

**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 11<sup>th</sup> 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: \_\_\_

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Mark Bonne, Chairman

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Tamir Bell, Vice-Chairman

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Gabrielle Torina

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Janessa Wilkins

Meeting of April 21, 2026  
026-LTAB-007

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Aprel Prunty