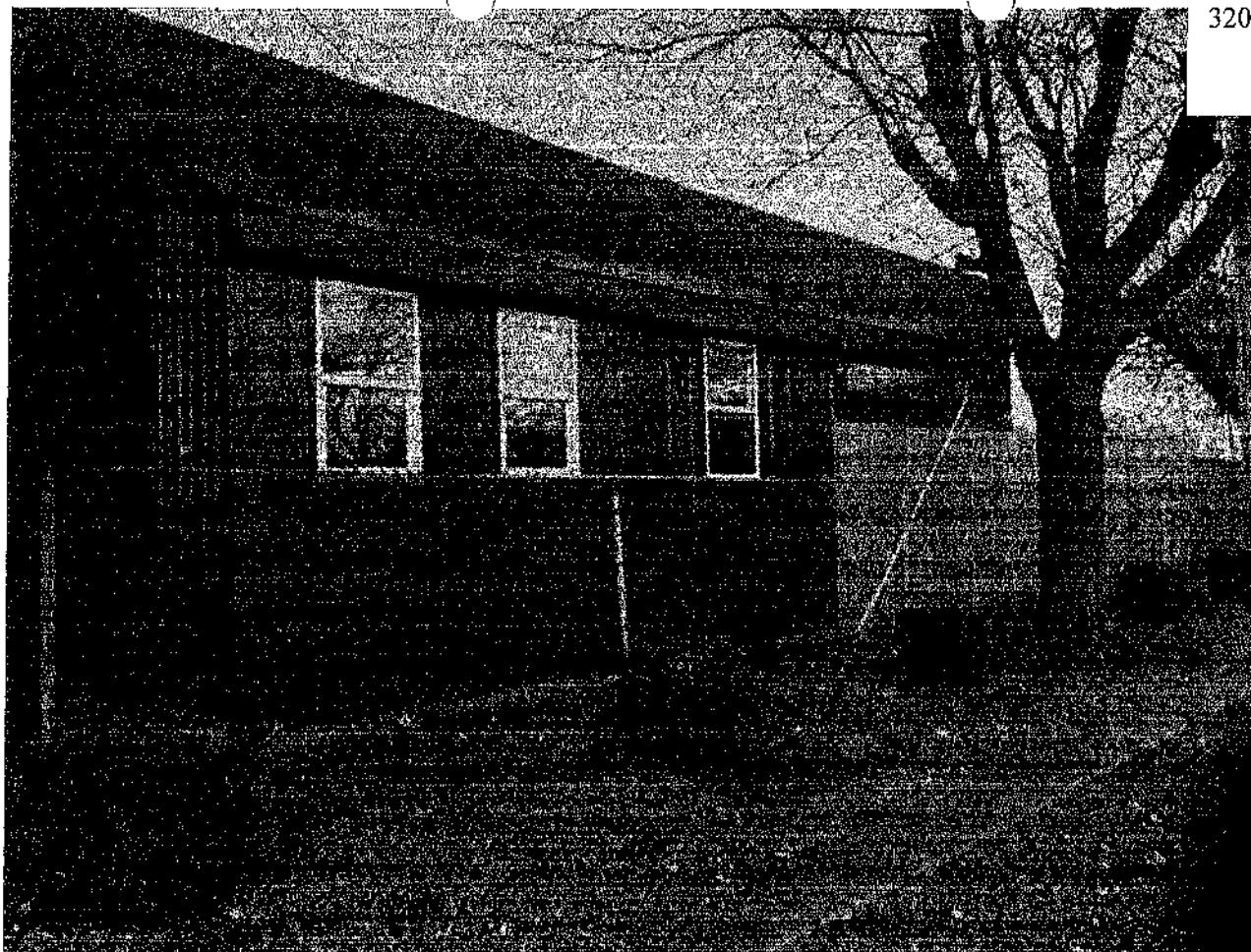
There is 11 foot between the shed and/or seating area fence and the property fence line shared with Happy Wok,

#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

H6

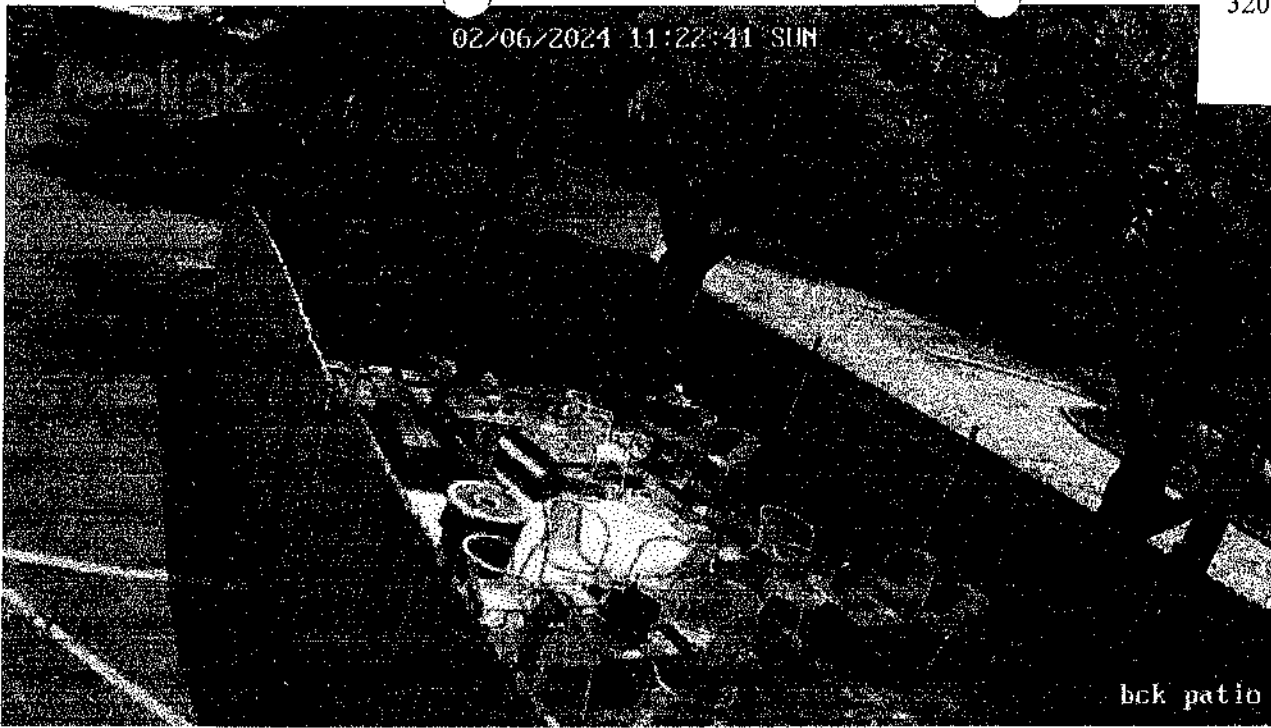


West Side

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

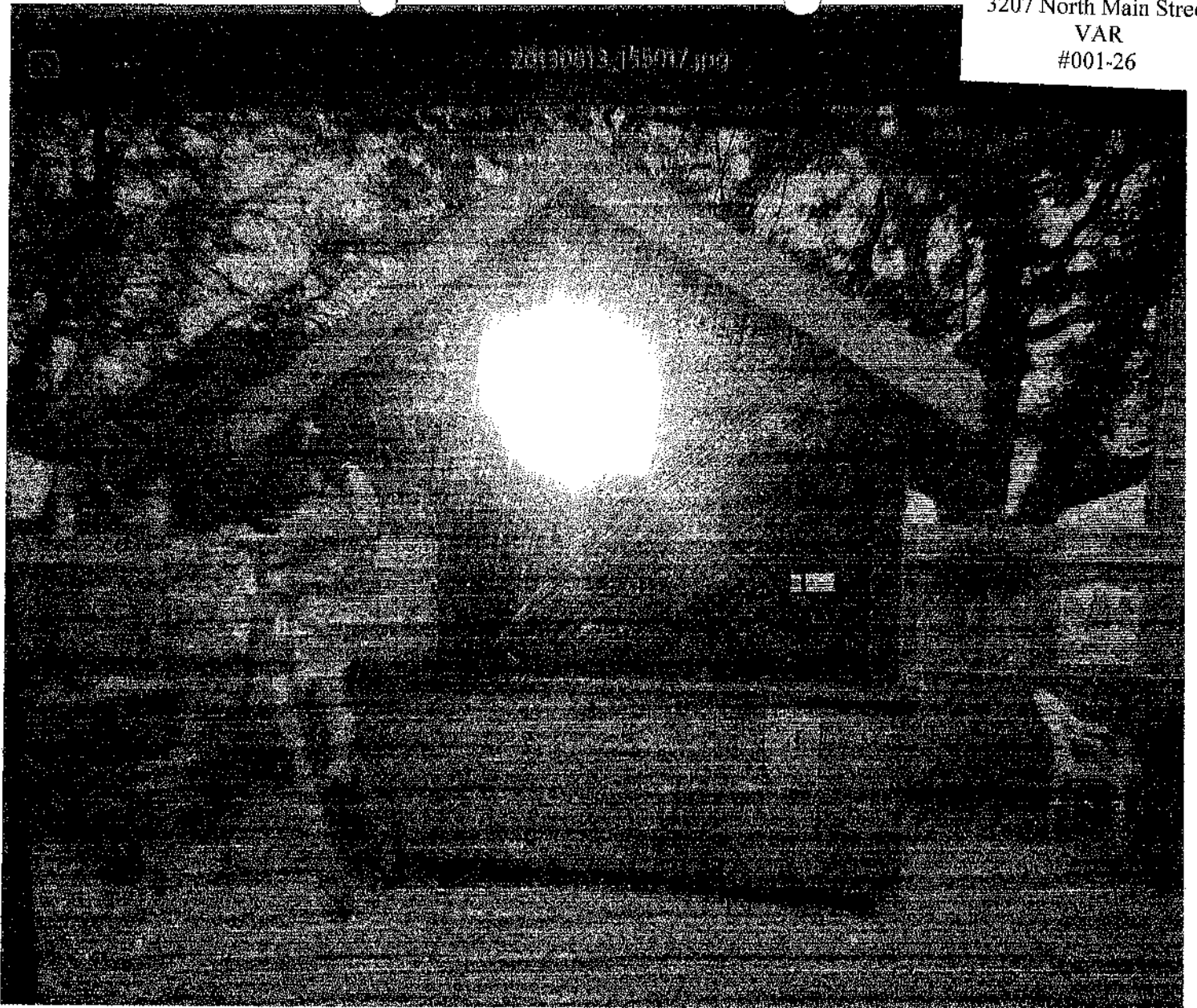


This is one of the pictures of the back outdoor seating area that was provided to the city of Rockford in 2021 to get the 50/50 permit for outdoor seating.

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

20130913_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 out 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	Locati	Rockford
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
06/29/2024 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
7/2025 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	U TL - 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
10/2025 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 PROPERLY 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	CRU	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

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred 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 for the property described as:

**A/K/A: 3207 North Main Street
PIN: 11-27-380-017**

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **DENY** 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 at 3207 North Main Street.

Denial is based on the attached Findings of Fact.

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:___

Mark Bonne, Chairman

Tamir Bell, Vice Chairman

Gabrielle Torina

Janessa Wilkins

Aprel Prunty

Meeting of April 21, 2026
ZBA 001-26

**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.



PLANNING & ZONING REPORT
Zoning Board of Appeals Meeting of April 21, 2026

File # 006-26

APPLICANT: Industrial VI Enterprises, LLC c/o Hillwood

LOCATION: 3321 Integrity Drive

REQUESTED ACTION: A Zoning Map Amendment from C-3, General Commercial Zoning District and I-1, Light Industrial Zoning District to I-3, Airport Industrial Zoning District.

EXISTING USE: Vacant land

PROPOSED USE: Industrial facilities for storage and warehousing of goods.

DIMENSIONS: See attached Exhibit C.

ADJACENT ZONING AND LAND USES:

NORTH:	I-2;	Rocky Glen OHV Park
EAST:	RE, I-3, I-2;	Rock River, Industrial Park
SOUTH:	R-3, I-1;	Green Meadows Mobile Home Park, Vacant land
WEST:	C-3;	Loves Truck Center, Vacant land

YEAR 2040 PLAN: T-IL Tech Industry-Light Industry

SOILS REPORT: Report #26-36:
Erosion Concerns
 Soil disturbance will occur as a result of developing the site, which is slightly sloping and maybe susceptible to erosion. The area of disturbance will be greater than one acre, so an IEPA NPDES permit will be required; as well as any City/County Permit requirements.

Soil disturbance can create soil erosion, which must be properly managed to prevent adverse environmental impacts. Erosion from construction sites is a leading cause of water quality problems in Illinois. Problems caused by this sediment include:

- increased flooding – Sediment build-up lowers the flow capacity of channels causing more frequent flooding in areas that rarely or never flooded before
- Financial burden to taxpayers - Sediment that finds its way into streets, storm sewers, and ditches result in additional maintenance costs for local, state and federal governments

- Water quality impairment - Sediment laden runoff transfers nutrients and other pollutants to downstream lakes and rivers degrading aquatic habitats and increasing costs for water treatment.

Simple but effective controls include preserving existing trees and grass where possible, using silt fence to trap sediment on the down slope sides of the area of disturbance, using a gravel drive used by all vehicles to limit tracking of mud onto streets, cleaning up sediment carried off-site by vehicles or storms, installing curb inlet controls, using downspout extenders to prevent roof runoff from eroding exposed soil, locating soil piles away from any roads or waterways, and reseeding or sodding the site as soon as possible. The materials (silt fence, stakes, gravel entrance, inlet controls, and grass seed) are easy to find and relatively inexpensive.

The Illinois Urban Manual is a resource of practices used throughout the State and can be accessed at <http://www.aiswcd.org/ium/>. The concept of these practices can be carried over to good housekeeping measures after development occurs and buildings are occupied to prevent storm water runoff from becoming contaminated.

Surface and Groundwater Contamination from Heavy Equipment and Vehicle Traffic

There will be several vehicles moving on and stored on the site. Most of these vehicles are heavy duty pieces of equipment, with high capacity fuel tanks and large hydraulic oil reservoirs. Due to bedrock being at or near the soil surface, absorbents should be readily available in the event of a spill or leak to promptly contain hazards that would otherwise be environmentally harmful to groundwater recharge areas. Personnel should be properly trained to contain and clean up any spills. They should periodically check for indications of leaks or spills under or around vehicles and fix issues to prevent further contamination.

Properly label, store and dispose of all fluids and other hazardous chemicals to avoid environmental contamination. Keep storage containers off the ground to avoid stormwater contamination. Any fuel storage areas should be properly located away from high traffic areas; and have secondary containment.

Prevent stormwater from washing contaminants off the site in the event of a storm. Contaminants on impermeable surfaces (concrete, asphalt, rooftops, etc.) will wash off with rain and will eventually make its way into drainage ways which go directly to natural surface water areas (ditch, creek, river, etc.) without treatment. Avoid washing impermeable surfaces off with a hose, but rather use a broom and dispose of waste versus having contaminants wash off the site.

Farmland Rating

This site consists of 100% prime farmland.

Prime Farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil quality,

growing season, and moisture supply are those needed for the soil to economically produce sustained high yield crops when proper management, including water management, and acceptable farming methods are applied. Prime farmland is permeable to water and air. It is not excessively erodible or saturated with water for long periods, and it either is not frequently flooded during the growing season or is protected from flooding. Slope ranges mainly from 0 to 6 percent.

A recent trend in land use in some areas has been the loss of some prime farmland to industrial and urban uses. The loss of prime farmland to other uses puts pressure on marginal lands, which generally are more erodible, droughty, and less productive and cannot be easily cultivated.

In some areas, land that does not meet the criteria for prime farmland is considered to be farmland of Statewide Importance for the production of food, feed, fiber, forage, and oilseed crops. The criteria for defining and delineating farmland of statewide importance are determined by the appropriate State agencies. Generally, this land includes areas of soils that nearly meet the requirements for prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some areas may produce as high a yield as prime farmland if conditions are favorable. Farmland of statewide importance may include tracts of land that have been designated for agriculture by State law.

This list does not constitute a recommendation for a particular land use, but emphasizes the significance of prime farmland and farmland of statewide importance to our County

Web Soil Survey. USDA NRCS. <https://websoilsurvey.nrcs.usda.gov/app/>

Stormwater Runoff

Developments have both direct and indirect impacts on water bodies and other valuable natural features. These impacts occur both during construction and after the development is complete. Some impacts result from the direct modification or destruction of streams, lakes, and wetlands. Other impacts occur primarily offsite due to changes in the quality and quantity of runoff from the development.

Stormwater runoff is generated from impervious surfaces, particularly roadways and parking lots. Most modern developments route runoff from impervious surfaces directly into storm sewers or paved channels which effectively convey the pollutants, without any opportunity for infiltration or filtering, into receiving water bodies. These pollutants include dirt, pesticides, fertilizers, road salt, oil, detergents and gasoline that can harm fish and wildlife populations, kill native vegetation, foul drinking water supplies, and make recreational areas unsafe and unpleasant.

Stormwater retention/detention should be required as part of the development of this parcel. Consider incorporating water quality BMP's in the landscape and design. These practices can also be accessed in the Illinois Urban Manual.

Everyone receives stormwater and how it is managed will leave a lasting impact on the quality of water resources. Managing storm water runoff is not just the responsibility of water agencies, municipalities and developers, but rather all of us. It is important that we understand how water quality is impacted by stormwater runoff. Since everyone lives in a watershed, everyone has to take responsibility.

Stormwater is precipitation that, instead of becoming absorbed into soil, runs off impermeable surfaces, like parking lots, that do not allow rain and snowmelt to infiltrate. As areas are developed, fewer areas can soak up the rainwater, resulting in an increase in stormwater runoff.

Stormwater starts clean but may end up polluted by absorbing contaminants such as dirt, pesticides, fertilizers, road salt, oil, detergents and gasoline. As stormwater flows across impervious surfaces, it picks up these pollutants from the surface. Most developed areas rely on storm drains or drainage ditches to carry large amounts of runoff from roofs and paved areas within the entire watershed to nearby waterways. These pollutants can harm fish and wildlife populations, kill native vegetation, foul drinking water supplies, and make recreational areas unsafe and unpleasant.

Hazardous household and automotive chemicals should be stored in sealed, well-labeled containers and be used in accordance with specifications. Check for drips under vehicles and repair leaks immediately to keep oils off pavement. Have a spill response kit readily available with absorbents to properly clean hazardous spills.

Automobiles should be washed on the lawn with a no-phosphate detergent or at a carwash to avoid drainage to lower sloped areas.

Road salt should be used on the parking lot during the winter months according to specifications as the excess will be washed away.

Use lawn and garden chemicals carefully and sparingly. Conduct a soil test of your lawn to know the right amounts of fertilizer to use.

Choose appropriate types of turf grass and groundcovers for your site's soils, sunlight, and water conditions to minimize maintenance and fertilizer and pesticide use.

Keep your mowing height high. Set your mower blade to 3 inches to provide a taller lawn that holds water better, request less irrigation, and helps shade out weeds.

Use a hose nozzle to prevent water from running when not in use.

Woodland Information

The Winnebago County Soil and Water Conservation District encourages preserving as much of the wooded character of this site as possible. Long-term preservation of the trees will require taking certain precautions during and after construction. The ground around each tree to be saved should be flagged or fenced off. Also, it should be protected from heavy

machinery. This area should be at least as wide as the area covered by the spread of the tree branches. Soil compaction around the roots of the trees can permanently interfere with the uptake of oxygen, nutrients, and water. This may cause the premature death of the trees. The placement of fill material around the trunks of trees can have the same adverse effects. Other construction practices to avoid near the trees are: cutting and filling, raising the soil level, and removing neighboring trees. Contractors and construction crews should be informed of all tree preservation efforts.

Tile Investigation

Subsurface drainage is used to remove excess water in poorly drained soils or areas impacted by heavy rain or storm events, such as a grassed waterway. These systems are very common in northern Illinois agricultural fields. When a subsurface drainage system is working correctly, these tiles can improve infiltration rates, reduce surface runoff, and increase water storage capacity of the soil in the fields. In cases where the tile fails upland drainage patterns can be compromised, field will hold standing water for days after a storm event, and large holes where soil has washed into the tile line can appear. All of these problems make it hard for equipment to access the area. Prompt repair of any drain tile failure will keep the system in good working order and prevent permanent damage to it. A tile inspection is recommended for this site in order to identify if and where there are tile lines, so they can be accurately located and maintained throughout the life of the solar facility to minimize potential future damages.

Stream Corridor

A stream corridor refers to rivers, creeks, streams and the adjacent areas that water influences. Streams are among the most important natural resources, their complex ecosystem provides habitat for a diversity of species. Stream corridors have great social, cultural, and environmental value. Healthy streams create critical habitat for fish and wildlife, water for recreational activities and help filter out pollutants. Streams surrounded by a healthy mix of vegetation including grasses, shrubs and trees buffer the effects of surrounding land.

Streams and their surrounding areas can be damaged very quickly, but it often takes much time and effort to repair the damage. Whether it is a natural event or a human induced activity, disturbances bring changes to stream corridors. Disturbances place stress on the stream and have the potential to alter its structure and impair its ability to perform key ecological functions.

Urban development is one of the leading causes of stream degradation. Development increases the amount of stormwater runoff because of impervious surfaces such as parking lots like in the northern half of the site. Increased amounts of impervious surfaces reduce the amount of water that is able to infiltrate into our ground which runs off urban impervious surfaces instead, while washing pollutants away with it.

Contaminated stormwater runoff can reach local water resources if not properly managed. Removing plant buffers along streams prevents vegetation from filtering out pollutants and holding the soil in place.

Maintain the vegetation within the stream corridor for protection against degradation.

Native Plantings

Native plants like grasses and flowers provide critical habitat for many key species like the Rusty Patch Bumble Bee and Monarch Butterflies. These deep-rooted native species are preferred because of their abilities to enhance soil permeability and pollutant filtering and their reduced needs for fertilizer, herbicides, irrigation, and mowing. Unfortunately, loss and degradation due to the development of the land and an invasion of exotic species is a serious problem in Illinois.

HISTORY:

File #033-23: A Zoning Map Amendment from R-1, Single family Residential Zoning District to C-3, General Commercial Zoning District was approved on July 12, 2023 for the property located at 4908 South Main Street. This is three (3) blocks south of the subject property.

File #063-21: A Zoning Map Amendment from Winnebago County RMH and CC to City R-3, Multi-Family Residential, and a Special Use permit for a mobile home park in an R-3, Multi-Family Residential Zoning District was approved on March 21, 2022 for the property located at 4650, 4680, 47XX, 4848 and 49XX South Main Street. This is south of the subject property.

File #010-20: A Zoning Map Amendment from Winnebago County AG, Agricultural to I-3, Airport Industrial Zoning District was approved on June 3, 2020 for property located at 4227 Pelley Road. This is west of the subject property.

File #011-20: A Zoning Map Amendment from I-1, Light Industrial Zoning District to an I-3, Airport Industrial Zoning District was approved June 3, 2020 for the property located at 4711 Pelley Road. This property is located west of the subject property.

File #009-18: A Special Use Permit for a Planned Unit Development to allow a truck stop, convenience store and fast food restaurant, Variation to landscaping and design standards to permit development according to the submitted site plan, Variation to increase the sign height from 8 feet to 30 feet, Variation to increase the maximum square footage for a free-standing sign from 64 square feet to 425 square feet, Variation to allow a pylon style sign with a landmark style base in a C-3, General Commercial Zoning District and I-1, Light Industrial Zoning District was approved on May 23, 2018 for the property located at 4628 South Main Street. This property is adjacent west of the subject property.

File #100-07: A Zoning Map Amendment from County AG, Agriculture District to C-3, Commercial General Zoning Districts for Parcels 1 and 2 and to I-1, Light Industrial District for Parcel 3 was approved on December 11, 2007 for the property located 39XX, 4227 Pelly Road and 4507, 4521, 4701, 47XX South Main Street. This is west of the subject property.

REVIEW COMMENTS: The Applicant is requesting a Zoning Map Amendment from C-3, General Commercial Zoning District and I-1, Light Industrial Zoning District to I-3, Airport Industrial Zoning District. The subject property is located south of

US Highway Bypass 20 and 786 feet east of South Main Street. See attached Exhibit C.

The subject property consists of 85.39 acres of land. The property is west of the Rock River and south of US Highway Bypass 20. The land had been used as farmland for years prior to the development of the Love's Truck Center on the west.

Exhibit D is the Alta / NSPS Land Title Survey of the subject property. The survey includes the area to be sold. The survey was completed on May 9, 2024. The land for sale would consist of 79.08 acres of land. The survey shows the boundary lines and easements. Integrity Drive road dedication ends west of the sale parcel area. Exhibit E shows the FEMA information along the edge of the property adjacent to the river and the southern portion of the property.

Exhibit F is the concept site plan for Phase I of the proposed development. The plan shows the development of the property would happen in two phases. The first phase would include a 334,800 square foot building with 355 parking stalls and 70 trailers. Stormwater management would be constructed on the north side of the property, just south of US Highway Bypass 20. Integrity Drive would be extended east for both phases of the development.

The Applicant submitted a narrative shown as Exhibit G. The narrative indicates the Applicant proposes to rezone the entire property to I-3, Airport Industrial. The property is situated in an area that is close to the Rockford International Airport and at the interchange of US Highway Bypass 20 and South Main Street (Route 2). This location unique location positions the site for air cargo distribution and warehousing. Rezoning the site to the I-3 District allows for more flexibility and will provide more opportunities for new jobs and economic growth.

The site sits adjacent to the interchange of Bypass 20 and Route 2, providing direct access to regional freight routes with truck traffic having direct access to the major highways. In addition, its proximity to Chicago Rockford International Airport makes the property well suited for future uses related to airport-related industrial, logistics, warehousing, and distribution uses that benefit from efficient air and highway connectivity. 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 the requested Zoning Map Amendment from C-3, General Commercial Zoning District and I-1, Light Industrial Zoning District to I-3, Airport Industrial Zoning District.

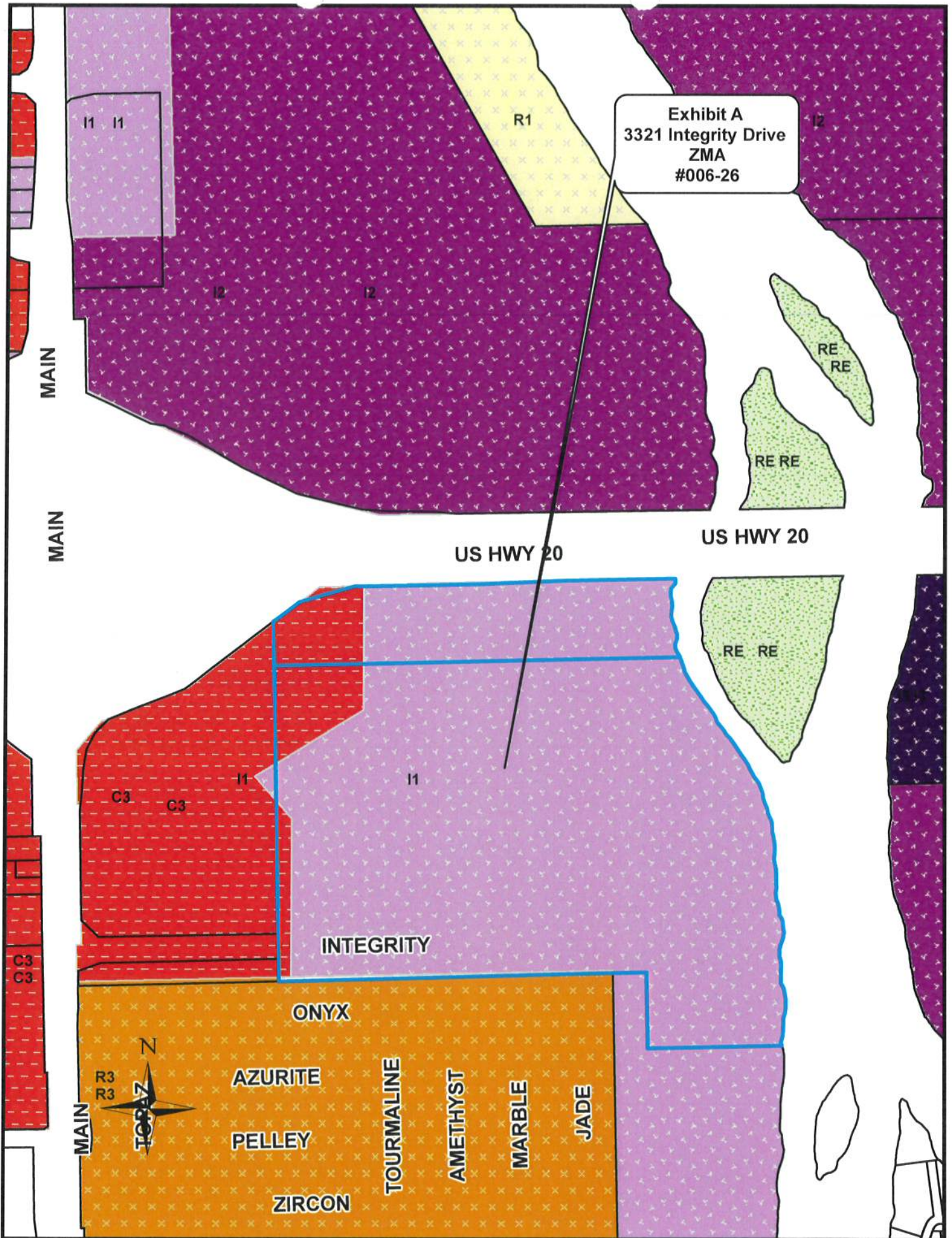
See attached findings of fact.

SC: BM 03/09/2026

FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT
FROM C-3, GENERAL COMMERCIAL DISTRICT
AND I-1, LIGHT INDUSTRIAL ZONING DISTRICT TO
I-3, AIRPORT INDUSTRIAL ZONING DISTRICT
LOCATED AT 3321 INTEGRITY DRIVE

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 residential because the proposed development will meet all development requirements of this site; and
 - c. The proposed map amendment would allow consistent with the zoning district and uses.
- 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 General Industrial.



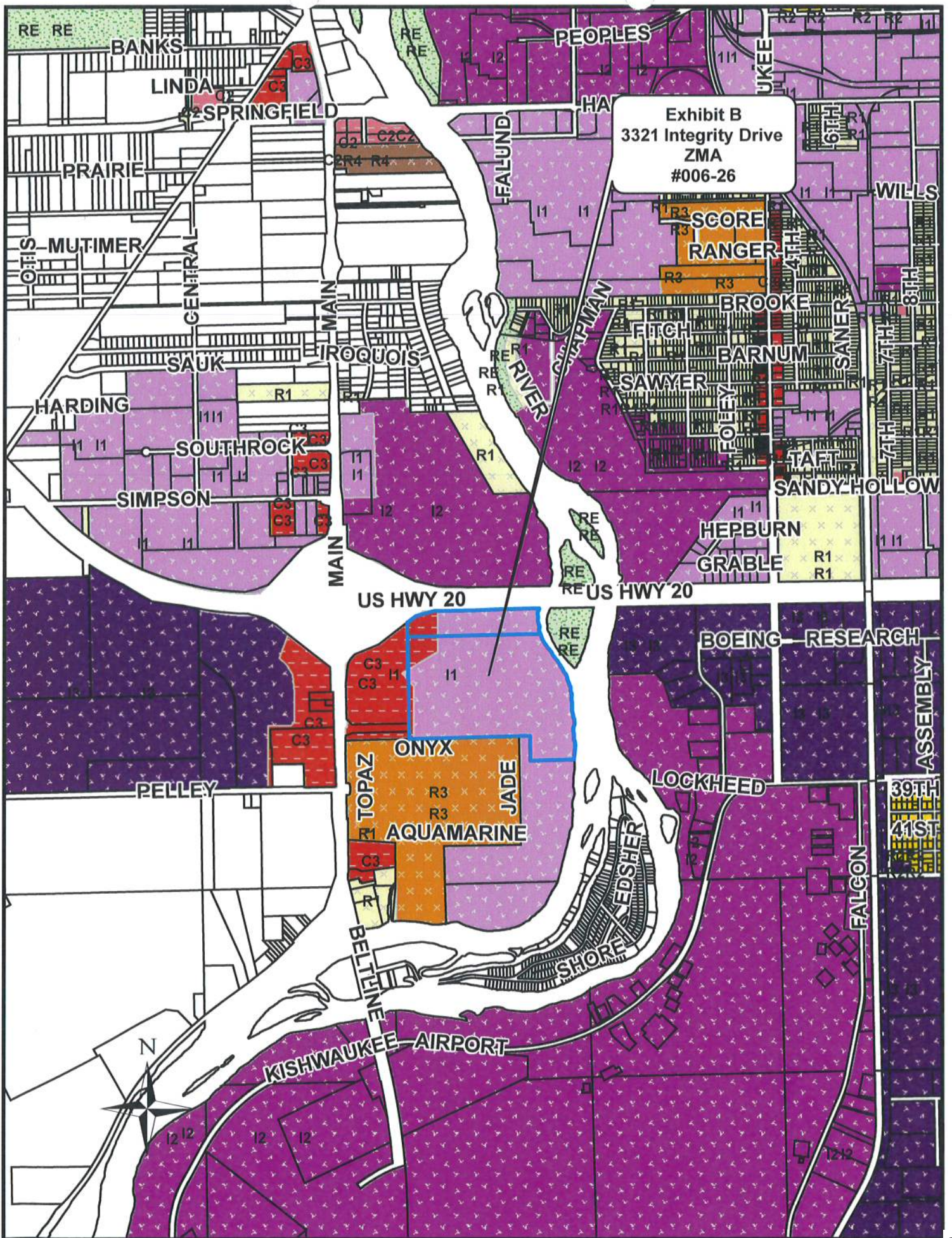




Exhibit C
3321 Integrity Drive
ZMA
#006-26

MAIN

MAIN

US HWY 20

US HWY 20

INTEGRITY

ONYX

AZURITE

PELLEY

ZIRCON

TOURMALINE

AMETHYST

MARBLE

JADE

MAIN

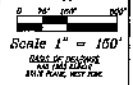


ALTA/NSPS LAND TITLE SURVEY

LINE	TYPE	DESCRIPTION
1	100' WIDE	PERMITS FOR HIGHWAY 100' WIDE
2	100' WIDE	PERMITS FOR HIGHWAY 100' WIDE
3	100' WIDE	PERMITS FOR HIGHWAY 100' WIDE
4	100' WIDE	PERMITS FOR HIGHWAY 100' WIDE
5	100' WIDE	PERMITS FOR HIGHWAY 100' WIDE
6	100' WIDE	PERMITS FOR HIGHWAY 100' WIDE
7	100' WIDE	PERMITS FOR HIGHWAY 100' WIDE
8	100' WIDE	PERMITS FOR HIGHWAY 100' WIDE
9	100' WIDE	PERMITS FOR HIGHWAY 100' WIDE
10	100' WIDE	PERMITS FOR HIGHWAY 100' WIDE

AREA SUMMARY
 TOTAL AREA OF SURVEYED PROPERTY FROM THE LEGAL DESCRIPTION IN THE TITLE COMMITMENT: **6,190,207 SQ. FT. OR 141,878 ACRES**
 LESS AREA NOT INCLUDED AS PART OF THE LAND SALE: **2,738,468 SQ. FT. OR 62,788 ACRES**
REMAINDER (AREA OF LAND SALE): 3,444,741 SQ. FT. OR 79,090 ACRES

ABBREVIATIONS	ABBREVIATIONS	ABBREVIATIONS	ABBREVIATIONS
100' WIDE	ADJACENT	DEGREE	DIMENSION
LOC OF	ADJACENT	MEASURED	CONTOUR
LOC OF	ADJACENT	MEASURED	CONTOUR
LOC OF	ADJACENT	MEASURED	CONTOUR
LOC OF	ADJACENT	MEASURED	CONTOUR
LOC OF	ADJACENT	MEASURED	CONTOUR
LOC OF	ADJACENT	MEASURED	CONTOUR
LOC OF	ADJACENT	MEASURED	CONTOUR
LOC OF	ADJACENT	MEASURED	CONTOUR
LOC OF	ADJACENT	MEASURED	CONTOUR
LOC OF	ADJACENT	MEASURED	CONTOUR



SHOULDER MAP (A15)

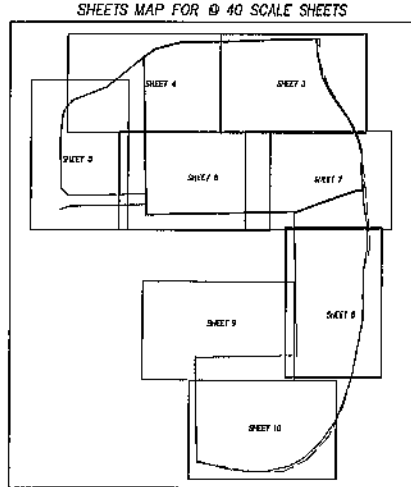
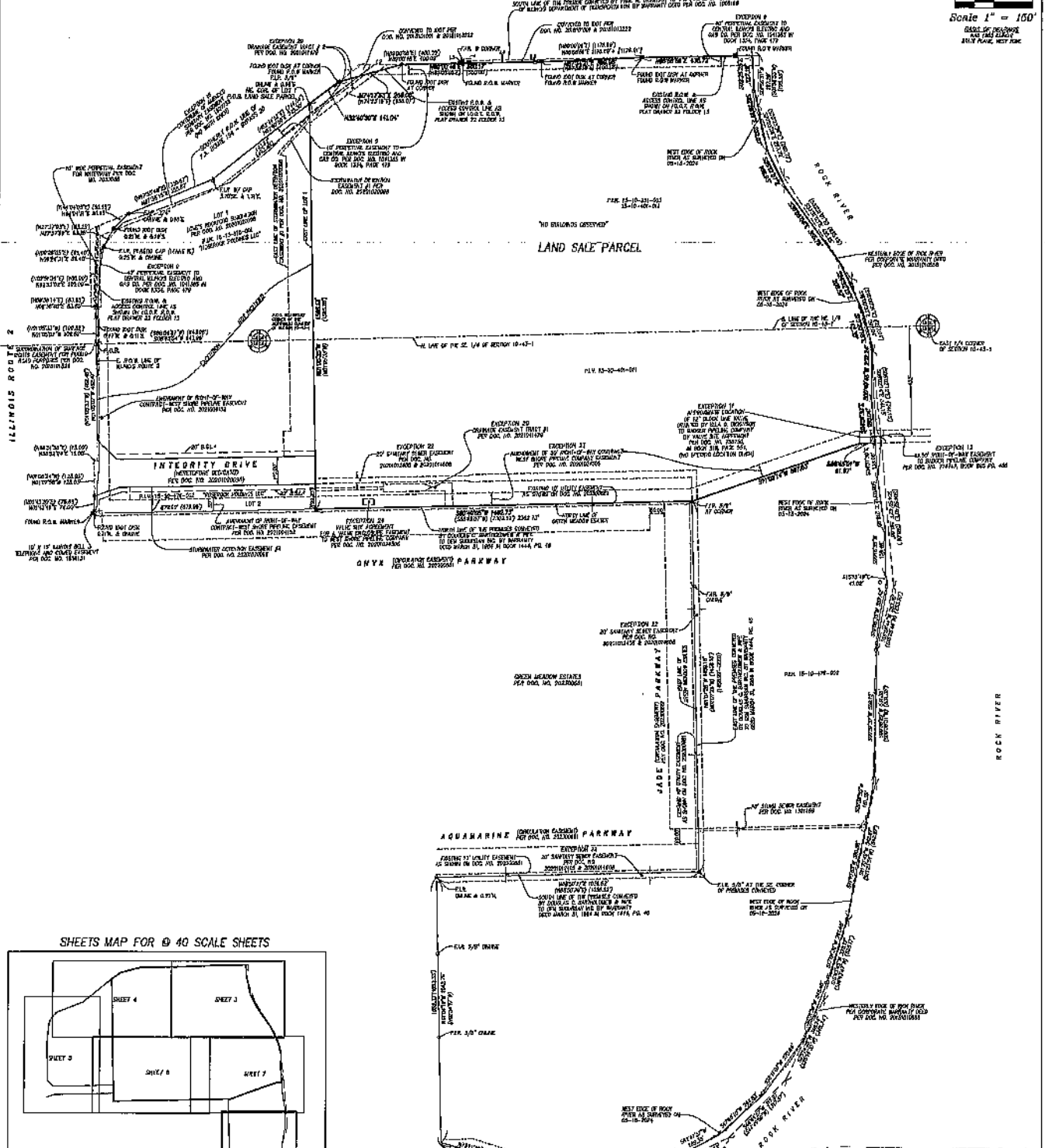


Exhibit D
3321 Integrity Drive
ZMA
#006-26

JACOB & HEINER
 SURVEYORS
 1000 N. 10th Street, Suite 100
 Lincoln, Nebraska 68502
 Phone: (402) 441-1111
 Fax: (402) 441-1112
 Website: www.jacobandheiner.com

SHEET 1 - OVERALL BOUNDARY & EXISTING EASEMENTS

Survey No:	00688
Drawing By:	TELEPHOS
Drawn/Checked:	ALAN/DAVID STEIN
Date Prepared:	JULY 8, 2004
Scale:	1" = 150'



ILLINOIS ROUTE 20

STORMWATER
MANAGEMENT

- REZONING NOTES:**
1. REQUESTED ZONING CHANGE FROM I-1 & C-3 TO I-3.
 2. AREA TO BE RE-ZONED: 479,08 AC
 3. FINAL SITE PLAN SHALL MEET REQUIRED MINIMUM SETBACKS, PER I-3 ZONING.
 4. FINAL SITE PLAN SHALL MEET MINIMUM LANDSCAPING REQUIREMENTS, PER I-3 ZONING.
 5. INTEGRITY DRIVE & ASSOCIATED UTILITIES SHALL BE EXTENDED AS DEVELOPMENT NECESSITATES EXTENSIONS.
 6. FINAL PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF ROCKFORD.

MAIN STREET (RT. 2)



BLDG 1
334,800 SF
355 STALLS
70 TRAILERS

PHASE II -
FUTURE DEVELOPMENT

FUTURE INTEGRITY DRIVE

PROPOSED INTEGRITY DRIVE

EXISTING GAS PIPELINE BASEMENT

Exhibit F
3321 Integrity Drive
ZMA
#006-26

Rezoning Narrative

The majority of the subject parcel is currently zoned I-1 (Light Industrial), with remnant portions of the property zoned C3 (General Commercial) along the western boundary. The applicant proposes to rezone the entirety of the subject parcel to I3 (Airport Industrial).

The subject property is strategically located between Rockford International Airport and the four-way interchange of Main Street and Route 20. This location uniquely positions the site to serve potential air cargo users seeking distribution/warehouse space outside the airport fence limits, as well as traditional warehouse/distribution users seeking a facility conveniently located near the I-39 and I-90 corridors. The I3 zoning classification provides the necessary flexibility in facility design standards and permitted uses to accommodate a wide variety of potential tenants.

Because this property is being developed on a speculative basis, this zoning flexibility is essential to maximize leasing potential. A fully leased building provides opportunities for new local jobs and economic growth for the City of Rockford, the Rockford International Airport, and the broader community.

Exhibit G
3321 Integrity Drive
ZMA
#006-26

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 C-3, General Commercial Zoning District and I-1, Light Industrial Zoning District to I-3, Airport Industrial Zoning District for the property described as:

A/K/A: 3321 Integrity Drive
PIN: 15-10-251-003, 15-10-401-011

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **APPROVE** a Zoning Map Amendment from C-3, General Commercial Zoning District and I-1, Light Industrial Zoning District to I-3, Airport Industrial Zoning District at 3321 Integrity Drive.

Approval is based on the attached Findings of Fact.

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:___

Mark Bonne, Chairman

Tamir Bell, Vice Chairman

Gabrielle Torina

Janessa Wilkins

Aprel Prunty

Meeting of April 21, 2026
ZBA 006-26

FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT
FROM C-3, GENERAL COMMERCIAL DISTRICT
AND I-1, LIGHT INDUSTRIAL ZONING DISTRICT TO
I-3, AIRPORT INDUSTRIAL ZONING DISTRICT
LOCATED AT 3321 INTEGRITY DRIVE

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 residential because the proposed development will meet all development requirements of this site; and
 - c. The proposed map amendment would allow consistent with the zoning district and uses.
- 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 General Industrial.



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of April 21, 2026

File # 007-26

APPLICANT: Zaher Qassem

LOCATION: 515 South Alpine Road

REQUESTED ACTION: A Special Use Permit for a Planned Unit Development for four (4), 4-unit buildings and two (2), 8-unit buildings in an R-1, Single family Residential Zoning District.

EXISTING USE: Single family home

PROPOSED USE: Single-family home with four (4), 4-unit buildings and two (2), 8-unit buildings

DIMENSIONS: See attached Exhibit D. **ACREAGE:** 6.28 acres

ADJACENT ZONING AND LAND USES:

NORTH:	R-1;	Alpine Hills Adventure Park
EAST:	R-1;	Alpine Park
SOUTH:	R-1, C-2;	Single family residences, Retail
WEST:	R-1;	Alpine Hills Adventure Park

YEAR 2040 PLAN: PE-CD Existing (Quasi-) Public Facility-Mixed Use

SOILS REPORT: Report # No soils report on file.

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

REVIEW COMMENTS: The Applicant is requesting a Special Use Permit for a Planned Unit Development for four (4), 4-unit buildings and two (2), 8-unit buildings in an R-1, Single family Residential Zoning District. This is located at the northwest corner of Larson Avenue and South Alpine Road.

The Applicant, Zaher Qassem, is applying for a Special Use Permit for a Planned Unit Development for four (4), 4-unit buildings and two (2), 8-unit buildings in an R-1, Single family Residential Zoning District. The Planned Unit Development is intended to permit and encourage such flexibility and to accomplish efficient use of land. The Planned Unit Development (PUD) provides an administrative procedure and standards to develop new approaches to a more compact, mixed-use living environment through variety in type, design and layout of residential structures, commercial and industrial buildings, transportation systems, and public facilities. The PUD process which, because of unique characteristics, benefit from a case-by-case

review of their compatibility with both the existing and planned land uses in the area.

Exhibit D is the proposed site plan. The existing single-family house will remain on a 2.88 acre plot of land known as proposed Lot 1. Proposed Lot 2 will have six total buildings consisting of four (4), 4-unit buildings and two (2), 8-unit buildings. A private drive with access off of Larson Avenue will be created and the proposed development will have no direct access to South Alpine Road. The private road will be curb and gutter and built to city standards. A pedestrian easement via a private sidewalk is provided from the north side of the cul-de-sac along the west side of the road down to Larson Avenue. This will tie into a new public sidewalk that will be installed along Larson Avenue. The buildings and parking lots will meet the required setbacks from the property lines. A landscape plan was not provided but will be required.

Exhibit E is the 8-unit building elevation. The building will be two-stories in height. The front elevation for option 1 will have a brick bottom with vinyl siding covering the rest of the elevation. The elevation for option 2 shows taller vertical accent panels around the middle windows all the way to the ground level with a break on the brick base at the bottom.

Exhibit F is interior first floor plan for the 8-unit building. The floor plan shows that each unit will have a three (3) bedrooms, pantry, laundry room, kitchen and a combination dining room/living room.

Exhibit G is the interior second floor plan for the 8-unit building. The floor plan will be exactly the same as the first-floor plan.

Exhibit H is the proposed building elevation for the townhomes. The building will be two-stories in height. It will have a brick bottom with vinyl siding covering the rest of the elevation. Vertical accent panels will surround the area above the garage door. The garage door will be aluminum.

Exhibit I is the interior first floor plan. The floor plan follows the townhome concept. The first floor will consist of kitchen, fireplace, mechanical room and a half bathroom. Each unit will have a one car garage.

Exhibit J is the interior second floor plan. The floor plan shows that there will be three (3) bedrooms, two (2) bathrooms, a linen closet and a laundry room.

Exhibit K is the service calls for the last two years. There were a total of 11 service calls for 515 South Alpine Road.

Staff feels that the proposed request would be a good land use for the surrounding area. This proposed infill development compliments the neighboring land uses, helps to grow our city from within and does not burden the city with additional infrastructure. Therefore, staff supports this request.

RECOMMENDATION: Staff recommends **APPROVAL** of a Special Use Permit for a Planned Unit Development for four (4), 4-unit buildings and two (2), 8-unit buildings in an R-1, Single family Residential Zoning District, subject to the following conditions:

1. Must meet all applicable building and fire codes.
2. Submittal of a civil engineering plan for roadway, site development and drainage for staff's review and approval.
3. Submittal of a stormwater management plan for staff's review and approval.
4. Submittal of a detail landscape plan for staff's review and approval.
5. Submittal of Planned Unit Development final plat for staff's review and approval.
6. Must develop buildings in accordance with proposed elevations submitted as Exhibit E and H.
7. All conditions must be met prior to establishment of use.

SC: BM 03/10/2026

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT FOR A PLANNED
UNIT DEVELOPMENT FOR FOUR (4), 4- UNIT BUILDINGS AND TWO (2), 8-UNIT
BUILDINGS
IN AN R-1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT
LOCATED AT 515 SOUTH ALPINE ROAD**

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the R-1 Districts.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been provided.
5. Adequate measures have been taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use does conform to the applicable regulations of the R-1 District in which it is located.

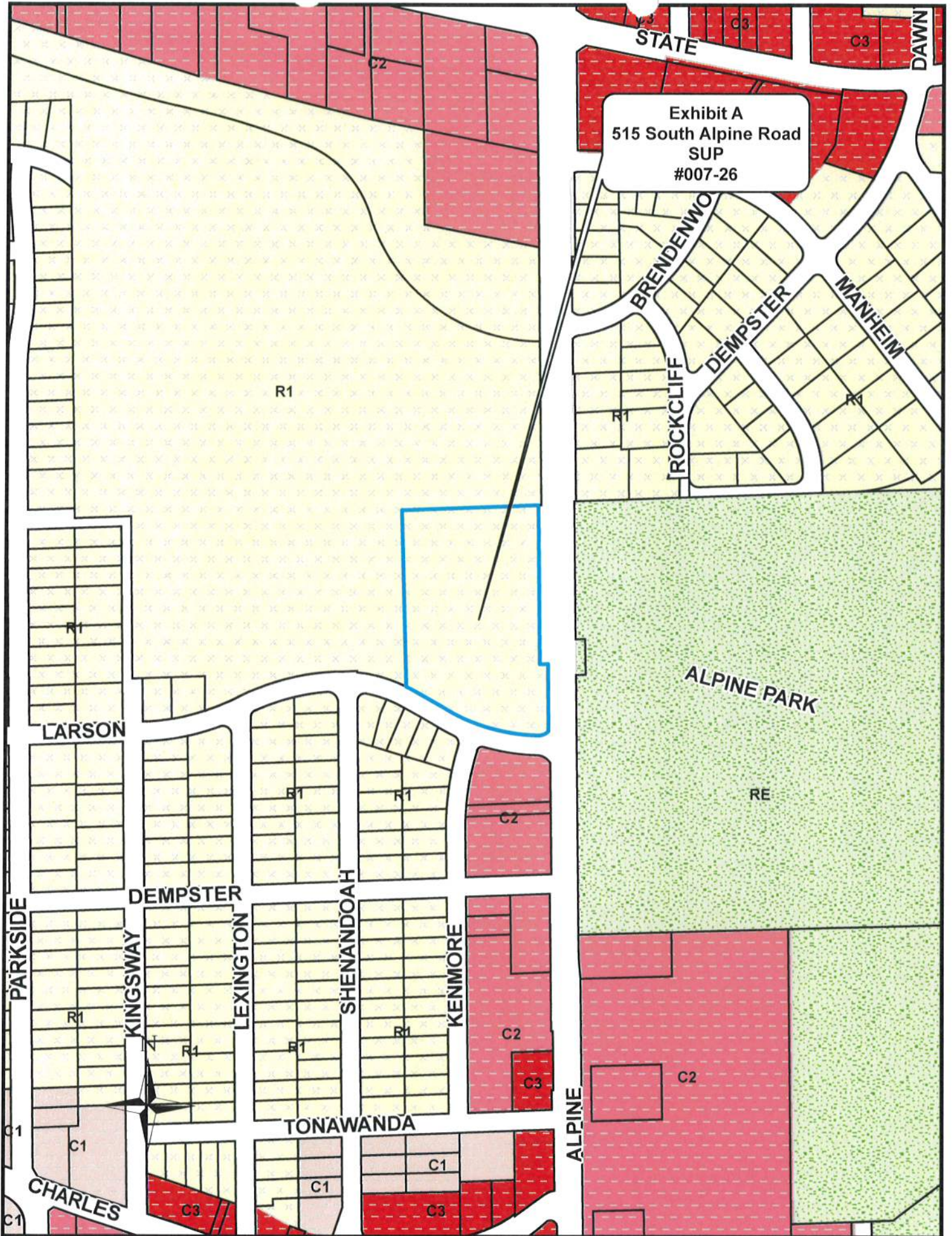


Exhibit A
515 South Alpine Road
SUP
#007-26



Exhibit C
515 South Alpine Road
SUP
#007-26

A3A

PROJECT # 07-26A

DATE: 02/16/26

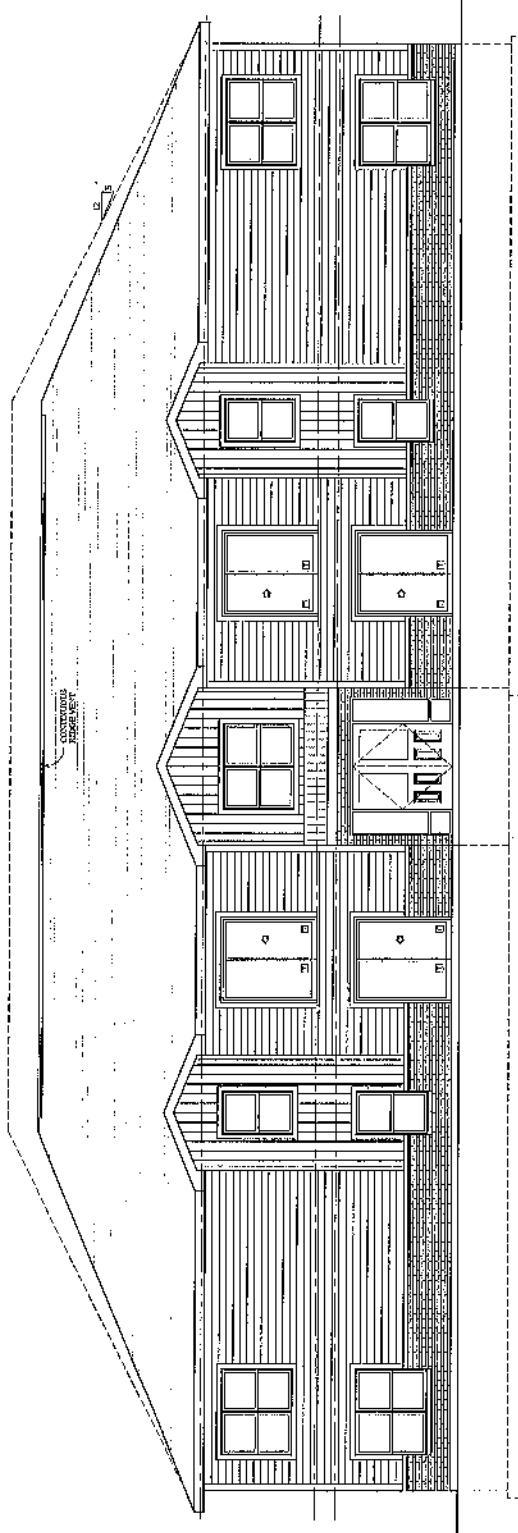
REVISIONS:

ARCHITECT: JEFFREY A. MYERS, P.C.
10395 GLEN ABBEY CLOBE
ROCKFORD, ILLINOIS 6107
(815) 640-8823
jamyers@mcha.com

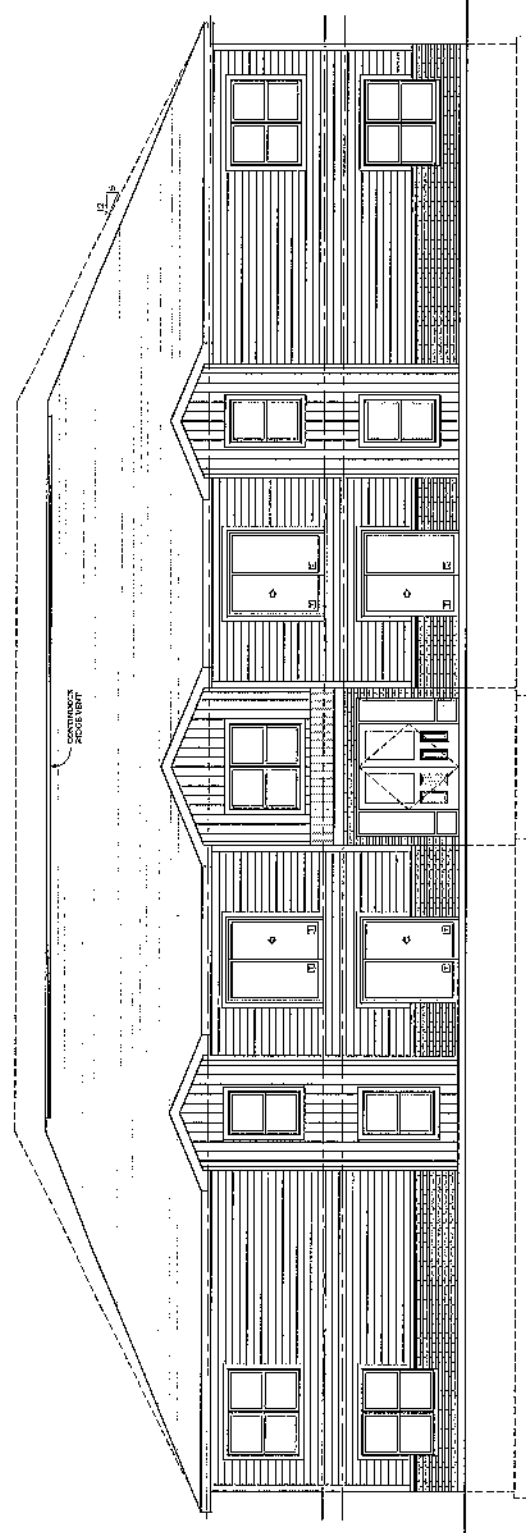
GENERAL CONTRACTOR:

8 UNIT APARTMENTS

816 S ALPINE RD.
ROCKFORD, IL 6108



FRONT ELEVATION - OPTION 1
SCALE 1/8" = 1'-0"



FRONT ELEVATION - OPTION 2
SCALE 1/8" = 1'-0"

Exhibit E
515 South Alpine Road
SUP
#007-26

THE DESIGNER IS NOT PROVIDING INDEPENDENT ADMINISTRATION OF ANY FORM OF FINANCIAL INVESTMENT FOR THE CONSTRUCTION OF THE BUILDING. THE USE OF THESE DRAWINGS IS LIMITED TO THE PROJECT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY SPECIALTY MECHANICAL, ELECTRICAL, OR PLUMBING SYSTEMS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY SPECIALTY MECHANICAL, ELECTRICAL, OR PLUMBING SYSTEMS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY SPECIALTY MECHANICAL, ELECTRICAL, OR PLUMBING SYSTEMS.

DATE: 02/16/16
 REVISIONS:

PROJECT #: 107-26A

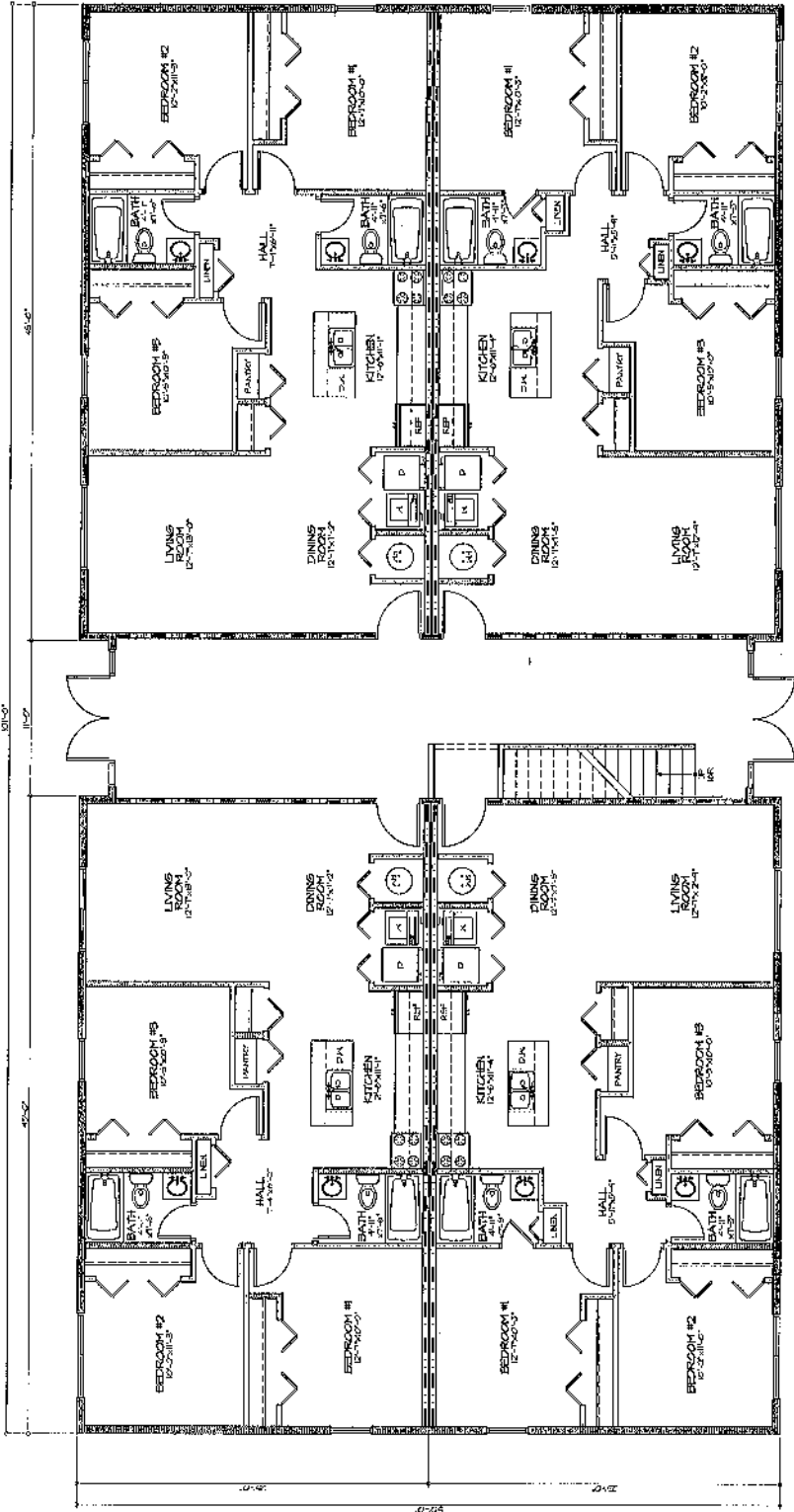


Exhibit F
 515 South Alpine Road
 SUP
 #007-26

FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

PROJECT # 107-26A
 REVISIONS:
 A2A

ARCHITECT:
 JEFFREY A. MYERS, P.C.
 10395 GLEN ABBEY CLOSE
 ROCKFORD, ILLINOIS 6107
 (815) 540-5823
 jmyers@mchel.com

GENERAL CONTRACTOR:

8 UNIT APARTMENTS
 515 S ALPINE RD.
 ROCKFORD, IL 6108

THIS DRAWING IS NOT PROVIDING PROJECT ADMINISTRATION OR ANY OTHER PROJECT ADMINISTRATION FOR THE CONSTRUCTION OF THIS BUILDING. THE USE OF THESE DRAWINGS IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AND THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.

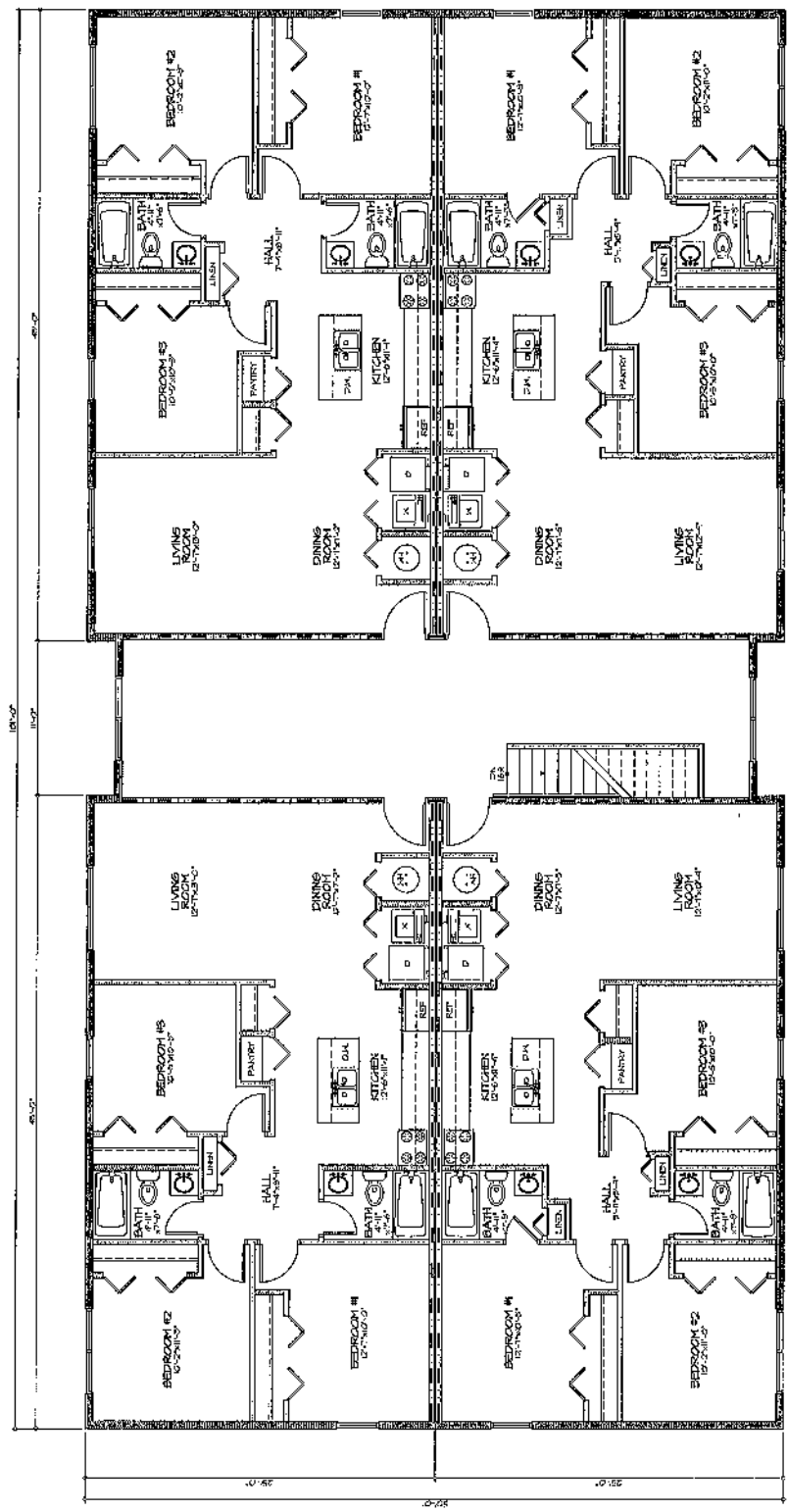


Exhibit G
 515 South Alpine Road
 SUP
 #007-26

SECOND FLOOR PLAN
 107-26A

TOWNHOMES
816 S ALPINE RD.
ROCKFORD, IL 61108

GENERAL CONTRACTOR:

ARCHITECT:
JEFFREY A. MYERS, P.C.
10395 GLEN ABBEY CLOSE
ROCKFORD, ILLINOIS 61107
(815) 540-5823
j.amyers@mchcl.com

A1

REVISIONS:
DATE: 12/20/24

PROJECT # 107-26

THE DESIGNER IS NOT PROVIDING PROJECT ADMINISTRATION OR ANY FORM OF PROJECT MANAGEMENT FOR THE CONSTRUCTION OF THIS PROJECT. THE USE OF THESE DRAWINGS REPRESENTS A HOLD HARMLESS AGREEMENT BY THE CONTRACTOR TO THE DESIGNER AND THE DESIGNER. THE USER OF THESE DRAWINGS AGREES TO HOLD THE DESIGNER HARMLESS OF ANY LIABILITY ARISING FROM THE USE OF THESE DRAWINGS AND TO ASSURE THAT ALL NECESSARY PERMITS AND REGULATIONS IN CONNECTION WITH THE PROJECT ARE OBTAINED FROM THE APPROPRIATE AGENCIES AND TO MAINTAIN THE DESIGNER'S LIABILITY INSURANCE COVERAGE AND PROFESSIONAL LIABILITY INSURANCE COVERAGE. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY COSTS INCURRED BY THE CONTRACTOR IN CONNECTION WITH THE AGREEMENT TO PROVIDE THESE DRAWINGS OR CONTRACT ADMINISTRATION. CONTRACTORS TO RESPONSIBILITY TO FOLLOW ALL LOCAL, STATE, AND FEDERAL CODES.

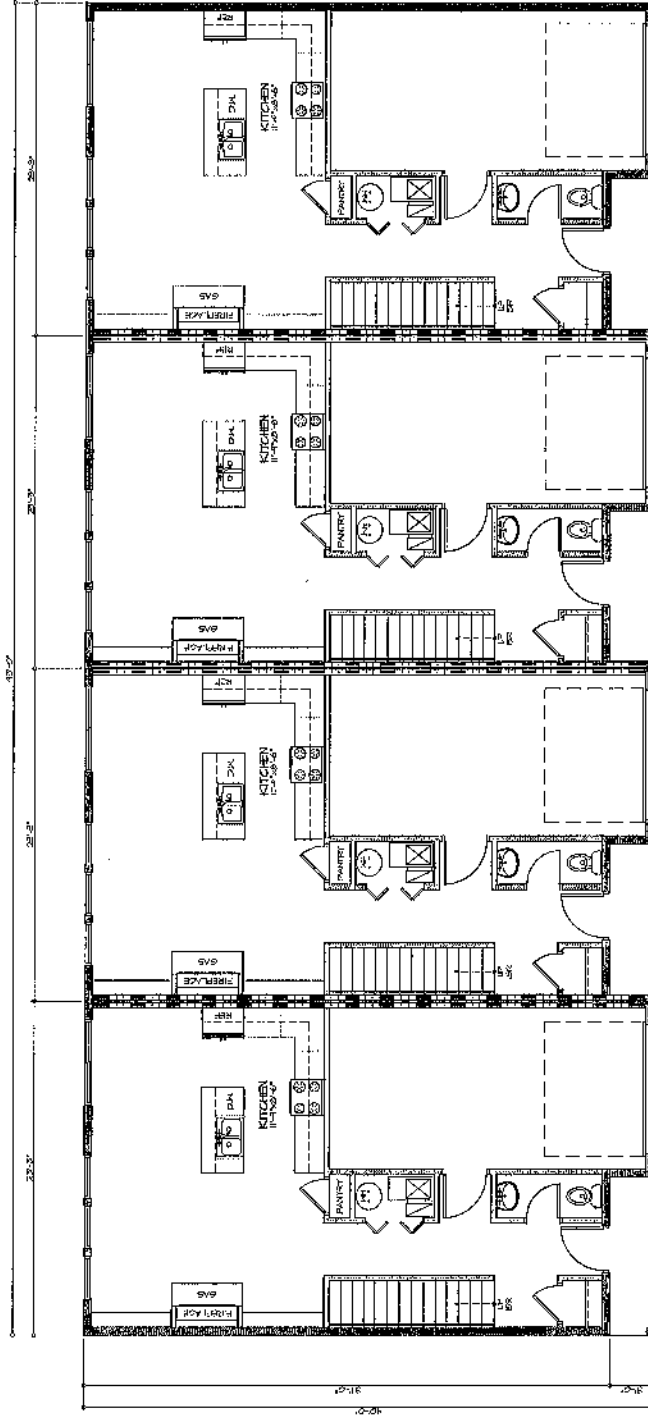


Exhibit I
515 South Alpine Road
SUP
#007-26

FIRST FLOOR PLAN
2 BEDROOMS / 2 BATHROOMS
3,000 SF TOTAL
TOWNHOMES (TYPICAL)

515 SOUTH ALPINE ROAD

Event Date	Call Number	Situation Reported	Call Disposition	Location	City
12/09/2025 08:53:51 PM	25-267341	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	515 S Alpine Rd	Rockford
09/05/2025 08:49:17 AM	25-193720	MEDICAL ASSIST	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	515 S Alpine Rd	Rockford
09/01/2025 11:25:33 AM	25-190590	CHILD CUSTODY DISPUTE	NRPT - NO REPORT / NRPT - NO REPORT	515 S Alpine Rd	Rockford
05/27/2025 10:30:40 AM	25-110441	911 MISDIAL	911 CLOSE W/O SEND TO PENDING	515 S Alpine Rd	Rockford
01/15/2025 03:42:32 PM	25-010069	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	515 S Alpine Rd	Rockford
09/03/2024 03:23:26 PM	24-198372	CHILD CUSTODY DISPUTE	LAWNO - LAW NO DISPOSITION	515 S Alpine Rd	Rockford
09/02/2024 09:11:12 PM	24-197818	CHILD CUSTODY DISPUTE	RPT - REPORT / RPT - REPORT	515 S Alpine Rd	Rockford
06/20/2024 11:41:18 PM	24-134959	BUILDING CHECK	CALLER CANCELLED	515 S Alpine Rd	Rockford
04/05/2024 07:56:02 PM	24-071380	ANIMAL COMPLAINT	NRPT - NO REPORT	515 S Alpine Rd	Rockford
02/24/2024 01:42:15 PM	24-040160	911 MISDIAL	911 CLOSE W/O SEND TO PENDING	515 S Alpine Rd	Rockford
01/05/2024 03:36:34 PM	24-003345	CHILD CUSTODY DISPUTE	ADV - ADVISED / ADV - ADVISED	515 S Alpine Rd	Rockford

Exhibit K
 515 South Alpine Road
 SUP
 #007-26

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred a Special Use Permit for a Planned Unit Development for four (4), 4-unit buildings and two (2), 8-unit buildings in an R-1, Single family Residential Zoning District for the property described as:

**A/K/A: 515 South Alpine Road
PIN: 12-29-326-017**

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **DENY** a Special Use Permit for a Planned Unit Development for four (4), 4-unit buildings and two (2), 8-unit buildings in an R-1, Single family Residential Zoning District at 515 South Alpine Road.

Denial is based on the attached Findings of Fact.

Committee Action Taken:

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

Mark Bonne, Chairman

Tamir Bell, Vice Chairman

Gabrielle Torina

Janessa Wilkins

Aprel Prunty

Meeting of April 21, 2026
ZBA 007-26

**FINDINGS OF FACT FOR DENIAL OF A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT FOR
FOUR (4), 4- UNIT BUILDINGS AND TWO (2), 8-UNIT BUILDINGS
IN AN R-1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT
LOCATED AT 515 SOUTH ALPINE ROAD**

Denial of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will impede the normal or orderly development and improvement of the surrounding property for uses permitted in the R-1 Districts.
4. Adequate utilities, access roads, drainage and/or necessary facilities have not been provided.
5. Adequate measures have not been taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use does not conform to the applicable regulations of the R-1 District in which it is located.



PLANNING & ZONING REPORT
Zoning Board of Appeals Meeting of April 21, 2026

File # 008-26

APPLICANT: Manuel R. Pedroza

LOCATION: 1320 21st Avenue

REQUESTED ACTION: A Variation to reduce the rear yard setback from 30 feet to nine (9) feet in an R-2, Two-family Residential Zoning District.

EXISTING USE: Vacant land

PROPOSED USE: Single-family residence

DIMENSIONS: 49 feet by 84.67 feet **SQUARE FOOTAGE:** 4,147.36 sq. ft.

ADJACENT ZONING AND LAND USES:

NORTH:	R-2	Single-family Residences
EAST:	R-2	Single-family Residences
SOUTH:	R-2	Single-family Residences, Two-family residences
WEST:	R-2	Single-family Residences

YEAR 2040 PLAN: RM Medium Density Residential

SOILS REPORT:

#026-41:
Erosion Concerns
 The proposed land use of this site is community solar project. It is vacant farmland that is zoned R1. Soil disturbance will occur as a result of developing the site, which is slightly sloping and maybe susceptible to erosion. The area of disturbance will be greater than one acre, so an IEPA NPDES permit will be required; as well as any City/County Permit requirements.

Soil disturbance can create soil erosion, which must be properly managed to prevent adverse environmental impacts. Erosion from construction sites is a leading cause of water quality problems in Illinois. Problems caused by this sediment include:

- increased flooding – Sediment build-up lowers the flow capacity of channels causing more frequent flooding in areas that rarely or never flooded before
- Financial burden to taxpayers - Sediment that finds its way into streets, storm sewers, and ditches result in additional maintenance costs for local, state and federal governments

- Water quality impairment - Sediment laden runoff transfers nutrients and other pollutants to downstream lakes and rivers degrading aquatic habitats and increasing costs for water treatment.

Simple but effective controls include preserving existing trees and grass where possible, using silt fence to trap sediment on the down slope sides of the area of disturbance, using a gravel drive used by all vehicles to limit tracking of mud onto streets, cleaning up sediment carried off-site by vehicles or storms, installing curb inlet controls, using downspout extenders to prevent roof runoff from eroding exposed soil, locating soil piles away from any roads or waterways, and reseeding or sodding the site as soon as possible. The materials (silt fence, stakes, gravel entrance, inlet controls, and grass seed) are easy to find and relatively inexpensive.

The Illinois Urban Manual is a resource of practices used throughout the State and can be accessed at <http://www.aiswcd.org/iум/>. The concept of these practices can be carried over to good housekeeping measures after development occurs and buildings are occupied to prevent storm water runoff from becoming contaminated.

Surface and Groundwater Contamination from Heavy Equipment and Vehicle Traffic

There will be several vehicles moving on and stored on the site. Most of these vehicles are heavy duty pieces of equipment, with high capacity fuel tanks and large hydraulic oil reservoirs. Due to bedrock being at or near the soil surface, absorbents should be readily available in the event of a spill or leak to promptly contain hazards that would otherwise be environmentally harmful to groundwater recharge areas. Personnel should be properly trained to contain and clean up any spills. They should periodically check for indications of leaks or spills under or around vehicles and fix issues to prevent further contamination.

Properly label, store and dispose of all fluids and other hazardous chemicals to avoid environmental contamination. Keep storage containers off the ground to avoid stormwater contamination. Any fuel storage areas should be properly located away from high traffic areas; and have secondary containment.

Prevent stormwater from washing contaminants off the site in the event of a storm. Contaminants on impermeable surfaces (concrete, asphalt, rooftops, etc.) will wash off with rain and will eventually make its way into drainage ways which go directly to natural surface water areas (ditch, creek, river, etc.) without treatment. Avoid washing impermeable surfaces off with a hose, but rather use a broom and dispose of waste versus having contaminants wash off the site.

Woodland Information

The Winnebago County Soil and Water Conservation District encourages preserving as much of the wooded character of this site as possible. Long-term preservation of the trees will require taking certain precautions during and after construction. The ground around each tree to be saved should be flagged or fenced off. Also, it should be protected from heavy machinery. This area should be at least as wide as the area covered by the

spread of the tree branches. Soil compaction around the roots of the trees can permanently interfere with the uptake of oxygen, nutrients, and water. This may cause the premature death of the trees. The placement of fill material around the trunks of trees can have the same adverse effects. Other construction practices to avoid near the trees are: cutting and filling, raising the soil level, and removing neighboring trees. Contractors and construction crews should be informed of all tree preservation efforts.

Native Plantings

Native plants like grasses and flowers provide critical habitat for many key species like the Rusty Patch Bumble Bee and Monarch Butterflies. These deep-rooted native species are preferred because of their abilities to enhance soil permeability and pollutant filtering and their reduced needs for fertilizer, herbicides, irrigation, and mowing. Unfortunately, loss and degradation due to the development of the land and an invasion of exotic species is a serious problem in Illinois.

HISTORY:

There is no relevant history in the immediate area.

REVIEW COMMENTS:

The Applicant is requesting a Variation to reduce the rear yard setback from 30 feet to nine (9) feet in an R-2, Two-family Residential Zoning District. The subject property is surrounded by residential uses (Exhibits A & B).

The Applicant, Manuel R. Pedroza, is requesting a Variation to reduce the rear yard setback from 30 feet to nine (9) feet in an R-2, Two-family Residential Zoning District. The Applicant obtained this property through the County Trustee and is looking to build a single-family house with a one (1) car garage. The Zoning Ordinance says "In all other R districts, the required rear setback for principal buildings other than detached accessory structures is 30 feet. Due to the required setback and lot size it reduces the rear yard setback to nine (9) feet. The Zoning Ordinance defines the rear yard as "The area between the side lot lines and most nearly opposite the front lot line at a depth specified for the respective district in which it is located. On irregularly-shaped lots, the rear yard may be designated by the Zoning Officer. Since the setback will be less than the required rear setback, it requires a Variation approval.

Exhibit D is a site plan of the proposed layout. The plan shows that the single-family, one-story home will be 26' by 56'. There will be a covered entry in the front of the house. No deck is shown at this time but any future deck will need to be a minimum of 6' from the north property line.

Exhibit E is the interior floor plan. There will be three (3) bedrooms, one bathroom, a family room, and a kitchen. The plan shows the proposed front porch.

Exhibit F is the proposed elevations for the front and rear of the house. The house will have vinyl siding with various windows and sliding doors throughout. There will be an open frame porch in the front and it will have an attached garage. The garage door will have windows as well.

Staff is of the opinion that the Applicant's request is unique due to the lot size. In this case it allows for flexibility by allowing a reduction in the rear

yard and encouraging infill development with new construction. This broadens the goal of encouraging continued residential reinvestment in the area. Infill development often involves constrained or irregularly shaped parcels that do not align with current zoning standards established for larger, more uniform subdivisions. Additionally, it will be consistent with the character of the existing neighborhood. For these reasons, Staff recommends approval of this request.

RECOMMENDATION: Staff recommends APPROVAL of a Variation to reduce the rear yard setback from 30 feet to nine (9) feet in an R-2, Two-family Residential Zoning District.

SC: BM 04/14/2026

**FINDINGS OF FACT FOR APPROVAL OF A VARIATION TO
REDUCE THE REAR YARD SETBACK FROM
30 FEET TO 9 FEET IN A SIDE YARD
IN AN R-2, TWO-FAMILY RESIDENTIAL ZONING DISTRICT
LOCATED AT 1320 21ST AVENUE**

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 caused by this Ordinance and has not 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
 1320 21st Avenue
 Var.
 #008-26

R2

R2

21ST

R2

21ST

R2

N



20TH

I1

I1

10TH

R2

R2

R2

R2

R2

21ST

R2

R2

R2

R2

22ND

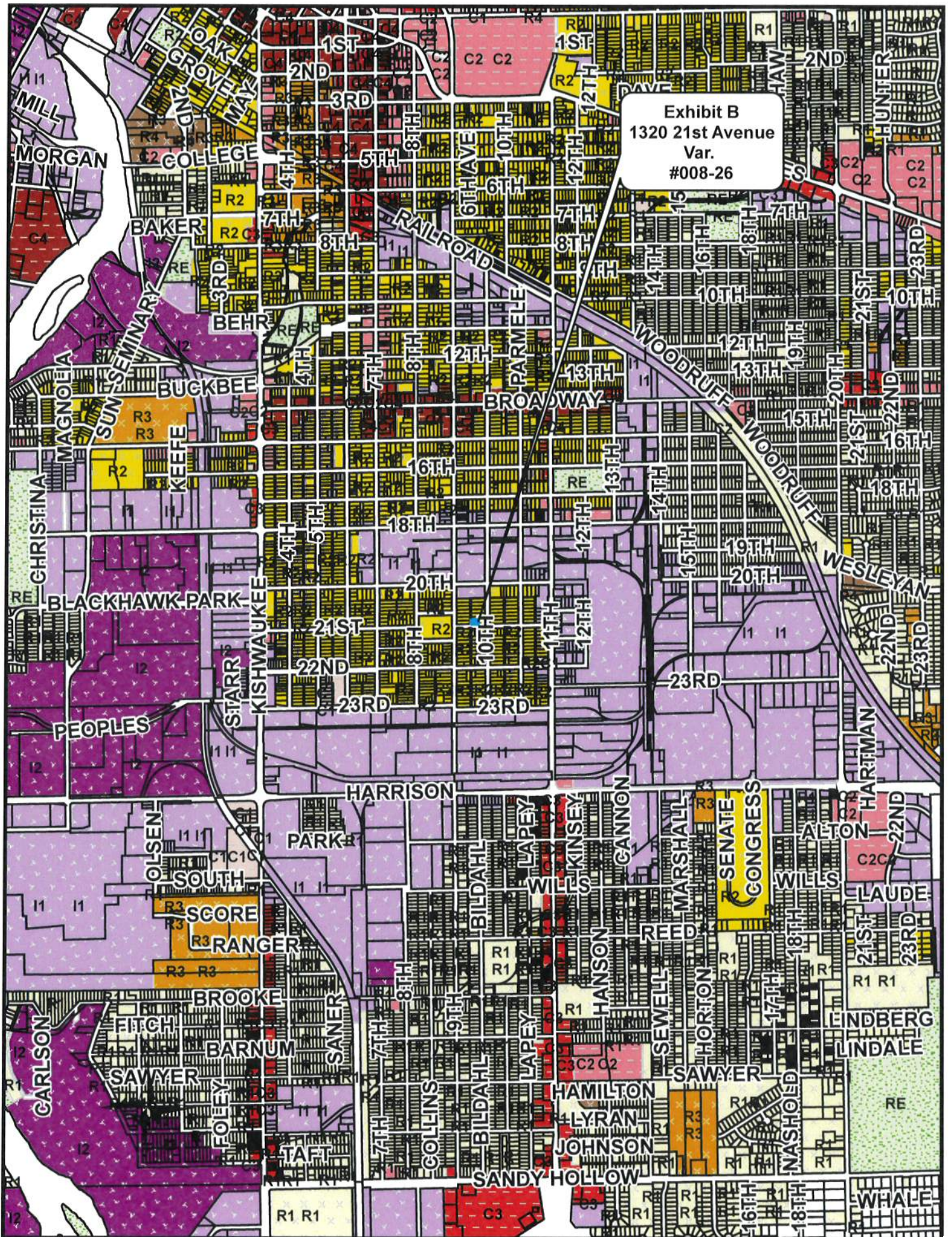


Exhibit B
 1320 21st Avenue
 Var.
 #008-26



Exhibit C
1320 21st Avenue
Var.
#008-26

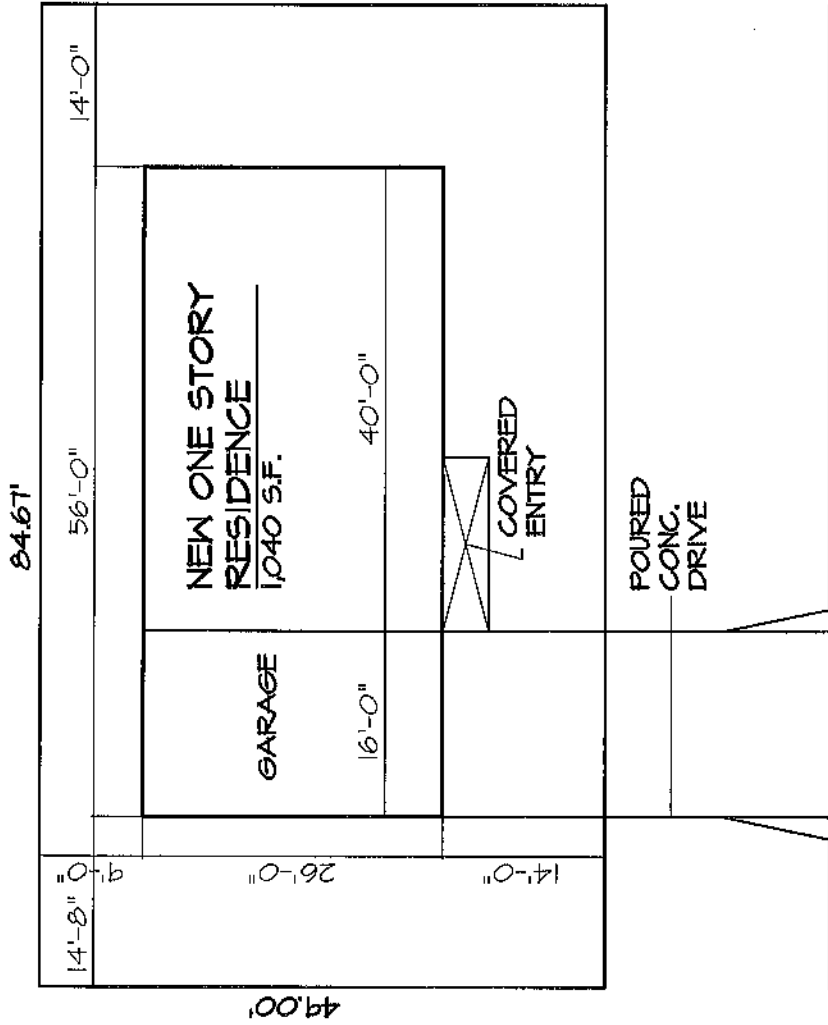


Exhibit D
1320 21st Avenue
Var.
#008-26

ADDRESS:
1320 21ST AVENUE
ROCKFORD, ILLINOIS

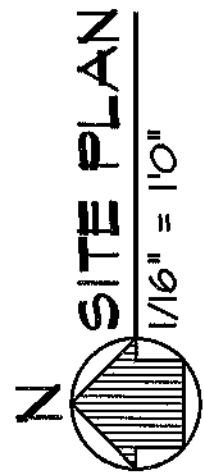
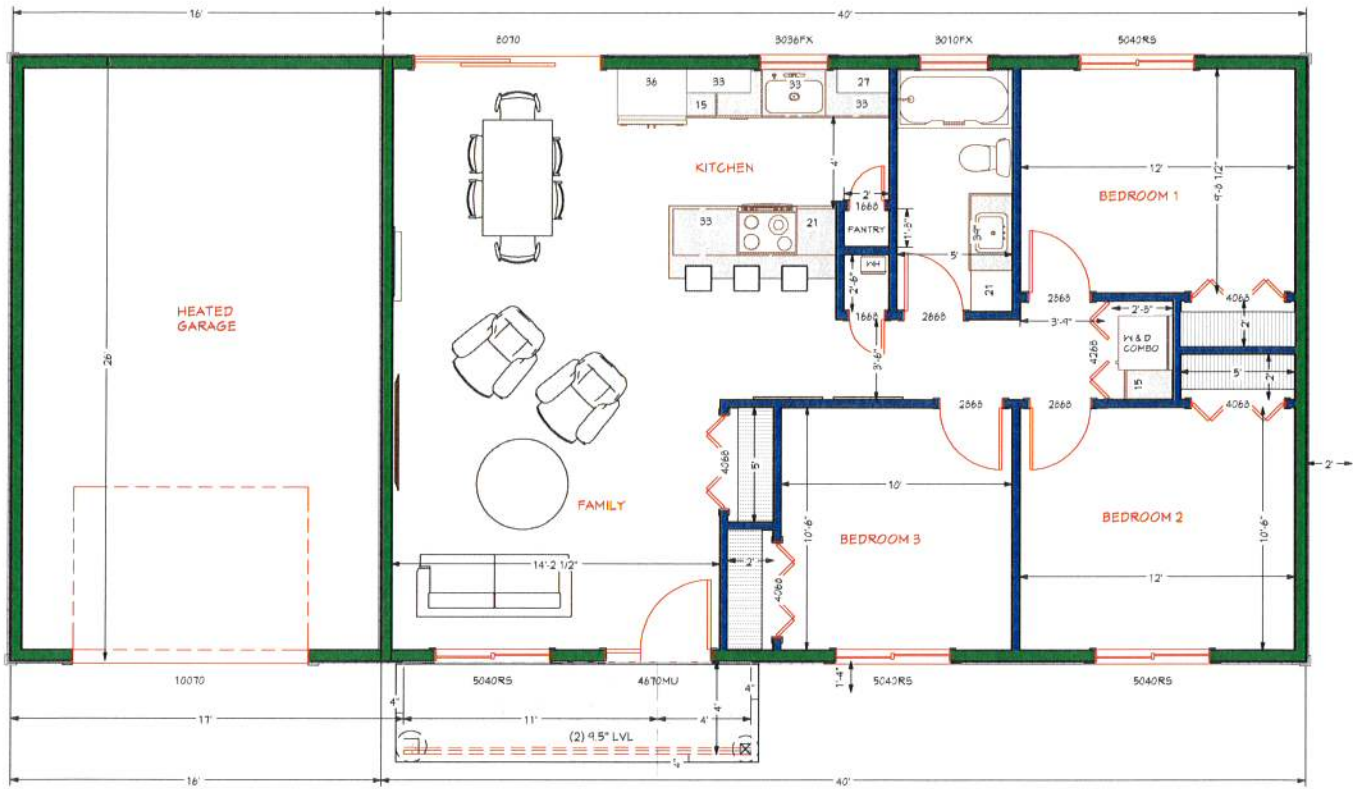


Exhibit E
 1320 21st Avenue
 Var.
 #008-26

1320 1ST AVE



1st Floor 1/4" = 1'

PAGE 3

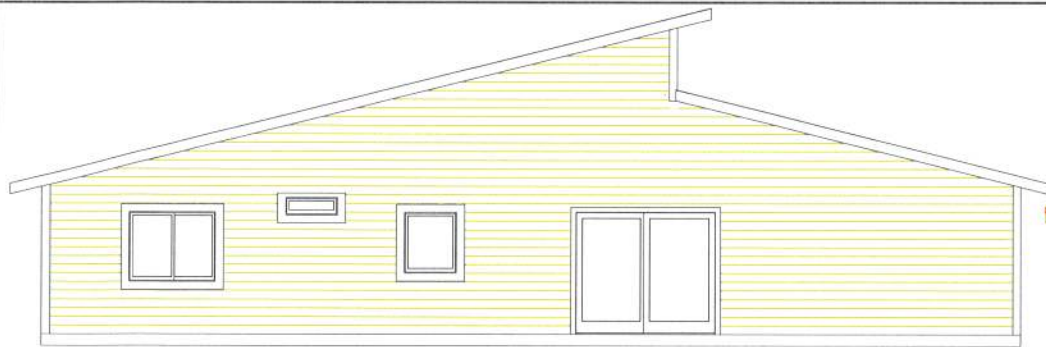
Exhibit F
1320 21st Avenue
Var.
#008-26

1320 1ST AVE

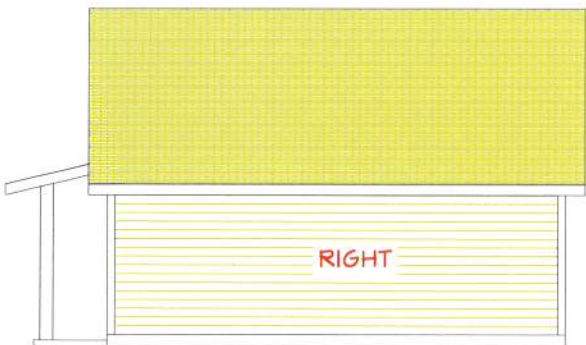


PAGE 1

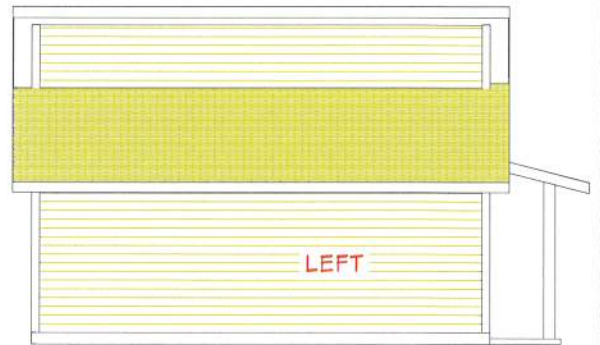
1320 1ST AVE



REAR 3/16" = 1'



RIGHT



LEFT



FRONT
3/16" = 1'

PAGE 2

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 rear yard setback from 30 feet to nine (9) feet in an R-2, Two-family Residential Zoning District for the property described as:

A/K/A: 1320 21st Avenue
PIN: 11-30-301-014

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **APPROVE** a Variation to reduce the rear yard setback from 30 feet to nine (9) feet in an R-2, Two-family Residential Zoning District at 1320 21st Avenue.

Approval is based on the attached Findings of Fact.

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:___

Mark Bonne, Chairman

Tamir Bell, Vice Chairman

Gabrielle Torina

Janessa Wilkins

Aprel Prunty

Meeting of April 21, 2026
ZBA 008-26

**FINDINGS OF FACT FOR APPROVAL OF A VARIATION TO
REDUCE THE REAR YARD SETBACK FROM
30 FEET TO 9 FEET IN A SIDE YARD
IN AN R-2, TWO-FAMILY RESIDENTIAL ZONING DISTRICT
LOCATED AT 1320 21ST AVENUE**

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 caused by this Ordinance and has not 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 April 21, 2026

File # 009-26

APPLICANT: Kathryn Whitacre of Nettle Curbside Compost, LLC

LOCATION: 730 Lincoln Park Boulevard

REQUESTED ACTION: A Special Use Permit for a Planned Unit Development consisting of a working farm and education center with pole barns for a community meeting place and equipment storage, two (2) 30' x 90' passive solar greenhouses, a storage shed, a gazebo and a gravel parking area and gravel driveway in an R-1, Single-family Residential Zoning District.

EXISTING USE: Vacant land

PROPOSED USE: A working farm and education center with pole barns for a community meeting place and equipment storage, two (2) 30' x 90' passive solar greenhouses, a storage shed, a gazebo and a gravel parking area and gravel driveway

DIMENSIONS: Exhibit D **SQUARE FOOTAGE:** 7.37 acres

ADJACENT ZONING AND LAND USES:

NORTH:	Winn Co. R-1	Single-family residences, vacant land
EAST:	R-1	Single-family residences, vacant land
SOUTH:	I-2	Free-standing solar array, vacant land
WEST:	RE	Passive parkland, Ingersoll Golf Course and Park

YEAR 2040 PLAN: RL Low Density Residential

SOILS REPORT: SWCD Comments: #26-43:
Erosion Concerns

The proposed land use of this site is a planned unit development. It is currently vacant land, with some trees. Soil disturbance will occur as a result of developing the site, which is slightly sloping and susceptible to erosion. The area of disturbance will be greater than one acre, so an EPA NPDES permit may be required; as well as any City/County Permit requirements.

Soil disturbance can create soil erosion which must be properly managed to prevent adverse environmental impacts. Erosion from construction sites is a leading cause of water quality problems in Illinois. Problems caused by this sediment include:

- increased flooding — Sediment build-up lowers the flow capacity of channels causing more frequent flooding in areas that rarely or never flooded before
- Financial burden to taxpayers - Sediment that finds its way into streets, storm sewers, and ditches result in additional maintenance costs for local, state and federal governments

- Water quality impairment - Sediment laden runoff transfers nutrients and other pollutants to downstream lakes and rivers degrading aquatic habitats and increasing costs for water treatment

Simple but effective controls include preserving existing trees and grass where possible, using silt fence to trap sediment on the down slope sides of the area of disturbance, using a gravel drive used by all vehicles to limit tracking of mud onto streets, cleaning up sediment carried off-site by vehicles or storms, installing curb inlet controls, using downspout extenders to prevent roof runoff from eroding exposed soil, locating soil piles away from any roads or waterways, and reseeding or sodding the site as soon as possible. The materials (silt fence, stakes, gravel entrance, inlet controls, and grass seed) are easy to find and relatively inexpensive.

The Illinois Urban Manual is a resource of practices used throughout the State and can be accessed at <https://illinoisurbanmanual.org/>. The concept of these practices can be carried over to good housekeeping measures after development occurs and buildings are occupied to prevent stormwater runoff from becoming contaminated.

"Active erosion was noted during our site visit. See photo #7 and photo locations**

Surface and Groundwater Contamination from Heavy Equipment and Vehicle Traffic

There will be several vehicles moving on and stored on the site. Most of these vehicles are heavy duty pieces of equipment, with high capacity fuel tanks and large hydraulic oil reservoirs. Due to bedrock being at or near the soil surface, absorbents should be readily available in the event of a spill or leak to promptly contain hazards that would otherwise be environmentally harmful to groundwater recharge areas. Personnel should be properly trained to contain and clean up any spills. They should periodically check for indications of leaks or spills under or around vehicles and fix issues to prevent further contamination.

Properly label, store and dispose of all fluids and other hazardous chemicals to avoid environmental contamination. Keep storage containers off the ground to avoid stormwater contamination. Any fuel storage areas should be properly located away from high traffic areas; and have secondary containment.

Prevent stormwater from washing contaminants off the site in the event of a storm. Contaminants on Impermeable surfaces (concrete, asphalt, rooftops, etc.) will wash off with rain and will eventually make its way into drainage ways which go directly to natural surface water areas (ditch, creek, river, etc.) without treatment. Avoid washing impermeable surfaces off with a hose, but rather use a broom and dispose of waste versus having contaminants wash off the site.

Woodland Information

The Winnebago County Soil and Water Conservation District encourages preserving as much of the wooded character of this site as possible. Long-term preservation of the trees will require taking certain precautions during and after construction. The ground around each tree to be saved should be flagged or fenced off. Also, it should be protected from heavy machinery. This area should be at least as wide as the area covered by the spread of the tree branches. Soil compaction around the roots of the trees can permanently interfere with the uptake of oxygen, nutrients, and water. This may cause the premature death of the trees. The placement of fill material around the trunks

of trees can have the same adverse effects. Other construction practices to avoid near the trees are: cutting and filling, raising the soil level, and removing neighboring trees. Contractors and construction crews should be informed of all tree preservation efforts.

Rusty Patch Bumble Bee

The U.S. Fish and Wildlife Service listed the rusty patched bumble bee as endangered under the Endangered Species Act. Endangered species are animals and plants that are in danger of becoming extinct. The rusty patch bumble bee is a pollinator that lives in prairies and grasslands which are one of the last species to go into hibernation. They need areas that provide nectar and pollen from flowers, nesting sites (underground), and over-wintering sites for hibernating queens (undisturbed soil).

Many factors have led to the rust patch bumble bee becoming an endangered species. Most of prairies and grasslands of the Upper Midwest and Northeast have been converted to monoculture farms or developed areas, such as cities and roads. Grasslands that remain tend to be small and isolated. Increases in farm size and technology advances improved the operating efficiency of farms but have led to practices that harm bumble bees, including increased use of pesticides, loss of crop diversity which results in flowering crops being available for only a short time, loss of hedgerows and the flowers that grew there, and loss of legume pastures.

There are numerous programs, research, and groups working towards helping the rusty patch bumble bee. Some things you can do to help include having flowering plants, providing natural areas with native plants, and minimize the use of pesticides and chemical fertilizer.

For more information Visit:

<https://www.fws.gov/midwest/endangered/insects/rpbb/factsheetrpbb.html>

Native Plantings

Native plants like grasses and flowers provide critical habitat for many key species like the Rusty Patch Bumble Bee and Monarch Butterflies. These deep-rooted native species are preferred because of their abilities to enhance soil permeability and pollutant filtering and their reduced needs for fertilizer, herbicides, irrigation, and mowing. Unfortunately, loss and degradation due to the development of the land and an invasion of exotic species is a serious problem in Illinois.

Invasive Species

Honeysuckle & Multiflora rose were the invasive species found on southern end of the property during the site visit.

"What are non-native invasive species? Non-native invasive plants and non-native imported insects are ecologically or economically damaging exotic plants or pests, introduced to areas where they were not found historically. These plants and pests grow with little to no environmental controls to keep their population numbers low, often in part because they are free from the predators and diseases present in their native geography. They continue to increase in abundance until they cause damage by changing the habitat for wildlife and native plants or by negatively impacting forest or agricultural resources.

How can you prevent their spread? The best way to prevent the spread of invasive plants and pests is to avoid introducing them. Do not plant or

introduce invasive plants or pests, and eliminate high risk pathways by not moving firewood. Learn which landscape plants are becoming invasive and avoid using them. Consider removing any existing invasive plants from your landscaping. Also, take care to prevent spreading invasive plants and pests after spending time outdoors; invasive species can hitch a ride by attaching themselves to fabric or clothing, the mud and treads on your shoes or equipment.

What can you do? Control invasive species early, when you first notice new populations, and report unusual species of concern. Be prepared to invest multiple years; control is never a one-time effort. This guide will help by making management recommendations, but always read and follow herbicide and pesticide labels.

The negative impact of invasive plants can be reduced by focused and aggressive use of a combination of mechanical, cultural, and chemical control methods, which will support the restoration of a healthy and diverse natural habitat. Herbicides are a valuable tool, but please use a cautious and conservative approach, applying the minimum amount of the most appropriate chemical to achieve management goals."

HISTORY:

File #003-24: A Special Use Permit for the installation of a solar farm (freestanding solar panel racks and solar panels) in an I-1, Light Industrial Zoning District was approved on March 6, 2024. This property is located directly south of the subject property.

File #047-18: A Zoning Map Amendment from County AG to I-1, Light Industrial Zoning District and a Special Use Permit for the installation of a solar farm (free-standing solar panel racks and solar panels) in an I-1, Light Industrial Zoning District was approved on January 30, 2019. This property is located directly south west of the subject property.

REVIEW COMMENTS:

The Applicant, Kathryn Whitacre of Nettle Curbside Compost, LLC, is requesting a Special Use Permit for a Planned Unit Development consisting of a working farm and education center with pole barns for a community meeting place and equipment storage, two (2) 30' x 90' passive solar greenhouses, a storage shed, a gazebo and a gravel parking area and gravel driveway in an R-1, Single-family Residential Zoning District. The subject property is surrounded by mostly residential and vacant uses (Exhibits B & C).

The subject property consists of two (2) parcels that have been subdivided but not platted. There is a total of 7.37 acres of land. The Applicant is desirous of providing education and best practice procedures to build healthy soil, save food waste from the landfill and resilient communities in the Rock River Valley with a working farm and education center. Due to the scope and size of this proposed development, this requires a Special Use Permit for a Planned Unit Development.

The Applicant has requested a Special Use Permit for a Planned Unit Development to meet the standards set forth within the City of Rockford Zoning Ordinance. The PUD provides an administrative procedure and standards to develop new approaches to a more compact, mixed-use living environment through variety in type, design and layout of residential structures, commercial and industrial buildings, transportation systems, and public facilities. The PUD process which, because of unique characteristics,

benefit from a case-by-case review of their compatibility with both the existing and planned land uses in the area.

Exhibit D is the site plan for the proposed working farm and education center. Additionally, Exhibit D shows pole barns for a community meeting place and equipment storage, two (2) 30' x 90' passive solar greenhouses, a storage shed, a gazebo and a gravel parking area and gravel driveway. Furthermore, the applicant is proposing a community pumpkin patch, restored prairie with a trail, production flower and garden field and a native food forest. Finally, Exhibit D shows a native bio swale, demonstration composting beds and a deer fence. Staff does have any issues with the proposed site plan; however, Staff feels that the proposed use of gravel is an issue, as this is a prohibited material for a parking area and driveway. Gravel tends spread with water runoff from rain and form ruts in the surface. It also creates dust on warm, dry days. Staff feels the parking area, driveway and driveway apron should be constructed with chip seal. Chip seal is a cost-effective, textured surface treatment layering liquid asphalt and stone, ideal for low-traffic, rural, or long driveways.

Exhibit E is Narrative submitted by the Applicant for the working farm and education center. The Applicant launched Nettle Curbside Compost, a woman owned business (LLC), formed in September 2024 in Rockford, Illinois (Exhibit E). The mission statement for Nettle Curbside Compost is to work collectively to save food waste from the landfill and to build healthy soil and resilient communities in the Rock River Valley (Exhibit E). The Applicant explains, "as a business, we currently have 147 customers including 8 restaurant subscribers, 2 business, 2 nature centers, 1 community center, and 2 churches (Exhibit E). The Applicant states, "we are diverting between 3 and 5 tons of organic waste from entering the waste stream each month and building healthy soil with the waste to create an organic soil amendment" (Exhibit E).

Additionally, the Applicant explains, "we would like to continue to expand our reach and impact in the Rockford region and to do that we need permission to build infrastructure on our land" (Exhibit E). The Applicant states, "our vision for the land is to create a beautiful space that serves as a working farm and education center for the community where we teach different methods of composting, land restoration and local perennial native edible landscaping" (Exhibit E).

Furthermore, the Applicant explains, "the goals are to build infrastructure on the land to build our reach and impact in the region, diverting organic waste from the landfill so that we reduce greenhouse gases (methane production) and extend the life of the landfill, grow our business so that we can accommodate the increasing demand for commercial composting of large facilities on additional lands and facilities, employ local folks as we grow with a worker owned cooperative, so that employees have the opportunity to become co-owners of the business" (Exhibit E).

Finally, the Applicant explains, "our long term vision is to create high quality compost, potting soil and vermicast for local farmers and gardeners, educating the community about the benefits and how-to's of composting is an essential component of our business. We are currently developing curriculum to teach a 6 week course at Spectrum School and we value collaboration over

competition and are happy to have many partnerships with other organizations in the Rock River Valley” (Exhibit E).

Staff feels that the proposed Planned Unit Development is an appropriate use for this site with the working farm and education center. Staff wants to continue to support unique development that has a green component and the potential to be a good community destination. Staff feels this site will provide hands-on education on the benefits of composting and can help spur environmental education in the community which was the goal of the school district when this former elementary school site was donated to the Land Bank. Staff recommends approval of the Applicant’s request.

RECOMMENDATION: Staff recommends APPROVAL of Special Use Permit for a Planned Unit Development consisting of a working farm and education center with pole barns for a community meeting place and equipment storage, two (2) 30’ x 90’ passive solar greenhouses, a storage shed, a gazebo and a chip seal parking area and driveway in an R-1, Single-family Residential Zoning Districts, subject to the following conditions:

1. Must meet all applicable Building and Fire codes.
2. Submittal of a revised site plan showing the parking area, driveway and driveway aprons constructed with chip seal.
3. Must develop site in accordance with the approved revised site plan.
4. Any expansion of the composting area will require a modification of the Special Use Permit.
5. All conditions must be met prior to establishment of use.

SC: DM 04/13/2026

See attached findings of fact

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT FOR A
PLANNED UNIT DEVELOPMENT CONSISTING OF A CONSISTING OF A
WORKING FARM AND EDUCATION CENTER WITH POLE BARN FOR
COMMUNITY MEETING PLACE AND EQUIPMENT STORAGE,
TWO (2) 30' X 90' PASSIVE SOLAR GREENHOUSES, A STORAGE SHED,
A GAZEBO AND A CHIP SEAL PARKING AREA AND DRIVEWAY
IN AN R-1, SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS
LOCATED AT 730 LINCOLN PARK BOULEVARD**

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have not been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use does conform to the applicable regulations of the R-1 District in which it is located.

Exhibit A
730 Lincoln Park Boulevard
SUP
#009-26

LINCOLN PARK

ALBERTS

SPRINGFIELD

SPRINGFIELD

HUDSON



Exhibit C
730 Lincoln Park Boulevard
SUP
#009-26

LINCOLN PARK

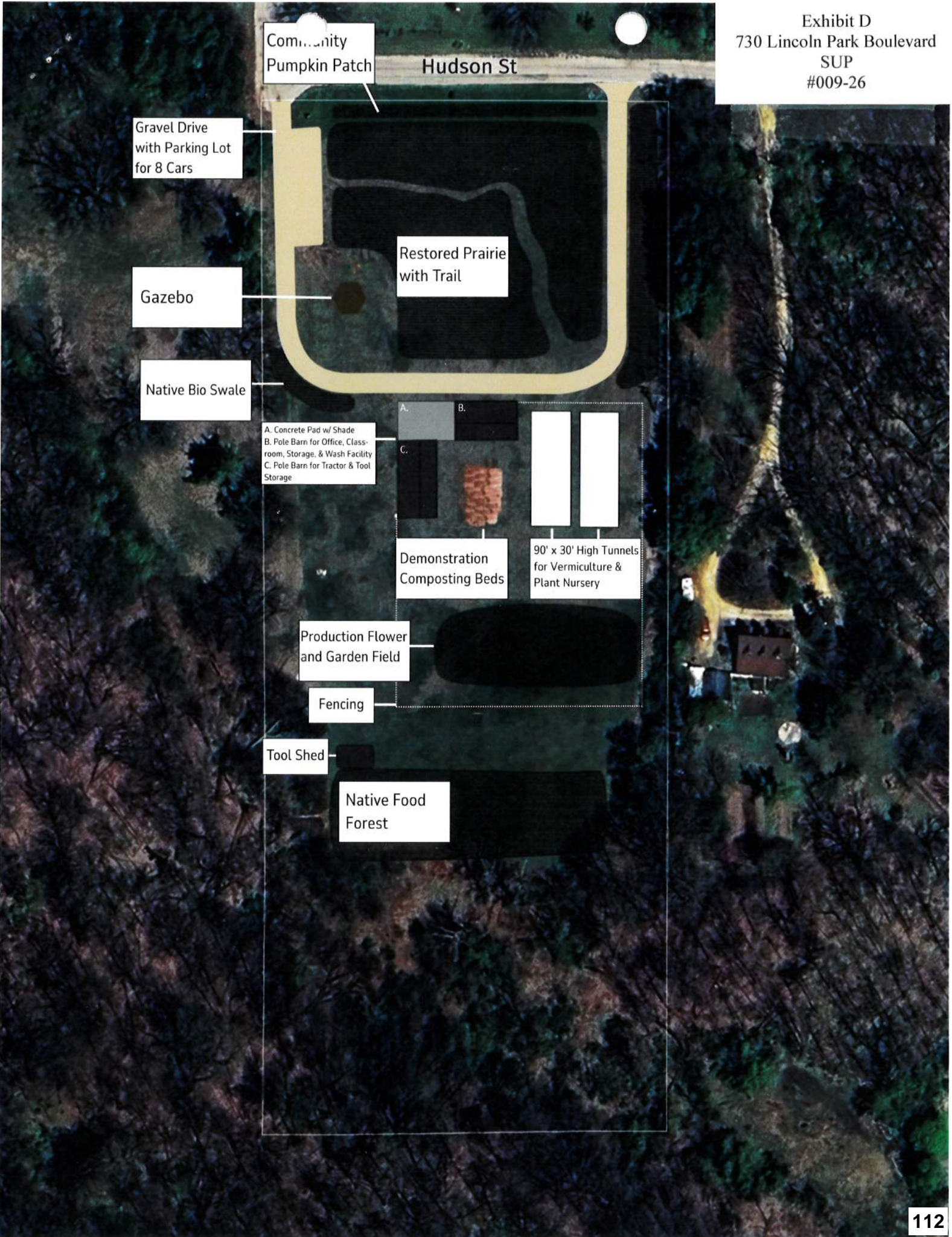
ALBERTS

SPRINGFIELD

SPRINGFIELD

HUDSON





Community
Pumpkin Patch

Hudson St

Gravel Drive
with Parking Lot
for 8 Cars

Gazebo

Native Bio Swale

Restored Prairie
with Trail

A. Concrete Pad w/ Shade
B. Pole Barn for Office, Class-
room, Storage, & Wash Facility
C. Pole Barn for Tractor & Tool
Storage

A. B.
C.
Demonstration
Composting Beds

90' x 30' High Tunnels
for Vermiculture &
Plant Nursery

Production Flower
and Garden Field

Fencing

Tool Shed

Native Food
Forest

Nettle Curbside Compost

Business address: 2781 Crestdale Circle Physical address: 730 Lincoln Park Blvd
Rockford, IL 61114
(815) 206-8412

Planned Unit Development

10th February 2026

OVERVIEW

Nettle Curbside Compost is a woman owned business (LLC) formed in September 2024 in Rockford Illinois.

Mission statement: To work collectively to save food waste from the landfill and to build healthy soil and resilient communities in the Rock River Valley.

As a business, we currently have 147 customers including 8 restaurant subscribers, 2 business, 2 nature centers, 1 community center, and 2 churches. **We are diverting between 3 and 5 tons of organic waste from entering the waste stream each month and building healthy soil with the waste to create an organic soil amendment.**

We would like to continue to expand our reach and impact in the Rockford region and to do that we need permission to build infrastructure on our land located on the site of the old Dennis School Property at 730 Lincoln Park Blvd which was rezoned as R1 post demolition and donated by the school district to the R1 land bank under the condition that the future tenant would use the land to improve the community and the environment. The R1 selection committee chose our project among several applicants in April of 2024.

Our vision for the land is to create a beautiful space that serves as a working farm and education center for the community where we teach different methods of composting, land restoration and local perennial native edible landscaping. Our site plan includes a ½ acre+ prairie restoration site, a modern pole barn to serve as a community meeting place and equipment storage, two 30 x 90 passive solar greenhouse for worm composting and flower/crop production, a ½ acre field of cut flowers, a free community pumpkin patch, and ¼ acre edible food forest. We are also requesting permission to reconnect to the electrical grid, water grid (piping will be required), build an additional storage shed on the property, a gazebo and a parking area/drive using permeable material, the most desirable choice for the environment, and a deer fence to enclose the space and protect it from pests.

GOALS

1. We would like to attain a PUD so that we can continue to build our reach and impact in the region which requires building infrastructure on the land.
2. We are focused on diverting organic waste from the landfill so that we reduce greenhouse gases (methane production) and extend the life of the landfill. The EPA estimates that over 40% of materials in a landfill could be composted, so increasing the region's composting can have a significant impact on the lifespan of the current landfill.
3. We would like to grow our business so that we can accommodate the increasing demand for commercial composting of large facilities like hospitals, schools, and large event venues. However, it is important to note: as we grow we will purchase additional land and facilities to accommodate the growth because we envision this property to be an educational/outreach center with demonstration gardens and community open space, and not be a large-scale composting site.
4. We want to employ local folks as we grow, and do so as a worker owned cooperative so that employees have the opportunity to become co-owners of the business.
5. Our long term vision is to not only divert waste from the landfill, extending the life of the landfill, but to be able to create high quality compost, potting soil and vermicast for local farmers and gardeners. Compost is not only a natural fertilizer, it also helps to store carbon in the soil thereby mitigating climate change, rebuilds lost topsoil and allows the land to hold more moisture and nutrients thereby reducing the impacts of drought *and* preventing runoff. Thus, creating high quality compost in Rockford will help the community become more environmentally resilient.
6. Educating the community about the benefits and how-tos of composting is an essential component of our business. We have presented at Severson Dells, Nature at the Confluence, Sustain Rockford, Womanspace, The Swedish Historical Society, Keith Country Day School, The Unitarian Universalist Church in Rockford, The Universalist Church of Rockton, 815 day, and Decarbon Dekalb among others. We are currently developing curriculum to teach a 6 week course at Spectrum School this spring and have a presentation at the Rockford Public Library scheduled mid April.
7. We value collaboration over competition and are happy to have many partnerships with other organizations in the Rock River Valley and would like to continue to build these relationships. Current partnerships: Severson Dells Nature Center, Nature at the Confluence, Keep Northern Illinois Beautiful, The Rockford Park District- Joni Denker, Womanspace of Rockford, Real Beautiful You, Rockford Roasting Company, Rockford Art Deli, The Liam Foundation, Emmanuel Lutheran Church of Rockford, The Unitarian Church of Rockford, Tadmore Tailoring and Tadmore Sustainability Institute,

SPECIFICATIONS

See Attached Site Plan..

MILESTONES

Year One- 2026

Priorities: purchase a storage shed and tractor, apply for a USDA cost share grant for a passive solar greenhouse.

Year Two- 2027

Put greenhouse up, add water back onto land (piping/excavation), driveway construction phase one (drive from road to compost piles).

Year Three- 2028

Phase one of building construction (electrical/water/ foundation), driveway expansion to loop, seeding of prairie.

Year Four- 2028

Phase two of construction: erecting the building, phase one planting of edible food forest.

Year Five- 2029

Installation of site wide fencing, begin planting flower field.

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred a Special Use Permit for a Planned Unit Development consisting of a working farm and education center with pole barns for a community meeting place and equipment storage, two (2) 30' x 90' passive solar greenhouses, a storage shed, a gazebo and a chip seal parking area and driveway in an R-1, Single-family Residential Zoning District for the property described as:

**A/K/A: 730 Lincoln Park Boulevard
PIN: 11-20-379-002 and 11-29-126-002**

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **APPROVE** a Special Use Permit for a Planned Unit Development consisting of a working farm and education center with pole barns for a community meeting place and equipment storage, two (2) 30' x 90' passive solar greenhouses, a storage shed, a gazebo and a chip seal parking area and driveway in an R-1, Single-family Residential Zoning District at 730 Lincoln Park Boulevard.

Approval is based on the following conditions:

1. Must meet all applicable Building and Fire codes.
2. Submittal of a revised site plan showing the parking area, driveway and driveway aprons constructed with chip seal.
3. Must develop site in accordance with the approved revised site plan.
4. Any expansion of the composting area will require a modification of the Special Use Permit.
5. All conditions must be met prior to establishment of use.

Approval is based on the attached Findings of Fact.

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:___

Mark Bonne, Chairman

Tamir Bell, Vice Chairman

Gabrielle Torina

Janessa Wilkins

Aprel Prunty

Meeting of April 21, 2026
ZBA 009-26

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT FOR A
PLANNED UNIT DEVELOPMENT CONSISTING OF A CONSISTING OF A
WORKING FARM AND EDUCATION CENTER WITH POLE BARNs FOR
COMMUNITY MEETING PLACE AND EQUIPMENT STORAGE,
TWO (2) 30' X 90' PASSIVE SOLAR GREENHOUSES, A STORAGE SHED,
A GAZEBO AND A CHIP SEAL PARKING AREA AND DRIVEWAY
IN AN R-1, SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS
LOCATED AT 730 LINCOLN PARK BOULEVARD**

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have not been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use does conform to the applicable regulations of the R-1 District in which it is located.



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of April 21, 2026

File # 010-26

APPLICANT: City of Rockford
LOCATION: 215, 325 and 423 South Madison Street
REQUESTED ACTION: A Zoning Map Amendment from I-1, Light Industrial Zoning District to C-4, Urban Mixed-Use Zoning District.
EXISTING USE: Parking Lot, Vacant Building (former Watch Factory) and Vacant land
PROPOSED USE: Parking Lot, 24-unit apartment building and Vacant land
DIMENSIONS: Irregular shape **SQUARE FOOTAGE:** 5.04 acres

ADJACENT ZONING AND LAND USES:

NORTH: C-4 News Tower, vacant commercial, parking lot
EAST: R-1; R-2; RE & C-2 Ingersoll Centennial Park, vacant commercial buildings, Single-family residence
SOUTH: I-1 Vacant land
WEST: C-4 UW Health Sports Factory

YEAR 2040 PLAN: MU Mixed Use Development

SOIL REPORT: No report on file

HISTORY: **File #064-06:** A Zoning Map Amendment from I-1, Light Industrial Zoning District to C-4, Commercial Oldtown Zoning District was approved on November 6, 2006 for the Madison Street area from Market street to Whitman Street. This is two (2) block north of the subject property.

REVIEW COMMENTS: The Applicant, the City of Rockford, is requesting a Zoning Map Amendment from I-1, Light Industrial Zoning District to C-4, Urban Mixed-Use Zoning District. Exhibit A shows that the subject properties are located on the west side of South Madison Street and south of Walnut Street. The subject property is surrounded by commercial and residential uses and vacant land (Exhibits B and C).

The Applicant is requesting a Zoning Map Amendment from I-1 to C-4 District. The subject properties are a parking lot, a proposed 24-unit apartment building in the former Watch Factory and the vacant land to the south of the railroad spur that used to be a concrete batch plant.

The primary purpose of the C-4 District is to accommodate a diverse mix of residential, office, business, government, cultural, and entertainment uses.

Planning & Zoning Report #010-26

Page 2

Exhibit D is the service calls for the last two years. There has been three (3) calls for service.

Staff feels that the Applicant's proposed request is consistent with the 2040 Plan and, therefore, Staff supports this request.

RECOMMENDATION: Staff recommends APPROVAL of a Zoning Map Amendment from I-1, Light Industrial Zoning District to C-4, Urban Mixed-Use Zoning District.

See attached findings of fact.

SC: DM 04/14/2026

**FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT
FROM I-1, LIGHT INDUSTRIAL ZONING DISTRICT TO
C-4, URBAN MIXED-USE ZONING DISTRICT
LOCATED AT 215, 325, AND 423 SOUTH MADISON 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 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 Mixed-Use Development.

Exhibit A
215, 325 and 423 South Madison Street
ZMA
#010-26

CHESTNUT

WATER

WALNUT

MADISON

OAK

GROVE

1ST

2ND

FORD

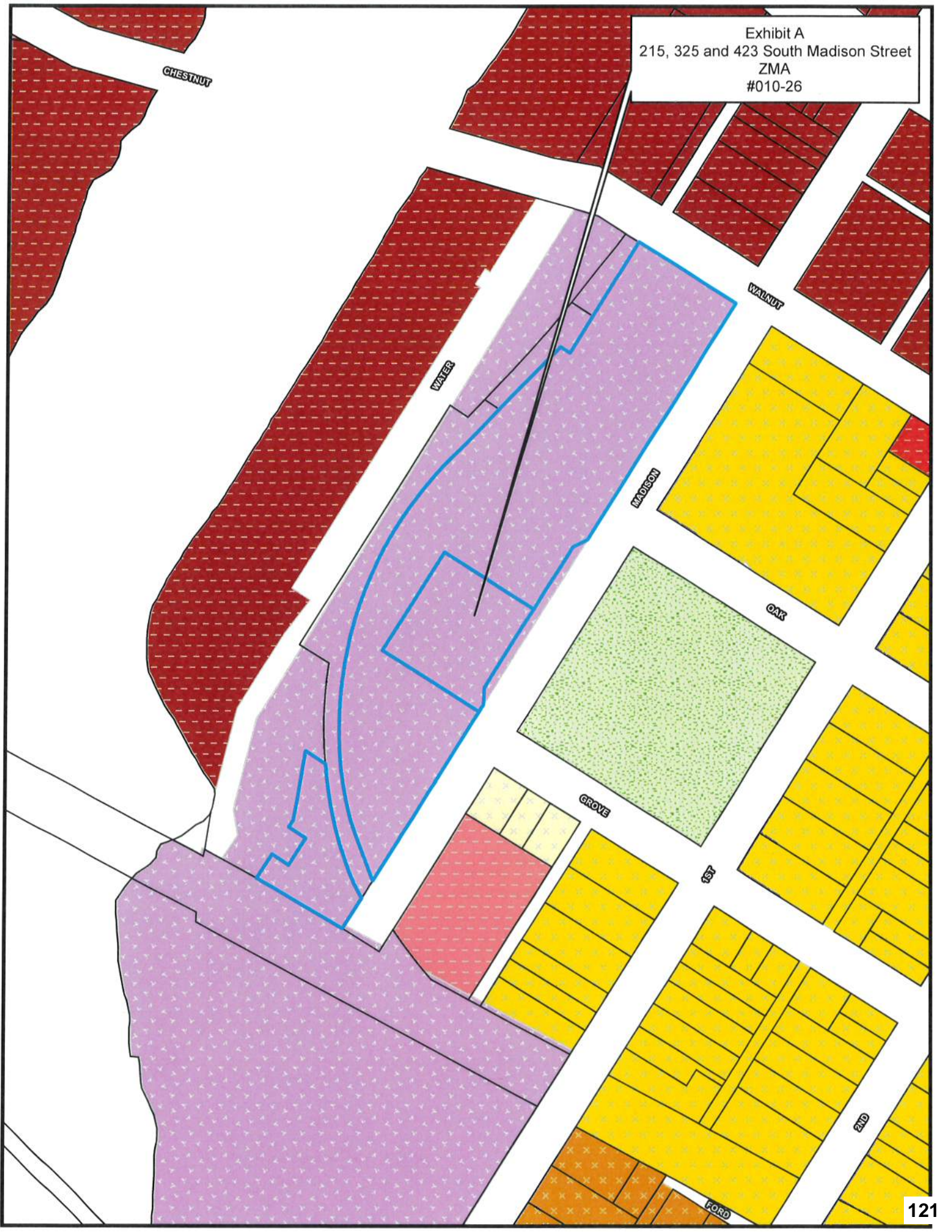


Exhibit B
215, 325 and 423 South Madison Street
ZMA
#010-26

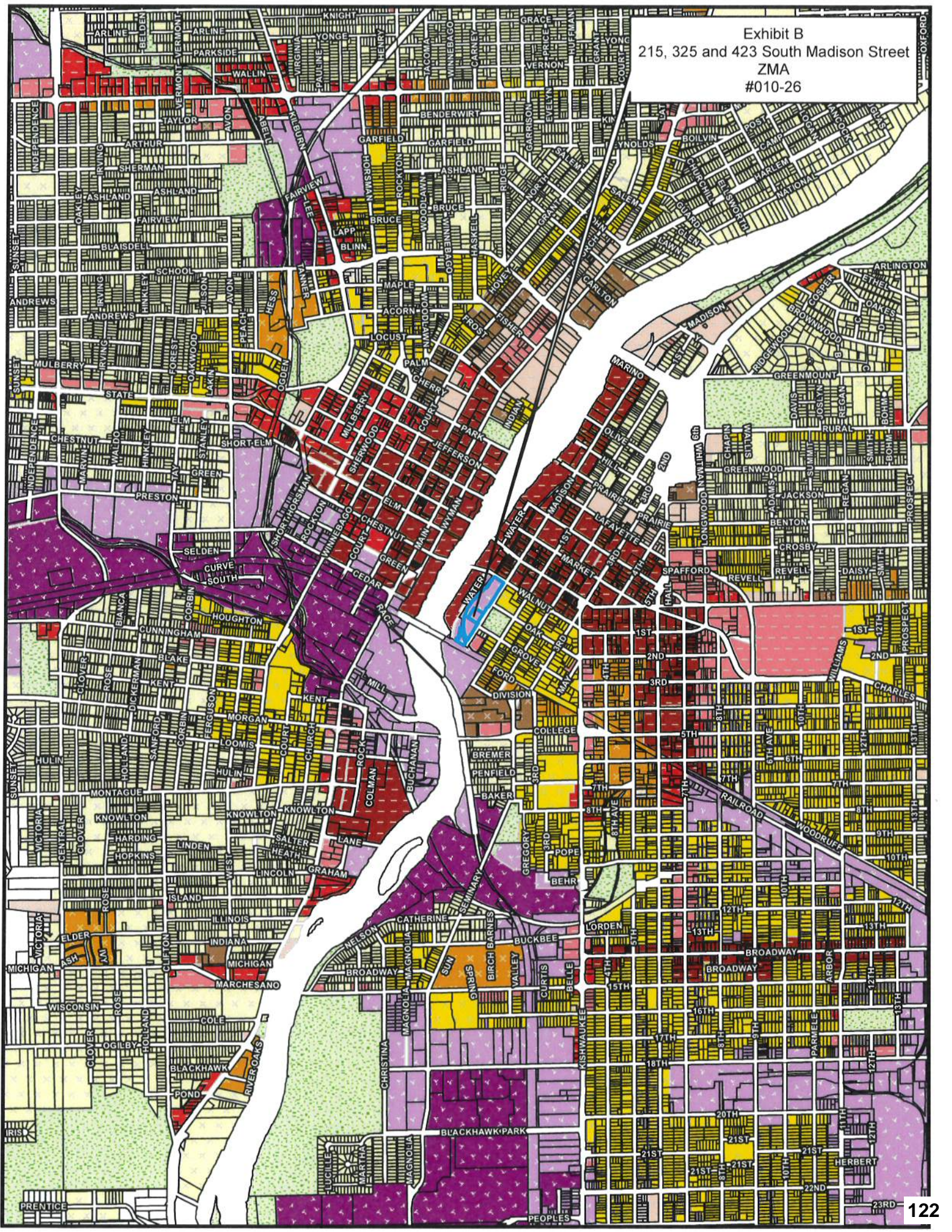


Exhibit C
215, 325 and 423 South Madison Street
ZMA
#010-26



325 S MADISON ST

Exhibit D
 215, 325 and 423 South Madison Street
 ZMA
 #010-26

Event Date	Call Number	Situation Reported	Call Disposition	Location	City
09/10/2024 11:31:16 AM	24-204000	SERVICE OTHER AGENCY LAW	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	325 S Madison St	Rockford
09/08/2024 11:19:43 AM	24-202404	BUILDING CHECK	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	325 S Madison St	Rockford
09/06/2024 01:48:41 PM	24-201027	BUILDING CHECK	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	325 S Madison St	Rockford

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 I-1, Light Industrial Zoning District to C-4, Urban Mixed-Use Zoning District for the property described as:

A/K/A: 215, 325 and 423 South Madison Street
PIN: 11-23-361-005, 11-23-361-006 and 11-26-102-003

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **APPROVE** a Zoning Map Amendment from I-1, Light Industrial Zoning District to C-4, Urban Mixed-Use Zoning District at 215, 325 and 423 South Madison Street.

Approval is based on the attached Findings of Fact.

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:___

Mark Bonne, Chairman

Tamir Bell, Vice Chairman

Gabrielle Torina

Janessa Wilkins

Aprel Prunty

Meeting of April 21, 2026
ZBA 0010-26

FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT
FROM I-1, LIGHT INDUSTRIAL ZONING DISTRICT TO
C-4, URBAN MIXED-USE ZONING DISTRICT
LOCATED AT 215, 325, AND 423 SOUTH MADISON 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 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 Mixed-Use Development.



PLANNING & ZONING REPORT
Liquor and Tobacco Advisory Board Meeting of April 21, 2026

File #026-LTAB-002

APPLICANT: Aland S. Augustin / Mama’s Food & Fuel, LLC dba Mama’s Food & Fuel

LOCATION: 818 South 6th St.

REQUESTED ACTION: The sale of tobacco products and the sale of package liquor in conjunction with a gas station and convenience store in a C-3, General Commercial Zoning District.

EXISTING USE: Gas Station and convenience store

PROPOSED USE: Gas Station and convenience store

DIMENSIONS: See attached Exhibit D.

ADJACENT ZONING AND LAND USES:

NORTH:	C-3;	Keith Creek, outside storage, Roofing business
EAST:	I-1;	Vacant land, Convenience Store
SOUTH:	R-2;	Single-family & Two family residences
WEST:	R-1, R-3;	Vacant land, Single-family & Two family residences

YEAR 2040 PLAN: C Commercial Retail

HISTORY: **File #020-LTAB-097:** The sale of Tobacco Products and package liquor in conjunction with a gas station and convenience store in a C-3, General Commercial Zoning District was approved on January 6, 2021 for the subject property.

File #018-LTAB-044: The sale of packaged liquor in conjunction with a gas station and convenience store and the sale of tobacco products in conjunction with a gas station and convenience store in a C-3, General Commercial Zoning District was approved February 11, 2019 for the subject property.

File #017-LTAB-045: The sale of tobacco products in conjunction with a gas station and convenience store in a C-3, General Commercial Zoning District was approved on December 19, 2017 for the subject property.

File#013-LTAB-010: The sale of tobacco products with a gas station and convenience store in a C-3, General Commercial Zoning District was approved on June 26, 2013 for the subject property.

File#011-LAB-014: The sale of package liquor in conjunction with a gas station in a C-3, General Commercial Zoning District was denied on September 6, 2011 for the subject property.

File #106-94: Modification of Special Use Permit #100-87 to allow the sale of liquor in a C-3, General Commercial District was approved on October 31, 1994 for the subject property.

File #100-87: A requested Special Use Permit for gasoline station and convenience store and a Variation to reduce the required front yard setback along 6th Street from 20 feet to zero feet in a CC Zoning District was granted January 4, 1988 for subject property. This allowed the existing Stop-N-Go to be established subject to the installation of landscaping according to code.

File #066-86: A requested Zoning Map Amendment from IL to CC with Variations to reduce front yard setbacks from 20 feet to zero feet along 6th and 7th Street and 8th Avenue was granted August 18, 1986 for the subject property. This development was never built; however, a new request was approved in 1988 to allow the existing Stop-N-Go located on the subject property.

REVIEW COMMENTS: The Applicant is requesting the sale of tobacco products in conjunction with a gas station and convenience store and the sale of packaged liquor in conjunction with a gas station and convenience store in a C-3, General Commercial Zoning District. The subject property is located on the northeast corner of 6th Street and 8th Avenue. See Exhibit C.

The Applicant is leasing the property until January 2036. The last approval through the Liquor and Tobacco Advisory Board was back in 2021 where liquor and tobacco licenses were approved. However, since the Applicant is the new business owner, new tobacco and liquor licenses must be reviewed by the Liquor and Tobacco Advisory Board.

As part of the review, it is required by the Applicant to submit a completed retailer's license application to sell tobacco products, liquor license application and a business plan. Additional items are presented for the use approval regarding the site and intended 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.

Exhibit E is the site plan showing the layout of the property. The building is approximately 2,400 square feet which would require a total of 10 parking spaces. The plan shows six (6) parking spaces. There are two (2) gas pumps under the canopy.

Exhibit F is the interior floor plan. The plan shows 18 doors for coolers, four (4) shelves, office, and a bathroom. The plan does not indicate where tobacco or liquor will be located. Additionally, the plan shows a bar and this request was not for liquor by the drink.

Exhibit G is the interior floor plan with a front elevation. The elevation is from the north looking south. This shows how the rear of the building faces the south side of the property.

The Applicant further indicates how the business will operate as shown in Exhibit H. The items that would be sold are gas, food and tobacco. The Applicant indicated that the future there will be gaming for customers. The property was denied in the past for gaming at this location. The sales ratio would be 35 % alcohol sales and 65% food and beverage. The hours of operation would be seven days a week 5:00 a.m. to 2:00 a.m. These hours would need to meet the liquor code on Sunday. The sale of liquor is not permitted until 6:00 a.m. Monday through Saturday and 9:00 a.m. on Sunday. Additionally, staff would not support selling package liquor until 2:00 a.m. The last business was permitted to sell package liquor until midnight. The business will have high-definition security cameras. They will monitor both the indoor and outdoor areas. There will be a total of 16 cameras. There will not be additional security personnel.

The last several times that the subject property was up for review of the tobacco and liquor licenses, the property owner made improvements to the property such as maintaining the landscaping and providing the dumpster enclosure. However, there are still some items that need to be addressed that were conditions of approval. The building must be operating in compliance with all building codes. This includes the exterior appearance of the building and canopy /gas pumps. The landscape units are missing throughout the frontage landscaping area along 6th Street and must be replaced.

Exhibit H is the service calls the last two years. There were a total of 67 calls for service to 818 South 6th Street. The reported offenses range from disorderly to deceptive practice/fraud.

Staff feels that the tobacco and packaged liquor request is consistent with other similar establishments. However, Staff feels the hours of operation should be limited. The Liquor and Tobacco Advisory Board should consider limiting the hours of operation. Therefore, Staff supports this request subject to conditions.

RECOMMENDATION: Staff recommends APPROVAL of the sale of tobacco products in conjunction with a gas station and convenience store and APPROVAL of the sale of packaged liquor in conjunction with a gas station and convenience store in a C-3, General Commercial Zoning District with 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 revised interior floor plan showing the location for alcohol and tobacco sales.
6. The sale of packaged liquor and tobacco products shall be limited to the submitted revised interior floor plan.

7. There shall be no single serving sales of beer or wine in volumes of 16 oz. or less.
8. The sale of water pipes and “huka” or “hookah” pipes are prohibited.
9. 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
10. The proposed use is prohibited from having a bar or liquor by the drink.
11. Submittal of a landscape plan including plantings along 6th Street.
12. The hours of liquor sales shall be limited to 9:00 a.m. to midnight (12:00 A.M.), Monday through Sunday.
13. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
14. All outstanding general ordinances fines must be paid prior to issuance of the license.
15. All conditions must be met prior to issuance of license and establishment of use.

SC: BM
03/06/2026

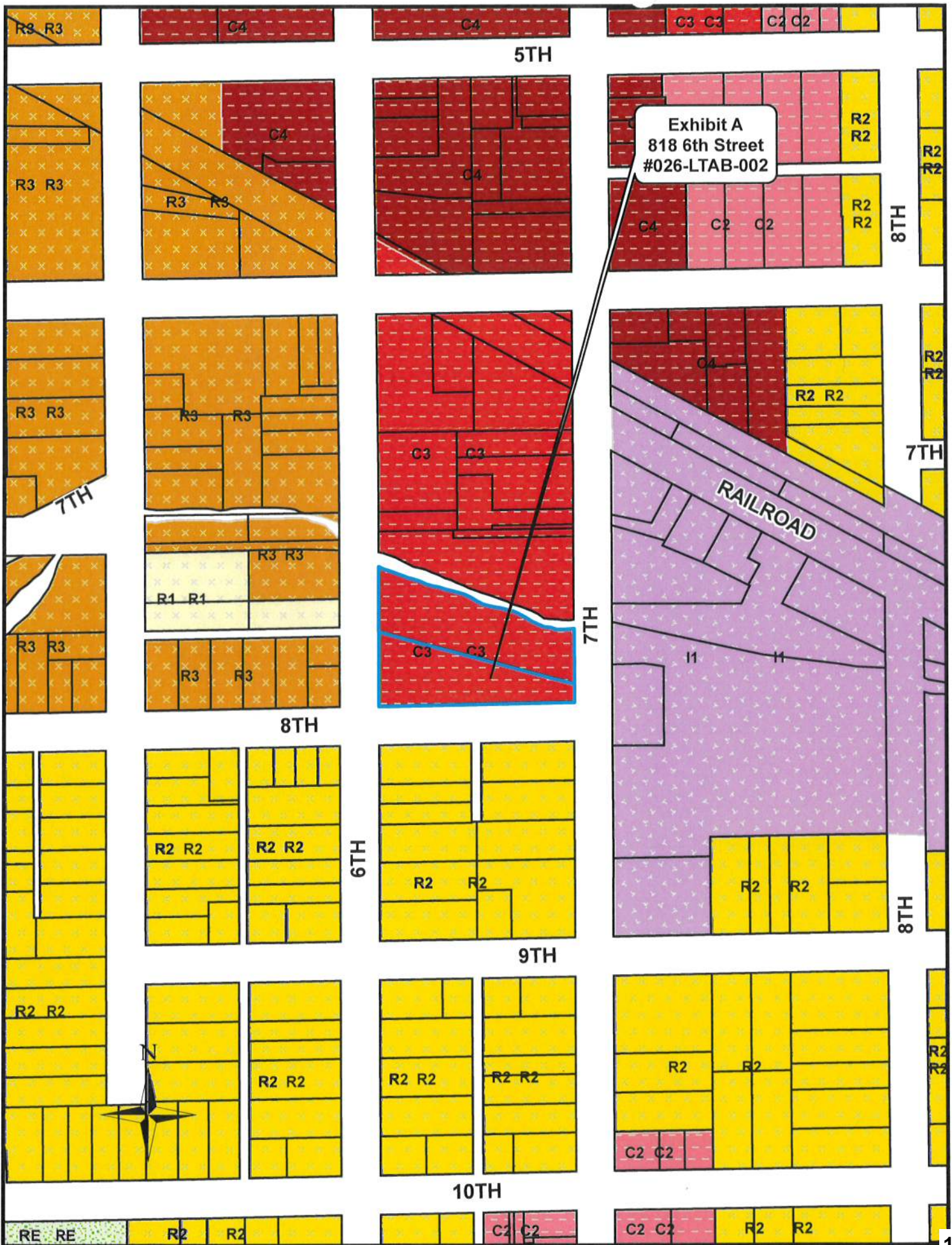


Exhibit A
818 6th Street
#026-LTAB-002

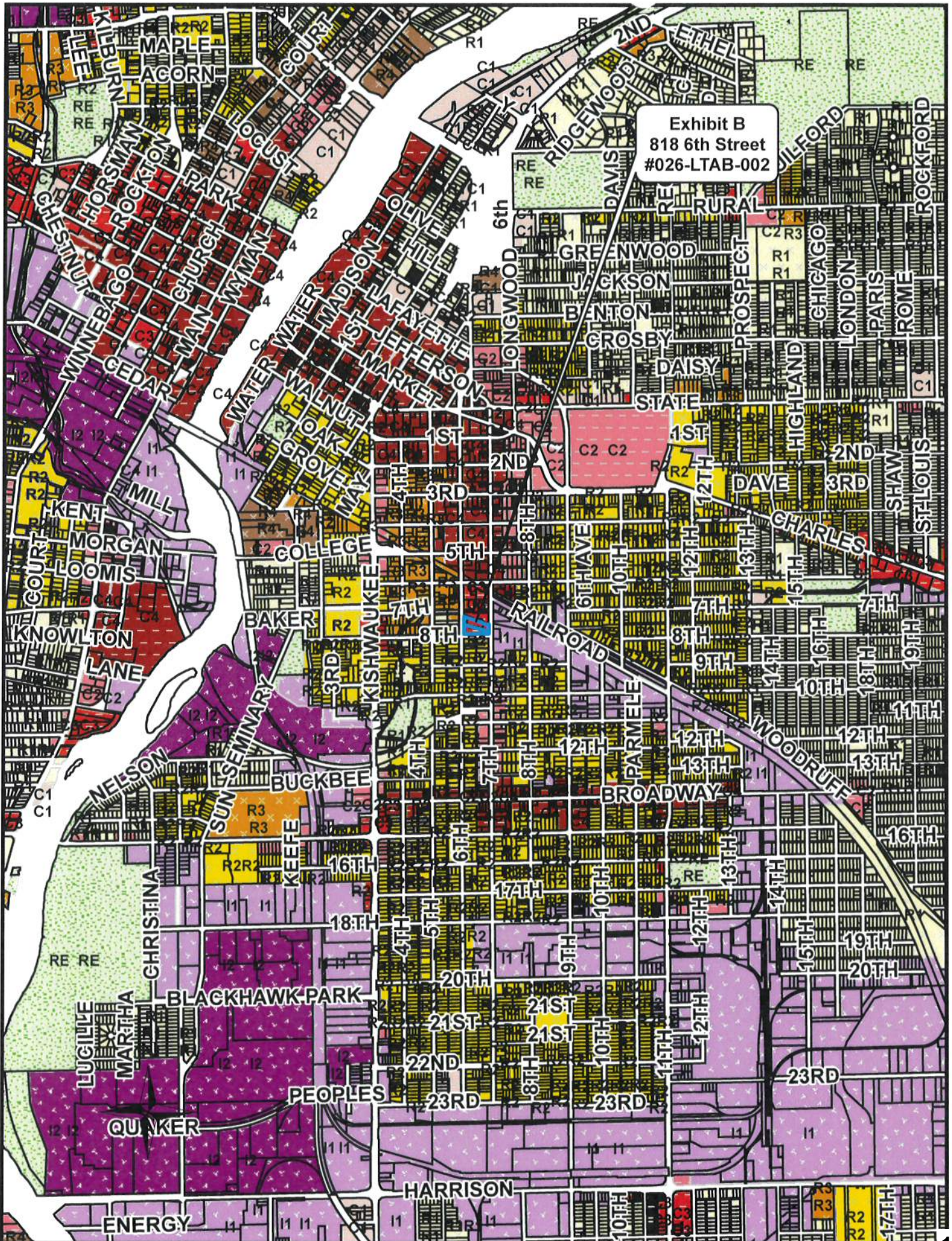
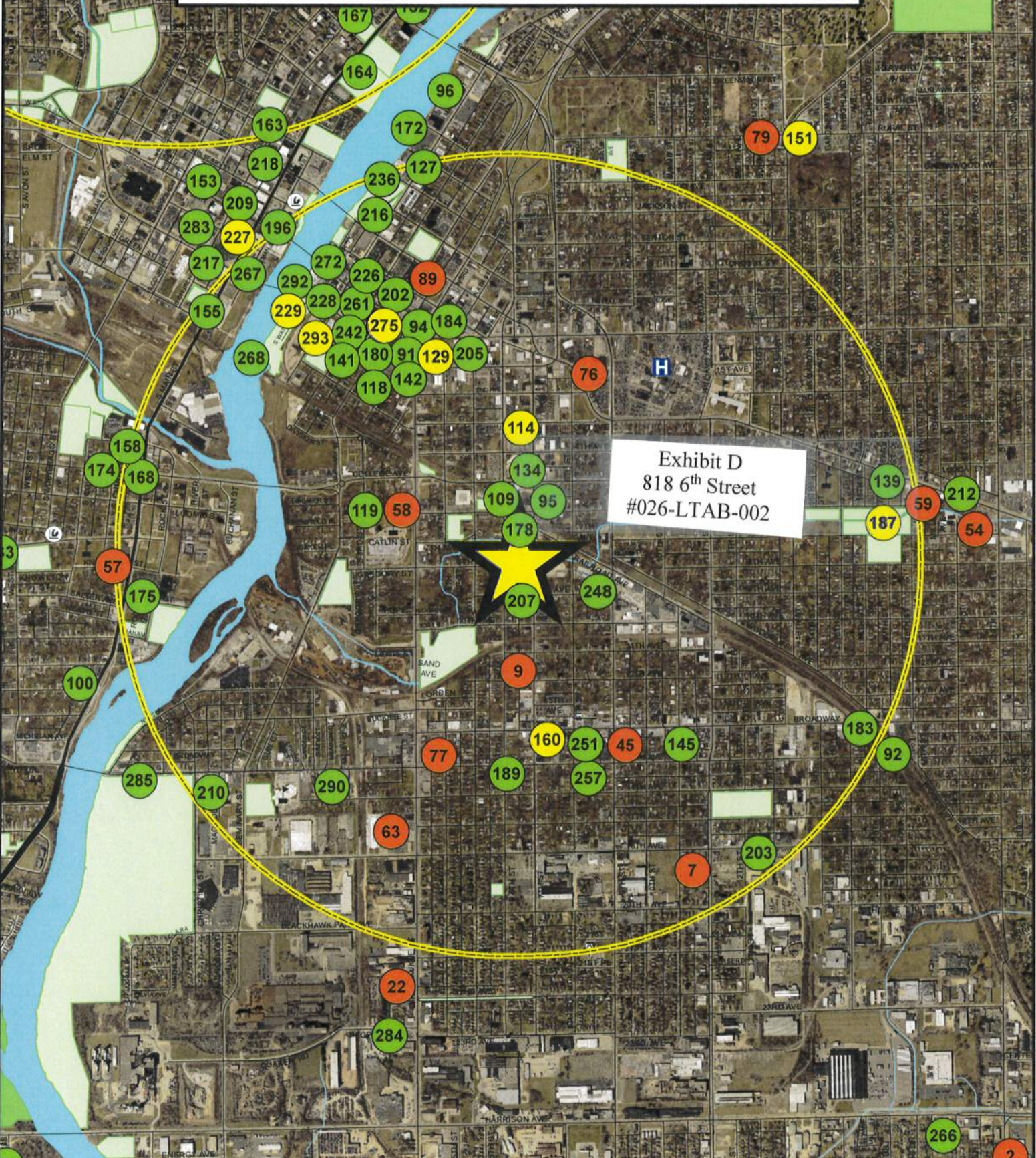


Exhibit B
 818 6th Street
 #026-LTAB-002



Mamas Food & Fuel LLC - 818 South 6th Street

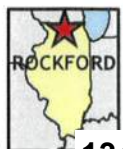


- Key**
- College/University
 - School (K-12)
 - City/Village Hall
 - Parks
 - Forest Preserves
 - Sale by the Drink (Beer and Wine)
 - Sale by the Drink (Full Liquor)
 - Package Liquor Sales

CITY OF ROCKFORD, ILLINOIS

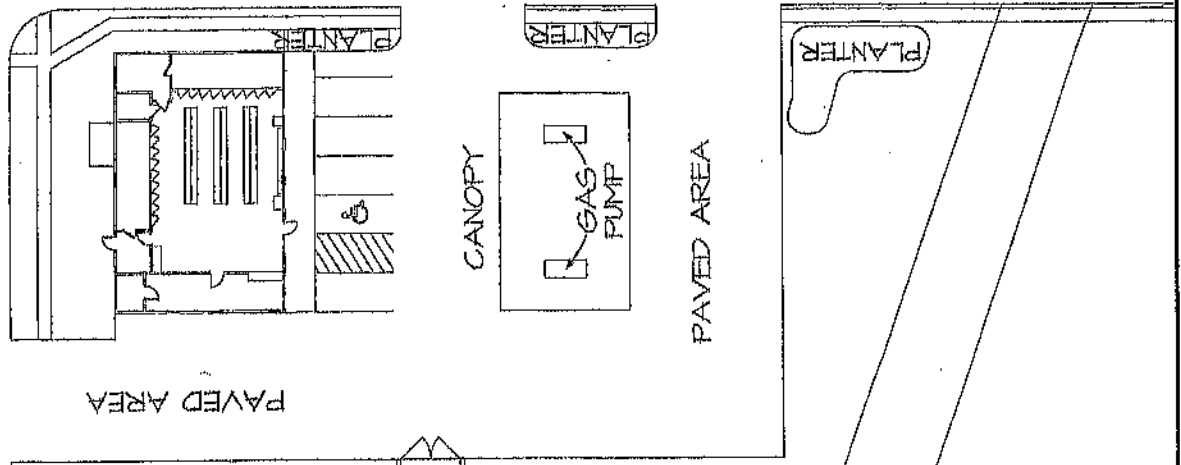
LIQUOR LICENSE LOCATIONS-2025

2026



8th AVE.

6th ST.



PAVED AREA



DUMPSTER ENCLOSURE

GRASS AREA

CREEK



Exhibit E
 818 6th Street
 #026-LTAB-002

CITY OF ROCKFORD LEGAL DEPARTMENT

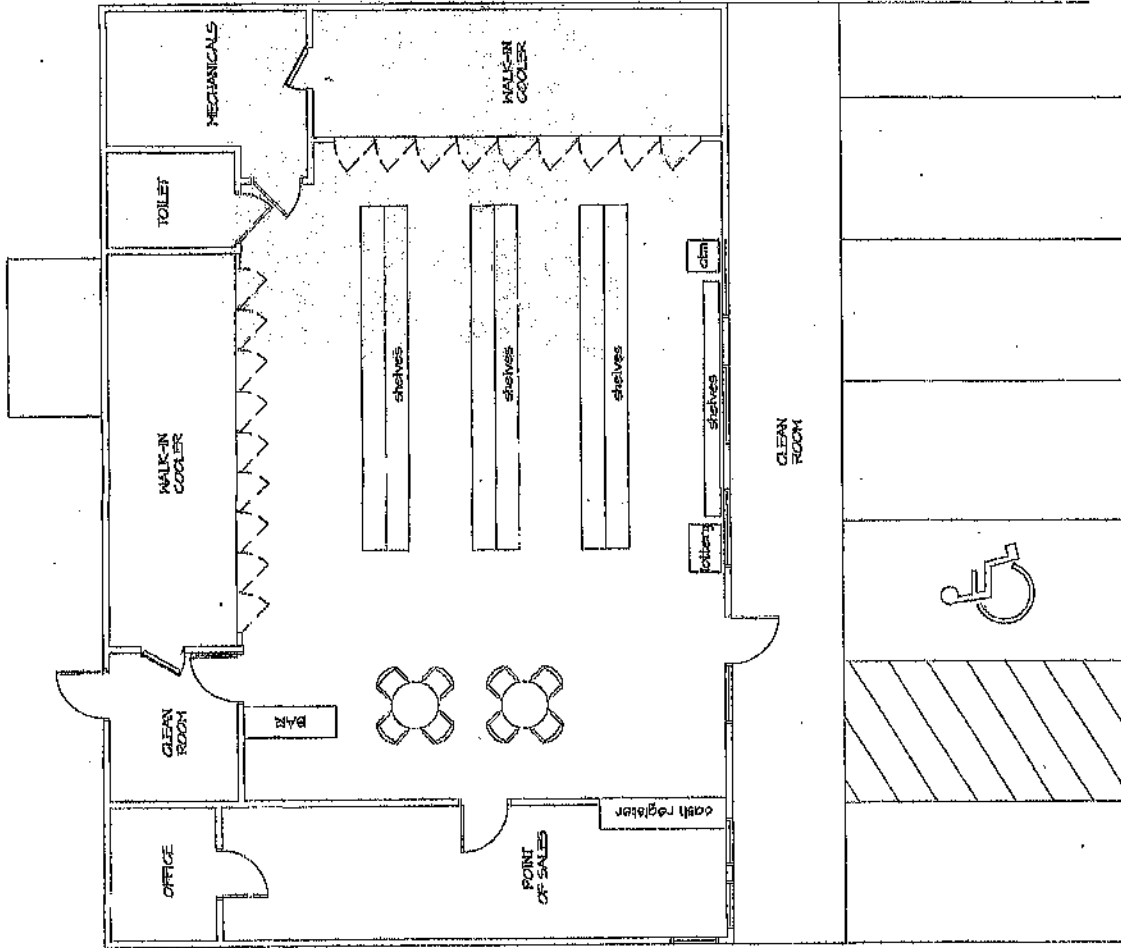
JAN 6 2026

RECEIVED

7th ST.

JAN 6 2026

RECEIVED



FLOOR PLAN
SCALE 1/8" = 1'-0"

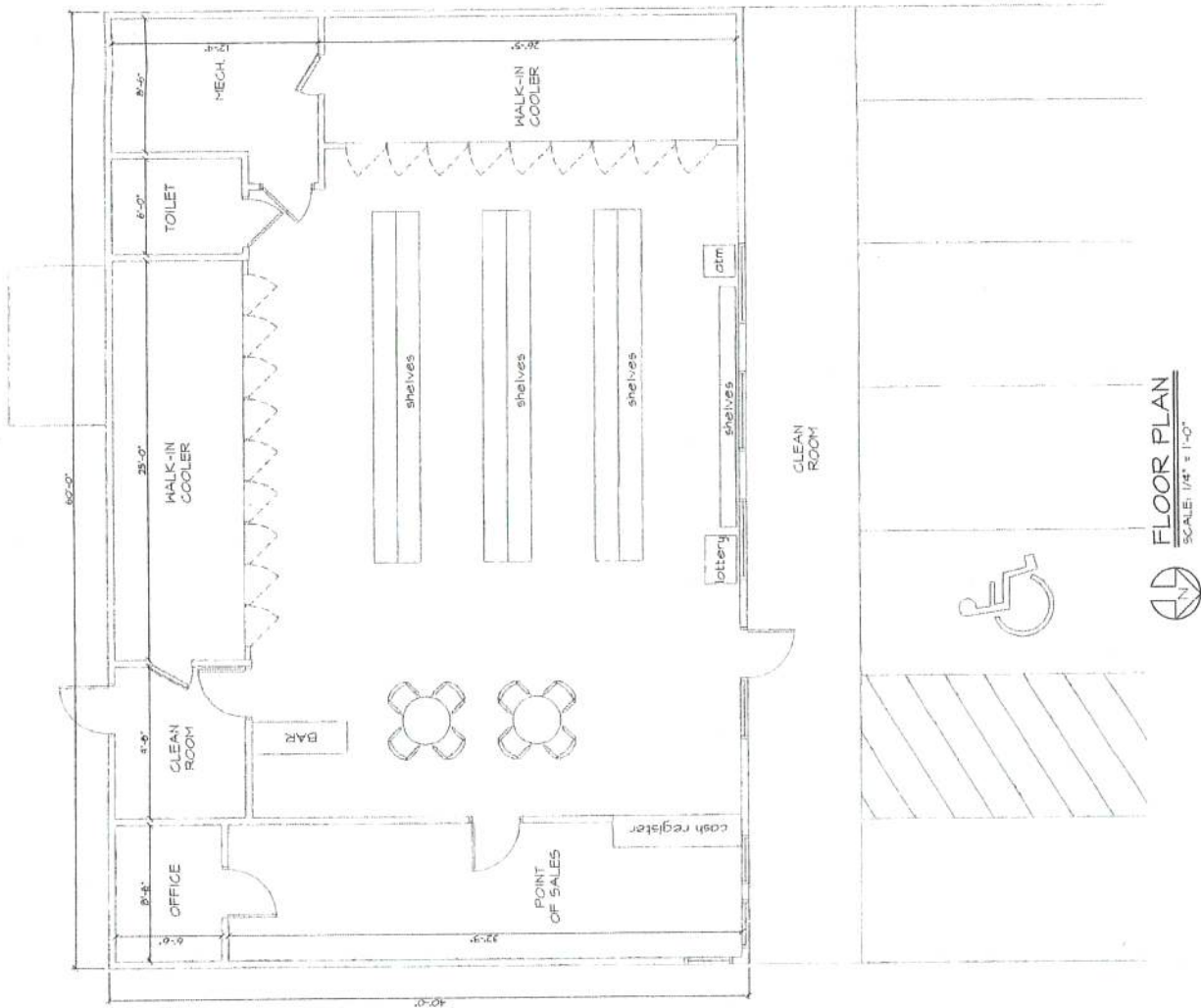
Exhibit F
818 6th Street
#026-LTAB-002

RECEIVED
JAN 6 2026

Exhibit G
818 6th Street
#026-LTAB-002



FRONT ELEVATION
SCALE: N.T.S.



MAMAS FOOD & FUEL LLC
818 S 6TH STREET, ROCKFORD IL – 61104

Exhibit H
818 6th Street
#026-LTAB-002

Ph – 815-549-0545

Gas Station Business Plan

- **Executive Summary:** Highlights goals, mission, and financial forecasts.
- **Company Overview & Structure:** Details ownership (Mamas food & Fuel LLC), location,(818 S 6th street Rockford IL-61104) and the corporation was registered on Sep 17th 2025.
- **Hours of Operation :** 5am – 2am
- **Days of Operation :** 7 days
- **Purposed Entertainment :** Illinois Lottery available for customers to entertain. According to City of Rockford / Council requirements, in future we are happy to provide gaming for our customers to make them less stress and a choice to earn another extra income for our neighbours & customers.
- **Purposed Menu :** Packed food and beverage(Chips , Soda , Candy, Donuts, Sandwiches, Household items , jewelry , Cigarettes , Beer, Liquor & Gasoline)
- **Anticipated Ratio :** Grocery 65% Include food ,beverage , 35 % Alcohol sales
- **Market & Competitive Analysis:** Researches local demographics, traffic patterns, and competitors to define target customers.
- **Operations Plan:** Outlines daily procedures, staffing, inventory management (fuel/store items), and supplier partnerships.
- **Marketing Strategy:** Focuses on loyalty programs, competitive pricing, and signage to drive traffic.
- **Financial Plan:** Includes startup costs (land, construction, permits), operating expenses, cash flow projections, and funding requirements.

Security and Safety Plan

- **Surveillance Systems:** High-definition cameras covering fuel pumps, entrance/exit, cash register, and parking areas.
- **Lighting and Visibility:** Bright, 24/7 exterior lighting to deter crime.

- **Cash Management:** Secure, limited access to cash, regular drops, and drop safes.
- **Staff Training:** Procedures for handling robbery, identifying suspicious behavior, and emergency situations.
- **Regulatory Compliance:** Environmental compliance for underground tanks (spill prevention) and safety protocols.

For : Mamas Food & Fuel LLC

President : Aland S Augustin

Email : alandshibin@gmail.com

mamasfoodandfuel@gmail.com

818 6TH STREET

Event Date	Call Number	Situation Reported	Call Disposition	Location	City
01/25/2026 02:52:02 PM	26-017483	DISORDERLY	ADV - ADVISED	818 S 6th St	Rockford
01/17/2026 08:09:55 PM	26-012387	STRONG ARM ROBBERY JUST/OCC	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	818 S 6th St	Rockford
01/07/2026 01:30:51 PM	26-004605	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB_ERROR / 0001 - FALSE ALARM - SUB_ERROR	818 S 6th St	Rockford
01/01/2026 06:16:30 PM	26-000570	WELFARE CHECK	NRPT - NO REPORT / NRPT - NO REPORT	818 S 6th St	Rockford
12/22/2025 09:44:40 AM	25-275970	TRAFFIC STOP	NRPT - NO REPORT	818 S 6TH ST	Rockford
12/17/2025 09:42:59 PM	25-272993	DOMESTIC	RPT - REPORT	818 S 6TH ST	Rockford
12/17/2025 09:42:37 PM	25-272992	MED ASSIST - OVERDOSE	DUP - DUPLICATE	818 S 6TH ST	Rockford
12/01/2025 11:57:11 PM	25-261715	UNKNOWN PROBLEM	NRPT - NO REPORT / NRPT - NO REPORT	818 S 6th St	Rockford
11/15/2025 11:59:01 PM	25-250129	UNKNOWN PROBLEM	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	818 S 6th St	Rockford
10/31/2025 10:30:53 PM	25-238796	DISORDERLY	RPT - REPORT / RPT - REPORT	818 S 6th St	Rockford
10/31/2025 08:15:30 PM	25-238724	UNKNOWN PROBLEM	NRPT - NO REPORT / NRPT - NO REPORT	818 S 6th St	Rockford
10/03/2025 09:51:16 PM	25-217425	911 DUPLICATE CALL	DUP - DUPLICATE	818 S 6th St	Rockford
10/03/2025 08:58:57 PM	25-217368	ARMED ROBBERY JUST OCCURRED	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	818 S 6TH ST	Rockford
09/28/2025 12:51:59 PM	25-212758	RK-THEFT	NRPT - NO REPORT	818 S 6th St	Rockford
09/26/2025 11:50:48 AM	25-211075	SERVICE OTHER AGENCY FIRE	NRPT - NO REPORT / NRPT - NO REPORT	818 S 6th St	Rockford
09/22/2025 08:22:13 AM	25-207478	CRU	RPT - REPORT	818 S 6th St	Rockford
09/12/2025 08:32:54 AM	25-199344	WELFARE CHECK	911 CLOSE W/O SEND TO PENDING	818 S 6th St	Rockford
09/04/2025 09:45:39 AM	25-192958	RK-THEFT	RPT - REPORT	818 S 6th St	Rockford
09/02/2025 07:52:14 PM	25-191816	911 DUPLICATE CALL	DUP - DUPLICATE	818 S 6th St	Rockford
09/02/2025 07:33:53 PM	25-191800	SHOTS FIRED	RPT - REPORT	818 S 6TH ST	Rockford

Exhibit I
818 6th Street
#026-LTAB-002

09/02/2025 02:38:25 PM	25-191566	911 DUPLICATE CALL	911 CLOSE W/O SEND TO PENDING	818 S 6th St	Rockford
09/01/2025 10:13:53 AM	25-190530	CRU	RPT - REPORT	818 S 6th St	Rockford
08/21/2025 11:48:29 PM	25-181774	FOLLOW-UP	NRPT - NO REPORT / NRPT - NO REPORT	818 S 6TH ST	Rockford
08/13/2025 12:26:59 PM	25-174294	MISCELLANEOUS ROUTINE	RE-ASSIGN/CHANGE OF CALL(UNIT) / NRPT - NO REPORT	818 S 6TH ST	Rockford
08/06/2025 10:24:08 PM	25-169251	WARRANT SERVICE	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	818 S 6TH ST	Rockford
07/29/2025 10:26:34 AM	25-161985	CRU	RPT - REPORT	818 S 6th St	Rockford
07/25/2025 12:18:56 PM	25-158883	CRU	RPT - REPORT	818 S 6th St	Rockford
07/22/2025 04:31:08 PM	25-156412	CRU	RPT - REPORT	818 S 6th St	Rockford
07/09/2025 11:39:13 PM	25-146171	WARRANT SERVICE	RPT - REPORT	818 S 6TH ST	Rockford
07/05/2025 09:24:24 PM	25-142891	TRAFFIC STOP	ISS - ISSUED	818 S 6TH ST	Rockford
07/03/2025 05:43:19 PM	25-140842	DISORDERLY	RPT - REPORT	818 S 6th St	Rockford
07/02/2025 11:34:54 AM	25-139620	CRU	RPT - REPORT	818 S 6TH ST	Rockford
07/01/2025 07:53:23 PM	25-139191	ACCIDENT PROPERTY DAMAGE	NRPT - NO REPORT / NRPT - NO REPORT	818 S 6th St	Rockford
06/30/2025 09:26:37 PM	25-138503	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	818 S 6th St	Rockford
05/29/2025 09:57:53 PM	25-112690	SUSPICIOUS INCIDENT	RPT - REPORT	818 S 6th St	Rockford
05/26/2025 10:27:46 PM	25-110176	TRAFFIC STOP	RPT - REPORT	818 S 6TH ST	Rockford
05/21/2025 04:50:24 PM	25-105939	FOLLOW-UP	NRPT - NO REPORT	818 S 6TH ST	Rockford
05/17/2025 05:14:43 PM	25-102891	RK-THEFT	RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	818 S 6th St	Rockford
05/16/2025 02:25:54 PM	25-101935	TRAFFIC STOP	ISS - ISSUED	818 S 6th St	Rockford
05/11/2025 02:51:25 PM	25-097671	TRAFFIC STOP	RPT - REPORT	818 S 6th St	Rockford
05/09/2025 08:03:19 PM	25-096326	ARMED SUBJECT	RPT - REPORT / RPT - REPORT / RPT - REPORT	818 S 6th St	Rockford
04/24/2025 04:44:49 AM	25-083578	ALARM - BURGLAR	RPT - REPORT	818 S 6th St	Rockford
04/12/2025 02:12:40 AM	25-073734	SUSPICIOUS PERSON	NRPT - NO REPORT / NRPT - NO REPORT	818 S 6th St	Rockford
04/02/2025 08:18:01 AM	25-066203	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR	818 S 6th St	Rockford
01/09/2025 10:01:09 AM	25-005697	DISORDERLY	911 CLOSE W/O SEND TO PENDING	818 S 6th St	Rockford
01/07/2025 11:42:11 AM	25-004213	FOLLOW-UP	NRPT - NO REPORT	818 S 6th St	Rockford

12/30/2024 04:48:19 PM	24-289317	FOLLOW-UP	NRPT - NO REPORT	818 S 6th St	Rockford
12/20/2024 06:42:05 AM	24-282590	PARKING COMPLAINT	ISS - ISSUED	818 S 6th St	Rockford
11/23/2024 04:18:15 PM	24-263541	DISORDERLY	CALLER CANCELLED	818 S 6th St	Rockford
10/31/2024 12:39:52 PM	24-246321	WELFARE CHECK	ADV - ADVISED	818 S 6th St	Rockford
09/26/2024 06:11:35 PM	24-217906	TRAFFIC STOP	NRPT - NO REPORT	818 S 6th St	Rockford
09/23/2024 04:18:40 AM	24-214848	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR	818 S 6th St	Rockford
09/20/2024 03:12:28 PM	24-212839	WELFARE CHECK	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	818 S 6th St	Rockford
09/19/2024 06:56:01 PM	24-212152	WELFARE CHECK	UTL - UNABLE TO LOCATE	818 S 6th St	Rockford
09/16/2024 06:58:03 PM	24-209439	TRAFFIC STOP	ISS - ISSUED	818 S 6th St	Rockford
09/16/2024 06:17:44 PM	24-209411	DISORDERLY	RPT - REPORT	818 S 6th St	Rockford
08/29/2024 08:06:57 AM	24-193741	DISORDERLY	ADV - ADVISED / ADV - ADVISED	818 S 6th St	Rockford
08/28/2024 09:12:44 PM	24-193460	WELFARE CHECK	RE-ASSIGN/CHANGE OF CALL(UNIT) / NRPT - NO REPORT	818 S 6th St	Rockford
08/12/2024 08:29:25 AM	24-179865	SUSPICIOUS VEHICLE	NRPT - NO REPORT	818 S 6th St	Rockford
07/22/2024 07:57:21 AM	24-162688	THEFT REPORT	RPT - REPORT	818 S 6th St	Rockford
07/15/2024 04:06:23 PM	24-156583	TRAFFIC STOP	NRPT - NO REPORT	818 S 6th St	Rockford
07/11/2024 08:03:31 AM	24-152439	WARRANT SERVICE	RPT - REPORT	818 S 6th St	Rockford
06/18/2024 10:36:23 AM	24-132544	DIRECTED ASSIGNMENT	RE-ASSIGN/CHANGE OF CALL(UNIT) / NRPT - NO REPORT	818 S 6th St	Rockford
05/27/2024 12:15:40 PM	24-114093	DISORDERLY	ADV - ADVISED / ADV - ADVISED	818 S 6th St	Rockford
02/12/2024 01:12:51 AM	24-030656	SHOTSPOTTER NOTIFICATION	UTL - UNABLE TO LOCATE	818 S 6th St	Rockford
01/16/2024 02:31:56 PM	24-010747	CIVIL PROCESS	NRPT - NO REPORT	818 S 6th St	Rockford
01/03/2024 05:31:39 PM	24-001961	DECEPTIVE PRACTICE/FRAUD	RPT - REPORT	818 S 6th St	Rockford

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 gas station and convenience store in the name of Aland S. Augustin / Mama’s Food & Fuel, LLC dba Mama’s Food & Fuel in a C-3, General Commercial Zoning District for the property described as:

A/K/A: 818 South 6th Street
PIN: 11-26-427-001, 11-26-427-003

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 gas station and convenience store in the name of Aland S. Augustin / Mama’s Food & Fuel, LLC dba Mama’s Food & Fuel in a C-3, General Commercial Zoning District at 818 South 6th 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 revised interior floor plan showing the location for alcohol and tobacco sales.
6. The sale of packaged liquor and tobacco products shall be limited to the submitted revised interior floor plan.
7. There shall be no single serving sales of beer or wine in volumes of 16 oz. or less.
8. The sale of water pipes and “huka” or “hookah” pipes are prohibited.
9. 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
10. The proposed use is prohibited from having a bar or liquor by the drink.
11. Submittal of a landscape plan including plantings along 6th Street.
12. The hours of liquor sales shall be limited to 9:00 a.m. to midnight (12:00 A.M.), Monday through Sunday.
13. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
14. All outstanding general ordinances fines must be paid prior to issuance of the license.
15. 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:

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

Mark Bonne, Chairman

Tamir Bell, Vice-Chairman

Gabrielle Torina

Janessa Wilkins

Aprel Prunty

Meeting of April 21, 2026
026-LTAB-002



PLANNING & ZONING REPORT

Liquor and Tobacco Advisory Board Meeting of April 21, 2026

File #026-LTAB-003

APPLICANT: Abdulhakim Saleh Alawi / H&Mart, LLC dba H&Mart

LOCATION: 2975 North Perryville Road

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

EXISTING USE: Gas station and convenience store

PROPOSED USE: Gas station and convenience store with the sale of tobacco products

DIMENSIONS: Irregular shape **SQUARE FOOTAGE:** 1.59 acres

ADJACENT ZONING AND LAND USES:

NORTH:	C-2	Retail and office commercial center
EAST:	C-2	Vacant lot, New Visions Eye Center
SOUTH:	C-2	Vacant lot, Reno Zahm, Various offices
WEST:	R-1 & C-1	Single-family Residences, Members Alliance Credit Union, Office Building

YEAR 2040 PLAN: C Retail

HISTORY: **File #024-LTAB-024:** The sale of tobacco products in conjunction with a gas station and convenience store in a C-2, Limited Commercial Zoning District was approved on November 6, 2024 for the property located 2975 North Perryville Road. This is the subject property.

File #019-LTAB-025: The sale of packaged liquor in conjunction with a gas station and convenience store and the sale tobacco products in conjunction with a gas station and convenience store in a C-2, Limited Commercial Zoning District was approved on January 8, 2020 for the property located 2975 North Perryville Road. This is the subject property.

File #016-LTAB-003: The sale of packaged liquor and the sale of tobacco products in conjunction with a gas station and convenience store in a C-2, Limited Commercial Zoning District was approved on May 4, 2016 for the property located 2975 North Perryville Road. This is the subject property.

File #015-LTAB-013: The sale of tobacco products in conjunction with a gas station, and convenience store in a C-3, General Commercial Zoning District was approved on April 20, 2015 for the property located at 2011 N. Perryville Road. This is three (3) blocks south of the subject property. (Meijer Gas Station)

File #007-97: A Special Use Permit for the sale of liquor in a C-2, Commercial Community Zoning District was approved on March 3, 1997 for the subject property.

File #153-94: A Modification of a Preannexation Agreement for a Zoning Map Amendment from R-1, Single family Residential Zoning District, R-2, Two-family Residential, RM, Multi-family Residential, and C-1, Limited Office Zoning District to C-2, Commercial Community Zoning District (Parcel I); R-3, Multi-family Residential Zoning District (Parcel II); C-1, Limited Office Zoning District (Parcel III) was approved January 30, 1995 for 2439-2999 North Perryville Road. This includes the subject property.

REVIEW COMMENTS: The Applicant is requesting the sale of tobacco products in conjunction with a gas station and convenience store in a C-2, Limited Commercial Zoning District. Exhibit A shows the subject property is located on the southeast corner of North Perryville Road and Olde Creek Road. The subject property is surrounded by commercial uses and some residential uses (Exhibit B and C).

The Applicant, Abdulkhakim Saleh Alawi of H&Mart, LLC, will be the owner/operator of the gas station and convenience store. Within the Tobacco Application, it is indicated that gas station and convenience store will not be managed by a manager or agent. The Applicant will be personally involved in the day-to-day operation of the business.

Exhibit D is a site plan submitted by the Applicant that shows the layout of the subject property with the convenience store and gas station, gas canopy, parking spaces, landscaping, dumpster enclosure and car wash. The existing building is 4,940 square feet and the convenience store will occupy 2,240 square feet. The required parking spaces is four (4) spaces per 1,000 square feet of retail space which would require a total of nine (9) parking spaces. Exhibit D shows that there are 35 parking spaces provided on site.

Exhibit E is the interior floor plan showing the convenience store layout. The interior floor plan shows a cooler, three (3) shelves, a future potential food sales area, a secured cashier kiosk with tobacco sales, and a vacant space. Exhibit E does not show the existing office and bathrooms.

Exhibit F is the business plan for tobacco portion of H&Mart, LLC. The business plan further explains how the business operates. The Applicant plans to provide high-quality tobacco products, vapes, and general merchandise. Additionally, Exhibit F indicates the hours of operation and days will be 5:00 A.M. to 11:00 P.M daily. Within the Tobacco Application, the Applicant indicated gross annual sales of the business would consist of 40% tobacco sales; however, within Exhibit F it is indicated that tobacco product sales will 75% and 25% for all other sales. Staff would like to see an updated sales ratio plan as this issue was not addressed in the updated plan for the gas station and convenience store.

Additionally, the Applicant states his vision is "to grow into a high-volume gas station and convenience store location a draw in the commercial corridor within the first five years of our operations". Furthermore, the Applicant states eventually, we envision adding a food service location or restaurant of some kind in the now vacant restaurant area in order to attract additional

customers and to expand our customer base. Additionally, Staff would like an update as to the plans for the vacant car wash as well.

The Applicant did not provide a security plan but states "tobacco products will be sold only from the secured and enclosed cashier's kiosk and the company is willing to adopt other and further security measures as required" (Exhibit F). Within the Tobacco Application that they would hire private security licensed by the State of Illinois upon written request of the Commissioner.

Exhibit G shows that there have been 11 Calls of Service for the Police Department in the last 24 months for 2975 North Perryville Road.

Staff is also concerned about the lack of and overgrown landscaping on the site. A site inspection shows nearly all the shrubs have been removed along North Perryville Road and the interior islands and numerous trees are missing or dying. Staff feels that a landscaping plan needs to be submitted for review.

Staff feels that refreshing this site and reopening this business would be good for the area. The building and grounds need some updating and care. As currently presented with the revisions to the business plan, staff would recommend approval of this request subject to reasonable conditions.

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

1. Meet all Applicable Building and Fire Codes.
2. Compliance with all City of Rockford Code of Ordinances including Tobacco Codes.
3. Submittal of a landscape plan to replace the dead and missing shrubs for Staff review and approval by May 31, 2026.
4. Installation of approved landscaping by July 31, 2026.
5. Provide Staff with a plan on what will happen with the vacant car wash building on the site. If it is not going to be operational, Staff recommends that it be removed.
6. The sale of tobacco products shall be limited to the location as shown on Exhibit E.
7. Window display signage is limited to 20% of window area.
8. The windows shall not be covered with bars or other devices that block the windows.
9. 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.
10. The sale of water pipes and "huka" or "hookah" pipes are prohibited.
11. Hours of operation would be Monday through Sunday 5:00 a.m. to 11:00 p.m.
12. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
13. All outstanding general ordinance fines must be paid prior to the issuance of the license.
14. All conditions must be met prior to issuance of license and establishment of use.

Exhibit A
2975 North Perryville Road
#026-LTAB-003

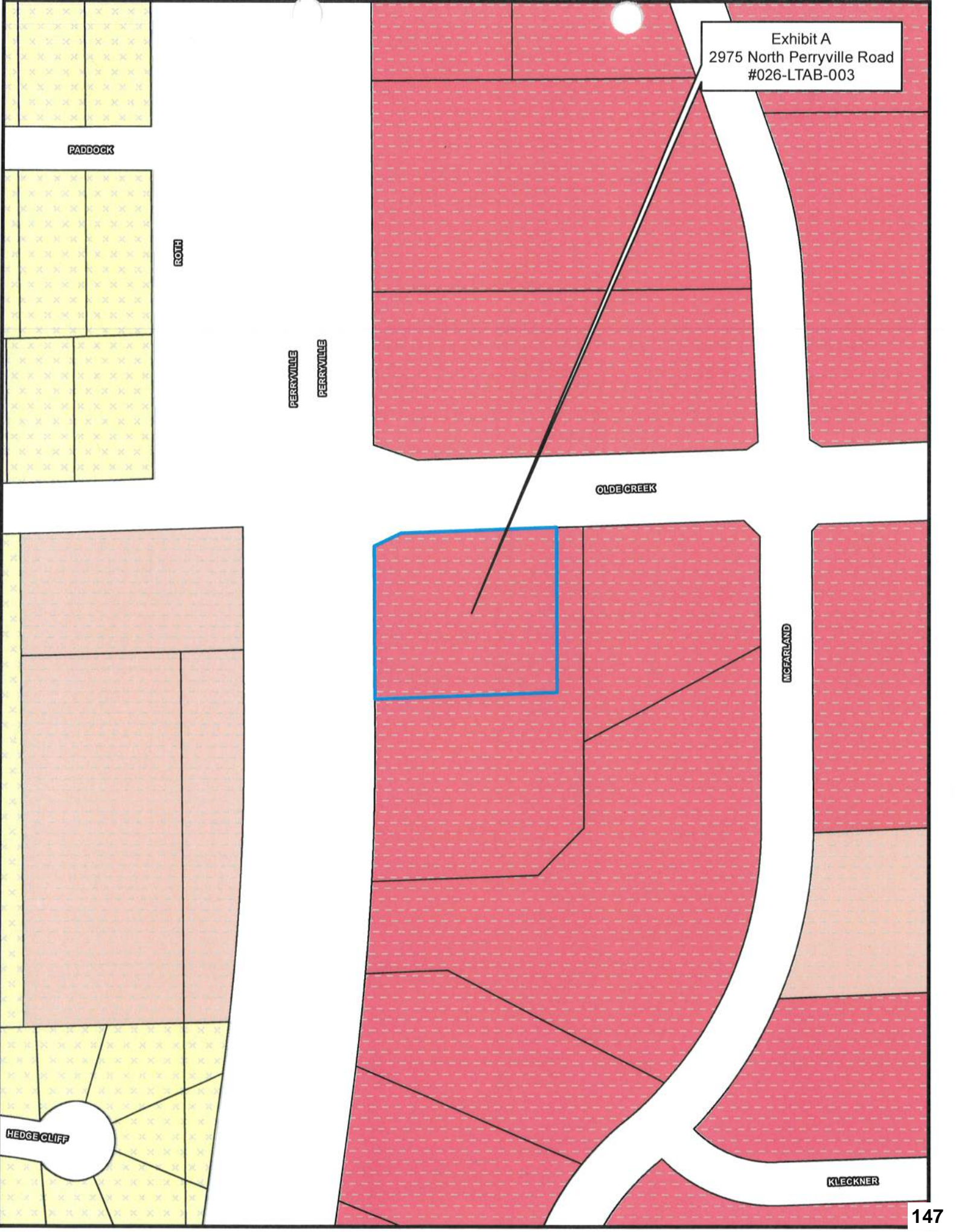


Exhibit B
2975 North Perryville Road
#026-LTAB-003

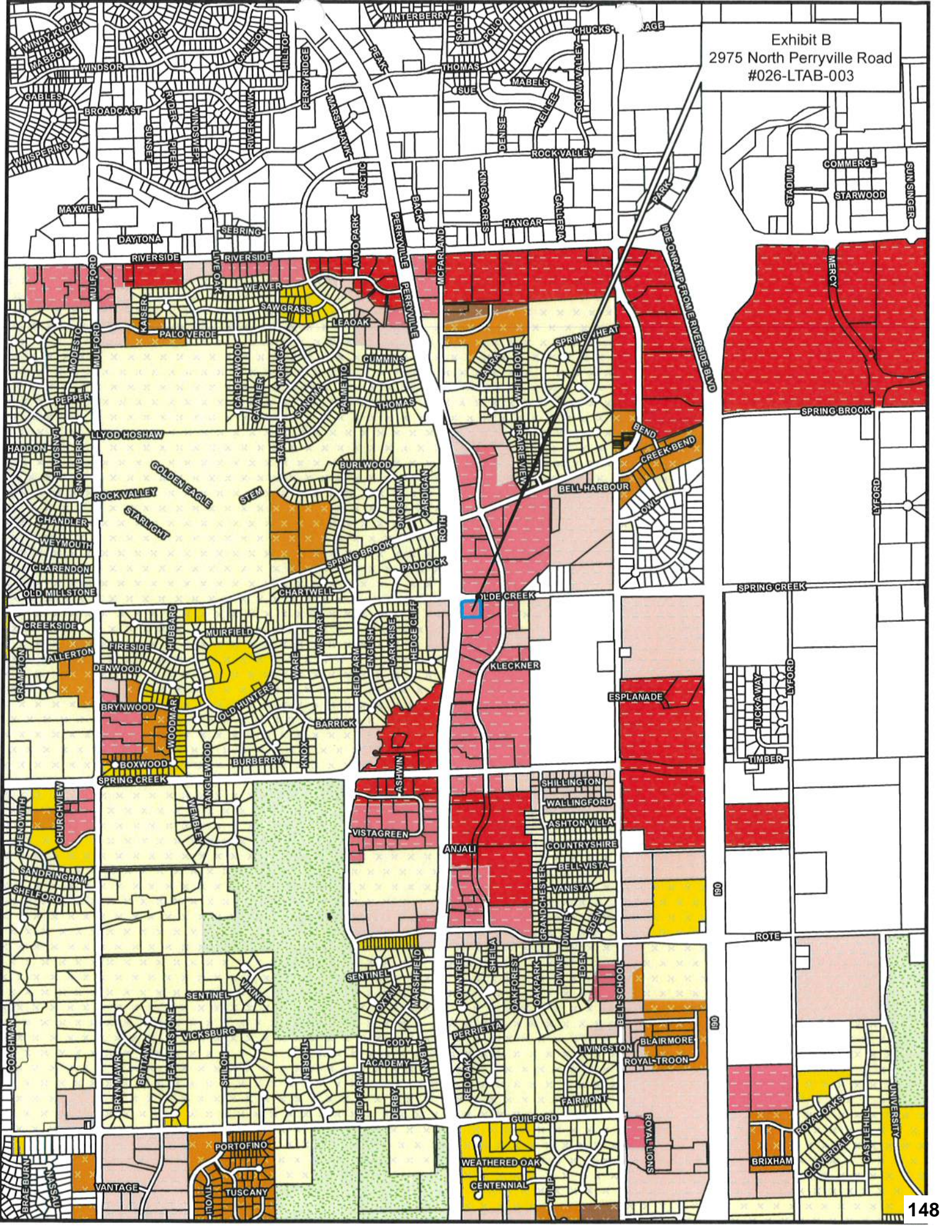
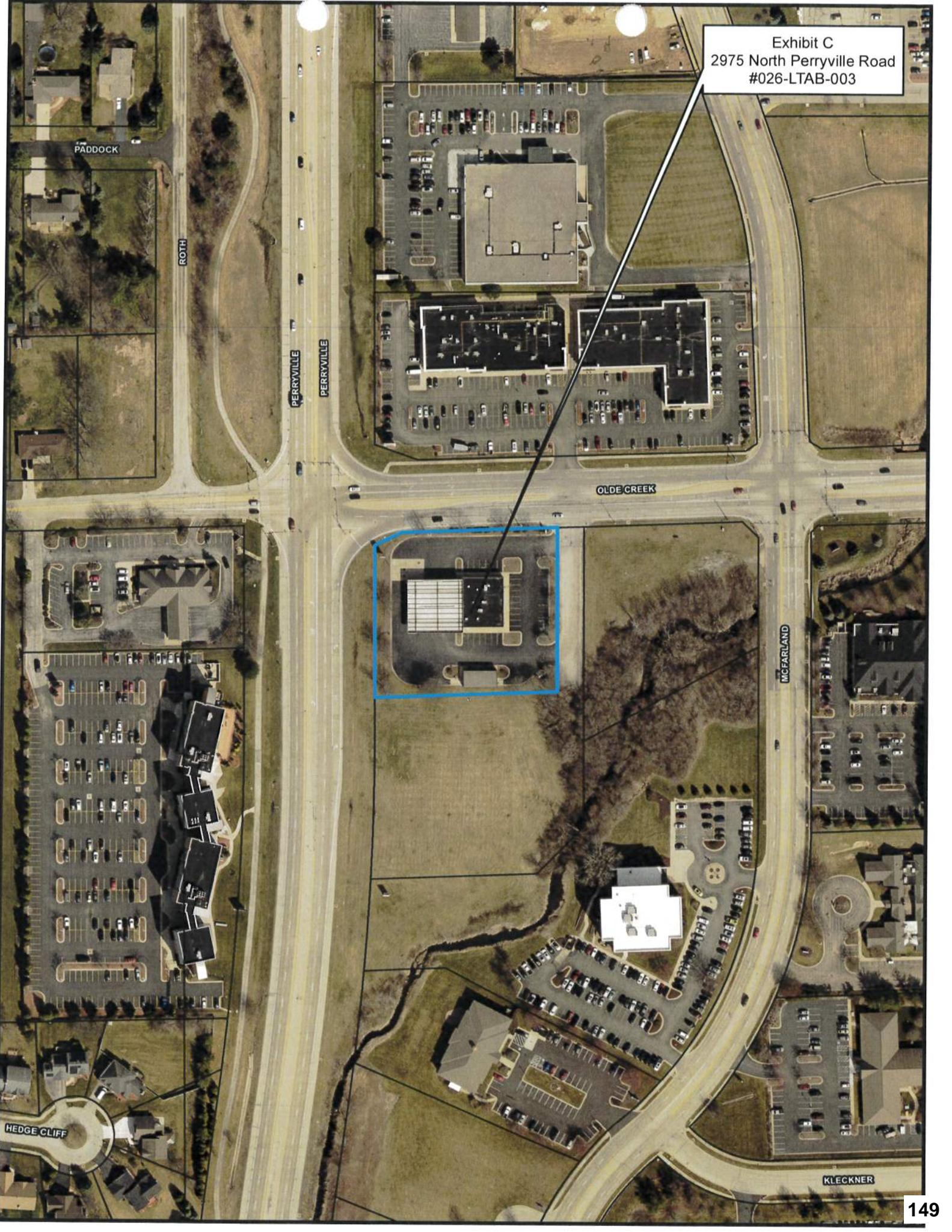
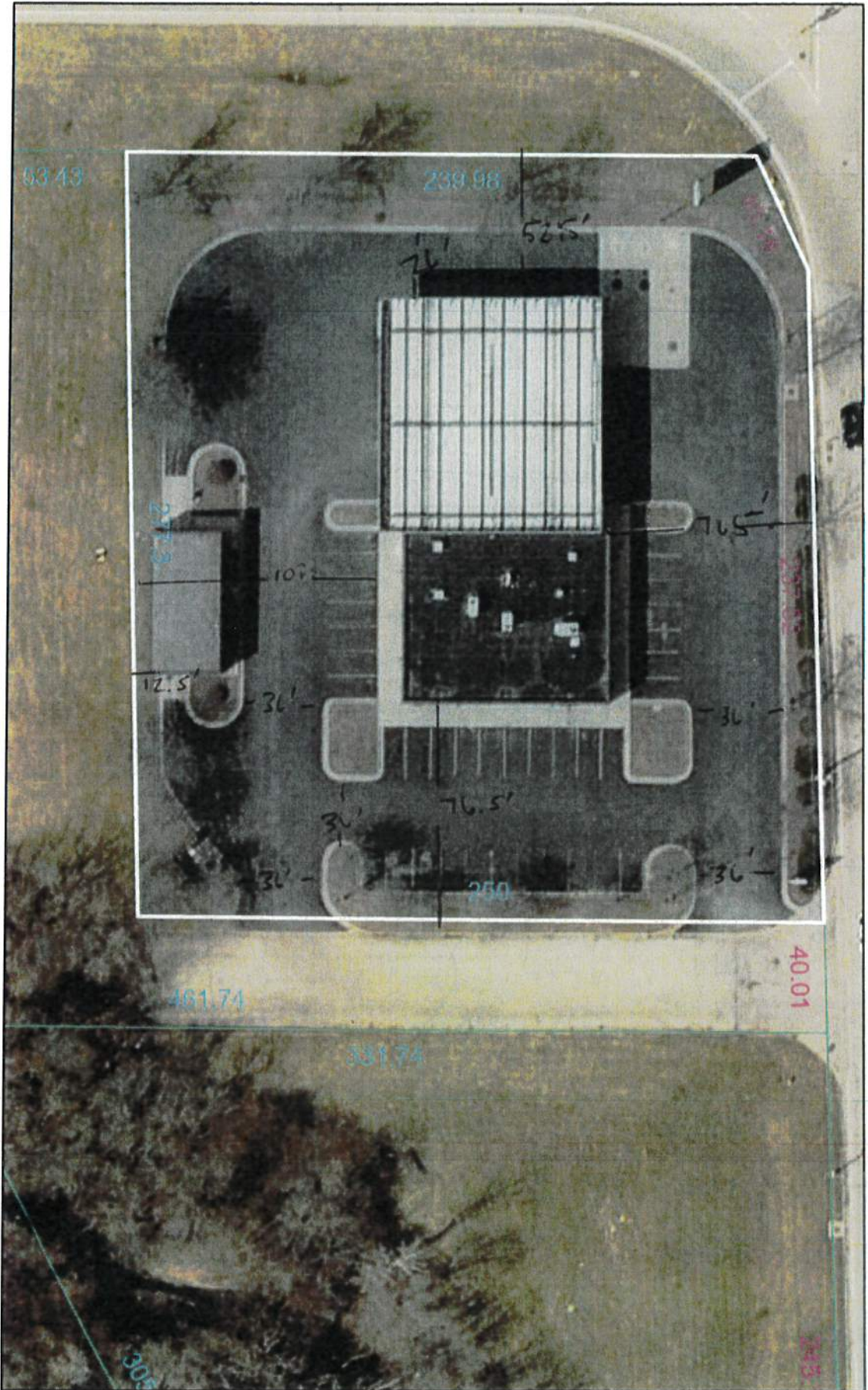


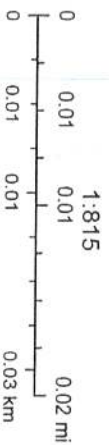
Exhibit C
2975 North Perryville Road
#026-LTAB-003



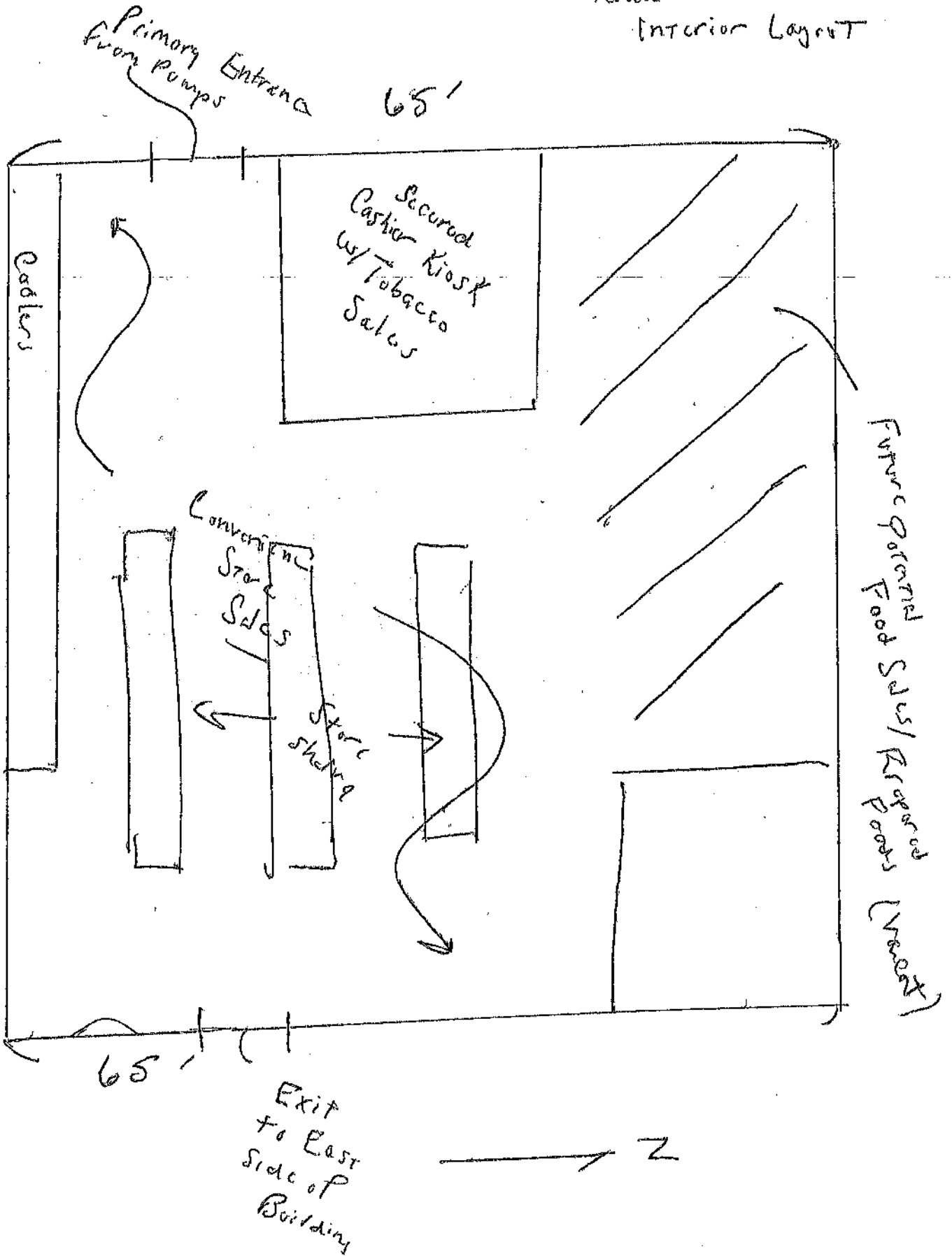
2975 N Perryville Road - Site Plan



2/12/2026



2975 N. Perryville Road -
Interior Layout



H&MART, LLC - Business Plan
2975 N. PERRYVILLE ROAD, ROCKFORD, ILLINOIS 61107

- Executive Summary
- Products and Services
- Our Vision Statement
- Our Mission Statement
- Competitive Advantage
- Payment Channels
- Sources of Revenue/Projection
- Publicity and Advert Strategy
- Target Market
- Distribution Strategy

Executive Summary

H&MART, LLC, is to be the operator of a gas station and general convenience store situated in the heart of an active commercial shopping corridor located on the northeast side of Rockford near a number of large commercial retailers, restaurants and other commercial retail and office services. H&MART, LLC, looks to sell tobacco products at the location similar to prior operators of the gas station and general convenience store out of a secured kiosk in which the cashier for the gas station and retail sales is located.

Providing premium fuel, convenience products and tobacco products and smoke shop materials to customers travelling the North Perryville Road commercial corridor is the focus of the business of the company.

H&MART, LLC is set to be a premium service provider of its products and in the provision of gasoline convenience products and tobacco products to clients, with our utmost goal being the absolute satisfaction of every client that uses our service station and buys our products.

Proposed Hours of Operation: Monday through Sunday, 5 a.m. to 11 p.m.

Products and Services

Among the several products and services on display or available for purchase at our gas station and convenience store will be fuel and convenience automobile items, general convenience store goods, convenience food items and similar typical items for sale in this type of setting. There will be no alcohol sales. Tobacco products will be sold from the enclosed and secured cashier's

kiosk. There currently is no food preparation on premises. There is a space available for expansion into prepared food sales within the station but that space is currently vacant and not in use. At such time as a tenant or operator for that location is chosen, the proper licenses and permits would be sought to operate the food service portion of the interior space of the convenience store area.

Our days of operation will be Monday through Sunday, 5 a.m. to 11 p.m. As stated above, we will only carry convenience food, drink and other similar edible pre-packaged items at this time in addition to fuel, basic automotive and tobacco products. There will be no liquor sales. There will be no food preparation on premises at this time. While it is difficult to tell at this time, we estimate that our non-fuel sales will be approximately 75% tobacco products or smoking related products and approximately 25% convenience food, drink and other similar non-tobacco and non-smoking related items.

Our Vision Statement

The vision of H&MART, LLC is to grow into a high volume gas station and convenience store location which is a draw in the area in the commercial corridor in which we are situated within the first five years of our operations. Eventually, we envision adding a food service location or restaurant of some kind in the now vacant restaurant area in order to attract additional customers and to expand our customer base.

Our Mission Statement

Our mission at H&MART, LLC is to bring both quality service and variety of products under a single roof, creating a one-stop-shop for our customers tobacco, convenience store, fuel and other related needs.

Competitive Advantage

The edge H&MART, LLC, has over its competitors is the fact that more effort is invested in making sure that we will provide the widest range of quality products, materials and tobacco items for our customers. This will make us a destination store for our customers. Our workforce is highly motivated to ensure that they serve our clients with the utmost respect, loyalty, and friendliness.

Payment Channels

Customers at the H&MART, LLC, do not have to worry about the mode of payment accepted, as we have successfully eliminated these worries by ensuring that there are several payment channels to suit client preferences.

We accept cash payments, POS transactions, and checks, and other payment channels as may be available. This service is very invaluable to our goal of ensuring that the client has the greatest number of options available.

Sources of Revenue/Projection

Our sources of revenue generation at H&MART, LLC, primarily consist of the products and services sold or rendered at our new location. The sale of tobacco products, convenience items, fuel, convenience food and drink and other similar items to our highly esteemed clients make up our source of income generated for the business.

Publicity and Advert Strategy

The publicity and advert strategy to be deployed by H&MART, LLC to promote its business includes using the most sophisticated forms of advertising which include the use of the internet through the creation of a website and also placing adverts on local radio and TV stations within our area of operation once the business is in a position to do so.

We will also be including other publicity strategies which include word of mouth marketing. This will be carried out by our satisfied clients who we will persuade to inform their friends and associates about our services.

Our Target Market

When it comes to tobacco products, our target market will primarily concentrate on the market segment consisting of tobacco users or other smoke shop customers within the 18+ legal range. We will ensure that we comply with specified health regulatory guidelines to ensure that no unnecessary harm comes upon any user of our products. We will also take specific steps with training of employees to ensure that no improper sales of product material takes place in violation of any law or ordinance. It is important for us to operate as a responsible business and as a valued member of the community.

Distribution Strategy

The distribution strategy to be used by H&MART, LLC, will initially include solely sales from the current proposed location. In time, it is hoped that we will be able to expand the business to

better serve our customers by establishing a regional presence through the situating and opening additional stores as is appropriate.

Security Plans/Issues

Tobacco products will be sold only from the secured and enclosed cashier's kiosk. The company is willing to adopt other and further security measures as required.

2975 N PERRYVILLE RD

Event Date	Call Number	Situation Reported	Call Disposition	Location	City
11/15/2025 08:47:57 PM	25-249994	INFORMATION FOR POLICE	NRPT - NO REPORT	2975 N PERRYVILLE RD	Rockford
10/18/2025 09:15:34 PM	25-229030	NOISE COMPLAINT	U TL - UNABLE TO LOCATE / U TL - UNABLE TO LOCATE	2975 N PERRYVILLE RD	Rockford
09/14/2025 07:45:57 PM	25-201575	THEFT REPORT	CALLER CANCELLED	2975 N Perryville Rd	Rockford
09/12/2025 07:25:54 PM	25-199921	CHILD CUSTODY DISPUTE	RPT - REPORT	2975 N Perryville Rd	Rockford
09/06/2025 08:42:29 PM	25-195021	LOUD PARTY	NRPT - NO REPORT	2975 N Perryville Rd	Rockford
05/30/2025 05:50:44 AM	25-112824	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR	2975 N Perryville Rd	Rockford
04/19/2025 11:14:52 AM	25-104119	CRU	RPT - REPORT	2975 N Perryville Rd	Rockford
04/30/2025 09:16:24 AM	25-088776	CRU	RPT - REPORT	2975 N PERRYVILLE RD	Rockford
03/25/2025 01:05:36 PM	25-060049	BUILDING CHECK	NRPT - NO REPORT	2975 N Perryville Rd	Rockford
02/23/2025 07:44:07 AM	25-037009	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR	2975 N Perryville Rd	Rockford
02/04/2025 09:38:30 AM	25-023654	BURGLARY CHECKED	RPT - REPORT	2975 N Perryville Rd	Rockford

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 gas station and convenience store in the name of Abdulahakim Saleh Alawi / H&Mart, LLC dba H&MartFuel in a C-2, Limited Commercial Zoning District for the property described as:

**A/K/A: 2975 North Perryville Road
PIN: 12-11-303-013**

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 gas station and convenience store in the name of Abdulahakim Saleh Alawi / H&Mart, LLC dba H&Mart in a C-2, Limited Commercial Zoning District at 2975 North Perryville 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 Tobacco Codes.
3. Submittal of a landscape plan to replace the dead and missing shrubs for Staff review and approval by May 31, 2026.
4. Installation of approved landscaping by July 31, 2026.
5. Provide Staff with a plan on what will happen with the vacant car wash building on the site. If it is not going to be operational, Staff recommends that it be removed.
6. The sale of tobacco products shall be limited to the location as shown on Exhibit E.
7. Window display signage is limited to 20% of window area.
8. The windows shall not be covered with bars or other devices that block the windows.
9. 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.
10. The sale of water pipes and "huka" or "hookah" pipes are prohibited.
11. Hours of operation would be Monday through Sunday 5:00 a.m. to 11:00 p.m.
12. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
13. All outstanding general ordinance fines must be paid prior to the issuance of the license.
14. 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:

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

Mark Bonne, Chairman

Tamir Bell, Vice-Chairman

Gabrielle Torina

Janessa Wilkins

Aprel Prunty

Meeting of April 21, 2026
026-LTAB-003



PLANNING & ZONING REPORT

Liquor and Tobacco Advisory Board Meeting of April 21, 2026

File # 026-LTAB-004

APPLICANTS: Ravi Patel / Priyank Patel / Khodiyar 364001 Inc. dba Way Low Citgo

LOCATION: 2914 West State Street

REQUESTED ACTION: The sale of packaged liquor (Class PKG) and the sale of tobacco products in conjunction with a gas station and convenience store in an I-1, Light Industrial Zoning District.

EXISTING USE: Way Low Citgo (gas station and convenience store) with the sale of packaged liquor and tobacco products.

PROPOSED USE: Way Low Citgo (gas station and convenience store) with the sale of packaged liquor and tobacco products

DIMENSIONS: Irregular shape **SQUARE FOOTAGE:** 28,209 sq. ft.

ADJACENT ZONING AND LAND USES:

NORTH:	C-3	Steve’s Market; Mini Mart; Single-family residence
EAST:	I-1	Da Catch
SOUTH:	I-1	Light Industrial Zoning District
WEST:	I-1	Larry’s Garage; Vacant commercial

YEAR 2040 PLAN: I Industrial & Utilities

HISTORY: **File #018-LTAB-037:** The modification of an existing liquor license for a 1,370 square feet addition to the convenience store in an I-1, Light Industrial Zoning District was approved November 7, 2018 for the property located at 2914 West State Street. This is the subject property.

File #017-LTAB-037: The sale of packaged liquor and the sale of tobacco products in conjunction with a gas station and convenience store in an I-1, Light Industrial Zoning District was approved November 8, 2017 for the property located at 2914 West State Street. This is the subject property.

File #13-LTAB-019: The sale of packaged liquor in conjunction with a gas station and convenience store in an I-1, Light Industrial Zoning District was approved June 10, 2013 for the property located at 2914 West State Street. This is the subject property.

File #12-LAB-020: The sale of packaged liquor in conjunction with a gas station and convenience store in an I-1, Light Industrial Zoning District was denied July 9, 2012 for the property located at 2914 West State Street. This property is the subject property.

File #066-99: A Special Use Permit for the sale of liquor by the package in an I-1, Light Industrial Zoning District was approved with conditions on July 6, 1999 for the property located at 2914 West State Street. This is the subject property.

File #060-76-R: A Special Use Permit for auto gas service station and a Variation to permit reduction of front setback from 20 feet to ten feet for canopy, and from 20 feet to eighteen feet for cashier's building in a CC, Commercial Community Zoning District were approved June 1, 1976 for the property located at 2914 West State Street. This property is 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 gas station and convenience store in an I-1, Light Industrial Zoning District. Exhibit A shows that the subject property is located on the southeast corner of the West State Street and Vista Terrace intersection. The parcel is surrounded by commercial and industrial uses; however, there are residential uses 150 feet north of the subject property (Exhibits B & C).

The Applicants, Ravi and Priyank Patel, are the managing partners of Khodiyar 364001, Inc. Within the Liquor Application, it is indicated that the owners will manage the on-premises, day-to-day operation of Way Low Citgo.

The subject property has been approved for the modification of an existing liquor license for a 1,370 square feet addition to the convenience store in 2018 and for the sale of packaged liquor and the sale of tobacco products in 2017.

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 star with the red dot is the subject property.

Exhibit E is the demo site plan from the proposed expansion back in 2018. The existing site consists of a self-service gas station with four (4) pump islands that will allow the purchase of gas and a 1,815 square feet convenience store. The existing Citgo N Go, Inc. will require 7 parking spaces (using the 4 space per 1,000 square feet of retail space required for gas station uses). The site plan shows that there are 14 parking stalls (Exhibit E).

The Applicants submitted Exhibit F, which shows the proposed demolition work of the convenience store's floor plan back in 2018, and the revised floor plan, of the convenience store. Exhibit F, the existing interior floor plan shows one (1) walk-in cooler, one (1) walk-in freezer, coffee and soda counters, general sales area, office, bathrooms and a cashier area. Additionally, there are two (2) coolers and one (1) freezer located along the north wall (Exhibit F). Exhibit F shows that the proposed addition will consist of an expanded floor sales area, larger cashier's area, refrigerator, storage, bathrooms, and corridors. Additionally, the Applicant highlighted on Exhibit F, that the new liquor display would be in the walk in cooler and behind the new cashier's area. However, the addition and expanded floor area was never constructed.

Upon review of Exhibit F, Staff feels a revised interior floor plan that shows the display racks and the locations of alcohol and tobacco products for sale should be submitted for review and approval.

Exhibit G shows elevations of the existing building and proposed addition. The main entrance will still face the parking lot. Exhibit G shows the north elevation consists of stucco, EIFS, glass windows and door, and masonry brick. The east and south elevations will consist of sheet metal siding (Exhibit G).

Exhibit H is the business plan for Way Low Citgo. The Way Low Citgo business concept will be a gas station and convenience store with gasoline, grocery, beer, tobacco, liquor and general merchandise (Exhibit H). Within Exhibit H, the Applicants state how they acquired a gas station in another location as well as a liquor and convenience store and grew both businesses. The Applicants are confident they can grow the sales of this location by 50%.

Additionally, Exhibit H shows the hours and days of operation will be 6:00 A.M. to 12:00 A.M. (Midnight), Monday through Sunday. The Applicant indicated on Exhibit H that the gross annual sales of the business would consist of 15% tobacco sales, 30% alcohol sales and 55% general merchandise (food and beverage, etc.).

Exhibit I is the Security and Operations Plan submitted by the Applicants. The Applicants state, "we will employ a minimum of one dedicated security host during evening hours and during special events or upon City request, staffing will increase to a minimum of two personnel" (Exhibit I). The Applicants states, "anti-loitering and panhandling policies, visual deterrence, external cleanliness, CCTV coverage and incident log and reporting" (Exhibit I). The Applicants indicated on the liquor application that private security licensed by the State of Illinois would be hired upon written request of the Liquor Commissioner.

Exhibit J shows 142 Calls for Service for the Police Department in the past 24 months. Staff feels Exhibit I does address how the Applicants will get a handle on the high number of Calls for Service.

Staff feels that the Applicant's proposed request is reasonable and recommends approval of the applicant's request subject to conditions.

RECOMMENDATION: Staff recommends APPROVAL of the sale of packaged liquor (Class PKG) and APPROVAL of the sale of tobacco products in conjunction with a gas station and convenience store 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 and Tobacco Codes.
3. The sale of packaged liquor and the sale of tobacco products shall be limited to the revised interior floor plan submitted and approved by Staff.
4. The hours of operation and days will be 6:00 A.M. to 12:00 A.M. (Midnight) Monday through Sunday.
5. Liquor sales hours must comply with the liquor code.

6. Licensee shall hire private security licensed by the state upon written request of the liquor commissioner.
7. There shall be no single serving sales of beer or wine in volumes of 16 oz. or less.
8. 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.
9. Window display signage is limited to 20% of window area.
10. The windows shall not be covered with bars or other devices that block the window.
- ~~11. The sale of water pipes and "huka" or "hookah" pipes are prohibited.~~
12. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
13. All outstanding general ordinance fines must be paid prior to the issuance of the license
14. All conditions must be met prior to issuance of license and establishment of use.

SC: DM 4/9/26

Exhibit A
2914 West State street
#026-LTAB-004



Exhibit B
2914 West State street
#026-LTAB-004

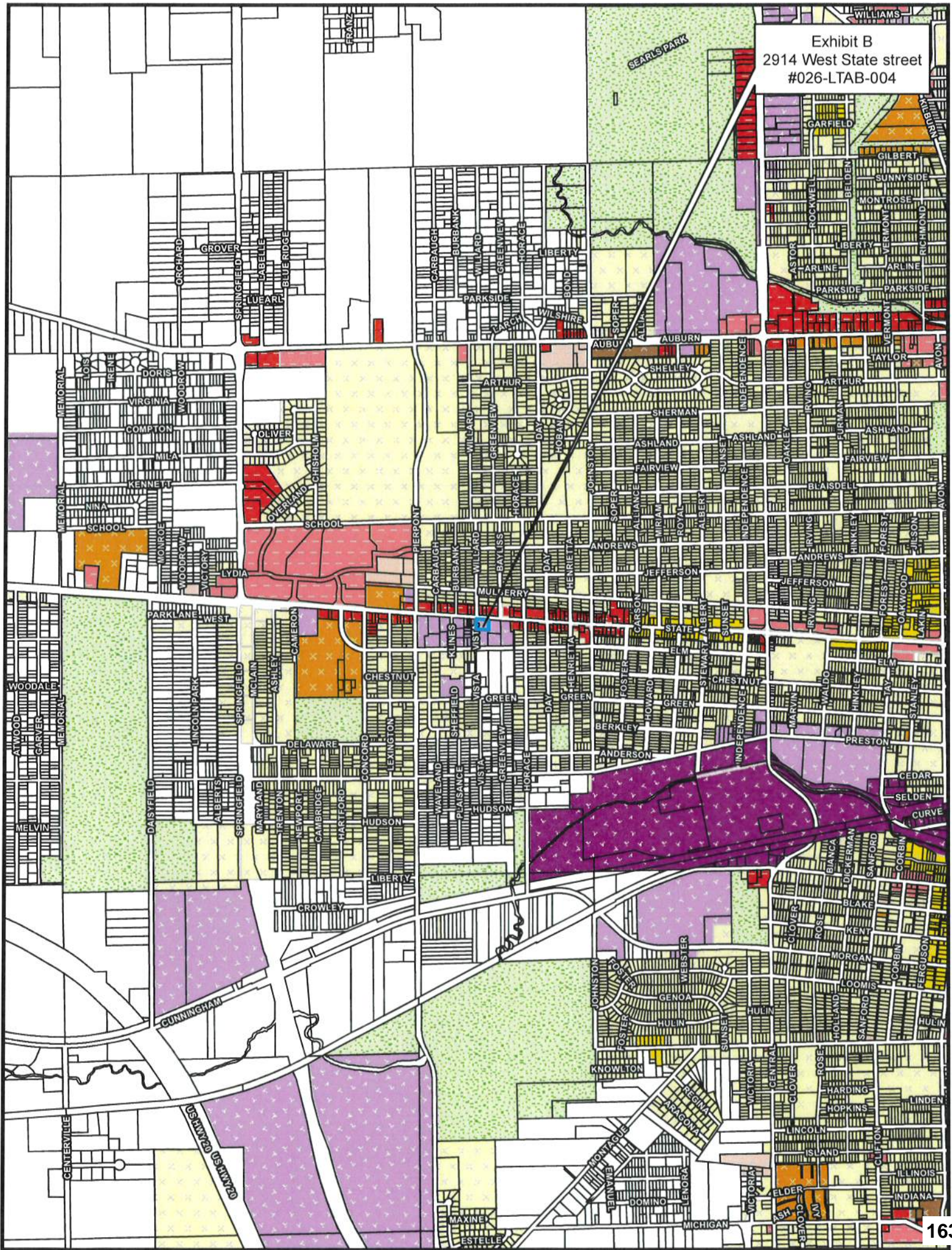
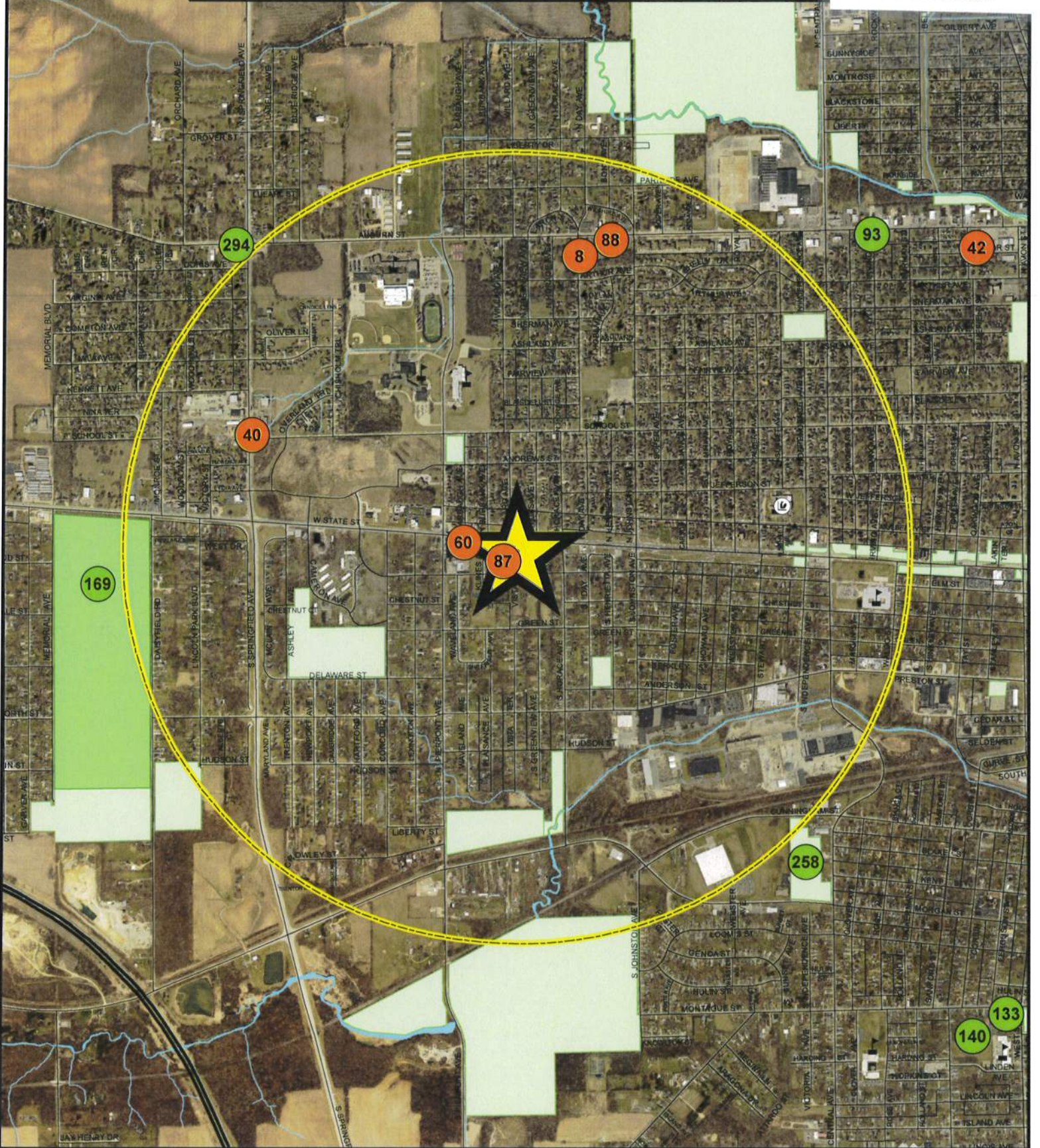


Exhibit C
2914 West State street
#026-LTAB-004



Khodiyar 364001 Inc. - 2914 West State Street

2914 West State Street
#026-LTAB-004



- 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-2025

2026



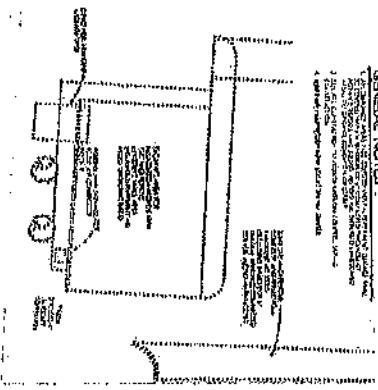
SCALE
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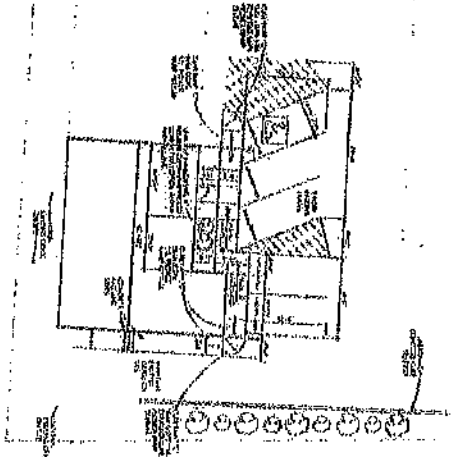
Larson & Da
Architecturo Engini

AN ADDITION FOR :
CITGO N GO, INC.
2914 W. STATE STREET ROCKFORD, ILLINOIS

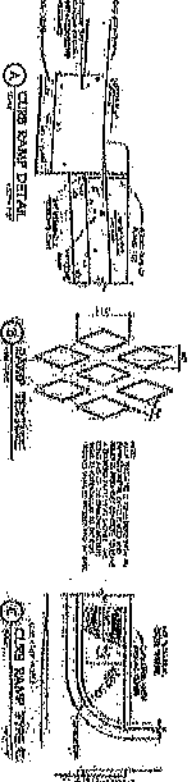
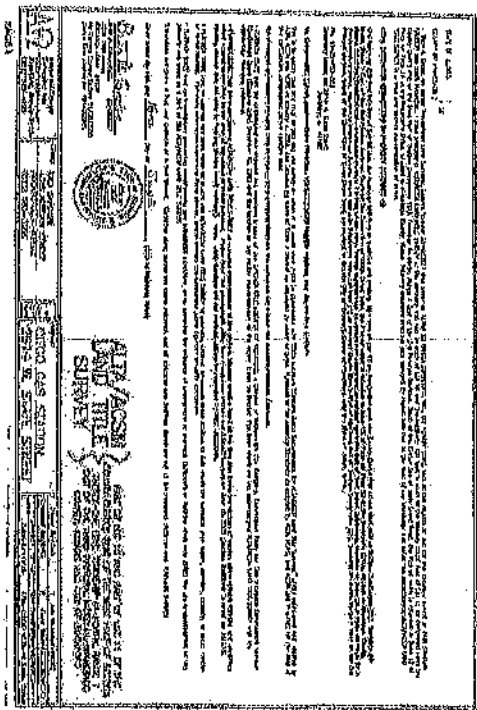
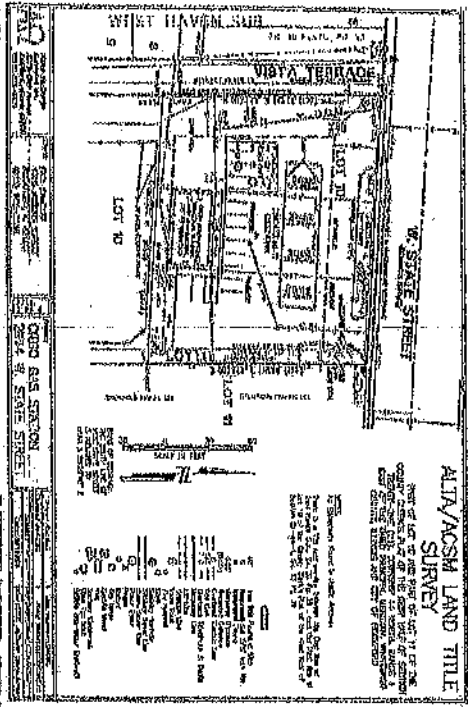


GENERAL NOTES :

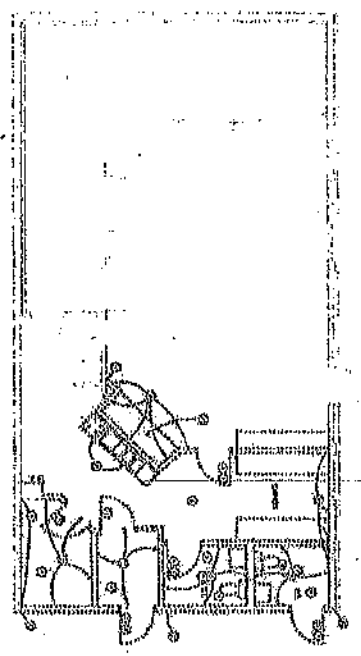
DEMO SITE PLAN



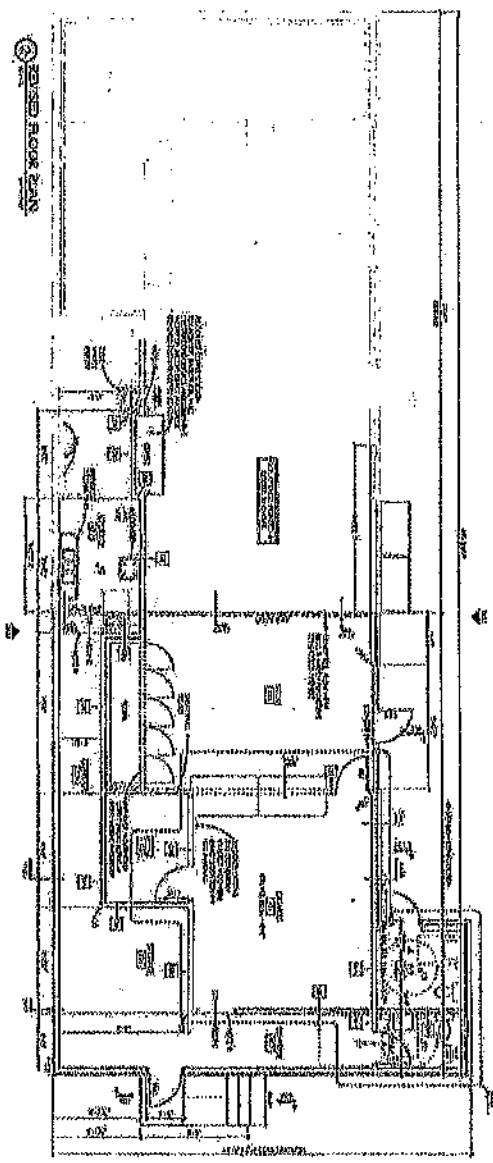
PROPOSED SITE PLAN



SITE PLANS



- DEMOLITION REMARKS:**
1. DEMOLISH EXISTING ROOF STRUCTURE
 2. DEMOLISH EXISTING WALLS AND PARTITION WALLS
 3. DEMOLISH EXISTING FLOOR SLABS
 4. DEMOLISH EXISTING CEILING
 5. DEMOLISH EXISTING MECHANICAL ROOM
 6. DEMOLISH EXISTING STAIRS
 7. DEMOLISH EXISTING ELEVATOR
 8. DEMOLISH EXISTING CORE
 9. DEMOLISH EXISTING EXTERIOR WALLS
 10. DEMOLISH EXISTING EXTERIOR ROOF
 11. DEMOLISH EXISTING EXTERIOR FINISHES
 12. DEMOLISH EXISTING EXTERIOR DOORS
 13. DEMOLISH EXISTING EXTERIOR WINDOWS
 14. DEMOLISH EXISTING EXTERIOR SIGNAGE
 15. DEMOLISH EXISTING EXTERIOR LIGHTING
 16. DEMOLISH EXISTING EXTERIOR VENTILATION
 17. DEMOLISH EXISTING EXTERIOR RAILINGS
 18. DEMOLISH EXISTING EXTERIOR STAIRS
 19. DEMOLISH EXISTING EXTERIOR ELEVATOR
 20. DEMOLISH EXISTING EXTERIOR CORE



WALL TYPES - IS:

1. 12" CMU WITH GYPSUM BOARD
 2. 8" CMU WITH GYPSUM BOARD
 3. 6" CMU WITH GYPSUM BOARD
 4. 4" CMU WITH GYPSUM BOARD
 5. 2" CMU WITH GYPSUM BOARD
 6. 12" CONCRETE WITH GYPSUM BOARD
 7. 8" CONCRETE WITH GYPSUM BOARD
 8. 6" CONCRETE WITH GYPSUM BOARD
 9. 4" CONCRETE WITH GYPSUM BOARD
 10. 2" CONCRETE WITH GYPSUM BOARD
 11. 12" CMU WITH GYPSUM BOARD AND INSULATION
 12. 8" CMU WITH GYPSUM BOARD AND INSULATION
 13. 6" CMU WITH GYPSUM BOARD AND INSULATION
 14. 4" CMU WITH GYPSUM BOARD AND INSULATION
 15. 2" CMU WITH GYPSUM BOARD AND INSULATION
 16. 12" CONCRETE WITH GYPSUM BOARD AND INSULATION
 17. 8" CONCRETE WITH GYPSUM BOARD AND INSULATION
 18. 6" CONCRETE WITH GYPSUM BOARD AND INSULATION
 19. 4" CONCRETE WITH GYPSUM BOARD AND INSULATION
 20. 2" CONCRETE WITH GYPSUM BOARD AND INSULATION

ARCHITECTURAL SYMBOLS:

1. WALL
 2. WINDOW
 3. DOOR
 4. STAIR
 5. ELEVATOR
 6. CORE
 7. MECHANICAL ROOM
 8. EXTERIOR WALL
 9. EXTERIOR WINDOW
 10. EXTERIOR DOOR
 11. EXTERIOR STAIR
 12. EXTERIOR ELEVATOR
 13. EXTERIOR CORE
 14. EXTERIOR MECHANICAL ROOM

REMARKS:

1. ALL DEMOLITION WORK TO BE COMPLETED BY 12/31/2000
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GENERAL NOTES:

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DEMOLITION AND REVISED FLOOR PLANS

DATE: 02/10/00
 PROJECT NUMBER: 02100
 DRAWING NUMBER: A-1

AN ADDITION FOR:
CITGO N GO, INC.
 2914 W. STATE STREET ROCKFORD, ILLINOIS

Larson & Da
 Architecture Engin
 1000 W. STATE STREET, ROCKFORD, ILLINOIS 61101

New Liquor display Area

2 REVISED FLOOR PLAN
 SCALE

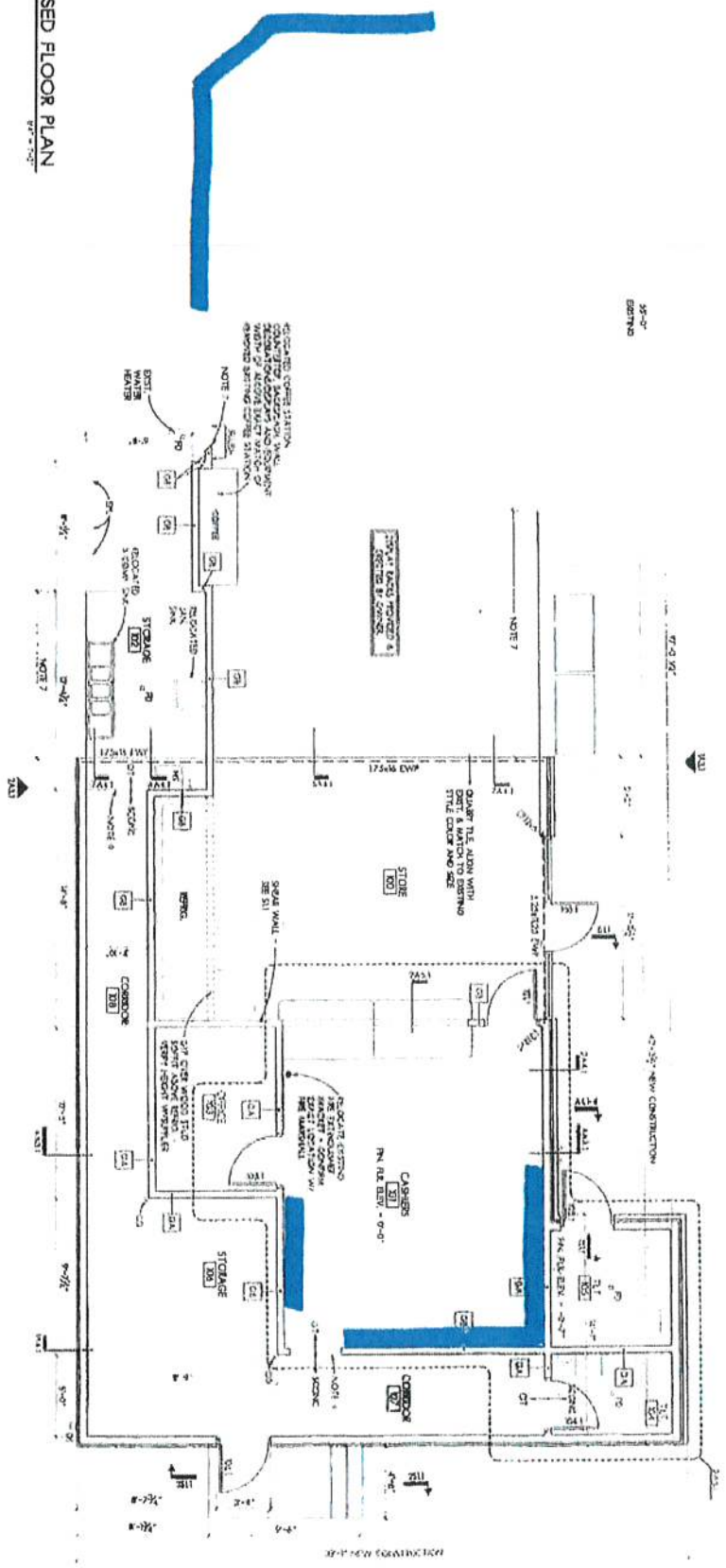
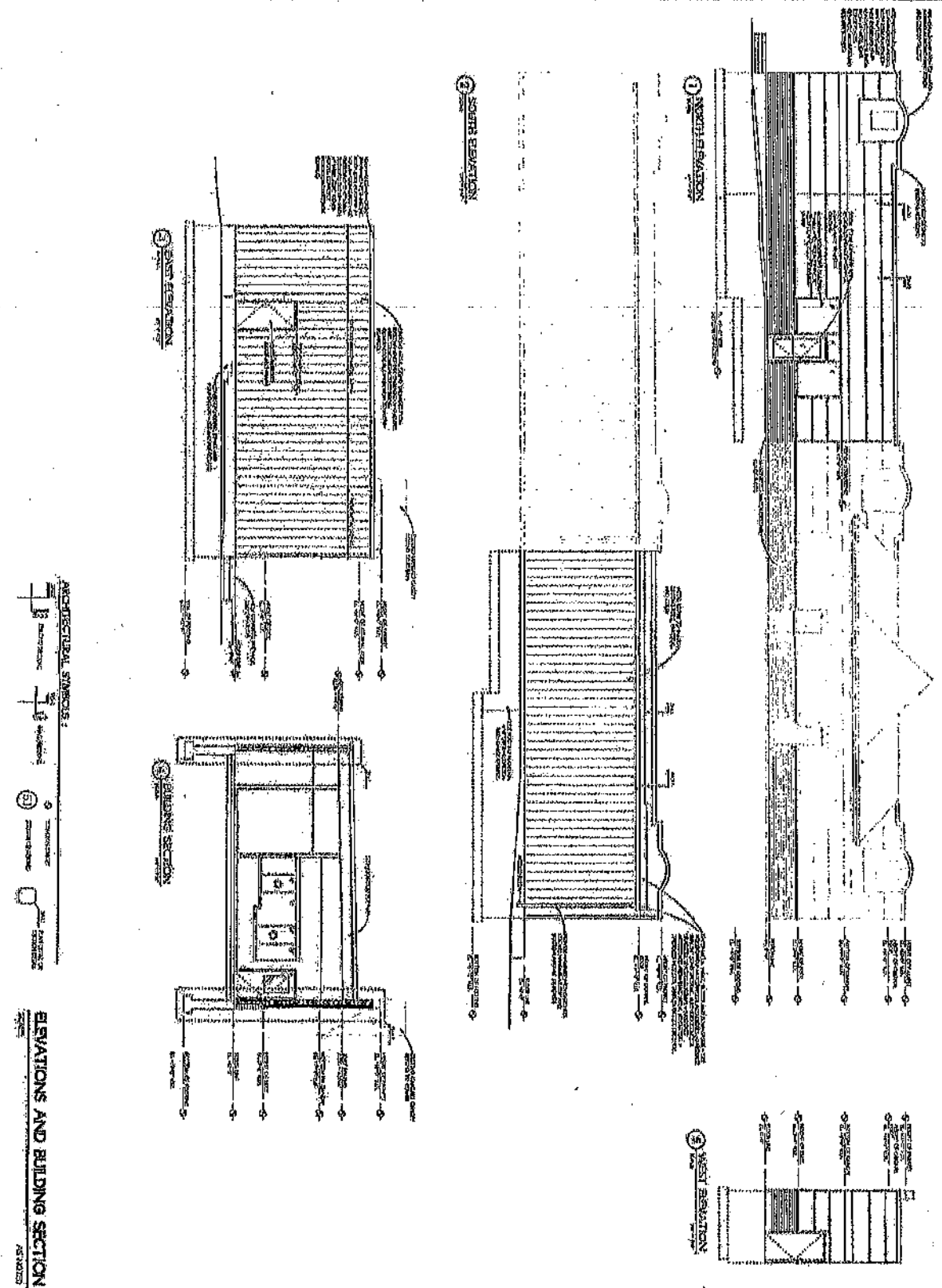



Exhibit G
 2914 West State Street
 #026-LTAB-004



DATA CHECKED BY PROJECT NUMBER 22100 DRAWING NUMBER AB-1	ARCHITECT'S SEAL LICENSE NUMBER EXPIRES STATE OF ILLINOIS 08	AN ADDITION FOR : CITGO N GO, INC. 2914 W. STATE STREET ROCKFORD, ILLINOIS	 Larson & Dar Architects & Engineers 100 State Street, Rockford, IL 61101
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Way Low Citgo

2914 W State St Rockford IL 61102
815-967-3456

Business Plan: Way Low Citgo Rockford

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MAR 17 2026

Executive Summary

Citgo Way Low is a neighborhood-focused gas station and convenience store located at 2914 W State St, Rockford, IL 61102. We provide a wide variety of everyday items such as snacks, beverages, toiletries, over-the-counter medications, lottery tickets, liquor, beer, and household essentials. Our mission is to offer fast, friendly, and convenient shopping with extended hours and excellent customer service.

Company Description

Legal Structure: Standalone building

Gas station: Newly remodeled - 8 Gas pumps and canopy

We will operate as Citgo Way Low under same gas contract, business name: Khodiyar 364001 INC, registered in the state of Illinois.

Location and Facility:

A 1,200 sq. ft. space at 2914 W State St, Rockford, IL 61102. Ample parking and foot traffic from nearby residential complexes, schools, and public transit.



Vision & Mission:

Our vision is to be the most trusted and convenient local retail store. Our mission is to deliver fast service, clean facilities, and essential products at reasonable prices, 7 days a week.

• Post-Acquisition Operational Strategy

- a. Following the acquisition, our initial focus will be on thorough cleaning, reorganization, and observation of the business to fully understand existing operations and customer behavior. This transition phase will allow us to identify operational inefficiencies and improvement opportunities.

Way Low Citgo

2914 W State St Rockford IL

815-967-3456

- b. Once stabilized, we will expand the product selection, optimize inventory management, and enhance overall customer experience through improved store layout, faster service, and better product availability.
- **Gas Supply Contract Renewal Opportunity**
 - a. The current fuel supply agreement is scheduled to expire in two years, which will give me an opportunity to renegotiate more favorable terms and station's rebranding with the major fuel supplier which will likely give financial incentives for image and signage upgrades. These improvements will strengthen the station's market appeal, attract additional traffic, and enhance long-term profitability.
 - **Introduction of E85 Fuel Offering**
 - a. We are in discussion with a reputable gas supply company that provides E85 gasoline, and they are willing to add E85 infrastructure at their own expense, supported by government grants aimed at promoting alternative fuels. E85, an ethanol-based fuel blend, is both environmentally friendly and typically more affordable than traditional gasoline. Adding E85 to our product mix is expected to attract more customers, boost fuel volume, and increase overall revenue.

Market Analysis

Industry Overview:

- The U.S. gas station and convenience store industry generates over \$650 billion annually. Post-pandemic trends show rising demand for local, quick-service retail options.

Target Market:

- Residents within a 3-mile radius
- Commuters and public transit users
- Students and young professionals
- Elderly residents

Competitive Advantage:

- Longer operating hours (6:00 AM – 12:00 AM)
- Clean, modern store design
- Product selection tailored to community

Anticipated alcohol sales will be **30%**, tobacco will be **15%** and rest **55%** will be grocery and general merchandise that includes food, beverages etc.

Citgo Way Low is within walking distance of many residents, the only food and convenience in that neighborhood providing top quality service with best price in town.

Way Low Citgo

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Organization & Management

Owners:

Priyank Patel and Ravi Patel, with retail experience and a background in logistics and inventory control.

Ravi Patel:

- In 2015, I acquired a gas station on lease through the same broker for \$50,000, with an additional \$3,000 investment in setup and improvements. At the time, the store generated less than \$300 in daily inside sales. Through operational improvements, enhanced customer service, and better inventory management, I successfully increased daily sales to approximately \$3,000, excluding gasoline revenue. This achievement reflects strong operational skills and a proven ability to turn around underperforming businesses. Based on my experience, I am confident that this new location has significant potential to increase sales and profitability by at least 50%.

Priyank Patel:

- In 2021, I purchased a liquor and convenience store with annual revenue of approximately \$300,000. By expanding product selection, improving store layout, and focusing on customer satisfaction, I successfully grew annual sales to more than \$800,000. This strong performance demonstrates my ability to identify growth opportunities, manage operations efficiently, and deliver consistent financial improvement. I intend to apply the same hands-on management approach to ensure continued success and growth at this new location.

Key Staff:

- 2 full-time cashiers
- Store Manager (owner-operated in Year 1)
- Cleaner/Maintenance (outsourced weekly)

Advisors:

- CPA: Dhaval Patel

Products and Services

Product Lines:

- Beverages: soft drinks, energy drinks, bottled water, coffee
- Snacks: chips, candy, baked goods
- Tobacco and lottery tickets
- Toiletries and personal care items
- Over-the-counter medications
- Household essentials: detergent, batteries, cleaning supplies
- Alcohol: a wide selection of domestic and imported beers, wines, and spirits (sold in accordance with local and state liquor licensing laws)
- Additional Services:

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- Coffee Machine
- ATM machine
- Soda dispenser
- Money Order

Marketing & Sales Strategy

Grand Opening Campaign:

- Local flyers, social media ads, and in-store promotions, we will allocate some amount for advertising and marketing to improve the foot traffic into the store
- Since this is neighborhood store, we will add more items needed in winter including outwear and updating the coffee counter or relevant products.
- In year 2025 we may add a drive through for sale of coffee with relevant snacks.
- Collaborations with local community, including churches, schools, police and fire department.

Ongoing Marketing:

- Loyalty card system that helps increase gas volume.
- Add promotions on holidays and weekends
- Active presence on Google Business and Yelp

Operations Plan

Hours of Operation:

Monday–Sunday, 6:00 AM to 12:00 AM

Daily Operations:

- Restocking and cleaning
- Register operations and cash reconciliation
- Customer service and inventory tracking

Suppliers:

- Wholesalers
- Local bakery and beverage vendors
- Licensed tobacco and liquor suppliers

Technology:

- POS system
- Security cameras and alarm
- Accounting (CPA will handle)

Way Low Citgo

**2914 W State St Rockford IL 61102
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Financial Plan

Startup Costs:

- Real Estate: \$1,400,000
- Business acquisition: \$900,000
- Building improvements: \$15,000
- Initial inventory: \$150,000
- Working capital (6 mos.): \$30,000
- Licenses and permits: \$10,000
- Marketing & branding: \$7,000
- Insurance: \$5,000
- Professional fees: \$5,000
- Total Estimated Startup Cost: \$2,522,000

Way Low Citgo

2914 W State St Rockford IL 61102
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Security & Operations Plan

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Applicant: Khodiyar 364001 Inc.

DBA: Way Low Citgo

Location: 2914 W. State St., Rockford, IL 61102

MAR 17 2026

CITY OF ROCKFORD LEGAL DEPARTMENT

Security Personnel & Staffing

To ensure the safety of patrons, employees, and the surrounding community, Khodiyar 364001 Inc. will maintain a proactive security presence. This staffing model is designed to scale based on peak activity and at the request of City of Rockford officials.

- **Personnel Count:** We will employ a minimum of one dedicated security host during evening hours. During special events or upon City request, staffing will increase to a minimum of two personnel.
- **Standard Staffing:** During morning and afternoon shifts, the Store Manager and BASSET-trained cashiers serve as primary monitors.
- **Deployment Strategy:** One guard positioned at the main entrance/Point of Sale (POS) to monitor entry/exit and interior conduct. Another guard, **when active** will guard dedicated to exterior "Perimeter Sweeps" and lot checks every 30 minutes.

Qualifications of Security Personnel

All security personnel deployed at Way Low Citgo must meet the following:

- **Licensing:** Must possess a valid **Illinois PERC Card** (Permanent Employee Registration Card).
- **Regulatory Training:** Must be **BASSET certified** to monitor illegal "straw purchases" of alcohol or public consumption on-site.
- **Specialized Training:** All personnel undergo in-house training focused on:
 - **De-escalation:** Conflict resolution techniques for retail disputes or ID refusals.
 - **Emergency Protocols:** Active shooter, fire, and medical emergency exit procedures.
 - **Law Enforcement Liaison:** Established protocols for interacting with and assisting the **Rockford Police Department**.
- **Background Checks:** All security hires must pass a criminal background check prior to employment.

Dress Code Policy

Khodiyar 364001 inc. DBA: Way Low Citgo will/will not enforce a formal dress code.

- **Prohibited Items:** No excessively baggy clothing, no sleeveless shirts for men, and no clothing displaying offensive language or imagery.

Way Low Citgo

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815-967-3456

- **Security Uniforms:** Security personnel will be easily identifiable in branded attire a high-visibility vest or a tactical shirt clearly marked "SECURITY" to act as a visual deterrent.

Disorderly Activity Control Plan

Interior of the Licensed Premises

- **Floor Monitoring:** Staff will perform 15-minute intervals of "blind spot" monitoring, including restroom corridors and corners of the retail floor.
- **Loitering Mitigation:** We maintain a **Zero-Tolerance Loitering Policy**. Individuals not engaged in active shopping or waiting for a transaction will be professionally asked to vacate.
- **Incident Response:** In the event of an argument, security is trained to separate parties immediately and escort them through separate exits to prevent secondary altercations on the exterior.

Parking Areas & Fueling Islands

- **Anti-Loitering:** Security will monitor the pump islands to ensure they are used strictly for fueling and quick transactions. "Loud music" ordinances and "No Loitering" signs will be strictly enforced.
- **Aggressive Panhandling:** Security will immediately address and remove any individuals engaging in unauthorized vending or aggressive panhandling on the lot.
- **Visual Deterrence:** The canopy and lot perimeters will be maintained with high-lumen LED lighting to eliminate shadows and enhance the effectiveness of the surveillance system.

Public Areas Immediately Adjacent

- **Sidewalk Clearance:** Security will ensure that the public sidewalk along **W State St** remains clear of obstructions or groups congregating, ensuring a safe passage for neighborhood pedestrians.
- **External Cleanliness:** Staff will perform a "sweep" of the property line twice daily to remove any alcohol-related litter (bottles/cans) to prevent the area from appearing unmonitored.
- **CCTV Coverage:** High-definition exterior cameras are positioned to capture the sidewalk and street-side entry points. Footage is archived for a minimum of 30 days and made available to the Rockford Police Department upon request.

Incident Log & Reporting

All incidents of disorderly conduct, whether a verbal trespass warning or a physical removal, will be recorded in a **Station Incident Binder**. This log will include:

1. **Date and Time** of the occurrence.
2. **Detailed Description** of the individuals and behavior involved.
3. **Corrective Action** taken by security or management.
4. **Police Report Number** (whenever law enforcement is called to the scene).

2914 W STATE ST

Event Date	Call Number	Situation Reported	Call Disposition	Location	City
03/28/2026 08:34:07 PM	26-065072	TRAFFIC STOP	NRPT - NO REPORT / NRPT - NO REPORT	2914 W STATE ST	Rockford
03/16/2026 11:24:02 PM	26-055510	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	2914 W State St	Rockford
03/13/2026 09:52:46 PM	26-053299	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	2914 W State St	Rockford
03/08/2026 08:56:33 PM	26-049017	ACCIDENT WITH INJURIES	RPT - REPORT	2914 W State St	Rockford
03/07/2026 06:52:09 PM	26-048289	SUSPICIOUS VEHICLE	NRPT - NO REPORT	2914 W STATE ST	Rockford
02/04/2026 07:13:28 AM	26-024434	FOLLOW-UP	RE-ASSIGN/CHANGE OF CALL(UNIT) / NRPT - NO REPORT	2914 W State St	Rockford
01/14/2026 08:18:23 AM	26-009723	DISORDERLY	RPT - REPORT / RPT - REPORT	2914 W State St	Rockford
01/05/2026 07:01:03 PM	26-003267	DISORDERLY	RPT - REPORT	2914 W State St	Rockford
01/02/2026 11:12:41 PM	26-001354	TRAFFIC STOP	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	2914 W STATE ST	Rockford
12/30/2025 10:42:56 PM	25-281450	TRAFFIC STOP	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	2914 W STATE ST	Rockford
12/29/2025 07:05:00 PM	25-280607	TRAFFIC STOP	ADV - ADVISED	2914 W STATE ST	Rockford
12/22/2025 09:43:46 AM	25-275971	ABANDONED VEHICLE	ADV - ADVISED	2914 W State St	Rockford
12/08/2025 06:23:19 PM	25-266594	911 DUPLICATE CALL	DEP - DUPLICATE	2914 W State St	Rockford

12/06/2025 10:21:27 AM	25-264917	911 DUPLICATE CALL	DUP - DUPLICATE	2914 W STATE ST	Rockford
12/05/2025 10:17:54 PM	25-264631	RK-BATTERY	RPT - REPORT / RPT - REPORT	2914 W State St	Rockford
11/25/2025 01:25:04 PM	25-257098	PUBLIC COMPLAINT ROUTINE	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	2914 W State St	Rockford
11/24/2025 03:39:44 PM	25-256424	PUBLIC COMPLAINT PRIORITY	NRPT - NO REPORT / NRPT - NO REPORT	2914 W State St	Rockford
11/24/2025 10:39:00 AM	25-256201	SUSPICIOUS PERSON	NRPT - NO REPORT	2914 W State St	Rockford
11/23/2025 07:33:05 PM	25-255884	BATTERY JUST OCCURRED	RPT - REPORT / RPT - REPORT	2914 W State St	Rockford
11/07/2025 04:14:51 PM	25-243906	RK-BATTERY	RE-ASSIGN/CHANGE OF CALL(UNIT) / RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	2914 W State St	Rockford
11/07/2025 10:17:02 AM	25-243606	DOMESTIC	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	2914 W State St	Rockford
11/03/2025 10:07:07 PM	25-240924	TRAFFIC STOP	NRPT - NO REPORT	2914 W STATE ST	Rockford
11/03/2025 05:03:09 PM	25-240733	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	2914 W State St	Rockford
10/29/2025 09:01:54 PM	25-237193	TRAFFIC STOP	NRPT - NO REPORT	2914 W STATE ST	Rockford
10/27/2025 08:45:11 AM	25-235100	DISORDERLY	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	2914 W State St	Rockford
10/19/2025 03:23:54 PM	25-229473	RECKLESS DRIVING	ADV - ADVISED	2914 W State St	Rockford
10/17/2025 07:08:01 AM	25-227568	PUBLIC COMPLAINT ROUTINE	NRPT - NO REPORT	2914 W State St	Rockford
10/05/2025 05:43:17 PM	25-218805	DOMESTIC	RPT - REPORT	2914 W State St	Rockford
10/04/2025 05:53:01 PM	25-218060	RK-THEFT	NRPT - NO REPORT / NRPT - NO REPORT	2914 W State St	Rockford

10/04/2025 08:05:49 AM	25-217717	DISORDERLY	CALLER CANCELLED	2914 W State St	Rockford
09/30/2025 08:09:55 AM	25-214133	ACCIDENT HIT AND RUN	RPT - REPORT	2914 W State St	Rockford
09/28/2025 09:00:56 PM	25-213092	911 DUPLICATE CALL	DUP - DUPLICATE	2914 W State St	Rockford
09/28/2025 08:30:36 PM	25-213070	CUSTOMER MANAGEMENT DISPUTE	ADV - ADVISED	2914 W State St	Rockford
09/17/2025 10:30:01 PM	25-204168	SUSPICIOUS PERSON	NRPT - NO REPORT / NRPT - NO REPORT	2914 W State St	Rockford
09/16/2025 07:14:26 PM	25-203189	TRAFFIC STOP	ADV - ADVISED / ADV - ADVISED	2914 W STATE ST	Rockford
09/14/2025 08:53:28 AM	25-201156	VEHICLE THEFT JUST OCCURRED	CALLER CANCELLED	2914 W State St	Rockford
09/08/2025 10:34:17 AM	25-195976	DISORDERLY	ADV - ADVISED / ADV - ADVISED	2914 W State St	Rockford
08/23/2025 07:27:42 PM	25-183432	TRAFFIC STOP	ADV - ADVISED	2914 W STATE ST	Rockford
08/17/2025 06:59:40 PM	25-178108	911 DUPLICATE CALL	DUP - DUPLICATE	2914 W State St	Rockford
08/17/2025 06:33:25 PM	25-178079	DISORDERLY	ADV - ADVISED	2914 W State St	Rockford
07/29/2025 07:22:58 AM	25-161865	DISORDERLY	RPT - REPORT / RPT - REPORT / RPT - REPORT	2914 W State St	Rockford
07/27/2025 02:35:55 PM	25-160500	FOLLOW-UP	NRPT - NO REPORT	2914 W STATE ST	Rockford
07/27/2025 10:52:50 AM	25-160376	BURGLARY CHECKED	RPT - REPORT	2914 W State St	Rockford
07/16/2025 09:24:44 PM	25-151727	BATTERY REPORT	RPT - REPORT	2914 W State St	Rockford
07/13/2025 06:19:07 PM	25-149133	WELFARE CHECK	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	2914 W State St	Rockford
06/29/2025 05:54:44 PM	25-137517	TRAFFIC STOP	ADV - ADVISED	2914 W STATE ST	Rockford

06/17/2025 02:57:21 PM	25-127810	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	2914 W State St	Rockford
06/15/2025 05:20:26 PM	25-126287	THEFT JUST OCCURRED	ADV - ADVISED	2914 W State St	Rockford
06/15/2025 10:52:51 AM	25-126087	RECKLESS DRIVING	ADV - ADVISED	2914 W State St	Rockford
06/03/2025 11:50:39 AM	25-116349	CUSTOMER MANAGEMENT	UTL - UNABLE TO LOCATE / UTL - DISPUTE	2914 W State St	Rockford
05/27/2025 09:10:41 AM	25-110380	TRAFFIC STOP	NRPT - NO REPORT / NRPT - NO REPORT	2914 W STATE ST	Rockford
05/02/2025 08:15:52 PM	25-090945	DISORDERLY	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	2914 W State St	Rockford
05/01/2025 02:18:11 PM	25-089810	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	2914 W State St	Rockford
04/24/2025 01:22:59 PM	25-083944	ACCIDENT HIT AND RUN	NRPT - NO REPORT	2914 W State St	Rockford
04/18/2025 12:31:11 PM	25-078904	DIRECTED ASSIGNMENT	ISS - ISSUED / ISS - ISSUED	2914 W STATE ST	Rockford
04/14/2025 08:57:08 AM	25-075454	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	2914 W State St	Rockford
04/06/2025 10:00:33 PM	25-069854	911 DUPLICATE CALL	DUP - DUPLICATE	2914 W State St	Rockford
04/06/2025 09:55:16 PM	25-069849	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	2914 W State St	Rockford
03/27/2025 11:20:17 AM	25-061637	DIRECTED ASSIGNMENT	NRPT - NO REPORT	2914 W State St	Rockford
03/24/2025 08:25:05 AM	25-059088	WARRANT SERVICE	RPT - REPORT	2914 W State St	Rockford
02/28/2025 10:23:37 AM	25-041029	CRU	RPT - REPORT	2914 W STATE ST	Rockford
02/22/2025 07:23:23 PM	25-036728	TRAFFIC STOP	RPT - REPORT / RPT - REPORT / RPT - REPORT	2914 W State St	Rockford

02/02/2025 04:03:22 PM	25-022528	TRAFFIC STOP	NRPT - NO REPORT	2914 W State St	Rockford
01/30/2025 11:22:52 AM	25-020277	ALARM - HOLDUP/PANIC	0002 - FALSE ALARM - EQUIPMENT	2914 W State St	Rockford
01/30/2025 08:57:20 AM	25-020171	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR	2914 W State St	Rockford
01/29/2025 05:18:42 PM	25-019762	PUBLIC COMPLAINT	CALLER CANCELLED	2914 W State St	Rockford
01/28/2025 08:32:55 PM	25-019091	SUSPICIOUS VEHICLE	NRPT - NO REPORT	2914 W State St	Rockford
01/27/2025 02:01:07 PM	25-018047	ACCIDENT PROPERTY DAMAGE	NRPT - NO REPORT / NRPT - NO REPORT / ISS - ISSUED	2914 W State St	Rockford
01/19/2025 12:02:24 AM	25-012514	ASSAULT W/WEAPON JUST OCCURRED	NRPT - NO REPORT	2914 W State St	Rockford
01/18/2025 09:01:49 PM	25-012405	TRAFFIC STOP	RPT - REPORT	2914 W State St	Rockford
01/17/2025 09:09:10 AM	25-011229	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	2914 W State St	Rockford
01/13/2025 07:56:54 PM	25-008806	911 DUPLICATE CALL	DUP - DUPLICATE	2914 W State St	Rockford
01/13/2025 07:16:23 PM	25-008776	CITIZEN ASSIST	NRPT - NO REPORT	2914 W State St	Rockford
12/31/2024 11:16:45 AM	24-289815	MEDICAL ASSIST	NRPT - NO REPORT / NRPT - NO REPORT	2914 W State St	Rockford
12/13/2024 10:31:53 AM	24-277642	DISORDERLY	RPT - REPORT / RPT - REPORT	2914 W State St	Rockford
11/18/2024 10:52:03 PM	24-260148	FOLLOW-UP	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	2914 W State St	Rockford
11/16/2024 12:00:11 AM	24-258159	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	2914 W State St	Rockford
11/10/2024 08:15:32 PM	24-254242	AGGRESSIVE PANHANDLER	RPT - REPORT	2914 W State St	Rockford

11/07/2024 11:16:30 PM	24-252150	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	2914 W State St	Rockford
10/30/2024 11:14:14 AM	24-245436	SUSPICIOUS PERSON	CALLER CANCELLED / CALLER CANCELLED	2914 W State St	Rockford
10/25/2024 01:11:26 PM	24-241591	ABANDONED VEHICLE	NRPT - NO REPORT	2914 W State St	Rockford
10/24/2024 04:10:04 AM	24-240519	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	2914 W State St	Rockford
10/23/2024 09:03:23 PM	24-240371	DRUGS (NON-MARIJUANA)	U TL - UNABLE TO LOCATE	2914 W State St	Rockford
10/23/2024 12:48:54 PM	24-239969	911 DUPLICATE CALL	DUP - DUPLICATE	2914 W State St	Rockford
10/22/2024 10:19:38 PM	24-239553	DISORDERLY	NRPT - NO REPORT	2914 W State St	Rockford
10/22/2024 01:04:14 PM	24-239076	CRIMINAL TRESPASS	RPT - REPORT	2914 W State St	Rockford
10/19/2024 03:08:02 AM	24-236367	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT	2914 W State St	Rockford
10/17/2024 06:16:21 PM	24-235194	911 DUPLICATE CALL	DUP - DUPLICATE	2914 W State St	Rockford
10/17/2024 06:14:53 PM	24-235193	911 DUPLICATE CALL	DUP - DUPLICATE	2914 W State St	Rockford
10/14/2024 10:13:56 AM	24-232405	CRIMINAL TRESPASS	RPT - REPORT / RPT - REPORT	2914 W State St	Rockford
10/12/2024 07:00:51 PM	24-231363	CRIMINAL TRESPASS	RPT - REPORT / RPT - REPORT	2914 W State St	Rockford
10/10/2024 09:32:30 PM	24-229803	SUSPICIOUS INCIDENT	U TL - UNABLE TO LOCATE	2914 W State St	Rockford
10/06/2024 07:44:54 PM	24-226440	WELFARE CHECK	RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	2914 W State St	Rockford
09/28/2024 03:34:18 PM	24-219524	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	2914 W State St	Rockford

09/23/2024 02:39:33 PM	24-215305	CIVIL PROCESS	NRPT - NO REPORT	2914 W State St	Rockford
09/17/2024 08:40:34 AM	24-209793	SUSPICIOUS PERSON	CALLER CANCELLED	2914 W State St	Rockford
09/15/2024 07:54:14 PM	24-208661	DISORDERLY	NRPT - NO REPORT	2914 W State St	Rockford
09/01/2024 01:57:36 PM	24-196742	CRIMINAL TRESPASS	U TL - UNABLE TO LOCATE	2914 W State St	Rockford
08/27/2024 11:56:35 PM	24-192743	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	2914 W State St	Rockford
08/27/2024 07:49:21 PM	24-192568	SERVICE OTHER AGENCY LAW	RE-ASSIGN/CHANGE OF CALL(UNIT) / DUP - DUPLICATE	2914 W State St	Rockford
08/25/2024 07:21:55 AM	24-190556	DISORDERLY	U TL - UNABLE TO LOCATE / U TL - UNABLE TO LOCATE	2914 W State St	Rockford
08/24/2024 06:33:19 PM	24-190160	911 DUPLICATE CALL	DUP - DUPLICATE	2914 W State St	Rockford
08/24/2024 06:31:38 PM	24-190157	BATTERY JUST OCCURRED	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	2914 W State St	Rockford
08/24/2024 06:31:37 PM	24-190159	911 DUPLICATE CALL	DUP - DUPLICATE	2914 W State St	Rockford
08/23/2024 05:32:48 PM	24-189374	SUSPICIOUS PERSON	NRPT - NO REPORT	2914 W State St	Rockford
08/19/2024 05:44:06 PM	24-185964	ATV/MINI BIKE COMPLAINT	RPT - REPORT	2914 W State St	Rockford
07/16/2024 08:59:41 PM	24-158080	THEFT JUST OCCURRED	RPT - REPORT	2914 W State St	Rockford
07/13/2024 02:59:56 AM	24-154203	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	2914 W State St	Rockford

07/01/2024 01:48:23 PM	24-143824	DISORDERLY	ADV - ADVISED / ADV - ADVISED	2914 W State St	Rockford	
06/29/2024 06:29:02 PM	24-142396	CRIMINAL TRESPASS	RPT - REPORT / RPT - REPORT	2914 W State St	Rockford	
06/26/2024 12:01:01 PM	24-139533	CRIMINAL TRESPASS	ADV - ADVISED	2914 W State St	Rockford	
06/25/2024 03:19:07 PM	24-138869	SUSPICIOUS PERSON	U TL - UNABLE TO LOCATE	2914 W State St	Rockford	
06/24/2024 04:25:07 PM	24-138031	DISORDERLY	RPT - REPORT	2914 W State St	Rockford	
06/22/2024 01:00:20 PM	24-136261	PUBLIC COMPLAINT	ROUTINE	CALLER CANCELLED	2914 W State St	Rockford
06/21/2024 08:46:45 PM	24-135755	CRIMINAL TRESPASS	CALLER CANCELLED	2914 W State St	Rockford	
06/18/2024 03:00:49 PM	24-132819	CRIMINAL TRESPASS	ADV - ADVISED / ADV - ADVISED	2914 W State St	Rockford	
06/15/2024 09:13:49 PM	24-130545	TRAFFIC STOP	RPT - REPORT / NRPT - NO REPORT / NRPT - NO REPORT	2914 W State St	Rockford	
06/14/2024 08:03:17 PM	24-129659	PUBLIC COMPLAINT	ROUTINE	NRPT - NO REPORT	2914 W State St	Rockford
06/13/2024 10:13:10 AM	24-128377	DIRECTED ASSIGNMENT	NRPT - NO REPORT	2914 W State St	Rockford	
06/12/2024 07:43:04 PM	24-128015	AGGRESSIVE PANHANDLER	ADV - ADVISED	2914 W State St	Rockford	
06/10/2024 05:25:01 PM	24-126078	CRIMINAL TRESPASS	NRPT - NO REPORT	2914 W State St	Rockford	
06/09/2024 12:50:02 PM	24-124985	911 DUPLICATE CALL	DUP - DUPLICATE	2914 W State St	Rockford	
06/09/2024 12:46:33 PM	24-124982	CUSTOMER MANAGEMENT DISPUTE	CALLER CANCELLED	2914 W State St	Rockford	
05/22/2024 10:05:35 PM	24-110380	SUSPICIOUS INCIDENT	NRPT - NO REPORT / NRPT - NO REPORT	2914 W State St	Rockford	

05/22/2024 09:20:55 PM	24-110340	DISORDERLY PUBLIC COMPLAINT	NRPT - NO REPORT	2914 W State St	Rockford
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05/08/2024 01:03:56 PM	24-098238	DISORDERLY	RPT - REPORT / RPT - REPORT	2914 W State St	Rockford
05/06/2024 11:08:42 AM	24-096419	DISORDERLY	ADV - ADVISED	2914 W State St	Rockford
04/25/2024 04:42:01 PM	24-087661	911 INFORMATION	911 CLOSE W/O SEND TO PENDING UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	2914 W State St	Rockford
04/17/2024 05:38:25 PM	24-081358	DISORDERLY	UNABLE TO LOCATE	2914 W State St	Rockford
04/17/2024 05:08:32 PM	24-081339	DISORDERLY PUBLIC COMPLAINT	CALLER CANCELED	2914 W State St	Rockford
04/16/2024 04:41:37 PM	24-080562	ROUTINE	RPT - REPORT / RPT - REPORT	2914 W State St	Rockford
04/15/2024 10:28:48 AM	24-079363	CUSTOMER MANAGEMENT DISPUTE	ADV - ADVISED / ADV - ADVISED	2914 W State St	Rockford
04/05/2024 12:33:01 AM	24-070671	TRAFFIC STOP	ISS - ISSUED	2914 W State St	Rockford
03/20/2024 02:33:59 PM	24-059741	911 LANDLINE HANG UP	NRPT - NO REPORT	2914 W State St	Rockford
03/19/2024 10:50:29 AM	24-058741	CRU	RPT - REPORT	2914 W State St	Rockford
03/13/2024 06:41:44 PM	24-054423	AGGRESSIVE PANHANDLER	CALLER CANCELLED	2914 W State St	Rockford
03/11/2024 11:21:54 PM	24-052864	SUSPICIOUS VEHICLE PUBLIC COMPLAINT	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	2914 W State St	Rockford
03/11/2024 05:18:48 PM	24-052591	ROUTINE	NRPT - NO REPORT	2914 W State St	Rockford
03/08/2024 12:54:05 PM	24-050255	TRAFFIC STOP	NRPT - NO REPORT	2914 W State St	Rockford

03/05/2024 09:11:14 PM 24-048204 PUBLIC COMPLAINT NRPT - NO REPORT / NRPT - NO REPORT 2914 W State St Rockford

03/02/2024 07:55:33 PM 24-045769 TRAFFIC STOP NRPT - NO REPORT 2914 W State St Rockford

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 gas station and convenience store in the name of Ravi Patel / Priyank Patel / Khodiyar 364001 Inc. in an I-1, Light Industrial Zoning District for the property described as:

A/K/A: 2914 West State Street
PIN: 11-21-153-001

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 gas station and convenience store in the name of Ravi Patel / Priyank Patel / Khodiyar 364001 Inc. in an I-1, Light Industrial Zoning District at 2914 West 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 and Tobacco Codes.
3. The sale of packaged liquor and the sale of tobacco products shall be limited to the revised interior floor plan submitted and approved by Staff.
4. The sale of packaged liquor shall be limited to 6:00 A.M. to 12:00 A.M. (Midnight) Monday through Saturday and 9:00 A.M. to 12:00 A.M. (Midnight) on Sundays.
5. Liquor sales hours must comply with the liquor code.
6. Licensee shall hire private security licensed by the state upon written request of the liquor commissioner.
7. There shall be no single serving sales of beer or wine in volumes of 16 oz. or less.
8. 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.
9. Window display signage is limited to 20% of window area.
10. The windows shall not be covered with bars or other devices that block the window.
11. The sale of water pipes and "huka" or "hookah" pipes are prohibited.
12. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
13. All outstanding general ordinance fines must be paid prior to the issuance of the license
14. 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:

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

Mark Bonne, Chairman

Tamir Bell, Vice-Chairman

Gabrielle Torina

Janessa Wilkins

Aprel Prunty



PLANNING & ZONING REPORT

Liquor and Tobacco Advisory Board Meeting of April 21, 2025

File #026-LTAB-005

APPLICANT: Bhupinder Singh / Sean Chinna / Central Park Tap, Inc dba Central Park Tap

LOCATION: 3523 Auburn Street

REQUESTED ACTION: 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 a C-3, General Commercial Zoning District.

EXISTING USE: Tavern with sale of liquor by the drink and video gaming and; sale of packaged liquor sales and tobacco sales with a liquor store

PROPOSED USE: Tavern with sale of liquor by the drink and video gaming and; sale of packaged liquor sales and tobacco sales with a liquor store

DIMENSIONS: See attached Exhibit E

ADJACENT ZONING AND LAND USES:

NORTH:	C-3	Vacant land
EAST:	C-3	Precision Cycle
SOUTH:	R-3	Single-family and Multi-family residences
WEST:	C-3	Vacant car wash, LaKatrina Restaurant

YEAR 2040 PLAN: C Commercial & Retail

HISTORY: **File 025-LTAB-019:** The sale of liquor by the drink (Class L50) in conjunction with a bar and video gaming terminals; and the sale of packaged liquor (Class PKG) and the sale of tobacco products in conjunction with a liquor store in a C-3, General Commercial Zoning District for the subject property. This request was withdrawn.

File #024-LTAB-017: Modification of an existing liquor license for the sale of liquor by the drink in a C-3, General Commercial Zoning District was approved on June 5, 2024 for the property located at 3605 Auburn Street. This property is located 75 feet west of the subject property.

File #022-LTAB-052: The sale of beer and wine by the drink (Class WB 50) in conjunction with a restaurant and video gaming terminals in a C-3, General Commercial Zoning District was approved on February 8, 2023 for the property located at 3605 Auburn Street. This property is located 75 feet west of the subject property.

File #021-LTAB-032: The sale of liquor by the drink in conjunction with a restaurant and an outdoor smoking area in a C-3, General Commercial Zoning District was approved on January 20, 2022 for the property located at 3605 Auburn Street. This property is located 75 feet west of the subject property.

File #017-LTAB-004: The sale of beer and wine by the drink in conjunction with a restaurant and video gaming facility in a C-3, General Commercial Zoning District was approved on March 8, 2017 for the property located at 3605 Auburn Street. This property is located 75 feet west of the subject property.

File #013-LTAB-027: The sale of packaged liquor in conjunction with a liquor store in a C-2, Limited Commercial Zoning District was approved on August 16, 2013 for the property located at 3216 Auburn Street. This is four (4) blocks southeast of the subject property.

REVIEW COMMENTS: The Applicant is requesting 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 a C-3, General Commercial Zoning District. Exhibit A shows the subject property is located directly northeast of the Auburn Street and Irving Avenue intersection. The subject property is surrounded by commercial and residential uses (Exhibits B and C).

The subject property is an existing bar and liquor store. As the business is being purchased and will be under new ownership, the Applicant is required to submit a completed liquor license application along with a business plan and go before the board for review. Additional items are presented for the use approval regarding the site and intended business.

The Applicants are Bhupinder Singh, President of Central Park Tap, Inc. and Sean Chinna. Within the Liquor Application, it is indicated that Bhupinder Singh will be actively involved in on-premises, day-to-day operation of Central Park Tap and the business will not be managed by a manager or agent.

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 exterior site plan of the subject property. The aerial shows the existing layout of the subject property with the building and parking lots. The building area is approximately 7,604 square feet. The required parking spaces for a bar is 13.3 spaces per 1,000 square feet and the liquor store is four (4) spaces per 1,000 square feet. Based on the required parking spaces, a total of 66 parking spaces would be required. Exhibit E shows two (2) parking lots but does not clearly show the parking spaces; however, Staff feels there is sufficient space to comply with the required off-street parking and for the removal of the parking in the right-of-way that must be replaced with landscaping.

The Applicant did not provide a landscaping plan and Exhibit E shows that the subject property does not have any landscaping. Staff requires that a detailed landscaping plan that includes Shade Trees, Perimeter Landscaping, and Interior Landscaping with specific species of plants be submitted for review and approval.

Exhibit F is the interior floor plan of the entire building. Exhibit F shows the liquor store will consist of front cash register with liquor shelving, shelves in the middle of the liquor store, a beer cooler, and a storage room. Additionally, the gaming room with six (6) video gaming terminal is not shown.

Exhibit G is the business plan. The Applicant states, "will be operating a tavern at this location. Applicant is purchasing a tavern". The Exhibit indicates the percentages for the alcohol sales 50%, food 25% and general merchandise is 25% and that there will be no video gaming license since the property is not eligible. The liquor license application indicates that there will be (6) six video gaming terminals. Staff is confused by this language in the business plan as the existing tavern does have six VGTs and the Applicant indicated they wish to keep the six VGTs per the liquor application. Staff would ask that the Applicant clarify this important issue. The hours and days of operation are proposed to be Sunday through Saturday from 9:00 A.M. to 2:00 A.M. The Applicant did not include if the premise will have hot food or what the percentages of the liquor store would be or the operation of both businesses together.

Exhibit H includes the security plan. The Applicant explains, "As this is a tavern, there will be at least two attendants responsible for monitoring any customers as to whether or not they are eligible for purchase." (Exhibit H). The Applicant indicated that staff are instructed to call the police if there are any disturbances.

Exhibit I shows that there have been 102 calls of service for the last two years at 3523 Auburn Street.

Upon an inspection of the property there were seven (7) signs on the west elevation of the building. Five (5) of the signs will need to be removed and only two (2) signs can remain. There is a pole from a previous sign that should be removed along Auburn Street. The dumpster enclosure in rear yard is in disrepair and should be repaired or replaced.

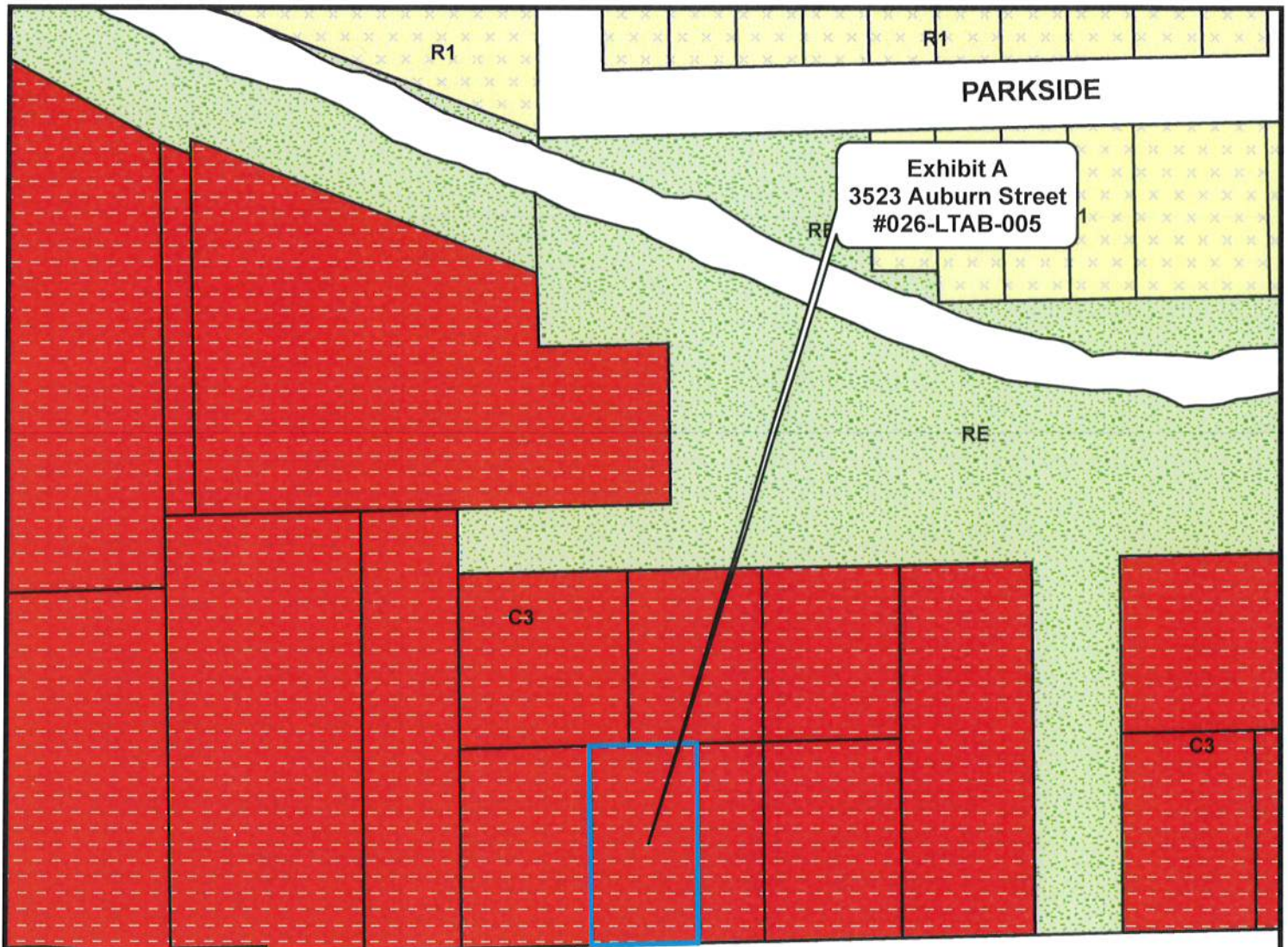
Staff supports the continuation of the business in the area and feels this proposal will be compatible with other uses in the area.

RECOMMENDATION: Staff recommends APPROVAL of the sale of tobacco products and APPROVAL of the sale of package liquor (Class PKG) in conjunction with a liquor store and APPROVAL of the sale of liquor by the drink (Class L50) in conjunction with a tavern and video gaming terminals in a C-3, General Commercial Zoning District subject to the conditions below:

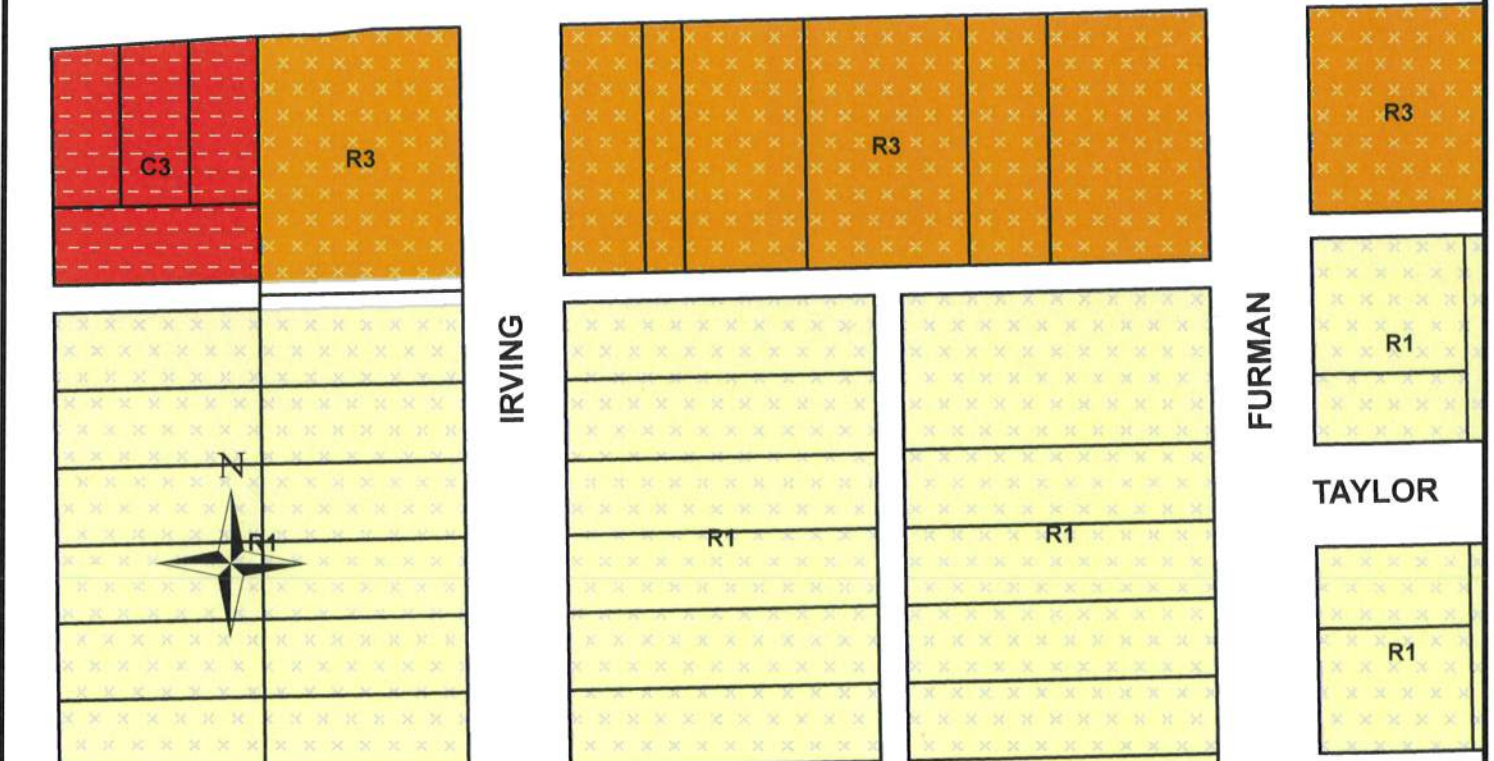
1. Meet all applicable Building and Fire Codes.
2. Compliance with all City of Rockford Code of Ordinances including Liquor and Tobacco Codes.
3. Window display signage is limited to 20% of window area
4. The windows shall not be covered with bars or other devices that block the windows.

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, 2026.
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 approved interior floor plan Exhibit F.
10. The hours of operation shall be limited to Sunday through Saturday from 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.

SC:BM 04/10/25



AUBURN



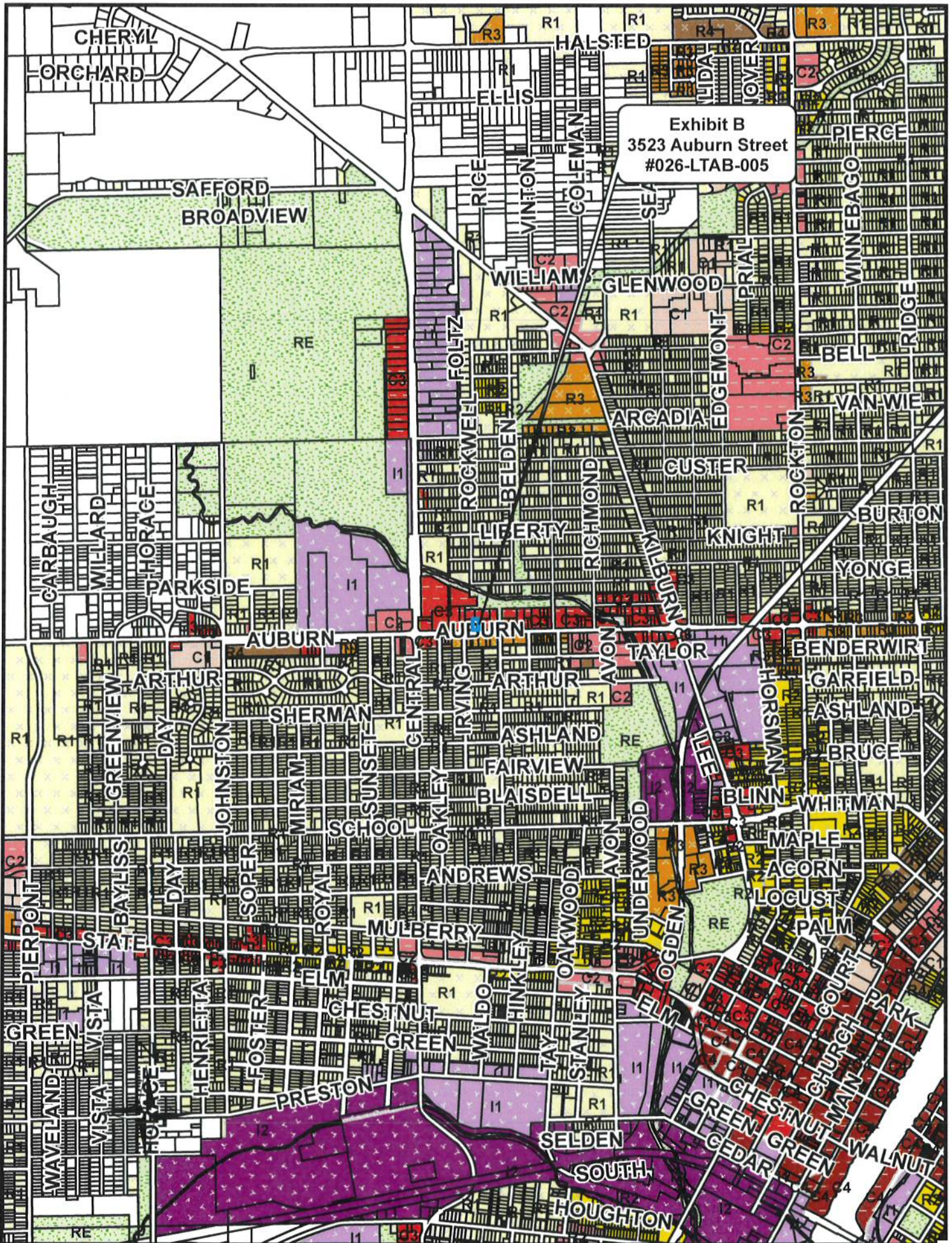
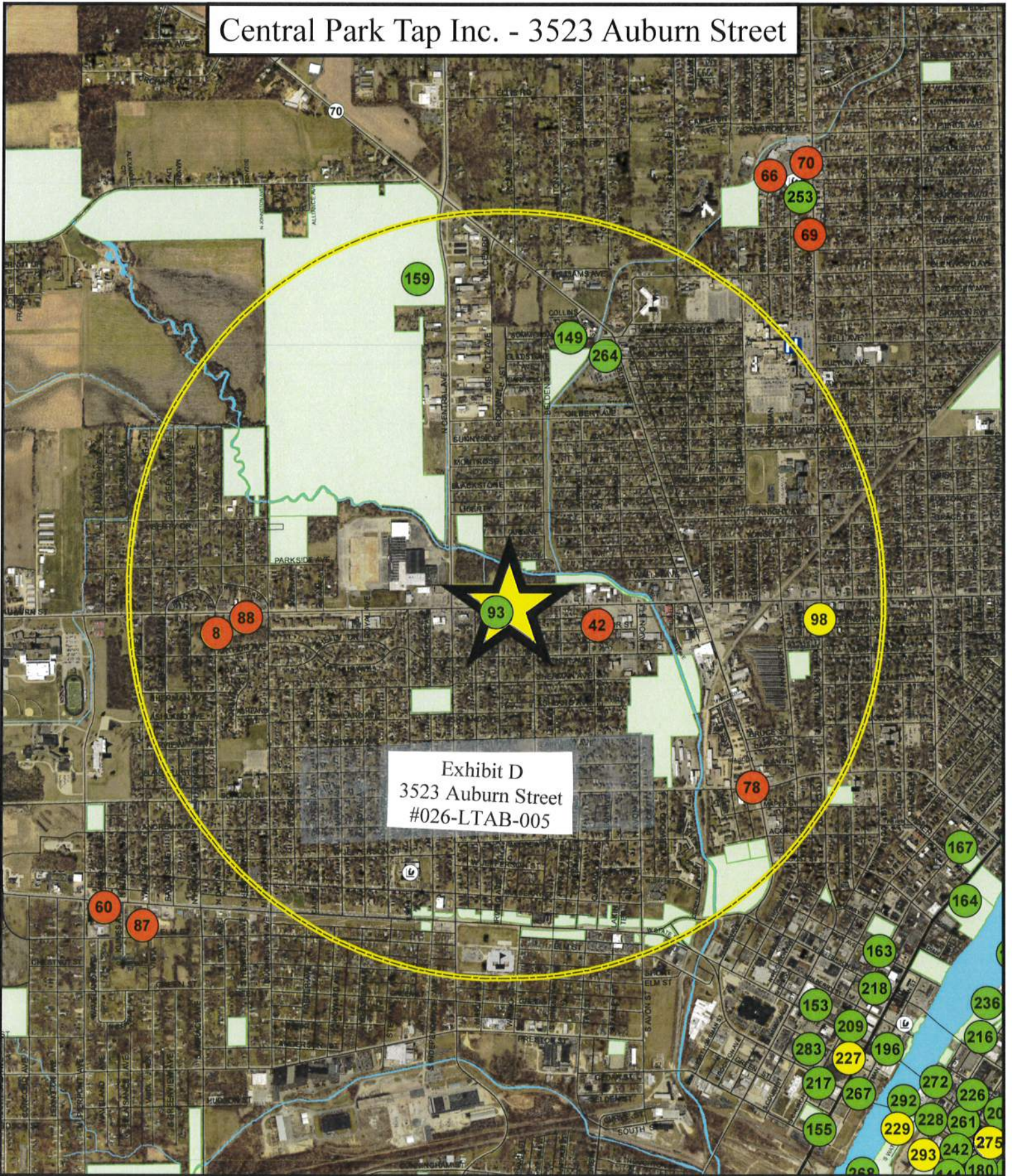


Exhibit B
3523 Auburn Street
#026-LTAB-005



Exhibit C
3523 Auburn Street
#026-LTAB-005

Central Park Tap Inc. - 3523 Auburn Street



- 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-2025

2026



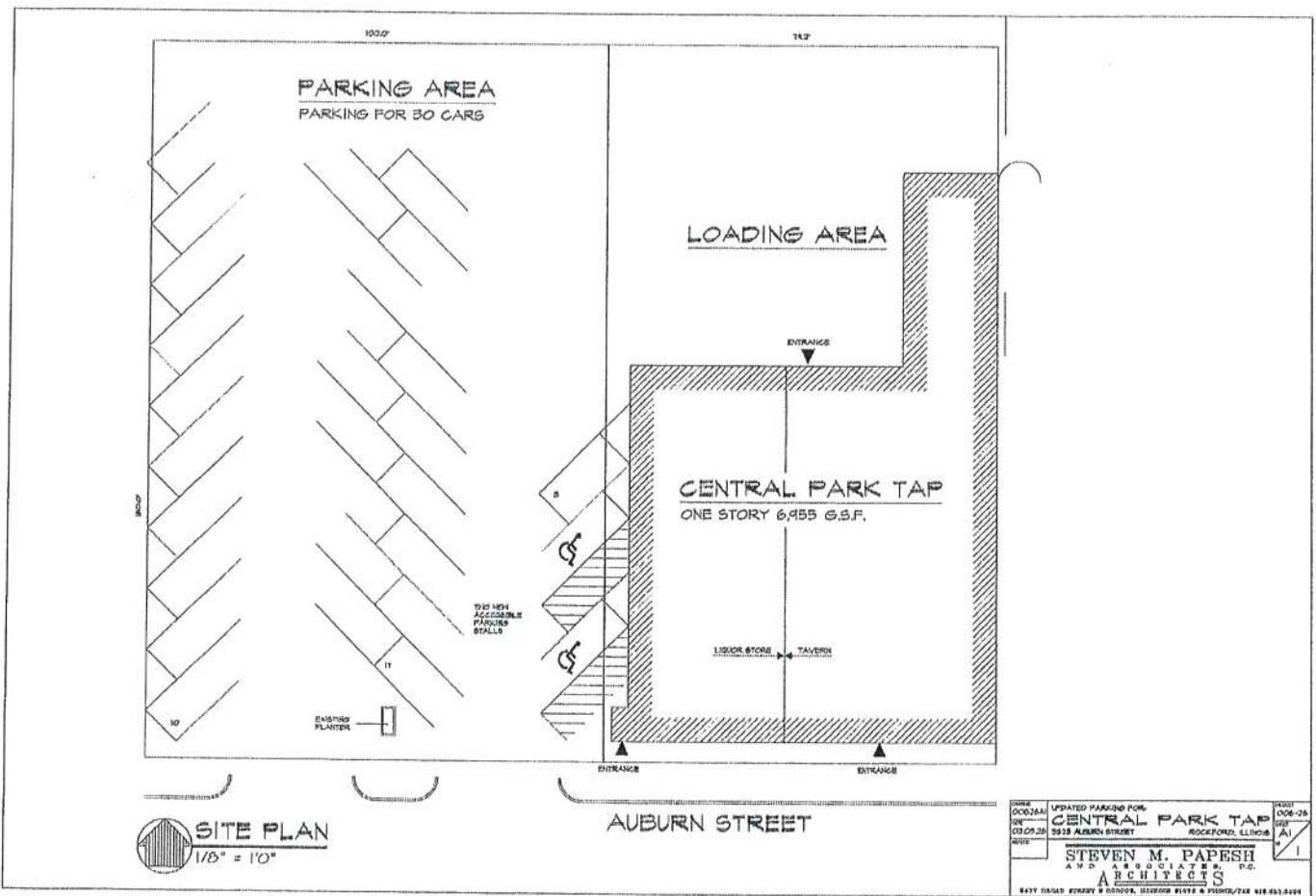
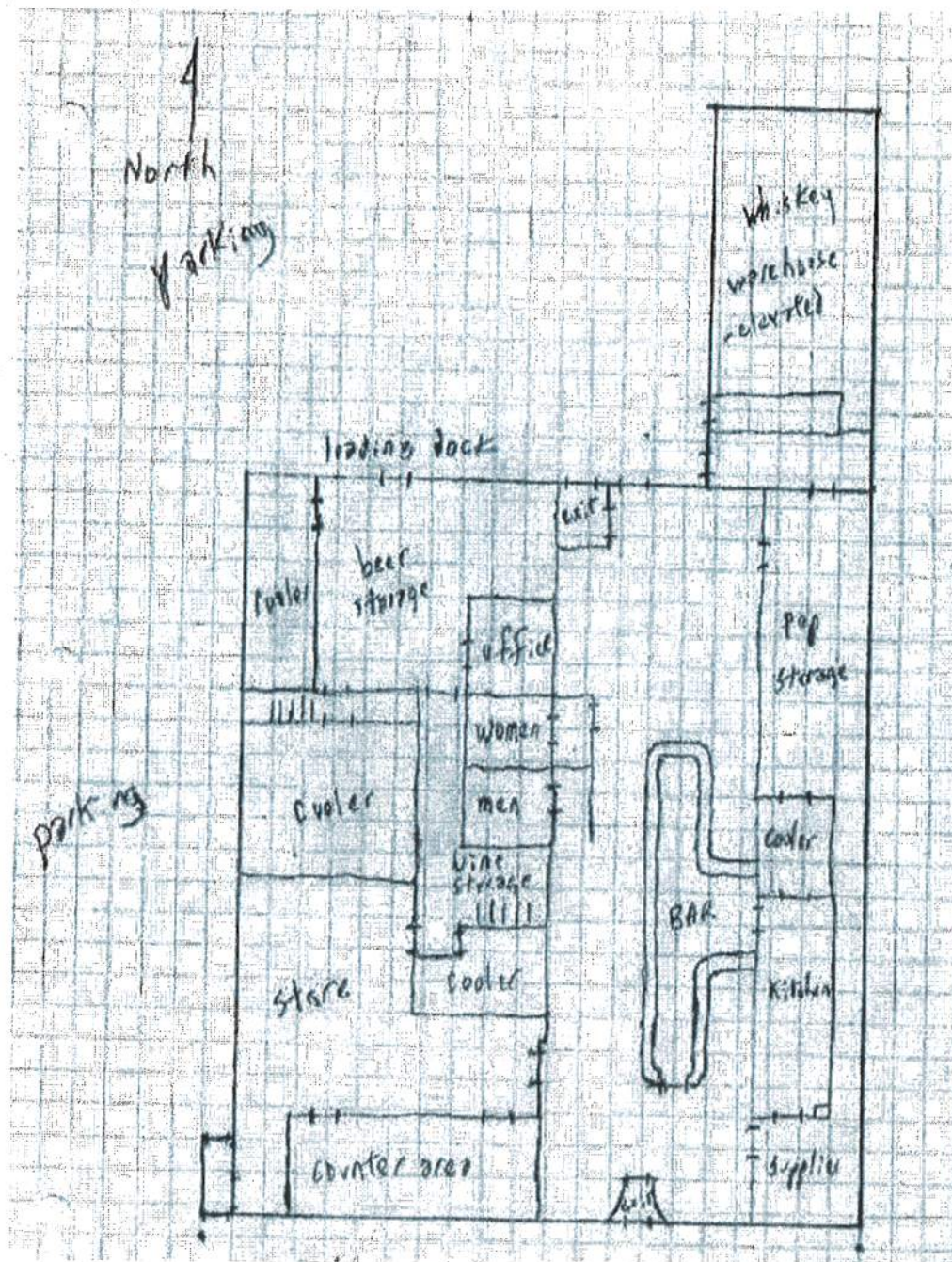


Exhibit E
 3523 Auburn Street
 #026-LTAB-005



gaslandwi <gaslandwi@gmail.com>
 To: Dawn Pritz <stopitjoe@att.net>

Tue, Feb 3, 2026 at 4:59 PM

Awesome, thank you so much!
 [Quoted text hidden]

Exhibit F
 3523 Auburn Street
 #026-LTAB-005

 CPT floorplan 2.jpeg
 104 KB

Business Plan for Central Park Tap, Inc.

3523 Auburn Street, Rockford, Illinois

Applicant will be operating a tavern at this location. Applicant is purchasing a
tavern

The estimate of sales pursuant to sales are complete estimates at this time. There will be no gaming sales from this place as it is not eligible for a video gaming license. The sales will be from the following:

- Alcohol sales percentage of total revenue: 50%
- Food/non-alcoholic beverage sales percentage of total revenue: 25%
- General merchandise sales percentage of total revenue: 25%

Hour of Operation will be:

9:00 AM to 2:00 AM Sunday thru Saturday

Exhibit G
3523 Auburn Street
#026-LTAB-005

**SECURITY PLAN
FOR CENTRAL PARK TAP, INC.
3523 AUBURN STREET, ROCKFORD, ILLINOIS**

As this is a tavern, there will be at least two attendants on duty at all times. He or she will be responsible for monitoring any customers as to whether or not they are eligible for purchase for alcohol and whether any customers, even if eligible for purchase, should be served. Attendants will be instructed that in the event of any disturbances, they are to call the police.

Exhibit H
3523 Auburn Street
#026-LTAB-005

3523 AUBURN ST

Event Date	Call Number	Situation Reported	Call Disposition	Location	City
03/27/2026 11:42:21 AM	26-063984	BATTERY REPORT	NRPT - NO REPORT	3523 Auburn St	Rockford
03/18/2026 08:43:16 PM	26-057047	DISORDERLY	CALLER CANCELLED	3523 Auburn St	Rockford
03/01/2026 02:21:26 PM	26-043401	911 DUPLICATE CALL	DUP - DUPLICATE	3523 Auburn St	Rockford
03/01/2026 02:20:15 PM	26-043398	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	3523 Auburn St	Rockford
02/18/2026 10:29:22 PM	26-035731	TRAFFIC STOP	NRPT - NO REPORT	3523 AUBURN ST	Rockford
02/13/2026 10:16:46 PM	26-031866	DISORDERLY	NRPT - NO REPORT	3523 Auburn St	Rockford
02/12/2026 10:15:52 PM	26-031013	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	3523 Auburn St	Rockford
02/03/2026 11:23:18 AM	26-023796	SUSPICIOUS INCIDENT	NRPT - NO REPORT / NRPT - NO REPORT	3523 Auburn St	Rockford
01/29/2026 11:58:55 AM	26-020256	CRU	RPT - REPORT	3523 AUBURN ST	Rockford
01/27/2026 08:07:44 PM	26-019105	SUSPICIOUS PERSON	UTL - UNABLE TO LOCATE	3523 Auburn St	Rockford
01/23/2026 10:55:49 AM	26-016244	FOLEW-UP	NRPT - NO REPORT	3523 AUBURN ST	Rockford
01/16/2026 09:54:00 AM	26-011321	CIVIL PROCESS	NRPT - NO REPORT	3523 AUBURN ST	Rockford
01/02/2026 09:37:28 PM	26-001296	RK-THEFT	NRPT - NO REPORT / NRPT - NO REPORT	3523 Auburn St	Rockford
12/29/2025 07:48:44 PM	25-280635	TRAFFIC STOP	ADV - ADVISED	3523 AUBURN ST	Rockford
12/15/2025 01:52:54 PM	25-271037	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	3523 Auburn St	Rockford
11/30/2025 01:18:33 AM	25-260356	911 DUPLICATE CALL	DUP - DUPLICATE	3523 Auburn St	Rockford
11/30/2025 01:10:24 AM	25-260354	INFORMATION FOR POLICE	NRPT - NO REPORT	3523 AUBURN ST	Rockford
11/13/2025 11:52:58 PM	25-248582	SUSPICIOUS INCIDENT	NRPT - NO REPORT / NRPT - NO REPORT	3523 Auburn St	Rockford
11/09/2025 01:12:37 AM	25-244960	TRAFFIC STOP	ADV - ADVISED / ADV - ADVISED	3523 AUBURN ST	Rockford

Exhibit I
 3523 Auburn Street
 #026-LTAB-005

11/05/2025 01:49:58 AM	25-241884	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	3523 Auburn St	Rockford
11/03/2025 01:49:17 PM	25-240550	911 DUPLICATE CALL	DUP - DUPLICATE	3523 AUBURN ST	Rockford
10/26/2025 01:12:14 AM	25-234337	TRAFFIC STOP	NRPT - NO REPORT	3523 AUBURN ST	Rockford
10/25/2025 12:35:58 AM	25-233608	UNKNOWN PROBLEM	NRPT - NO REPORT / NRPT - NO REPORT	3523 Auburn St	Rockford
10/24/2025 06:23:11 PM	25-233380	CRIMINAL TRESPASS	ADV - ADVISED / ADV - ADVISED	3523 Auburn St	Rockford
10/09/2025 12:14:32 AM	25-221471	TRAFFIC STOP	NRPT - NO REPORT / NRPT - NO REPORT	3523 AUBURN ST	Rockford
10/02/2025 07:35:55 PM	25-216434	TRAFFIC STOP	RPT - REPORT	3523 AUBURN ST	Rockford
10/01/2025 11:21:50 PM	25-215700	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	3523 Auburn St	Rockford
09/26/2025 11:45:05 PM	25-211647	DOMESTIC	RPT - REPORT / RPT - REPORT	3523 Auburn St	Rockford
09/12/2025 04:18:03 PM	25-199786	SERVICE OTHER AGENCY LAW	UTL - UNABLE TO LOCATE	3523 AUBURN ST	Rockford
09/02/2025 09:58:34 PM	25-191890	ARMED SUBJECT	RPT - REPORT	3523 Auburn St	Rockford
08/22/2025 07:55:56 PM	25-182602	TRAFFIC STOP	NRPT - NO REPORT	3523 AUBURN ST	Rockford
08/15/2025 03:43:09 PM	25-176209	CIVIL PROCESS	NRPT - NO REPORT	3523 AUBURN ST	Rockford
08/08/2025 12:42:44 PM	25-170481	WELFARE CHECK	RE-ASSIGN/CHANGE OF CALL(UNIT) / NRPT - NO REPORT / NRPT - NO REPORT	3523 Auburn St	Rockford
08/08/2025 12:33:33 AM	25-170145	TRAFFIC STOP	ISS - ISSUED / ISS - ISSUED	3523 AUBURN ST	Rockford
07/14/2025 10:26:02 PM	25-150110	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	3523 Auburn St	Rockford
07/08/2025 02:00:43 PM	25-144984	CRU	RPT - REPORT	3523 AUBURN ST	Rockford
07/08/2025 10:20:48 AM	25-144817	FOLLOW-UP	NRPT - NO REPORT	3523 AUBURN ST	Rockford

06/18/2025 08:44:50 PM	25-128854	WELFARE CHECK	NRPT - NO REPORT / NRPT - NO REPORT	3523 Auburn St	Rockford
06/10/2025 02:07:50 PM	25-122054	CRU	RPT - REPORT	3523 AUBURN ST	Rockford
06/02/2025 08:24:55 AM	25-115254	CRU	RPT - REPORT	3523 AUBURN ST	Rockford
05/22/2025 09:55:58 AM	25-106436	CRU	RPT - REPORT	3523 AUBURN ST	Rockford
05/21/2025 12:18:16 PM	25-105719	CRU	RPT - REPORT	3523 AUBURN ST	Rockford
04/24/2025 10:00:34 PM	25-084373	DISORDERLY	CALLER CANCELLED	3523 Auburn St	Rockford
04/10/2025 08:40:33 PM	25-072734	911 INFORMATION	NRPT - NO REPORT	3523 Auburn St	Rockford
04/06/2025 12:24:07 AM	25-069299	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	3523 Auburn St	Rockford
03/30/2025 12:25:58 AM	25-063898	CRIMINAL TRESPASS	RPT - REPORT / RPT - REPORT	3523 Auburn St	Rockford
03/21/2025 11:30:55 PM	25-057620	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	3523 Auburn St	Rockford
03/18/2025 03:20:59 PM	25-055075	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	3523 Auburn St	Rockford
03/10/2025 10:03:36 PM	25-048905	DOMESTIC	RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT / RPT - REPORT	3523 Auburn St	Rockford
02/27/2025 11:17:31 PM	25-040776	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	3523 Auburn St	Rockford
02/21/2025 04:11:04 PM	25-035960	TRAFFIC STOP	NRPT - NO REPORT / RPT - REPORT	3523 Auburn St	Rockford
02/15/2025 07:03:20 PM	25-031976	ARMED SUBJECT	RPT - REPORT	3523 Auburn St	Rockford
02/08/2025 05:23:31 PM	25-026924	CRU	RPT - REPORT	3523 Auburn St	Rockford
02/04/2025 11:02:41 AM	25-023714	CRIMINAL TRESPASS	RPT - REPORT	3523 Auburn St	Rockford
01/20/2025 11:58:21 AM	25-013359	DIRECTED ASSIGNMENT	NRPT - NO REPORT	3523 Auburn St	Rockford
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01/06/2025 11:37:24 PM	25-003950	CRIMINAL TRESPASS	NRPT - NO REPORT / NRPT - NO REPORT	3523 Auburn St	Rockford

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12/02/2024 09:45:54 PM	24-269801	AGGRESSIVE PANHANDLER	NRPT - NO REPORT	3523 Auburn St	Rockford
11/03/2024 08:02:20 PM	24-248874	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	3523 Auburn St	Rockford
10/24/2024 07:23:55 PM	24-241094	BATTERY REPORT	NRPT - NO REPORT / NRPT - NO REPORT	3523 Auburn St	Rockford
10/24/2024 07:10:43 PM	24-241088	BATTERY REPORT	DUP - DUPLICATE	3523 Auburn St	Rockford
10/18/2024 12:08:17 AM	24-235414	ARMED SUBJECT	UNF - UNFOUNDED / UNF - UNFOUNDED	3523 Auburn St	Rockford
10/15/2024 10:36:51 AM	24-233143	FOLLOW-UP	RPT - REPORT	3523 Auburn St	Rockford
10/13/2024 04:13:53 PM	24-231946	DISORDERLY	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	3523 Auburn St	Rockford
10/11/2024 11:05:12 PM	24-230741	911 DUPLICATE CALL	DUP - DUPLICATE	3523 Auburn St	Rockford
10/11/2024 11:03:01 PM	24-230739	DISORDERLY	ADV - ADVISED / ADV - ADVISED / ADV - ADVISED	3523 Auburn St	Rockford
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10/05/2024 07:02:55 PM	24-225625	ACCIDENT HIT AND RUN	RPT - REPORT	3523 Auburn St	Rockford
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09/14/2024 04:08:38 PM	24-207749	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	3523 Auburn St	Rockford
09/12/2024 11:30:59 PM	24-206312	MISCELLANEOUS ROUTINE	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	3523 Auburn St	Rockford

08/29/2024 10:57:04 PM	24-194446	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	3523 Auburn St	Rockford
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08/22/2024 10:46:09 PM	24-188691	DOMESTIC	RPT - REPORT	3523 AUBURN ST	Rockford
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06/12/2024 02:17:13 PM	24-127740	CRU	RPT - REPORT	3523 AUBURN ST	Rockford
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03/30/2024 02:01:42 AM	24-066572	WELFARE CHECK	NRPT - NO REPORT	3523 Auburn St	Rockford

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03/08/2024 02:04:42 AM	24-049956	SHOTSPOFTER NOTIFICATION	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	3523 Auburn St	Rockford

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



PLANNING & ZONING REPORT
Liquor and Tobacco Advisory Board Meeting of April 21, 2026

File # 026-LTAB-006

APPLICANT: Francisco Rivera Luna / Monica Jaramillo-Porras / La Esquinita de Oro, LLC dba La Esquinita de Oro

LOCATION: 4225 Charles 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: Restaurant with liquor sales and video gaming terminals

PROPOSED USE: Restaurant with liquor sales and video gaming terminals

DIMENSIONS: See attached Exhibit D

ADJACENT ZONING AND LAND USES:

NORTH:	C-1, C-3;	Burrito Loco, Family Credit
EAST:	C-3;	Servpro, Vacant building
SOUTH:	C-2;	Various Retail Tenants, Circle K Gas Station
WEST:	C-1, C-2;	Mark's Fusion Café, O'Reilly Auto Parts, Dunkin Donuts

YEAR 2040 PLAN: C Commercial & Retail

HISTORY: **File #025-LTAB-042:** The sale of liquor by the drink in conjunction with a tavern, video gaming terminals and outdoor seating area in a C-2, Limited Commercial Zoning District was approved on February 4, 2026 for the property located at 3905 Broadway. This is south of the subject property.

File #024-LTAB-011: A Modification of an existing liquor license for 25% stock transfer in the name of Gabriela Gutierrez/Mexico Clasico in a C-2, Limited Commercial was approved on May 8, 2024 for the property located at 3929 Broadway. This is southeast of the subject property.

File #017-LTAB-027: The sale of liquor by the drink in conjunction with a restaurant and video gaming facility and the sale of package liquor in conjunction with a grocery store in a C-2, Limited Commercial Zoning District was approved on September 7, 2017 for the subject property.

File #014-LTAB-004: The sale of beer and wine in conjunction with a restaurant in a C-2, Limited Commercial Zoning District was approved on April 16, 2014 for the subject property.

File #012-LAB-016: The sale of beer and wine by the drink in conjunction with a restaurant in a C-2, Limited Commercial District was approved on June 20, 2012 for the subject property.

File #011-LAB-025: The sale of packaged liquor in conjunction with a liquor store in a C-2, Limited Commercial District was approved on November 17, 2011 for 3840 Broadway. This is a tenant within the shopping center located on the south side.

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 known as the East Gate Shopping Center. This request is due to a new owner taking over the existing grocery store and restaurant located within the East Gate Shopping Center. The business is known as La Esquinita de Oro. The request is for the sale of beer and wine by the drink in conjunction with a restaurant and video gaming terminals.

Because there will be a new business owner a 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 a Google earth map showing the layout of the property that shows the entire shopping center and the layout of the parking lot. The subject property is located as the second tenant shown in green on the northeast side of the building. The yellow is the grocery store. Parking was evaluated when the restaurant was established. The parking lot is shared with other businesses within the center including O'Reilly's Auto Parts and Marc Fusion Restaurant. The property has sufficient parking.

Exhibit F is the interior floor plan of the restaurant. The restaurant is connected to the grocery store on the north. The grocery portion is not shown with this exhibit. At some point, the grocery store had a small deli area with seating but then the restaurant was established to include more seating with bathrooms and an office. The previous owner had video gaming located within the restaurant space with four terminals but the Applicant is actually requesting a total of five video gaming terminals in that same general area. There will be total of 11 tables with approximately 50 seats.

Exhibit G is the exterior view of the building looking east. As you can see, it has two separate entrances. The larger tenant is the grocery store.

Exhibit H is the business plan. The grocery and bakery will continue to operate and provide traditional Mexican groceries, household items and baked goods. The restaurant will have traditional Mexican food items. The

sales ratio will be 60% food items, 30% gaming revenue and 10% alcohol sales. The restaurant hours will be Monday through Saturday 9:00 a.m. to 8:00 p.m. and Sunday 9:00 a.m. to 6:00 p.m. There will be no live entertainment, DJs, or performances. The alcohol and gaming operations will not extend into the grocery store area. The grocery store will be opened from Monday through Sunday 8:00 a.m. to 9:00 p.m. The business will monitor the activities through a security monitoring system. The inside and exterior areas will have cameras. These cameras will be managed by management and owners.

Exhibit I is the menu. The menu includes, food items, drinks and a list of beer and wine drinks.

Exhibit J is the calls for service for the last two (2) years, April 17, 2024 to January 22, 2026. The property has had a total of 17 calls for service.

Staff feels that this request is consistent with other restaurant establishments. Staff believes this request is reasonable and within the spirit and intent of the Ordinance and recommends approval 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 liquor by the drink shall be limited to the tenant space shown as Exhibit E in green.
6. Hours of operation are limited to Monday through Saturday 9:00 a.m. to 8:00 p.m. and Sunday 9:00 a.m. to 6:00 p.m. for the restaurant, and Sunday through Saturday 8:00 a.m. to 9:00 p.m. for the grocery store.
7. The proposed use shall not operate as a nightclub.
8. The proposed use shall not have a cover charge, dance floor or any DJs
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: BM 04/13/2026

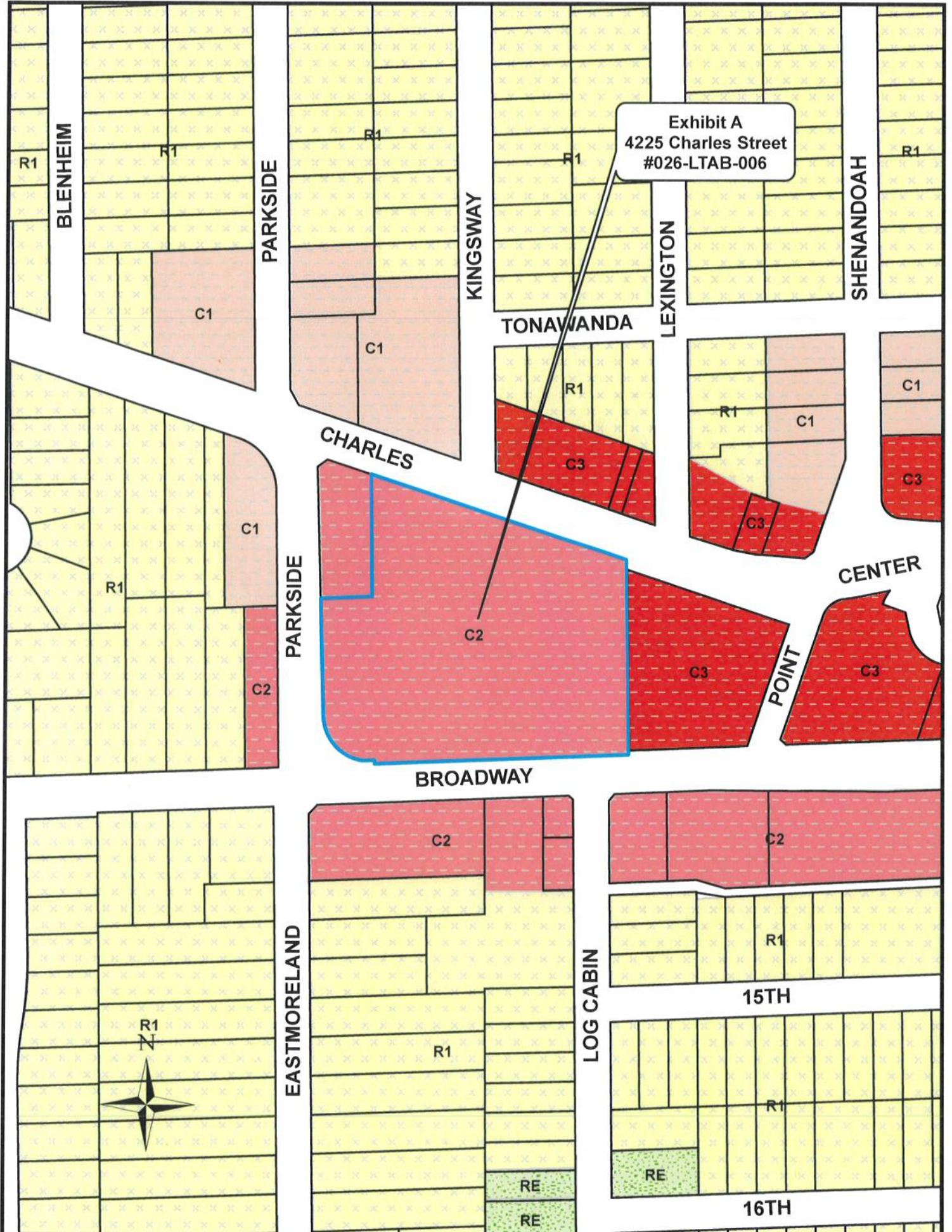


Exhibit A
 4225 Charles Street
 #026-LTAB-006

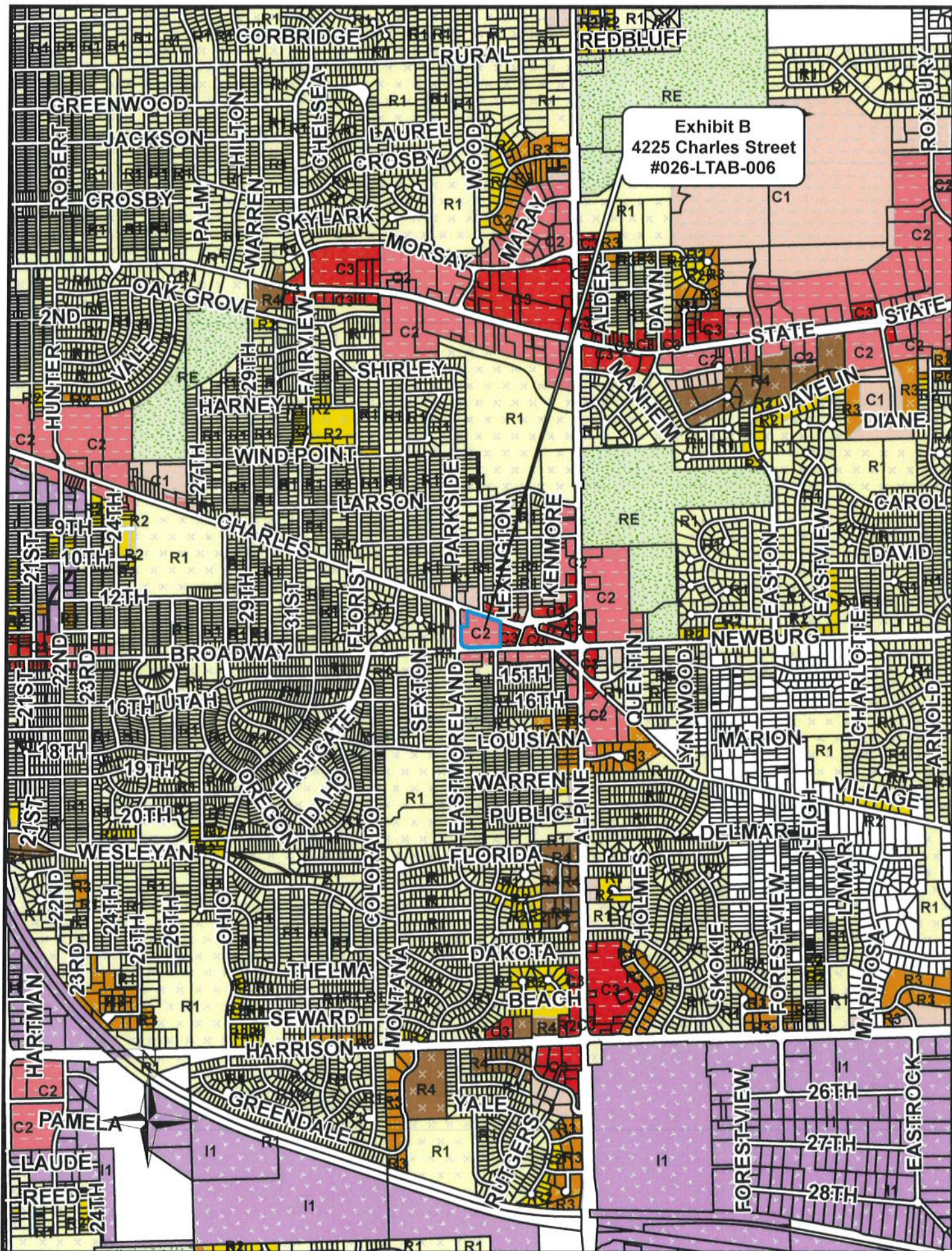


Exhibit B
 4225 Charles Street
 #026-LTAB-006



Exhibit C
4225 Charles Street
#026-LTAB-006

La Esquina de Oro, LLC - 4225 Charles Street

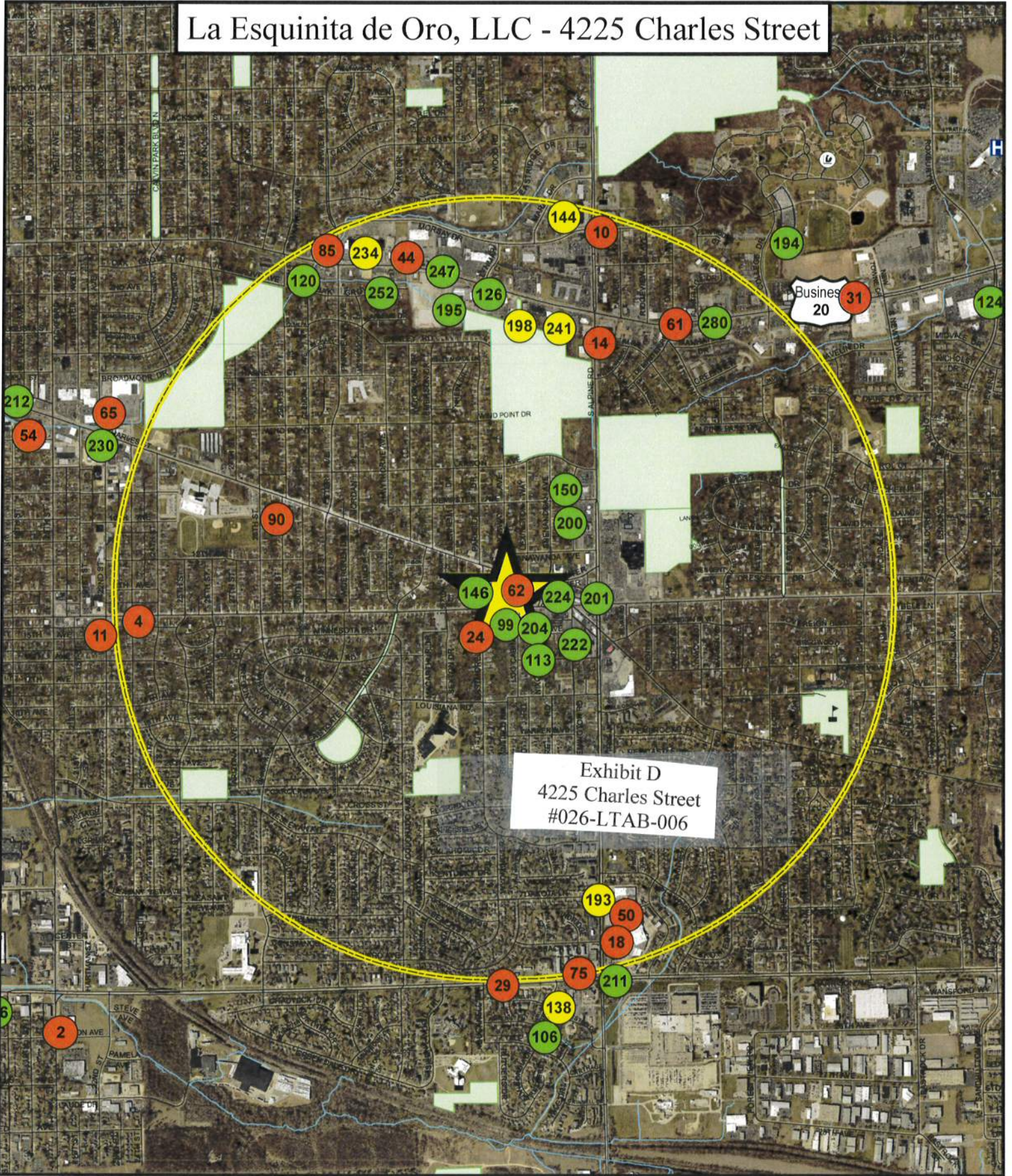


Exhibit D
4225 Charles Street
#026-LTAB-006

- 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-2025

2026



SCALE

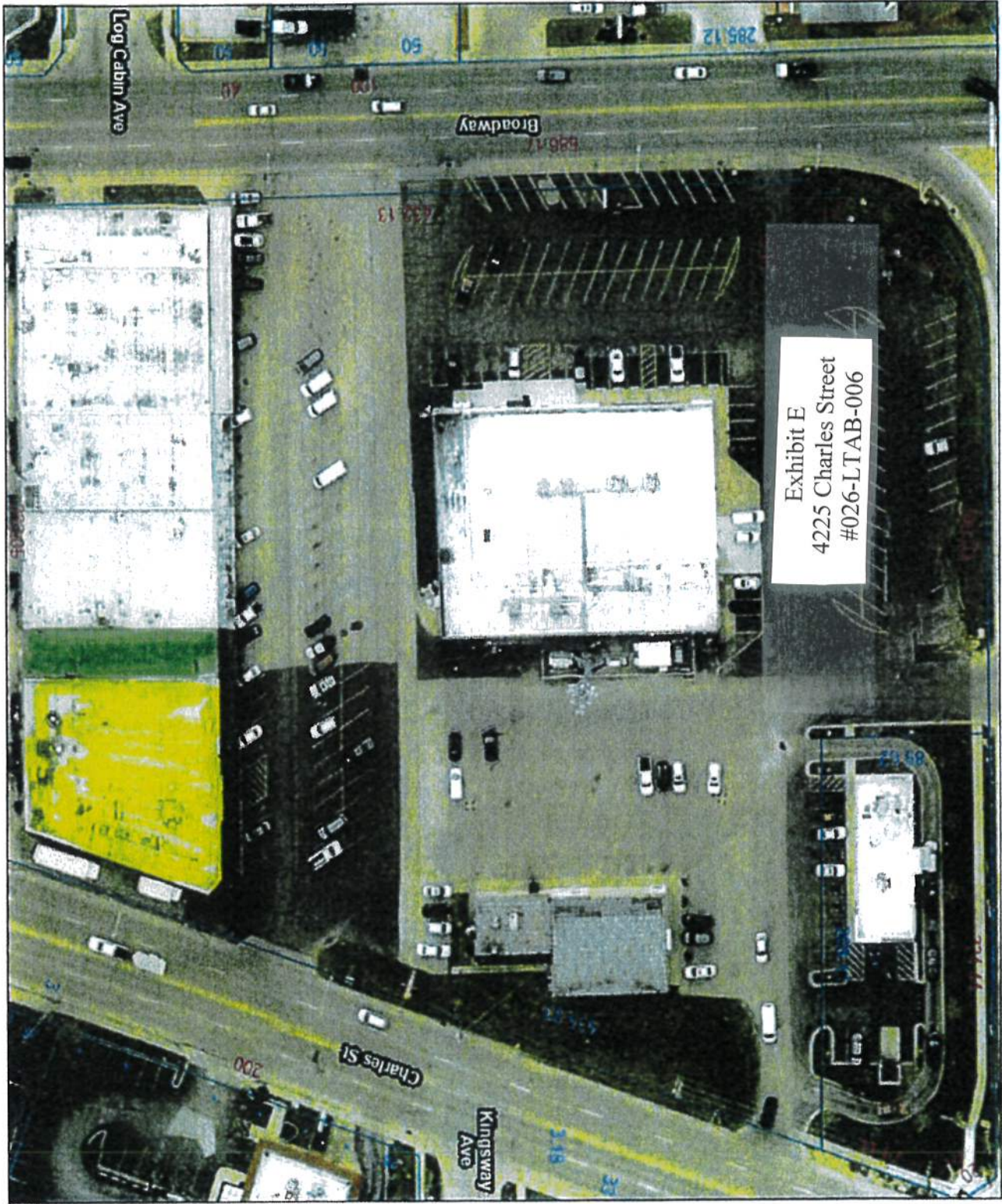
1:20,000

1" = 0.125 Miles

0 0.125 0.25 0.375 0.5 Miles



- Restaurant
- Grocery Store



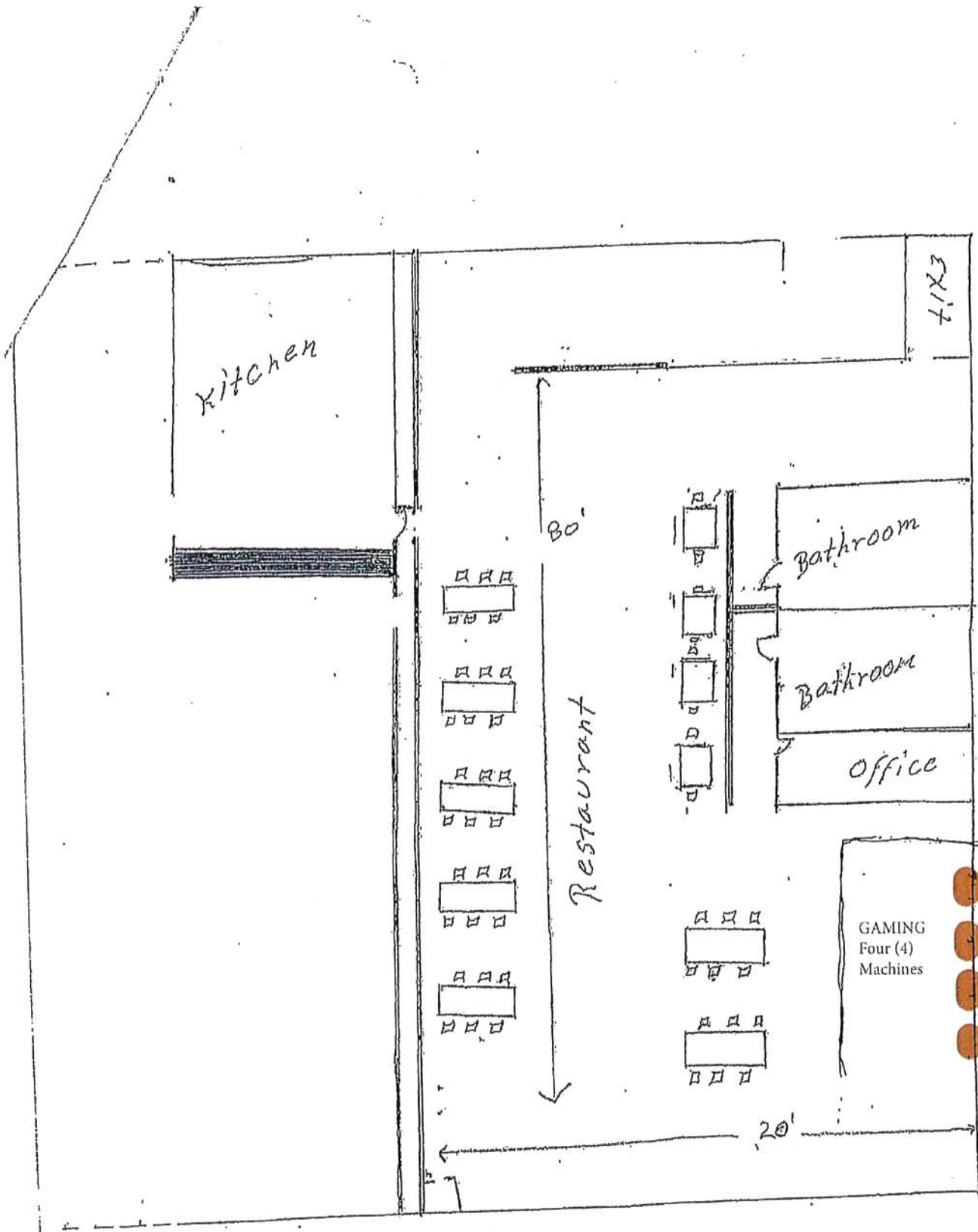
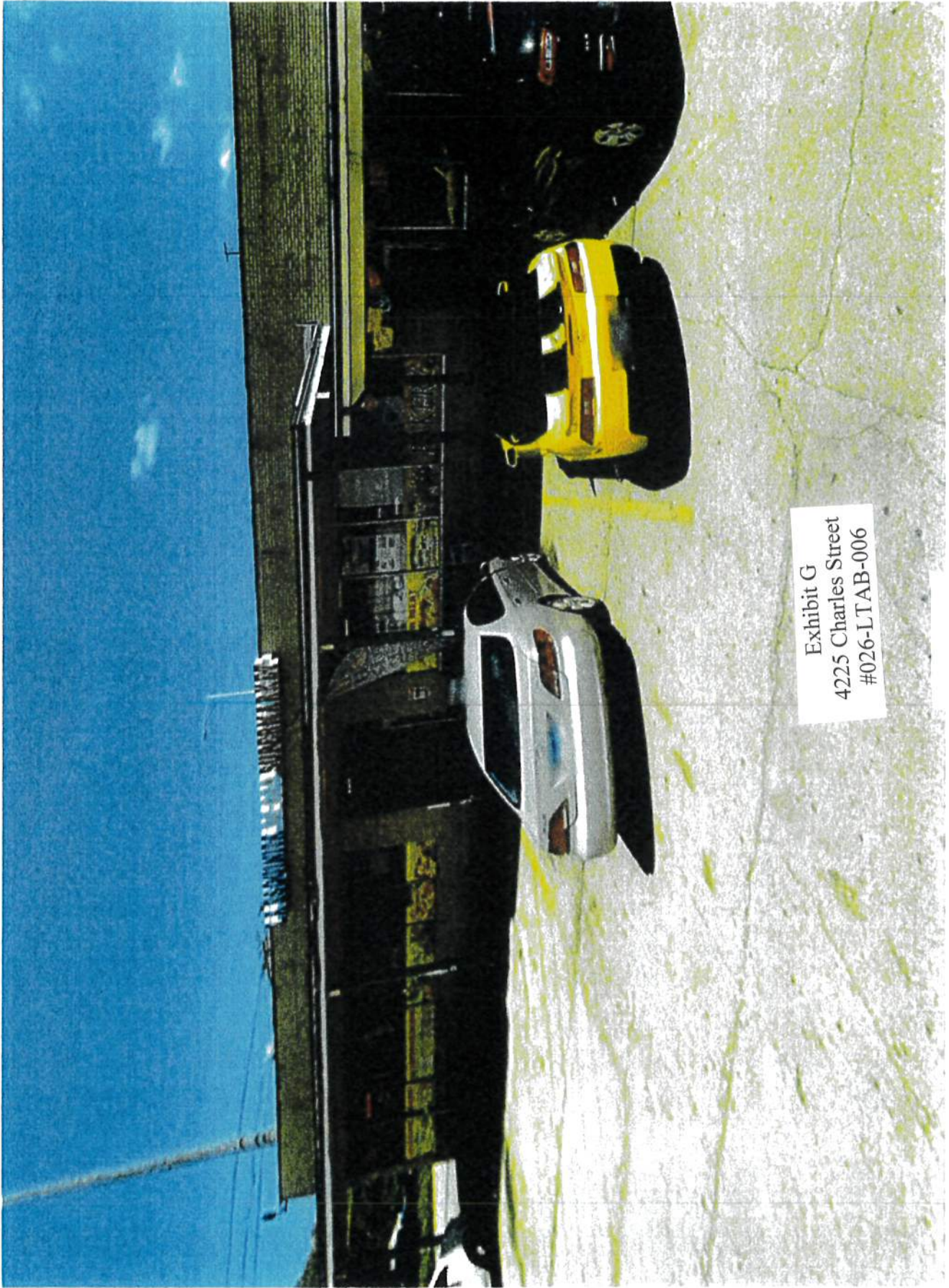


Exhibit F
 4225 Charles Street
 #026-LTAB-006



Business Plan
Business Name: La Esquinita de Oro, LLC

1. Executive Summary

La Esquinita de Oro, LLC (the "Business") will operate a Mexican family-oriented restaurant and Mexican grocery store with a bakery at 4225 Charles Street, Rockford, IL 61108. The Business is designed to serve local families by providing a welcoming dining experience featuring authentic Mexican cuisine alongside convenient access to Mexican groceries, specialty foods, and baked goods.

The restaurant will focus on traditional Mexican meals in a comfortable, family-friendly setting. The grocery store will offer a variety of Mexican food items, baked goods, and household necessities to serve the surrounding community.

The projected revenue breakdown is as follows:

- 60% Food sales (restaurant only)
- 30% Gaming revenue (restaurant only)
- 10% Alcohol sales (restaurant only)

There will be no planned live entertainment and no cover charge to enter the premises. Background music will be played through speakers via radio or similar online music services. Alcohol service and gaming activities will be limited solely to the restaurant portion of the premises.

2. Restaurant Operations

The restaurant will offer dine-in service designed specifically for families. The atmosphere will be casual, comfortable, and welcoming to guests of all ages. The menu will focus on authentic Mexican dishes suitable for breakfast, lunch, and dinner service. The attached Exhibit A includes the proposed menu and drink list for the restaurant.

Restaurant hours will be:

- Monday through Saturday: 9:00 a.m. to 8:00 p.m.
- Sunday: 9:00 a.m. to 6:00 p.m.

There will be no live entertainment, DJs, or performances. Music will be limited to standard background audio played through speakers from radio or similar streaming services. Alcohol service and any licensed gaming operations will occur exclusively within the restaurant area and will not extend into the grocery store portion of the premises.

3. Grocery Store Operations

The grocery store will provide:

Exhibit H
4225 Charles Street
#026-LTAB-006

- Fresh produce
- Packaged foods
- Dairy products
- Beverages
- Household essentials
- Convenience items
- Mexican specialty foods
- Bakery area with freshly baked goods

The grocery store will operate:

- Monday through Sunday
- 8:00 a.m. to 9:00 p.m.

The grocery component is intended to provide convenient access to everyday necessities, authentic Mexican food products, and fresh baked goods for residents in the surrounding area.

4. Operations and Facility Layout

The restaurant and grocery store operate in two distinct and separate areas within the same building. While the spaces are connected internally, each operates as a defined and designated area with its own layout and function.

The restaurant area contains the dining space, kitchen facilities, and any licensed alcohol and gaming operations.

The grocery store area is used exclusively for retail grocery sales and related merchandise.

5. Target Market

The primary target audience is families in the surrounding community.

The Business aims to:

- Provide a safe and welcoming dining environment
- Offer convenient access to Mexican groceries, baked goods, and specialty foods for local residents
- Serve as a community-focused establishment centered on food and family

Secondary customers may include:

- Local workers seeking meal options
- Residents purchasing groceries and baked goods

6. Revenue Model

The Business anticipates the following revenue distribution:

- 60% from food sales (restaurant only)
- 30% from gaming operations (restaurant only)
- 10% from alcohol sales (restaurant only)

Food sales are expected to be the primary driver of revenue for the restaurant. Gaming and alcohol sales will supplement overall operations while remaining secondary to the family-focused dining concept.

7. Operations and Staffing

The Business will employ:

- Employees
- Kitchen staff
- Servers
- Grocery clerks

The owners/managers will oversee day-to-day operations of both the restaurant and the grocery store.

8. Security Plan

The Business is committed to maintaining a safe and orderly environment for customers, employees, and the surrounding community.

Security measures will include:

- Security cameras installed in the interior of the premises
- Monitoring of the interior of the licensed premises, parking areas utilized by patrons, and public areas immediately adjacent to the premises
- Active oversight by owners/managers during operating hours
- Immediate contact with local law enforcement if any issues arise in or around the premises, including parking areas or public areas near the premises

Interior of the Licensed Premises: Owners/managers will actively supervise operations. Any patron engaging in disorderly conduct will be instructed to stop and, if necessary, required to leave. Law enforcement will be contacted if a situation escalates or poses a safety concern.

Parking Areas Utilized by Patrons: Management will monitor parking areas for loitering or disturbances. Any disorderly activity will be addressed promptly, and law enforcement will be contacted if necessary.

Public Areas Immediately Adjacent to the Premises: Management will monitor patrons entering and exiting the Business to prevent disturbances. Individuals causing disruptions will be instructed to disperse, and law enforcement will be contacted if needed.

The Business does not intend to hire private security personnel. Owners and managers will address any concerns and contact law enforcement if necessary. There is no specific dress code. However, patrons are expected to wear attire appropriate for a grocery store, restaurant, or public settings.

9. Conclusion

La Esquinita de Oro, LLC is designed to serve the community by combining a Mexican family-oriented restaurant with a Mexican grocery store and bakery. With a primary focus on food sales—including freshly baked goods—responsible gaming operations, limited alcohol service, and active oversight by ownership and management, the Business aims to operate as a safe, community-focused, and stable establishment.

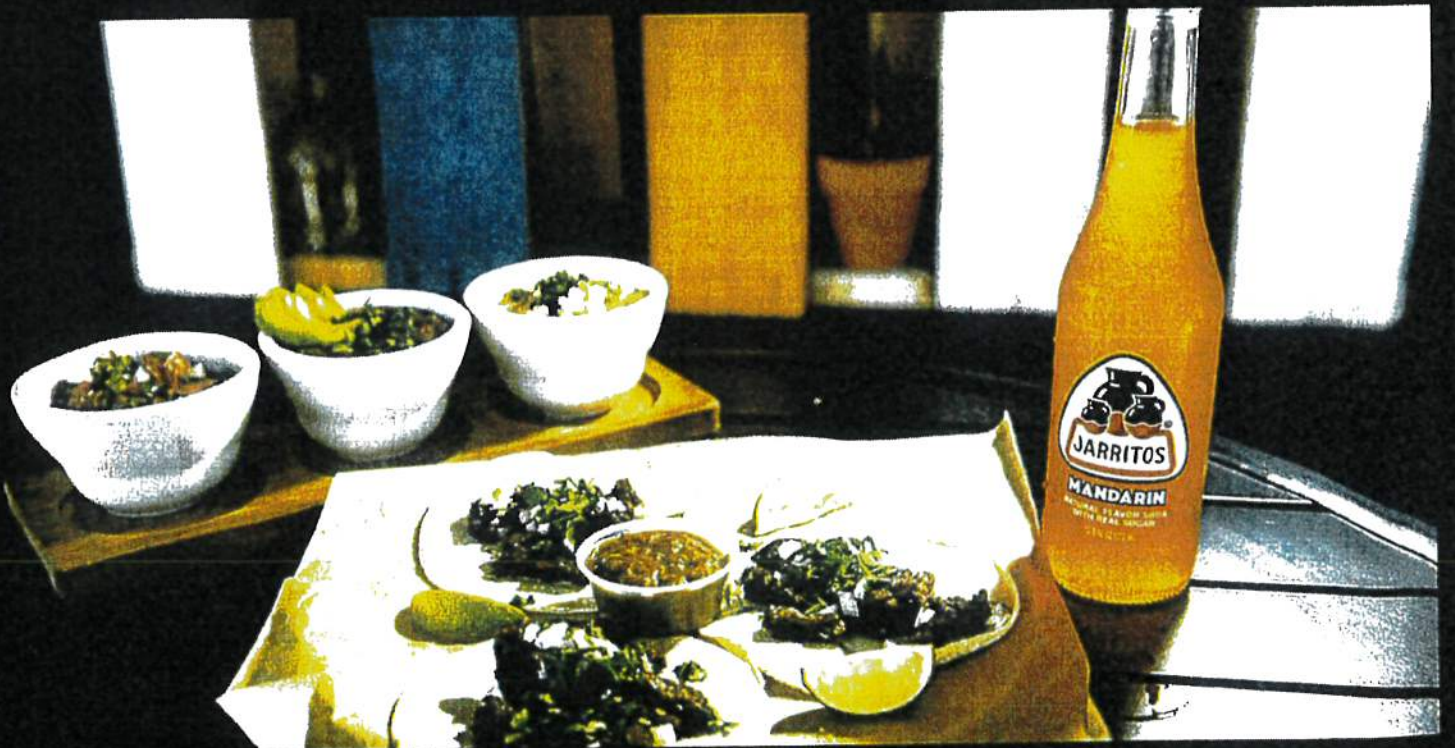


La Esquinita de Oro

**RESTAURANT
MEXICAN FOOD**

Exhibit I
4225 Charles Street
#026-LTAB-006

EXPERIMENTA LA DELICIOSA Y AUTÉNTICA COCINA MEXICANA.
EXPERIENCE DELICIOUS AUTHENTIC MEXICAN CUISINE.





DESAYUNO BREAKFAST

CHILAQUILES ROJOS O VERDES \$14.99
RED OR GREEN CHILAQUILES

Tortillas cortadas en pedazos, fritas en salsa, Incluye 2 huevos, arroz, frijoles, crema y queso.

Tortillas chopped up, fried with salsa; comes with 2 eggs, rice, beans, sour cream and cheese.

CON CARNE / MEAT

Asada \$2.99 | Arrachera \$3.99 | Cecina \$2.99

PLATILLOS

INCLUYE ARROZ, FRIJOLE Y ENSALADA. COMES WITH RICE, BEANS AND SALAD.



- FAJITAS MIX \$19.99
- ASADA / STEAK \$18.99
- ARRACHERA / SKIRT STEAK \$19.99
- CECINA / SALTED STEAK \$18.99
- FAJITAS DE RES / RES FAJITAS \$19.99
- FAJITAS DE POLLO / CHICKEN FAJITAS \$18.99
- CAMARONES AL MOJO DE AJO \$19.99
SHRIMP IN GARLIC SAUCE
- CAMARONES A LA DIABLA \$19.99
MEXICAN DEVILED SHRIMP
- MILANESA DE RES / MILANESSE STEAK \$16.99
- MILANESA DE POLLO \$15.99
MILANESSE CHICKEN
- HIGADO ENCEBOLLADO \$14.99
LIVERS WITH ONIONS
- FAJITAS DE CAMARÓN / SHRIMP FAJITAS \$19.99
- PECHUGA DE POLLO \$14.99
GRILLED CHICKEN BREAST
- EMPANADAS DE CAMARÓN 4PC \$14.99
SHRIMP EMPANADA Rice y Ensalada
- ENSALADA / HOUSE SALAD \$12.99
incluye Pollo con lechuga, jitomate, cebollas, queso, aguacate y crutones
Comes with chicken, lettuce, tomato, onions, cheese, avocado and croutons.

HUEVOS CON CHORIZO \$14.99
EGGS WITH MEXICAN SAUSAGE

Huevos revueltos con chorizo Mexicano, servido con arroz y frijoles.

Scrambled eggs with Mexican sausage, served with rice and beans.

HUEVOS A LA MEXICANA \$14.99
MEXICAN-STYLE EGGS

Huevos revueltos con cebolla, jalapeño y tomate; servido con arroz y y frijoles.

Scrambled eggs with onions, jalapeño and tomatoes; served with rice and beans.



QUESADILLAS

TU ELECCIÓN DE CARNE
 YOUR CHOICE OF MEAT

- AL PASTOR / PORK MEAT \$10.99
- ASADA / STEAK \$10.99
- ARRACHERA / SKIRT STEAK \$11.99
- CECINA / SALTED STEAK \$11.99
- POLLO / CHICKEN \$10.99
- CHORIZO / MEXICAN SAUSAGE \$10.99
- LENGUA / BEEF TONGUE \$11.99
- SOLO QUESO / ONLY CHEESE \$6.99
- QUESADILLA DE MAIZ / MASA DOUGH QUESADILLA \$7.99



SOPES

INCLUYE FRIJOLE, LECHUGA, TOMATES, CEBOLLA, CREMA Y QUESO
COMES WITH BEANS, LETTUCE, TOMATO, ONION, SOUR CREAM AND CHEESE.

AL PASTOR / PORK MEAT	\$4.99
ASADA / STEAK	\$4.99
ARRACHERA / SKIRT STEAK	\$5.99
CECINA / SALTED STEAK	\$5.99
POLLO / CHICKEN	\$4.99
CHORIZO / MEXICAN SAUSAGE	\$4.99
LENGUA / BEEF TONGUE	\$5.99



GORDITAS

INCLUYE FRIJOL Y QUESO.
COMES WITH BEANS AND CHEESE.

AL PASTOR / PORK MEAT	\$4.99
ASADA / STEAK	\$4.99
ARRACHERA / SKIRT STEAK	\$5.99
CECINA / SALTED STEAK	\$5.99
POLLO / CHICKEN	\$4.99
LENGUA / BEEF TONGUE	\$5.99
CHORIZO / MEXICAN SAUSAGE	\$4.99
RAJAS / POBLANO PEPPERS	\$4.99



BURRITOS

INCLUYE ARROZ, FRIJOLE, LECHUGA, TOMATES, CEBOLLA, CREMA Y QUESO.
COMES WITH RICE, BEANS, LETTUCE, TOMATO, ONIONS, SOUR CREAM AND CHEESE.

AL PASTOR / PORK MEAT	\$9.99
CECINA / SALTED STEAK	\$11.99
ASADA / STEAK	\$9.99
ARRACHERA / SKIRT STEAK	\$11.99
CABEZA / HEAD	\$11.99
POLLO / CHICKEN	\$9.99
LENGUA / BEEF TONGUE	\$11.99
CAMARÓN / SHRIMP	\$11.99

HUARACHES

INCLUYE FRIJOL, LECHUGA, QUESO FRESCO, CREMA, CILANTRO Y CEBOLLA
COMES WITH BEANS, LETTUCE, FRESH CHEESE, SOUR CREAM, CILANTRO AND ONION.

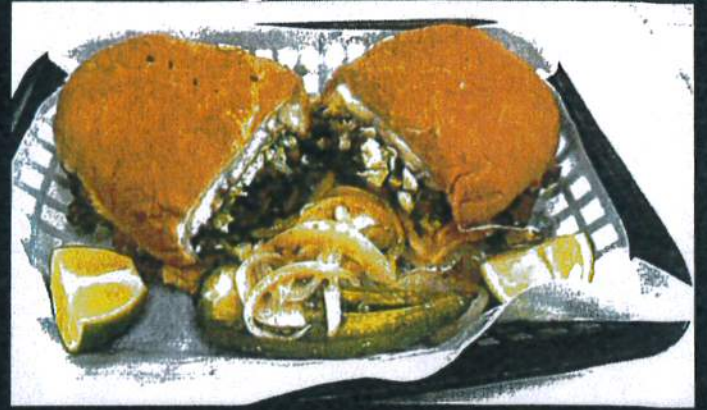
AL PASTOR / PORK MEAT	\$9.99
ASADA / STEAK	\$9.99
CHORIZO / MEXICAN SAUSAGE	\$9.99
CABEZA / HEAD	\$11.49
ARRACHERA / SKIRT STEAK	\$11.49
CECINA / SALTED STEAK	\$11.49
LENGUA / BEEF TONGUE	\$11.49



TACOS

INCLUYE CILANTRO Y CEBOLLA.
COMES WITH CILANTRO AND ONIONS.

AL PASTOR / PORK MEAT	\$3.79
ASADA / STEAK	\$3.79
ARRACHERA / SKIRT STEAK	\$4.79
CECINA / SALTED STEAK	\$4.79
POLLO / CHICKEN	\$3.79
CABEZA / PORK HEAD	\$3.99
LENGUA / BEEF TONGUE	\$4.79
CHORIZO / MEXICAN SAUSAGE	\$3.79
TRIPA / TRIPE	\$4.79



TORTAS

INCLUYE MAYONESA, FRIJOLAS, LECHUGA, TOMATE
CEBOLLA CILANTRO CREMA Y QUESO
COMES WITH MAYONNAISE, BEANS, LETTUCE, TOMATO,
ONIONS, CILANTRO, SOUR CREAM AND CHEESE.

AL PASTOR / PORK MEAT	\$9.99
ASADA / STEAK	\$9.99
ARRACHERA / SKIRT STEAK	\$11.99
CECINA / SALTED STEAK	\$11.99
MILANESA DE RES / STEAK MILANESE	\$11.99
JAMÓN / HAM	\$9.99
LENGUA / BEEF TONGUE	\$11.99
CABEZA / PORK HEAD	\$10.99
CHORIZO / MEXICAN SAUSAGE	\$9.99
MILANESA POLLO / CHICKEN MILANESE	\$11.99

EXTRAS

ARROZ / RICE	\$3.99	CHILES TREADADOS CON CEBOLLITAS	\$4.99
		MEXICAN BLISTERED JALAPEÑOS WITH ONIONS	
GUACAMOLE	\$6.99	FRIJOLAS / BEANS	\$3.99



DINNERS

INCLUYE ARROZ Y FRIJOLES.
COMES WITH RICE AND BEANS.

3 TACOS DINNER \$14.99

Al Pastor / Pork Meat
Asada / Steak
Pollo / Chicken
Chorizo / Mexican Sausage
Cabeza de Puerco / Pork Head

Arrachera / Skirt Steak \$1.00
Cecina / Salted Steak EXTRA
Lengua / Beef Tongue

2 GORDITAS DINNER \$13.99

Al Pastor / Pork Meat
Asada / Steak
Chorizo / Mexican Sausage
Cabeza / Pork Head
Rajas / Poblano Peppers

Arrachera / Skirt Steak \$1.00
Cecina / Salted Steak EXTRA
Lengua / Beef Tongue

2 SOPES DINNER \$13.99

Al Pastor / Pork Meat
Asada / Steak
Chorizo / Mexican Sausage
Cabeza / Pork Head
Rajas / Poblano Peppers

Arrachera / Skirt Steak \$1.00
Cecina / Salted Steak EXTRA
Lengua / Beef Tongue



INCLUYE ARROZ, FRIJOLES, LECHUGA, TOMATES,
CEBOLLA, CREMA Y QUESO.
COMES WITH RICE, BEANS, LETTUCE, TOMATO,
ONIONS, SOUR CREAM AND CHEESE.

BURRITO DINNER \$13.99

Al Pastor / Pork Meat
Asada / Steak
Pollo / Chicken
Chorizo / Mexican Sausage
Cabeza de Puerco / Pork Head

Arrachera / Skirt Steak \$1.00
Cecina / Salted Steak EXTRA
Lengua / Beef Tongue

TORTA DINNER \$13.99

Al Pastor / Pork Meat
Asada / Steak
Milanesa de Pollo / Milanese Chicken
Pollo / Chicken
Chorizo / Mexican Sausage
Cabeza de Puerco / Pork Head
Jamón / Ham

Milanesa de Res / Milanese Steak
Arrachera / Skirt Steak \$1.00
Cecina / Salted Steak EXTRA
Lengua / Beef Tongue

MENU DE NIÑOS. KID'S MENU.



QUESADILLA / KID'S QUESADILLA SPECIAL
Servido con arroz y frijoles. \$7.99
Served with rice and beans.

TACO DINNER / KID'S TACO SPECIAL \$7.99
Servido con arroz y frijoles.
Served with rice and beans.

PAPAS FRITAS / FRENCH FRIES \$4.99
PAPAS FRITAS Y NUGGETS \$7.99
FRENCH FRIES AND NUGGETS

FIN DE SEMANA WEEKEND



Menudo / Mexican Menudo \$14.99

Caldo de pancita de res, servido con cilantro, cebollas y limón.
Traditional Mexican soup made with beef tripe and seasonings; served with cilantro, onions and limes.



Quesabirrias \$14.99

Shredded Beef

Incluye consomé, cilantro, cebollas y limón.
Served with consommé, cilantro, onions, and limes.

Platillo Barbacoa con arroz y frijoles \$15.99
Dish Shredded Beef with rice and beans

TACOS

Barbacoa / Shredded Beef \$4.79

Carnitas / Pork Carnitas \$4.79

TAMALES

Tamales de Pollo \$2.99

Chicken Tamales

Tamales de Puerco \$2.99

Pork Tamales



BEBIDAS DRINKS

Botella de Agua / Bottle water \$0.99

Jarritos \$2.99

Piña, Mandarina, Tamarindo, Limón, Fresa, Fruit Punch

Soda de Lata / Can soda \$1.59

Coca Cola, Diet Coke, Pepsi, Sprite

Coca de Vidrio / Glass Coke \$3.25

Coca de Dieta / Diet Coke \$1.59

Pepsi de Lata \$1.59

Sangria \$3.25

Topochico \$3.25

Sidral \$3.25

Café / Coffee \$2.99



AGUAS FRESCAS

CHICO/SMALL \$2.99 MEDIANO/MEDIUM \$3.99 GRANDE/LARGE \$4.99

Horchata / Sweetened White Rice Water

Piña / Pineapple

Jamaica / Hibiscus Water

Tamarindo / Tamarind

Boing \$3.25 | **Guayaba** \$3.25

Mango \$3.25 | **Fresa** \$3.25

CERVEZA BEER

Bud Light \$4.25

Corona Extra \$4.25

Pacífico \$4.25

Modelo Negra \$4.25

Victoria \$4.25

Modelo Especial \$4.25

Micheladas \$8.99



4225 CHARLES ST

Event Date	Call Number	Situation Reported	Call Disposition	Location	City
10/22/2026 09:27:12 PM	26-015962	RK-BATTERY W/MEDICAL	RPT - REPORT	4225 Charles St	Rockford
11/24/2025 02:52:41 PM	25-256386	CRU	RPT - REPORT	4225 CHARLES ST	Rockford
11/03/2025 12:32:13 PM	25-240468	WELFARE CHECK	NRPT - NO REPORT / NRPT - NO REPORT	4225 Charles St	Rockford
10/16/2025 06:23:42 PM	25-227260	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	4225 Charles St	Rockford
10/16/2025 01:59:14 PM	25-227025	DISORDERLY	UTL - UNABLE TO LOCATE / UPL - UNABLE TO LOCATE	4225 Charles St	Rockford
07/25/2025 02:15:26 AM	25-158575	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	4225 Charles St	Rockford
07/24/2025 09:41:45 AM	25-157912	CRU	RPT - REPORT	4225 Charles St	Rockford
07/23/2025 01:05:49 PM	25-157123	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	4225 Charles St	Rockford
07/03/2025 01:16:54 AM	25-140215	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT	4225 Charles St	Rockford
05/10/2025 03:46:47 PM	25-096946	ACCIDENT UNKNOWN INJURY	NRPT - NO REPORT	4225 Charles St	Rockford
05/09/2025 04:17:40 PM	25-096146	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	4225 Charles St	Rockford
12/26/2024 11:39:33 AM	24-286418	CRU	RPT - REPORT	4225 CHARLES ST	Rockford
12/25/2024 01:20:47 PM	24-285979	ACCIDENT PROPERTY DAMAGE	NRPT - NO REPORT / NRPT - NO REPORT	4225 CHARLES ST	Rockford
12/25/2024 01:12:32 PM	24-285974	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	4225 Charles St	Rockford
10/31/2024 04:04:43 AM	24-246048	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	4225 Charles St	Rockford
10/21/2024 01:38:27 AM	24-237868	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	4225 Charles St	Rockford

Exhibit J
 4225 Charles Street
 #026-LTAB-006

05/21/2024 10:08:43 AM 24-108824 DISORDERLY UTIL - UNABLE TO LOCATE Rockford
04/17/2024 11:30:56 AM 24-081070 SUSPICIOUS PERSON UNF - UNFOUNDED 4225 Charles St Rockford
4225 Charles St Rockford

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 Francisco Rivera Luna / Monica Jaramillo-Porras / La Esquinita de Oro, LLC in a C-2, Limited Commercial Zoning District for the property described as:

A/K/A: 4225 Charles Street
PIN: 12-29-359-006

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 Francisco Rivera Luna / Monica Jaramillo-Porras / La Esquinita de Oro, LLC in a C-2, Limited Commercial Zoning District at 4225 Charles 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 liquor by the drink shall be limited to the tenant space shown as Exhibit E in green.
6. Hours of operation are limited to Monday through Saturday 9:00 a.m. to 8:00 p.m. and Sunday 9:00 a.m. to 6:00 p.m. for the restaurant, and Sunday through Saturday 8:00 a.m. to 9:00 p.m. for the grocery store.
7. The proposed use shall not operate as a nightclub.
8. The proposed use shall not have a cover charge, dance floor or any DJs
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:

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

Mark Bonne, Chairman

Tamir Bell, Vice-Chairman

Gabrielle Torina

Janessa Wilkins

Aprel Prunty

Meeting of April 21, 2026
026-LTAB-006

PLANNING & ZONING REPORT

Liquor and Tobacco Advisory Board Meeting of April 21, 2026

File #026-LTAB-007

APPLICANTS: Shantilal Patel / Ajay Modi / BJ's Place Ltd. d/b/a BJ's Place

LOCATION: 2842 11th Street

REQUESTED ACTION: Modification of an existing liquor license for a 100 % stock purchase in a C-3, General Commercial Zoning District and R-1, Single-family Zoning District.

EXISTING USE: BJ's Place with the sale of liquor by the drink and the sale of packaged liquor in conjunction with a bar and grill and video gaming terminals.

PROPOSED USE: BJ's Place with the sale of liquor by the drink and the sale of packaged liquor in conjunction with a bar and grill and video gaming terminals.

DIMENSIONS: Irregular Shape **SQUARE FOOTAGE:** 13,785 sq. ft.

ADJACENT ZONING AND LAND USES:

NORTH:	C-3	Professional Tax Service
EAST:	R-1	Single-family Residences
SOUTH:	R-1 & C-3	John's Restaurant, Single-family Residences
WEST:	C-3	Amoco Gas station & convenience store, Vacant

YEAR 2040 PLAN: C, RM Commercial & Retail and Medium Residential

HISTORY: **File #022-LTAB-001:** The sale of liquor by the drink and the sale of packaged liquor in conjunction with a bar and grill and video gaming terminals in a C-3, General Commercial Zoning District and R-1, Single-family Zoning District was approved March 9, 2022 for the property located at 2842 11th Street. This is the subject property.

File #021-LTAB-005: The sale of packaged liquor and the sale of tobacco products in conjunction with a gas station and convenience store in a C-3 General Commercial District was approved April 7, 2021 for the property located at 2837 11th Street. This property is located directly west of the subject property.

File #09-LAB-019: The sale of alcohol by the package in conjunction with a gas station and convenience store in a C-3 General Commercial District was approved March 8, 2010 for the property located at 2837 11th Street. This property is located directly west of the subject property.

File #09-LAB-008: The sale of alcohol by the drink in conjunction with a sit-down restaurant for an outdoor seating area in a C-3, General Commercial District was approved August 10, 2009 for the property located at 2914 11th Street. This property is located directly south of the subject property.

#061-91: A Preannexation Agreement and Zoning Map Amendment from County "CC", Commercial Community to City "CC" Commercial Community Zoning District with a Special Use Permit for the sale of alcoholic liquors in a City "CC" Commercial Community Zoning District and a Variation for parking and landscaping to remain "as is" was granted June 25, 1991 for the property located at 2842 11th Street. This is the subject property.

REVIEW COMMENTS: The Applicants are requesting a Modification of an existing liquor license for a 100 % stock purchase in a C-3, General Commercial Zoning District and R-1, Single-family Zoning District. Exhibit A shows the subject property is located on the northeast corner of the 11th Street and Redd Avenue intersection. The parcel is surrounded by residential and commercial uses (Exhibit B and C).

The Applicants, Shantilal Patel and Ajay Modi, are the managing members of BJ's Place Ltd. Within the Liquor Application, it is indicated that BJ's Place will be managed by a manager.

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 an aerial that shows the existing building, parking lots, and dumpster.

Exhibit F is the interior floor plan submitted by the Applicant. Exhibit F shows the proposed bar and grill is approximately 40 feet by 95 feet or 3,800 square feet. Exhibit F shows the proposed bar and grill will consist of eight (8) tables with seating for 30 customers, a bar with seating for 20 customers, six (6) video gaming terminals, pool table and two (2) dart boards. Additionally, Exhibit F shows the remaining portion of the bar and grill will consist of a kitchen, bathrooms, coolers, storage, office, and counter.

Exhibit G is the business plan for BJ's Place. The Applicant states, "my name is Shantilal Patel and my partners name is Ajay Modi. We purchased BJ's Place Ltd from the current owners Luke Meyer and Jay Gesner" (Exhibit G). The Applicants explain, "we will be taking over the business and keeping the same corporation that is currently licensed and our plans are to continue operations-with all of the current staff as well as the bookkeeping and accounting firms" (Exhibit G). Additionally, the Applicants state, "all staff will be staying, and we have no plans on changing anything but to just continue with operations as they are now" (Exhibit G). Also, the Applicants state, "BJ'S Place LTD is a corporation so we will keep the existing checking account, business license as well as insurance carrier"

Exhibit H shows the hours and days of operation will be Monday through Saturday 8:00 am to 2:00 am, Sunday 9:00 am to 2:00 am and food is served 11:00 am through 7:00 pm. daily. There will not be live entertainment nor a cover charge (Exhibit H). Within Exhibit H, the Applicants explain, "we don't have security, we give full management control to our bartender and they have the right to refuse service as well as require people to leave the property. The Applicants indicated on the Liquor Application that security would be hired if

a written request were received from the liquor commissioner. The Applicants indicated within the liquor application that there will be 5% food sales, 55% alcohol sales, and 40% other sales revenue sources including gaming revenue.

Exhibit I shows that there have been 57 calls of service for the Police Department in the past 24 months for 2842 11th Street.

The Applicants are purchasing all the stock of the corporation as well as the land and building and plan to continue to operate the business as it has been operating for many years. 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 a Modification of an existing liquor license for a 100 % stock purchase in a C-3, General Commercial Zoning District and R-1, Single-family 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. Hours of operation are Monday through Saturday 8:00 am to 2:00 am and Sunday 9:00 am to 2:00 am.
4. The sale of liquor by the drink shall be limited to the interior floor plan approved by Staff, Exhibit F.
5. There shall be no single serving sales of beer or wine in volumes of 16 oz. or less for packaged liquor sales.
6. 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.
7. There shall not be a cover charge, dance floor, DJ's and/or live entertainment.
8. The proposed use shall not operate as a nightclub.
9. The windows shall not be covered with bars or other devices that block the windows.
10. Window display signage is limited to 20% of window area.
11. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
12. All outstanding general ordinance fines must be paid prior to the issuance of the license.
13. All conditions must be met prior to issuance of license and establishment of use.

SC: DM 4/10/2026

Exhibit A
2842 11th Street
#026-LTAB-007

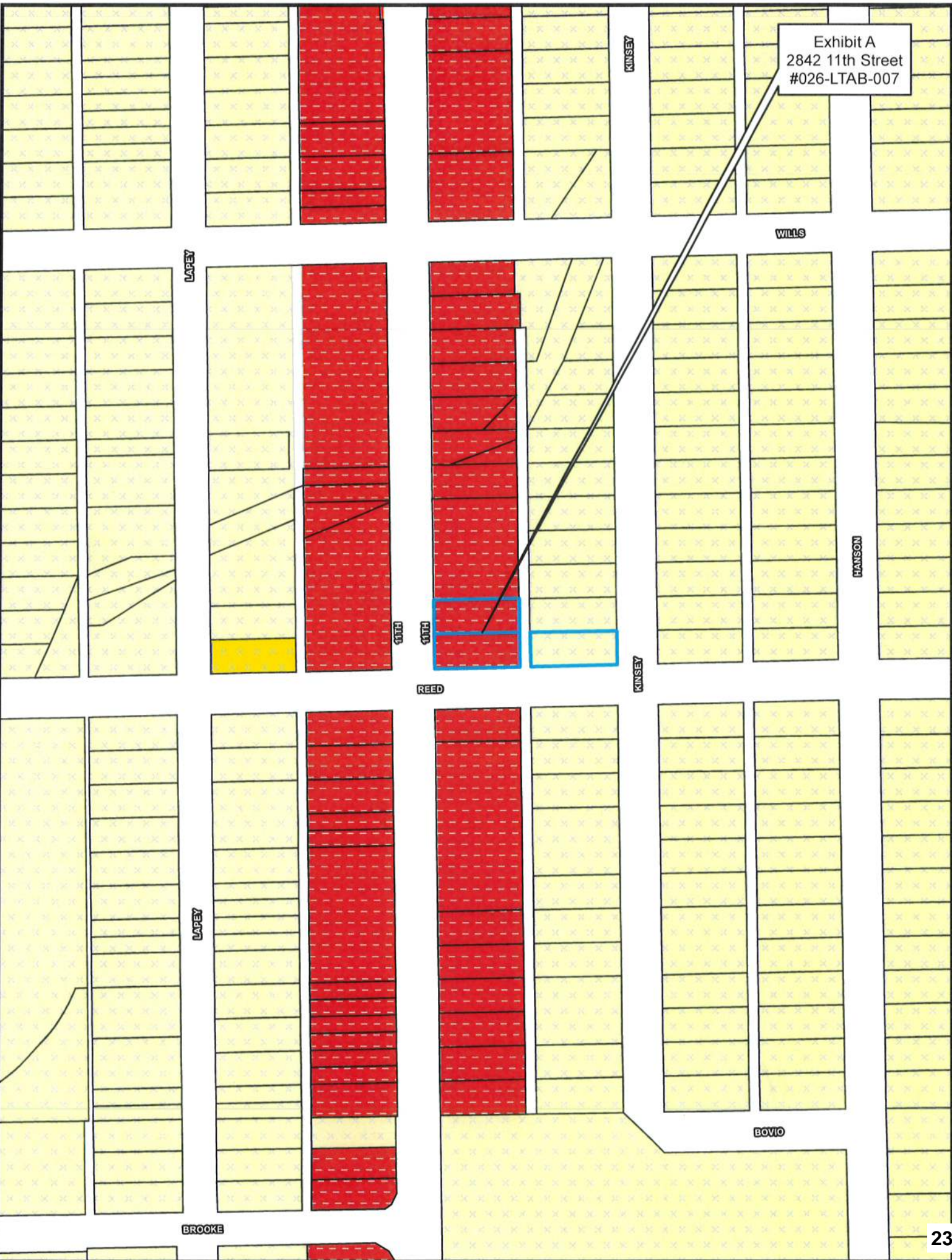


Exhibit B
2842 11th Street
#026-LTAB-007

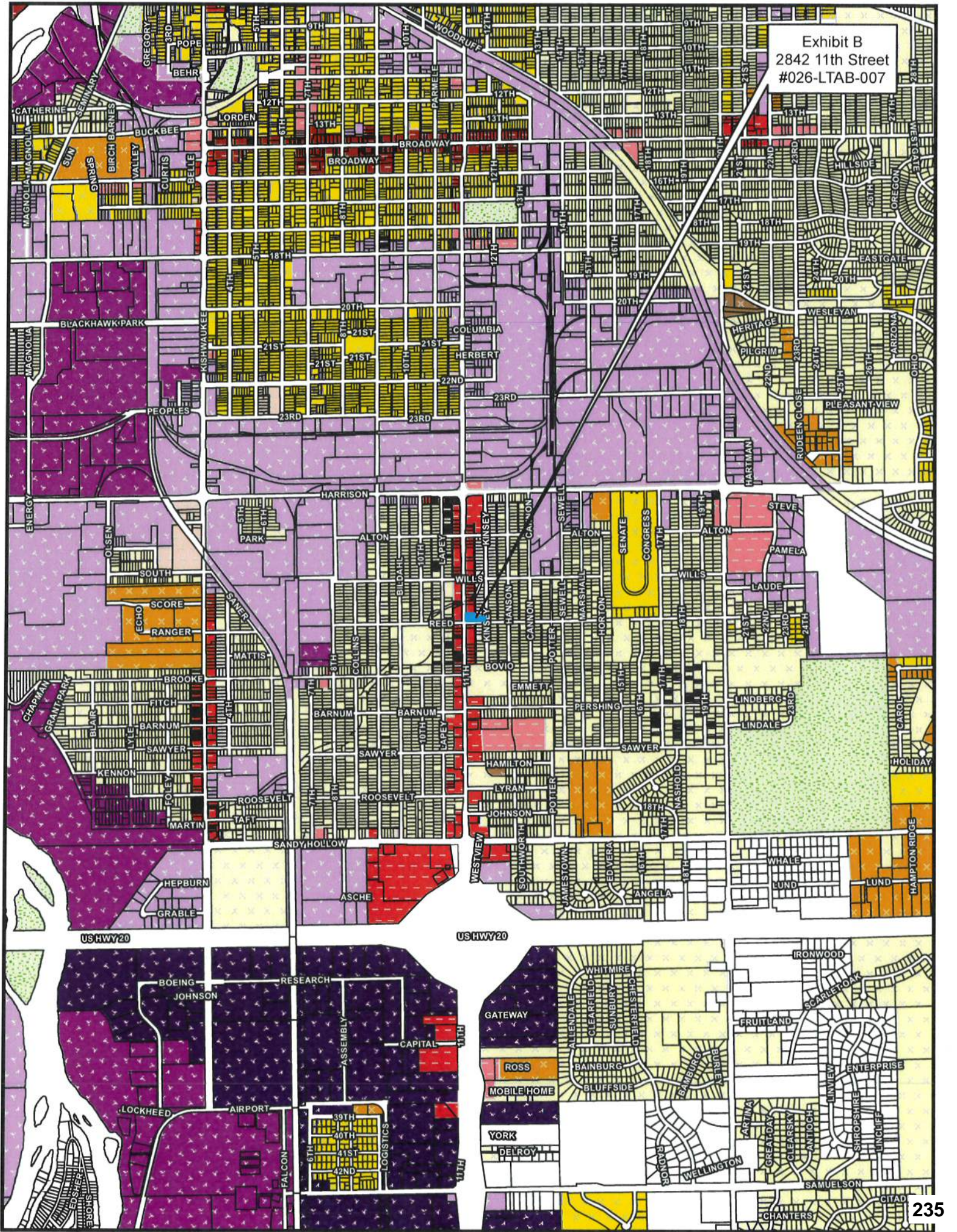
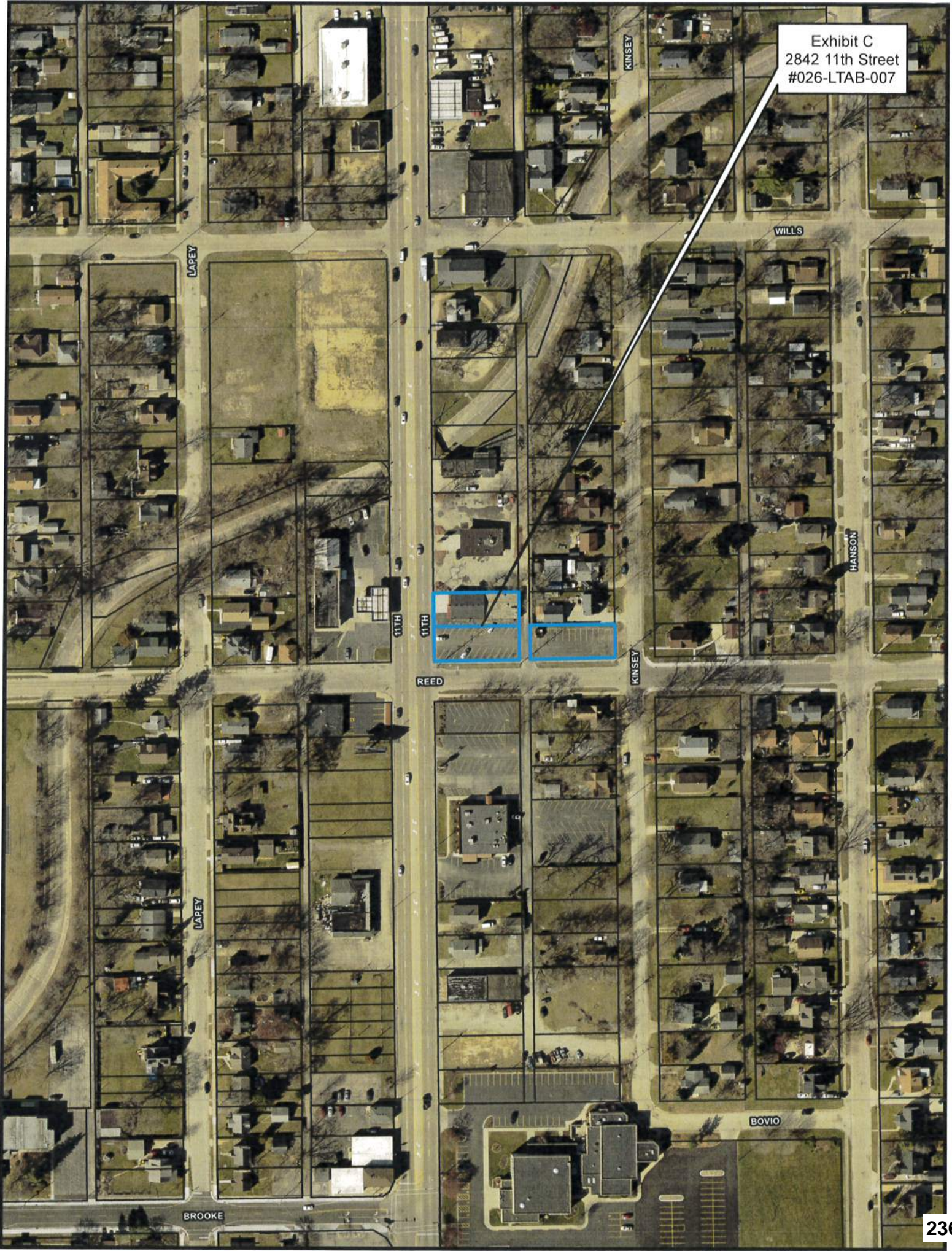
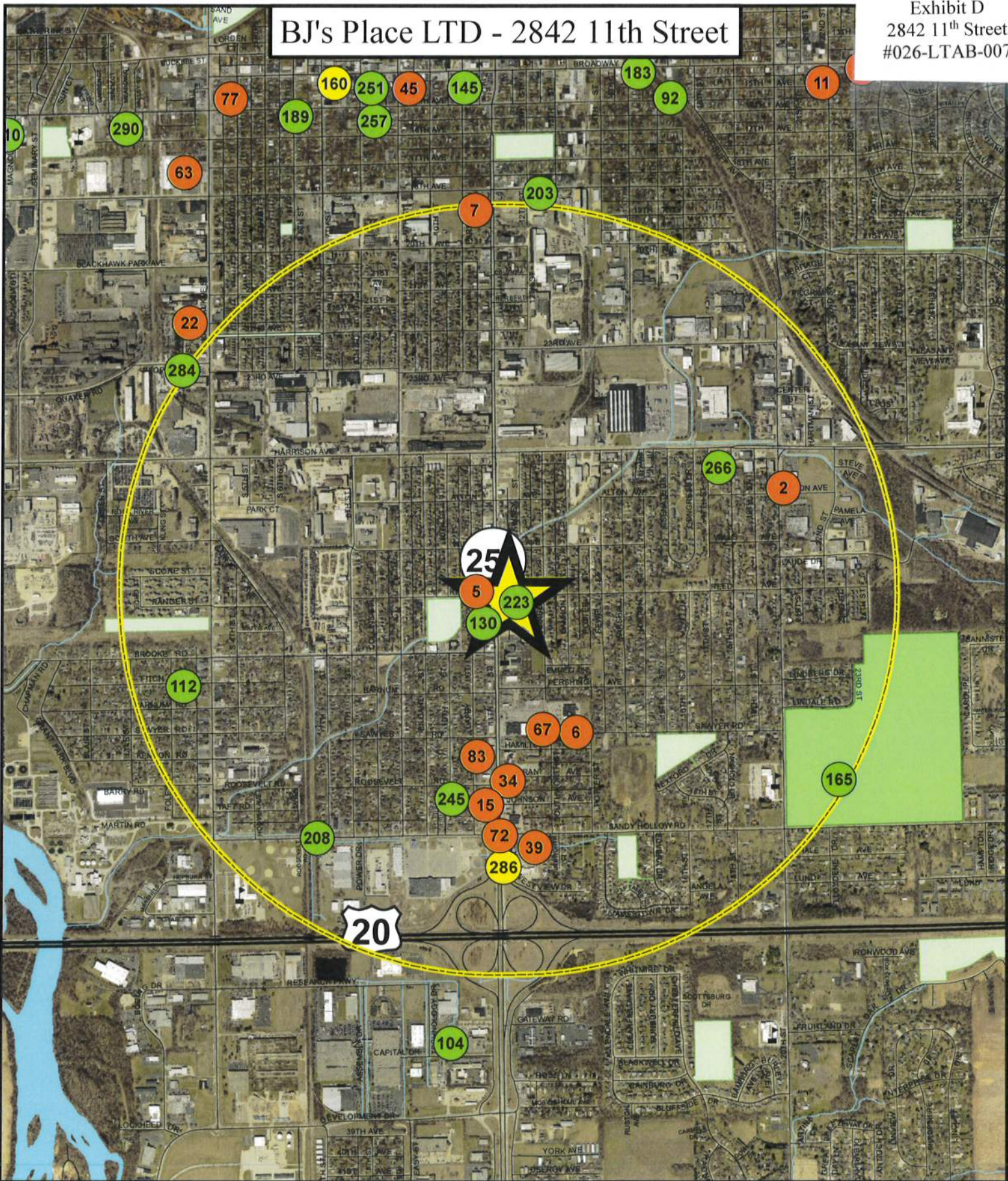


Exhibit C
2842 11th Street
#026-LTAB-007



BJ's Place LTD - 2842 11th Street



- 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-2025

2026

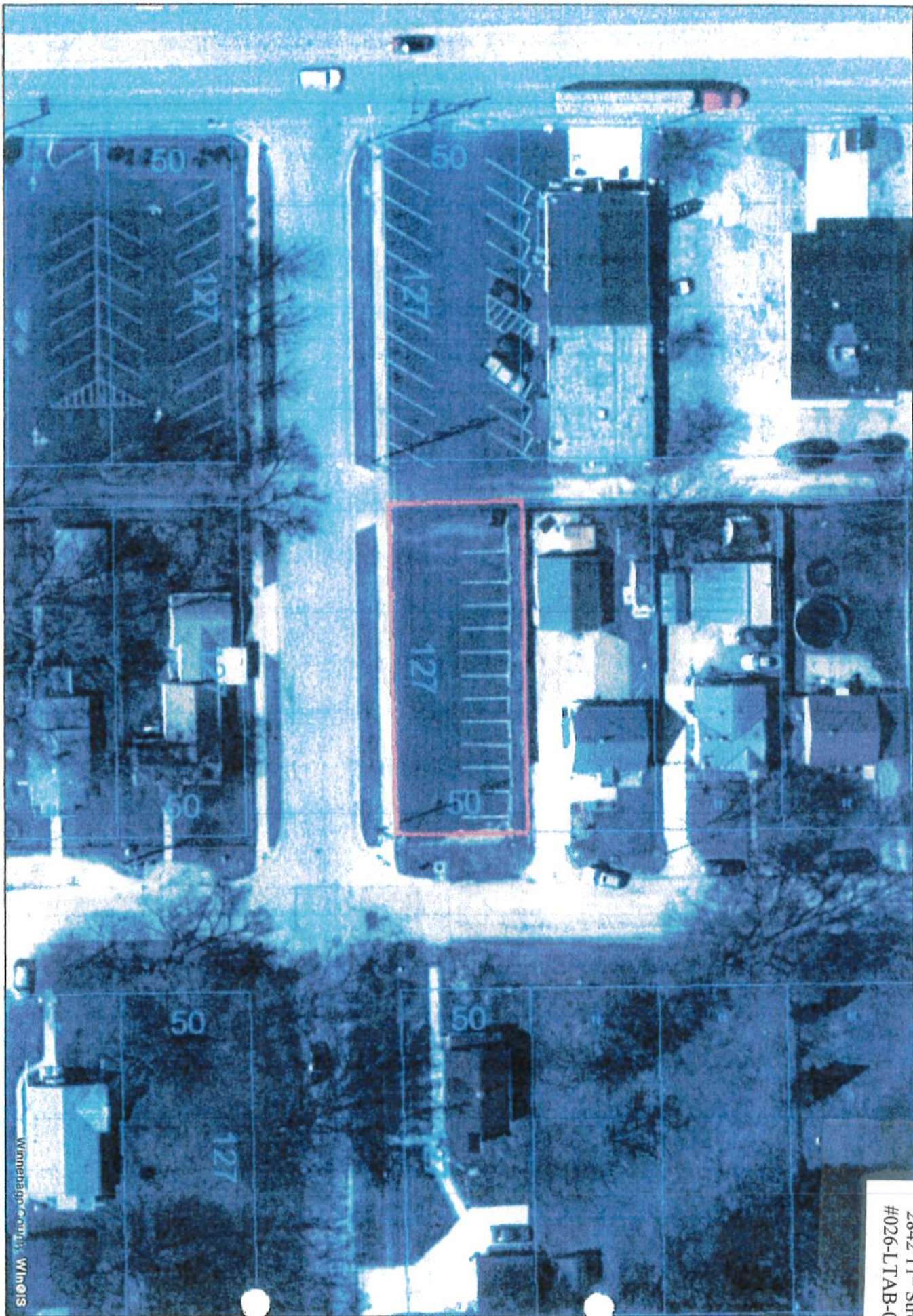


SCALE

1 inch = 0.32 miles

Scale 100 Feet (Scale 1:3200)





Winnebago County uses this information to support the accuracy of property boundaries and to assist in the planning and construction of improvements, and the integrity of geographic information systems.

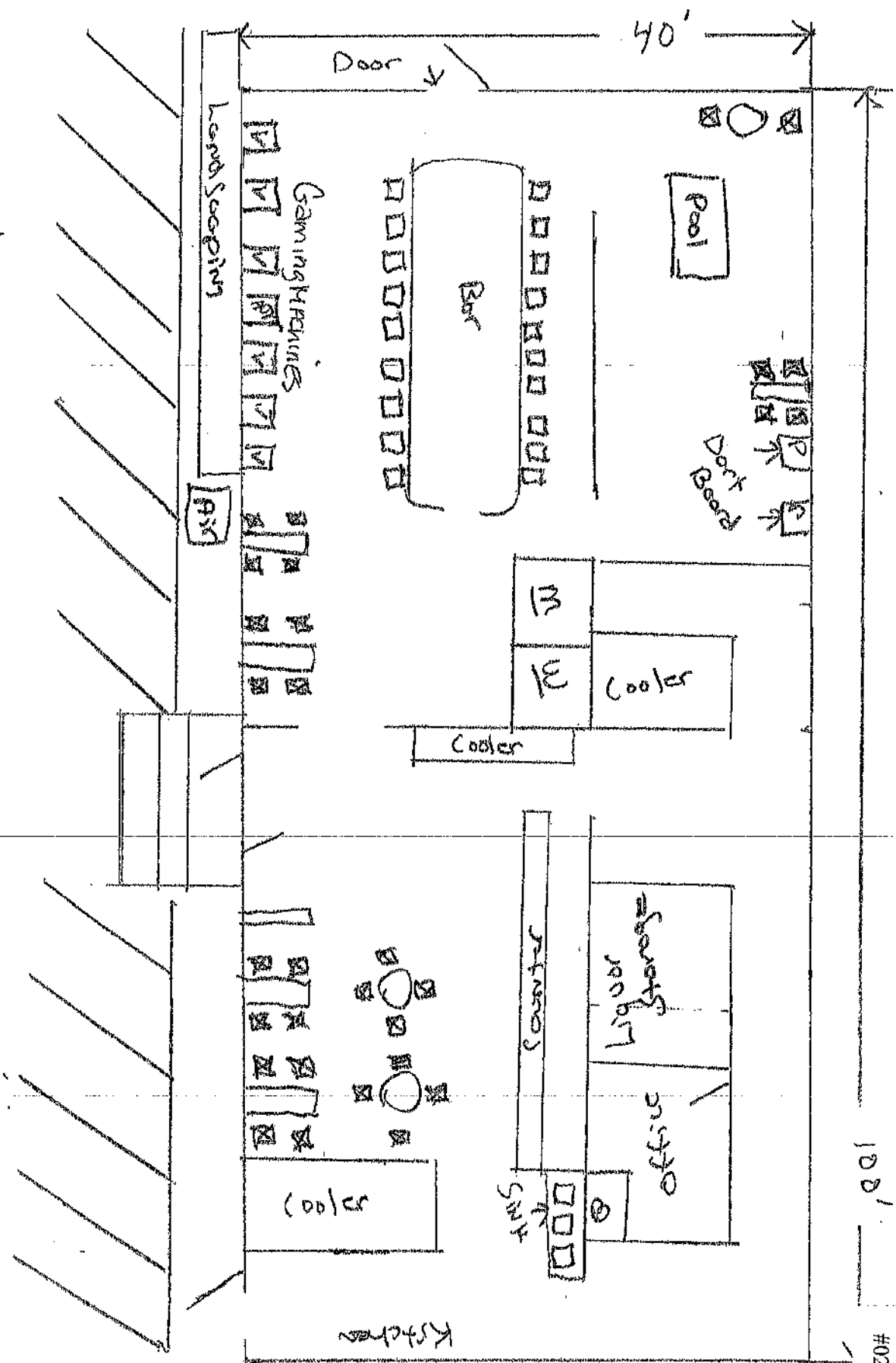


SCALE: 1:570

Winnebago County, Illinois

WIN GIS

Winnebago County Geographic Information System



REED ST.

City Of Rockford
425 East State St.
Rockford, IL 61104

March 2nd 2026

RECEIVED

MAR 11 2026

CITY OF ROCKFORD
LEGAL DEPARTMENT

Attention: Liquor & Tobacco Board, City Council
RE: Purchase of BJ'S Place Ltd. 2842 11th St Rockford 61109

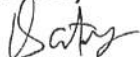
Dear Sir's

Attached and enclosed is the paperwork for a liquor license application for the purchase of BJ's Place Ltd. My name is Shantilal Patel and my partner is Ajay Modi. We have entered a contract to purchase BJ'S Place LTD along with the land and building which is located at 2842 11th Street. I also own SM Angels Inc. which owns and operates Sandy Phillips 66 which is located at 4545 Sandy Hollow Rd. The current owners Luke Meyer and Jay Gesner decided it was time to retire.

We will be taking over the business and keeping the same corporation that is currently licensed. Our plans are to continue operations with all the current staff as well as the bookkeeping and accounting firms. All staff will be staying, and we have NO plans on changing anything but to just continue with operations as they are now. BJ'S Place LTD is a corporation so we will keep the existing checking account, business license as well as insurance carrier.

My family and I have scheduled a vacation which we will be out of town from March 19th thru the 26th. If you have any questions, please contact me by phone at (630) 613-0606 or by Email at : sandyphillips66@gmail.com. Also, if there are any questions feel free to contact my attorney RC Pottinger with Barrick Switzer at (815) 962-6611. We are both looking to closing and operating another business in Rockford. I want to Thank You in advance for your assistance regarding this process.

Sincerely



Shantilal Patel

BJ'S Place 2842 11th Street Rockford, IL 61109

Liquor License Required Attachments

RECEIVED

MAR 11 2026

CITY OF ROCKFORD
LEGAL DEPARTMENT

- 1- Attached
- 2- Days open Monday thru Saturday 8am to 2am Sunday 9am to 2am, food is served 11-7 Dailey, NO entertainment pool and darts, normal bar beverages. Target audience is the local neighbors that have lived in the area for years. Our current customer age is late 50's .No cover charge do to NO live music.
- 3- Enclosed
- 4- Enclosed with pictures
- 5- Enclosed with pictures
- 6- We don't have security; we give full management control to our bartender. They have the right to refuse service as well as require people to leave the property.
- 7- Frank Coririossi , Shantilal Patel
- 8- Completed
- 9- Attached
- 10- N/A
- 11- Attached Included
- 12- Attached
- 13- Included

2842 11TH ST

Event Date	Call Number	Situation Reported	Call Disposition	Location	City
03/23/2026 10:51:32 PM	26-061218	ACCIDENT HIT AND RUN	RPT - REPORT	2842 11th St	Rockford
03/19/2026 10:47:17 AM	26-057420	CRU	RPT - REPORT	2842 11TH ST	Rockford
03/14/2026 01:31:50 AM	26-053430	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	2842 11th St	Rockford
03/13/2026 11:12:49 PM	26-053343	ACCIDENT UNKNOWN INJURY	RPT - REPORT / RPT - REPORT	2842 11th St	Rockford
02/15/2026 07:52:17 PM	26-033199	MEDICAL ASSIST	NRPT - NO REPORT	2842 11th St	Rockford
02/10/2026 06:46:58 PM	26-029378	911 DUPLICATE CALL	DUP - DUPLICATE	2842 11th St	Rockford
02/10/2026 05:58:06 PM	26-029336	WARRANT SERVICE	RPT - REPORT	2842 11th St	Rockford
01/28/2026 07:14:03 PM	26-019805	WELFARE CHECK	NRPT - NO REPORT	2842 11th St	Rockford
12/31/2025 09:18:47 PM	25-282094	DISORDERLY	NRPT - NO REPORT	2842 11th St	Rockford
12/30/2025 07:54:28 AM	25-280873	ABANDONED VEHICLE	NRPT - NO REPORT	2842 11th St	Rockford
12/01/2025 04:16:01 PM	25-261466	WELFARE CHECK	ADV - ADVISED	2842 11th St	Rockford
12/01/2025 04:11:46 PM	25-261456	911 DUPLICATE CALL	DUP - DUPLICATE	2842 11th St	Rockford
11/28/2025 02:06:30 PM	25-259213	PARKING COMPLAINT	ADV - ADVISED	2842 11th St	Rockford
11/14/2025 09:43:35 AM	25-248770	PARKING COMPLAINT	NRPT - NO REPORT	2842 11th St	Rockford
11/05/2025 12:01:54 AM	25-241847	FOLLOW-UP	NRPT - NO REPORT	2842 11th St	Rockford
11/04/2025 11:29:07 PM	25-241834	DISORDERLY	ADV - ADVISED / ADV - ADVISED	2842 11th St	Rockford
11/04/2025 11:25:33 PM	25-241830	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	2842 11th St	Rockford
10/07/2025 12:00:22 PM	25-220101	TRAFFIC STOP	NRPT - NO REPORT	2842 11TH ST	Rockford
09/27/2025 08:56:28 AM	25-211846	WELFARE CHECK	NRPT - NO REPORT	2842 11th St	Rockford
09/18/2025 11:16:27 PM	25-205087	INFORMATION FOR POLICE	NRPT - NO REPORT	2842 11th St	Rockford
08/09/2025 10:54:17 PM	25-171645	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	2842 11th St	Rockford
07/22/2025 03:54:42 AM	25-155936	SUSPICIOUS VEHICLE	NRPT - NO REPORT	2842 11TH ST	Rockford
07/15/2025 01:50:41 PM	25-150536	WARRANT SERVICE	CALLER CANCELLED	2842 11th St	Rockford
07/12/2025 04:42:13 PM	25-148257	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	2842 11th St	Rockford

07/08/2025 01:05:34 AM	25-144633	ALARM - HOLDUP/PANIC	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	2842 11th St	Rockford
06/17/2025 02:34:03 PM	25-127785	STAND BY	NRPT - NO REPORT	2842 11th St	Rockford
05/27/2025 03:26:44 PM	25-110728	DISORDERLY	CALLER CANCELLED	2842 11th St	Rockford
05/17/2025 02:01:50 PM	25-102757	DISORDERLY REPORT	RE-ASSIGN/CHANGE OF CALL(UNIT) / NRPT - NO REPORT	2842 11th St	Rockford
05/10/2025 08:37:30 AM	25-096691	CRU	RPT - REPORT	2842 11th St	Rockford
04/27/2025 02:42:22 PM	25-086565	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	2842 11th St	Rockford
03/31/2025 09:02:45 PM	25-065195	TRAFFIC STOP	NRPT - NO REPORT / NRPT - NO REPORT	2842 11th St	Rockford
03/29/2025 04:16:56 PM	25-063571	DISORDERLY	CALLER CANCELLED / CALLER CANCELLED	2842 11th St	Rockford
03/01/2025 12:21:33 PM	25-042008	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	2842 11th St	Rockford
02/10/2025 10:35:17 AM	25-027934	FOUND ARTICLE	RPT - REPORT	2842 11th St	Rockford
12/18/2024 03:26:24 PM	24-281393	DISORDERLY	NRPT - NO REPORT	2842 11th St	Rockford
12/06/2024 08:11:33 AM	24-272350	ABANDONED VEHICLE	NRPT - NO REPORT	2842 11th St	Rockford
10/24/2024 10:24:56 AM	24-240656	FOLLOW-UP	ADV - ADVISED	2842 11th St	Rockford
10/23/2024 09:18:17 AM	24-239787	ABANDONED VEHICLE	RE-ASSIGN/CHANGE OF CALL(UNIT) / NRPT - NO REPORT	2842 11th St	Rockford
10/22/2024 08:34:53 PM	24-239470	BATTERY - JUST OCCURRED	DUP - DUPLICATE	2842 11th St	Rockford
10/22/2024 08:33:02 PM	24-239469	DISORDERLY	RPT - REPORT	2842 11th St	Rockford
10/13/2024 07:46:23 PM	24-232073	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	2842 11th St	Rockford
10/05/2024 07:13:56 AM	24-225205	911 DUPLICATE CALL	DUP - DUPLICATE	2842 11th St	Rockford

09/23/2024 07:52:34 PM	24-215555	STAND BY	CALLER CANCELLED	2842 11th St	Rockford
09/23/2024 07:53:45 AM	24-214925	PARKING COMPLAINT	ISS - ISSUED	2842 11th St	Rockford
08/30/2024 10:38:00 PM	24-195402	RECOVER STOLEN AUTO	RPT - REPORT	2842 11th St	Rockford
08/25/2024 12:32:21 AM	24-190430	DISORDERLY	NRPT - NO REPORT	2842 11th St	Rockford
07/20/2024 09:18:39 PM	24-161659	WARRANT SERVICE	NRPT - NO REPORT / NRPT - NO REPORT	2842 11th St	Rockford
07/10/2024 11:47:17 PM	24-152296	BUILDING CHECK	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	2842 11th St	Rockford
06/21/2024 11:15:43 AM	24-135272	WELFARE CHECK	NRPT - NO REPORT / NRPT - NO REPORT	2842 11th St	Rockford
05/18/2024 11:52:28 PM	24-107064	PUBLIC COMPLAINT ROUTINE	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	2842 11th St	Rockford
05/18/2024 11:52:18 PM	24-107065	911 DUPLICATE CALL	DUP - DUPLICATE	2842 11th St	Rockford
05/11/2024 12:16:49 AM	24-100463	DISORDERLY	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	2842 11th St	Rockford
04/12/2024 01:59:04 AM	24-076512	911 DUPLICATE CALL	DUP - DUPLICATE	2842 11th St	Rockford
04/12/2024 01:50:53 AM	24-076511	911 DUPLICATE CALL	DUP - DUPLICATE	2842 11th St	Rockford
04/12/2024 01:45:18 AM	24-076510	WARRANT SERVICE	RPT - REPORT	2842 11th St	Rockford
03/30/2024 02:39:57 PM	24-066901	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	2842 11th St	Rockford
03/15/2024 08:11:58 AM	24-055584	CRIMINAL DAMAGE	NRPT - NO REPORT	2842 11th St	Rockford

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 for a 100% stock purchase in the name of Shantilal Patel / Ajay Modi / BJ's Place Ltd in a C-3, General Commercial Zoning District and R-1, Single-family Zoning District for the property described as:

A/K/A: 2842 11th Street

PIN: 15-01-176-013, 15-01-176-014 and -15-01-176-027

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 for a 100% stock purchase in the name of Shantilal Patel / Ajay Modi / BJ's Place Ltd in a C-3, General Commercial Zoning District and R-1, Single-family Zoning District at 2842 11th 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. Hours of operation are Monday through Saturday 8:00 am to 2:00 am and Sunday 9:00 am to 2:00 am.
4. The sale of liquor by the drink shall be limited to the interior floor plan approved by Staff, Exhibit F.
5. There shall be no single serving sales of beer or wine in volumes of 16 oz. or less for packaged liquor sales.
6. 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.
7. There shall not be a cover charge, dance floor, DJ's and/or live entertainment.
8. The proposed use shall not operate as a nightclub.
9. The windows shall not be covered with bars or other devices that block the windows.
10. Window display signage is limited to 20% of window area.
11. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
12. All outstanding general ordinance fines must be paid prior to the issuance of the license.
13. 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:

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

Mark Bonne, Chairman

Tamir Bell, Vice-Chairman

Gabrielle Torina

Janessa Wilkins

Aprel Prunty

Meeting of April 21, 2026
026-LTAB-007



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

Exhibit B
6565 Lexus Drive
#026-LTAB-008

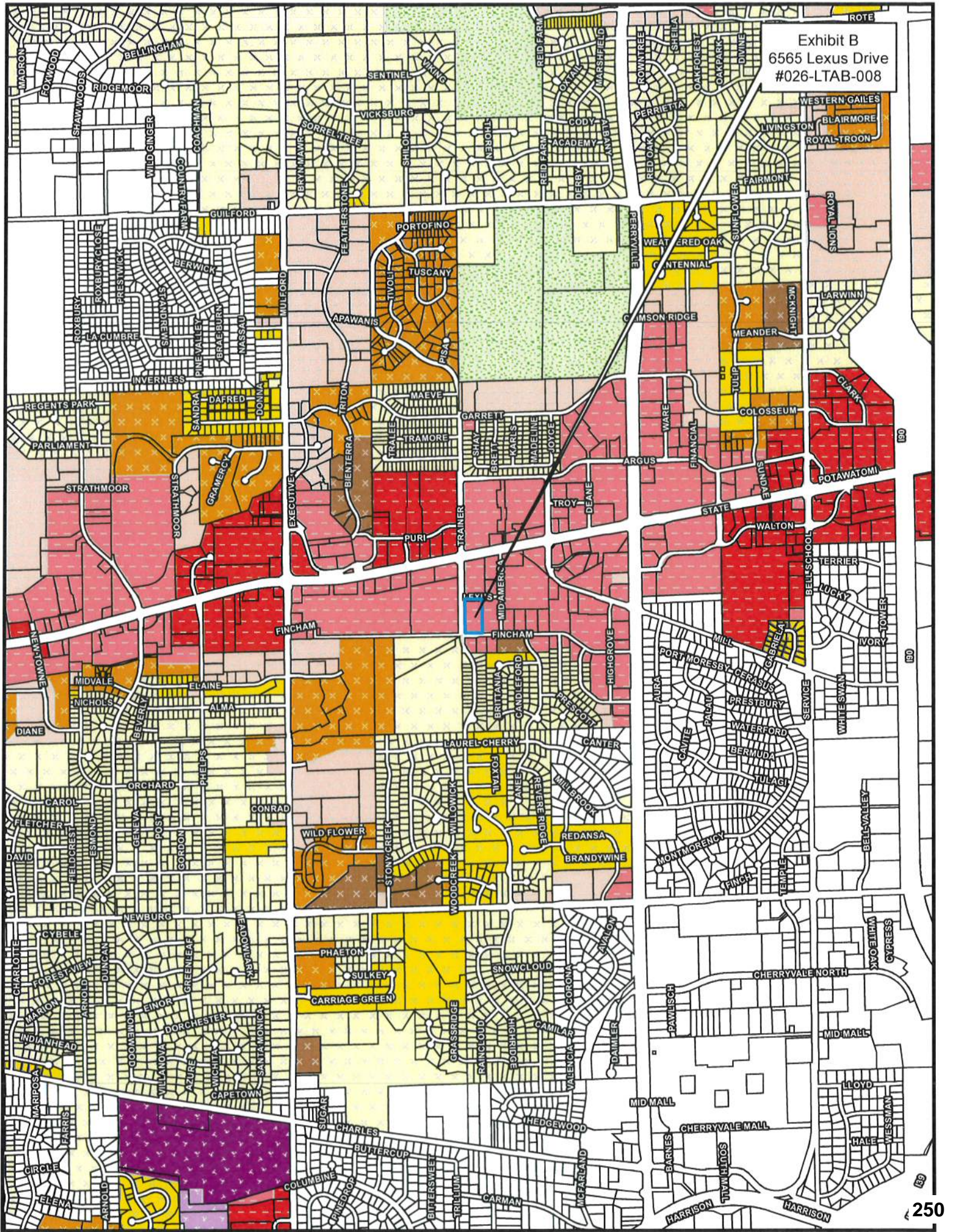




Exhibit C
6565 Lexus Drive
#026-LTAB-008

STATE

STATE

TRAINER

LEXUS

MID-AMERICA

FINCHAM

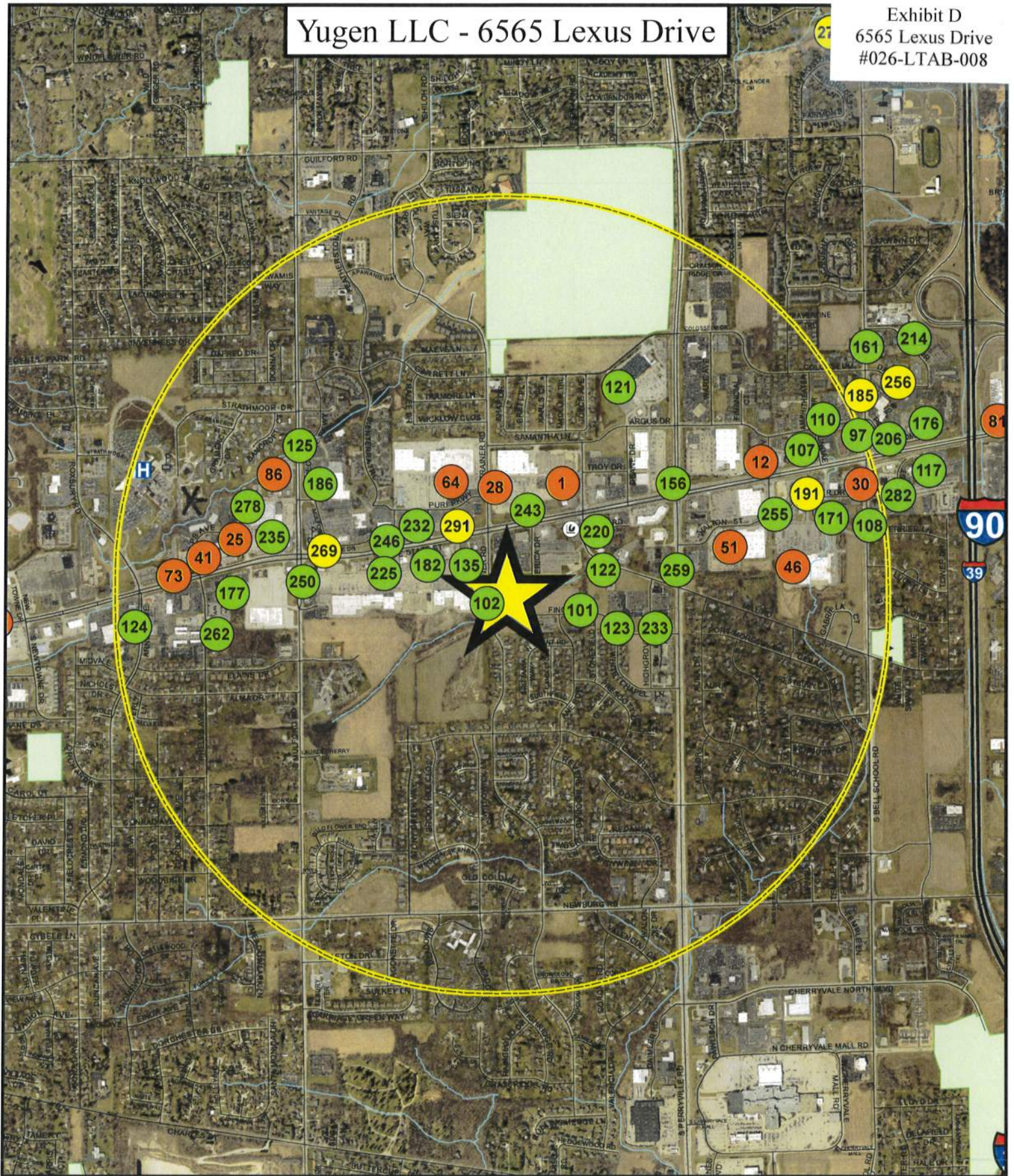
NORTH POINT

BRITANIA

CANDLEFORD

Yugen LLC - 6565 Lexus Drive

Exhibit D
6565 Lexus Drive
#026-LTAB-008



- Key**
- College/University
 - 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-2025

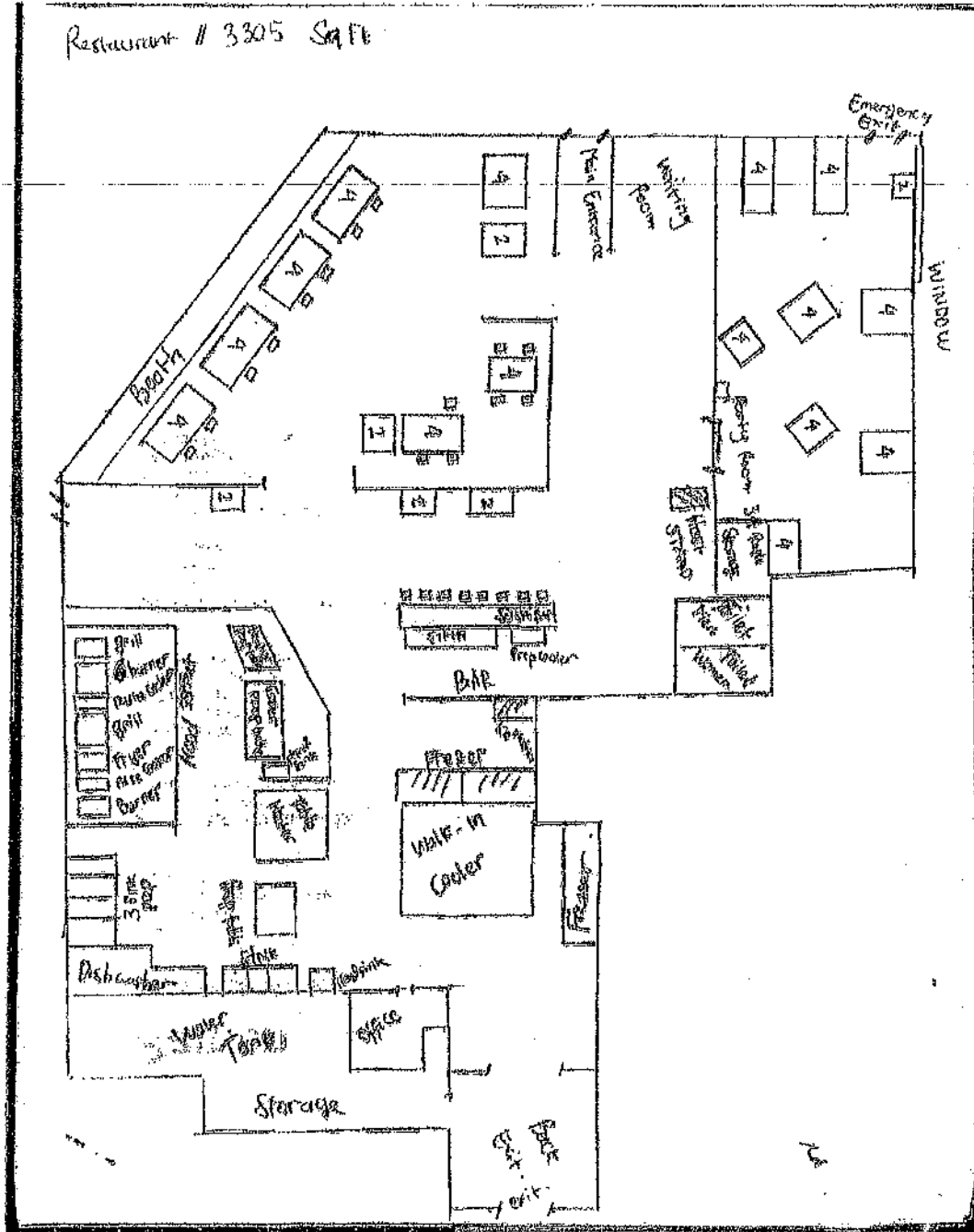
2026



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.

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

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 Made Gede Samsu / Arief Lazuardy / Lisa Prasetya / Yugen, LLC in a C-2, Limited Commercial Zoning District for the property described as:

**A/K/A: 6565 Lexus Drive
PIN: 12-27-204-001**

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) in conjunction with a restaurant in the name of Made Gede Samsu / Arief Lazuardy / Lisa Prasetya / Yugen, LLC in a C-2, Limited Commercial Zoning District at 6565 Lexus Drive.

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 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.

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:___

Mark Bonne, Chairman

Tamir Bell, Vice-Chairman

Gabrielle Torina

Janessa Wilkins

Aprel Prunty

Meeting of April 21, 2026
026-LTAB-008



PLANNING & ZONING REPORT

Liquor & Tobacco Advisory Board Meeting of April 21, 2026

File #026-LTAB-009

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

LOCATION: 2645 20th Street

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

EXISTING USE: Convenience store with tobacco products

PROPOSED USE: Convenience store with tobacco products

DIMENSIONS: See attached Exhibit D

ADJACENT ZONING AND LAND USES:

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

YEAR 2040 PLAN: C Commercial & Retail

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

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

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

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

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

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

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

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

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

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

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

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

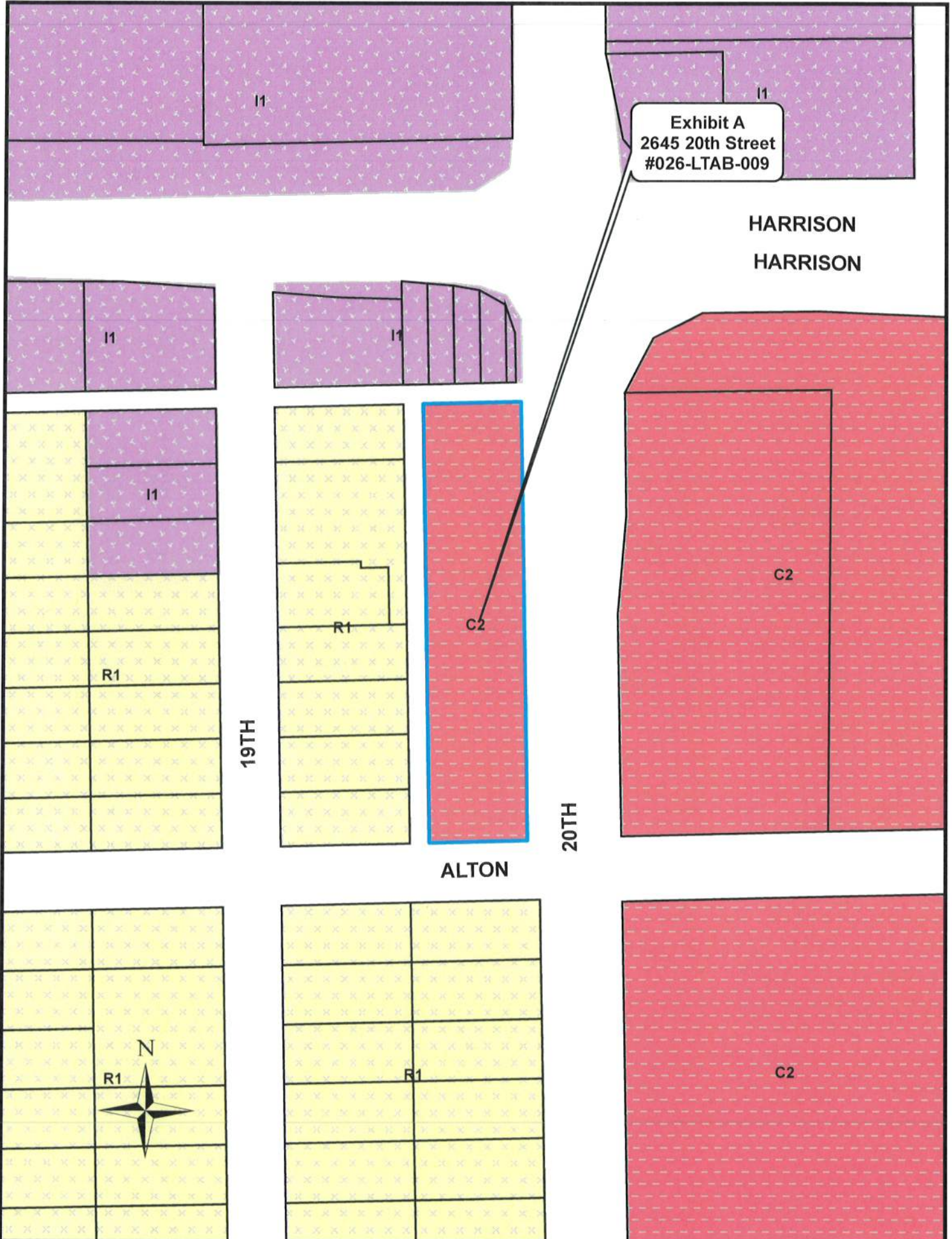


Exhibit A
2645 20th Street
#026-LTAB-009

HARRISON
HARRISON

19TH

20TH

ALTON



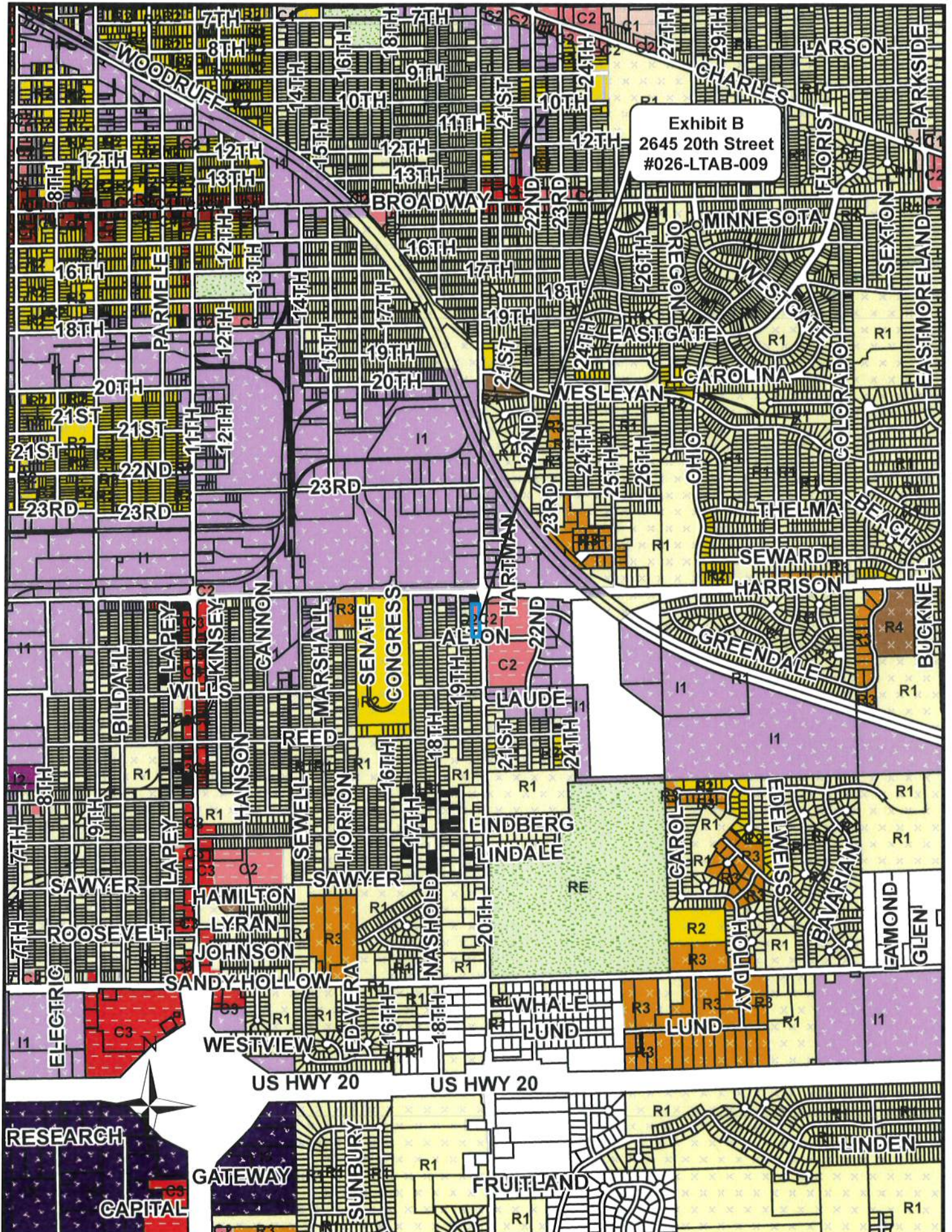


Exhibit B
 2645 20th Street
 #026-LTAB-009



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

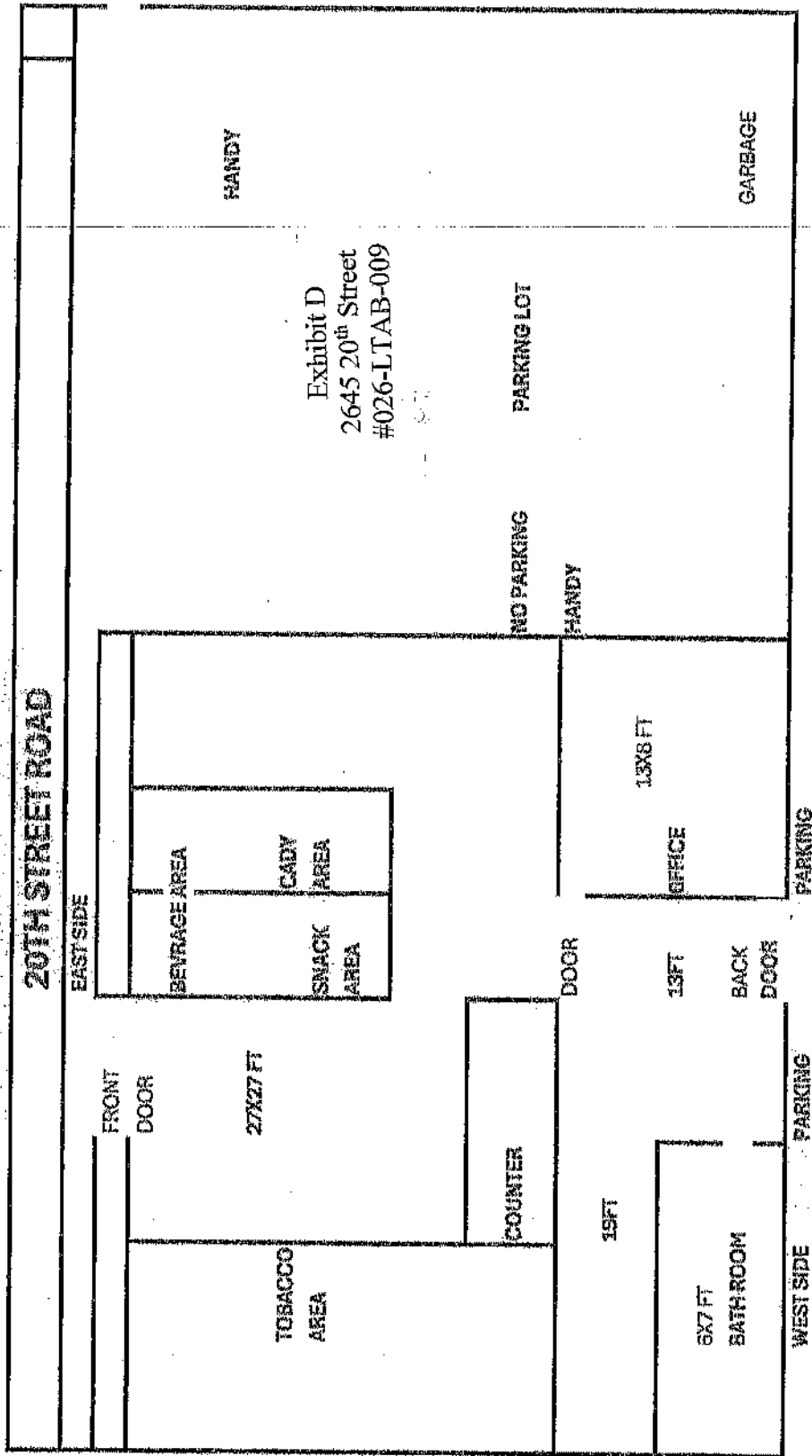
HARRISON
HARRISON

19TH

20TH

ALTON

SMOKESN MORE LLC
2645 20TH STREET ROCKFORD 61109



Business Plan Statement

Nature and Use of the Prospective Licensed Premises

Business Name: Smokes N More LLC

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

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

1. Purpose and Nature of the Business

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

2. Days and Hours of Operation

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

3. Food and Beverage Sales

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

5. Right Interior Wall (East Side)

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

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

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

7. Rear Employee-Only Area (North Wall)

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

8. Safety and Visibility

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

SMOKEN MORE LLC

2645 20TH STREET ROCKFORD 61109

STORE HOURS

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

2645 20TH STREET

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

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

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 convenience store in the name of Mohammad Sagheer Ahmad / Smokes N More, LLC in a C-2, Limited Commercial Zoning District for the property described as:

A/K/A: 2645 20th Street
PIN: 15-01-228-029

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 convenience store in the name of Mohammad Sagheer Ahmad / Smokes N More, LLC in a C-2, Limited Commercial Zoning District at 2645 20th 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 Tobacco Codes
3. The sale of tobacco products shall be limited to the submitted interior floor plan Exhibit D.
4. Window display signage is limited 20% of window area.
5. The windows shall not be covered with bars or other devices that block the windows. The existing bars must be removed.
6. The sale of water pipes and "huka" or "hookah" pipes are prohibited.
7. The sale of rose tubes, airplane-sized bottles (50 ml (1.7 ounces) or less) and any other products that can be deemed to be easily manufactured into drug paraphernalia is prohibited.
8. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
9. All outstanding general ordinance fines must be paid prior to the issuance of the license.
10. All conditions must be met prior to issuance of license and establishment of use.

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:___

Mark Bonne, Chairman

Tamir Bell, Vice-Chairman

Gabrielle Torina

Janessa Wilkins

Aprel Prunty

Meeting of April 21, 2026
026-LTAB-009



PLANNING & ZONING REPORT

Liquor and Tobacco Advisory Board Meeting of April 21, 2026

File # 026-LTAB-011

APPLICANTS: Harwinder Kaur/ AB 2 Enterprises, Inc. dba On The Rocks

LOCATION: 908 West Riverside Boulevard

REQUESTED ACTION: The sale of liquor by the drink (Class L50) in conjunction with a tavern and restaurant and video gaming terminals in a C-2, Limited Commercial Zoning District.

EXISTING USE: The sale of liquor by the drink in conjunction with a tavern and restaurant and video gaming terminals

PROPOSED USE: The sale of liquor by the drink in conjunction with a tavern and restaurant and video gaming terminals

DIMENSIONS: Irregular Shape **Acres:** 22.49 acres

ADJACENT ZONING AND LAND USES:

NORTH:	C-2	McDonalds, Quick Lube, Fire Dept. Coffee
EAST:	C-2	Vacant commercial, Cliffbreakers
SOUTH:	R-1, R-2, R-4	Single-family residences, Multi-family residences
WEST:	C-1 and C-2	Various Mall Tenants, Athletico Physical Therapy

YEAR 2020 PLAN: C Commercial & Retail

HISTORY: **File #023-LTAB-029:** Modification of an existing liquor license for two (2) 19% stock purchases and a 12% stock purchase in a C-2, Limited Commercial Zoning District was approved March 6, 2024 for the property located at 908 West Riverside Boulevard. This is the subject property.

File #020-LTAB-096: The sale of liquor by the drink in conjunction with a bar and grill and video gaming terminals in a C-2, Limited Commercial Zoning District was approved January 6, 2021 for the property located at 908 West Riverside Boulevard and 3627 North Main Street. This is the subject property.

File #018-LTAB-003: The sale of liquor by the drink in conjunction with a bar and grill and video gaming in a C-2, Limited Commercial Zoning District was approved March 7, 2018 for the property located at 908 West Riverside Boulevard and 3627 North Main Street. This is the subject property.

File #017-LTAB-023: The sale of liquor by the drink in conjunction with a restaurant in a C-2, Limited Commercial Zoning District was approved July 10, 2013 for the property located at 1060 West Riverside Boulevard. This is the subject property.

File #13-LAB-011: The sale of liquor by the drink in conjunction with a bar in a C-2, Limited Commercial Zoning District was withdrawn July 10, 2013 for the property located at 1090 West Riverside Boulevard. This is the subject property.

File #12-LAB-007: The sale of liquor by the drink in conjunction with a sports bar and grill and an outdoor seating area/beer garden in a C-2, Limited Commercial Zoning District was approved May 9, 2012 for the property located at 908 West Riverside Boulevard. This is the subject property.

File #12-LAB-004: The sale of liquor by the drink in conjunction with a sports bar and grill and an outdoor seating area/beer garden in a C-2, Limited Commercial Zoning District was approved May 9, 2012 for the property located at 908 West Riverside Boulevard. This is the subject property.

File #10-LAB-010: The sale of packaged liquor by the drink in conjunction with a liquor store in a C-2, Limited Commercial Zoning District was approved August 2, 2010 for the property located at 910 West Riverside Boulevard. This is the subject property.

File #09-LAB-017: The sale of alcohol by the drink in conjunction with a sports bar and grill in a C-2, Limited Commercial Zoning District was approved January 4, 2010 for the property located at 908 West Riverside Boulevard. This is the subject property.

REVIEW COMMENTS: The Applicant is requesting the sale of liquor by the drink (Class L50) in conjunction with a tavern and restaurant and video gaming terminals in a C-2, Limited Commercial Zoning District. Exhibit A shows that the subject property is located on the southeast corner of Riverside Boulevard and North Main Street. The neighborhood is a mixture of residential and commercial uses (Exhibits B and C).

The Applicant, Harwinder Kaur, is the owner of AB 2 Enterprises, Inc. The Applicant is proposing liquor sales by the drink and this will be new ownership, which requires the license to be reviewed by the Liquor and Tobacco Advisory Board.

The tenant space was remodeled in 2004 to combine two spaces. A restaurant called Ziltzies occupied one of the spaces for many years and Extreme Martial Arts Studio used the other space. This expansion was granted to allow a Sports bar and grill, which was used by previous business owners. The main entrance to the former Cinema is now the main entrance to the tenant space. The last businesses were known as JD's Bar and Grill, Boomer's, Stockyard Rock Burger Bar and most recently Half-Baked Bar. The liquor license must go before the board for review as this a new owner.

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 all the tenant spaces within the mall and the layout of the parking lot. The majority of the mall consists of retail and the mall has approximately 1,410 parking spaces. Cliffbreakers

Events and Riverview Inn and Suites also uses 239 parking spaces located within the mall property. Based on the square footage of the space and use; 81 parking spaces are required (using the 13.3 spaces per 1,000 square feet required for food and beverage establishment uses). 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 for the tavern and restaurant. The submitted interior floor plan shows a bar and dining area, game room, a 2nd dining area, kitchen, storage, an office and bathrooms. Staff has an issue with the interior floor plan because there is no indication as to how the seating will be arranged. Staff feels that the interior floor plan needs to be revised to illustrate how the interior seating will be arranged with tables and chairs, bar stools, games and video gaming terminals.

Exhibit G is the business plan for On The Rocks. The Applicant indicates, "On The Rocks is a casual dining restaurant and bar that will specialize in serving a variety of comfort foods and a selection of specialty drinks" (Exhibit G). The Applicant explains, "our mission is to create a vibrant atmosphere for families, friends, and individuals looking for fresh food and an engaging experience" (Exhibit G). The Applicant states, "the restaurant will include a designated bar and gaming area with slot machines, and there will be no cover charge for general entry" (Exhibit G).

Furthermore, within Exhibit G, the Applicant explains the proposed days and hours of operation will be 10:00 A.M. to 12:00 A.M. (Midnight), Monday through Sunday. Additionally, within Exhibit G, the Applicant explains the proposed days and hours of food service will be 10:00 A.M. to 12:00 A.M. (Midnight) Monday through Sunday. The Applicant states, "the projected sales will be 70% food and 30% alcohol" (Exhibit G). However, the Applicant indicates on the liquor application that there will be 50% food sales, 20% alcohol sales, and 30% gaming revenue.

Exhibit H is the security plan provided by the Applicant. The Applicant's Security Measures and Controls will consist of access control, surveillance cameras, cash handling security, customer safety measures, employee security policies, employee dress code, security guard qualifications and one trained security guard will be on-site during business hours to monitor entrances, deter theft, handle disturbances, and assist with emergency situations (Exhibit H). Additionally, the Applicant will incorporate an emergency response plan, security monitoring and review, monitor parking areas utilized by patrons, and monitor public areas adjacent to the licensed premises (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 have been 83 calls for service 908 West Riverside Boulevard.

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 L50) in conjunction with a tavern and restaurant and video gaming terminals in a C-2, Limited 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 Codes
3. Submittal of a revised interior floor plan that includes seating, tables, bar stools, games and video gaming terminals for Staff review and approval.
4. The sale of liquor by the drink shall be limited to the revised interior floor plan approved by Staff.
5. The hours of operation will be limited to 11:00 A.M. to 12:00 A.M. (midnight) Monday through Sunday.
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. The tavern and restaurant shall not have a cover charge, dance floor, live entertainment or any DJs.
9. The tavern and restaurant shall not operate as a nightclub.
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: DM 4/13/2026

Exhibit A
908 West Riverside Boulevard
#026-LTAB-011

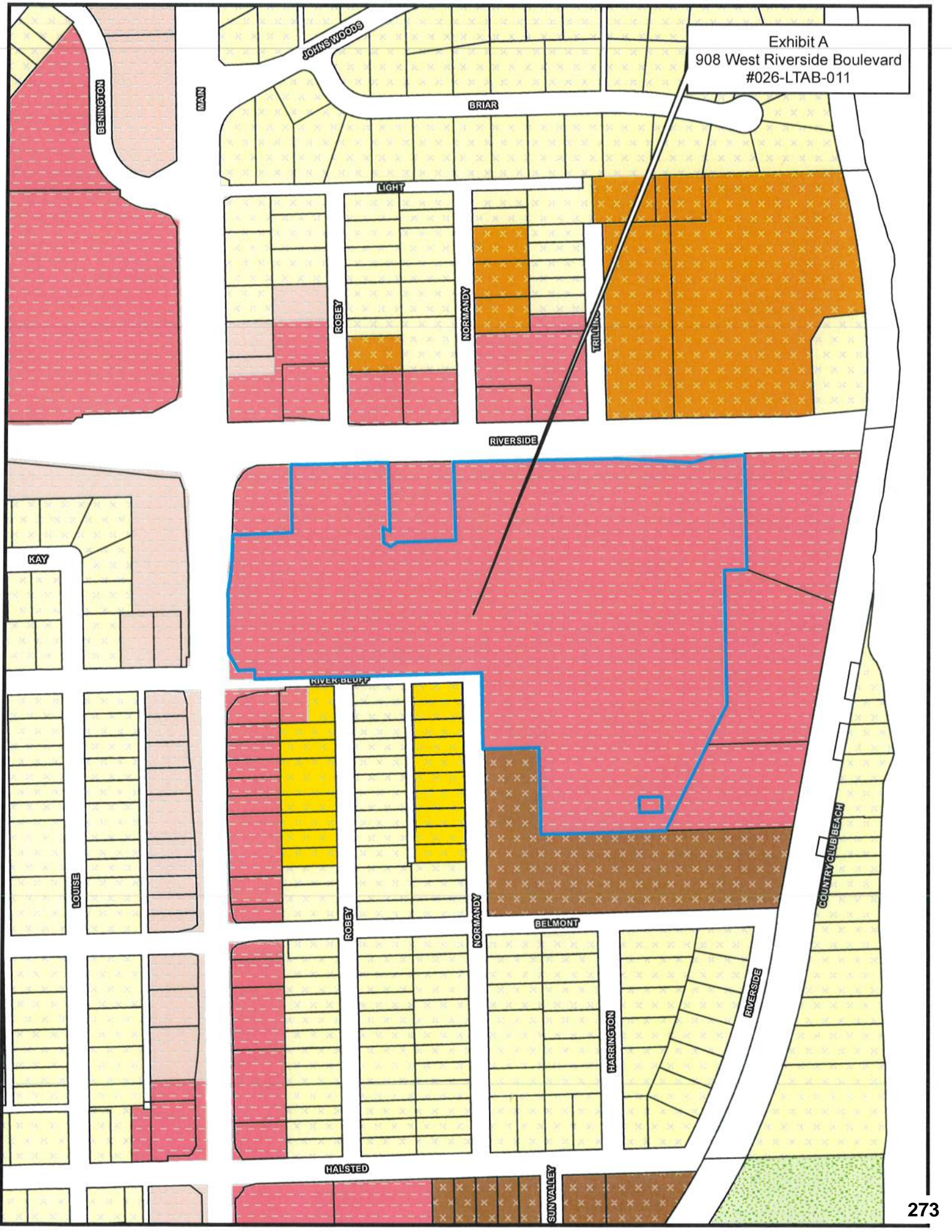


Exhibit B
908 West Riverside Boulevard
#026-LTAB-011

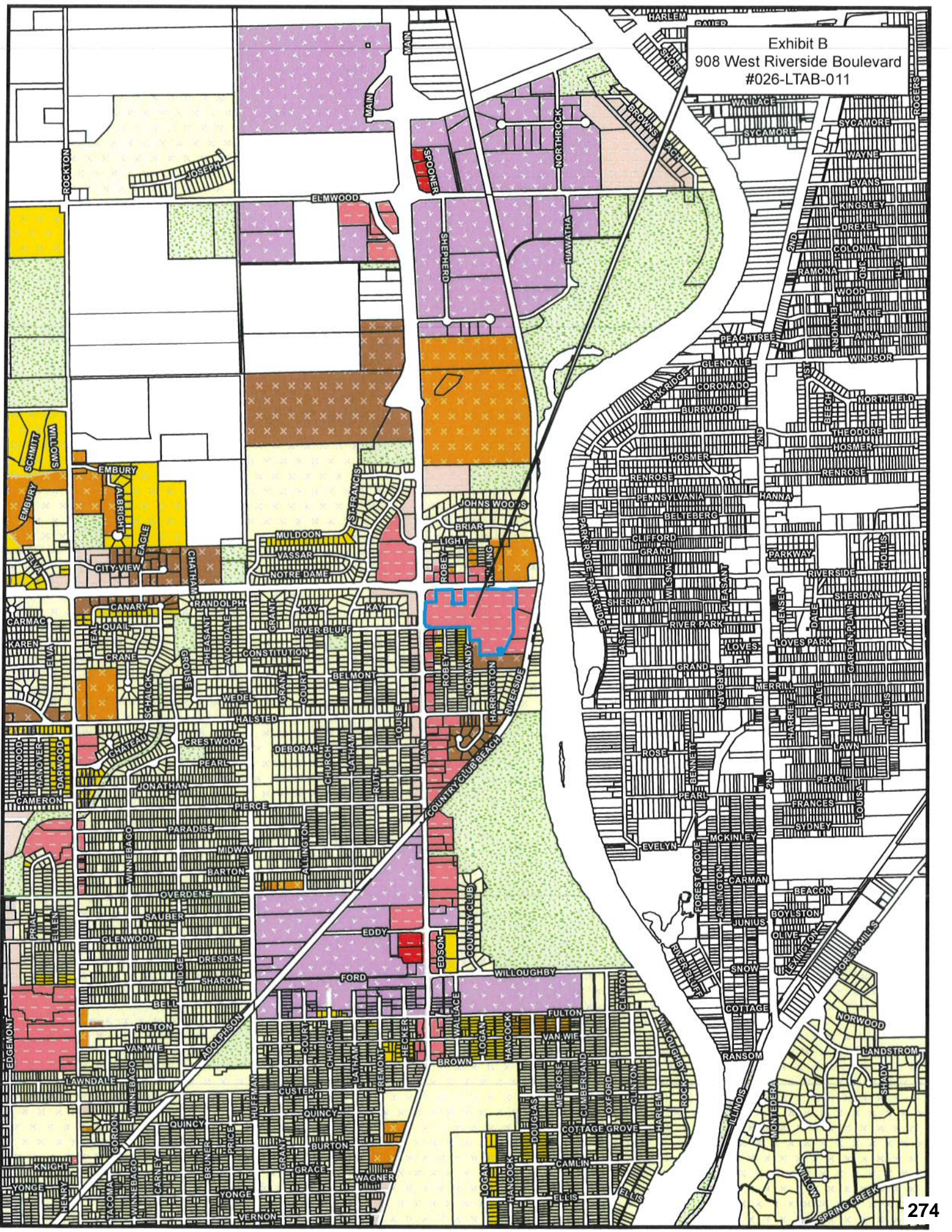
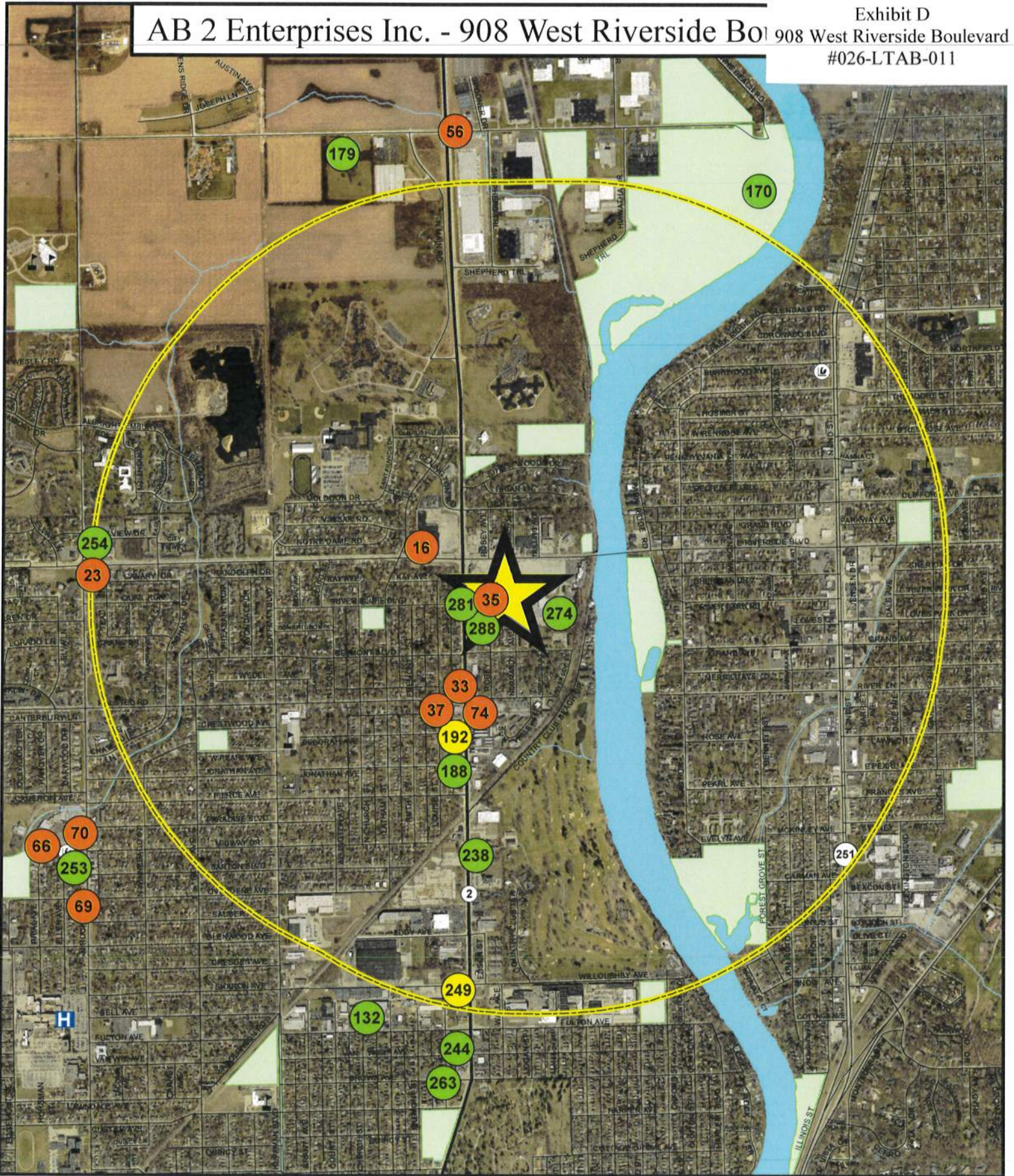


Exhibit C
908 West Riverside Boulevard
#026-LTAB-011





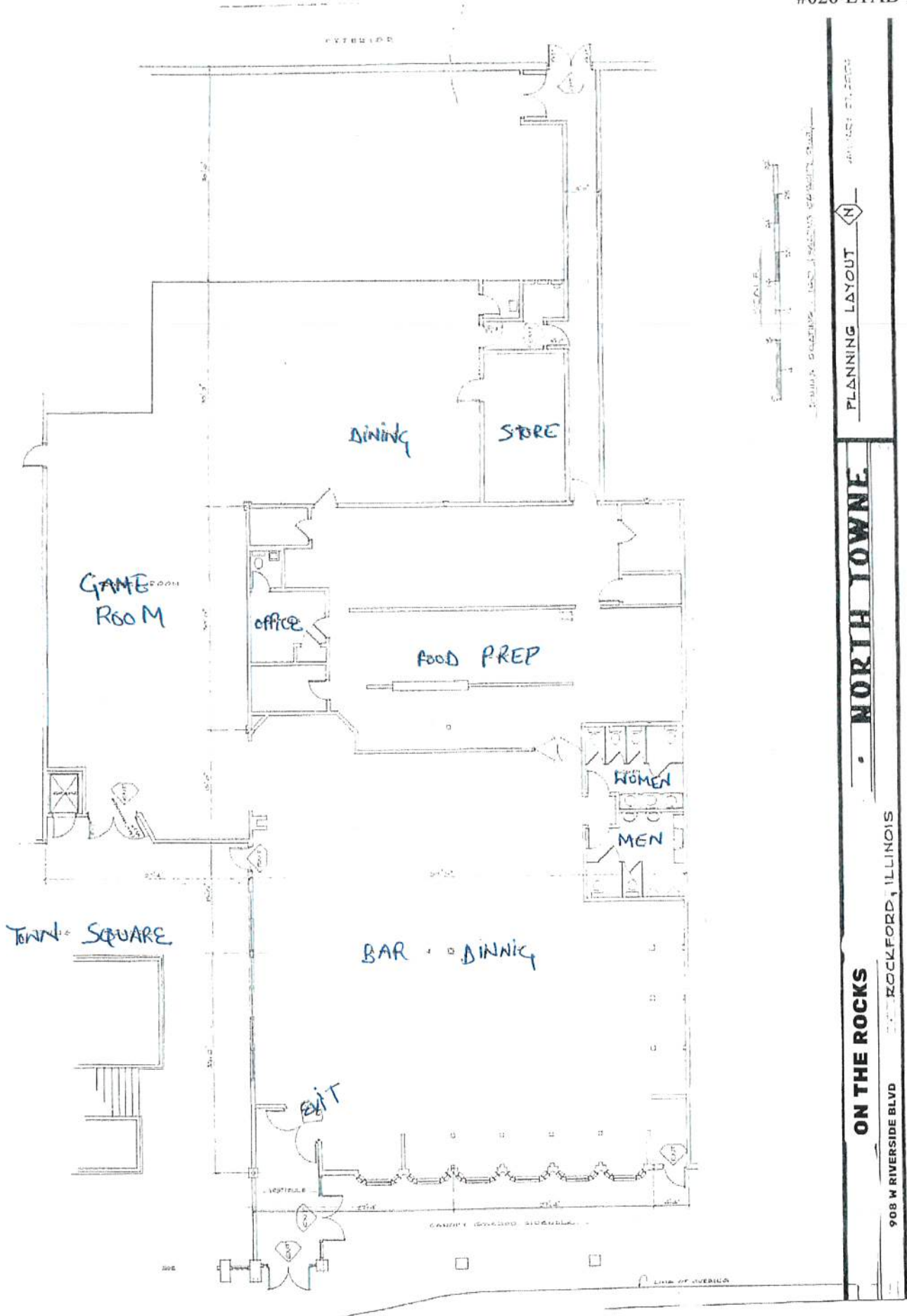
- Key**
- College/University
 - School (K-12)
 - City/Village Hall
 - Parks
 - Forest Preserves
 - Sale by the Drink (Beer and Wine)
 - Sale by the Drink (Full Liquor)
 - Package Liquor Sales

CITY OF ROCKFORD, ILLINOIS

LIQUOR LICENSE LOCATIONS-2025

2026





PLANNING LAYOUT

NORTH TOWNE

ON THE ROCKS

908 W RIVERSIDE BLVD ROCKFORD, ILLINOIS

BUSINESS PLAN

Executive Summary

On The Rocks is a casual dining restaurant and bar that will specialize in serving a variety of comfort foods and a selection of specialty drinks. The restaurant will provide an engaging experience through a combination of high-quality cuisine and entertainment options, including multiple televisions gaming machines. Our mission is to create a vibrant atmosphere for families, friends, and individuals looking for fresh food and an engaging experience. The combination of exceptional food, drinks, and entertainment options will position On The Rocks as a go-to destination in the local dining scene. The restaurant will include a designated bar and gaming area with slot machines, and there will be no cover charge for general entry.

Days and Hours of Operation

Days Open: Monday through Sunday

Hours of Operation: 10:00 AM -12:00 AM

Food Service Hours: Same as business hours.

Proposed Entertainment

On The Rocks will offer a range of entertainment options to enhance the overall customer experience. Multiple large-screen TVs will be established throughout the restaurant, showcasing things like major sport events. A designated area will feature a selection of gaming and slot machines to provide additional entertainment and increase dwell time, foot traffic, and experience.

Proposed Menu and Drink List

Appetizers:

- Mozzarella Sticks
- Cheese Fries
- Chips and Dip
- Nachos
- Wings (choice of bone-in or boneless, served with a variety of sauces)

Mains:

- Fried Chicken (tenders, wings, etc)
- Fried Fish
- Burgers (a wide variety)

- Sandwiches (a wide variety)

Sides:

- Salads
- Mac And Cheese
- Fries
- Onion Rings

Desserts:

- Cookies
- Apple Pie

Drinks:

- Coke and 7-Up Products
- Water
- Alcoholic Beverages

Target Audience

- Sports Enthusiasts: Customers seeking a vibrant environment to watch their favorite games.
- Families: Parents and children looking for a relaxed yet fun dining experience.
- Young Adults: Groups enjoying happy hour and delicious food.
- Seniors: Older adults seeking a place to relax and have fun.
- Gaming enthusiasts: Patrons interested in playing slot machines or other casual games while dining and socializing.

Anticipated Food vs. Alcohol Sales

- Food Sales: 70% of total revenue
- Alcohol Sales: 30% of total revenue

Conclusion

On The Rocks aims to become an exceptional dining and entertainment destination within the area by offering high-quality food, an engaging atmosphere, and a range of entertainment options. Our restaurant will cater to a broad customer base and ensure a memorable experience for all guests, as well as providing a safe environment where all members of the community will feel welcome.

Security Plan

1. Purpose

This security plan details measures to protect employees, customers, and assets at On The Rocks.

Objectives include:

- Ensuring the safety of staff and customers
- Preventing theft, vandalism, and unauthorized access
- Protecting financial transactions and sensitive data
- Establishing emergency response procedures

2. Security Risk Assessments

Physical Security Risks:

- Unauthorized entry or burglary
- Cash register theft or robbery
- Customer altercations or disruptive behavior
- Kitchen fires and equipment hazards

Employee Related Risks:

- Internal theft or fraud
- Mishandling cash or financial transactions
- Workplace harassment or violence

3. Security Measures and controls

Physical Security Measures

- Access Control: Secure all entrances/exits with locks and surveillance. Restrict access to sensitive areas (eg, storage rooms, offices)
- Surveillance Cameras: Install security cameras at entry points, cash registers, dining areas, and storage areas Regularly check functionality
- Lighting and Visibility: Ensure well-lit parking areas, entryways, and back exits to deter crime
- Cash Handling Security: Limit cash in registers and make frequent bank deposits Use drop safes for cash storage
- Customer Safety Measures: Train staff to handle difficult customers professionally and to report suspicious behavior immediately
- Security Guard: One trained security guard will be on-site during business hours to monitor entrances, deter theft, handle disturbances, and assist with emergency situations The guard will perform routine patrols, oversee closing procedures, and coordinate with law enforcement when needed

Employee Security Policies

- Background Checks: Conduct thorough background checks on new hires, especially those handling cash
- Incident Reporting: Security concerns and suspicious activity will be reported to the security guard
- Alcohol Service Safety: Train bartenders and servers to recognize signs of intoxication and handle situations appropriately

~~Security Guard Qualifications~~

- Must be licensed and certified in accordance with local regulations
- Minimum of 5 years of experience in security or law enforcement
- Trained in conflict resolution, de-escalation techniques, and emergency response
- Familiarity with restaurant or nightlife security procedures
- Ability to monitor surveillance systems and communicate effectively with law enforcement

Employee Dress Code

To maintain a professional and secure environment, employees will adhere to the following dress code:

- Staff must wear designated uniforms with name tags for identification
- Non-slip shoes are required for kitchen and serving personnel
- Security personnel must wear a clearly identifiable uniform with a badge

4. Emergency Response Plan

Fire or Kitchen Accident Response:

- Train staff on fire extinguisher use and emergency evacuation procedures
- Regularly inspect kitchen equipment and fire suppression systems
- Establish emergency meeting points outside the restaurant

Robbery or Security Breach Response:

- Do not resist an armed robber—comply and prioritize safety
- Call law enforcement immediately after the incident
- Lockdown premises if necessary and review security footage

5. Security Monitoring and Review

- Perform routine security audits, including checking locks, cameras, and alarms
- Conduct employee refresher training on security procedures

- Maintain communication with local law enforcement for crime prevention updates
- Require security personnel to submit daily incident reports

6. Parking Areas Utilized by Patrons

- The restaurant will provide designated customer parking in well-lit areas close to the entrance
- Surveillance cameras will monitor parking lot to deter theft and vandalism
- Security personnel will conduct routine patrols, especially during peak hours and closing time
- Clear signage will be posted to direct patrons to the designated parking areas

7. Public Areas Adjacent to the Licensed Premises

- The restaurant will maintain a clean and safe sidewalk and entrance area
- Security personnel will monitor public areas near the entrance for loitering, disturbances, or suspicious activity
- Coordination with local law enforcement will be established to address any ongoing security concerns in surrounding public spaces
- Proper lighting will be maintained outside the premises to enhance safety

8. Interior of the Licensed Premises

- Surveillance cameras will cover all key areas, including dining spaces, kitchen, cash registers, and storage rooms.
- Seating arrangements will allow for clear sightlines to monitor customer activity.
- Emergency exits will be clearly marked and kept unobstructed at all times.

908 W RIVERSIDE BLVD

Event Date	Call Number	Situation Reported	Call Disposition	Location	City
10/13/2025 01:05:25 PM	25-224746	CRIMINAL TRESPASS	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	908 W Riverside Blvd	Rockford
09/20/2025 02:08:57 AM	25-205958	911 DUPLICATE CALL	DUP - DUPLICATE	908 W Riverside Blvd	Rockford
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09/11/2025 04:27:01 PM	25-198899	CRU	RPT - REPORT	908 W Riverside Blvd	Rockford
08/28/2025 02:26:43 PM	25-187283	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	908 W Riverside Blvd	Rockford
08/22/2025 04:13:34 AM	25-181865	RK-VEHICLE THEFT	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	908 W Riverside Blvd	Rockford
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08/17/2025 12:47:09 AM	25-177531	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	908 W Riverside Blvd	Rockford
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07/05/2025 12:56:36 AM	25-142209	DIRECTED ASSIGNMENT	RPT - REPORT	908 W RIVERSIDE BLVD	Rockford
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06/28/2025 09:12:16 PM	25-136961	SUSPICIOUS INCIDENT	NRPT - NO REPORT / NRPT - NO REPORT	908 W Riverside Blvd	Rockford
06/28/2025 12:04:20 AM	25-136292	FOLLOW-UP	NRPT - NO REPORT	908 W RIVERSIDE BLVD	Rockford
06/23/2025 08:24:07 PM	25-132791	DISORDERLY	RPT - REPORT / RPT - REPORT	908 W Riverside Blvd	Rockford

06/22/2025 01:40:51 AM	25-131498	SHOTS FIRED	RPT - REPORT / RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	908 W Riverside Blvd	Rockford
06/21/2025 01:02:29 AM	25-130699	DISORDERLY	RPT - REPORT UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE /	908 W RIVERSIDE BLVD	Rockford
06/20/2025 11:50:34 PM	25-130658	BATTERY JUST OCCURRED		908 W Riverside Blvd	Rockford
06/20/2025 10:45:35 AM	25-130027	CRIMINAL TRESPASS	RPT - REPORT	908 W RIVERSIDE BLVD	Rockford
06/15/2025 08:02:31 PM	25-126405	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	908 W RIVERSIDE BLVD	Rockford
06/14/2025 07:15:18 PM	25-125616	CRU	RPT - REPORT	908 W Riverside Blvd	Rockford
06/14/2025 01:43:16 AM	25-125092	911 DUPLICATE CALL	DUP - DUPLICATE	908 W Riverside Blvd	Rockford
06/14/2025 01:38:10 AM	25-125089	911 DUPLICATE CALL	DUP - DUPLICATE	908 W Riverside Blvd	Rockford
06/14/2025 01:21:42 AM	25-125085	DISORDERLY	NRPT - NO REPORT	908 W Riverside Blvd	Rockford
06/13/2025 10:28:02 PM	25-124992	DISORDERLY	NRPE - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	908 W Riverside Blvd	Rockford
06/09/2025 01:08:20 AM	25-120895	ALARM - BURGLAR	RPT - REPORT	908 W Riverside Blvd	Rockford
06/08/2025 12:21:22 AM	25-120171	LOUD PARTY	NRPT - NO REPORT	908 W Riverside Blvd	Rockford
05/11/2025 02:45:13 AM	25-097397	RK-BATTERY W/MEDICAL	RPT - REPORT	908 W RIVERSIDE BLVD	Rockford
04/04/2025 02:16:44 PM	25-068141	WELFARE CHECK	NRPT - NO REPORT	908 W Riverside Blvd	Rockford
03/29/2025 02:25:19 PM	25-063501	INFORMATION FOR POLICE	NRPT - NO REPORT	908 W Riverside Blvd	Rockford
02/23/2025 11:04:24 PM	25-037446	FOLLOW-UP	NRPT - NO REPORT	908 W Riverside Blvd	Rockford
02/22/2025 01:34:34 AM	25-036295	ASSAULT W/WEAPON - REPORT	NRPT - NO REPORT	908 W Riverside Blvd	Rockford
01/05/2025 12:15:25 PM	25-002910	CRIMINAL TRESPASS	ADV - ADVISED / ADV - ADVISED / ADV - ADVISED	908 W Riverside Blvd	Rockford

12/29/2024 02:31:40 PM	24-288596	DISORDERLY	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	908 W Riverside Blvd	Rockford
11/24/2024 06:39:24 PM	24-264239	911 DUPLICATE CALL	911 CLOSE W/O SEND TO PENDING	908 W Riverside Blvd	Rockford
11/24/2024 06:22:28 PM	24-264228	DISORDERLY	RPT - REPORT	908 W Riverside Blvd	Rockford
11/10/2024 03:51:00 PM	24-254067	CRIMINAL TRESPASS	CALLER CANCELLED	908 W Riverside Blvd	Rockford
11/05/2024 11:34:05 PM	24-250533	CITIZEN ASSIST	LAWNO - LAW NO DISPOSITION	908 W Riverside Blvd	Rockford
09/21/2024 07:07:46 PM	24-213859	911 DUPLICATE CALL	DUP - DUPLICATE	908 W Riverside Blvd	Rockford
09/21/2024 07:03:25 PM	24-213857	DISORDERLY	CALLER CANCELLED	908 W Riverside Blvd	Rockford
09/07/2024 07:09:38 PM	24-201995	JUVENILE PROBLEM	UTL - UNABLE TO LOCATE	908 W Riverside Blvd	Rockford
08/25/2024 08:34:07 PM	24-191039	INFORMATION FOR POLICE	911 CLOSE W/O SEND TO PENDING	908 W Riverside Blvd	Rockford
08/24/2024 09:04:39 PM	24-190271	CRIMINAL TRESPASS	RE-ASSIGN/CHANGE OF CALL(UNIT) / NRPT - NO REPORT	908 W Riverside Blvd	Rockford
08/23/2024 08:30:29 PM	24-189481	DISORDERLY	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	908 W Riverside Blvd	Rockford
08/23/2024 07:21:06 PM	24-189436	911 DUPLICATE CALL	DUP - DUPLICATE	908 W Riverside Blvd	Rockford
08/23/2024 07:14:09 PM	24-189430	CUSTOMER MANAGEMENT DISPUTE	RE-ASSIGN/CHANGE OF CALL(UNIT) / ADV - ADVISED / ADV - ADVISED	908 W Riverside Blvd	Rockford
08/15/2024 07:09:59 PM	24-182846	CRIMINAL TRESPASS	RE-ASSIGN/CHANGE OF CALL(UNIT) / NRPT - NO REPORT / NRPT - NO REPORT	908 W Riverside Blvd	Rockford
08/11/2024 11:30:02 AM	24-179289	CRIMINAL TRESPASS	CALLER CANCELLED	908 W Riverside Blvd	Rockford
08/06/2024 02:50:44 AM	24-175091	ALARM - BURGLAR	CALLER CANCELLED	908 W Riverside Blvd	Rockford
08/04/2024 04:13:49 PM	24-173833	DISORDERLY	UTL - UNABLE TO LOCATE	908 W Riverside Blvd	Rockford
07/28/2024 09:54:23 PM	24-168354	CRIMINAL TRESPASS	NRPT - NO REPORT / NRPT - NO REPORT	908 W Riverside Blvd	Rockford
07/26/2024 07:17:09 PM	24-166648	DISORDERLY	RPT - REPORT	908 W Riverside Blvd	Rockford
07/21/2024 12:12:52 AM	24-161813	911 DUPLICATE CALL	DUP - DUPLICATE	908 W Riverside Blvd	Rockford

07/21/2024 12:08:18 AM	24-161807	911 DUPLICATE CALL	DUP - DUPLICATE	908 W Riverside Blvd	Rockford
07/20/2024 11:54:27 PM	24-161794	DISORDERLY	ADV - ADVISED	908 W Riverside Blvd	Rockford
07/20/2024 11:15:23 PM	24-161768	DISORDERLY	ADV - ADVISED	908 W Riverside Blvd	Rockford
07/08/2024 06:54:09 PM	24-150356	911 DUPLICATE CALL	DUP - DUPLICATE	908 W Riverside Blvd	Rockford
07/08/2024 05:55:20 PM	24-150322	DISORDERLY	ADV - ADVISED / ADV - ADVISED	908 W Riverside Blvd	Rockford
07/07/2024 12:55:16 PM	24-149204	DISORDERLY	ISS - ISSUED	908 W Riverside Blvd	Rockford
06/21/2024 01:56:43 PM	24-135407	PUBLIC COMPLAINT ROUTINE	CALLER CANCELLED	908 W Riverside Blvd	Rockford
06/21/2024 01:11:10 PM	24-135369	JUVENILE PROBLEM	CALLER CANCELLED	908 W Riverside Blvd	Rockford
06/18/2024 10:23:51 AM	24-132527	ABANDONED VEHICLE	RE-ASSIGN/CHANGE OF CALL(UNITY) / NRPT - NO REPORT	908 W Riverside Blvd	Rockford
06/12/2024 09:25:36 AM	24-127489	PUBLIC COMPLAINT ROUTINE	CALLER CANCELLED	908 W Riverside Blvd	Rockford
06/07/2024 09:39:30 PM	24-123765	DISORDERLY	CALLER CANCELLED	908 W Riverside Blvd	Rockford
04/08/2024 09:17:02 PM	24-073783	BATTERY W/WEAPON	NRPT - NO REPORT	908 W Riverside Blvd	Rockford

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 L50) in conjunction with a tavern and restaurant and video gaming terminals in the name of Harwinder Kaur/ AB 2 Enterprises, Inc. in a C-2, Limited Commercial Zoning District for the property described as:

**A/K/A: 908 West Riverside Boulevard
PIN: 11-01-305-027**

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 L50) in conjunction with a tavern and restaurant and video gaming terminals in the name of Harwinder Kaur/ AB 2 Enterprises, Inc. in a C-2, Limited Commercial Zoning District at 908 West 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. Submittal of a revised interior floor plan that includes seating, tables, bar stools, games and video gaming terminals for Staff review and approval.
4. The sale of liquor by the drink shall be limited to the revised interior floor plan approved by Staff.
5. The hours of operation will be limited to 11:00 A.M. to 12:00 A.M. (midnight) Monday through Sunday.
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. The tavern and restaurant shall not have a cover charge, dance floor, live entertainment or any DJs.
9. The tavern and restaurant shall not operate as a nightclub.
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:

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

Mark Bonne, Chairman

Tamir Bell, Vice-Chairman

Gabrielle Torina

Janessa Wilkins

Aprel Prunty

Meeting of April 21, 2026
026-LTAB-011



PLANNING & ZONING REPORT
Liquor and Tobacco Advisory Board Meeting on April 21, 2026

File # 026-LTAB-012

APPLICANT: Steven R. Grube / Rockford Wing Company, LLC dba Buffalo Wild Wings
LOCATION: 6275 East State Street
REQUESTED ACTION: The sale of liquor by the drink (Class L50) in conjunction with a restaurant and outdoor seating area in a C-2, Limited Commercial Zoning District.
EXISTING USE: Restaurant with liquor by the drink
PROPOSED USE: Restaurant with liquor by the drink
DIMENSIONS: See attached Exhibit D

ADJACENT ZONING AND LAND USES:

NORTH: C-3; AT&T, Mattress Firm, Smoothie King, Jersey Mike’s
EAST: C-2; Aaron’s Rent to Own, Olive Garden
SOUTH: C-2; Forest Plaza
WEST: C-2; Starbucks, Pot Belly, Taco Bell

YEAR 2040 PLAN: C Commercial & Retail

HISTORY: **File #021-LTAB-021:** The sale of liquor by drink in conjunction with a restaurant with outdoor seating in a C-3, General Commercial Zoning District for the property located 6280 East State Street. This is two (2) blocks north of the subject property.

File #020-LTAB-083: The sale of liquor by the drink in conjunction with a restaurant, bar and grill in a C-3, General Commercial Zoning District was approved on October 7, 2020 for the property located at 6330 East State Street. This is located one block north of the subject property.

File #08-LAB-012: The sale of alcohol by the drink in conjunction with a restaurant in a C-2, Limited Commercial Zoning District was approved on June 7, 2008 for the subject property.

REVIEW COMMENTS: The Applicant is requesting the sale of liquor by the drink (Class L50) in conjunction with a restaurant and outdoor seating area in a C-2, Limited Commercial Zoning District. The subject property is located on the south side of East State Street.

The Applicant recently purchased the business. Since this is a new business owner, a new liquor license will be need. The liquor license application will be reviewed by the Liquor and Tobacco Advisory Board.

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

A site plan was not submitted. The subject property is located on an outlot located within Forest Plaza shopping center. See attached Exhibit C. The required parking for a restaurant is 13.33 parking spaces per 1000 square feet. Based on the Exhibit there are a total of 116 parking spaces. There is sufficient parking space for the restaurant.

Exhibit E is the interior floor plan. The plan shows the proposed restaurant layout. The tenant space is approximately 6,598 square feet. The seating areas are located west and south of the entrance. The bar is located south of the entrance as well. There is a full kitchen, storage room, office room and bathrooms. The outdoor patio seating area is located west of the seating by the entrance.

Exhibit F is the business plan. The plan further explains how the business will operate. The business operation and brand will not change. The same menu items will continue as existing. Exhibit G is the restaurant menu. The main food items will be wings, burgers, sandwiches and salad. The alcohol will be domestic, import and craft beer options. The sales ratio 15% for alcohol and 85% for food. The hours of operation will be Sunday through Wednesday, 11:00 a.m. to 12:00 a.m., (midnight) and Thursday to Saturday 11:00 a.m. to 1:00 a.m.

Exhibit H is the security plan. The restaurant is monitored by a security alarm system that has cameras located throughout the business both indoors and outdoors. The employees receive Basset Education and Training programs for serving alcohol.

Exhibit I is the building elevation. The main entrance is located in the front. The building elevation consists of brick with black and yellow tones.

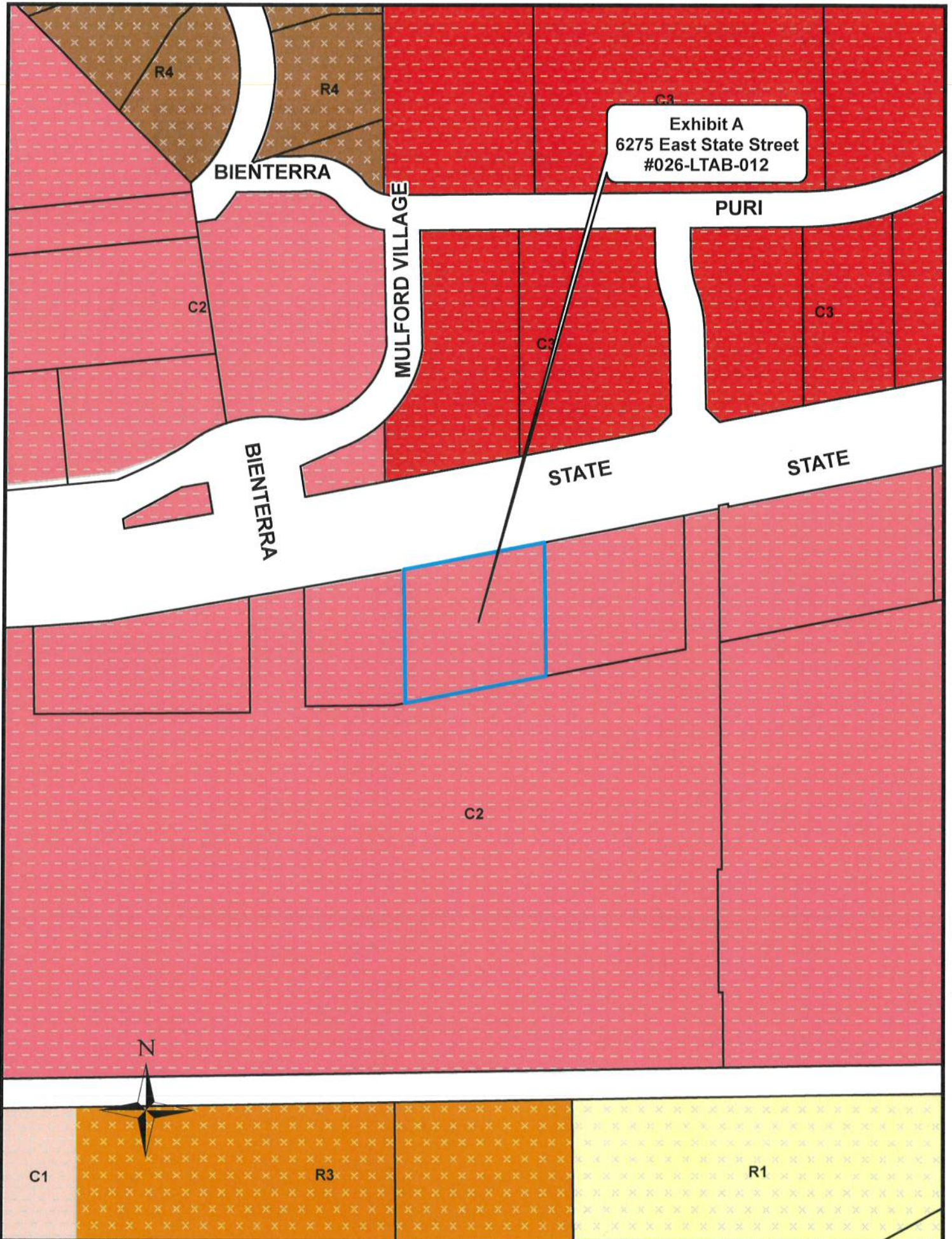
Exhibit J is the calls for service for the last two (2) years. There was a total 89 calls for service to 6275 East State Street.

The existing restaurant operation will continue as existing. There will not be any changes. Therefore, staff supports this request.

RECOMMENDATION: Staff recommends APPROVAL for the sale of liquor by the drink (Class L50) in conjunction with a restaurant and outdoor seating area 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 and 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 liquor by the drink is in conjunction with a restaurant.
6. The hours of operation will be Sunday through Wednesday, 11:00 a.m. to 12:00 a.m. (midnight) and Thursday through Saturday 11:00 a.m. to 1:00 a.m.
7. The proposed use shall not have a cover charge, dance floor, live entertainment or any DJs.
8. The proposed use 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 issuance of the license.
11. All conditions must be met prior to issuance of license and establishment of use.

SC:BM
04/14/2026



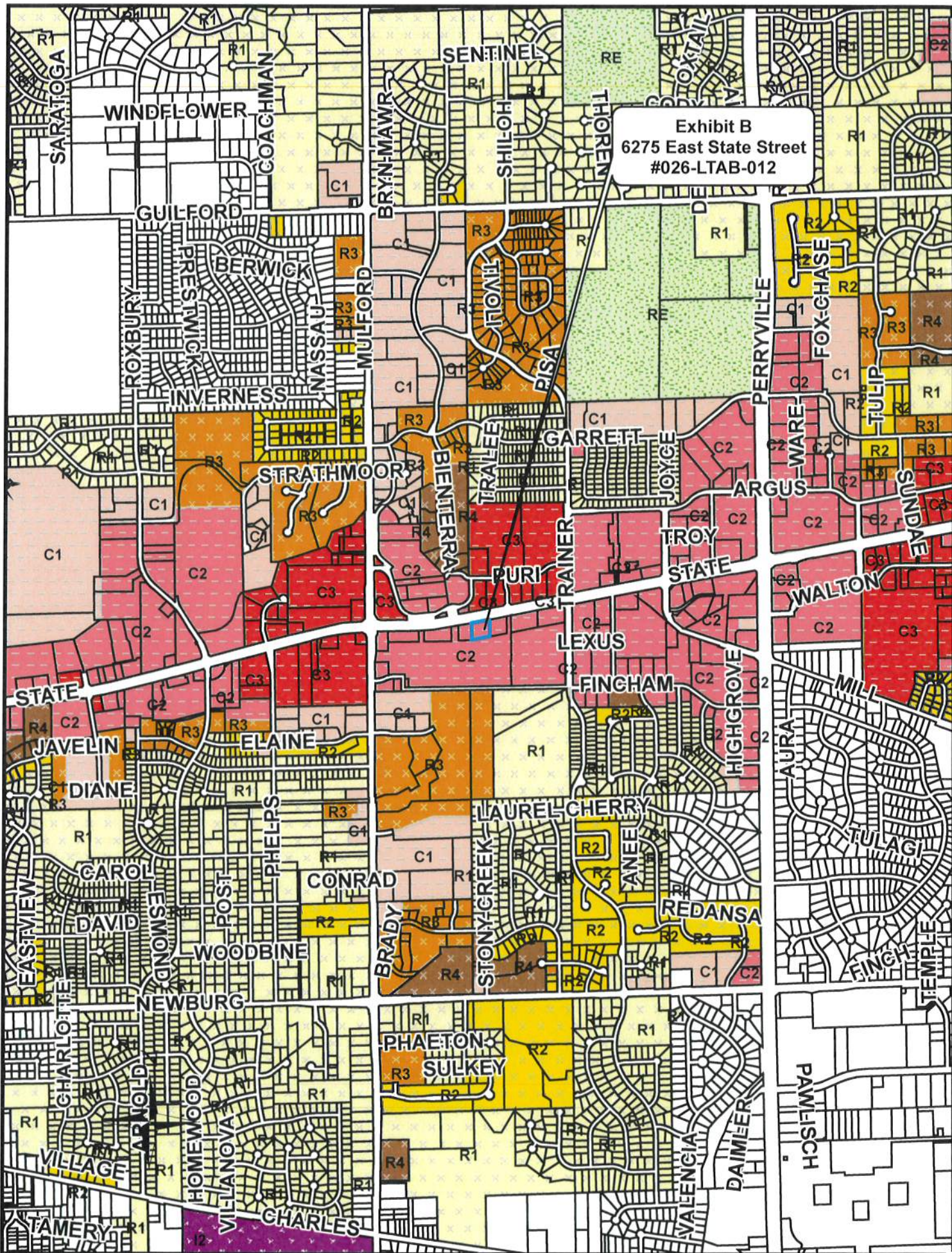




Exhibit C
6275 East State Street
#026-LTAB-012

BIENTERRA

MULFORD VILLAGE

PURI

BIENTERRA

STATE

STATE

N

Rockford Wing Company, LLC - 6275 East State Street

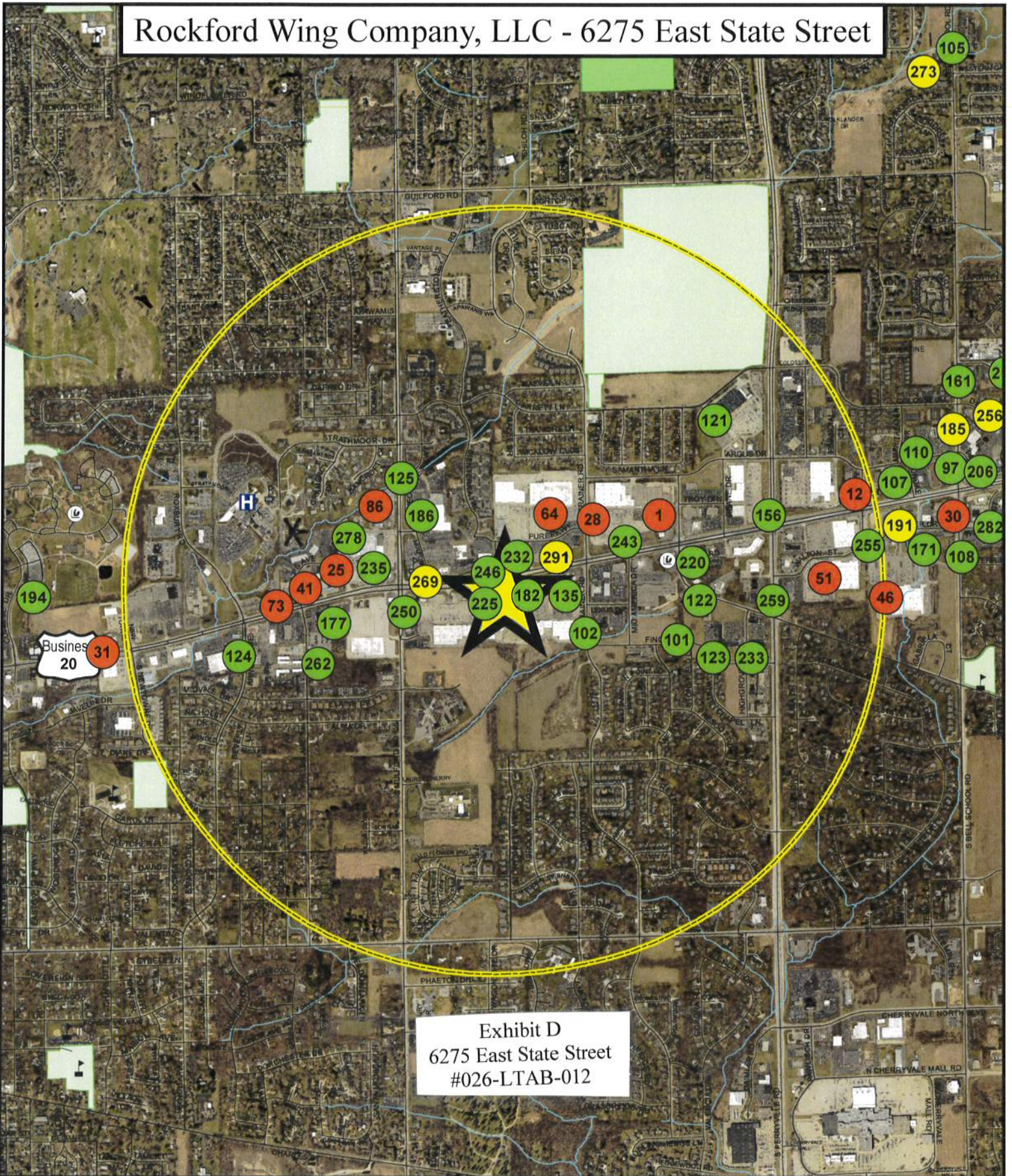


Exhibit D
6275 East State Street
#026-LTAB-012

- 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-2025

2026



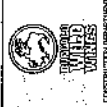
SCALE

1:20,000

1 inch = 1,666.67 feet

1 centimeter = 63.50 centimeters





DRAWING ISSUE	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT

GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IRC, AND IFBC.
- ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL CODES.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL PERMITS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL INSURANCE REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL SAFETY REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL HISTORIC PRESERVATION REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL ACCESSIBILITY REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL ENERGY EFFICIENCY REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL SUSTAINABILITY REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL LEED REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL WELL-BEING REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL COMMUNITY DEVELOPMENT REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL ECONOMIC DEVELOPMENT REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL CULTURAL HERITAGE REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL ARCHITECTURAL QUALITY REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL ARTS AND CULTURE REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL TOURISM REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL INFRASTRUCTURE REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL TRANSPORTATION REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL UTILITIES REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL TELECOMMUNICATIONS REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL RESTORATION REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL LAND ACQUISITION REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL LAND MANAGEMENT REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL LAND REFORM REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL LAND TENURE REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL LAND USE REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL LAND COVER REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL LAND DEGRADATION REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL LAND RESTORATION REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL LAND REHABILITATION REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL LAND RECONSTRUCTION REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL LAND REPAIR REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL LAND MAINTENANCE REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL LAND PROTECTION REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL LAND CONSERVATION REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL LAND PRESERVATION REQUIREMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL LAND RESTORATION REQUIREMENTS.
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- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, STATE, AND FEDERAL LAND PRESERVATION REQUIREMENTS.

KEY NOTES

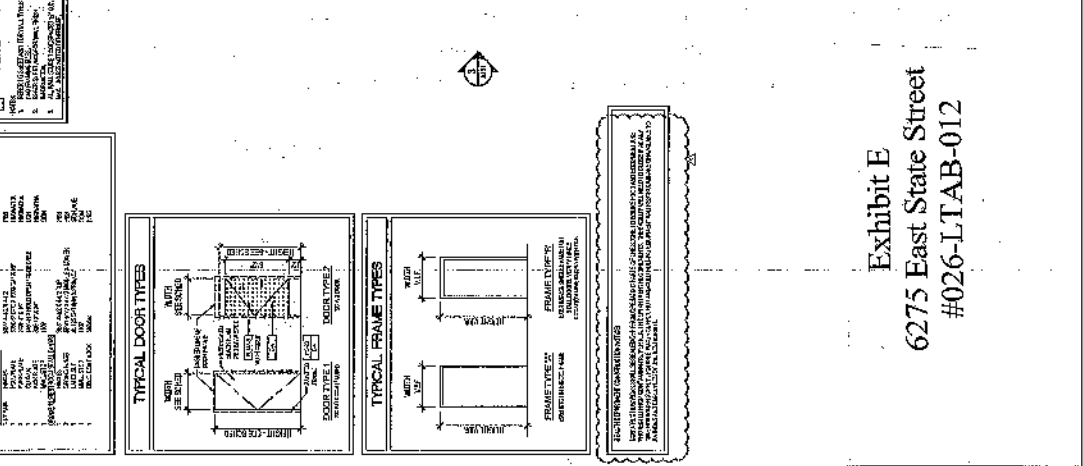
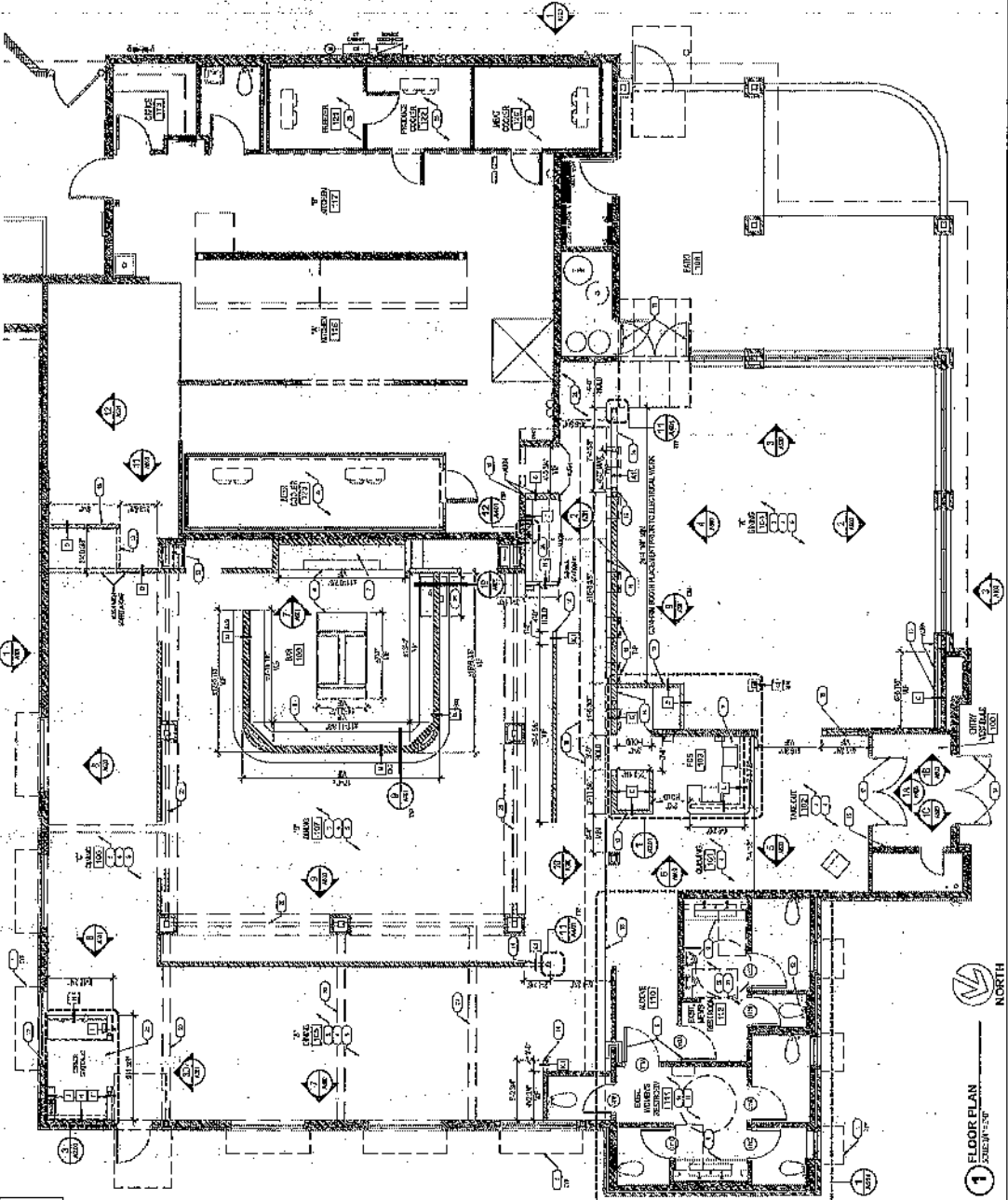
- SEE ARCHITECT'S NOTES FOR MATERIALS AND METHODS.
- SEE ARCHITECT'S NOTES FOR FINISHES AND COLORS.
- SEE ARCHITECT'S NOTES FOR LIGHTING AND ELECTRICAL.
- SEE ARCHITECT'S NOTES FOR MECHANICAL AND PLUMBING.
- SEE ARCHITECT'S NOTES FOR STRUCTURAL AND FOUNDATION.
- SEE ARCHITECT'S NOTES FOR EXTERIOR AND LANDSCAPE.
- SEE ARCHITECT'S NOTES FOR INTERIOR AND FURNITURE.
- SEE ARCHITECT'S NOTES FOR ACCESSIBILITY AND SAFETY.
- SEE ARCHITECT'S NOTES FOR ENVIRONMENTAL AND SUSTAINABILITY.
- SEE ARCHITECT'S NOTES FOR LEED AND WELL-BEING.
- SEE ARCHITECT'S NOTES FOR COMMUNITY DEVELOPMENT AND ECONOMIC DEVELOPMENT.
- SEE ARCHITECT'S NOTES FOR CULTURAL HERITAGE AND TOURISM.
- SEE ARCHITECT'S NOTES FOR INFRASTRUCTURE AND TRANSPORTATION.
- SEE ARCHITECT'S NOTES FOR UTILITIES AND TELECOMMUNICATIONS.
- SEE ARCHITECT'S NOTES FOR ENVIRONMENTAL RESTORATION AND LAND ACQUISITION.
- SEE ARCHITECT'S NOTES FOR LAND MANAGEMENT AND LAND REFORM.
- SEE ARCHITECT'S NOTES FOR LAND TENURE AND LAND USE.
- SEE ARCHITECT'S NOTES FOR LAND COVER AND LAND DEGRADATION.
- SEE ARCHITECT'S NOTES FOR LAND RESTORATION AND LAND REHABILITATION.
- SEE ARCHITECT'S NOTES FOR LAND RECONSTRUCTION AND LAND REPAIR.
- SEE ARCHITECT'S NOTES FOR LAND MAINTENANCE AND LAND PROTECTION.
- SEE ARCHITECT'S NOTES FOR LAND CONSERVATION AND LAND PRESERVATION.

PARTITION LATERAL BRACING

TYPE	HEIGHT	BRACING
1	UP TO 10 FT	1/2" X 4" LVL
2	10 FT TO 15 FT	3/4" X 4" LVL
3	15 FT TO 20 FT	1" X 4" LVL
4	20 FT TO 25 FT	1 1/2" X 4" LVL
5	25 FT TO 30 FT	2" X 4" LVL
6	30 FT TO 35 FT	2 1/2" X 4" LVL
7	35 FT TO 40 FT	3" X 4" LVL
8	40 FT TO 45 FT	3 1/2" X 4" LVL
9	45 FT TO 50 FT	4" X 4" LVL
10	50 FT TO 55 FT	4 1/2" X 4" LVL
11	55 FT TO 60 FT	5" X 4" LVL
12	60 FT TO 65 FT	5 1/2" X 4" LVL
13	65 FT TO 70 FT	6" X 4" LVL
14	70 FT TO 75 FT	6 1/2" X 4" LVL
15	75 FT TO 80 FT	7" X 4" LVL
16	80 FT TO 85 FT	7 1/2" X 4" LVL
17	85 FT TO 90 FT	8" X 4" LVL
18	90 FT TO 95 FT	8 1/2" X 4" LVL
19	95 FT TO 100 FT	9" X 4" LVL
20	100 FT TO 105 FT	9 1/2" X 4" LVL
21	105 FT TO 110 FT	10" X 4" LVL
22	110 FT TO 115 FT	10 1/2" X 4" LVL
23	115 FT TO 120 FT	11" X 4" LVL
24	120 FT TO 125 FT	11 1/2" X 4" LVL
25	125 FT TO 130 FT	12" X 4" LVL
26	130 FT TO 135 FT	12 1/2" X 4" LVL
27	135 FT TO 140 FT	13" X 4" LVL
28	140 FT TO 145 FT	13 1/2" X 4" LVL
29	145 FT TO 150 FT	14" X 4" LVL
30	150 FT TO 155 FT	14 1/2" X 4" LVL
31	155 FT TO 160 FT	15" X 4" LVL
32	160 FT TO 165 FT	15 1/2" X 4" LVL
33	165 FT TO 170 FT	16" X 4" LVL
34	170 FT TO 175 FT	16 1/2" X 4" LVL
35	175 FT TO 180 FT	17" X 4" LVL
36	180 FT TO 185 FT	17 1/2" X 4" LVL
37	185 FT TO 190 FT	18" X 4" LVL
38	190 FT TO 195 FT	18 1/2" X 4" LVL
39	195 FT TO 200 FT	19" X 4" LVL
40	200 FT TO 205 FT	19 1/2" X 4" LVL
41	205 FT TO 210 FT	20" X 4" LVL
42	210 FT TO 215 FT	20 1/2" X 4" LVL
43	215 FT TO 220 FT	21" X 4" LVL
44	220 FT TO 225 FT	21 1/2" X 4" LVL
45	225 FT TO 230 FT	22" X 4" LVL
46	230 FT TO 235 FT	22 1/2" X 4" LVL
47	235 FT TO 240 FT	23" X 4" LVL
48	240 FT TO 245 FT	23 1/2" X 4" LVL
49	245 FT TO 250 FT	24" X 4" LVL
50	250 FT TO 255 FT	24 1/2" X 4" LVL
51	255 FT TO 260 FT	25" X 4" LVL
52	260 FT TO 265 FT	25 1/2" X 4" LVL
53	265 FT TO 270 FT	26" X 4" LVL
54	270 FT TO 275 FT	26 1/2" X 4" LVL
55	275 FT TO 280 FT	27" X 4" LVL
56	280 FT TO 285 FT	27 1/2" X 4" LVL
57	285 FT TO 290 FT	28" X 4" LVL
58	290 FT TO 295 FT	28 1/2" X 4" LVL
59	295 FT TO 300 FT	29" X 4" LVL
60	300 FT TO 305 FT	29 1/2" X 4" LVL
61	305 FT TO 310 FT	30" X 4" LVL
62	310 FT TO 315 FT	30 1/2" X 4" LVL
63	315 FT TO 320 FT	31" X 4" LVL
64	320 FT TO 325 FT	31 1/2" X 4" LVL
65	325 FT TO 330 FT	32" X 4" LVL
66	330 FT TO 335 FT	32 1/2" X 4" LVL
67	335 FT TO 340 FT	33" X 4" LVL
68	340 FT TO 345 FT	33 1/2" X 4" LVL
69	345 FT TO 350 FT	34" X 4" LVL
70	350 FT TO 355 FT	34 1/2" X 4" LVL
71	355 FT TO 360 FT	35" X 4" LVL
72	360 FT TO 365 FT	35 1/2" X 4" LVL
73	365 FT TO 370 FT	36" X 4" LVL
74	370 FT TO 375 FT	36 1/2" X 4" LVL
75	375 FT TO 380 FT	37" X 4" LVL
76	380 FT TO 385 FT	37 1/2" X 4" LVL
77	385 FT TO 390 FT	38" X 4" LVL
78	390 FT TO 395 FT	38 1/2" X 4" LVL
79	395 FT TO 400 FT	39" X 4" LVL
80	400 FT TO 405 FT	39 1/2" X 4" LVL
81	405 FT TO 410 FT	40" X 4" LVL
82	410 FT TO 415 FT	40 1/2" X 4" LVL
83	415 FT TO 420 FT	41" X 4" LVL
84	420 FT TO 425 FT	41 1/2" X 4" LVL
85	425 FT TO 430 FT	42" X 4" LVL
86	430 FT TO 435 FT	42 1/2" X 4" LVL
87	435 FT TO 440 FT	43" X 4" LVL
88	440 FT TO 445 FT	43 1/2" X 4" LVL
89	445 FT TO 450 FT	44" X 4" LVL
90	450 FT TO 455 FT	44 1/2" X 4" LVL
91	455 FT TO 460 FT	45" X 4" LVL
92	460 FT TO 465 FT	45 1/2" X 4" LVL
93	465 FT TO 470 FT	46" X 4" LVL
94	470 FT TO 475 FT	46 1/2" X 4" LVL
95	475 FT TO 480 FT	47" X 4" LVL
96	480 FT TO 485 FT	47 1/2" X 4" LVL
97	485 FT TO 490 FT	48" X 4" LVL
98	490 FT TO 495 FT	48 1/2" X 4" LVL
99	495 FT TO 500 FT	49" X 4" LVL
100	500 FT TO 505 FT	49 1/2" X 4" LVL

ACCESSIBILITY NOTES

- ALL NEW AND EXISTING ENTRANCES SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING ELEVATORS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING STAIRS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING RAMPWAYS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING PLATFORMS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING SEATING SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING TOILETS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING SHOWERS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING SLEEPING QUARTERS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING RECREATION AREAS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING COMMUNITY USE AREAS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING PUBLIC USE AREAS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING BUSINESS OFFICES SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING LABORATORIES SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING STORAGE AREAS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING MAINTENANCE AREAS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING SERVICE AREAS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING SUPPORT AREAS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING UTILITIES AREAS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING TELECOMMUNICATIONS AREAS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING ENVIRONMENTAL RESTORATION AREAS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING LAND ACQUISITION AREAS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING LAND MANAGEMENT AREAS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING LAND REFORM AREAS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING LAND TENURE AREAS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING LAND USE AREAS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING LAND COVER AREAS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING LAND DEGRADATION AREAS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING LAND RESTORATION AREAS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING LAND REHABILITATION AREAS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING LAND RECONSTRUCTION AREAS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING LAND REPAIR AREAS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING LAND MAINTENANCE AREAS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING LAND PROTECTION AREAS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING LAND CONSERVATION AREAS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.
- ALL NEW AND EXISTING LAND PRESERVATION AREAS SHALL BE ACCESSIBLE TO ALL INDIVIDUALS WITH PHYSICAL DISABILITIES.



**CLG CHRISTOPOULOS
LAW GROUP**
BEVERAGE ALCOHOL & HOSPITALITY LAW

Jennifer Niesen | Partner
P: 312-587-7594
Jennifer@CLGAlcoholLaw.com

March 20, 2026

VIA EMAIL

**RE: License Applicant: Rockford Wing Company, LLC
DBA: Buffalo Wild Wings
Address: 6275 E. State St., Rockford, IL 61108
Business Plan**

Dear Mayor McNamara:

Our firm represents Grube Inc., a national operator of Buffalo Wild Wings franchises ("Buyer"), who through its subsidiary, Rockford Wing Company, LLC (the "License Applicant") seeks to operate the Buffalo Wild Wings located at 6275 E. State St., Rockford, IL 61108 (the "Restaurant") currently operated by Blazin Wings, Inc. (the "Seller").

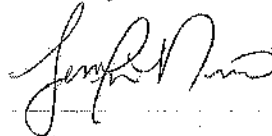
The License Applicant plans to make no changes to Seller's operation and layout of the Restaurant or Seller's utilization of the existing Buffalo Wild Wings branding and menu. From a customer-facing perspective, there will be no discernable impact to the existing restaurant services offered.

Buffalo Wild Wings is a nationally recognized restaurant chain popular amongst sport fans and families for their wide selection of Buffalo-style wings and integrated TV screens for sport viewing. While the menu focuses on wings, it is supported by other popular American fare such as burgers, sandwiches, and salads. Buffalo Wild Wings offers a full-service bar with domestic, import, and craft beer options. The anticipated ratio of food vs. alcohol sales is 15% alcohol sales to 85% food/non-alcoholic beverage sales. Please see the attached menu for additional details.

The Restaurant is open Sunday-Wednesday from 11:00am-12:00am and Thursday-Saturday from 11:00am-1:00am. Food service is offered during all business hours. No cover charge is required to enter the premises at any time. Seating is offered in the main dining rooms, the bar area, and on the outdoor patio (weather permitting). Please see attached floor plan for additional details.

If there are any additional questions regarding operations at the Restaurant, please contact me at (312) 587-7594 or via email at jennifer@clgalcohollaw.com to discuss. We look forward to your response and appreciate your continued assistance with this matter.

Sincerely,



Jennifer R. Niesen

Cc: shelia.alexander@rockfordil.gov

Exhibit F
6275 East State Street
#026-LTAB-012

Matter: 2025005-002-009 Document: 405285

BISTRO SIGNATURE BUNDLES

3 to 4 persons
1,495
Save 470



Crispy
Fried Chicken

Grilled Pork Belly



Margherita Pizza



Classic Burger



Not to be combined with other offers. Price subject to change without notice. © 2014 Buffalo Wild Wings.



BUFFALO WILD WINGS®

Exhibit G
6275 East State Street
#026-LTAB-012

JUST FOR ME

ALL DAY VALUE MEALS

- Sisig with Rice 395
- BBQ Pork Ribs 495
- Herbed Porkchop with Rice 525
- Mac & Cheese 525

COMES WITH
SIDE CAESAR SALAD
AND A GLASS OF
ICED TEA



NOT VALID WITH OTHER PROMOTIONS AND DISCOUNTS.
PRICES ARE TAX INCLUSIVE AND SUBJECT TO 7.5% SERVICE CHARGE

WINGS



BONELESS

SNACK 395 5 PCS / 1 FLAVOR
SMALL 695 10 PCS / 2 FLAVORS
MEDIUM 995 15 PCS / 3 FLAVORS
LARGE 1295 20 PCS / 4 FLAVORS

TRADITIONAL

SNACK 395 5 PCS / 1 FLAVOR
SMALL 695 10 PCS / 2 FLAVORS
MEDIUM 995 15 PCS / 3 FLAVORS
LARGE 1295 20 PCS / 4 FLAVORS

WINGS DUO

5 PIECES TRADITIONAL WINGS, 5 PIECES BONELESS CHICKEN, CELERY, RANCH 695

SAUCES

- SWEET BBQ** Satisfyingly sweet.
- HONEY BBQ** Sweet and sassy.
- PARMESAN GARLIC** Parmesan Garlic with Italian Herbs.
- MEDIUM BUFFALO** Classic wing sauce, considerably hot.
- ASIAN ZING** A chili pepper, soy and ginger sauce.
- HOT** Classic wing sauce, on a hot wing base.
- MANGO HABANERO** Feel the burn, savor the sweet.
- CAROLINA REAPER** The hottest around, combined with hot red pepper sauce, guajillo pepper sauce and roasted garlic.

SEASONINGS

- SALT & VINEGAR** It's all in the name.
- LEMON PEPPER SEASONING** Citrus zest with black pepper.
- CHIPOTLE BBQ SEASONING** A blend of fire-roasted chipotle pepper and BBQ flavors.
- BUFFALO SEASONING** Classic heat and soothing buttery flavor.
- DESERT HEAT SEASONING** A fiery combination of peppers with a sweet, dry touch of smoke.

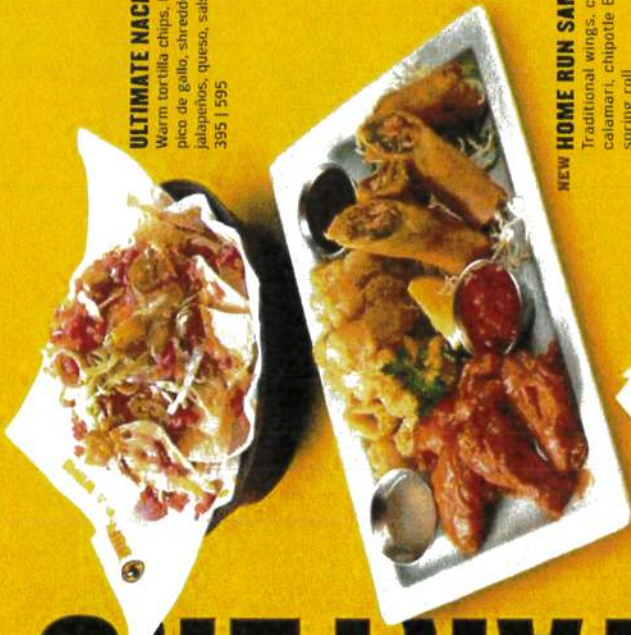
SIDES

- WHITE RICE** 85
- GARLIC RICE** 95
- FRENCH FRIES** 175 | 295
- POTATO WEDGES** 195
- CARROTS & CELERY STICKS** 85

STARTERS

ULTIMATE NACHOS

Warm tortilla chips, house-made pico de gallo, shredded lettuce, jalapeños, queso, salsa
395 | 595



NEW HOME RUN SAMPLER

Traditional wings, crispy calamari, chipotle BBQ spring roll
795



HOUSE SAMPLER

Nachos, onion rings, mozzarella, traditional wings
1250



TABLEGATING SAMPLER

Traditional wings, soft pretzels, onion rings, jalapeño pepper bites
1250



NEW BOTTOMLESS NACHOS

Warm tortilla chips served with salsa
480
Add On:
Ranch 95 | Queso Sauce 125 | Chili Con Queso Dip 125



LOADED CHICKEN TATER TOTS

Crispy tater tots, queso sauce, crispy bacon, pico de gallo, boneless chicken, medium buffalo sauce
265 | 495



SALTED POTATO CHIPS

Thinly sliced potato, bacon bits, seasoned with salted egg
295



TOSTADITAS PORK

Deep-fried tortilla, pork belly, BBQ sauce, pickled onions, cucumber, shredded greens
295 3pcs | 545 5pcs



NEW LOADED BONELESS CHICKEN

Deep-fried boneless chicken in white sauce, cheese, bacon bits, pico de gallo
645



SALT & PEPPER SHRIMPS

Battered shrimps sautéed with red and green bell peppers, salt, pepper
695

PRICES ARE NET INCLUSIVE AND SUBJECT TO 7.5% SERVICE CHARGE



CHIPS AND SALSA

Tortilla chips, tomato salsa
265

ONION RINGS

Fried and battered onions, tartar sauce
345



STICKY CHILI CHICKEN

Boneless thigh chicken, coated with Asian zing, dried chili 495

BDUBS FRIED MOZZARELLA

Fried mozzarella, marinara sauce
535



CHILI CON QUESO DIP

Queso sauce, meat, house-made pico de gallo, chili, warm tortilla chips
495



CLASSIC SISIG

Our take on the classic pork sisig
475

CRISPY FRIED CALAMARI

With marinara sauce
475 | 675

JALAPEÑO PEPPER BITES

Deep fried jalapeños, cheese, Southern ranch dressing
395 6pcs | 695 12pcs

NEW ORIGINAL NACHOS

Cheese blend, pico de gallo, jalapeño, sour cream, shredded greens
245 5pcs | 475 8pcs



PRICES ARE VAT INCLUSIVE AND SUBJECT TO 7.5% SERVICE CHARGE

SALADS

CHIPOTLE BBQ CHICKEN SPRING ROLL

Spring roll wrapper, grilled chicken chipotle bbq, vermicelli, carrots, pico de gallo, cilantro
425

SOFT PRETZELS

1 pc | 1 sauce 175
2 pc | 2 sauces 345
3 pc | 3 sauces 495

Choice of
Classic | Pepperoni & Cheese | Salami & Cheese

Sauces
Queso | Ranch | Caramel



CAESAR SALAD

Crisp greens, Caesar dressing, parmesan cheese, croutons
345 | 595
Add chicken 125



BUFFALO CHICKEN SALAD

Fresh greens, carrots, celery, boneless chicken, signature buffalo sauce, homemade bleu cheese dressing
475 | 675



ASIAN CHICKEN SALAD

Crisp greens, grilled chicken, mandarin oranges, fried wontons, sesame dressing
365 | 595



CAESAR SALAD WITH CALAMARI

Romaine, Caesar dressing, calamari
425 | 625



CANTALOUPE CHICKEN SALAD

Boneless chicken, fresh romaine, Italian vinaigrette, cantaloupe, cucumber, bean sprouts, onions, salt and vinegar, greens
475 | 675



PIZZAS

MARGHERITA

Tomatoes, basil, mozzarella 545

PEPPERONI

Pepperoni, cheese 595

TACO FIESTADA

Flour tortilla, mozzarella, Colby-Jack, nacho meat, queso sauce, shredded greens, crispy corn chips 595

NEW ULTIMATE CHEESE

Mozzarella, Colby-Jack, feta, bleu cheese 655

NEW FOUR SEASONS

Pepperoni, truffle mushroom, four cheese, margherita 745

ALL MEAT

Salami, pepperoni, smoked bacon, grilled chicken BBQ 695

FOUR SEASONS



PEPPERONI



TACO FIESTADA



PASTAS

SPAGHETTI POMODORO

Tomatoes, garlic, basil 325 | 495

BOLOGNESE

Spaghetti in meat sauce, parmesan cheese 345 | 525

ALFREDO

Spaghetti in Alfredo sauce, parmesan cheese 345 | 525
Add shrimp or chicken 125

BEEFY LASAGNA

Three layers of pasta, beefy meat sauce, mozzarella cheese 365 | 595

VONGOLE

Spaghetti, white wine, tomato, chili, clams 395 | 595

TRUFFLE CHEESE & GARLIC CARBONARA

Spaghetti, sautéed garlic, cream, truffle, cheese 425 | 645

MAC & CHEESE

Topped with chicken nuggets 525

SPAGHETTI
POMODORO



ALFREDO



VONGOLE



PRICES ARE VAT INCLUSIVE AND SUBJECT TO 7.5% SERVICE CHARGE

BURGERS

BIG JACK DADDY BURGER
 Grilled burger patty, crispy chicken fillet, fried onion rings, cheddar and jack cheese, honey BBQ sauce 685



PRICES ARE VAT INCLUSIVE AND SUBJECT TO 7.5% SERVICE CHARGE

CLASSIC BURGER
 Grilled burger patty, lettuce, tomatoes, onions, pickles 545



SMOKEHOUSE BURGER
 Grilled burger patty, mozzarella, cheddar cheese, mushrooms, honey BBQ aioli sauce 625



JUICY STEAK BURGER
 Grilled burger patty, sliced steak, fried onion rings, pepper jack cheese, honey BBQ 685



CHEESEBURGER SLAMMERS
 Three bite-size burgers topped with cheddar cheese 595



SHAREABLES

ALL STAR PLATTER
10pcs traditional wings,
Pepperoni Pizza,
Mac & Cheese
1595



MOST VALUABLE PLATTER
Traditional wings with your choice
of sauce or dry rub,
Fall-off-the-bone Ribs, Grilled Pork
Belly, garlic rice
1595



SLAM DUNK PLATTER
2 pcs Grilled Pork Belly,
2 pcs Fried Chicken,
2 pcs Pork Chops,
garlic rice
1595



CHICKEN FINGERS
10 pcs | 3 sauces 785
15 pcs | 4 sauces 1150
20 pcs | 5 sauces 1450
Choice of Homemade Sauces:
Sweet Chili | Ranch | Southwest Ranch
Honey BBQ | Honey Mustard



PRICES ARE VAT INCLUSIVE AND SUBJECT TO 7.5% SERVICE CHARGE

ENTRÉES

BUFFALO CHICKEN FINGERS
Chicken tenders,
honey mustard sauce
and french fries
365 | 565



GRILLED CHIPOTLE SALMON
Chipotle BBQ seasoned
grilled salmon, corn
795



BAKED SALMON
Baked salmon,
sautéed spinach,
cherry tomatoes, basil
795



USDA NY STRIP STEAK 8OZ
Served with potato
wedges, side salad,
creamed spinach
1495



HONEY BARBECUE RIBS
Served with french fries
995 half rack
1950 full rack



BBQ CHICKEN QUESADILLA

Tortilla stuffed with grilled chicken. Served with house-made pico, sour cream, and salsa ranch

585



CLASSIC CHICKEN WRAP

Soft tortilla, fried or grilled chicken, cheese, lettuce, tomatoes

575



HERBED PORK CHOP

Marinated pork chop served with garlic rice, dry coleslaw, brown sauce

475 1pc | 750 2pcs



GRILLED PORK BELLY

2 pieces grilled pork belly, garlic rice, buttered corn, vinegar

565



NEW FIERY SHRIMP

Fried shrimps, sriracha mayo, chipotle pepper, honey

645



PEPPERJACK STEAK WRAP

Flour tortilla, prime rib, pepper jack cheese, fresh lettuce, pico de gallo, Southwest ranch dressing

645



CRISPY FRIED CHICKEN

3 pcs fried chicken, buttered corn, brown sauce, garlic rice

525



NEW CRISPY TACOS

Choice of chicken or shrimp. Soft tortilla tacos, breaded cornflakes, mixed jalapeño, coleslaw, chipotle sauce, salsa and nachos

275 1pc | 495 2pcs



PREMIUM FISH AND CHIPS

Crispy halibut fish fillet, tartar sauce, fries, dry slow

425 | 795



DESSERTS



DARK CHOCOLATE CAKE
325



NEW YORK CHEESECAKE
395

BEVERAGES

SODA

Coke, Coke Zero, Sprite
In can 105
Non-refillable 125
A&W Rootbeer Float 225



BOTTLED WATER

Wilkins 85
Ferrarelle Sparkling Water 235

REFILLABLE DRINKS

Iced Tea 145
Lemonade 145
Arnold Palmer 145
A combination of iced tea & lemonade
Coke 175
Coke Zero 175
A&W Rootbeer 175

FRESH JUICES

Ripe Mango 195
Fresh Lemonade 195

NESPRESSO

Discover an authentic coffee experience
indulge and linger with a cup of Nespresso.

PREPARATIONS

AMERICANO 145



IMPRESSIONI BLEND (ITALIANO) 145
GRANDE BLEND (ESPRESSO) 145
GRANDE BLEND (ESPRESSO) 145
GRANDE BLEND (ESPRESSO) 145
GRANDE BLEND (ESPRESSO) 145
GRANDE BLEND (ESPRESSO) 145
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GRANDE BLEND (ESPRESSO) 145

PRICES ARE VAT INCLUSIVE AND SUBJECT TO 7.5% SERVICE CHARGE

BEER & WINE

BOTTLES

Local
San Miguel Light 125
San Miguel Pale 125
Red Horse Stallion 125
Cerveza Negra 155
San Miguel Beer Super Dry 155
San Miguel Beer Super Malt 155
Engkanto Live It Up 285
Engkanto High Hive Honey 285
Engkanto Mango Naton 375
Engkanto Paint Me Purple 375
Engkanto Green Lava 395

Imported
Smirnoff 155
Heineken 220
Heineken Silver 220
Corona 225
Asahi 225
Budweiser 225
Stella Artois 245
Magner's 245
Sapporo 245
Hoegaarden 245
Hoegaarden Rosee 245
Kozel Dark Beer 275
Pilsner Urquell 275
Peroni Naistro Azzuro 275
Moritz Original 335

DRAFT

Local
San Miguel Light 185 245
San Miguel Pale Pilsen 195 245

Imported
Heineken 325
Hoegaarden 295 395
Magner's Irish Cider 315 395
Sapporo Premium 325 375
Stella Artois 325 375

WINE

Local
Luccarelli Negroamaro 365 1625
Luccarelli Bianco 365 1625



COCKTAILS

TOP SHELF
LONG ISLAND

STRAWBERRY
DAIQUIRI

BAHAMA
MAMA

TWISTED
MARGARITA

CLASSIC
MARGARITA



MARGARITA

MARGARITA

- Classic Margarita 355
- Primo Margarita 365
- Wild Berry Margarita 435
- Twisted Margarita 445

COCKTAILS

- Mudslide 345
- Strawberry Daiquiri 345
- Jagerbomb 345
- Bahama Mama 345
- Car Bomb 385
- Top Shelf Long Island 395
- Red Zone Sangria 395
- Trashcan 495
- Coronarita 495



TRASHCAN

MUDSLIDE

CORONARITA

MOJITOS

MOJITOS

- Classic 345
- Strawberry Lime 345
- Strawberry 345
- Wild Berry 345
- Black Cherry 345
- Passion Fruit 345
- Midori 445
- Cucumber 465



SHOTS

SHOTS

- RUM
 - Bacardi 225
 - Captain Morgan 225
 - Mahibu 225
- TEQUILA
 - Jose Cuervo Gold 225
 - Patron Silver 325
- GIN
 - Tanqueray 205
 - Bombay 205
 - Beefeater 205
- WHISKEY
 - Jack Daniel's 205
 - Jim Beam 205
 - Jameson 225
 - Johannie Walker Black 245
 - Glenlivet 325
 - Chivas Regal 325

SHOTS

- VODKA
 - Absolute Blue 225
 - Grey Goose 325
- COGNAC
 - Hennessy 325
- LIQUEUR
 - Bailey's 225
 - Campari 225
 - Comteau 225
 - Triple Sec 225
 - Jagermeister 225
 - Kahlua 225
 - Amaretto Di Saronno 225
 - Grand Marnier 225
 - Sambucca Vuccari 225



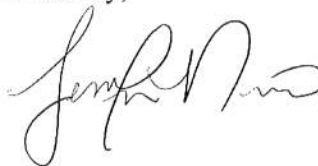
- All patrons will be required to show a valid government issued ID at the time an order for an alcoholic beverage is placed.
- All alcoholic beverages ordered will be brought to the requesting patron by a BASSET certified employee to be consumed at their individual table.

Surrounding Areas

- The Restaurant is located within a stand-alone building in Forest Plaza.
- The Forest Plaza parking lot is located immediately adjacent to The Restaurant and is available to all patrons

If there are any additional questions related to the security of the Restaurant, please contact me at (312) 587-7594 or via email at jennifer@clgalcoholaw.com to discuss. We look forward to your response and appreciate your continued assistance with this matter.

Sincerely,



Jennifer R. Niesen

Cc: shelia.alexander@rockfordil.gov

Go to Top

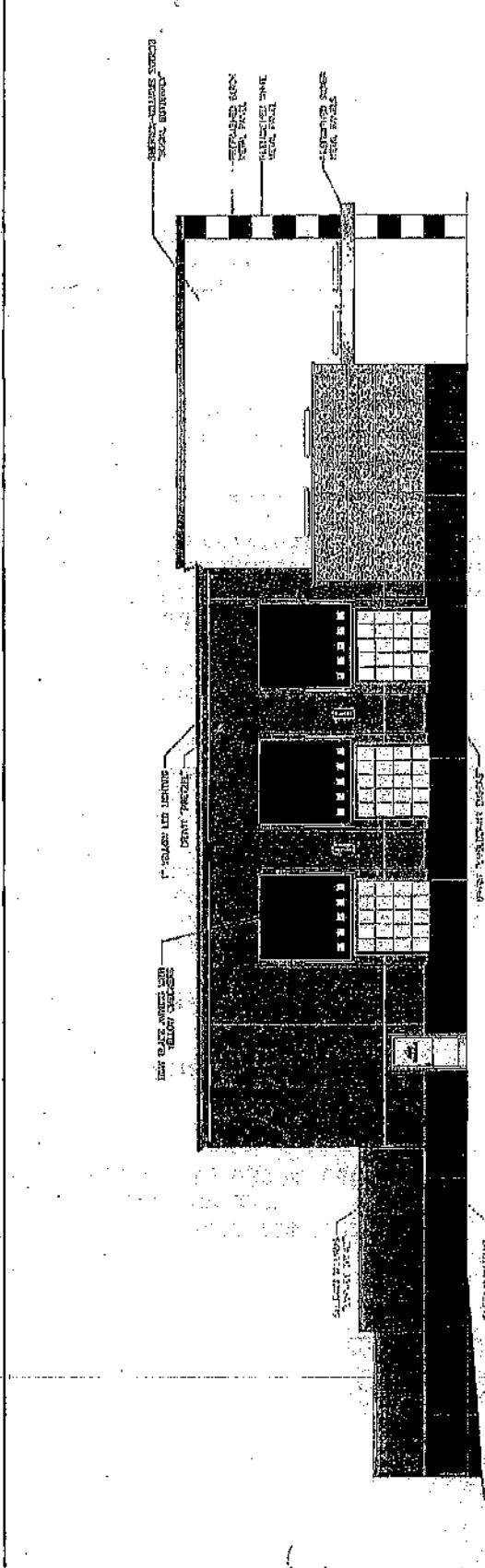
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 Architects and Engineers
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 WWW.INTERTECHDESIGN.COM



BUFFALO WILD WINGS
GRILL & BAR
 DON PABLO'S CONVERSION
 6275 E. STATE STREET
 ROCKFORD, IL 61108

Date:	01/26/03	Drawn:	SPG
Proj. No.:	03-005	Checked:	JEP
Sheet Number:	1B		



3 - SIDE ELEVATION
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Event Date	Call Number	Situation Reported	Call Disposition	Location	City
03/15/2026 09:13:31 PM	26-054645	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	6275 E State St	Rockford
03/05/2026 12:27:03 PM	26-046512	FOUND ARTICLE	DUP - DUPLICATE	6275 E State St	Rockford
02/26/2026 10:43:36 AM	26-041028	CIVIL PROCESS	NRPT - NO REPORT	6275 E STATE ST	Rockford
02/13/2026 11:39:42 PM	26-031919	911 DUPLICATE CALL	DUP - DUPLICATE	6275 E State St	Rockford
02/13/2026 11:27:48 PM	26-031909	DISORDERLY	CALLER CANCELLED	6275 E State St	Rockford
01/20/2026 11:14:15 AM	26-013979	CRU	RPT - REPORT	6275 E State St	Rockford
01/19/2026 08:48:12 PM	26-013612	DISORDERLY	RPT - REPORT	6275 E State St	Rockford
01/17/2026 09:46:31 PM	26-012436	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	6275 E State St	Rockford
12/30/2025 09:17:40 PM	25-281397	RK-THEFT	UTL - UNABLE TO LOCATE / UTEL - UNABLE TO LOCATE	6275 E STATE ST	Rockford
12/09/2025 02:58:37 PM	25-267145	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	6275 E State St	Rockford
11/11/2025 08:19:18 AM	25-246438	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT	6275 E State St	Rockford
10/30/2025 07:19:53 AM	25-237401	ALARM - HOLDUP/PANIC	0002 - FALSE ALARM - EQUIPMENT	6275 E State St	Rockford
09/30/2025 12:53:07 AM	25-214033	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR	6275 E State St	Rockford
09/18/2025 08:18:53 PM	25-204976	CRU	RPT - REPORT	6275 E State St	Rockford
09/17/2025 10:49:51 AM	25-203600	PHONE THREAT	RPT - REPORT	6275 E State St	Rockford
08/31/2025 01:42:31 PM	25-189930	FOUND ARTICLE	RPT - REPORT	6275 E State St	Rockford
08/30/2025 12:36:41 AM	25-188694	ALARM - HOLDUP/PANIC	0002 - FALSE ALARM - EQUIPMENT	6275 E State St	Rockford
08/30/2025 12:01:18 AM	25-188674	ALARM - HOLDUP/PANIC	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	6275 E State St	Rockford
08/22/2025 10:18:02 PM	25-182694	WELFARE CHECK	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT NO REPORT / NRPT - NO REPORT	6275 E State St	Rockford

Exhibit J
6275 East State Street
#026-LTAB-012

08/11/2025 01:09:37 PM	25-172631	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	6275 E State St	Rockford
07/30/2025 04:25:45 PM	25-163240	ALARM - HOLDUP/PANIC	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	6275 E State St	Rockford
05/31/2025 01:08:11 PM	25-113908	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR	6275 E State St	Rockford
05/29/2025 03:29:59 PM	25-112392	SUSPICIOUS PERSON	UTL - UNABLE TO LOCATE	6275 E State St	Rockford
05/03/2025 11:59:42 AM	25-091329	PUBLIC COMPLAINT ROUTINE	UTL - UNABLE TO LOCATE	6275 E State St	Rockford
04/27/2025 01:04:35 PM	25-086505	CRU	RPT - REPORT	6275 E State St	Rockford
04/27/2025 02:19:52 AM	25-086245	SUSPICIOUS PERSON	ADV - ADVISED / ADV - ADVISED	6275 E State St	Rockford
04/01/2025 06:21:40 AM	25-065373	ALARM - HOLDUP/PANIC	0002 - FALSE ALARM - EQUIPMENT	6275 E State St	Rockford
04/01/2025 05:56:43 AM	25-065368	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	6275 E State St	Rockford
04/01/2025 04:24:30 AM	25-065351	ALARM - HOLDUP/PANIC	0002 - FALSE ALARM - EQUIPMENT	6275 E State St	Rockford
04/01/2025 03:35:28 AM	25-065345	ALARM - HOLDUP/PANIC	0002 - FALSE ALARM - EQUIPMENT	6275 E State St	Rockford
04/01/2025 03:27:31 AM	25-065344	ALARM - HOLDUP/PANIC	0002 - FALSE ALARM - EQUIPMENT	6275 E State St	Rockford
03/01/2025 02:43:34 AM	25-041758	SUSPICIOUS VEHICLE	NRPT - NO REPORT / NRPT - NO REPORT	6275 E State St	Rockford
03/01/2025 12:29:36 AM	25-041707	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	6275 E State St	Rockford
02/23/2025 08:27:41 PM	25-037351	CRIMINAL TRESPASS	RPT - REPORT / RPT - REPORT	6275 E State St	Rockford
02/23/2025 12:48:29 AM	25-036907	CRIMINAL TRESPASS	NRPT - NO REPORT	6275 E State St	Rockford
02/15/2025 02:45:32 AM	25-031463	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	6275 E State St	Rockford

02/05/2025 08:06:44 AM	25-024324	ALARM - HOLDUP/PANIC	0002 - FALSE ALARM - EQUIPMENT	6275 E State St	Rockford
02/05/2025 07:32:28 AM	25-024312	ALARM - HOLDUP/PANIC	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	6275 E State St	Rockford
01/25/2025 07:24:15 PM	25-017020	911 CELLULAR HANG UP	LAWNO - LAW NO DISPOSITION	6275 E State St	Rockford
01/24/2025 06:45:18 PM	25-016358	SUSPICIOUS INCIDENT	NRPT - NO REPORT	6275 E State St	Rockford
01/01/2025 05:23:34 PM	25-000544	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	6275 E State St	Rockford
12/21/2024 12:11:04 AM	24-283330	DISORDERLY	NRPT - NO REPORT	6275 E State St	Rockford
12/06/2024 10:49:55 PM	24-273009	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	6275 E State St	Rockford
12/06/2024 10:12:35 PM	24-272982	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	6275 E State St	Rockford
12/01/2024 12:19:50 PM	24-268741	SUSPICIOUS PERSON	NRPT - NO REPORT	6275 E State St	Rockford
11/26/2024 04:11:58 PM	24-265691	CRU	RPT - REPORT	6275 E STATE ST	Rockford
11/26/2024 03:41:55 PM	24-265669	CIVIL PROCESS	NRPT - NO REPORT	6275 E State St	Rockford
11/22/2024 10:47:12 AM	24-262587	FOLLOW-UP	NRPT - NO REPORT	6275 E State St	Rockford
11/09/2024 12:20:17 AM	24-253014	WELFARE CHECK	NRPT - NO REPORT	6275 E State St	Rockford
11/08/2024 11:27:51 PM	24-252990	SUSPICIOUS VEHICLE	NRPT - NO REPORT / NRPT - NO REPORT	6275 E State St	Rockford
11/02/2024 08:10:16 PM	24-248218	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR	6275 E State St	Rockford
11/01/2024 09:36:31 PM	24-247532	ALARM - HOLDUP/PANIC	0002 - FALSE ALARM - EQUIPMENT	6275 E State St	Rockford
11/01/2024 08:49:10 PM	24-247513	ALARM - HOLDUP/PANIC	0002 - FALSE ALARM - EQUIPMENT	6275 E State St	Rockford
11/01/2024 04:34:05 PM	24-247314	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR / 0002 - FALSE ALARM - EQUIPMENT	6275 E State St	Rockford

11/01/2024 03:30:06 PM	24-247267	ALARM - HOLDUP/PANIC	0002 - FALSE ALARM - EQUIPMENT	6275 E State St	Rockford
10/25/2024 10:15:42 AM	24-241442	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	6275 E State St	Rockford
10/24/2024 12:04:23 AM	24-240456	WELFARE CHECK	NRPT - NO REPORT / NRPT - NO REPORT	6275 E State St	Rockford
10/11/2024 10:26:15 PM	24-230718	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	6275 E State St	Rockford
10/09/2024 10:21:48 PM	24-229021	TRAFFIC STOP	NRPT - NO REPORT / NRPT - NO REPORT	6275 E State St	Rockford
09/22/2024 02:31:08 AM	24-214159	WELFARE CHECK	RE-ASSIGN/CHANGE OF CALL(UNIT) / NRPT - NO REPORT	6275 E State St	Rockford
09/16/2024 10:24:01 PM	24-209573	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	6275 E State St	Rockford
09/16/2024 05:08:11 PM	24-209373	ALARM - HOLDUP/PANIC	0002 - FALSE ALARM - EQUIPMENT	6275 E State St	Rockford
09/14/2024 12:32:25 PM	24-207592	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	6275 E State St	Rockford
09/09/2024 03:35:14 PM	24-203307	ALARM - HOLDUP/PANIC	0002 - FALSE ALARM - EQUIPMENT	6275 E State St	Rockford
09/08/2024 01:08:45 PM	24-202451	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR	6275 E State St	Rockford
08/31/2024 09:51:44 PM	24-196246	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	6275 E State St	Rockford
07/29/2024 01:05:03 PM	24-168774	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	6275 E State St	Rockford
07/15/2024 01:30:18 PM	24-156456	ALARM - HOLDUP/PANIC	0002 - FALSE ALARM - EQUIPMENT	6275 E State St	Rockford

07/15/2024 01:07:49 PM	24-156440	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR	6275 E State St	Rockford
07/08/2024 12:12:55 PM	24-150033	ALARM - HOLDUP/PANIC	0002 - FALSE ALARM - EQUIPMENT	6275 E State St	Rockford
07/01/2024 11:19:01 AM	24-143708	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	6275 E State St	Rockford
06/24/2024 12:03:04 PM	24-137814	ALARM - HOLDUP/PANIC	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	6275 E State St	Rockford
06/21/2024 02:42:46 PM	24-135461	ALARM - HOLDUP/PANIC	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	6275 E State St	Rockford
06/21/2024 11:57:04 AM	24-135302	ALARM - HOLDUP/PANIC	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	6275 E State St	Rockford
06/21/2024 11:08:57 AM	24-135269	ALARM - HOLDUP/PANIC	RE-ASSIGN/CHANGE OF CALL(UNIT)/0002 - FALSE ALARM - EQUIPMENT	6275 E State St	Rockford
06/07/2024 11:50:29 PM	24-123907	DISORDERLY	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	6275 E State St	Rockford
06/07/2024 11:26:58 PM	24-123878	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	6275 E State St	Rockford
05/06/2024 02:01:08 PM	24-096558	CRIMINAL DAMAGE	NRPT - NO REPORT	6275 E State St	Rockford
05/06/2024 01:47:45 PM	24-096538	CRU	RPT - REPORT	6275 E State St	Rockford
04/21/2024 12:14:22 AM	24-083957	DISORDERLY	NRPT - NO REPORT	6275 E State St	Rockford
03/07/2024 11:01:22 PM	24-049872	CRU	RPT - REPORT	6275 E State St	Rockford

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 L50) in conjunction with a restaurant and outdoor seating area in the name of Steven R. Grube / Rockford Wing Company, LLC in a C-2, Limited Commercial Zoning District for the property described as:

A/K/A: 6275 East State Street
PIN: 12-27-127-002

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 L50) in conjunction with a restaurant and outdoor seating area in the name of Steven R. Grube / Rockford Wing Company, LLC in a C-2, Limited Commercial Zoning District at 6275 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 and 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 liquor by the drink is in conjunction with a restaurant.
6. The hours of operation will be Sunday through Wednesday, 11:00 a.m. to 12:00 a.m. (midnight) and Thursday through Saturday 11:00 a.m. to 1:00 a.m.
7. The proposed use shall not have a cover charge, dance floor, live entertainment or any DJs.
8. The proposed use 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 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:

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

Mark Bonne, Chairman

Tamir Bell, Vice-Chairman

Gabrielle Torina

Janessa Wilkins

Aprel Prunty

Meeting of April 21, 2026
026-LTAB-012

Proposal created by Alderman Tamir Bell

A RESOLUTION ESTABLISHING MINIMUM STANDARDS, PERFORMANCE REQUIREMENTS, AND COMMUNITY BENEFIT OBLIGATIONS FOR DATA CENTER DEVELOPMENT WITHIN THE CITY OF ROCKFORD, ILLINOIS

PREAMBLE

WHEREAS, the City of Rockford is committed to responsible economic growth that balances investment opportunity with the protection of residents' health, safety, and quality of life, consistent with the City's Guiding Principles adopted by City Council in January 2022, which affirm that Rockford "practices meaningful collaboration through engaged and transparent leadership" and "attracts and retains a wide range of industry, business, and professional services";

WHEREAS, the City of Rockford 2040 Comprehensive Plan, adopted October 2, 2023, guides physical development with a 10-to-20-year horizon and directs the City to coordinate land-use, economic development investment, natural resource protection, and community needs when evaluating major development proposals;

WHEREAS, data centers represent a significant and growing category of industrial development that can bring meaningful economic benefit to a community, including construction employment, permanent skilled-trade jobs, real estate tax revenue, and ancillary economic activity, as demonstrated by comparable projects in Illinois and across the nation;

WHEREAS, data center facilities also present community impacts that must be carefully managed, including elevated noise from cooling equipment and generators, high consumption of potable water, significant demands on the regional electrical grid, and potential concerns regarding biometric data privacy;

WHEREAS, the City of Aurora, Illinois enacted the first-of-its-kind data center ordinance in March 2026 following a 180-day moratorium and extensive research into national best practices, establishing performance standards for noise, vibration, water use, energy use, renewable energy generation, biometric data privacy, and public reporting that have been recognized as among the most protective in the country;

WHEREAS, communities across the United States, including in Loudoun County, Virginia; Marana and Chandler, Arizona; Prince George's County, Maryland; and Altoona, Iowa, have established development agreements and community benefit agreements that require data center developers to make binding commitments on local hiring, workforce development, educational investment, infrastructure contributions, and environmental responsibility;

WHEREAS, the City of Rockford has a demonstrated commitment to workforce development, as evidenced by programs including the Rockford Promise NIU Scholarship, the LT Construction Minority Contractor Mentorship Program, the Minority and Women Small Business Incubator, and the City's Community Development Financial Institution, all of which reflect the City's intent to grow inclusive economic opportunity;

WHEREAS, the City Council finds that it is in the public interest to establish clear, consistent, and enforceable standards for data center development that protect Rockford residents and the environment while establishing a transparent and predictable pathway for developers who are prepared to be responsible community partners; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rockford, Winnebago County, Illinois, as follows:

ARTICLE I: PURPOSE AND FINDINGS

- 1.1. Purpose.** This Resolution establishes the standards and requirements that govern data center development within the City of Rockford. These standards are intended to ensure that data center facilities contribute to the economic vitality of the community while protecting residents from noise, environmental degradation, and utility cost increases, and while advancing the City’s goals for workforce development, educational opportunity, and inclusive growth.
- 1.2. Definitions.** For purposes of this Resolution, “Data Center” means any facility, or portion thereof, whose primary function is to house computer servers, networking equipment, data storage equipment, and associated support infrastructure used to process, store, or distribute digital data. “Developer” means any person, entity, or organization proposing to construct, expand, or operate a data center within the City of Rockford. “Expansion” means any increase in total floor area, power capacity, or cooling capacity of an existing data center by ten percent (10%) or more.
- 1.3. Applicability.** This Resolution applies to all new data center facilities proposed within the City of Rockford and to any expansions of existing data center facilities. Existing facilities in operation as of the effective date of this Resolution are encouraged to comply with the transparency and reporting provisions of Article VI but are not subject to the pre-development study, performance standard, or community benefit requirements unless they seek expansion approval.

ARTICLE II: PRE-DEVELOPMENT STUDIES REQUIRED

No development agreement shall be entered into, no special use permit shall be issued, and no building permit shall be approved for a data center or data center expansion until the Developer has submitted all of the following studies to the City’s Department of Community and Economic Development for review and approval:

- 2.1. Baseline Pre-Development Sound Study.** A study measuring existing ambient sound levels at the proposed site boundary and at the nearest residential, institutional, and commercially sensitive receptors, conducted by a qualified acoustical engineer prior to any site preparation activity.
- 2.2. Noise Modeling Study.** A predictive noise modeling report demonstrating that the proposed facility, including all cooling equipment, backup generators, and support machinery operating at full capacity, will comply with the noise performance standards set forth in Article III. The study must be prepared by a third-party acoustical engineer independent of the Developer and must identify proposed mitigation measures.
- 2.3. Water Consumption and Quality Modeling Report.** A report prepared by a licensed third-party civil or environmental engineer projecting the facility’s daily and annual potable water consumption, the anticipated impact on the City’s water distribution system and the Rock

River Reclamation District's wastewater treatment capacity, and any proposed water recycling, recapture, or reclaimed water strategies.

- 2.4. Energy Consumption Modeling Report.** A report projecting the facility's peak and annual electricity demand, its anticipated impact on local ComEd transmission infrastructure and regional PJM grid capacity, and the Developer's plan for meeting the renewable energy requirement set forth in Article III, Section 3.5.
- 2.5. Review Period.** The City shall complete its review of all required pre-development studies within ninety (90) days of receipt of a complete submission. The City may engage independent technical reviewers at the Developer's expense, subject to a fee schedule approved by the City Council.

ARTICLE III: PERFORMANCE STANDARDS

3.1. Noise Standards. All data centers shall be designed, constructed, and operated so that noise emanating from the facility, measured at the property line nearest any residential zone, does not exceed:

- 55 dBA (Leq) between the hours of 7:00 a.m. and 10:00 p.m., Monday through Saturday;
- 50 dBA (Leq) between the hours of 10:00 p.m. and 7:00 a.m. and all day Sunday and recognized City holidays.

Appropriate noise mitigation measures shall include, but are not limited to, acoustic barriers or enclosures around the loudest equipment, selection of lower-noise equipment where feasible, and strategic orientation of buildings and mechanical equipment away from residential receptors.

3.2. Vibration Standards. All mechanical equipment, including cooling towers, chillers, and generators, shall be mounted on vibration-isolation systems sufficient to prevent any perceptible vibration at the nearest occupied structure. The Developer shall demonstrate compliance through a vibration analysis submitted with the noise modeling study required under Section 2.2.

3.3. Setback Requirements. All backup generators, emergency diesel generators, cooling towers, and chillers associated with any data center shall be located no less than one thousand five hundred (1,500) feet from the nearest residential dwelling unit, residential zoning district boundary, school, or childcare facility. The City's Zoning Division shall verify compliance with this setback requirement prior to issuance of any building permit.

3.4. Generator Testing Hours. Routine and preventive maintenance testing of backup generators is permitted only between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday. Generator testing shall not occur on any recognized City, state, or federal holiday. No more than two (2) generators may be tested simultaneously at any facility. These restrictions do not apply to emergency operation of generators during an actual utility power outage. Violations of this section shall constitute a municipal ordinance violation subject to fines as established by the City of Rockford Municipal Code.

3.5. Renewable Energy Requirement. All new data centers and expanded data center facilities shall install and operate at least one of the following prior to or concurrent with the commencement of operations:

- On-site or off-site (within the City of Rockford) renewable energy generation, such as solar photovoltaic arrays, wind turbines, or fuel cell systems, sized to offset a minimum of twenty-five percent (25%) of the facility's projected annual electricity consumption; or

- On-site energy resilience storage systems, including battery storage, capable of supplying emergency and peak-shaving power independent of the utility grid.

Developers are encouraged to pursue Power Purchase Agreements for renewable energy and to engage with ComEd and the Illinois Environmental Protection Agency regarding available incentive programs.

3.6. Water Usage Standards. No data center shall utilize potable City of Rockford water for once-through evaporative cooling without prior written approval from the City’s Public Works Department and the Rock River Water Reclamation District. All data centers are required to meet a WUE (Water Usage Effectiveness) of no greater than 0.5 liters per kilowatt-hour — well below the industry average of 1.8. This is achievable with closed-loop and immersion cooling technology. Developers shall prioritize water recycling, heat exchanger-based cooling, or other water-efficient technology and shall report actual water consumption annually as provided in Article VI.

ARTICLE IV: BIOMETRIC DATA PRIVACY SAFEGUARDS

4.1. Prohibition on Sale of Biometric Data. No data center operating within the City of Rockford shall sell, lease, trade, profit from, or otherwise receive consideration in exchange for any biometric identifier or biometric information, as those terms are defined under the Illinois Biometric Information Privacy Act (BIPA), 740 ILCS 14/1 et seq., collected from any individual in connection with the facility’s operations.

4.2. Compliance with BIPA. All data centers shall operate in full compliance with the Illinois Biometric Information Privacy Act. Nothing in this Resolution shall be construed to limit or supersede any obligation imposed by state law.

4.3. Annual Certificate of Compliance. Each data center operating within the City shall submit to the City Clerk’s Office, on or before January 31 of each year, a signed certification by an authorized officer of the facility that the facility is in compliance with all applicable biometric data privacy requirements. The certificate shall be a public record available for inspection upon request.

4.4. Enforcement. Failure to submit the annual certificate of compliance shall constitute a municipal code violation. The City Attorney is authorized to pursue all available remedies, including injunctive relief, to enforce the provisions of this Article.

ARTICLE V: PUBLIC APPROVAL PROCESS AND DEVELOPMENT AGREEMENT

5.1. City Council Approval Required. No data center development or expansion shall proceed within the City of Rockford without prior approval of the City Council. The City Council shall not take final action on any data center proposal until all pre-development studies required under Article II have been reviewed, a public hearing has been held, and a development agreement has been negotiated and presented for approval.

5.2. Public Notice Requirements. Prior to any City Council vote on a proposed data center, the City Clerk shall provide public notice as follows:

- Publication of notice in a newspaper of general circulation in Winnebago County no less than fifteen (15) days prior to the public hearing;
- Mailed notice to all property owners within one (1) mile of the proposed site no less than fifteen (15) days prior to the public hearing;

- Posting of notice on the City’s official website at rockfordil.gov and on the City’s social media platforms; and
- Community meeting hosted by the City’s Department of Community and Economic Development in the neighborhood nearest the proposed site prior to the public hearing.
- The Community Relations Commission will host a hearing encouraging public comment and a presentation by any company proposing a Data Center. The hearing will allow up to 20 public speakers. A recommendation of the project will be provided to the Planning and Development Committee, along with City of Rockford staff recommendations.

5.3. Development Agreement Required. Any developer proposing to construct or expand a data center within the City of Rockford must enter into a Development Agreement with the City prior to the issuance of any land use, zoning, or building approvals. The Development Agreement shall be negotiated by the City Manager’s Office in consultation with the Department of Community and Economic Development and shall incorporate all applicable performance standards, community benefit obligations, and reporting requirements of this Resolution. The Agreement shall be approved by the City Council and shall be recorded with the Winnebago County Recorder’s Office.

5.4. No Non-Disclosure Agreements and OMA. Development Agreements and all pre-development study reports submitted to the City shall be public documents not subject to confidentiality or non-disclosure provisions, except for narrowly defined proprietary technical information approved for protection by the City Attorney. Any request for trade secret protection shall be evaluated on a case-by-case basis and shall not extend to environmental, water, energy, or noise data. This requirement will include documents working in collaboration with the City of Rockford including Winnebago County, R1 Planning, the State of Illinois, non-government agencies, and other organizations working with or through the city of Rockford. Inquiries from data centers and companies looking to host an initial application with the city must have a hearing with city council members within 1 month of their application following the Opens Meeting Act of Illinois

ARTICLE VI: TRANSPARENCY AND PUBLIC REPORTING

6.1. Annual Public Report. Each data center operating within the City of Rockford shall submit an annual operational report to the Department of Community and Economic Development, on or before March 1 of each year, covering the prior calendar year. The annual report shall include:

- Total gallons of potable water consumed, including cooling water, and documentation of any water recycling or reclaim measures employed;
- Total kilowatt-hours of electricity consumed and percentage supplied by on-site or contracted renewable energy sources;
- Noise monitoring data from at least two (2) monitoring points located at the site boundary nearest residential uses, including any exceedances of the standards in Section 3.1 and corrective actions taken;
- Number of construction and permanent jobs created during the reporting year, disaggregated by Rockford residents, Winnebago County residents, and out-of-region workers;
- Status of all community benefit commitments required under Article VII; and
- Biometric data compliance certification as required under Section 4.3.
- Annual inspection report of closed loop systems performed by the City of Rockford.

- 6.2. Public Dashboard.** The City’s Department of Community and Economic Development shall maintain a publicly accessible data dashboard on the City’s website (rockfordil.gov) displaying key metrics from the annual reports of all operating data centers, updated no less than annually.
- 6.3. Enforcement for Non-Reporting.** Failure to submit a complete annual report by the deadline shall subject the operator to a fine as established by the City’s fee schedule and may result in suspension of any tax benefits associated with a Development Agreement until compliance is achieved.

ARTICLE VII: COMMUNITY BENEFIT AGREEMENT REQUIREMENTS

All Development Agreements for data center facilities within the City of Rockford shall include a Community Benefit Agreement (CBA) negotiated between the Developer and the City, with meaningful input from residents, neighborhood associations, labor organizations, educational institutions, and other community stakeholders. The CBA shall address each of the following categories:

7.1. Local Hiring and Workforce Development.

- A first-source hiring policy requiring that Rockford residents and Winnebago County residents be given first consideration for all construction, installation, and permanent operations positions at the facility, with a target of no less than thirty-five percent (35%) of construction labor hours performed by Rockford residents.
- A binding commitment to partner with the Workforce Connection, the region’s WIOA (Workforce Innovation and Opportunity Act) provider, to co-develop a pre-hire training pipeline for skilled trades relevant to data center construction and operations, including electricians, fiber technicians, HVAC mechanics, pipefitters, and network engineers.
- An apprenticeship program, developed in coordination with local trade unions and established apprenticeship programs recognized under the Illinois Department of Labor, providing paid on-the-job training opportunities for Rockford residents entering data center-related trades.
- A priority hiring commitment for graduates of Rockford Public Schools District 205 Career and Technical Education (CTE) programs and Rock Valley College technical programs for permanent operations positions.
- Under the current data center proposal under Monarch, a mandated Project Labor Agreement must be secured for development approval.
- All workers hired by Monarch for the proposed development, its subsidiaries, contractors, and subcontractors must be paid following the Prevailing Wage Act (820 ILCS 130).
- Worker guarantees of 200 onsite individuals must be guaranteed, or provide Technology Displacement using a Worker Transition Fund that is administered by a local Workforce Development company to retrain and redeploy affected workers.

7.2. Educational Investment.

- An annual grant program, administered by a community advisory committee with representation from Rockford Public Schools District 205, Rock Valley College, and Rockford University, providing not less than \$500,000 per year in direct grants to local schools, community colleges, nonprofits, and public institutions for STEM education, digital equity, and skilled trades programming. The annual grant amount shall be indexed to the facility’s growth and shall increase proportionally with any expansion.

- A one-time capital contribution of not less than \$1,000,000 (500K each) toward equipment of a skilled trades facility known as the QUAD (RPS 205) and Rock Valley College, in a format to be determined in consultation with the respective institution.
- A contribution to the Rockford Promise NIU Scholarship Program, which provides free tuition at Northern Illinois University to qualifying Rockford Public Schools graduates with a 3.0 GPA. Seventy percent of current Rockford Promise participants are students of color and first-generation college students. The Developer shall contribute not less than \$250,000 to the Rockford Promise endowment as a condition of the Development Agreement.
- Annual \$50,000 dollar STEM grants and internship or mentorship opportunities for students at Rockford University, consistent with the model established by Meta's Data Center Community Action Grants program in DeKalb, Illinois.

7.3. Financial Contributions and Infrastructure Investment.

- The Developer shall pay all real and personal property taxes at the full assessed rate and shall not seek, accept, or request from the City any property tax abatement, Tax Increment Financing (TIF) benefit, or Enterprise Zone tax credit in excess of what is authorized by State law and proportionate to the verified community benefit provided, as determined by an independent fiscal analysis.
- A Community Relief Fund contribution of not less than \$250,000 in the first year of operations, and \$100,000 per year thereafter, to assist Rockford residents in managing any increases in residential electric utility rates attributable to data center demand on the regional grid. The Fund shall be administered by the City's Department of Community and Economic Development with oversight from the Community Relations Commission or other citizens represented commission.
- A contribution toward digital equity, including expanded broadband or fiber internet access for underserved Rockford neighborhoods and/or device and digital literacy programs for Rockford Public Schools students, valued at not less than \$150,000 in the first year of operations.
- If the data center's proposed operations require upgrades to City water, sewer, or stormwater infrastructure, the Developer shall bear one hundred percent (100%) of the cost of those infrastructure improvements, consistent with the model established by Meta's data center in Altoona, Iowa, where the company funded \$11 million in water and sewer infrastructure.
- A first responder readiness contribution of not less than \$50,000 to the Rockford Fire Department for training and equipment relevant to industrial fire suppression, chemical hazard response, or high-voltage electrical emergency response associated with data center operations.

7.4. Minority, Women, and Local Business Contracting.

- The Developer shall implement a contracting plan requiring that not less than twenty percent (20%) of the total construction contract value be awarded to Minority Business Enterprises (MBEs), Women Business Enterprises (WBEs), or Veteran Business Enterprises (VBEs) certified by the State of Illinois or the City of Rockford.
- The Developer shall partner with the City's Minority and Women Small Business Incubator (Think Big) at 1311 N. Main Street and the Rockford Local Development Corporation CDFI to provide procurement opportunities and mentorship to local small businesses that may serve as subcontractors, suppliers, or service providers.

7.5. Environmental Responsibility and Good Neighbor Commitments.

- The Developer shall establish a Community Liaison Program with a dedicated point of contact available to Rockford residents and neighborhood associations for the duration of the facility’s operations. The liaison shall attend no less than two (2) public community meetings per year in the neighborhoods nearest the facility. This process would allow neighboring community members adjacent to the project from Davis Junction and Ogle County to participate in community outreach activities.
- The Developer shall fund an independent noise and environmental monitoring program, with results reported quarterly to the City and posted publicly on the City’s data dashboard, for a minimum of five (5) years following the commencement of operations.
- The Developer shall participate in the City’s Sustainability initiatives and shall submit a Climate Action Plan demonstrating how the facility will reduce its carbon footprint over a ten-year period, consistent with the City’s commitment to green initiatives as articulated in the City’s Guiding Principles.

7.6. CBA Enforcement and Accountability.

- The City Manager’s Office shall designate a staff liaison responsible for monitoring Developer compliance with all CBA commitments. Non-compliance with CBA obligations shall be reported to the City Council and may result in suspension of any City-granted benefits, referral to the City Attorney for legal action, or public notice of non-compliance on the City’s website.
- The CBA shall include a binding dispute resolution process, including mediation and arbitration as alternatives to litigation. The City shall retain the right to seek injunctive relief and specific performance in the Circuit Court of Winnebago County for material CBA violations.

ARTICLE VIII: ADMINISTRATION AND IMPLEMENTATION

8.1. Lead Department. The City of Rockford Department of Community and Economic Development shall serve as the lead department for receiving, reviewing, and coordinating City response to data center development applications, with support from the Planning and Zoning Division, the Public Works Department, and the City Attorney’s Office.

8.2. Technical Review Panel. The City Manager, in collaboration with the Community Relations Commission, is directed to convene a Data Center Technical Review Panel, consisting of representatives from Community and Economic Development, Public Works, the City Attorney’s Office, the Fire Department, and the Community Relations Commission, to review pre-development study submissions, recommend terms for Development Agreements, and monitor ongoing compliance, including annual inspections.

8.3. Fee Schedule. The City Council shall establish, by separate ordinance, a fee schedule for data center application review, independent technical review services, and annual compliance monitoring, calibrated to recover the City’s reasonable administrative costs without creating a deterrent to responsible development.

8.4. Alignment with 2040 Comprehensive Plan. All data center development approved pursuant to this Resolution shall be consistent with the land use, economic development, natural resources, and community goals established in the City of Rockford 2040 Comprehensive Plan adopted October 2, 2023, and any future amendments thereto.

8.5. Review and Update. This Resolution shall be reviewed by the City Council no later than two (2) years from the date of adoption, and every three (3) years thereafter, to ensure that standards remain current with evolving technology, industry practices, and community needs.

ARTICLE IX: EFFECTIVE DATE AND SEVERABILITY

- 9.1. Effective Date.** This Resolution shall take effect immediately upon adoption by the City Council of the City of Rockford.
- 9.2. Severability.** If any provision of this Resolution or the application thereof to any person or circumstance is found invalid by a court of competent jurisdiction, the remainder of this Resolution and the application of its provisions to other persons or circumstances shall not be affected thereby.
- 9.3. Savings Clause.** Nothing in this Resolution shall be construed to limit, abridge, or supersede any right or protection established by the Illinois Biometric Information Privacy Act, the Illinois Environmental Protection Act, the Illinois Human Rights Act, or any other applicable state or federal law.

PREPARED BY: Tamir Bell, 13th Ward Alderman