

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

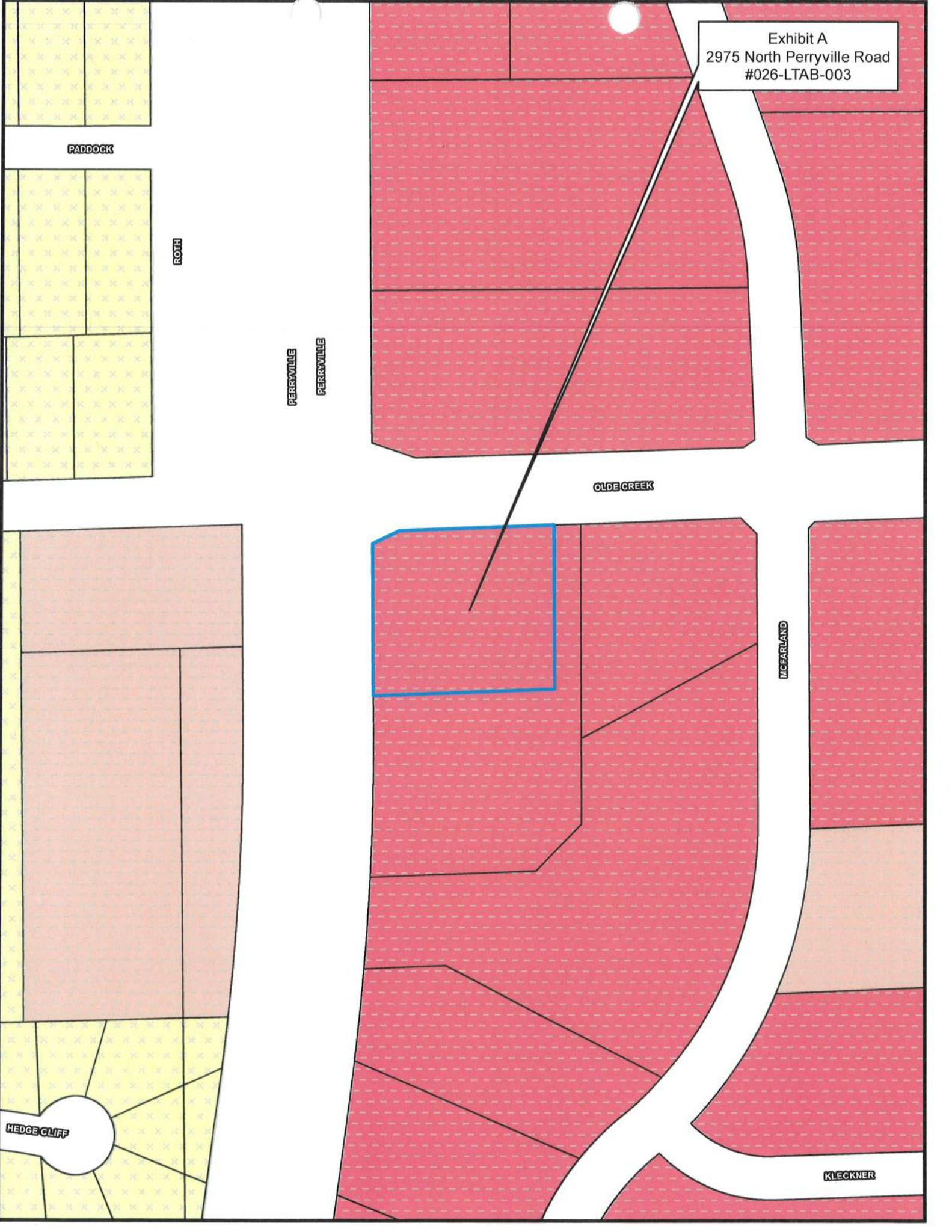
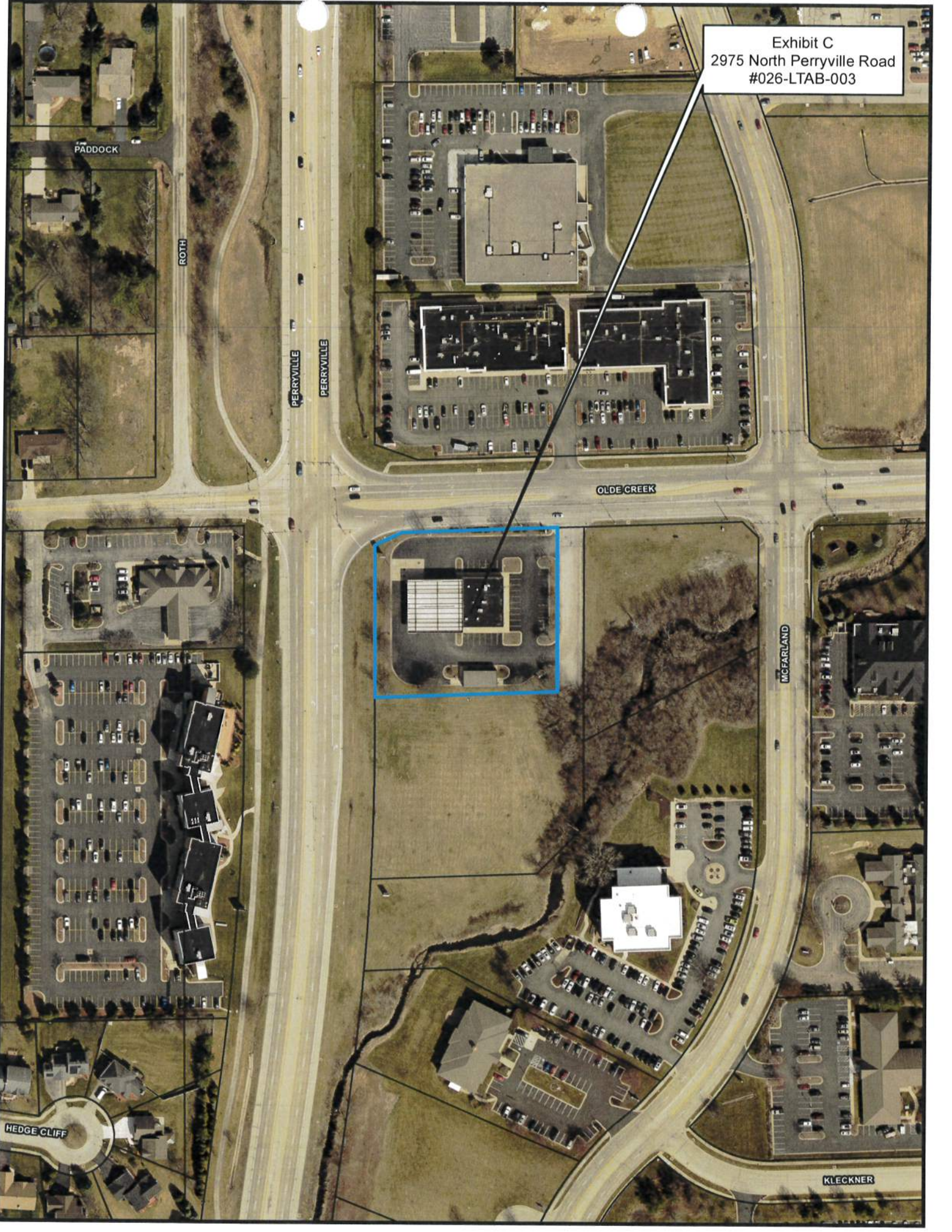
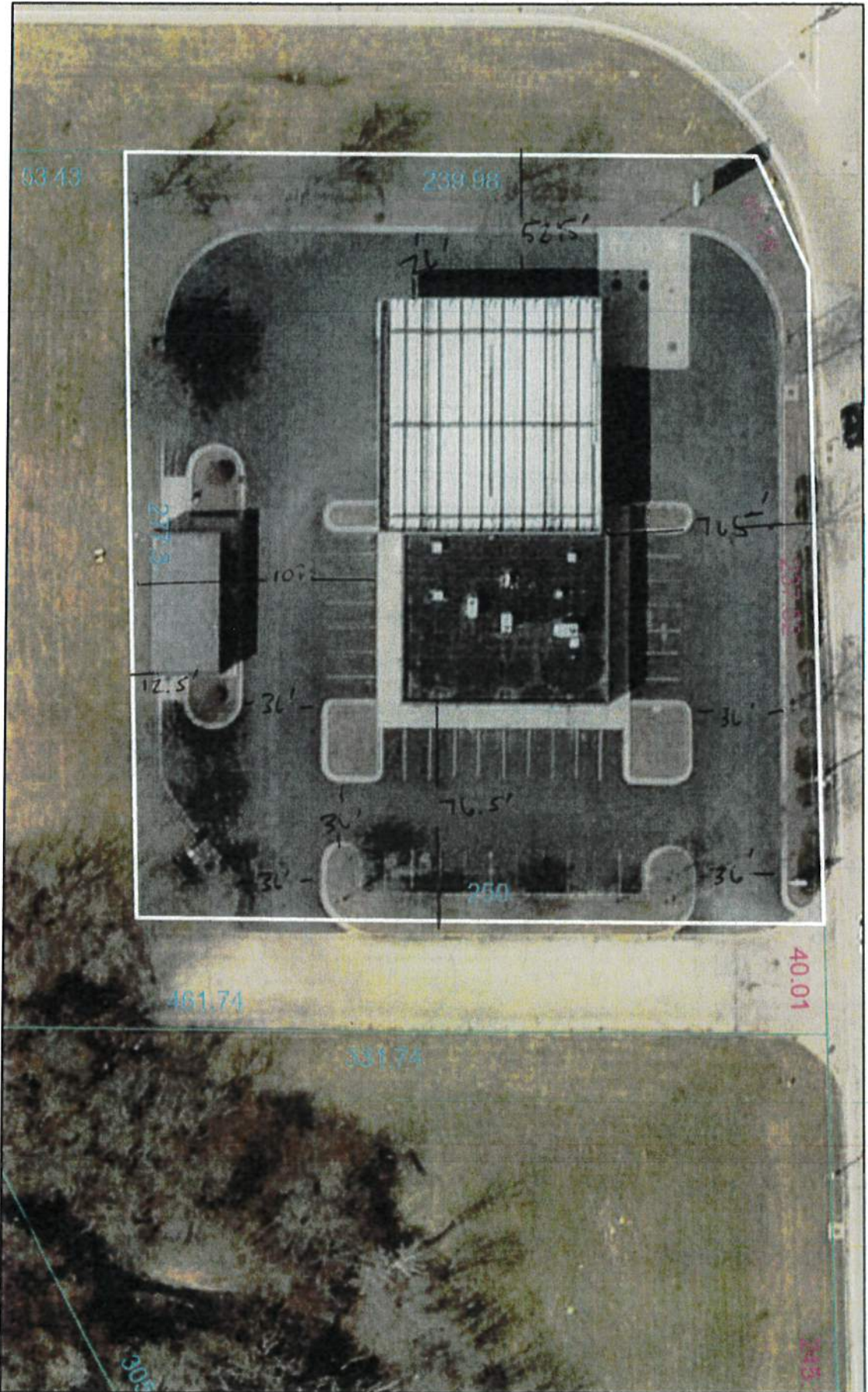


Exhibit C
2975 North Perryville Road
#026-LTAB-003

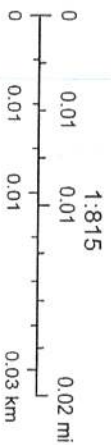


2975 N Perryville Road - Site Plan

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



2/12/2026



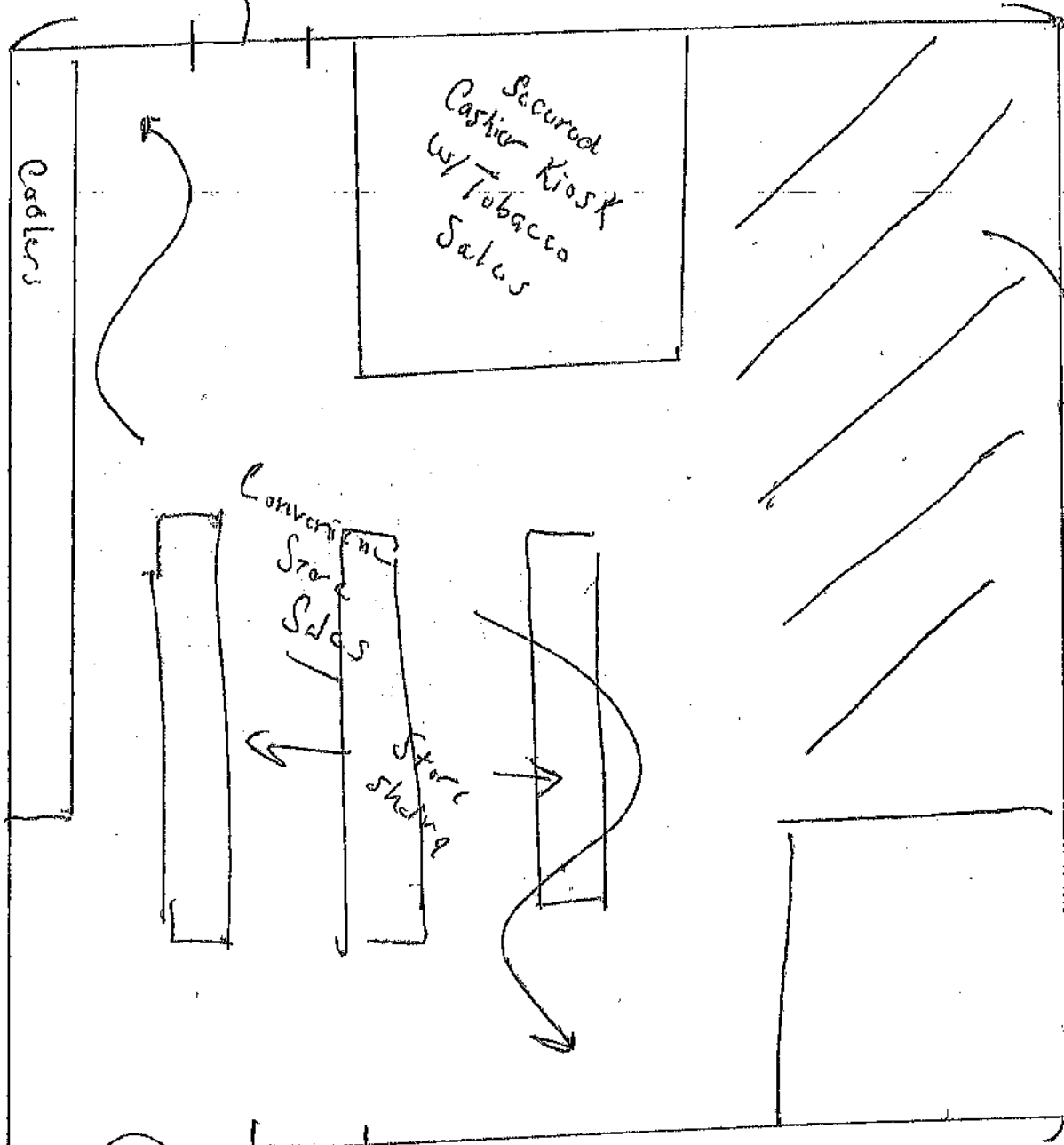
2975 N. Perry

Road -

Interior Layout

Primary Entrance
From Pumps

65'



Checkout

Secured
Cashier Kiosk
w/ Tobacco
Sales

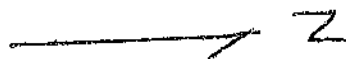
Convenience
Store
Sales

Store
Shelf

Future Potential
Food Sales/ Prepared
Foods (Necessities)

65'

Exit
to East
Side of
Building



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