



PLANNING & ZONING REPORT

Liquor and Tobacco Advisory Board Meeting of July 21, 2026

File #026-LTAB-023

APPLICANTS: Randall Raymond Baker / Baker Street Burgers, LLC dba BD4: A Burger Joint

LOCATION: 1603 North Alpine Road

REQUESTED ACTION: Modification of an existing liquor license to add packaged liquor (Class PKG) in a C-3, General Commercial Zoning District.

EXISTING USE: BD4: A Burger Joint with the sale of liquor by the drink in conjunction with a restaurant and an outdoor seating area.

PROPOSED USE: BD4: A Burger Joint with the sale of liquor by the drink and packaged liquor sales in conjunction with a restaurant and an outdoor seating area.

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

ADJACENT ZONING AND LAND USES:

NORTH:	R-1, County R-1	Mount Olive Church, Single family residences
EAST:	C-3	Ace Hardware, Sonny's Place, Edgebrook Shops
SOUTH:	C-3, C-1	Dunkin Donuts, Anytime Fitness, Christ United Church
WEST:	C-2	Cork & Keg, Primary Eye Care, Mobil Gas, Alpine Bank

YEAR 2040 PLAN: C Commercial and Retail

HISTORY: **File #017-LTAB-041:** The sale of liquor by the drink in conjunction with a restaurant and sale of liquor by the drink in conjunction with an outdoor seating area in a C-3, General Commercial Zoning District was approved October 25, 2017 for the property located at 1603 North Alpine Road. This is the subject property.

File #013-LTAB-029: The sale of liquor by the drink with a casual dining restaurant and bar with an outdoor seating area in a C-3, General Commercial Zoning District was approved on June 18, 2013 for the property located at 1641 North Alpine Road. This is the subject property.

File #011-LAB-010: The sale of liquor by the drink in conjunction with a restaurant and outdoor seating area in a C-3, General Commercial Zoning District was approved on August 4, 2011 for the property located at 1641 North Alpine Road. This is the subject property.

File #096-03: A Special Use Permit for package liquor sales in conjunction with a restaurant in a C-3, General Commercial Zoning District was approved on December 23, 2003 for the property located at 1641 North Alpine Road. This is the subject property.

File #028-03: A Special Use Permit for the outside sale of liquor by the drink in conjunction with a sit-down restaurant in a C-3, General Commercial Zoning District was approved on July 30, 2003 for the property located at 1641 North Alpine Road. This is the subject property.

REVIEW COMMENTS: The Applicants are requesting a Modification of an existing liquor license to add packaged liquor (Class PKG) in a C-3, General Commercial Zoning District. Exhibit A shows the subject property is located within the Edgebrook Shopping Center on the northeast corner of the North Alpine Road and Highcrest Road intersection. The parcel is surrounded by residential and commercial uses (Exhibit B and C).

The subject property is 1 of 42 tenant spaces located in the shopping center. The center consists of various retail stores, offices and restaurants. The outer portion of the property contains a gas station/convenience store, a Dunkin Donuts and an Anytime Fitness.

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 C is an aerial that shows the existing shopping center, parking lot, and landscaped areas.

Exhibit E is the interior floor plan submitted by the Applicant. Exhibit E shows the proposed bar and grill will consist of twenty-five (25) tables with seating for 83 customers, a bar with seating for 13 customers, bathrooms and a hostess area. Additionally, Exhibit E shows the retail area for the packaged liquor will be adjacent to the hostess area.

Exhibit F is the business plan for BD4: A Burger Joint. The Applicant states, "we would like to add the ability to sell packaged goods at BD4 and we don't expect this to affect our business much at all, because our main focus will always be the restaurant" (Exhibit F). The Applicant explains, "adding packaged sales will allow guests to take home a bottle of something they may have tried behind the bar and it's really more about fulfilling guests wants rather than adding a large income stream for us" (Exhibit F).

Within the Liquor Application the hours and days of operation are indicated as Monday through Thursday 11:00 am to 8:00 pm and Friday and Saturday 11:00 am to 9:00 pm. The Applicant indicated on the Liquor Application that security would be hired if a written request were received from the liquor commissioner. The Applicant indicated within the liquor application that there will be 80% food sales and 20% alcohol sales.

Exhibit G shows that there have been 25 calls of service for the Police Department in the past 24 months for 1603 North Alpine Road.

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 to add packaged liquor (Class PKG) in a C-3, General Commercial Zoning District, based on the following conditions:

1. Meet all Applicable Building and Fire Codes.
2. Compliance with all City of Rockford Code of Ordinances including Liquor Codes.
3. Hours of operation are Monday through Thursday 11:00 am to 8:00 pm and Friday and Saturday 11:00 am to 9:00 pm.
4. The sale of packaged shall be limited to the interior floor plan approved by Staff, Exhibit E.
5. There shall not be a cover charge, dance floor, DJ's and/or live entertainment.
6. The proposed use shall not operate as a nightclub.
7. The windows shall not be covered with bars or other devices that block the windows.
8. Window display signage is limited to 20% of window area.
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 7/10/26

Exhibit A
1603 North Alpine Road
#026-LTAB-023

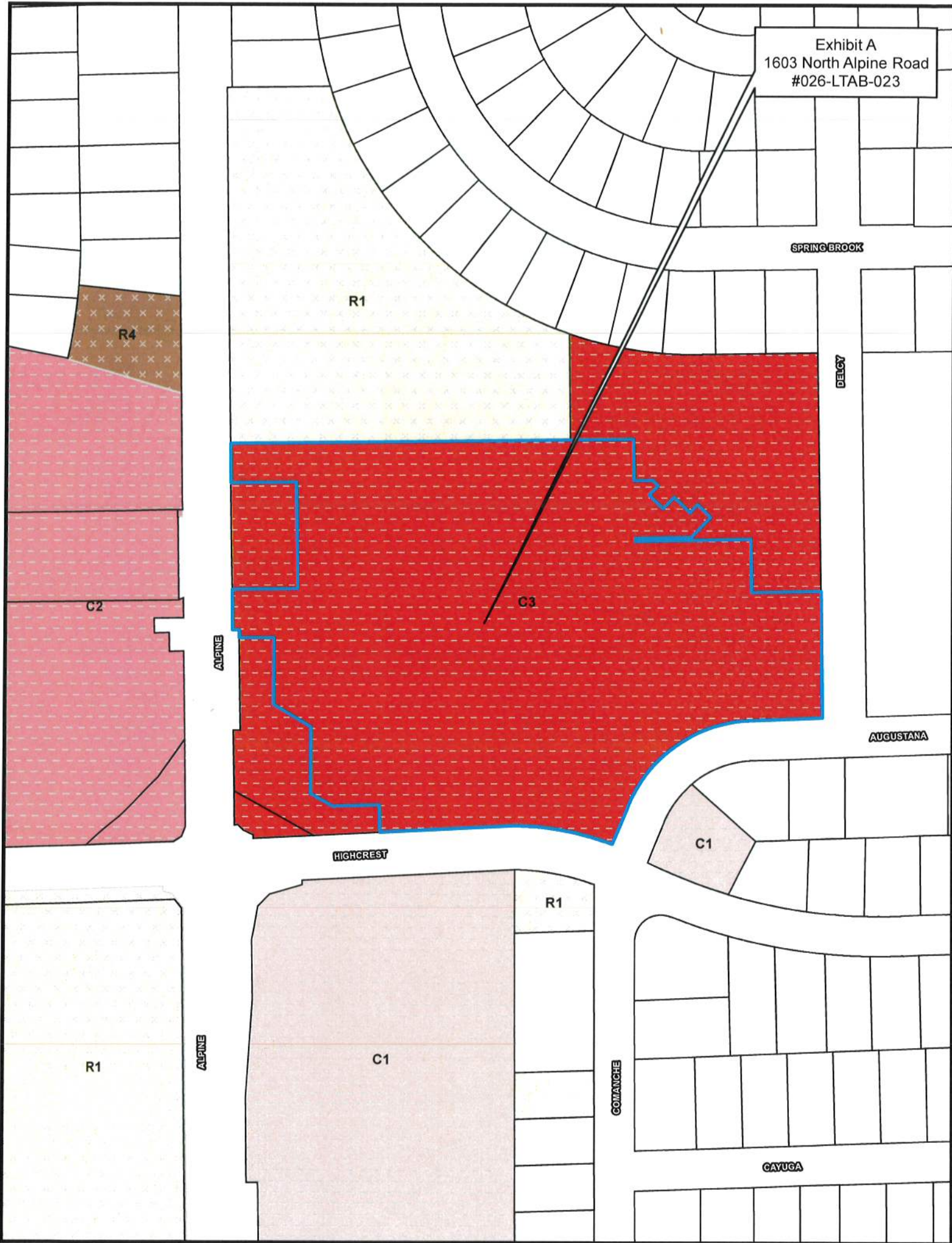


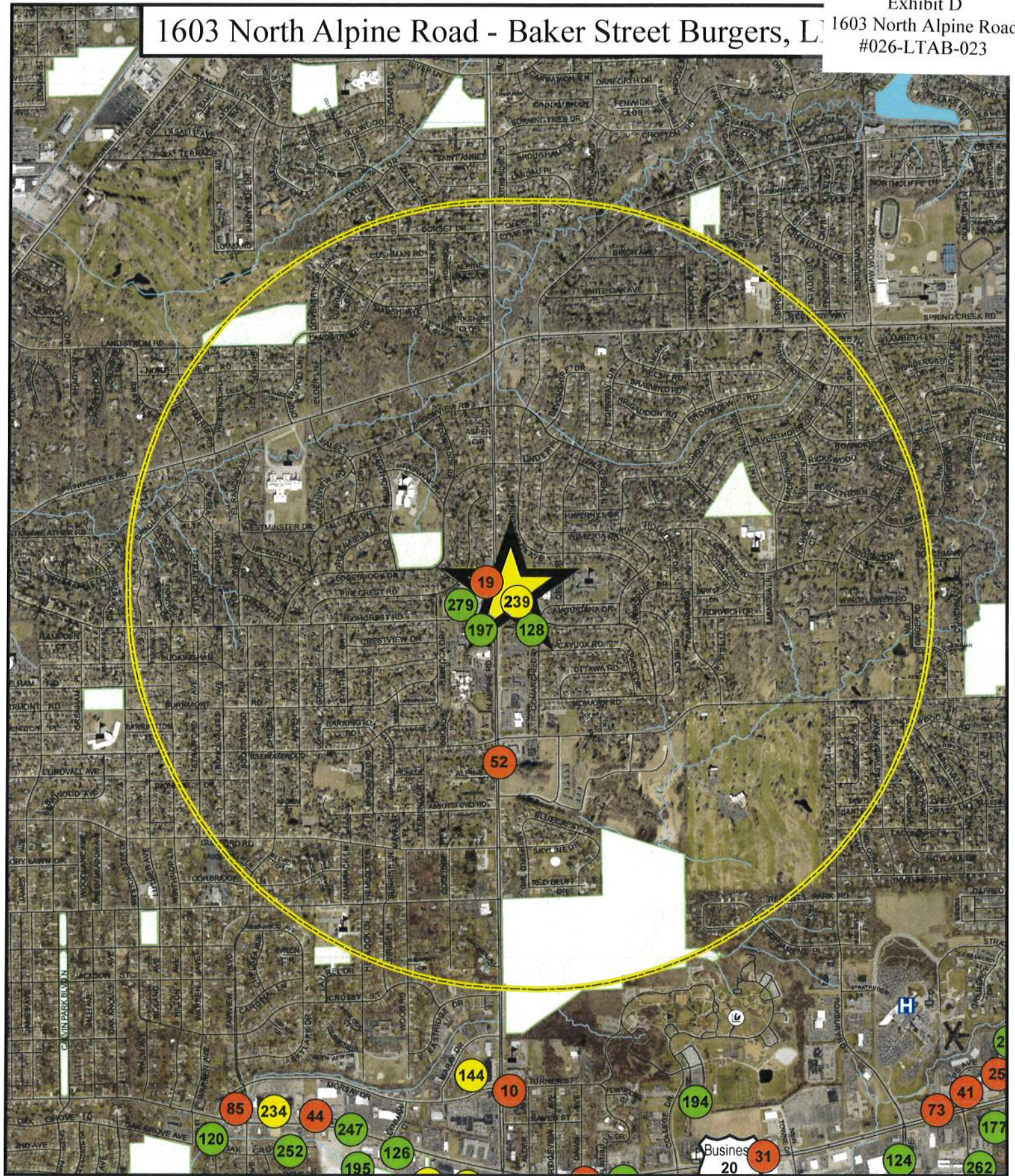
Exhibit B
1603 North Alpine Road
#026-LTAB-023

Exhibit C
1603 North Alpine Road
#026-LTAB-023



1603 North Alpine Road - Baker Street Burgers, L

1603 North Alpine Road
#026-LTAB-023



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

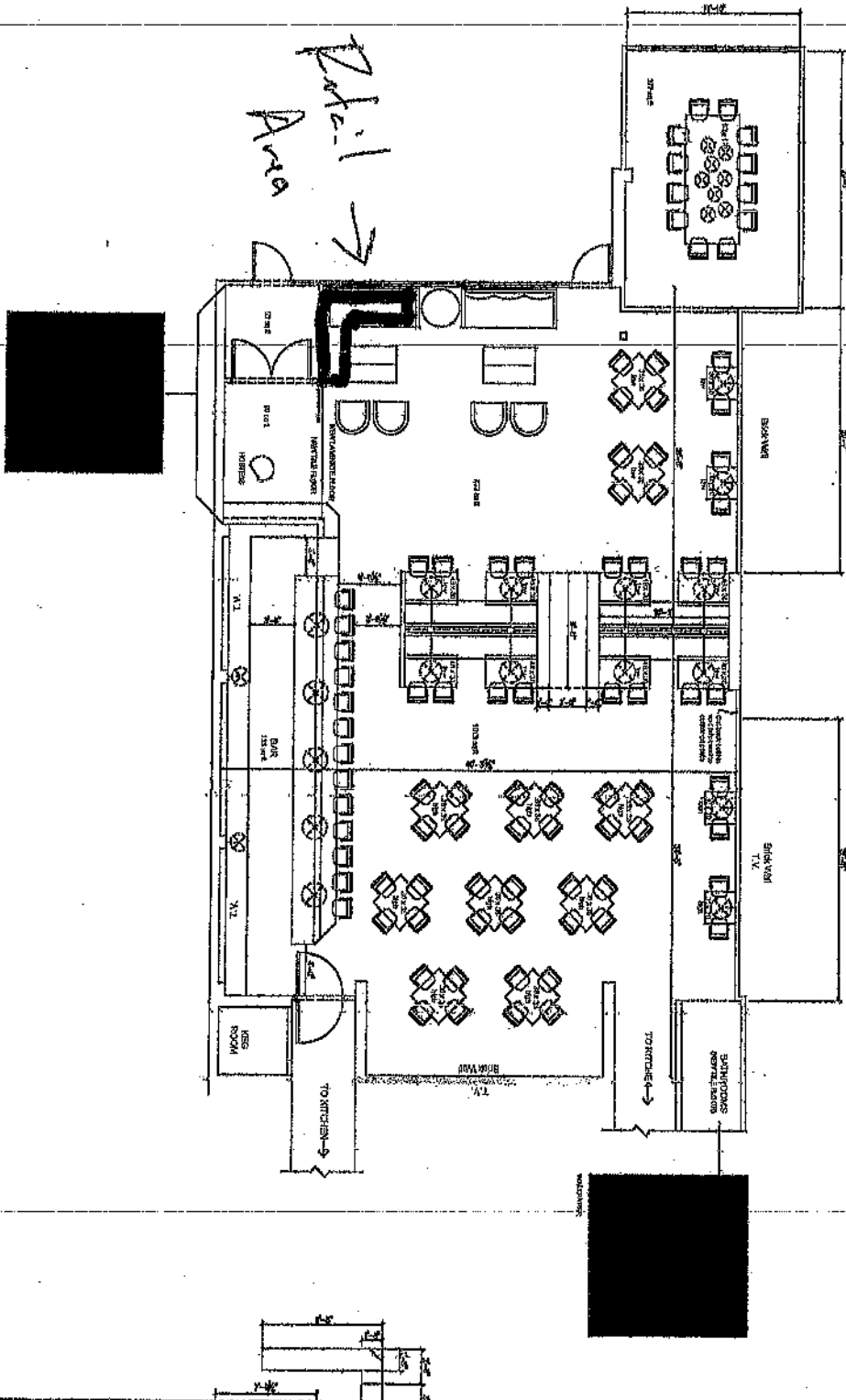
LIQUOR LICENSE LOCATIONS-2025

2026



BAKER ST. BURGERS FLOOR PLAN

NOTE: ALL DIMENSIONS SHOULD BE VERIFIED IN FIELD



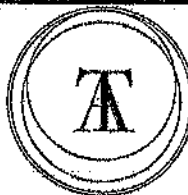
DWG. NO.

1

Project: BAKER ST. BURGERS

Date: 6-19-2017

Scale: 1/8" = 1'-0"



A. Tanner Design

All dimensions and size designations are subject to verification on job site and adjustment to fit jobsite conditions

Business Plan for Adding Packaged Goods at BD4

We would like to add the ability to sell packaged goods at BD4. We don't expect this to affect our business much at all, because our main focus will always be the restaurant.

Adding packaged sales will allow guests to take home a bottle of something they may have tried behind the bar. It's really more about fulfilling guests wants rather than adding a large income stream for us.

CALLS FOR SERVICE - 1603 N ALPINE RD 07/01/24-PRESENT

Event Date	Call Number	Situation Reported	Call Disposition	Location	City
05/01/2026 06:57:55 AM	26-091969	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR	1603 N Alpine Rd	Rockford
03/30/2026 02:07:18 PM	26-066408	CRU	RPT - REPORT	1603 N Alpine Rd	Rockford
12/22/2025 05:36:51 PM	25-276344	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT	1603 N Alpine Rd	Rockford
12/19/2025 06:23:58 PM	25-274304	911 CELLULAR HANG UP	LAWNO - LAW NO DISPOSITION	1603 N Alpine Rd	Rockford
12/15/2025 07:50:37 AM	25-270766	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT	1603 N Alpine Rd	Rockford
12/10/2025 07:00:13 PM	25-268041	SUSPICIOUS VEHICLE	CALLER CANCELLED	1603 N Alpine Rd	Rockford
11/21/2025 05:58:22 PM	25-254353	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	1603 N Alpine Rd	Rockford
10/18/2025 09:26:32 AM	25-228546	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	1603 N Alpine Rd	Rockford
09/08/2025 12:13:03 PM	25-196050	PUBLIC COMPLAINT ROUTINE	UTL - UNABLE TO LOCATE	1603 N Alpine Rd	Rockford
08/22/2025 06:20:31 PM	25-182528	RK-FOUND PERSON	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	1603 N Alpine Rd	Rockford
08/20/2025 08:32:53 PM	25-180700	SUSPICIOUS VEHICLE	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	1603 N Alpine Rd	Rockford
08/07/2025 04:55:30 PM	25-169850	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	1603 N Alpine Rd	Rockford
08/02/2025 09:56:01 AM	25-165477	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	1603 N Alpine Rd	Rockford
06/13/2025 11:01:37 PM	25-125020	SUSPICIOUS VEHICLE	NRPT - NO REPORT	1603 N Alpine Rd	Rockford
09/20/2024 08:23:53 AM	24-212503	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	1603 N Alpine Rd	Rockford

09/13/2024 09:30:33 AM	24-206540	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR	1603 N Alpine Rd	Rockford
09/04/2024 06:42:55 PM	24-199496	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT	1603 N Alpine Rd	Rockford
08/19/2024 12:23:40 PM	24-185693	911 MISDIAL	911 CLOSE W/O SEND TO PENDING	1603 N Alpine Rd	Rockford
08/12/2024 11:48:53 AM	24-180008	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR	1603 N Alpine Rd	Rockford
07/15/2024 05:31:12 PM	24-156647	EMPLOYER EMPLOYEE DISPUTE	ADV - ADVISED	1603 N Alpine Rd	Rockford
07/15/2024 04:13:38 PM	24-156590	911 DUPLICATE CALL	911 CLOSE W/O SEND TO PENDING	1603 N Alpine Rd	Rockford
07/15/2024 02:52:41 PM	24-156515	BATTERY REPORT	DUP - DUPLICATE	1603 N Alpine Rd	Rockford
07/15/2024 02:51:59 PM	24-156513	EMPLOYER EMPLOYEE DISPUTE	ADV - ADVISED	1603 N Alpine Rd	Rockford
07/12/2024 08:15:39 AM	24-153330	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	1603 N Alpine Rd	Rockford
07/01/2024 03:22:37 PM	24-143891	DOMESTIC	RPT - REPORT / RPT - REPORT	1603 N Alpine Rd	Rockford