



# Code and Regulation Committee Meeting Agenda

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

**Tuesday, May 26, 2026  
5:30 PM**

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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. Final Plat No. 1 of South Avon Subdivision for the property located at the southwest corner of South Avon Street and Chestnut Street, and the southeast corner of Short Elm Street and South Avon Street [26-00607](#)
2. 3382 South Alpine Road [26-00608](#)
  - a. Special Use Permit for the outdoor storage of operable passenger vehicles; and
  - b. Variation to eliminate concrete or asphalt paving and replace with gravel for outdoor storage of operable passenger vehicles area in an I-1, Light Industrial Zoning District at 3382 South Alpine Road (Kamal Abedrabbo/Applicant)
3. 53xx East State Street [26-00610](#)

Zoning Board of Appeals recommends approval for a Special Use Permit for a Planned Unit Development consisting of a Mixed -Use Development of 350 residential dwelling units with lower level parking, a courtyard with open space and recreational facilities and three free-standing commercial buildings in a C-2, Limited Commercial Zoning District at 53xx East State Street (Place Foundry for Kevin Olson/Applicant)
4. 3011 Auburn Street [26-00612](#)

Liquor and Tobacco Advisory Board recommends approval for the Sale of Liquor by the Drink (Class L50) in conjunction with a video gaming facility in C-3, General Commercial Zoning District (Staci Johnson/Fatdaddy's Gaming Hall LLC dba Fatdaddy's Gaming Hall/Applicant)
5. 714 Broadway [26-00613](#)

Liquor and Tobacco Advisory Board recommends approval for the Sale of Tobacco Products in conjunction with a tobacco store in a C-4, Urban Mixed-Use District at 714 Broadway (Damian Lyman/Lyman Enterprises dba Dolla Dame Smoke Shop/Applicant)

6. 2614 and 2600 Kilburn Avenue [26-00614](#)  
Liquor and Tobacco Advisory Board recommends approval for the Sale of Packaged Liquor (Class PKG) in conjunction with a grocery store in a C-2, Limited Commercial Zoning District at 2614 and 2600 Kilburn Avenue (Somabhai Patel/Shiv Dristi, LLC dba Jasmine Pantry/Applicants)
7. 716 and 7xx Indiana Avenue [26-00615](#)  
Liquor and Tobacco Advisory Board recommends approval for the Sale of Liquor by the Drink (Class NG-L) in conjunction with an event space in an R-4, Multi-Family Residential Zoning District at 716 and 7xx Indiana Avenue (Shawn Cox/Elizabeth Cox/Copper Lantern, LLC dba Copper Lantern/Applicants)

**III. RESOLUTION**

1. Rockford Fire 911 Run [26-00616](#)  
This event is scheduled for June 6th from 8:30 a.m. - 11:00 a.m. The run will be held at 391 North Trainer Road
2. Cycle on 2nd Street [26-00617](#)  
This event is scheduled for September 13th from 8:00 a.m. - 10:00 a.m. (roads will close at 7 a.m.). The route will be as follows:  
Southbound on North 2nd Street (IL 251) from Auburn Street to East State Street

**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.**



**SUBDIVISION RECOMMENDATION**

**TO:** Code and Regulation Committee  
**FROM:** Scott Capovilla, Planning & Zoning Manager  
**DATE:** May 14, 2026  
**SUBJECT:** Final Plat No. 1 of South Avon Subdivision

**LOCATION:** Southwest corner of South Avon Street and Chestnut Street and the southeast corner of Short Elm Street and South Avon Street

**DEVELOPER:** The PlatFORM Group

**ENGINEER:** Fehr Graham

**SITE DATA:** Year 2040 Plan: Mixed-use and Medium Density Residential  
Existing Zoning: I-1, Light Industrial and R-1, Single-family Residential  
Existing Land Use: Vacant land and one vacant building  
Total Area: 10.076 Acres  
Ward: 13 – Alderman Tamir Bell

**SURROUNDING ZONING AND LAND USES:**

North: I-1 Elm Storage, Single-family residence  
East: RE, I-1 Kent Creek, Barnes International  
South: I-2 Machine Shop & Supply, Various Industrial uses  
West: R-1 City Water Operations, Vacant land, Single-family residences

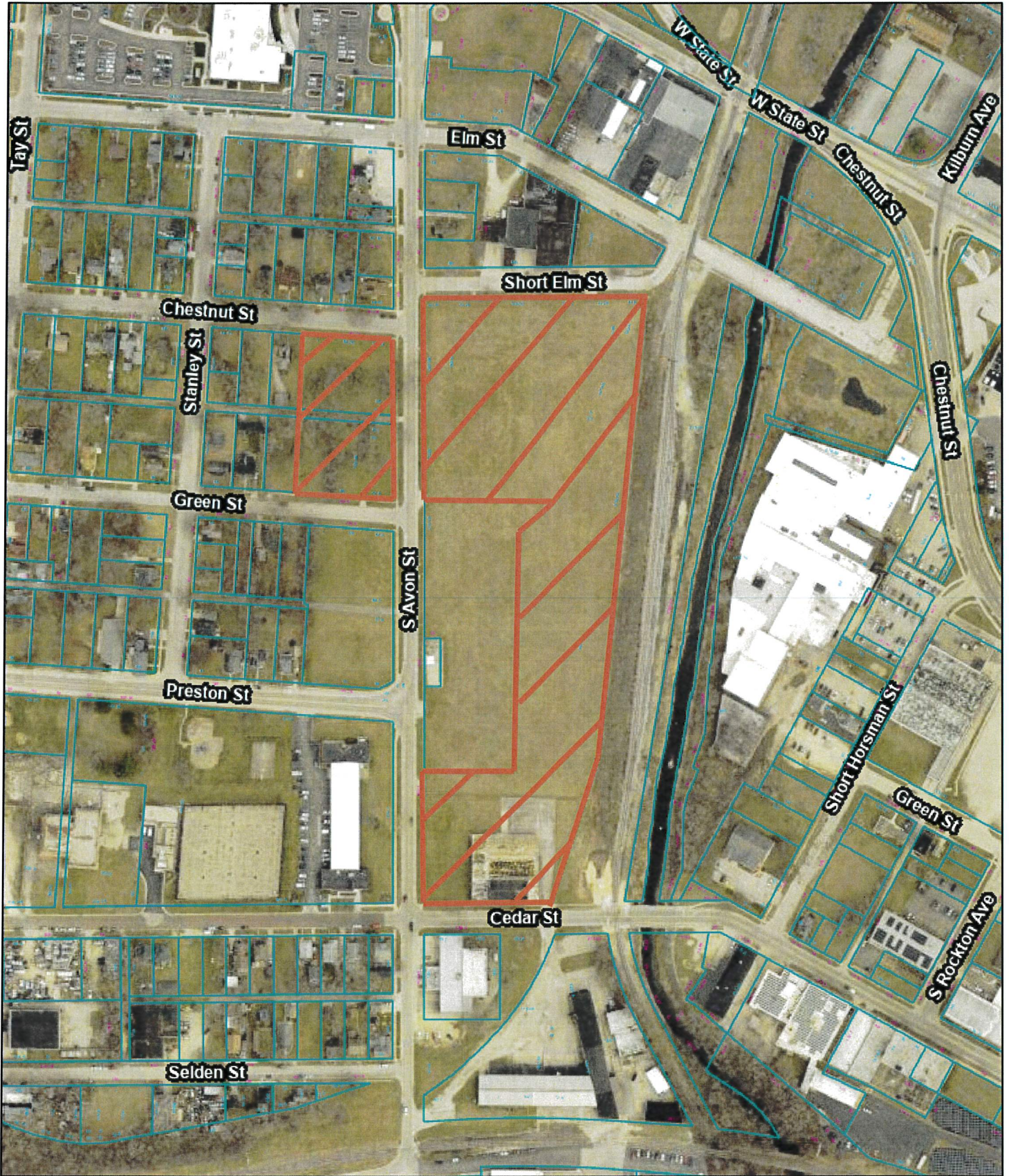
**PLAT DATA:** Number of Lots: 11

**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:** This is the first phase of the Planned Unit Development (ZBA #004-23) for the South Avon project, which is the redevelopment of the former ComEd site (Ordinance No. 2023-156). The first phase will create three lots on the east side of South Avon and eight lots on the west side of South Avon. In Block 1, Proposed Lot 1 will be the site for the 64 unit mixed use building. Proposed Lot 2 is the former Rockford Gas Light & Coke Fitting and Meter Shop building which will become an artist live-work loft space. Proposed Lot 3 is for storm water detention. In Block 2, there will be eight single-family homes on each of the eight lots. This plat is in conformance with the zoning for the site, the subdivision ordinance and the City of Rockford Comprehensive Plan.

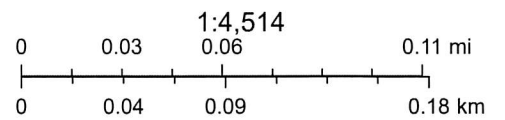
**RECOMMENDATION:** Staff recommends **Approval** of Plat No. 1 of South Avon Subdivision.

# ArcGIS Web Map



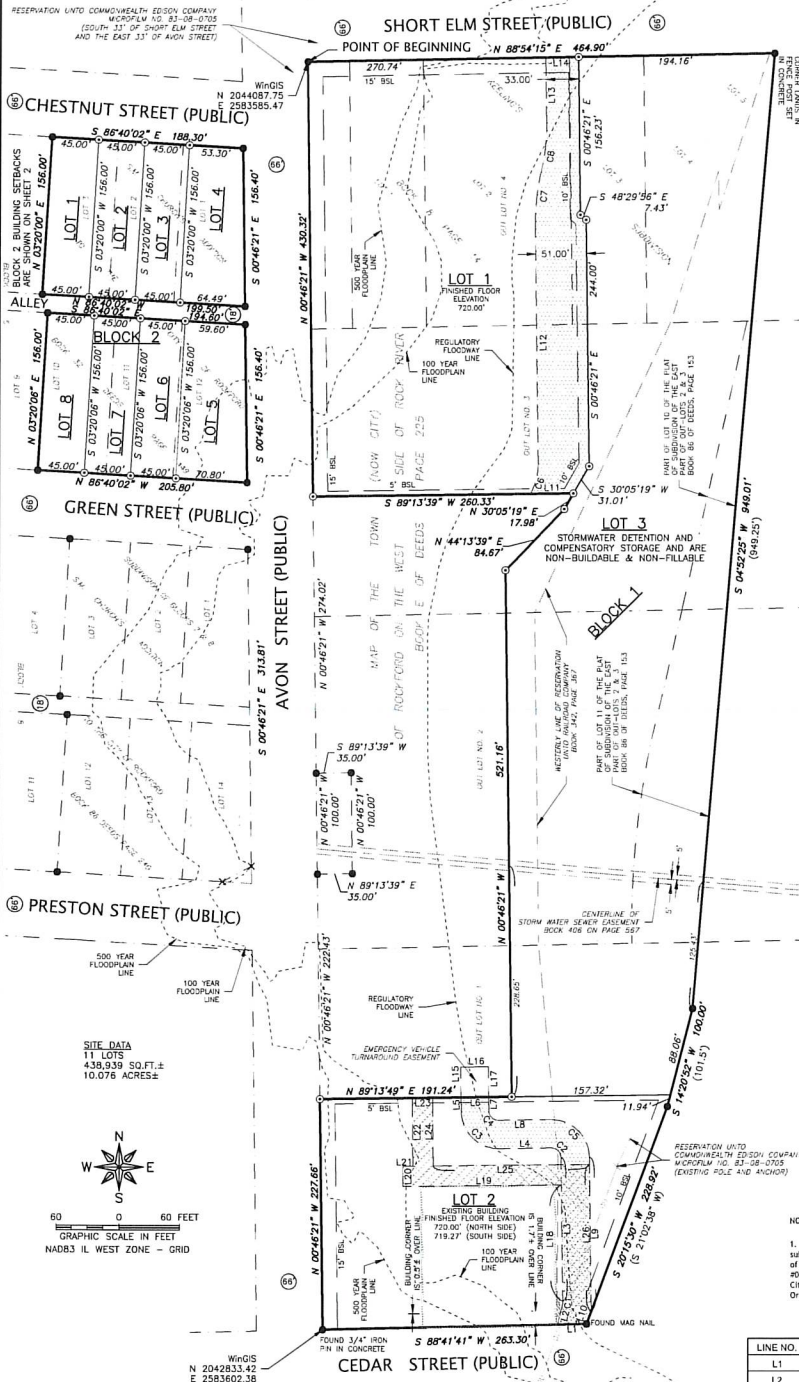
5/14/2026, 11:32:28 AM

 Parcel Ownership



# FINAL PLAT OF PLAT NO. 1 OF SOUTH AVON

PART OF OUT LOTS 1, 2, 3, AND 4 AS DESIGNATED UPON THE MAP OF THAT PART OF THE TOWN (NOW CITY) OF ROCKFORD, ON THE WEST SIDE OF ROCK RIVER;  
ALSO, PART OF LOTS 10 AND 11 AS DESIGNATED UPON THE PLAT OF SUBDIVISION OF THE EAST PART OF OUT-LOTS 2 AND 3;  
ALSO, LOTS 1, 2, 3, 4, AND 5 OF KEELING'S SUBDIVISION, ALL BEING SITUATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 44 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
CITY OF ROCKFORD, WINNEBAGO COUNTY, ILLINOIS



- LEGEND**
- FOUND 3/4" IRON ROD (UNLESS NOTED OTHERWISE)
  - ✕ FOUND CUT "X"
  - SET 5/8" REBAR W/ BLUE "TEHR GRAHAM" CAP
  - ( ) RECORD INFORMATION
  - BSL BUILDING SETBACK LINE
  - PROPERTY LINE
  - - - LOT LINE
  - - - EXISTING LOT LINE
  - - - EASEMENT LINE
  - - - BUILDING SETBACK LINE
  - ⊖ RIGHT-OF-WAY WIDTH
  - ▨ INGRESS/EGRESS EASEMENT
  - ▨ PRIVATE SANITARY SEWER EASEMENT

CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
C1	14°55'06"	19.50'	5.08'	N 06°41'12" E	5.06'
C2	89°59'50"	9.50'	14.92'	N 45°46'16" W	13.43'
C3	89°59'50"	37.50'	58.90'	N 45°46'16" W	53.03'
C4	89°59'50"	9.50'	14.92'	S 45°46'16" E	13.43'
C5	89°59'50"	37.50'	58.90'	S 45°46'16" E	53.03'
C6	30°08'33"	61.00'	32.09'	N 14°17'56" E	31.72'
C7	14°21'41"	214.00'	53.64'	N 06°24'30" E	53.50'
C8	14°21'41"	186.00'	46.62'	N 06°24'30" E	46.50'

BLOCK	LOT	SQ. FT.	ACRES ±
1	1	118,003	2.709
1	2	69,360	1.592
1	OUTLOT 1	190,096	4.364
2	1	7,021	0.161
2	2	7,020	0.161
2	3	7,020	0.161
2	4	9,187	0.211
2	5	10,171	0.234
2	6	7,020	0.161
2	7	7,020	0.161
2	8	7,021	0.161

I hereby certify that at the request of the owners, I have surveyed and subdivided according to the attached Final Plat of South Avon being Part of Out Lots 1, 2, 3, and 4 as designated upon the Map of that part of the Town (now City) of Rockford, on the West Side of Rock River, filed for record by John W. Leavitt, the Plat of which is recorded in Book E of Deeds on Page 225 in the Winnebago County Recorder's Office; ALSO, Part of lots 10 and 11 as designated upon the Plat of Subdivision of the East Part of Out-Lots 2 and 3, as recorded on March 7, 1883 in Book 86 of Deeds, Page 153 in the Winnebago County Recorder's Office; ALSO, Lots 1, 2, 3, 4, and 5 of Keeling's Subdivision, as recorded on October 17, 1900 in Book 8 of Deeds, Page 14 in the Winnebago County Recorder's Office, all being situated in the South Half of Section 22, Township 44 North, Range 1 East of the Third Principal Meridian, City of Rockford, Winnebago County, Illinois, described as follows:

Beginning at the intersection of the east right of way line of Avon Street and the south right of way line of Short Elm Street; thence North 88 degrees 54 minutes 15 seconds East along the south right of way line of Short Elm Street, 464.90 feet; thence South 04 degrees 52 minutes 25 seconds West, 949.01 feet; thence South 14 degrees 10 minutes 52 seconds West, 100.00 feet; thence South 03 degrees 15 minutes 30 seconds West, 278.92 feet to the north right of way line of Cedar Street; thence South 08 degrees 41 minutes 41 seconds West along the north right of way line of Cedar Street, 743.30 feet to the east right of way line of Avon Street; thence North 00 degrees 46 minutes 21 seconds West along the east right of way line of Avon Street, 227.84 feet; thence North 89 degrees 13 minutes 49 seconds East, 191.24 feet; thence North 00 degrees 46 minutes 21 seconds West, 321.16 feet; thence North 44 degrees 13 minutes 39 seconds East, 84.67 feet; thence North 30 degrees 08 minutes 19 seconds East, 17.88 feet; thence South 09 degrees 13 minutes 39 seconds West, 740.33 feet to the east right of way line of Avon Street; thence North 00 degrees 46 minutes 21 seconds West along the east right of way line of Avon Street, 432.32 feet to the Point of Beginning, containing 8.665 acres more or less, and subject to all easements, right of ways, agreements, city codes and/or ordinances of record if any.

Beginning at the intersection of the east right of way line of Avon Street and the south right of way line of Short Elm Street; thence North 88 degrees 54 minutes 15 seconds East along the south right of way line of Short Elm Street, 464.90 feet; thence South 04 degrees 52 minutes 25 seconds West, 949.01 feet; thence South 14 degrees 10 minutes 52 seconds West, 100.00 feet; thence South 03 degrees 15 minutes 30 seconds West, 278.92 feet to the north right of way line of Cedar Street; thence South 08 degrees 41 minutes 41 seconds West along the north right of way line of Cedar Street, 743.30 feet to the east right of way line of Avon Street; thence North 00 degrees 46 minutes 21 seconds West along the east right of way line of Avon Street, 227.84 feet; thence North 89 degrees 13 minutes 49 seconds East, 191.24 feet; thence North 00 degrees 46 minutes 21 seconds West, 321.16 feet; thence North 44 degrees 13 minutes 39 seconds East, 84.67 feet; thence North 30 degrees 08 minutes 19 seconds East, 17.88 feet; thence South 09 degrees 13 minutes 39 seconds West, 740.33 feet to the east right of way line of Avon Street; thence North 00 degrees 46 minutes 21 seconds West along the east right of way line of Avon Street, 432.32 feet to the Point of Beginning, containing 8.665 acres more or less, and subject to all easements, right of ways, agreements, city codes and/or ordinances of record if any.

Also: Lots 1, 2, 3, 10, 11 and 12, all in Block Five (5) as designated upon the Plat of S.M. Church's Addition to the City of Rockford, being a Subdivision of the Southwest Quarter (1/4) of Section 22, Township 44 North, Range 1 East of the Third Principal Meridian, said Plat of which Addition is recorded in Book 32 of Deeds on Page 449 in the Recorder's Office of Winnebago County, Illinois.

Dimensions are given in feet and decimals of a foot. Dimensions shown along circular curves are chord distances pin to pin. Found monuments are as indicated on the plat with an open circle otherwise specified. Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2026 in Freeport, Illinois.

I further certify that the property shown hereon is located in Special Flood Hazard Areas designated as a Regulatory Floodway (Zone AE) and also in Zone X (0.2% annual chance flood hazard area) or other hazard areas upon the National Flood Insurance Program Flood Insurance Rate Map for Winnebago County, Illinois and Incorporated Areas, Map Number 17201C0202E, effective date February 17, 2016 of the Federal Emergency Management Agency.

By:   
Nicholas A. Grindry  
Illinois Professional Land Surveyor No. 3802  
101 West Stephenson Street  
Freeport, Illinois 61032  
815-235-7843  
(Expires 11-30-2026)

**EASEMENT PROVISIONS:**

1. Easements are hereby reserved for, and granted to the designated governmental bodies and public utilities or cable television companies with the necessary authorizations and/or franchisees and their respective successors and assigns within the area as shown by dotted lines on the plat and marked "easement" to install, lay, construct, renew, operate and maintain storm and sanitary sewers, water mains, gas mains, surface drainage facilities, pipes, conduits, cables, poles and wires, overhead and underground, with all necessary braces, pipes, anchors and other equipment for the purpose of serving the subdivision and other properties with telephone, electricity and other utility service or cable television service; also is hereby granted the right to use the streets for said purposes, the right to install the required service, connections over or under the surface on each lot and common area or areas and common elements to serve improvements thereon, or on adjacent lots and common area or areas and common elements, the right to enter upon the subdivided property at all times to install, lay, construct, renew, operate and maintain within the easement area the storm and sanitary sewers and water mains, gas mains, pipes, conduits, cables, poles, wires, braces, pipes, anchors and other equipment; and finally the right is hereby granted to cut down and remove or trim and keep trimmed any trees, shrubs, saplings and roots, and remove any fences or landscape plantings that interfere with any of the public utility equipment or cable television equipment installed on the easement without responsibility to replace same, other than to replace any grass removed. No permanent structures, trees or berms shall be placed on the easement, but the easement may be used for purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

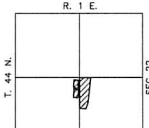
If the grade of the subdivision property may be so altered or if private service lines require that the existing underground utility or cable television equipment be moved or otherwise altered, the property owners, their respective successors and assigns, shall reimburse the utility or cable television company for the necessary expense incurred, the term common area or areas is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as, "outlots," common elements," "open area," "common ground," "parking and common area," the terms "common area or areas" and "common elements" include real property surfaced with interior driveways and walkways, but exclude real property physically occupied by a building or retention pond or mechanical equipment.

The term common elements shall have the meaning set forth for such term in the "condominium property act", 765 Ilcs 605(2)(e), as amended from time to time.

2. Storm water detention areas and drainage easements. The maintenance of the drainage and storm water detention easement shall be the sole responsibility of the individual property owner. The finished grade of the easements shall not be landscaped, altered, or retrofitted upon by filling, re-grading or construction of surface improvements that obstruct or redirect the flow of water, nor shall any buildings or structures be erected within this easement.

3. Designated governmental bodies, Utilities or Cable Television companies at time of recording: "at the time of recording, this plat is to be served by the following public utility companies: Four Rivers Sanitation Authority, Rockford Water, Commonwealth Edison Company, N.Cor. AT & T and/or Verizon wireless, Comcast, or their successors."

**LOCATION DIAGRAM**



**VICINITY MAP**



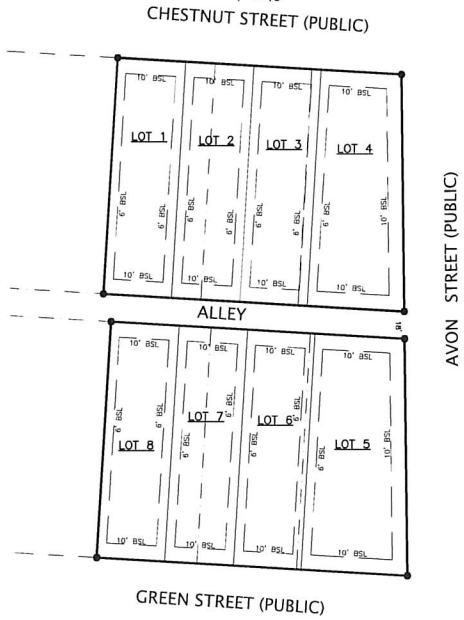
**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL  
ILLINOIS IOWA WISCONSIN  
101 W STEPHENSON ST, FREEPORT, IL 61032 P.815.235.7843

**ROCKFORD HOUSING DEVELOPMENT CORP.**  
JOB NUMBER: 22-1502  
DATE: 05/07/2023  
FILED: DLL COMPLETED: 01/09/2023  
DRAWN: MFS CA/QC: NAO

**FINAL PLAT OF  
PLAT NO. 1 OF SOUTH AVON**

PART OF OUT LOTS 1, 2, 3, AND 4 AS DESIGNATED UPON THE MAP OF THAT PART OF THE TOWN (NOW CITY) OF ROCKFORD, ON THE WEST SIDE OF ROCK RIVER;  
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CITY OF ROCKFORD, WINNEBAGO COUNTY, ILLINOIS

**BLOCK 2**  
1" = 40'



**CERTIFICATION OF DEDICATION OF LAND BY OWNER**  
State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) SS

As owner, I/we hereby certify that we have caused the land described in the foregoing affidavit of the surveyor to be surveyed, divided and mapped as presented on this plat. All streets, alleys, walkways, parks, playground and school sites shown on this Plat are hereby dedicated to the public for public purposes, and all easements shown are subject to the easement provisions hereon. I further certify that there are no liens or encumbrances on the property contained in this plat.

I further certify that to the best of my knowledge, the property shown hereon is located in Rockford Unit School District No. 205.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ROCKFORD HOUSING DEVELOPMENT CORPORATION  
3400 N. ROCKTON AVE.  
ROCKFORD, IL 61103

By: \_\_\_\_\_  
RON CLEWER

**CERTIFICATION BY NOTARY PUBLIC**  
State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) SS

I, \_\_\_\_\_, a Notary Public in and for the County of \_\_\_\_\_, in the State of \_\_\_\_\_, do hereby certify that \_\_\_\_\_ personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this \_\_\_\_\_ day in person and (severally) acknowledge that he (they) signed, sealed and delivered said instrument as his (their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public

**CERTIFICATION BY THE CITY PLAT OFFICER**  
State of Illinois )  
County of Winnebago ) SS

Having reviewed the recommendations of the Planning Division, Department of Community Development, and the conditions placed on this final Plat by City Council, and finding substantial conformity with all pertinent laws, rules and regulations and the tentative plat of this subdivision as conditionally approved, this plat is given final approval this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

City Plat Officer

**CERTIFICATION BY COUNTY CLERK**  
State of Illinois )  
County of Winnebago ) SS

I, \_\_\_\_\_, County Clerk of Winnebago County in the State of Illinois, do hereby certify, that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against the lands embraced within the adjacent Plat shown hereon. In witness thereof, I have hereunto set my hand and seal of the County of Winnebago this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

County Clerk

**CERTIFICATION OF COUNTY RECORDER**  
State of Illinois )  
County of Winnebago ) SS

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2026, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., recorded in Book \_\_\_\_\_ of Plats, page \_\_\_\_\_ and examined.

Document Number

County Recorder

**SURFACE WATER DRAINAGE CERTIFICATE**  
State of Illinois )  
County of Winnebago ) SS

The undersigned hereby certify, to the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or, that such surface water drainage will not be changed without adequate provision being made for collection and diversion of such surface waters into public areas or drains which the subscriber has a right to use, and that such surface waters will not be deposited on the property of adjoining land owners in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Owner or attorney

Registered Professional Engineer

**CERTIFICATION BY CITY LEGAL DIRECTOR**  
State of Illinois )  
County of Winnebago ) SS

This is to certify that the City Council of the City of Rockford did, at its meeting of the \_\_\_\_\_ day of \_\_\_\_\_, 2026, approve this Plat and authorize it to be recorded.

In witness thereof, I, \_\_\_\_\_, Legal Director for the City of Rockford, have hereunto set my hand and affixed the seal of said City of Rockford, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Legal Director

**CERTIFICATION BY CITY ENGINEER**  
State of Illinois )  
County of Winnebago ) SS

I hereby certify that I have reviewed and approved the drainage study for the property embraced within the Final Plat of South Avon. Construction plans have been submitted and approved, and all public improvements have been built as required, or security in a sufficient amount has been provided for this construction.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

City Engineer

**CERTIFICATION BY THE WINGIS PROGRAM MANAGER**  
State of Illinois )  
County of Winnebago ) SS

I hereby certify that I have reviewed and approved the ties to the Winnebago County Geodetic Control Network for the property embraced within this plat. The Geodetic Control Network The Firm has been submitted and approved.

Wingis Program Manager



<b>FEHR GRAHAM</b> ENGINEERING & ENVIRONMENTAL ILLINOIS DESIGN FIRM NO. 194-00000		ILLINOIS IOWA WISCONSIN
101 W STEPHENSON ST, FREEPORT, IL 61032 P:815.235.7843		
ROCKFORD HOUSING DEVELOPMENT CORP.		JOB NUMBER: 22-1502
DATE: 05/08/2026	FIELD WORK COMPLETED: 01/09/2023	SHEET NUMBER: 2 of 2
FIELD: DLL	DRAWN: MPPS	QA/QC: NAG



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**TO:** Code and Regulation Committee  
**FROM:** Scott Capovilla, Planning & Zoning Manager  
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**DEVELOPER:** The PlatFORM Group

**ENGINEER:** Fehr Graham

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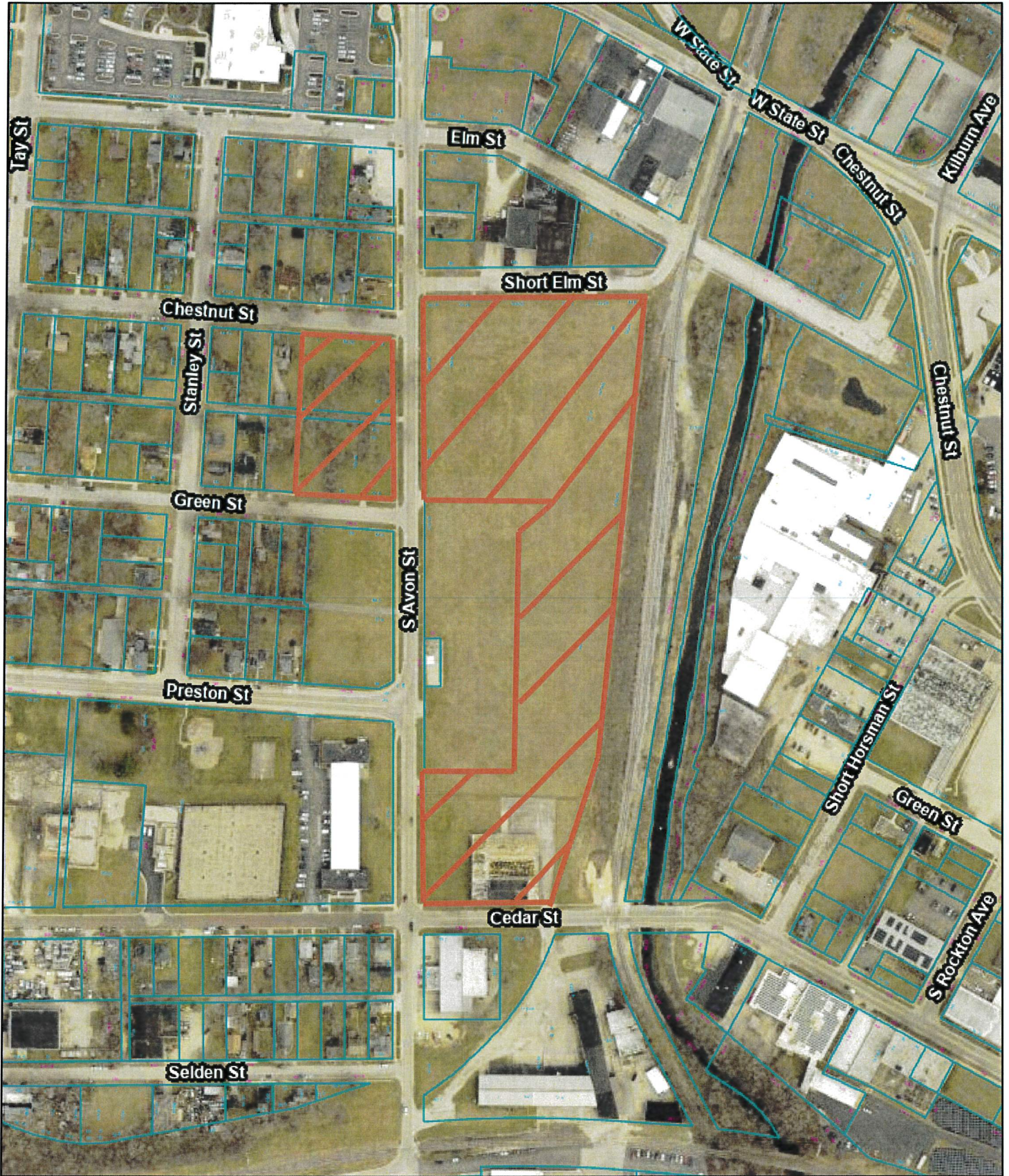
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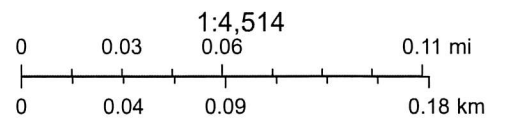
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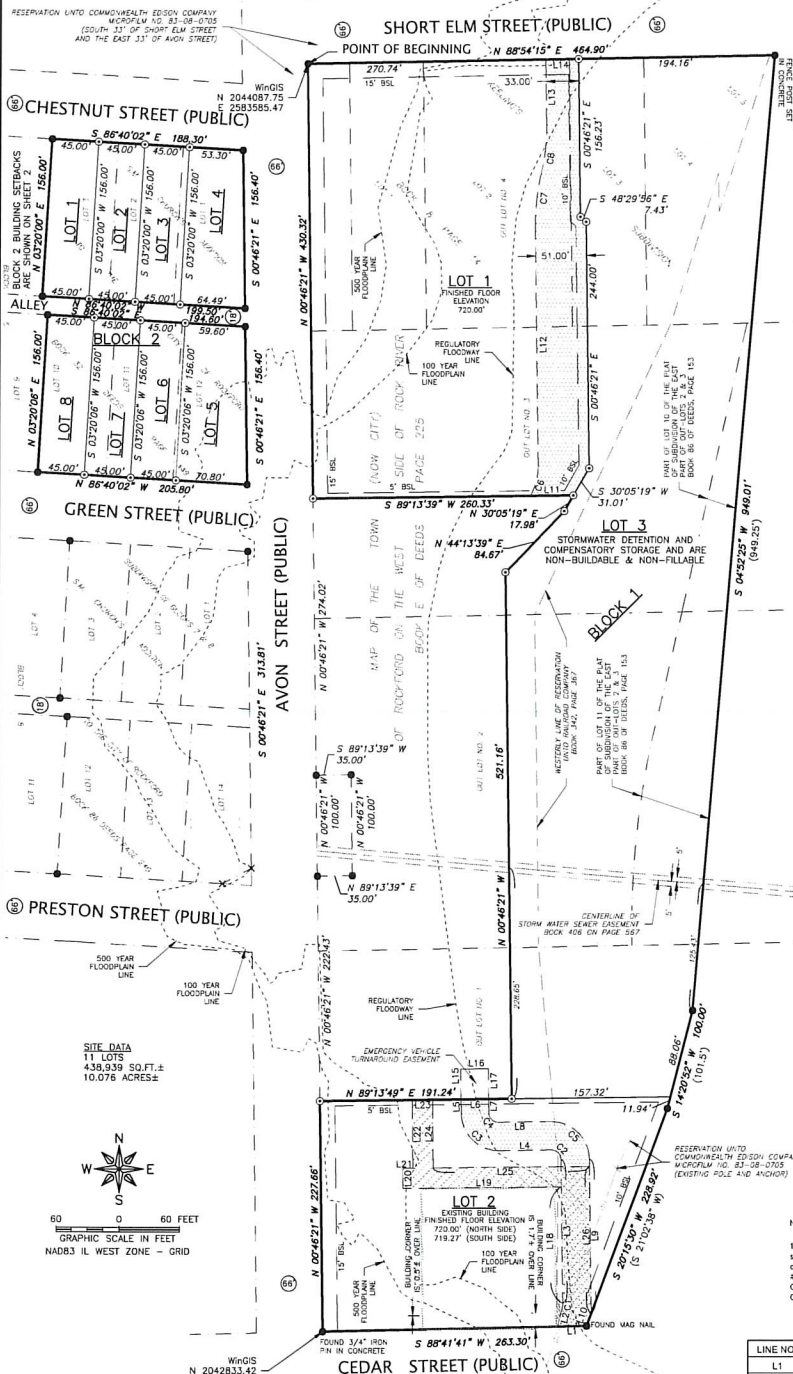
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ALSO, LOTS 1, 2, 3, 4, AND 5 OF KEELING'S SUBDIVISION, ALL BEING SITUATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 44 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
CITY OF ROCKFORD, WINNEBAGO COUNTY, ILLINOIS



I hereby certify that at the request of the owners, I have surveyed and subdivided according to the attached Final Plat of South Avon being Part of Out-Lots 1, 2, 3, and 4 as designated upon the Map of that part of the Town (now City) of Rockford, on the West Side of Rock River, filed for record by John W. Leavitt, the Plat of which is recorded in Book E of Deeds on Page 225 in the Winnebago County Recorder's Office; ALSO, Part of lots 10 and 11 as designated upon the Plat of Subdivision of the East Part of Out-Lots 2 and 3, as recorded on March 7, 1883 in Book 86 of Deeds, Page 153 in the Winnebago County Recorder's Office; ALSO, Lots 1, 2, 3, 4, and 5 of Keeling's Subdivision, as recorded on October 17, 1900 in Book 8 of Deeds, Page 14 in the Winnebago County Recorder's Office, all being situated in the South Half of Section 22, Township 44 North, Range 1 East of the Third Principal Meridian, City of Rockford, Winnebago County, Illinois, described as follows:

Beginning at the intersection of the east right of way line of Avon Street and the south right of way line of Short Elm Street; thence North 88 degrees 54 minutes 15 seconds East along the south right of way line of Short Elm Street, 464.90 feet; thence South 04 degrees 52 minutes 25 seconds West, 549.01 feet; thence South 14 degrees 10 minutes 52 seconds West, 100.00 feet; thence South 02 degrees 15 minutes 30 seconds West, 278.92 feet to the north right of way line of Cedar Street; thence South 88 degrees 41 minutes 41 seconds West along the north right of way line of Cedar Street, 243.30 feet to the east right of way line of Avon Street; thence North 00 degrees 46 minutes 21 seconds West along the east right of way line of Avon Street, 227.84 feet; thence North 89 degrees 13 minutes 49 seconds East, 191.24 feet; thence North 00 degrees 46 minutes 21 seconds West, 321.16 feet; thence North 04 degrees 11 minutes 39 seconds East, 84.47 feet; thence North 30 degrees 55 minutes 19 seconds East, 17.88 feet; thence South 89 degrees 13 minutes 49 seconds West, 240.33 feet to the east right of way line of Avon Street; thence North 00 degrees 46 minutes 21 seconds West along the east right of way line of Avon Street, 432.32 feet to the Point of Beginning, containing 8.665 acres more or less, and subject to all easements, right of ways, agreements, city codes and/or ordinances of record if any.

Beginning at the intersection of the east right of way line of Avon Street and the south right of way line of Short Elm Street; thence North 88 degrees 54 minutes 15 seconds East along the south right of way line of Short Elm Street, 464.90 feet; thence South 04 degrees 52 minutes 25 seconds West, 549.01 feet; thence South 14 degrees 10 minutes 52 seconds West, 100.00 feet; thence South 02 degrees 15 minutes 30 seconds West, 278.92 feet to the north right of way line of Cedar Street; thence South 88 degrees 41 minutes 41 seconds West along the north right of way line of Cedar Street, 243.30 feet to the east right of way line of Avon Street; thence North 00 degrees 46 minutes 21 seconds West along the east right of way line of Avon Street, 227.84 feet; thence North 89 degrees 13 minutes 49 seconds East, 191.24 feet; thence North 00 degrees 46 minutes 21 seconds West, 321.16 feet; thence North 04 degrees 11 minutes 39 seconds East, 84.47 feet; thence North 30 degrees 55 minutes 19 seconds East, 17.88 feet; thence South 89 degrees 13 minutes 49 seconds West, 240.33 feet to the east right of way line of Avon Street; thence North 00 degrees 46 minutes 21 seconds West along the east right of way line of Avon Street, 432.32 feet to the Point of Beginning, containing 8.665 acres more or less, and subject to all easements, right of ways, agreements, city codes and/or ordinances of record if any.

Also: Lots 1, 2, 3, 10, 11 and 12, all in Block Five (5) as designated upon the Plat of S.M. Church's Addition to the City of Rockford, being a Subdivision of the Southwest Quarter (1/4) of Section 22, Township 44 North, Range 1 East of the Third Principal Meridian, said Plat of which Addition is recorded in Book 32 of Deeds on Page 449 in the Recorder's Office of Winnebago County, Illinois.

Dimensions are given in feet and decimals of a foot. Dimensions shown along circular curves are chord distances pin to pin. Found monuments are as indicated on the plat with an open circle otherwise specified. I further certify that all of Plat 1 of South Avon is located within the incorporated City of Rockford, Illinois.

I further certify that the property shown hereon is located in Special Flood Hazard Areas designated as a Regulatory Floodway Zone AE and also in Zone X (0.2% annual chance flood hazard area). The finished ground upon the National Flood Insurance Program Flood Insurance Rate Map for Winnebago County, Illinois and Incorporated Areas, Map Number 17201C0203E, effective date February 17, 2016 of the Federal Emergency Management Agency.

Given under my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2026 in Freeport, Illinois.

By:   
Nicholas A. Grindry  
Illinois Professional Land Surveyor No. 3802  
101 West Stephenson Street  
Freeport, Illinois 61032  
815-235-7843  
(Expires 11-30-2026)

### EASEMENT PROVISIONS:

1. Easements are hereby reserved for, and granted to the designated governmental bodies and public utilities or cable television companies with the necessary authorizations and/or franchisees and their respective successors and assigns within the area as shown by dotted lines on the plat and marked "easement" to install, lay, construct, renew, operate and maintain storm and sanitary sewers, water mains, gas mains, surface drainage facilities, pipes, conduits, cables, poles and wires, overhead and underground, with all necessary braces, pipes, anchors and other equipment for the purpose of serving the subdivision and other utilities with telephone, electric and other utility service or cable television service; also is hereby granted the right to use the streets for said purposes, the right to install the required service, connections over or under the surface on each lot and common area or areas and common elements to serve improvements thereon, or on adjacent lots and common area or areas and common elements, the right to enter upon the subdivided property at all times to install, lay, construct, renew, operate and maintain within the easement area the storm and sanitary sewers and water mains, gas mains, pipes, conduits, cables, poles, wires, braces, pipes, anchors and other equipment; and finally the right is hereby granted to cut down and remove or trim and keep trimmed any trees, shrubs, saplings and roots, and remove any fences or landscape plantings that interfere with any of the public utility equipment or cable television equipment installed on the easement without responsibility to replace same, other than to replace any grass removed. No permanent structures, trees or berms shall be placed on the easement, but the easement may be used for purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

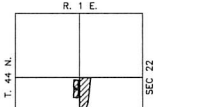
If the grade of the subdivision property may be so altered or if private service lines require that the existing underground utility or cable television equipment be moved or otherwise altered, the property owners, their respective successors and assigns, shall reimburse the utility or cable television company for the necessary expense involved, the term common area or areas is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as, "outlots," common elements," "open area," "common ground," "parking and common area," the terms "common area or areas" and "common elements" include real property surfaced with interior driveways and walkways, but exclude real property physically occupied by a building or retention pond or mechanical equipment.

The term common elements shall have the meaning set forth for such term in the "condominium property act", 765 Ilcs 605/2(a), as amended from time to time.

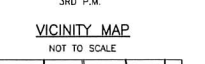
2. Storm water detention areas and drainage easements. The maintenance of the drainage and storm water detention easement shall be the sole responsibility of the individual property owner. The finished grade of the easements shall not be landscaped, altered, or retrofitted upon by filling, re-grading or construction of surface improvements that obstruct or restrict the flow of water, nor shall any buildings or structures be erected within this easement.

3. Designated governmental bodies, Utilities or Cable Television companies at time of recording: "at the time of recording, this plat is to be served by the following public utility companies: Four Rivers Sanitation Authority, Rockford Water, Commonwealth Edison Company, N.Cor. AT & T and/or Verizon wireless, Comcast, or their successors."

### LOCATION DIAGRAM



### VICINITY MAP



**FEHR GRAHAM**  
ENGINEERING & ENVIRONMENTAL  
ILLINOIS IOWA WISCONSIN  
101 W STEPHENSON ST, FREEPORT, IL 61032 P.815.235.7843

**ROCKFORD HOUSING DEVELOPMENT CORP.**  
JOB NUMBER: 22-1502  
DATE: 05/09/2023 SHEET NUMBER: 1 of 2  
DATE: 05/09/2023 SHEET NUMBER: 1 of 2  
FILED: DLL DRAWN: MFS QA/QC: NAO

### NOTES:

- The Property shown hereon is subject to the terms and conditions of a Planned Unit Development (2BA #004-2), approved by the Rockford City Council on August 23, 2023, as Ordinance No. 2023-156-0.

LINE NO.	BEARING	LENGTH
L1	S 88°41'41" W	28.59'
L2	N 14°08'45" E	18.56'
L3	N 00°46'21" W	142.02'
L4	S 89°13'49" W	52.89'
L5	N 00°46'21" W	13.50'
L6	N 89°13'49" E	28.00'
L7	S 00°46'21" E	13.50'
L8	N 89°13'49" E	52.89'
L9	S 00°46'21" E	152.11'
L10	S 20°15'30" W	13.50'
L11	S 89°13'39" W	43.34'
L12	N 00°46'21" W	235.59'
L13	N 00°46'21" W	66.23'
L14	N 88°54'15" E	33.00'
L15	N 00°46'21" W	30.00'
L16	N 89°13'49" E	28.00'
L17	S 00°46'21" E	30.00'
L18	N 00°46'21" W	114.84'
L19	S 89°24'25" W	158.29'
L20	N 00°35'35" W	20.00'
L21	N 89°24'25" E	10.00'
L22	N 00°35'35" W	67.22'
L23	N 89°13'49" E	20.00'
L24	S 00°35'35" E	67.28'
L25	N 89°24'25" E	156.23'
L26	S 00°46'21" E	144.84'

CURVE NO.	DELTA	RADIUS	ARC	CHORD	BEARING	CHORD LENGTH
C1	14°55'06"	19.50'	5.08'	N 06°41'12" E	5.06'	
C2	89°59'50"	9.50'	14.92'	N 45°46'16" W	13.43'	
C3	89°59'50"	37.50'	58.90'	N 45°46'16" W	53.03'	
C4	89°59'50"	9.50'	14.92'	S 45°46'16" E	13.43'	
C5	89°59'50"	37.50'	58.90'	S 45°46'16" E	53.03'	
C6	30°08'33"	61.00'	32.09'	N 14°17'56" E	31.72'	
C7	14°21'41"	214.00'	53.64'	N 06°24'30" E	53.50'	
C8	14°21'41"	186.00'	46.62'	N 06°24'30" E	46.50'	

BLOCK	LOT	SQ. FT.	ACRES ±
1	1	118,003	2.709
1	2	69,360	1.592
1	OUTLOT 1	190,096	4.364
2	1	7,021	0.161
2	2	7,020	0.161
2	3	7,020	0.161
2	4	9,187	0.211
2	5	10,171	0.234
2	6	7,020	0.161
2	7	7,020	0.161
2	8	7,021	0.161

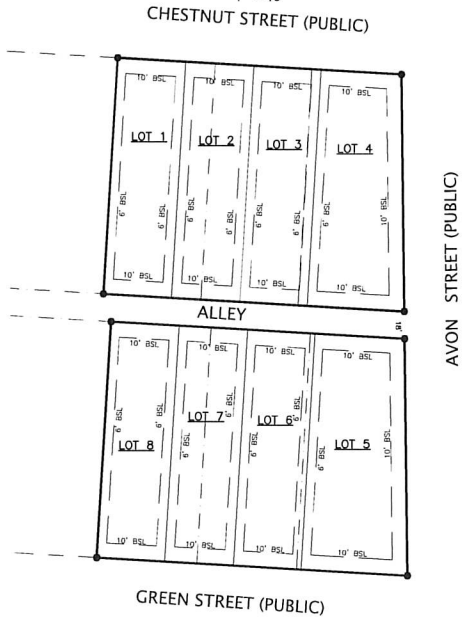
### LEGEND

- FOUND 3/4" IRON ROD (UNLESS NOTED OTHERWISE)
- × FOUND CUT "X"
- SET 5/8" REBAR W/ BLUE "TEHR GRAHAM" CAP
- ( ) RECORD INFORMATION
- BSL BUILDING SETBACK LINE
- PROPERTY LINE
- - - LOT LINE
- - - EXISTING LOT LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- ⊖ RIGHT-OF-WAY WIDTH
- ▨ INGRESS/EGRESS EASEMENT
- ▨ PRIVATE SANITARY SEWER EASEMENT

**FINAL PLAT OF  
PLAT NO. 1 OF SOUTH AVON**

PART OF OUT LOTS 1, 2, 3, AND 4 AS DESIGNATED UPON THE MAP OF THAT PART OF THE TOWN (NOW CITY) OF ROCKFORD, ON THE WEST SIDE OF ROCK RIVER;  
ALSO, PART OF LOTS 10 AND 11 AS DESIGNATED UPON THE PLAT OF SUBDIVISION OF THE EAST PART OF OUT-LOTS 2 AND 3;  
ALSO, LOTS 1, 2, 3, 4, AND 5 OF KEELING'S SUBDIVISION, ALL BEING SITUATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 44 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
CITY OF ROCKFORD, WINNEBAGO COUNTY, ILLINOIS

**BLOCK 2**  
1" = 40'



**CERTIFICATION OF DEDICATION OF LAND BY OWNER**  
State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) 55

As owner, I/we hereby certify that we have caused the land described in the foregoing affidavit of the surveyor to be surveyed, divided and mapped as presented on this plat. All streets, alleys, walkways, parks, playground and school sites shown on this Plat are hereby dedicated to the public for public purposes, and all easements shown are subject to the easement provisions hereon. I further certify that there are no liens or encumbrances on the property contained in this plat.

I further certify that to the best of my knowledge, the property shown hereon is located in Rockford Unit School District No. 205.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ROCKFORD HOUSING DEVELOPMENT CORPORATION  
3400 N. ROCKTON AVE.  
ROCKFORD, IL 61103

By: \_\_\_\_\_  
RON CLEWER

**CERTIFICATION BY NOTARY PUBLIC**  
State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) 55

I, \_\_\_\_\_, a Notary Public in and for the County of \_\_\_\_\_, in the State of \_\_\_\_\_, do hereby certify that \_\_\_\_\_ personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this \_\_\_\_\_ day in person and (severally) acknowledge that he (they) signed, sealed and delivered said instrument as his (their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public

**CERTIFICATION BY THE CITY PLAT OFFICER**  
State of Illinois )  
County of Winnebago ) 55

Having reviewed the recommendations of the Planning Division, Department of Community Development, and the conditions placed on this final Plat by City Council, and finding substantial conformity with all pertinent laws, rules and regulations and the tentative plat of this subdivision as conditionally approved, this plat is given final approval this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

City Plat Officer

**CERTIFICATION BY COUNTY CLERK**  
State of Illinois )  
County of Winnebago ) 55

I, \_\_\_\_\_, County Clerk of Winnebago County in the State of Illinois, do hereby certify, that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against the lands embraced within the adjacent Plat shown hereon. In witness thereof, I have hereunto set my hand and seal of the County of Winnebago this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

County Clerk

**CERTIFICATION OF COUNTY RECORDER**  
State of Illinois )  
County of Winnebago ) 55

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2026, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., recorded in Book \_\_\_\_\_ of Plats, page \_\_\_\_\_ and examined.

Document Number

County Recorder

**SURFACE WATER DRAINAGE CERTIFICATE**  
State of Illinois )  
County of Winnebago ) 55

The undersigned hereby certify, to the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or, that such surface water drainage will not be changed without adequate provision being made for collection and diversion of such surface waters into public areas or drains which the subscriber has a right to use, and that such surface waters will not be deposited on the property of adjoining land owners in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Owner or attorney

Registered Professional Engineer

**CERTIFICATION BY CITY LEGAL DIRECTOR**  
State of Illinois )  
County of Winnebago ) 55

This is to certify that the City Council of the City of Rockford did, at its meeting of the \_\_\_\_\_ day of \_\_\_\_\_, 2026, approve this Plat and authorize it to be recorded.

In witness thereof, I, \_\_\_\_\_, Legal Director for the City of Rockford, have hereunto set my hand and affixed the seal of said City of Rockford, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Legal Director

**CERTIFICATION BY CITY ENGINEER**  
State of Illinois )  
County of Winnebago ) 55

I hereby certify that I have reviewed and approved the drainage study for the property embraced within the Final Plat of South Avon. Construction plans have been submitted and approved, and all public improvements have been built as required, or security in a sufficient amount has been provided for this construction.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

City Engineer

**CERTIFICATION BY THE WINGIS PROGRAM MANAGER**  
State of Illinois )  
County of Winnebago ) 55

I hereby certify that I have reviewed and approved the ties to the Winnebago County Geodetic Control Network for the property embraced within this plat. The Geodetic Control Network Tie Form has been submitted and approved.

Wingis Program Manager



<b>FEHR GRAHAM</b> ENGINEERING & ENVIRONMENTAL ILLINOIS DESIGN FIRM NO. 194-00000		ILLINOIS IOWA WISCONSIN
101 W STEPHENSON ST, FREEPORT, IL 61032 P:815.235.7843		
ROCKFORD HOUSING DEVELOPMENT CORP.		JOB NUMBER: 22-1502
DATE: 05/08/2026	FIELD WORK COMPLETED: 01/09/2023	SHEET NUMBER: 2 of 2
FIELD: DLL	DRAWN: MPP	QA/QC: NAG



# PLANNING & ZONING REPORT

## Zoning Board of Appeals Meeting of May 19, 2026

File # 014-26

**APPLICANT:** Kamal Abedrabbo

**LOCATION:** 3382 South Alpine Road

**REQUESTED ACTION:** A Special Use Permit for the outdoor storage of operable passenger vehicles and a Variation to eliminate concrete or asphalt paving and replace with gravel for outdoor storage of operable passenger vehicles area in an I-1, Light Industrial Zoning District.

**EXISTING USE:** Outdoor storage of operable passenger vehicles

**PROPOSED USE:** Outdoor storage of operable passenger vehicles

**DIMENSIONS:** Irregular shape **SQUARE FOOTAGE:** 27,359 Sq. Ft.

**ADJACENT ZONING AND LAND USES:**

NORTH:	I-1	Burger King, SMSA
EAST:	I-1	The Dusty Box, Colt Crossings
SOUTH:	I-1	Jimmy John's, Twins Auto
WEST:	C-3	Beef-A-Roo, Citgo

**YEAR 2020 PLAN:** C Commercial and Retail

**SOILS REPORT:**

**HISTORY:** **File #070-23:** A Modification of Special Use Permit #016-16 to expand passenger vehicle sales onto an adjacent property in an I-1, Light Industrial Zoning District was approved on April 3, 2024 for the property located at 3430 South Alpine Road. This is located 291 feet south of the subject property.

**File #050-19:** A Special Use Permit for the outdoor storage of operable passenger vehicles and a Variation to eliminate concrete or asphalt paving and replace with gravel for outdoor storage of operable passenger vehicles area in an I-1, Light Industrial Zoning District was approved on December 4, 2019 for the property located at 3382 South Alpine Road. This is the subject property.

**File #016-16:** A Modification of Special Use Permit #33-13 to expand passenger vehicle sales on the entire property and within the vacant car wash for vehicle and accessory storage related to passenger vehicle sales in an I-1, light Industrial Zoning District was approved on July 7, 2016 for the property located at 3424 South Alpine Road. This is located 104 feet south of the subject property.

**File #033-13:** A Special Use Permit for passenger vehicles sales in an I-1, Light Industrial Zoning District was approved November 5, 2013 for the property located at 3424 South Alpine Road. This property is located 104 feet south of subject property.

File #139-89: A Zoning Map Amendment from R-1, Single-family Residential Zoning District to IL, Light Industrial Zoning District with a Special Use Permit for existing outside storage, gasoline sales and retail sales, and an office were approved on February 5, 1990 for the property located at 3424 South Alpine Road. This is located 104 feet south of the subject property.

**REVIEW COMMENTS:** The Applicant is requesting a Special Use Permit for the outdoor storage of operable passenger vehicles and a Variation to eliminate concrete or asphalt paving and replace with gravel for outdoor storage of operable passenger vehicles area in an I-1, Light Industrial Zoning District. Exhibit A shows that the subject property is located on the east side of South Alpine Road and approximately 300 feet north of the South Alpine Road and Sandy Hollow Road intersection. The neighborhood is a mixture of commercial and industrial, uses (Exhibits B and C).

The Applicant, Kamal Abedrabbo, is proposing a Special Use Permit for the outdoor storage of operable passenger vehicles. The I-1 District's primary purpose is to accommodate low-impact manufacturing, wholesaling, warehousing, and distribution activities that occur within enclosed buildings. Finally, the district is intended to promote new industrial development within a "park like" environment. In the I-1, Light Industrial Zoning District there are uses, which because of their unique characteristics benefit from a case-by-case review of their compatibility with both the existing and planned land uses in the area. In the I-1 District, Outdoor Storage (Principal Use) is a Special Use.

Exhibit D is the proposed site plan submitted by the Applicant. Exhibit D shows a new asphalt outdoor storage area with 35 parking spaces. Additionally, Exhibit D shows a compacted gravel surface within a fenced area for the storage of operable vehicles. A gravel surface requires a Variation because the Ordinance prohibits gravel and requires outdoor storage, display, or work areas and properties to be improved/developed with asphalt or concrete surface. As such, the Applicant applied for a Variation to eliminate concrete or asphalt paving and replace with gravel for outdoor storage of operable passenger vehicles area. Staff feels the request for a gravel surface is not reasonable because of the nature of the proposed use and the location of the subject parcel. Staff does not support the Variation request, but believes the outdoor storage area should be paved with blacktop or concrete.

Staff's review of Exhibit D concludes that the site plan does not meet the requirements of the Zoning Ordinance, as it relates to the outdoor storage area consisting only of gravel. Additionally, Staff feels that the fencing should be a minimum trex board privacy fence or the PVC style fence, 6 (six) feet in height instead of the current chain link fence with slats.

The development of the site requires landscaping provisions to be met, which consists of Shade Trees, Perimeter Landscaping, and Interior Landscaping. Exhibit D is the proposed landscaping plan submitted by the Applicant. The amount of paved area requires landscaping provisions to be met, which consists of Shade Trees, Perimeter Landscaping, and Interior Landscaping. The subject property has 100 feet of street frontage along North Alpine Road, which will require 2 (two) shade trees (using the 1 shade tree per 50 lineal feet of frontage along a street right of way).

Perimeter landscaping along South Alpine Road will require 1,000 Landscape Units (using the 10 LU's per lineal foot of zoning district boundary line) and a 10 feet wide buffer. The proposed perimeter landscaping does not comply with the 10 feet wide buffer along South Alpine Road or the required landscaping units along South Alpine Road.

The interior landscaping required is 1,660 square feet (using 8% of the total paved area that is greater than 5,000 square feet but not more than 30,000 square feet). The interior landscaping does not comply with the required square footage.

Upon review of Exhibit D, the proposed landscaping plan does not meet the requirements of the Zoning Ordinance. Although green areas are proposed for the site, the landscaping requirements have not been met in its entirety. Staff feels that there are some landscaping requirements that need to be met and are easily resolved. Perimeter landscaping should be added South Alpine Road, as well as two (2) shade trees. Additionally, interior landscaping, green areas, and existing landscaping will need to be shown. A full Landscaping Plan addressing these concerns should be submitted for Staff review and approval.

Illinois State Law requires that in order for a Variation to be granted hardship must be proven by positive Finding of Fact. Exhibit E is narrative submitted by the Applicant. Within Exhibit E, the Applicant states, "I am writing to you today to request a special use permit modification for Twins Auto Mall. Two years ago, the zoning department requested that we pave our parking lot next door (3382 S Alpine Rd., Rockford, IL 61109)" (Exhibit E). The Applicant explains, "that has been completed, and we are requesting to modify our special use permit to accommodate this property to park cars for sale by Twins Auto Mall" (Exhibit E). Furthermore, the Applicant explains, "the estimated cost difference between the gravel and asphalt surfaces for attached is the site plan showing this addition where we can comfortably fit 35 units on that extended lot" (Exhibits E).

Staff feels that the Applicant's proposed request for the Special Use Permit is reasonable and recommends approval of the Applicant's request subject to conditions.

**RECOMMENDATION:** Staff recommends APPROVAL of a Special Use Permit for the outdoor storage of operable passenger vehicles and DENIAL of a Variation to eliminate concrete or asphalt paving and replace with gravel for outdoor storage of operable passenger vehicles area in an I-1, Light Industrial Zoning District, based on the following conditions:

1. Submittal of revised site plan with a hard surface for the outdoor storage area for operable vehicles for Staff's review and approval.
2. Submittal of a full landscape plan including perimeter landscaping, interior landscaping, green areas, and existing landscaping with plant species and size for Staff's review and approval.
3. Submittal of a Parking Lot Permit for the outdoor storage area that will be used for the operable vehicles but is not currently concrete or asphalt for Staff's review and approval.
4. Submittal of fence elevations

5. Submittal of a Fence Permit for a 6-foot tall, trex board or PVC style privacy fence for Staff's review and approval.
6. The property shall be developed as per revised site and landscaping plans.
7. Submittal of a photometric plan with fixture details and fixture specifications for Staff's review and approval.
8. The Special Use Permit #0014-26 for the outdoor storage of operable vehicles is only in effect for a period up to two (2) years or the last day of July, 2028.
9. The outside storage will be limited to thirty-five (35) operable passenger vehicles.
10. No outside storage of any auto parts, equipment, materials, or inoperable vehicles.
11. All conditions must be met prior to establishment of use.

See attached findings of fact.

SC: DM 5/12/26

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT**  
**FOR THE OUTDOOR STORAGE OF OPERABLE PASSENGER VEHICLES**  
**IN AN I-1, LIGHT INDUSTRIAL ZONING DISTRICT**  
**LOCATED AT 3382 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 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 I-1 District in which it is located.

**FINDINGS OF FACT FOR DENIAL OF A VARIATION  
TO ELIMINATE CONCRETE OR ASPHALT PAVING AND REPLACE WITH GRAVEL  
FOR OUTDOOR STORAGE OF OPERABLE PASSENGER VEHICLES AREA  
IN AN L-1, LIGHT INDUSTRIAL ZONING DISTRICT  
LOCATED AT 3382 SOUTH ALPINE ROAD**

**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  
3382 South Alpine Road  
SUP  
#014-26

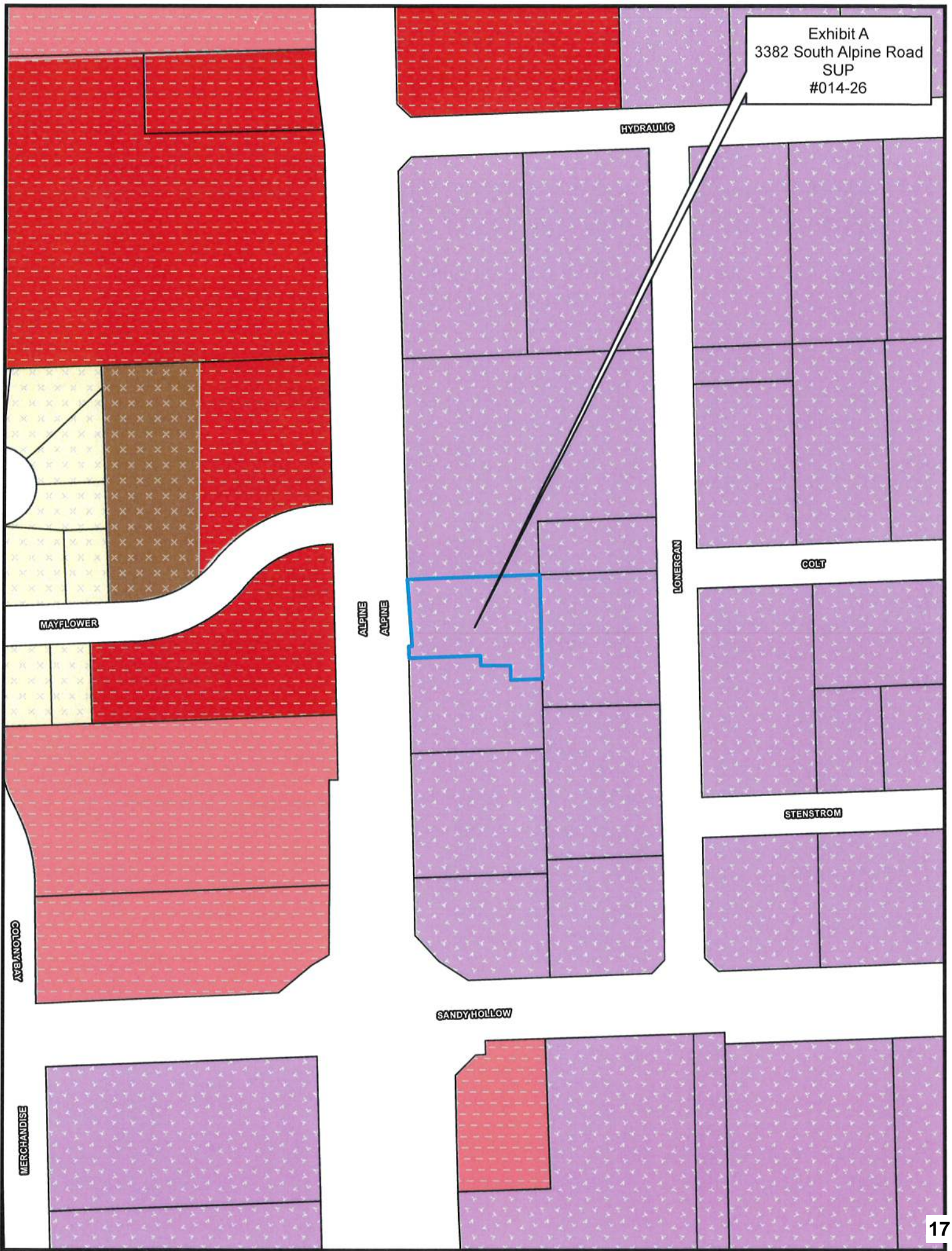




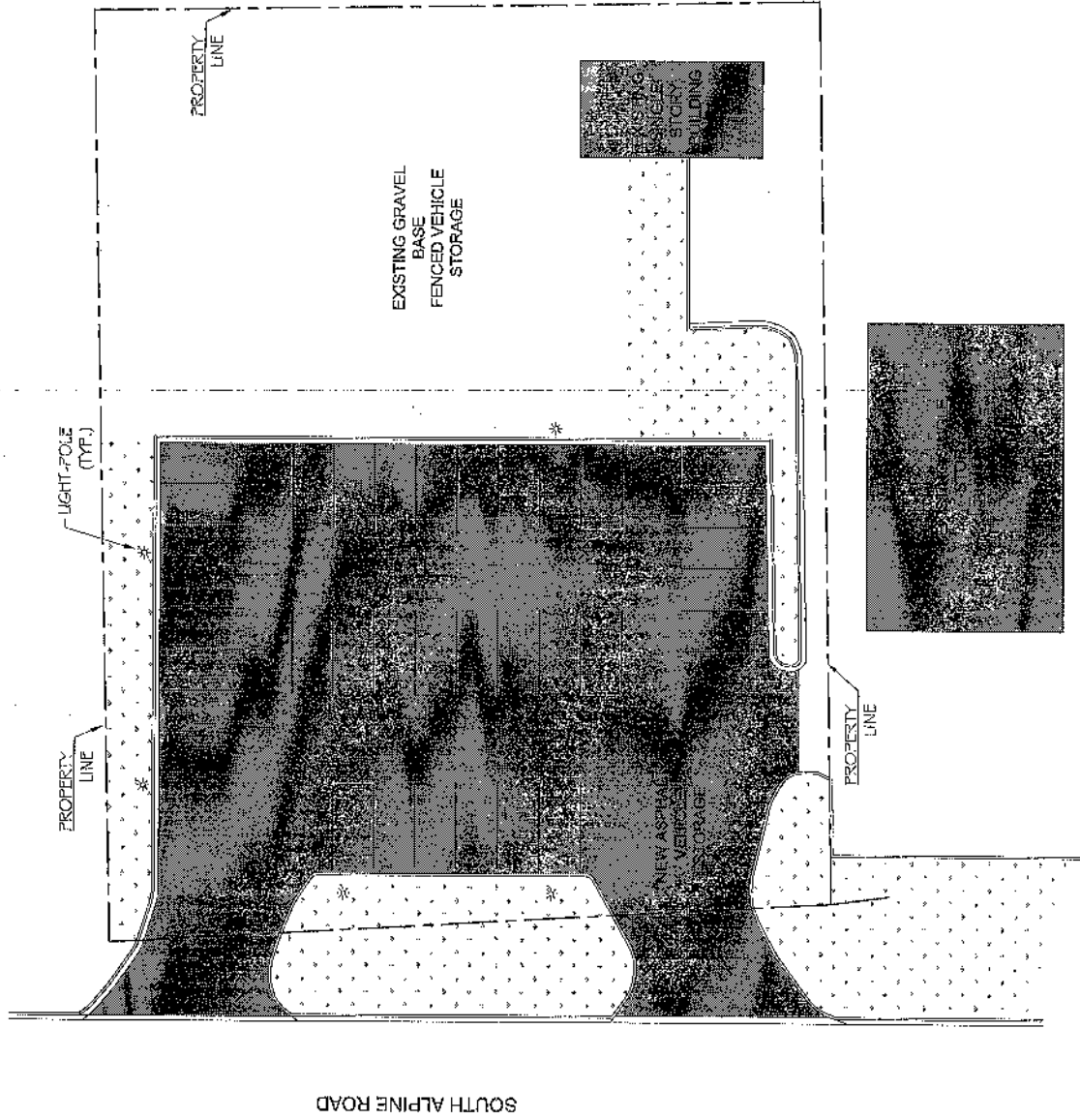
Exhibit C  
3382 South Alpine Road  
SUP  
#014-26



Exhibit D  
 3382 South Alpine Road  
 SUP  
 #014-26

SITE IMPROVEMENTS TO 3424 S. ALPINE ROAD  
 ROCKFORD, ILLINOIS  
 TWINS AUTO MALL

DATE: 04-15-2020
PROJECT NUMBER
26-19
SHEET NUMBER
C-1



**SITE PLAN**  
 SCALE: 5/32" = 1'-0"

City of Rockford, Zoning Department

I am writing to you today to request a special use permit modification for Twins Auto Mall. Two years ago, the zoning department requested that we pave our parking lot next door (3382 S Alpine Rd., Rockford, IL 61109). That has been completed, and we are requesting to modify our special use permit to accommodate this property to park cars for sale by Twins Auto Mall. Attached is the site plan showing this addition where we can comfortably fit 35 units on that extended lot. If you have any additional questions, please feel free to call me at (815) 520-4140 or email me at [hrazick84@gmail.com](mailto:hrazick84@gmail.com).

Regards,

Hanee Razick

Twins Auto Mall

Event Date	Call Number	Situation Reported	Call Disposition	Location
09/03/2024 07:34:59 PM	24-198600	BURGLARY VEHICLE REPORT	RPT - REPORT	3382 S Alpine Rd

#014-26

**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 the outdoor storage of operable passenger vehicles and a Variation to eliminate concrete or asphalt paving and replace with gravel for outdoor storage of operable passenger vehicles area in an I-1, Light Industrial Zoning District for the property described as:

**A/K/A: 3382 South Alpine Road  
PIN: 16-05-451-018**

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **APPROVE** a Special Use Permit for the outdoor storage of operable passenger vehicles and a **APPROVE** a Variation to eliminate concrete or asphalt paving and replace with gravel for outdoor storage of operable passenger vehicles area in an I-1, Light Industrial Zoning District at 3382 South Alpine Road.

Approval is based on the following conditions:

1. Submittal of revised site plan with a hard surface for the outdoor storage area for operable vehicles for Staff's review and approval.
2. Submittal of a full landscape plan including perimeter landscaping, interior landscaping, green areas, and existing landscaping with plant species and size for Staff's review and approval.
3. Submittal of a Parking Lot Permit for the outdoor storage area that will be used for the operable vehicles but is not currently concrete or asphalt for Staff's review and approval.
4. Submittal of fence elevations.
5. Submittal of a Fence Permit for a 6-foot tall, trex board or PVC style privacy fence for Staff's review and approval.
6. The property shall be developed as per revised site and landscaping plans.
7. Submittal of a photometric plan with fixture details and fixture specifications for Staff's review and approval.
8. The Special Use Permit #0014-26 for the outdoor storage of operable vehicles is only in effect for a period up to two (2) years or the last day of July, 2028.
9. The outside storage will be limited to thirty-five (35) operable passenger vehicles.
10. No outside storage of any auto parts, equipment, materials, or inoperable vehicles.
11. All conditions must be met prior to establishment of use.
12. The gravel area must be paved by November 1, 2026.

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:___
Neal:	Ayes:___	Nays:___	Absent:___
Prunty:	Ayes:___	Nays:___	Absent:___

\_\_\_\_\_  
Mark Bonne, Chairman

\_\_\_\_\_  
Tamir Bell, Vice Chairman

\_\_\_\_\_  
Gabrielle Torina

\_\_\_\_\_  
Janessa Neal

\_\_\_\_\_  
Aprel Prunty

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT  
FOR THE OUTDOOR STORAGE OF OPERABLE PASSENGER VEHICLES  
IN AN I-1, LIGHT INDUSTRIAL ZONING DISTRICT  
LOCATED AT 3382 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 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 I-1 District in which it is located.

**FINDINGS OF FACT FOR APPROVAL OF A VARIATION  
TO ELIMINATE CONCRETE OR ASPHALT PAVING AND REPLACE WITH GRAVEL  
FOR OUTDOOR STORAGE OF OPERABLE PASSENGER VEHICLES AREA  
IN AN I-1, LIGHT INDUSTRIAL ZONING DISTRICT  
LOCATED AT 3382 SOUTH ALPINE ROAD**

**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.

**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 Mixed-Use development of 350 residential dwelling units with lower level parking, a courtyard with open space and recreational facilities and three, free-standing commercial buildings in a C-2, Limited Commercial Zoning District for the property described as:

**A/K/A: 53XX East State Street  
PIN: 12-28-101-007, 12-28-101-008, 12-28-101-009**

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 Mixed-Use development of 350 residential dwelling units with lower level parking, a courtyard with open space and recreational facilities and three, free-standing commercial buildings in a C-2, Limited Commercial Zoning District at 53XX East State Street.

Approval is based on the following conditions:

1. Must meet all applicable Building and Fire codes.
2. Submittal of a revised site plan showing additional pedestrian circulation easements along the proposed road to East State Street and along the existing circulation easement to the west.
3. Submittal of a civil engineering plan for staff's review and approval.
4. Submittal of a stormwater management plan for staff's review and approval.
5. Submittal of a detailed landscaping plan for staff's review and approval.
6. Submittal of Planned Unit Development final plat for staff's review and approval.
7. Must develop buildings in accordance with proposed elevations submitted as Exhibit G.
8. 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:___
Neal:	Ayes:___	Nays:___	Absent:___
Prunty:	Ayes:___	Nays:___	Absent:___

\_\_\_\_\_  
Mark Bonne, Chairman

\_\_\_\_\_  
Tamir Bell, Vice Chairman

\_\_\_\_\_  
Gabrielle Torina

\_\_\_\_\_  
Janessa Neal

\_\_\_\_\_  
Aprel Prunty

Meeting of May 19, 2026  
ZBA 012-26

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT  
CONSISTING OF A MIXED-USE DEVELOPMENT OF 350 RESIDENTIAL DWELLING UNITS WITH LOWER  
LEVEL PARKING,  
COURTYARD WITH OPEN SPACE AND RECREATIONAL FACILITIES AND THREE, FREE-STANDING  
COMMERCIAL BUILDINGS  
IN A C-2, LIMITED COMMERCIAL ZONING DISTRICT  
LOCATED AT 53XX EAST STATE 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 C-2 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 C-2 District in which it is located.



## PLANNING & ZONING REPORT

### Zoning Board of Appeals Meeting of May 19 2026

File # 012-26

**APPLICANT:** Place Foundry for Kevin Olson

**LOCATION:** 53XX East State Street

**REQUESTED ACTION:** A Special Use Permit for a Planned Unit Development consisting of a Mixed-Use development of 350 residential dwelling units with lower level parking, a courtyard with open space and recreational facilities and three, free-standing commercial buildings in a C-2, Limited Commercial Zoning District.

**EXISTING USE:** Vacant land

**PROPOSED USE:** 350 residential dwelling units and three commercial buildings

**DIMENSIONS:** See attached Exhibit D

#### ADJACENT ZONING AND LAND USES:

NORTH:	C-1	Rockford University
EAST:	C-2, C-3	Napa Auto Parts, Fas Fuel, Vacant commercial, Uncle Nick's
SOUTH:	C-2, R-4	Offices, Car Wash, Versailles Apartments, New Towne Plaza
WEST:	R-1;	Rockford University, Offices

**YEAR 2040 PLAN:** Mixed Use

**SOILS REPORT:** Report # 26-47  
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 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.

#### 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.

#### Invasive Species

Buckthorn was the invasive species found on northern edge 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."

Tricia Bethke, Forest Pest Outreach Coordinator, The Morton Arboretum  
Christopher Evans, Extension Forester, IJIUC NRES. (n.d.).  
MANAGEMENT OF INVASIVE PLANTS AND PESTS OF ILLINOIS.  
Original Author Karla Gage, Southern Illinois University  
For more information on invasive species visit:  
<https://extension.illinois.edu/invasives>

**HISTORY:**

**File #002-25:** A Special Use Permit for a drive-through restaurant, Variation to allow development as per the submitted site plan, and Special Use Permit for an off-premise sign in a C-2, Limited Commercial Zoning District was approved on April 23, 2025 for the property located at 5505 East State Street. This is three (3) blocks southeast of the subject property.

**File #042-13:** A Special Use Permit for a Planned Unit Development consisting of a medical clinic with a methadone facility and temporary crisis shelter for women and children in an R-4, Multi-family Residential Zoning District was approved on January 14, 2014 for the property located at 220 Easton Parkway. This is southwest of the subject property.

**File#101-02:** A Modification of Special Use Permit #135-95 to allow a gasoline station within 600 feet of a residential district, Special Use Permit for the sale of packaged liquor based on proposed site changes, Variation in the number of permitted wall signs from two to six wall signs, Variation to reduce the rear yard setback from twenty feet to thirteen feet in a C-3, General Commercial Zoning District was approved on October 7, 2002 for the property located at 5330 East State Street. This is adjacent east of the subject property.

**REVIEW COMMENTS:** The Applicant is requesting a Special Use Permit for a Planned Unit Development consisting of a Mixed-Use development of 350 residential dwelling units with lower level parking, a courtyard with open space and recreational facilities and three, free-standing commercial buildings in a C-2, Limited Commercial Zoning District. This is on the north side of East State Street directly in front of Rockford University.

The Applicant, Place Foundry on behalf of their client, Kevin Olson, is applying for Special Use Permit for a Planned Unit Development consisting of a Mixed-Use development of 350 residential dwelling units with lower level parking, a courtyard with open space and recreational facilities and three, free-standing commercial buildings in a C-2, Limited Commercial 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 University Hills Development Executive Summary and Development Overview plan. The 13-acre parcel is east of the Rockford University entrance along East State Street is being considered for a mixed use development. The proposal includes a Planned Unit Development consisting of a mixture of commercial and residential uses. The overview of this development proposal was reviewed by an architect, planners and the developer that included existing zoning conditions, adjacent land uses, geographic and hydrologic conditions and utilities. The highest point of the site is located on the northeast corner at 854 feet and the lowest point of the site is 830 feet, located near the southeast corner of the property along East State Street.

Exhibit E is the Zoning Narrative. The proposal will feature retail development along East State Street and modern residential housing units on the northern portion of the property. These residential units will feature energy efficient construction and appliances with all the units. The current zoning does not allow for the residential uses nor this type of density. This request will allow for a courtyard with open space, recreational amenities and mixed-uses to allow a desirable living environment for residents. This proposal aligns with the City of Rockford 2040 Comprehensive Plan need for housing and the site is designated for mixed use development in the City's Future Land Use Plan. This proposal will improve the housing stock quantity, quality and age. Additionally, it may help spur further growth in residential development. The developer's team has been working City Staff, Rockford University Staff, and other key stakeholders in the corridor looking for feedback and input. The team was encouraged by the positive feedback and they believe the site plan aligns with the mission and vision of the Comprehensive Plan.

Exhibit F is the site plan and preliminary plat. The preliminary plat shows that there will be a building setback of 30 feet all around the perimeter of the site. There will be circulation and utility easements throughout the site also including a large drainage and storm water detention easement at the southeast corner of the site. The residential development will have a circulation easement around the entire site to provide the necessary and required access for first responders. The main east-west circulation easement, which separates the residential from the commercial areas, will tie in with existing circulation easements on the adjoining properties on the east and west. This will complete and achieve the original intent of the tentative plat by allowing access to two signalized intersections at Rockford College Drive/East State Street and New Towne Drive/East State Street.

The site plan shows the proposed building layout for the development. There will be three (3) commercial buildings on the south facing East State Street for future retail use and one building to the north with multiple levels for residential units. There will be an open court yard for recreational use and green space within the residential component of this development. The landscaping plan shows trees and shrubs throughout the development

including interior landscape islands and foundation landscaping around the residential building.

Pedestrian Circulation is also very vital to any development, especially a Planned Unit Development such as this one. A loop around the residential building is provided as well as internal pedestrian circulation within the courtyard. Connections are provided from the residential area to the commercial area as well. Staff feels two additional connections should be provided, one along the proposed road connection to East State Street and the other along the existing circulation easement to the west. The connection to East State Street would provide a connection to the planned future pedestrian facilities along East State Street. The extension of the pedestrian easement to the west would tie into the existing pedestrian path along Rockford College Drive. This would provide a direct connection to both the university and to the office park along the west part of the drive.

Exhibit G is the Building Schematic Design. There will be four floors in this building design and the lower level will be for parking. There will be a combination of one-bedroom units, two-bedroom units and a common space on each floor. Each unit will have its own balcony/deck space. There will also be a sizeable roof deck area for all the residents as well. The building elevation will consist of neutral colors with light gray, dark gray, blue and tan colors along with modern windows and doors.

Exhibit H is the Site Engineering. The site engineering plans includes stormwater management and utility plans. The site will have a stormwater basin along East State Street and it be approximately 4.13 acre-feet in size. The plans showing the location of the water mains, sanitary sewers, storm water pipes along with the grading and drainage plan for the proposed development.

Exhibit I is the Appendices. This includes the parcels included for the PUD request and letters of support. Letters of support were provided by both the Miracle Mile Business District Association and Rockford University. Special requests through the PUD request include allowing an increase in the height of the residential building at 65 feet where the maximum height is 55 feet, a reduction in the parking requirements from 700 parking spaces to 525 parking spaces, and an increase in the number of allowed units per acre from 15 dwelling units to 27 dwellings units.

Exhibit J is the service calls for the last two years for the 5300 block of East State Street. There was a total of 189 service calls for this block

This proposed mixed use development aligns with the Comprehensive Plan by providing a diversified mix of housing, shopping, recreation, and is compatible with the surrounding land uses. The residential units are located along a major transit route and will have open space and recreational amenities on site. In addition, the commercial component is intended to complement the surrounding area by providing convenient access to shopping, personal service and employment opportunities that support both existing and future residents. It is staff's opinion that the development is designed to function as an integrated mixed-use environment through good planning with internal circulation, buffering, landscaping and building

placement. Furthermore, this development would align with the Housing Strategy Framework as it provides new housing units, shows economic vitality and is a great boost to the East State Street commercial corridor. For these reasons, staff supports this request.

**RECOMMENDATION:** Staff recommends APPROVAL of a Special Use Permit for a Planned Unit Development consisting of a Mixed-Use development of 350 residential dwelling units with lower level parking, a courtyard with open space and recreational facilities and three, free-standing commercial buildings in a C-2, Limited Commercial Zoning District, subject to the following conditions:

1. Must meet all applicable Building and Fire codes.
2. Submittal of a revised site plan showing additional pedestrian circulation easements along the proposed road to East State Street and along the existing circulation easement to the west.
3. Submittal of a civil engineering plan for staff's review and approval.
4. Submittal of a stormwater management plan for staff's review and approval.
5. Submittal of a detailed landscaping plan for staff's review and approval.
6. Submittal of Planned Unit Development final plat for staff's review and approval.
7. Must develop buildings in accordance with proposed elevations submitted as Exhibit G.
8. All conditions must be met prior to establishment of use.

SC: BM 05/13/2026

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT FOR A PLANNED  
UNIT DEVELOPMENT CONSISTING OF A MIXED-USE DEVELOPMENT OF 350  
RESIDENTIAL DWELLING UNITS WITH LOWER LEVEL PARKING,  
COURTYARD WITH OPEN SPACE AND RECREATIONAL FACILITIES AND THREE,  
FREE-STANDING COMMERCIAL BUILDINGS  
IN A C-2, LIMITED COMMERCIAL ZONING DISTRICT  
LOCATED AT 53XX EAST STATE 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 C-2 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 C-2 District in which it is located.

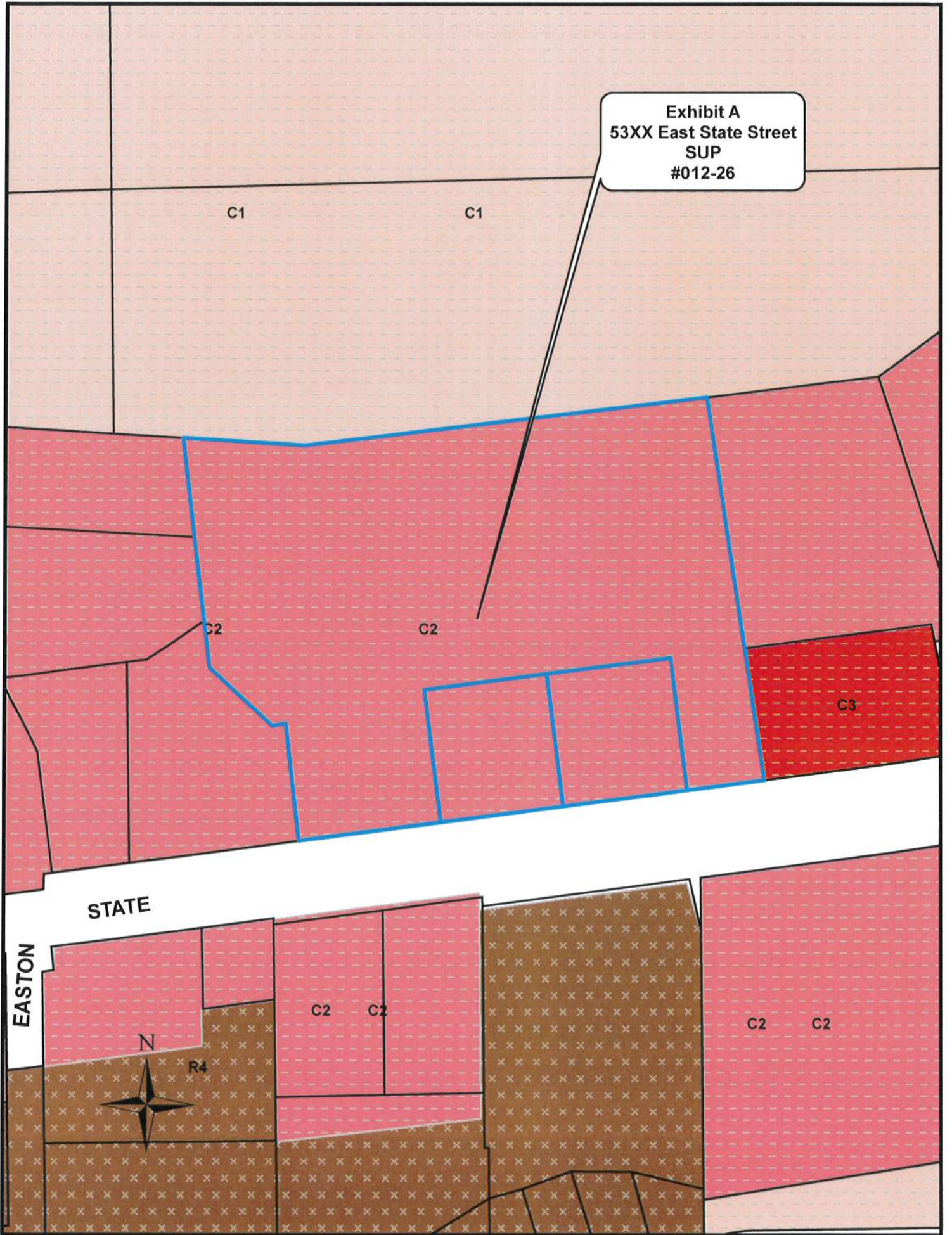


Exhibit A  
53XX East State Street  
SUP  
#012-26

C1

C1

C2

C2

C3

STATE

EASTON

N

R4

C2

C2

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C2

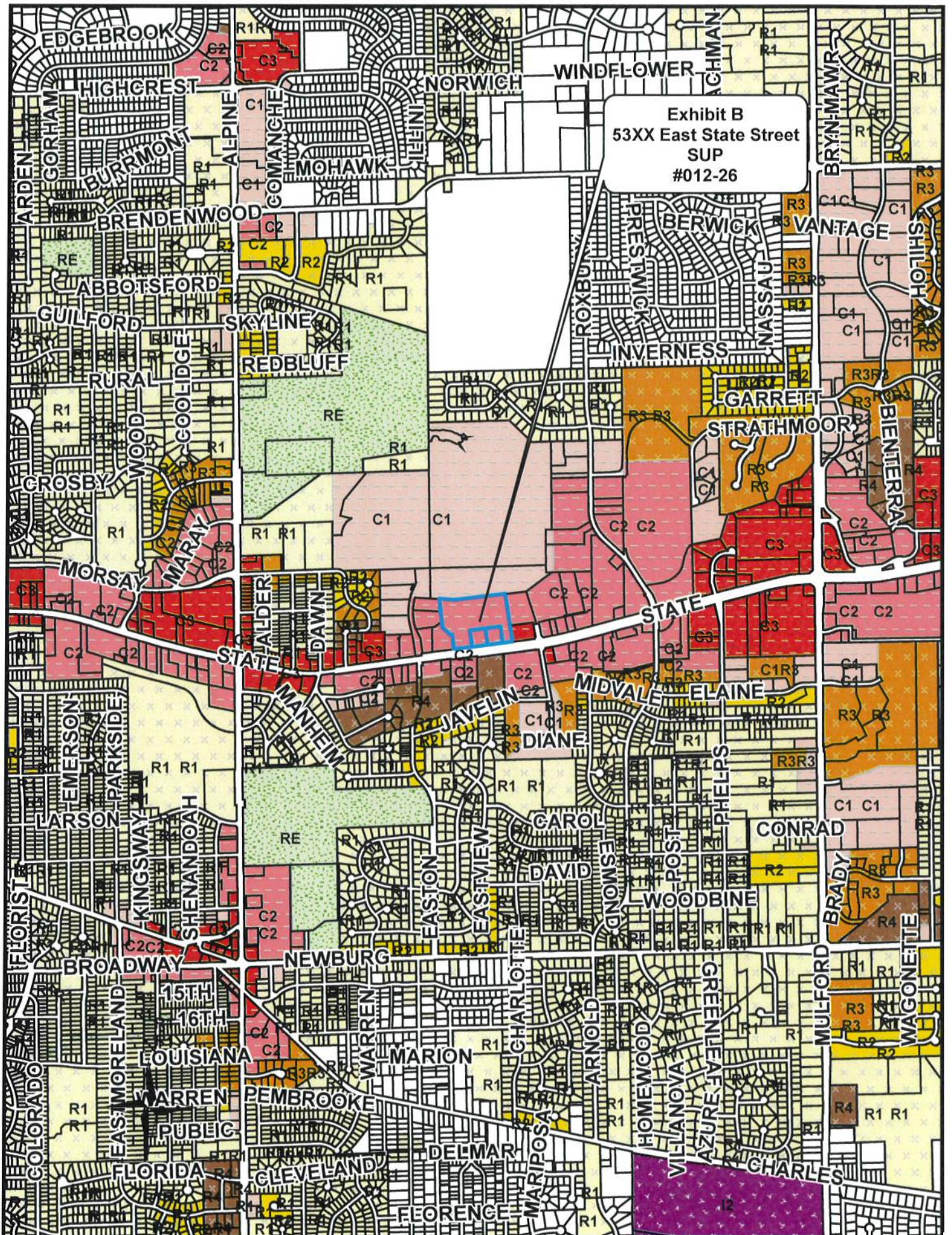


Exhibit B  
53XX East State Street  
SUP  
#012-26

Exhibit C  
53XX East State Street  
SUP  
#012-26



STATE

EASTON



# University Hills Development

## APPLICATION FOR A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT

Prepared by Place Foundry PLLC, on behalf of University Hill Development  
LLC, for the City of Rockford

Exhibit D  
53XX East State Street  
SUP  
#012-26

**PLACE**  
foundry

**Developer**  
University Hill Development LLC

**Development Engineer**  
RK Johnson & Associates

**Planning Consultant**  
David A. Sidney  
Place Foundry PLLC  
1700 N Alpine Rd.,  
Suite 101  
Rockford, IL 61107

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03	Executive Summary
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30	PUD Requests
31	Appendices

# Executive Summary

In Q3 of 2025, Place Foundry began working with developer University Hill Development, LLC on future land use planning for the 13-acre parcel east of the Rockford University entrance road on East State Street in Rockford. This future development, University Hills, will create a mixed-use environment to help address the housing shortage in Rockford and simultaneously allow a new apartment-style living opportunity to students at the University.

This report serves as a request to the City of Rockford for approval of a Special Use Permit for a Planned Unit Development (PUD) of the University Hill Development. A PUD designation for this site would allow the developer to implement a plan that will enliven the area, assist the University with needed housing adjacent to University property, and serve as a catalyst for continued investment along the East State Street corridor.

Elements of this request for municipal approval include:

**Development Site Overview:** This section provides an overview of the University Hill site, including existing zoning conditions, adjacent land uses, geographic and hydrologic conditions, and plans for utility provision.

**Zoning Narrative:** The Zoning Narrative section of the PUD report outlines the need for municipal approval of a PUD along with further context around the planning and programming at the site. Strategies for community engagement will also be discussed here.

**Site Plan and Preliminary Plat:** Specific site plan and plat documents are shown in this section.

**Building Schematic Design:** This section includes schematic design, models, and floorplans for the residential building that is being proposed as part of the PUD.

**Site Engineering:** Considering the grade at the site, previous stormwater detention planning, and requirements for detention, this section details how the development team will mitigate flood and stormwater management while maintaining the overall development plan and programming at the site.

**PUD Requests:** In the PUD requests section, the team will note specific variances that are being requested as part of the PUD approval.

**Appendices:** The team will include additional necessary forms in the appendices of this application, including a City of Rockford Subdivision Plat Application, the Winnebago County Soil and Water Conservation District Report application, and letters of support.

# Development Site Overview

## OVERVIEW

The three parcels that make up the 13.29 acres of vacant land on East State Street, owned by University Hill Development, LLC, is one of the last large vacant pieces of land along the commercial corridor on Rockford's east side. Development of this parcel not only presents the opportunity to improve the experience of Rockford University students, faculty, and staff, but its future development can help address housing shortage issues on the east side. The developer and Place Foundry view the future of this parcel as being beneficial to the City, the University, and the immediate surrounding area along East State Street as a catalyst for additional development.

The advantage of this property is its proximity to so much of what Rockford has to offer: it is four miles and less than a 10 minute drive from downtown Rockford; extensive shopping and recreation along East State Street and Perryville Road are within a very short distance; and the site sits close to several anchors of employment on the east side of town, including Rockford University, OSF St. Anthony Hospital, UW Health SwedishAmerican Hospital, and the Hard Rock Casino, to name a few. Simply put, there is a great opportunity to execute on constructing the highest and best uses for this site, namely, housing and additional retail opportunities for the East State Street corridor.

The map below shows the boundaries for the University Hill site. At this time, the site is completely vacant, surrounded by Rockford University to the west and north, a gas station and auto parts retailer to the east, and East State Street directly to the south.

## EXISTING ZONING CONDITIONS

The three parcels which make up the future University Hill site together are approximately 13.29 acres and are all currently zoned C-2 (Commercial). Per the City of Rockford zoning regulations:

"The purpose of the C-2, Limited Commercial district is to provide a wide range of development options for the retail sale of goods and for professional and commercial services. The C-2 district limits certain commercial uses that may cause undue traffic congestion or uses that may have detrimental impacts on neighboring properties. The C-2 district does not permit outdoor storage, and outdoor sales and displays are limited to private sidewalks that abut the principal structure and areas adjacent to the main customer entrance."

Zoning Map



4/10/2026

1:3,741  
0.04 0.02 0 0.02 0.04 0.07 0.09 mi  
0 0.04 0.07 0.15 km  
WINGIS

# HYDROGRAPHY

The parcels are not located within a Flood Hazard zone as defined by FEMA. Below is a map showing nearby flood zones (data provided by WinGIS).

## National Flood Hazard Layer FIRMette



**Legend**

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, Zone B
- With BFE of Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone A

Future conditions, 1% Annual Chance Flood Hazard Zone A

Area with Reduced Flood Risk due to Levee, See Notes, Zone A

Area with Flood Risk due to Levee Zone D

**OTHER AREAS OF FLOOD HAZARD**

- NO SCREEN
- Area of Minimal Flood Hazard Zone A
- Effective LDMRs
- Area of Undetermined Flood Hazard Zone B

**OTHER AREAS**

- Channel, Culvert, or 500m Sewer
- Levee, Dike, or Floodwall

**GENERAL STRUCTURES**

- CROSS SECTIONS WITH 1% ANNUAL CHANCE WATER SURFACE ELEVATION
- COASTAL TRANSECT
- BASE FLOOD ELEVATION LINE (BFE)
- LIMIT OF STUDY
- JURISDICTION BOUNDARY
- COASTAL TRANSECT BASELINE
- PROFILE BASELINE
- HYDROGRAPHIC FEATURE

**OTHER FEATURES**

- Digital Data Available
- No Digital Data Available
- Unmapped

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services, provided by FEMA. This map was exported on 8/10/2023 at 1:58 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and undetermined areas cannot be used for regulatory purposes.

## UNIVERSITY HILL DEVELOPMENT PUD APPLICATION

## TOPOGRAPHY

There is a fair amount of grade at the site from the high side of the site on the north end of the parcel to the southern portion of the site along East State Street. At the highest point, in the northeast corner of the parcel, the elevation is approximately 854 feet. The lowest point along East State Street is 830 feet in the very southeastern corner of the parcel, in an area that was initially dug out as a detention ponds several years before the developer owned the land.



4/10/2026

# Zoning Narrative

Exhibit E  
53XX East State Street  
SUP  
#012-26

## PROJECT MISSION

University Hill is a mixed-use development that will combine new shopping and dining opportunities with a modern and desirable style of apartment living of which there is very little in the Rockford area. Not only does this project provide desirable uses on one of the last vacant parcels on East State Street, it also addresses a critical housing need and creates a symbiotic ecosystem with Rockford University, whose residential facilities are aging. The University would greatly benefit from new residential product to help attract and retain students.

The development will feature future retail development along East State Street, fronting a modern apartment complex on the northern portion of the parcel. This apartment building will have modern amenities, energy efficient construction, and maintain connectivity to surrounding areas including the University. An integrated bus stop is contemplated on the site as well.

## REQUEST FOR A PLANNED UNIT DEVELOPMENT

University Hill Development and Place Foundry are seeking approval from the City of Rockford for a Special Use Permit for a Planned Unit Development. The current zoning does not allow for the uses and density that are being proposed on the site. To create the highest probability of financial feasibility at the site, a dense housing use for a majority of the site acreage has been considered. Future retail development along East State Street is also planned. The team also believes that this combination of asset types creates the highest and best use of the site given its characteristics, location, and the overall need for housing in the region.

The plan emphasizes creativity in the housing product, not leaning on typical garden-style apartments with limited amenities that have been built in Rockford in the past. The focus on creating a desirable place to live with connectivity to retail, local transportation networks, and the University has driven the vision of the renderings presented in this application. The PUD allows the team to overcome residential density restrictions, height limits, and parking requirements to deliver the most economically feasible and desirable development at this location.

The preservation of open space and providing the opportunity for residents at University Hill to engage with friends and community members outdoors is an important part of this project's vision. The layout of the apartment building is both functional and allows for a natural "courtyard" feel in the open area which the building creates. This area will feature green space, amenities such as a pickleball court, and potentially a pet park area. Connectivity to the surrounding areas, such as Rockford University, is also important and the development will seek to take advantage of the proximity to the University through pedestrian-friendly paths. The commercial component of the development, while slotted for future development, also builds on the connectivity of the housing portion of the PUD by providing amenities immediately adjacent to apartment residents.

City approval for a Planned Unit Development would allow the University Hill site to achieve its full potential through a more creative and expansive use of the parcel, the creation of open space, connectivity to area transit and Rockford University, and mixed uses on the site to create a desirable living environment for residents.

## **ALIGNMENT WITH COMPREHENSIVE PLAN**

According to the City of Rockford's 2040 comprehensive plan, the number of housing units has decreased by 3% between 2010 and 2019. In 2019, the City of Rockford had approximately 66,469 units. Using data from the 2020 Decennial Census, there was an estimate of 66,612 units, where the housing stock grew by 143 housing units from the previous year. The University Hill Development would create approximately 338 residential units within the overall development. This would improve the housing stock quantity, quality, and age. According to the City of Rockford's 2040 comprehensive plan, the east side of Rockford has a occupancy rate than other parts of the City. Since the University Hill Development will be located on the east side of Rockford, the area which has the highest occupancy in the area (and, conversely, the lowest availability of vacant units), it stands to reason that these units would be absorbed by the market at a faster rate.

The 2040 Comprehensive Plan has identified goal objectives and implementation strategies that fit the needs for the City of Rockford regarding housing/neighborhoods, land, built environment, transportation, and energy. The University Hill development plans to accomplish the city's objectives through the construction of 13.33 acres of mix-use development.

## HOUSING

**Enable a range of housing affordability within existing and new neighborhoods**

Implement Strategy	How University Hill Accomplishes the Strategy
Encourage transit-oriented development near train stations and along major transit routes	<ul style="list-style-type: none"> <li>- The development has a designated bus route designed into the development</li> <li>- The development is along a major private and public transit route (East State Street)</li> </ul>
Prioritize mixed-use, new, affordable, and accessible housing in areas that offer good access to transportation, employment, and public amenities	<ul style="list-style-type: none"> <li>- There is multi-family residential and future commercial with the option for residential on the second floor</li> <li>- The development is in proximity to public transportation, Rockford University, and several major employers such as OSF St. Anthony Hospital</li> </ul>

**Develop parks and open space within existing and new neighborhood development**

Implement Strategy	How University Hill Accomplishes the Strategy
Identify vacant land or soon-to-be demolished properties to expand parks and recreation opportunities near new neighborhood developments	<ul style="list-style-type: none"> <li>- University Hill development will have open green space and amenities that encourage outdoor recreation on the site</li> </ul>

**Improve access and availability of essential services within neighborhood commercial corridors and centers**

Implement Strategy	How University Hill Accomplishes the Strategy
Promote a compatible mix of land uses that create a diversified environment for living, shopping, recreation, and employment	<ul style="list-style-type: none"> <li>- University Hill will incorporate diverse land uses that include residential, retail, and recreation</li> <li>- A goal for the development is to attract both professionals at major employers and students from Rockford University to live near their respective institutions</li> </ul>

## TRANSPORTATION

**Coordinate land-use decisions with existing and planned transportation assets to increase transportation choices, access to jobs, goods, and services**

Implement Strategy	How University Hill Accomplishes the Strategy
Promote mixed use development and walkability near major local and regional transit centers	<ul style="list-style-type: none"> <li>- The development is mixed-use with its inclusion of both residential and retail components across the site</li> </ul>
Continue to promote Planned Unit Developments (PUD's) near public transportation options	<ul style="list-style-type: none"> <li>- The development will have a bus route through the center with a dedicated bus lane and stop put in by the owner resident access</li> </ul>

## STAKEHOLDER SUPPORT

The developer and Place Foundry have taken steps to ensure that the University Hill project is has gained input from local stakeholders, including City staff, the alderperson for this area, and local business owners, among others. Before formally submitting PUD materials to the City, the team met with staff members for initial feedback on items like residential density, site planning and programming, and to raise any concerns that staff leadership felt may be coming. Very little constructive feedback was given, and the team continued forward with a pre-application meeting with the BUILD team on March 12, 2026. Outside of technical changes surrounding stormwater storage and civil planning for the site, each of the different city staff members in the pre-application meeting felt positively about the development. Other considerations, including emergency vehicle and fire access on the rear of the building, were discussed and taken into account as site planning has continued.

As has been referenced previously in this application, the team has met with Rockford University leadership multiple times over the last year to discuss the vision for the project. In sum, leadership was enthusiastic about the prospect of a new housing type being built just steps away from campus. Members of the administration felt that students, faculty, and staff alike could be potential tenants and that the addition of new housing stock would be attractive to prospective students. While University dorms are aging out of useful life, this project would bring some relief as an campus-adjacent option.

In addition, the team met with Alderman Franklin Beach of the 13th Ward for the same purpose of requesting feedback on the overall development plan. The alderman expressed his excitement about the project and was willing to support seeing the project through approvals. The alderman also made the recommendation to reach out to the business association for the Miracle Mile, a stretch of commercial and retail spaces along East State Street just west of the University Hill site. After a brief presentation and Q&A session, Miracle Mile members also had a positive reaction to the vision, goals, and preliminary site planning for the development. They felt that the project would contribute positively to their businesses and create a better experience along East State Street.

All in all, the team has been encouraged by significant positive feedback and believes that the overall mission and vision for the site are aligned with many in the community.

# Site Plan & Preliminary Plat

The site plan provides a layout for the proposed University Hill Development, including all improvements such as buildings, private roads, landscaping, and sidewalks. A preliminary plat is also included here.

Exhibit F  
53XX East State Street  
SUP  
#012-26

**R.K. JOHNSON & ASSOCIATES, INC.**  
 1515 Village Road, Lower Merion, PA 19380  
 (610) 666-8887  
 www.rkjohnsongroup.com  
 Illinois Professional Design Firm  
 License No. 194040974

The following information was prepared by:  
**R.K. JOHNSON & ASSOCIATES, INC.**  
 1515 Village Road, Lower Merion, PA 19380  
 (610) 666-8887  
 www.rkjohnsongroup.com  
 Illinois Professional Design Firm  
 License No. 194040974

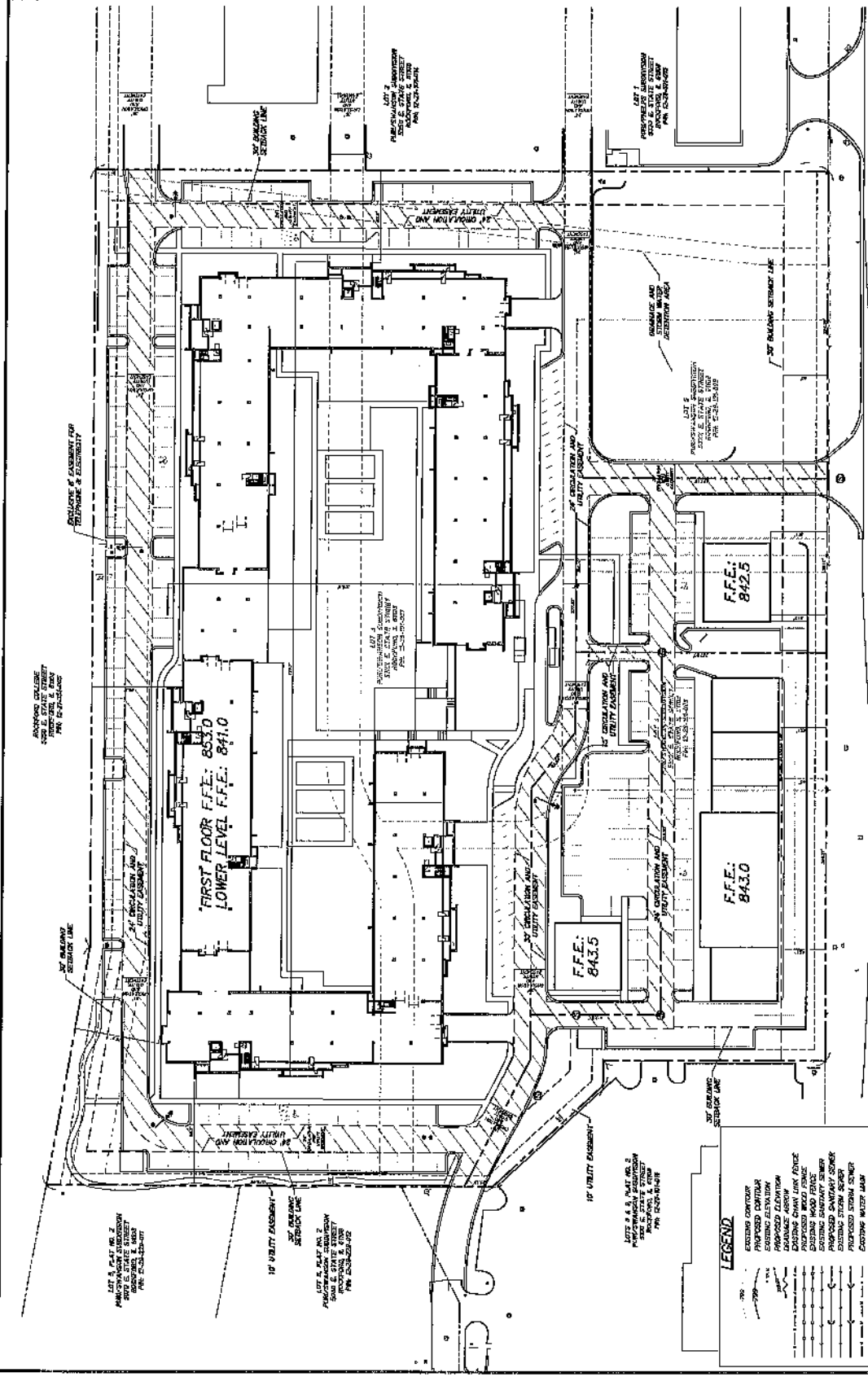
TENTATIVE PLAT OF  
 PLANNED UNIT  
 DEVELOPMENT  
**UNIVERSITY HILL  
 APARTMENTS**  
 AT ROSSFORD UNIVERSITY

SCALE: 1/8" = 1'-0"  
 WHEN PRINTED AT FULL SIZE  
 24" X 36" SHEET  
 Δ REVISIONS

DATE: 4/16/2020  
 PROJECT NUMBER: 18324  
 DRAWING BY: JLS  
 CHECKED BY: JLS

DRAWING TITLE:  
**SITE  
 LAYOUT**

DRAWING NUMBER:  
**C2.0**



**EAST STATE STREET**  
 (BUSINESS ROUTE 20)

**LEGEND**

EXISTING CONTOUR	PROPOSED CONTOUR
EXISTING ELEVATION	PROPOSED ELEVATION
EXISTING DRIVEWAY	PROPOSED DRIVEWAY
EXISTING DRIVEWAY FENCE	PROPOSED DRIVEWAY FENCE
EXISTING SANITARY SEWER	PROPOSED SANITARY SEWER
EXISTING STORM SEWER	PROPOSED STORM SEWER
EXISTING WATER MAIN	PROPOSED WATER MAIN
EXISTING UTILITY EASEMENT	PROPOSED UTILITY EASEMENT
EXISTING CONCRETE CURB	PROPOSED CONCRETE CURB
EXISTING CONCRETE DRIVE	PROPOSED CONCRETE DRIVE
EXISTING "TIE OFF"	PROPOSED "TIE OFF"
WATER VALVE	WATER VALVE
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
STORM SEWER MANHOLE (CLOSED LID)	STORM SEWER MANHOLE (CLOSED LID)
STORM SEWER MANHOLE (OPEN LID)	STORM SEWER MANHOLE (OPEN LID)
CURB INLET	CURB INLET
INLET SPECIAL	INLET SPECIAL

**Preliminary Plat**



1 SITE PLAN  
1" = 120' - 0"

EAST STATE ST - BUSINESS ROUTE 20

Site Plan with Landscaping

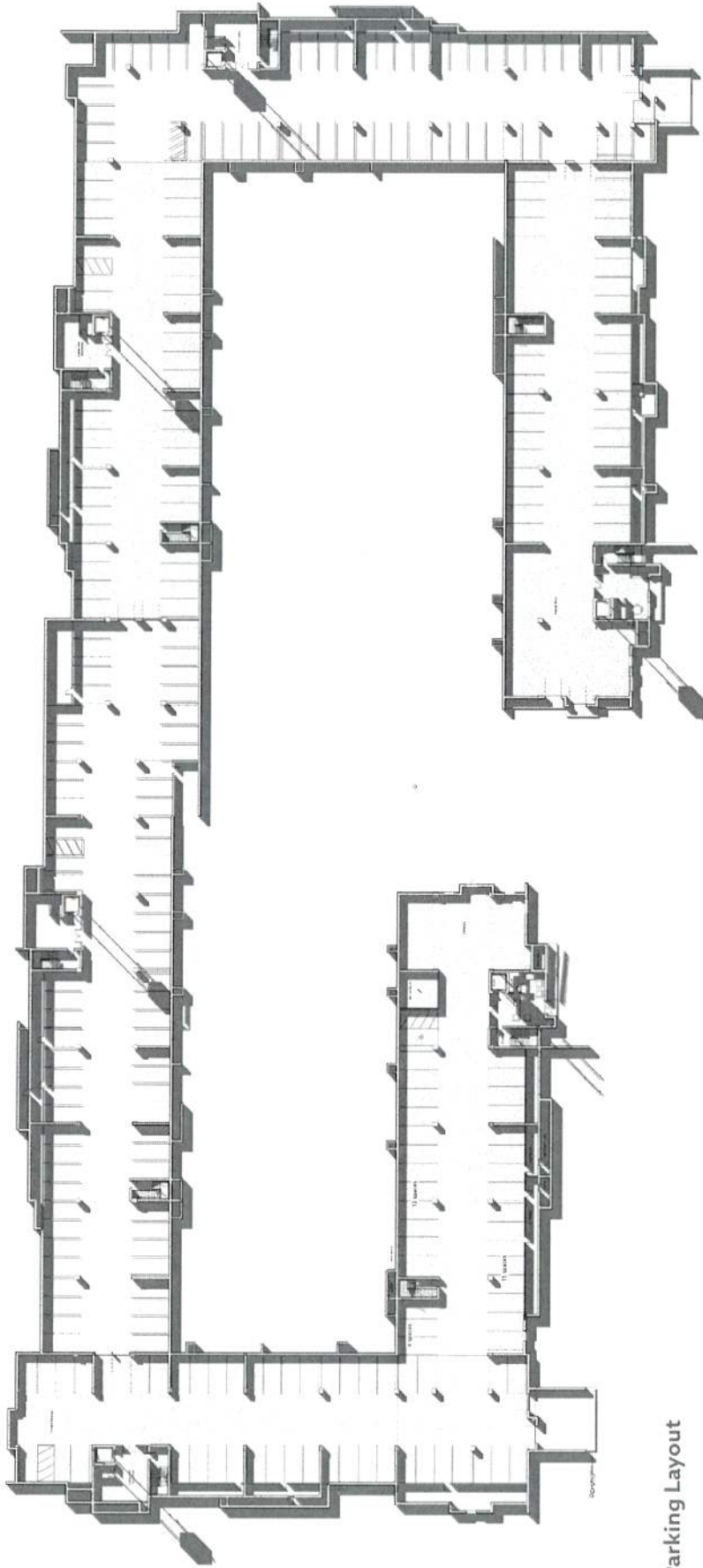
ROCKFORD ZONING					
ZONING PLANTING CALCULATIONS					
CODE SECTION	DESCRIPTIONS	TYPICAL ROCKFORD REQUIREMENT ZONING CALCULATIONS	TYPICAL LUV'S REQUIRED	ACTUAL PUD LANDSCAPING PROVIDED	NOTES
52-002-A-1	SHADE TREES	ONE "SHADE TREE" FOR EVERY 10 PARKING SPACES OR 2,500 SQ. FT. OF PAVED AREA.	28 SPACES, 23 SHADE TREE REQUIRED TO BE DISPERSED WITHIN THE PAVED AREA AND NO MORE THAN 50% OF AROUND THE EDGES OF THE PAVED AREA WITHIN 20'. +114 SPACES FOR RETAIL=11 SHADE TREES OR 171,600/2500=69	34*225 = 7,650 L.U. 34 (SHADE) DECIDUOUS TREES.	34 SHADE TREES PROVIDED = 34*225 = 7,650 L.U.
52-002-A-2	R.O.W. SHADE TREES	ONE "SHADE TREE" FOR EVERY 30 LINEAL FEET OF R.O.W. WITHIN 20' OF PROPERTY LINE. NO MORE THAN 50% MAY BE WITHIN 20' OF PROPERTY LINE.	STATE STREET = 4800/150 = 16 SHADE TREES PRIVATE STREET = NA	STATE STREET = 16*225 = 3650 L.U. PRIVATE STREET = 0	16 (SHADE) DECIDUOUS TREES TO BE PLANTED WITHIN 20' OF THE PROPERTY LINE. COORDINATE WITH OVERHEAD UTILITIES.
52-002-A-4	EXISTING TREES-PROTECT AS PER ZONING CODE 52-002-G-1	1 TREE CREDIT FOR 6" DIAMETER OF TREE	NA - NONE ON PROPERTY	NA	
52-002-B-1	"STREET FRONTAGE LANDSCAPING" 10 L.U. FOR EACH LINE FT. OF PARKING/STORAGE USE NEXT TO R.O.W. 25% REQUIRED TO BE EVERGREEN	<800 LIN. FT. X 10 = 8,000 L.U. ON STATE ST. A 10' WIDE BUFFER VIEWERGREENS COMPRISING 25% - NA - NO PARKING ON STATE ST	NA - NO PARKING ON STATE STREET	NA	
52-002-E	"LANDSCAPE BUFFER"	ZONING DISTRICTS	NA AS NO ZONING BOUNDARY AS PROPERTY LINE		
52-002-E-(C)	"INTERIOR LANDSCAPING" 6% OF PAVED AREAS UNDER 5,000 S.F. 8% OF PAVED AREAS BETWEEN 5,000 S.F. AND 30,000 SQ.FT 10% OF PAVED AREAS OVER 30,000 SQ.FT. 50% NEXT TO BUILDING FOUNDATION NO MORE THAN 20' PARKING SPACES IN A ROW	INTERIOR PAVING AREA = 171,600 SQ.FT. *10% = 17,160 L.U.	17,160 L.U.	20*225 EVERGREENS = 4,500 L.U. 20*150 ORNAMENTALS = 3000 20*30 EVERGREEN SHRUBS = 600 20*15 DECIDUOUS SHRUBS = 300 100*15 PERENNIAL GRASSES 1500 L.U. 300*10 PERENNIALS = 3000 L.U. = 17400 L.U.	THE MIX OF TREES, SHRUBS AND PERENNIALS MAY CHANGE BUT THE LANDSCAPE UNITS WILL MEET OR EXCEED 17,160 L.U.
52-002-F	4' MIN GREEN SPACE ALONG PROPERTY LINES				THIS REQUIREMENT IS MET
52-003	SIGN SQ.FT. * .75 + _____ L.U.		28,460 L.U. CALCULATED	28,460 L.U. PROVIDED = 100% OF L.U.	

**PUD Landscaping Requirements**

**UNIVERSITY HILL DEVELOPMENT PUD APPLICATION**

# Building Schematic Design

This section will show schematic designs, renderings, and elevations for the proposed improvements at the University Hill site. Each structure will be reviewed and permitted on an individual basis.

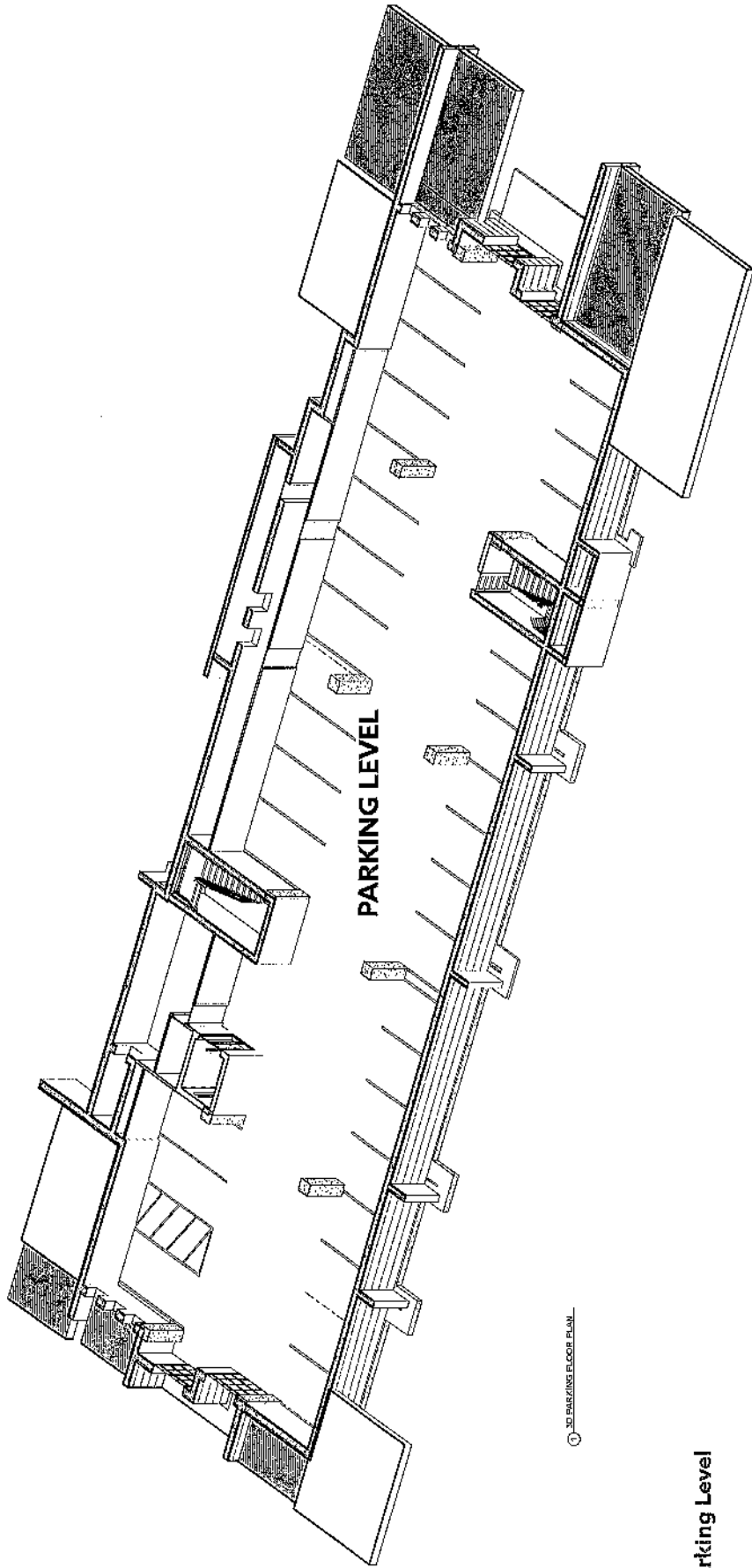


Parking Layout

Exhibit G  
53XX East State Street  
SUP  
#012-26



Typical Floorplan Layout



PARKING LEVEL

1 100 PARKING FLOOR PLAN

Parking Level



① 3D TYP. FIRST-THIRD FLOOR PLAN

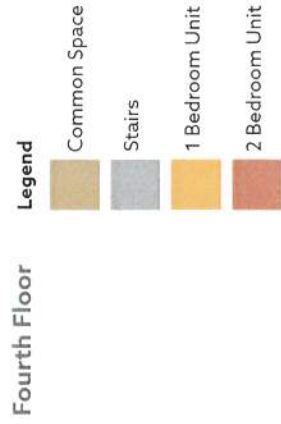
1st Floor

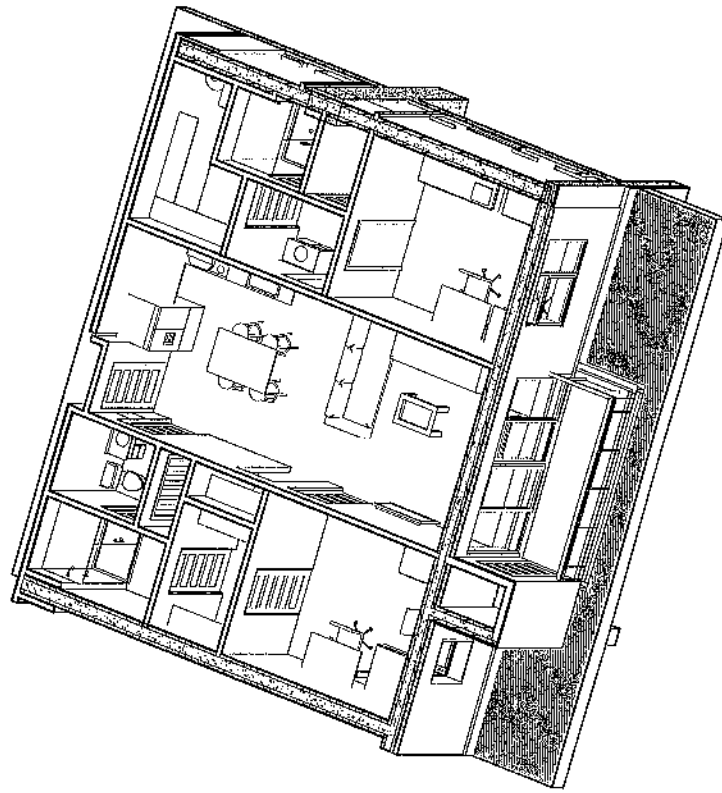
Legend

- Common Space
- Stairs
- 1 Bedroom Unit
- 2 Bedroom Unit

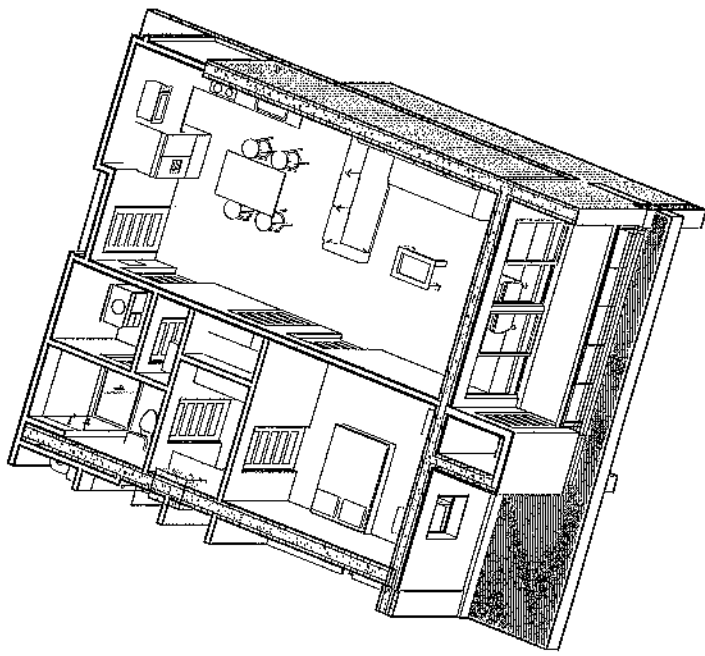


① 3D FOURTH FLOOR PLAN





① TYP. 3BR UNIT



② TYP. 4BR UNIT

### Typical 3D Units

Exterior Rendering



Exterior Rendering



Exterior Rendering



Exterior Rendering



Exterior Rendering



# Site Engineering

The maps in the following section show the development team's plans for site engineering, including stormwater management plans and utility infrastructure provision.

The site will have one main stormwater basin at the southeastern corner off East State Street, which will be approximately 4.13 acre-feet. The team will also work with the City of Rockford to ensure property access to utilities on the site.

Exhibit H  
53XX East State Street  
SUP  
#012-26





# Appendices

Exhibit I  
53XX East State Street  
SUP  
#012-26

## Appendix A: City of Rockford PUD Application

## Appendix B: Parcels included in PUD

## Appendix C: Winnebago County Soil and Water Conservation District Report Application

## Appendix D: Letters of Support

# PUD Requests

The table below shows the specific variances being requested through the PUD application.

Variances	Required	Proposed
Height	55' maximum	65'
Auto Parking	700 spaces (2/unit)	525 (1.5/unit)
Max. Lot Area	15 dwelling units/acre 199 total dwelling units	27 dwelling units/acre 350 total dwelling units

# Included Parcels

The table below shows the parcels that make up the PUD.

Parcel ID Number	Address	Legal Description
12-28-101-007	53XX E State St	PURI/SWANSON SUB BNG PT NW1/4 SEC 28-44-2 LOT 3
12-28-101-008	53XX E State St	PURI/SWANSON SUB BNG PT NW1/4 SEC 28-44-2 LOT 4
12-28-101-009	53XX E State St	PURI/SWANSON SUB BNG PT NW1/4 SEC 28-44-2 LOT 5



OFFICE OF THE PRESIDENT

April 14, 2026

City of Rockford Zoning Board of Appeals

425 East State Street

Rockford, IL 61104

**Re: Letter of Support — University Hill Planned Unit Development**

Dear Members of the Zoning Board of Appeals,

On behalf of Rockford University, we are pleased to offer our strong support for the University Hill Planned Unit Development proposed by University Hill Development, LLC, for the 13-acre parcel adjacent to our campus on East State Street.

Rockford University has interacted with the development team throughout this process and shares their vision for a vibrant, mixed-use community that will benefit our students, faculty, staff, and the broader Rockford community. As our residential facilities continue to age, this development would provide a modern, high-quality housing option immediately adjacent to campus—an amenity that would strengthen our ability to attract and retain students.

The project's commitment to walkability, transit access, and open green space aligns closely with our institutional values and will enhance the daily experience of our entire campus community. We believe University Hill will be a meaningful investment in Rockford's east side and a catalyst for continued growth along the East State Street corridor.

We respectfully urge the ZBA to approve the University Hill PUD application.

Sincerely,

Patricia A. Lynott, Ph.D.  
President  
Rockford University

**Board of Directors**

*President*

Tom Graceffa

*Coyle Kiley Insurance Agency*

*1<sup>st</sup> Vice President*

Ron Billy

*1919 Architects*

*2<sup>nd</sup> Vice President/Secretary*

Bob Goldbeck

*Spark Properties*

*Treasurer*

Kelly Erboe

*Erboe & Associates, CPA's*

*Past President*

Arne Jacobsen

*Nuvista Capital Management*

Miralem Botic

*KB Design*

Kerlin Fernandez

*El Tiempo Spanish Newspaper*

Dale Johnson

*Guler Appliance*

Dan Knipschild

*Senior Helpers*

Yolanda Sanders

*Rockford Community Bank*

John Sommer

*Don Carter Lanes*

Spitty Tata

*ACE*

Keith Watson

*Bygone Brand*

Pastor Alvin White

*Empowering Word*

*Board Member Emeritus*

Tom Baudhuin

*Alpine Inn*

*Board Member Emeritus*

John Mecklenburg

*Consultant*

*Ex-officio*

Franklin C. Beach

*10<sup>th</sup> Ward Alderman*

*Executive Director*

Amy Hoening

A Community of Businesses and Residents Growing Together

April 16, 2026

City of Rockford Zoning Board of Appeals  
425 East State Street  
Rockford, IL 61104

Re: Letter of Support — University Hill Planned Unit Development

Dear Members of the Zoning Board of Appeals,

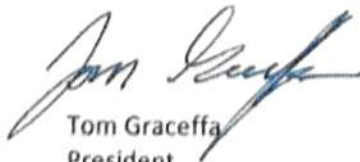
The Miracle Mile Business District Association is proud to express our support for the University Hill Planned Unit Development at 53XX East State Street. Our members represent businesses along one of Rockford's most established commercial corridors, and we believe this development will be a positive addition to our community.

The University Hill team presented their vision to our association, and we were encouraged by their commitment to thoughtful design, retail activation along East State Street, and creating a walkable environment that connects residents to surrounding businesses. The addition of new residential units will generate meaningful foot traffic and consumer activity, benefiting our member businesses.

This project represents exactly the kind of investment our corridor needs—new residents, new energy, and a development that respects the character of East State Street while raising the bar for quality. We are confident it will serve as a catalyst for continued private investment in the area.

We encourage the Zoning Board of Appeals' approval of the University Hill PUD application.

Sincerely,



Tom Graceffa  
President

Miracle Mile Business District Association

Exhibit J  
 53XX East State Street  
 SUP  
 #012-26

Event Date	Call Number	Situation Reported	Call Disposition	Location
04/08/2026 02:30:40 PM	26-073203	TRAFFIC STOP	ISS - ISSUED	5330 E STATE ST
04/08/2026 06:51:06 PM	26-073449	ALARM - BURGLAR	RE-ASSIGN/CHANGE OF CALL(UNITY) / CALLER CANCELLED	5301 E State St
01/16/2026 05:56:14 AM	26-011187	ALARM - BURGLAR	CALLER CANCELLED / CALLER CANCELLED	5330 E State St
04/17/2026 01:27:03 AM	26-080188	ALARM - BURGLAR	RPT - REPORT / RPT - REPORT	5330 E State St
02/23/2026 12:28:01 AM	26-038576	SUSPICIOUS VEHICLE	NRPT - NO REPORT / NRPT - NO REPORT	5301 E STATE ST
02/20/2026 11:50:00 AM	26-036850	CRU	RPT - REPORT	5301 E STATE ST
03/15/2026 10:49:42 PM	26-054688	WELFARE CHECK	NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
02/14/2026 11:22:26 AM	26-032172	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
02/17/2026 02:16:41 PM	26-034542	CRU	RPT - REPORT	5301 E State St
01/13/2025 09:12:18 PM	25-008852	SUSPICIOUS VEHICLE	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	5330 E State St
10/30/2024 12:08:32 AM	24-245151	911 DUPLICATE CALL	DUP - DUPLICATE	5330 E State St

10/05/2024 02:16:52 PM	24-225448	JUVENILE PROBLEM	ADV - ADVISED	5301 E State St
02/10/2025 10:56:38 PM	25-028460	SUSPICIOUS PERSON	NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
11/19/2024 11:33:50 AM	24-260445	CRIMINAL TRESPASS	UTL - UNABLE TO LOCATE	5330 E State St
12/24/2024 10:21:18 AM	24-285434	EMPLOYER EMPLOYEE DISPUTE	RPT - REPORT / RPT - REPORT	5301 E State St
11/24/2024 05:35:59 PM	24-264209	ACCIDENT UNKNOWN INJURY	UTL - UNABLE TO LOCATE	5000-5399 E State St
08/27/2024 03:46:57 AM	24-191885	CRU	RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	5330 E State St
06/17/2024 01:45:01 PM	24-131883	CRU	RPT - REPORT	5300 E State St
09/11/2024 12:36:01 PM	24-204923	DRIVING UNDER THE INFLUENCE	UTL - UNABLE TO LOCATE	5330 E State St
09/11/2024 03:53:09 PM	24-205126	DOMESTIC	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	5330 E State St
09/12/2024 06:17:00 AM	24-205549	CRIMINAL TRESPASS	RPT - REPORT	5301 E State St
07/15/2024 08:21:44 AM	24-156203	CRU	RPT - REPORT	5300 E State St

03/02/2025 08:57:52 PM	25-042962	911 DUPLICATE CALL	DUP - DUPLICATE	5330 E State St
03/02/2025 08:56:27 PM	25-042961	UNKNOWN PROBLEM	RPT - REPORT / RE- ASSIGN/CHANGE OF CALL(UNIT) / RE- ASSIGN/CHANGE OF CALL(UNIT) / DUP - DUPLICATE / RPT - REPORT	5330 E State St
03/27/2025 11:19:44 AM	25-061636	DIRECTED ASSIGNMENT	NRPT - NO REPORT	5330 E State St
02/25/2025 03:26:04 PM	25-038830	ACCIDENT UNKNOWN INJURY	RPT - REPORT	5000 - 5399 E State St
10/23/2025 04:32:30 PM	25-232491	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
08/03/2025 09:07:59 AM	25-166221	RK-BATTERY	NRPT - NO REPORT	5330 E State St
08/04/2025 08:17:52 AM	25-166941	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	5000 - 5399 E State St
10/03/2025 01:33:53 AM	25-216633	RK-THEFT	DUP - DUPLICATE	5330 E STATE ST
08/15/2025 08:19:27 AM	25-175821	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
09/19/2025 08:21:21 AM	25-205244	CRU	RPT - REPORT	5330 E State St

05/14/2025 05:24:31 PM	25-100306	DOMESTIC		RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	5301 E State St
05/24/2025 01:24:52 PM	25-108350	911 INFORMATION		911 CLOSE W/O SEND TO PENDING	5301 E State St
05/30/2025 07:04:13 PM	25-113372	SUSPICIOUS INCIDENT		NRPT - NO REPORT	5330 E State St
10/17/2025 11:22:08 AM	25-227741	CRU		RPT - REPORT	5330 E State St
06/25/2025 01:18:43 PM	25-134080	DISORDERLY		RPT - REPORT	5301 E State St
07/04/2025 05:42:29 AM	25-141297	IN PROGRESS PERSON LIFE SAFETY		UNF - UNFOUNDED / UNF - UNFOUNDED	5330 E State St
06/27/2024 04:14:13 PM	24-140660	JUVENILE PROBLEM		NRPT - NO REPORT	5301 E State St
09/26/2024 04:29:27 PM	24-217822	911 DUPLICATE CALL		DUP - DUPLICATE	5330 E State St
07/10/2024 07:27:15 PM	24-152120	DISORDERLY		RPT - REPORT	5301 E State St
08/31/2024 09:42:45 PM	24-196241	SHOPLIFTING		UTL - UNABLE TO LOCATE	5330 E State St
06/25/2024 11:50:03 AM	24-138661	911 CELLULAR HANG UP		911 CLOSE W/O SEND TO PENDING	5000 - 5399 E State St

04/17/2026 12:14:54 PM	26-080487	TRAFFIC STOP		ADV - ADVISED	5300 E State St
04/08/2026 11:30:09 AM	26-073054	TRAFFIC STOP		ISS - ISSUED	5300 E State St
03/22/2026 02:47:16 AM	26-059872	TRAFFIC STOP		RPT - REPORT	5330 E STATE ST
03/22/2026 02:47:16 AM	26-059872	TRAFFIC STOP		RPT - REPORT	5330 E STATE ST
01/20/2026 06:09:27 AM	26-013791	ALARM - BURGLAR		0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	5330 E State St
01/21/2026 01:31:57 PM	26-014919	911 MISDIAL		911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
12/06/2025 12:03:08 PM	25-264962	DISORDERLY		RPT - REPORT / RPT - REPORT	5330 E State St
04/22/2026 12:18:36 PM	26-084521	TRAFFIC STOP		ISS - ISSUED	5300 E State St
04/21/2026 06:41:55 AM	26-083374	ALARM - BURGLAR		0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	5330 E State St
04/16/2026 01:17:19 PM	26-079639	TRAFFIC STOP		NRPT - NO REPORT	5330 E STATE ST

04/12/2026 10:44:05 PM	26-076718	TRAFFIC STOP	ADV - ADVISED	5300 E State St
04/06/2026 06:01:36 AM	26-071290	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR	5330 E State St
04/15/2026 06:36:46 AM	26-078438	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	5330 E State St
11/18/2025 06:03:06 AM	25-251676	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	5330 E State St
07/09/2025 03:19:21 PM	25-145834	CRU	RPT - REPORT	5330 E State St
10/08/2025 01:52:28 AM	25-220687	WELFARE CHECK	NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
10/02/2025 02:27:48 PM	25-216177	DISORDERLY	UTL - UNABLE TO LOCATE	5301 E State St
05/20/2025 04:32:39 AM	25-104714	ALARM - BURGLAR	0003 - FALSE ALARM - WEATHER / 0003 - FALSE ALARM - WEATHER	5350 E State St
05/25/2025 03:12:19 PM	25-109212	CRU	RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	5330 E State St
05/28/2025 09:59:16 AM	25-111295	MISCELLANEOUS ROUTINE	NRPT - NO REPORT	5301 E STATE ST
06/11/2025 08:24:27 PM	25-123216	DISORDERLY	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	5301 E State St

08/14/2025 12:52:15 AM	25-174771	SUICIDE THREAT	RPT - REPORT / RPT - REPORT	5330 E State St
11/04/2025 05:32:57 PM	25-241581	CRIMINAL TRESPASS	NRPT - NO REPORT / NRPT - NO REPORT	5301 E State St
10/22/2025 02:01:12 AM	25-231330	DISORDERLY	NRPT - NO REPORT	5330 E State St
08/12/2025 09:35:53 PM	25-173906	SUSPICIOUS PERSON	NRPT - NO REPORT	5330 E State St
10/12/2025 03:51:09 PM	25-224227	DISORDERLY	UTL - UNABLE TO LOCATE	5301 E State St
02/20/2025 09:34:43 AM	25-034865	911 LANDLINE HANG UP	NRPT - NO REPORT / NRPT - NO REPORT	5301 E State St
02/25/2025 07:48:33 PM	25-039033	CRIMINAL TRESPASS	ADV - ADVISED / ADV - ADVISED	5330 E State St
12/06/2024 09:17:16 PM	24-272948	911 DUPLICATE CALL	DUP - DUPLICATE	5330 E State St
05/16/2025 08:29:20 PM	25-102276	SUSPICIOUS VEHICLE	NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
02/02/2025 09:19:01 PM	25-022704	911 MISDIAL	911 CLOSE W/O SEND TO PENDING	5330 E State St
01/13/2025 06:07:02 PM	25-008733	SUSPICIOUS PERSON	UTL - UNABLE TO LOCATE	5301 E State St

01/12/2025 10:18:00 PM	25-008146	CITIZEN ASSIST		NRPT - NO REPORT	5330 E State St
04/20/2025 02:28:08 PM	25-080613	911 CELLULAR HANG UP		911 CLOSE W/O SEND TO PENDING	5330 E State St
08/20/2024 08:03:20 AM	24-186332	911 CELLULAR HANG UP		911 CLOSE W/O SEND TO PENDING	5000 - 5399 E State St
09/09/2024 08:33:20 AM	24-202936	JUVENILE PROBLEM		RPT - REPORT / NRPT - NO REPORT	5330 E State St
09/16/2024 01:45:56 PM	24-209196	911 LANDLINE HANG UP		NRPT - NO REPORT	5301 E State St
07/17/2024 04:55:03 PM	24-158838	911 LANDLINE HANG UP		NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	5301 E State St
10/24/2024 01:45:27 PM	24-240816	CITIZEN ASSIST		LAWNO - LAW NO DISPOSITION	5330 E State St
10/30/2024 03:43:30 PM	24-245683	CRU		RPT - REPORT	5301 E STATE ST
08/08/2024 05:40:11 PM	24-177217	PUBLIC COMPLAINT ROUTINE		ADV - ADVISED	5301 E State St
09/26/2024 04:16:28 PM	24-217807	DISORDERLY		RPT - REPORT	5330 E State St
09/26/2024 06:02:43 AM	24-217366	CRIMINAL TRESPASS		RPT - REPORT / RPT - REPORT	5301 E State St

11/04/2025 07:29:32 PM	25-241662	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	5330 E State St
10/08/2025 10:12:44 PM	25-221405	CRIMINAL TRESPASS	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	5330 E State St
07/03/2025 07:32:25 PM	25-140925	CRU	RPT - REPORT	5330 E State St
01/27/2026 07:31:06 PM	26-019082	CRIMINAL TRESPASS	ADV - ADVISED / ADV - ADVISED	5330 E STATE ST
10/02/2025 05:37:40 PM	25-216354	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	5330 E State St
10/03/2025 01:32:00 AM	25-216631	UNKNOWN PROBLEM	NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
08/26/2025 10:47:00 PM	25-185945	911 MISDIAL	911 CLOSE W/O SEND TO PENDING	5301 E State St
08/03/2025 08:08:35 AM	25-166199	MISCELLANEOUS ROUTINE	ADV - ADVISED / RE- ASSIGN/CHANGE OF CALL(UNIT) / ADV - ADVISED	5301 E STATE ST
04/03/2025 05:51:21 PM	25-067434	TRAFFIC STOP	NRPT - NO REPORT	5300 E State St
04/10/2025 09:35:55 PM	25-072778	SUSPICIOUS VEHICLE	ADV - ADVISED	5330 E State St
04/11/2025 05:10:45 AM	25-072915	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	5350 E State St

01/28/2025 10:42:11 PM	25-019157	THEFT JUST OCCURRED	RPT - REPORT	5330 E State St
04/26/2025 06:38:36 PM	25-085936	TRAFFIC STOP	ISS - ISSUED	5330 E State St
04/29/2025 06:05:20 PM	25-088381	TRAFFIC STOP	ADV - ADVISED	5330 E State St
03/04/2025 07:35:22 PM	25-044390	CRIMINAL TRESPASS	UTL - UNABLE TO LOCATE	5330 E State St
05/28/2025 02:36:39 AM	25-111145	DRIVING UNDER THE INFLUENCE	LAWNO - LAW NO DISPOSITION	5330 E State St
05/23/2025 05:49:09 PM	25-107675	911 DUPLICATE CALL	DUP - DUPLICATE	5330 E State St
05/31/2025 06:18:18 PM	25-114112	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
05/24/2025 10:35:23 AM	25-108235	CRIMINAL TRESPASS	NRPT - NO REPORT	5301 E State St
02/23/2025 05:23:44 AM	25-036988	SUICIDE THREAT	RPT - REPORT	5330 E State St
01/17/2025 08:08:43 PM	25-011710	DISORDERLY	CALLER CANCELLED	5330 E State St
11/29/2024 09:25:16 AM	24-267375	911 LANDLINE HANG UP	NRPT - NO REPORT	5301 E State St

09/28/2024 09:08:03 PM	24-219814	SUSPICIOUS PERSON	NRPT - NO REPORT	5330 E STATE ST
10/04/2024 12:24:16 PM	24-224552	CRU	RPT - REPORT	5301 E State St
11/25/2024 12:41:43 PM	24-264737	911 MISDIAL	911 CLOSE W/O SEND TO PENDING	5301 E State St
02/02/2025 11:24:45 AM	25-022383	TRAFFIC STOP	ISS - ISSUED	5330 E State St
01/16/2026 05:22:08 PM	26-011632	SUICIDE THREAT	RPT - REPORT	5301 E State St
01/21/2026 01:30:29 PM	26-014917	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	5000 - 5399 E State St
04/18/2026 03:47:08 PM	26-081479	TRAFFIC STOP	ISS - ISSUED	5300 E State St
12/04/2025 06:04:26 AM	25-263244	ALARM - BURGLAR	CALLER CANCELLED	5330 E State St
04/08/2026 11:13:57 AM	26-073040	TRAFFIC STOP	ISS - ISSUED	5300 E State St
06/28/2024 06:56:45 PM	24-141537	SUSPICIOUS PERSON	NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
06/27/2024 04:13:39 PM	24-140659	JUVENILE PROBLEM	DUP - DUPLICATE	5301 E State St

08/10/2024 11:11:46 PM	24-179016	BATTERY REPORT	RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	5330 E State St
08/23/2024 08:44:12 AM	24-188923	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	5330 E State St
07/03/2024 09:29:47 AM	24-145281	TRAFFIC STOP	RPT - REPORT / RPT - REPORT	5300 E State St
07/14/2024 01:44:05 AM	24-155200	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
07/14/2024 08:12:34 AM	24-155370	ABANDONED VEHICLE	NRPT - NO REPORT	5300 E State St
08/02/2025 09:20:42 PM	25-165920	DISORDERLY	ADV - ADVISED	5330 E State St
05/21/2025 03:42:53 PM	25-105886	DISORDERLY	CALLER CANCELLED	5350 E State St
10/04/2025 09:17:58 PM	25-218183	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	5330 E State St
09/03/2025 02:13:33 PM	25-192332	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	5330 E State St
06/02/2025 11:28:35 AM	25-115400	CRU	RPT - REPORT	5300 E State St
06/09/2025 03:33:45 PM	25-121316	WELFARE CHECK	NRPT - NO REPORT	5301 E State St

09/25/2025 09:26:30 AM	25-210078	CRU		RE-ASSIGN/CHANGE OF CALL(UNITY) / RPT - REPORT	5330 E State St
08/22/2025 12:53:18 PM	25-182195	STAND BY		RPT - REPORT	5301 E STATE ST
03/03/2025 12:25:29 PM	25-043383	CRU		RPT - REPORT	5330 E State St
12/06/2024 08:39:17 PM	24-272929	MENTAL HEALTH ISSUES		NRPT - NO REPORT	5330 E State St
03/27/2025 05:21:23 PM	25-061960	DISORDERLY		NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
11/22/2024 05:41:46 PM	24-262873	THEFT JUST OCCURRED		NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
11/18/2024 11:24:40 AM	24-259701	PUBLIC COMPLAINT ROUTINE		UTL - UNABLE TO LOCATE	5330 E State St
11/01/2024 07:02:10 PM	24-247437	BUILDING CHECK		NRPT - NO REPORT / NRPT - NO REPORT	5301 E State St
08/20/2024 11:38:40 AM	24-186499	911 CELLULAR HANG UP		911 CLOSE W/O SEND TO PENDING	5000 - 5399 E State St
01/08/2026 06:03:50 AM	26-005115	ALARM - BURGLAR		0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	5330 E State St
10/23/2025 04:06:42 PM	25-232469	911 INFORMATION		911 CLOSE W/O SEND TO PENDING	5000-5399 E State St

10/23/2025 04:11:47 PM	25-232476	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
01/29/2026 11:32:22 AM	26-020238	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
04/16/2026 01:17:19 PM	26-079639	TRAFFIC STOP	NRPT - NO REPORT	5330 E STATE ST
03/31/2026 02:50:09 PM	26-067323	TRAFFIC STOP	ISS - ISSUED	5300 E State St
04/17/2026 09:30:16 AM	26-080340	TRAFFIC STOP	ISS - ISSUED	5300 E State St
04/18/2026 06:16:24 AM	26-081157	CRIMINAL DAMAGE	RPT - REPORT	5330 E State St
06/18/2024 02:49:32 PM	24-132806	911 LANDLINE HANG UP	NRPT - NO REPORT	5301 E State St
05/04/2026 10:21:58 AM	26-094328	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	5330 E State St
04/28/2026 12:21:48 PM	26-089733	TRAFFIC STOP	ISS - ISSUED	5301 E STATE ST
04/29/2026 10:24:34 AM	26-090487	TRAFFIC STOP	ISS - ISSUED	5300 E State St
03/10/2025 08:27:16 PM	25-048838	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	5330 E State St

03/23/2025 12:57:53 PM	25-058663	SUSPICIOUS PERSON	RPT - REPORT / RPT - REPORT	5330 E State St
09/26/2024 04:18:06 PM	24-217811	911 DUPLICATE CALL	DUP - DUPLICATE	5330 E State St
09/26/2024 04:27:18 PM	24-217819	911 DUPLICATE CALL	DUP - DUPLICATE	5330 E State St
10/03/2024 04:28:56 PM	24-223874	911 LANDLINE HANG UP	NRPT - NO REPORT	5301 E State St
01/12/2025 10:18:00 PM	25-008146	CITIZEN ASSIST	NRPT - NO REPORT	5330 E State St
10/30/2024 12:01:17 AM	24-245148	MEDICAL ASSIST	NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
02/25/2025 03:27:44 PM	25-038832	ACCIDENT WITH INJURIES	DUP - DUPLICATE	5000 - 5399 E State St
01/15/2025 10:31:47 PM	25-010300	SUSPICIOUS PERSON	NRPT - NO REPORT	5350 E State St
11/30/2024 02:37:44 PM	24-268210	WELFARE CHECK	ADV - ADVISED / ADV - ADVISED	5330 E State St
09/25/2025 10:31:22 AM	25-210131	FOLLOW-UP	NRPT - NO REPORT	5330 E State St
05/12/2025 08:29:51 PM	25-098702	SUSPICIOUS VEHICLE	CALLER CANCELLED	5330 E State St

04/07/2025 09:09:27 PM	25-070526	RK-THEFT		NRPT - NO REPORT / NRPT - NO REPORT	5330 E State St
06/28/2025 04:05:03 PM	25-136784	SUSPICIOUS PERSON		ISS - ISSUED	5330 E STATE ST
04/18/2025 01:05:57 PM	25-078949	DIRECTED ASSIGNMENT		NRPT - NO REPORT	5330 E State St
10/10/2025 02:26:32 PM	25-222642	RECKLESS DRIVING		911 CLOSE W/O SEND TO PENDING	5301 E State St
05/31/2025 11:25:40 AM	25-113846	911 DUPLICATE CALL		DUP - DUPLICATE	5000-5399 E State St
08/22/2025 12:10:40 AM	25-181787	TRAFFIC STOP		ISS - ISSUED / NRPT - NO REPORT	5330 E STATE ST
08/23/2025 11:37:45 AM	25-183103	DISORDERLY		UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	5301 E State St
08/06/2025 06:16:14 AM	25-168493	ALARM - HOLDUP/PANIC		0001 - FALSE ALARM - SUB ERROR	5330 E State St
08/04/2025 04:00:27 PM	25-167316	DISORDERLY		RE-ASSIGN/CHANGE OF CALL(UNIT)/ ADV - ADVISED	5330 E State St
08/30/2024 10:20:46 AM	24-194753	911 CELLULAR HANG UP		911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
07/23/2024 04:05:42 PM	24-163901	911 LANDLINE HANG UP		NRPT - NO REPORT	5301 E State St

06/03/2024 09:11:20 AM	24-119742	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
10/16/2025 09:03:41 PM	25-227346	RK-THEFT	NRPT - NO REPORT	5330 E State St
10/22/2025 07:24:57 PM	25-231863	RECKLESS DRIVING	911 CLOSE W/O SEND TO PENDING	5330 E State St
02/16/2026 01:55:22 PM	26-033699	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	5000 - 5399 E State St
11/22/2025 09:52:48 AM	25-254824	PUBLIC COMPLAINT ROUTINE	ADV - ADVISED	5301 E State St
11/29/2025 06:04:01 AM	25-259649	ALARM - BURGLAR	CALLER CANCELLED	5330 E State St
12/12/2025 08:08:22 AM	25-268927	911 DUPLICATE CALL	DUP - DUPLICATE	5000 - 5399 E State St
12/29/2025 10:00:07 AM	25-280254	911 MISDIAL	911 CLOSE W/O SEND TO PENDING	5301 E State St
07/05/2024 05:05:34 PM	24-147720	911 LANDLINE HANG UP	NRPT - NO REPORT	5301 E State St
06/26/2024 03:38:54 PM	24-139745	SUSPICIOUS INCIDENT	NRPT - NO REPORT	5330 E State St
09/01/2024 08:22:34 PM	24-197062	911 DUPLICATE CALL	DUP - DUPLICATE	5330 E State St

09/01/2024 08:03:04 PM	24-197041	DISORDERLY	NRPT - NO REPORT	5330 E State St
07/10/2024 03:57:31 PM	24-151978	911 LANDLINE HANG UP	NRPT - NO REPORT	5301 E State St
07/14/2024 04:58:43 AM	24-155298	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	5000-5399 E State St
05/04/2026 12:22:39 AM	26-094117	ACCIDENT UNKNOWN INJURY	UTL - UNABLE TO LOCATE	5000 - 5399 E State St



**PLANNING & ZONING REPORT**  
**Liquor and Tobacco Advisory Board Meeting of May 19, 2026**

**File #026-LTAB-013**

**APPLICANT:** Staci Johnson / Fatdaddy’s Gaming Hall, LLC dba Fatdaddy’s Gaming Hall

**LOCATION:** 3011 Auburn Street

**REQUESTED ACTION:** The sale of liquor by the drink in conjunction with a video gaming facility in a C-3, General Commercial Zoning District.

**EXISTING USE:** Vacant building

**PROPOSED USE:** Video gaming facility with liquor by the drink

**DIMENSIONS:** See attached Exhibit D

**ADJACENT ZONING AND LAND USES:**

NORTH:	C-3	Vacant commercial buildings
EAST:	C-3	Vacant KFC, Burger King
SOUTH:	C-3	P & M Body Shop, Lincoln Rent All, Everything Auto
WEST:	C-3	Advance Auto Parts

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

**HISTORY:** **File 026-LTAB-001:** The sale of liquor by the drink (Class L-50) in conjunction with a restaurant and video gaming terminals in a C-3, General Commercial Zoning District was approved on March 2, 2026 for the property located at 2525 Auburn Street. This is five (5) blocks east of the subject property.

**File #021-LTAB-010:** The sale of liquor by the drink in conjunction with a restaurant and video gaming terminals in a C-3, General Commercial Zoning District was on June 28, 2021 for the property located at 2525 Auburn Street. This is five (5) blocks east of the subject property.

**File #020-LTAB-012:** The sale of liquor by the drink in conjunction with a restaurant and an outdoor beer garden in a C-2, Limited Commercial Zoning District was on July 8, 2020 for the property located at 1132 Auburn Street. This is 17 blocks east of the subject property.

**REVIEW COMMENTS:** The Applicant is requesting the sale of liquor by the drink in conjunction with a video gaming facility in a C-3, General Commercial Zoning District. The subject property is located on the north side of Auburn Street. See Exhibit C.

The building is currently vacant. The last use of the property was retail. The Applicant would like to establish a video gaming facility with liquor sales by the drink. The Applicant is a new business owner, 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 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 1,586 square feet which would require a total of six (6) parking spaces. The plan shows six (6) parking spaces including a handicap space. The exhibit shows four (4) shade trees and 15 shrubs.

Exhibit F is the interior floor plan and building elevation. 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 and the building elevation. The elevation is from all sides. The building is brick and block masonry. The interior floor plan shows there will be six (6) video gaming terminals and three (3) tables, bar area, bathrooms, utility room and storage room.

The Applicant further indicates how the business will operate as shown in Exhibit H. The facility will have several slot machines. A few snacks, assorted beverages such as soft drinks and alcohol will be served. A menu was not provided by the Applicant. The exhibit indicates that membership fees would be charged which would be prohibited. The Applicant was notified of this and agreed to remove that from the plan. The facility will be open from 6:00 a.m. to 2:00 a.m., Monday through Saturday and closed on Sunday. The exhibit indicates that there will be special events and promotions but does not provide details. These special events and promotions may be prohibited so the Applicant will need to provide more detail on these events.

Exhibit I is the security plan. There will be exterior lighting, video surveillance and at least two security personnel during business hours. The security personnel will have a minimum of five (5) years' experience. The property will have a total of four (4) exterior cameras and three (3) interior cameras.

Exhibit J is the service calls the last two years. There was a total of two (2) calls for service at 3011 Auburn Street.

Staff feels the sale of liquor by the drink in conjunction with a video gaming facility 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, specifically the closing time. Otherwise, Staff supports this request subject to conditions.

**RECOMMENDATION:** Staff recommends APPROVAL of the sale of liquor by the drink in conjunction with a video gaming facility 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 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. Submittal of a landscape plan including species of trees and shrubs for staff review and approval.
6. The sale of liquor by the drink shall be in conjunction with a video gaming facility.
7. The hours of operation will be from 6:00 a.m. to 2:00 a.m., Monday through Saturday and closed on Sunday.
8. The use shall not have a cover charge, dance floor, DJs or any live entertainment and special events.
9. The use shall not operate as a nightclub.
10. Submittal of a revised business plan to remove membership fees, special events and promotions for staff's review and approval.
11. Submittal of a menu with proposed snacks, beverages and alcohol.
12. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
13. All outstanding general ordinances fines must be paid prior to issuance of the license.
14. All conditions must be met prior to issuance of license and establishment of use.

SC: BM  
05/08/2026

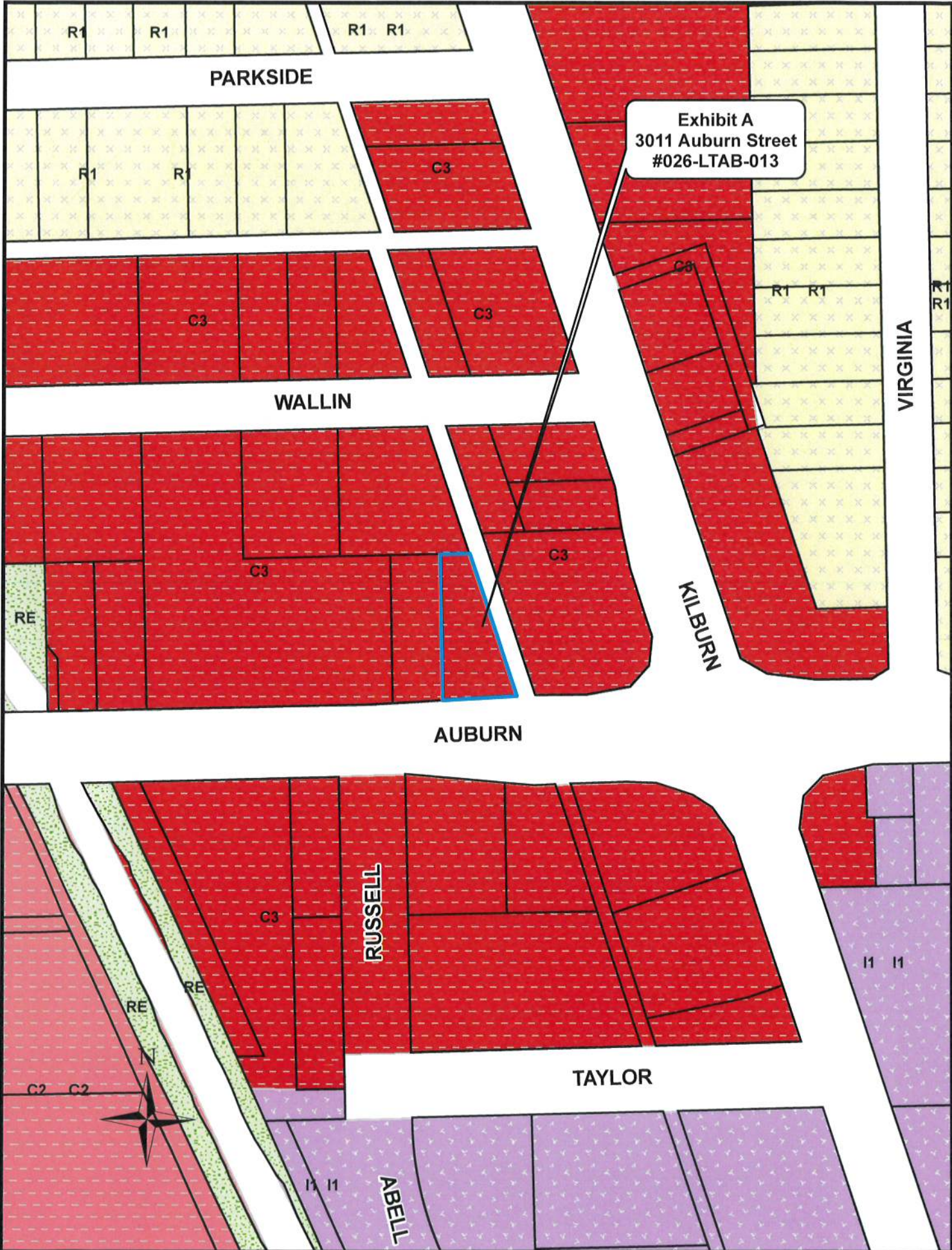


Exhibit A  
3011 Auburn Street  
#026-LTAB-013

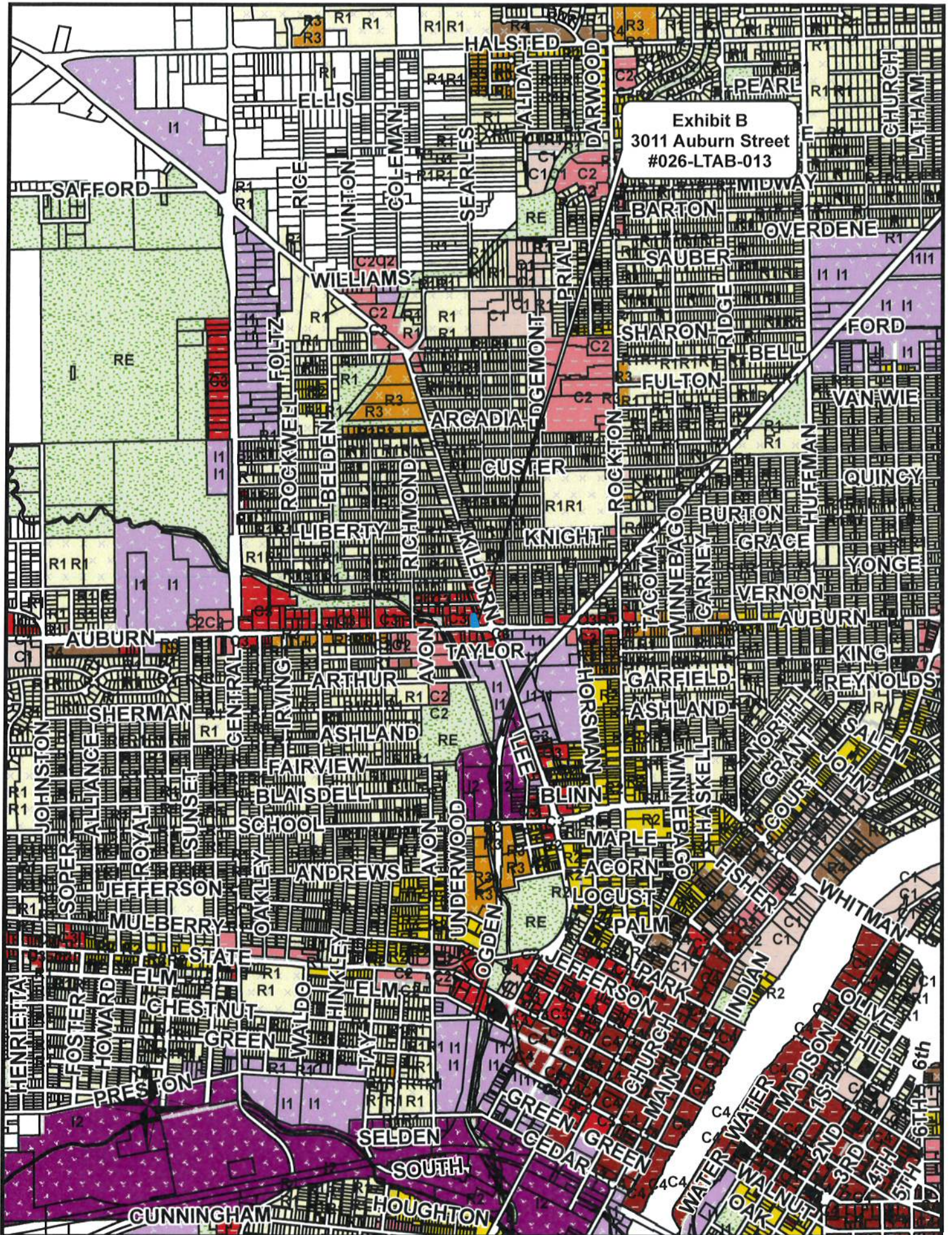


Exhibit B  
3011 Auburn Street  
#026-LTAB-013



Exhibit C  
3011 Auburn Street  
#026-LTAB-013

# Fatdaddy's Gaming Hall, LLC - 3011 Auburn Street

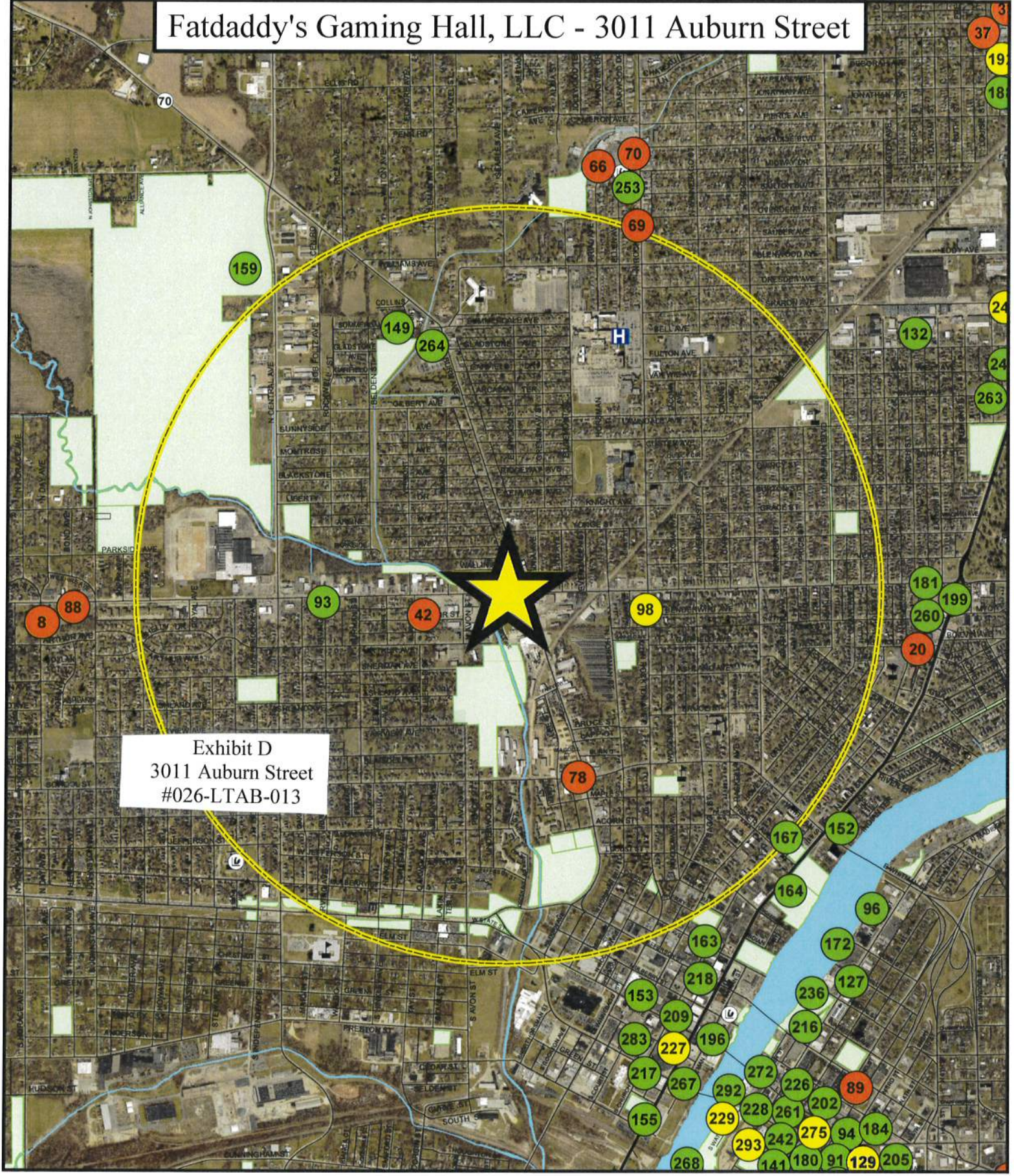


Exhibit D  
3011 Auburn Street  
#026-LTAB-013

- 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

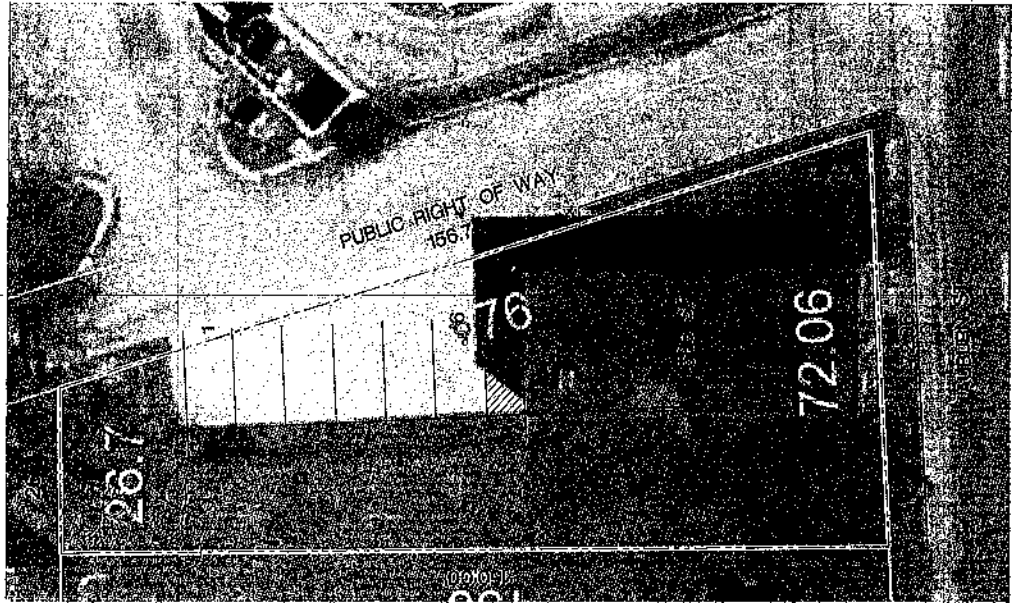


Exhibit E  
 3011 Auburn Street  
 #026-LTAB-013

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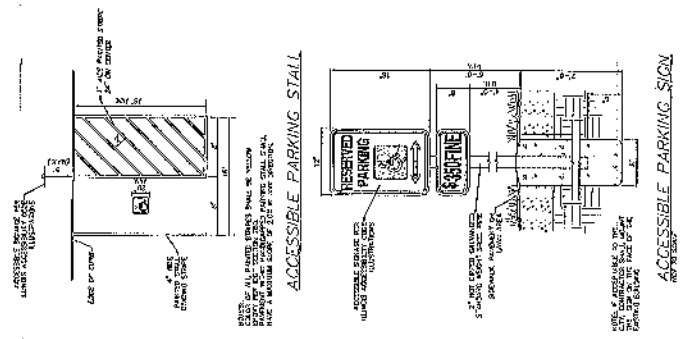
MAR 24 2026

CITY OF ROCKFORD LEGAL DEPARTMENT



ARCHITECTURAL SITE PLAN  
 TOTAL OF STALLS  
 6 CARBOOP

REVISIONS: DATE: 03/10/26 PROJECT #: 103-26 <b>CT</b>	ARCHITECT: JEFFREY A. MYERS, P.C. 10896 GLEN ABBEY CLOSE ROCKFORD, ILLINOIS 61107 (815) 640-8828 j.amyers@michel.com	GENERAL CONTRACTOR: RENOVATIONS FOR Fat Daddy's Gaming Hall 3011 AUBURN ST ROCKFORD, IL 61101
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MAR 24 2026

CITY OF ROCKFORD LEGAL DEPARTMENT

Exhibit F  
3011 Auburn Street  
#026-LTAB-013

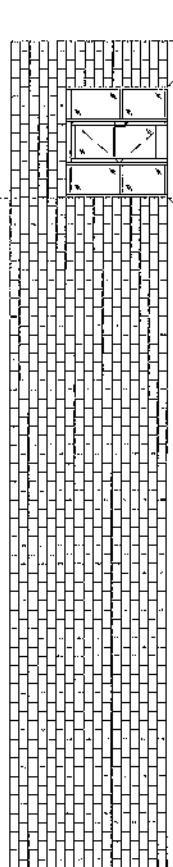
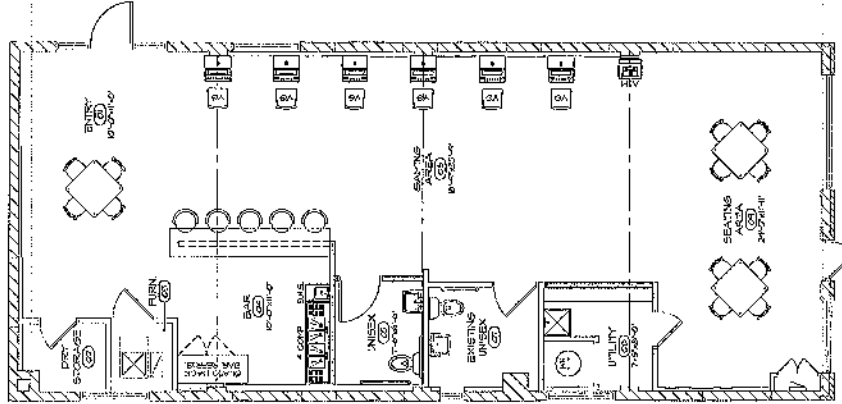
GENERAL CONTRACTOR:  
 ARCHITECT:  
 JEFFREY A. MYERS, P.C.  
 10395 GLEN ABBEY CLOSE  
 ROCKFORD, ILLINOIS 61107  
 (815) 540-5823  
 jmyers@jchs.com

Renovations for:  
 Fat Daddy's Gaming Hall  
 3011 AUBURN ST.  
 ROCKFORD, IL 61101

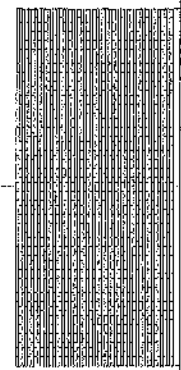
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 REVISIONS:

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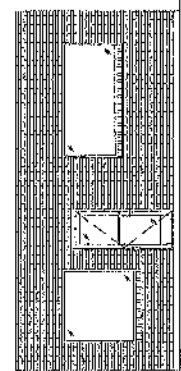
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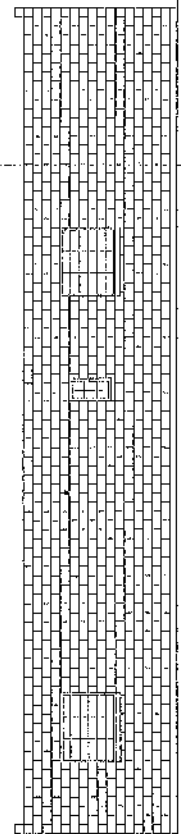
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NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



WEST ELEVATION  
SCALE: 1/8" = 1'-0"

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MAR 24 2026

CITY OF ROCKFORD LEGAL DEPARTMENT

# Fatdaddy's Gaming Hall LLC

My Business Plan

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Exhibit G  
3011 Auburn Street  
#026-LTAB-013

# Executive Summary

## Overview

Fatdaddy's Gaming Hall LLC is poised to address the desire for engaging and entertaining leisure activities in the local community. Customers often face limited options for social gaming experiences and seek a dynamic environment where they can unwind and connect with others.

## Customer Problem

In today's fast-paced world, local gaming enthusiasts and casual players often struggle to find venues that offer a comprehensive, interactive experience. They are looking for more than just a place to play—they want a social hub that offers an escape from routine and delivers both entertainment and convenience.

## Products / Services

Fatdaddy's Gaming Hall LLC offers an array of services designed to cater to these needs. We provide a well-rounded selection of slot machines, enhancing the gaming experience with comfort and excitement. Additionally, our establishment features a range of snacks and beverages, ensuring that customers can enjoy a complete and satisfying visit.

## Business Model

Our revenue streams are diversified to ensure stability and growth. We generate income through gaming revenue from slot machines, and the sales of snacks and beverages. This model allows us to maintain a steady cash flow while maximizing customer satisfaction.

## Target Market

Our primary audience includes local gaming enthusiasts and casual players who seek a vibrant, engaging social environment. By focusing on this specific demographic, Fatdaddy's Gaming Hall LLC can provide tailored experiences that resonate deeply with our customers.

## Sales/Marketing Strategy

To reach our target market effectively, we focus on social media campaigns and local partnerships. These strategies highlight our special events and promotions, attracting gaming enthusiasts from the surrounding areas. Our goal is to establish a strong community presence and maintain an active engagement with our audience.

## Competitive Advantage

Fatdaddy's Gaming Hall LLC distinguishes itself from other entertainment options through a unique blend of gaming excellence and customer-centric service. Our commitment to creating a

welcoming, all-encompassing gaming experience sets us apart and fuels our drive for continuous improvement.

## Overview Company

### Problem Statement

Fatdaddy's Gaming Hall LLC addresses a significant gap in the local entertainment sector by providing a dedicated space for gaming enthusiasts and casual players. The problem lies in the lack of accessible, engaging entertainment venues that combine gaming with a social atmosphere. Many local residents seek a multifaceted leisure experience where they can enjoy gaming alongside a variety of snacks, beverages, and alcoholic options. However, existing options are either too limited in scope or fail to offer a cohesive environment that caters to both serious gamers and those seeking casual entertainment.

Moreover, the community lacks a centralized hub for gaming events and social gatherings, which can foster connections among enthusiasts. Fatdaddy's Gaming Hall LLC solves this problem by creating an inviting and dynamic space that not only meets the gaming needs of its patrons but also enhances their overall experience through strategic social media campaigns and local partnerships. This approach not only attracts a diverse audience but also builds a loyal customer base, ensuring repeat visits and sustained engagement.

## Business Description

Fatdaddy's Gaming Hall LLC is an innovative entertainment hub designed to meet the needs of local gaming enthusiasts and casual players. Situated as a vibrant destination, our business offers an array of slot machines complemented by a selection of snacks, beverages, and alcohol. By focusing on a multi-faceted revenue model, including membership fees, gaming income, and refreshment sales, we address the growing demand for engaging leisure activities in our community.

Fatdaddy's Gaming Hall will be open from 6:00am-2:00am Monday thru Saturday and closed on Sundays. Convenient for the Early risers and the midday and late night owls, we aim to please our customers.

Our establishment not only provides a thrilling gaming experience but also creates a social environment where patrons can unwind and connect. Through strategic social media campaigns and collaborations with local partners, we aim to enhance community engagement and attract a diverse clientele. Special events and promotions are integral to our approach, ensuring that each visit to Fatdaddy's Gaming Hall is unique and memorable. By continually adapting to the

preferences of our audience, we position ourselves as a leader in the local entertainment landscape.

## **Mission Statement**

Fatdaddy's Gaming Hall LLC is dedicated to creating a vibrant and engaging entertainment destination for our community. Our mission is to provide an exhilarating gaming experience that combines the thrill of slot machines with the comfort of a welcoming environment. We aim to foster a sense of community among local gaming enthusiasts and casual players by offering not only exciting gaming options but also a variety of snacks, beverages, and alcohol to enhance their enjoyment. Through strategic social media campaigns and collaborations with local partners, we strive to attract and engage our audience, ensuring memorable experiences enriched by special events. Our commitment is to deliver exceptional service and entertainment, making every visit to Fatdaddy's Gaming Hall a unique and rewarding experience.

## **Business Model**

### **Product and Services**

Fatdaddy's Gaming Hall LLC offers a unique entertainment experience by combining gaming with a vibrant social atmosphere. Our primary product offering centers around state-of-the-art slot machines, designed to appeal to both avid gaming enthusiasts and casual players. These machines are regularly updated to ensure a diverse and engaging selection, providing our patrons with both classic and modern gaming options.

### **Membership Program**

To enhance customer loyalty and engagement, we offer a membership program that provides exclusive benefits. Members enjoy perks such as discounted play rates, priority access to new machines, and invitations to special events. This program not only fosters a sense of community among our patrons but also serves as a consistent revenue stream.

### **Refreshments and Beverages**

Complementing the gaming experience, Fatdaddy's Gaming Hall provides a curated selection of snacks and beverages. Our offerings include a variety of popular snacks, soft drinks, and a well-stocked bar featuring a range of alcoholic beverages. This diverse selection ensures that patrons can enjoy a complete entertainment experience without needing to leave the premises.

### **Special Events and Promotions**

To further enhance the gaming experience, we host regular special events and promotions. These events are designed to attract new customers and retain existing ones, creating a lively and engaging atmosphere. Through strategic partnerships with local businesses, we also offer collaborative promotions that benefit both our patrons and the community.

In summary, Fatdaddy's Gaming Hall LLC is committed to delivering a comprehensive entertainment experience through our diverse range of products and services. By focusing on quality gaming options, exclusive memberships, and a welcoming social environment, we aim to become the preferred destination for gaming enthusiasts in our community.

## **Additional Features**

Fatdaddy's Gaming Hall LLC is committed to enhancing the gaming experience by incorporating additional features that cater to the diverse needs of our clientele. One such feature is the introduction of a loyalty rewards program, designed to incentivize repeat visits and foster customer loyalty. Members can earn points through gameplay and purchases, which can be redeemed for exclusive perks such as free play credits, discounted refreshments, and priority access to special events.

### **Enhanced Membership Tiers**

To further enrich the customer experience, we offer enhanced membership tiers. These tiers provide varying levels of benefits, including personalized service, access to private gaming areas, and invitations to member-only tournaments and events. This structure not only adds value for our customers but also creates an additional revenue stream through tiered membership fees.

### **Interactive Gaming Experiences**

In addition to traditional slot machines, we plan to introduce interactive gaming experiences that incorporate the latest technology. Virtual reality (VR) and augmented reality (AR) games will offer immersive experiences, attracting tech-savvy gamers and providing a unique selling point that differentiates us from competitors.

### **Community Engagement Initiatives**

Fatdaddy's Gaming Hall LLC will also focus on community engagement initiatives, such as hosting local gaming tournaments and charity events. These initiatives not only enhance our brand image but also strengthen our ties with the local community, fostering a sense of belonging and loyalty among our patrons.

By integrating these additional features, Fatdaddy's Gaming Hall LLC aims to provide a comprehensive and enjoyable gaming environment that appeals to both avid gamers and casual visitors, ensuring a memorable entertainment experience for all.

## **Revenue Model**

Fatdaddy's Gaming Hall LLC employs a diversified revenue model designed to capitalize on various aspects of the gaming and entertainment experience. The primary revenue streams include membership fees, gaming revenue from slot machines, and sales of snacks and beverages.

### **Membership Fees**

Membership fees serve as a foundational revenue stream. By offering exclusive benefits and discounts to members, Fatdaddy's Gaming Hall encourages loyalty and repeat visits. This model not only provides a steady income but also fosters a community of dedicated gaming enthusiasts who are more likely to participate in events and promotions.

### **Gaming Revenue**

The slot machines are the centerpiece of Fatdaddy's Gaming Hall, generating significant revenue through gaming activities. With a focus on maintaining a diverse selection of popular and engaging slot games, the hall attracts both seasoned players and casual visitors. The strategic placement and rotation of machines ensure a fresh and exciting gaming experience, maximizing player engagement and revenue potential.

### **Sales of Snacks and Beverages**

Complementing the gaming experience, the sale of snacks, beverages, and alcohol provides an additional revenue stream. By offering a carefully curated selection of refreshments, Fatdaddy's Gaming Hall enhances the overall customer experience, encouraging longer stays and increased spending. The menu is designed to cater to a variety of tastes, ensuring that all patrons find something to enjoy during their visit.

### **Special Events and Promotions**

To further augment revenue, Fatdaddy's Gaming Hall plans to host special events and promotions. These activities are designed to attract new customers and retain existing ones by offering unique experiences that go beyond regular gaming. Collaborations with local businesses and influencers through social media campaigns will amplify the reach and effectiveness of these events, driving additional foot traffic and revenue.

By leveraging these diverse revenue streams, Fatdaddy's Gaming Hall LLC aims to create a sustainable and profitable business model that supports its long-term growth and success.

## **Market Analysis**

### **Target Market**

Fatdaddy's Gaming Hall LLC is strategically positioned to serve a diverse target market within the local community. Our primary audience consists of local gaming enthusiasts and casual players who seek an engaging entertainment experience. These individuals are typically adults aged 21 and over, who enjoy gaming as a leisure activity and are looking for a social environment where they can relax and unwind.

### **Demographic Profile**

Our target demographic includes both men and women, predominantly within the age range of 21 to 55. This group is characterized by a moderate to high disposable income, allowing for discretionary spending on entertainment and leisure activities. Many of our potential customers are employed in various sectors, including retail, hospitality, and professional services, and they value the opportunity to escape their daily routines through gaming and social interaction.

### **Psychographic Characteristics**

Psychographically, our target market comprises individuals who are thrill-seekers and enjoy the excitement that gaming offers. They are typically social, enjoy meeting new people, and appreciate a vibrant atmosphere. This group values convenience and accessibility, making Fatdaddy's Gaming Hall an attractive destination due to its local presence and comprehensive range of offerings, including snacks, beverages, and alcohol.

### **Geographic Focus**

Geographically, our focus is on the local community, with an emphasis on attracting patrons from nearby neighborhoods and towns. Our location is easily accessible, providing ample parking and proximity to other local attractions, which enhances its appeal as a convenient entertainment option.

### **Behavioral Traits**

Behaviorally, our target market is characterized by a preference for interactive and immersive experiences. They are likely to participate in gaming activities regularly and appreciate the opportunity to engage in special events and promotions. Our customers are tech-savvy, often using social media to discover new entertainment options and stay informed about upcoming events at Fatdaddy's Gaming Hall.

By understanding and catering to these specific market segments, Fatdaddy's Gaming Hall LLC aims to create a loyal customer base that appreciates the unique blend of gaming, social interaction, and hospitality that we offer.

## **Market Size and Segments**

Fatdaddy's Gaming Hall LLC operates within the dynamic and growing entertainment and gaming industry. The market size for gaming halls, particularly those offering slot machines, is substantial, driven by a consistent demand for recreational activities and leisure experiences. The US gaming market, valued at approximately \$261 billion, continues to expand, with a noticeable increase in consumer spending on gaming and entertainment. This growth is supported by the proliferation of gaming venues and a cultural shift towards experiential entertainment.

### **Market Segments**

The primary market segments for Fatdaddy's Gaming Hall LLC include:

1. **Local Gaming Enthusiasts:** This segment comprises individuals who regularly engage in gaming activities and are likely to participate in membership programs. These customers are drawn to the strategic and competitive aspects of gaming and appreciate the social environment provided by gaming halls.
2. **Casual Players:** Casual players seek entertainment and relaxation, often visiting gaming halls for social gatherings or spontaneous leisure activities. This segment values the availability of snacks, beverages, and alcohol as part of the overall experience.
3. **Event Attendees:** Special events and promotions attract a diverse audience, including those who may not typically frequent gaming halls. By hosting themed nights and tournaments, Fatdaddy's Gaming Hall can engage this segment, enhancing customer loyalty and increasing foot traffic.
4. **Social Groups:** Social groups, including friends and colleagues, visit gaming halls for group entertainment experiences. These customers are often motivated by the combination of gaming and social interaction, making them ideal targets for group promotions and packages.

By focusing on these segments, Fatdaddy's Gaming Hall LLC aims to effectively capture and retain a diverse customer base, leveraging targeted marketing strategies and local partnerships to maximize market penetration and revenue potential.

### **Unique Value Proposition**

Fatdaddy's Gaming Hall LLC offers a distinctive entertainment experience by combining the thrill of gaming with a welcoming social atmosphere. Our unique value proposition lies in our ability to deliver an immersive environment that Fatdaddays caters to both avid gaming enthusiasts and casual players.

By offering a diverse selection of slot machines and complementing them with a curated menu of snacks, beverages, and alcoholic drinks, we create a space where guests can enjoy leisure and excitement in equal measure.

## **Risks and Mitigation**

### **Identified Risks**

Operating Fatdaddy's Gaming Hall LLC involves navigating a variety of risks inherent to the gaming and entertainment industry. Identifying these risks is crucial to developing effective mitigation strategies. Below are some key risks associated with the business:

#### **Regulatory Compliance Risk**

Operating a gaming hall requires adherence to stringent regulations and licensing requirements. Any changes in local, state, or federal gaming laws could impact operations or result in penalties, potentially affecting revenue streams from slot machines.

#### **Financial Risk**

The business relies heavily on gaming revenue, membership fees, and the sale of snacks and beverages. Economic downturns or shifts in consumer spending habits could reduce disposable income, impacting customer spending and, consequently, revenue.

#### **Market Competition Risk**

The gaming and entertainment industry is highly competitive. New entrants or existing competitors offering similar or enhanced experiences could draw potential customers away. This risk is compounded by the challenge of maintaining customer loyalty in a dynamic market.

#### **Operational Risk**

Operational risks include the potential for equipment failure, particularly with slot machines, which could disrupt the gaming experience and lead to customer dissatisfaction. Additionally, managing inventory for snacks and beverages requires efficient supply chain management to avoid shortages or excesses.

#### **Security and Fraud Risk**

Ensuring the security of both physical premises and digital transactions is critical. The risk of theft, fraud, or cyber attacks could compromise customer trust and lead to financial losses. Implementing robust security measures is essential to mitigate these risks.

## **Reputation Risk**

Negative publicity, whether from customer experiences or external perceptions, can significantly impact business reputation. Maintaining a positive image through quality service and community engagement is vital to sustaining customer base and attracting new patrons.

## **Health and Safety Risk**

Providing a safe and healthy environment for customers and staff is paramount. This includes adhering to health regulations, especially in light of potential public health crises, which could affect customer turnout and operational capacity.

By identifying these risks, Fatdaddy's Gaming Hall LLC can develop comprehensive strategies to mitigate their impact, ensuring sustainable growth and success in the competitive gaming industry.

## **Mitigation Strategies**

Mitigating risks is crucial for the successful operation of Fatdaddy's Gaming Hall LLC. Our strategies focus on ensuring a safe, engaging, and profitable environment for our patrons and stakeholders.

## **Financial Risk Mitigation**

To address potential financial instability, we will maintain a diversified revenue stream that includes membership fees, gaming revenue, and sales from snacks and beverages. This diversification helps stabilize income and reduces reliance on any single source. Additionally, we will establish a reserve fund to cover unforeseen expenses and ensure liquidity for operational needs.

## **Regulatory Compliance**

Operating within the gaming industry requires strict adherence to legal and regulatory standards. We will implement a comprehensive compliance program, including regular audits and staff training, to ensure all operations meet local and state regulations. This proactive approach will minimize legal risks and enhance our reputation in the community.

## **Security Measures**

Ensuring the safety of our patrons and assets is a top priority. We will install state-of-the-art surveillance systems and employ trained security personnel to monitor the premises. Regular security assessments will be conducted to identify potential vulnerabilities and implement necessary improvements.

## **Market Competition**

To remain competitive, Fatdaddy's Gaming Hall LLC will leverage targeted marketing strategies, such as social media campaigns and local partnerships, to attract and retain customers. By hosting special events and offering promotions, we will enhance customer engagement and loyalty.

## **Technological Risks**

Given the reliance on slot machines and gaming technology, we will invest in regular maintenance and upgrades to prevent technical failures. Partnering with leading technology providers will ensure access to the latest innovations and support, minimizing downtime and enhancing customer satisfaction.

## **Health and Safety Protocols**

In response to public health concerns, we will implement robust health and safety protocols, including regular cleaning, sanitization, and crowd management strategies. These measures will ensure a safe environment, fostering trust and confidence among our patrons.

By implementing these mitigation strategies, Fatdaddy's Gaming Hall LLC aims to navigate potential risks effectively, ensuring a stable and thriving business operation.

# **Execution**

## **Marketing Plan**

Fatdaddy's Gaming Hall LLC's marketing plan is designed to position our brand as the premier entertainment destination for gaming enthusiasts and casual players in the local community. Our strategy leverages a mix of digital and traditional marketing channels to maximize reach and engagement.

## **Target Market**

Our primary audience consists of local gaming enthusiasts and casual players who seek a vibrant atmosphere with gaming, snacks, and drinks. Understanding their preferences and behaviors allows us to tailor our marketing efforts effectively.

## **Marketing Objectives**

- Increase brand awareness within the local community.
- Drive foot traffic to the gaming hall through targeted promotions and events.
- Enhance customer loyalty and retention through engaging experiences and membership benefits.

## **Marketing Strategies**

### **Social Media Campaigns**

We will utilize platforms such as Facebook, Instagram, and Twitter to engage with our audience. Regular posts will showcase upcoming events, promotions, and behind-the-scenes glimpses of our gaming hall. Paid advertising on these platforms will target specific demographics to increase visibility and attract new customers.

### **Local Partnerships**

Collaborating with local businesses and community organizations will enhance our presence and credibility. We aim to partner with nearby restaurants, bars, and entertainment venues to create joint promotions and cross-marketing opportunities. This approach will help us tap into existing customer bases and foster community ties.

### **Special Events and Promotions**

Hosting themed nights, tournaments, and exclusive member events will create buzz and draw in crowds. These events will be promoted through both online and offline channels, ensuring maximum reach. Special promotions, such as discounted membership fees or bundled offers on snacks and beverages, will incentivize visits and increase sales.

### **Email Marketing**

A targeted email marketing campaign will keep our audience informed about upcoming events, promotions, and exclusive offers. Personalized content will enhance engagement and encourage repeat visits, while feedback surveys will help us continually refine our offerings.

## **Implementation Timeline**

Our marketing initiatives will be rolled out in phases, beginning with a pre-launch awareness campaign on social media, followed by the introduction of local partnerships and event promotions. Regular evaluations will ensure alignment with our objectives and allow for adjustments based on market feedback and performance metrics.

By executing this comprehensive marketing plan, Fatdaddy's Gaming Hall LLC aims to establish a strong market presence, foster community engagement, and drive business growth.

## **Sales Plan**

Fatdaddy's Gaming Hall LLC is committed to implementing a robust sales plan that capitalizes on our unique offerings and market positioning. Our primary focus is to drive revenue through three main channels: membership fees, gaming revenue from slot machines, and the sale of snacks and beverages. By leveraging these streams, we aim to maximize profitability and enhance customer engagement.

### **Membership Sales Strategy**

To encourage repeat visits and build a loyal customer base, we will offer tiered membership packages. These packages will include exclusive benefits such as discounted gaming credits, priority access to special events, and complimentary snacks. Our sales team will actively promote these memberships through direct engagement with visitors and targeted social media campaigns aimed at local gaming enthusiasts.

### **Gaming Revenue Maximization**

Slot machines are the cornerstone of our gaming offerings. To optimize gaming revenue, we will regularly update and maintain our machines to ensure a seamless and exciting experience for our customers. Strategic placement of machines and dynamic pricing models will be employed to maximize occupancy and playtime. Additionally, we will host themed gaming nights and tournaments to attract a diverse range of players and boost engagement.

### **Snack and Beverage Sales**

Our snack and beverage sales strategy focuses on providing a diverse and appealing selection to complement the gaming experience. We will offer a variety of snacks, alcoholic beverages, and non-alcoholic drinks, catering to different tastes and preferences. Promotions, such as happy hour specials and combo deals, will be utilized to increase sales volume and enhance customer satisfaction.

### **Sales Team and Training**

Our sales team will undergo comprehensive training to ensure they are knowledgeable about all aspects of our offerings and can effectively communicate value to customers. They will be equipped with tools and techniques to upsell memberships and refreshment packages, fostering a customer-centric environment that drives sales growth.

### **Technology and Sales Tracking**

To support our sales efforts, we will implement a state-of-the-art point-of-sale system that integrates with our membership database and gaming machines. This system will provide real-time sales data, enabling us to track performance, identify trends, and make informed decisions to refine our sales strategies.

By focusing on these key areas, Fatdaddy's Gaming Hall LLC aims to create a vibrant and profitable environment that attracts and retains our target audience while delivering an exceptional entertainment experience.

RECEIVED

MAR 24 2026

CITY OF ROCKFORD LEGAL DEPARTMENT

## Security Plan For:

# Fatdaddy's Gaming Hall

Exhibit H  
3011 Auburn Street  
#026-LTAB-013

## 1. Introduction And Purpose

This document outlines the comprehensive security plan for Fatdaddy's gaming hall. The primary purpose of this plan is to establish clear protocols and procedures to ensure the safety and security of patrons, staff, and property. It defines roles, responsibilities, and response strategies for security personnel to effectively manage the premises, prevent incidents, and address any disturbances in a controlled and professional manner.

## 2. Security Personnel And Posture

Security operations will be managed by a team of two (2) on-duty security personnel per shift. All security staff must possess a minimum of five (5) years of verifiable experience in security, crowd management, or a related field, with specific training in conflict de-escalation. To maintain a welcoming yet authoritative presence, security personnel will wear casual comfort clothes, such as branded polo shirts and dark trousers, which allow for ease of movement while clearly identifying them as security staff through visible badges or insignia.

## 3. Physical Security Infrastructure

The physical security of the establishment is supported by a robust infrastructure designed to deter and detect incidents.

### 3.1 Lighting

The entire exterior perimeter of the building, including all entry points, walkways, and the parking lot, is maintained with very well-lit conditions. Interior lighting is kept at a level sufficient to ensure clear visibility and a safe environment for all patrons and staff.

### 3.2 Video Surveillance System

A closed-circuit television (CCTV) system provides continuous monitoring of key areas. The system consists of four (4) exterior cameras, one positioned on each side of the building to cover all external facades and approaches. Additionally, three (3) interior cameras are strategically placed to monitor high-traffic areas, cash handling locations, and gaming floors. All footage is recorded and stored for a minimum of 30 days.

## **4. Patron Management And Incident Response**

This section details the procedures for maintaining order and responding to disruptive behavior from patrons in all areas associated with the business.

### **4.1 Interior Disorderly Conduct**

For incidents occurring inside the gaming hall, security personnel will follow a graduated response. The initial approach involves a calm, verbal request for the patron to cease the disruptive behavior. If non-compliant, a firm but polite directive to leave the premises will be issued. Security will escort the individual to the nearest exit, documenting the incident. Physical intervention is used only as a last resort to protect others or prevent property damage.

### **4.2 Exterior, Parking Lot, And Public Area Incidents**

For disturbances in the parking lot or adjacent public areas, security personnel will respond promptly. The primary goal is to move the conflict away from the building and other patrons. Personnel will assess the situation from a safe distance, identify themselves, and issue clear commands to disperse or cease the activity. If the situation involves violence, weapons, or poses an immediate threat, personnel will retreat to a safe position, maintain visual observation, and contact local authorities without direct engagement.

### **4.3 Escalation And Law Enforcement Notification**

Security personnel are authorized to contact local law enforcement immediately under specific circumstances. These include any incident involving a weapon, acts of violence or assault, suspected criminal activity (e.g., drug dealing, vandalism), or when a patron refuses to leave after being trespassed. When calling authorities, personnel will provide a clear location, nature of the emergency, description of involved individuals, and any known weapons.

## **5. Communication And Documentation**

All security personnel are equipped with reliable two-way radios for constant communication with each other and management. Every incident, regardless of severity, must be documented in a daily security log. The log will include the date, time, location, individuals involved, actions taken, and the outcome, including any law enforcement response. This documentation is crucial for liability protection and identifying recurring issues.

## **6. Training And Review**

All security personnel will undergo initial and annual refresher training on this security plan, emphasizing de-escalation techniques, legal boundaries of security work, and emergency response. This plan will be reviewed and updated bi-annually or following any significant incident to ensure its continued effectiveness and relevance.

Call Number	Situation Reported	Case Number	Call Disposition	Location
01/30/202 5 08:41:07 AM	ALARM - BURGLAR	No Case Assigned	0002 - FALSE ALARM - EQUIPMENT /	3011 Auburn St
4 01:39:38 PM	THEFT JUST OCCURRED	No Case Assigned	0002 - FALSE ALARM - EQUIPMENT CALLER CANCELLED	3011 Auburn St

Exhibit I  
3011 Auburn Street  
#026-LTAB-013

**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 in conjunction with a video gaming facility in the name of Staci Johnson / Fatdaddy's Gaming Hall, LLC dba Fatdaddy's Gaming Hall in a C-3, General Commercial District for the property described as:

**A/K/A: 3011 Auburn Street**  
**PIN: 11-15-254-020**

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 in conjunction with a video gaming facility in the name of Staci Johnson / Fatdaddy's Gaming Hall, LLC dba Fatdaddy's Gaming Hall in a C-3, General Commercial Zoning District at 3011 Auburn Street.

Approval is based on the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Compliance with all City of Rockford 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. Submittal of a landscape plan including species of trees and shrubs for staff review and approval.
6. The sale of liquor by the drink shall be in conjunction with a video gaming facility.
7. The hours of operation will be from 6:00 a.m. to 2:00 a.m., Monday through Saturday and closed on Sunday.
8. The use shall not have a cover charge, dance floor, DJs or any live entertainment and special events.
9. The use shall not operate as a nightclub.
10. Submittal of a revised business plan to remove membership fees, special events and promotions for staff's review and approval.
11. Submittal of a menu with proposed snacks, beverages and alcohol.
12. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
13. All outstanding general ordinances fines must be paid prior to 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:_____
Neal:	Ayes:_____	Nays:_____	Absent:_____
Prunty:	Ayes:_____	Nays:_____	Absent:_____

\_\_\_\_\_  
Mark Bonne, Chairman

\_\_\_\_\_  
Tamir Bell, Vice-Chairman

\_\_\_\_\_  
Gabrielle Torina

\_\_\_\_\_  
Janessa Neal

\_\_\_\_\_  
Aprel Prunty

Meeting of May 19, 2026  
026-LTAB-013



**PLANNING & ZONING REPORT**  
Liquor & Tobacco Advisory Board Meeting of May 19, 2026  
Laid over from April

**File #026-LTAB-010**  
**REVISED**

**APPLICANT:** Damian Lyman / Lyman Enterprises dba Dolla Dame Smoke Shop  
**LOCATION:** 714 Broadway  
**REQUESTED ACTION:** The sale of tobacco products in conjunction with a tobacco store in a C-4, Urban Mixed-Use Zoning District.  
**EXISTING USE:** Vacant  
**PROPOSED USE:** Tobacco store with tobacco products  
**DIMENSIONS:** See attached Exhibit D.

**ADJACENT ZONING AND LAND USES:**

**NORTH:** R-2 Single-family residences, Vacant lots  
**EAST:** C-4 Sisavath Meatballs, Siam Asian Market  
**SOUTH:** C-4 Family Dollar  
**WEST:** C-2 Vacant Commercial, McDonald’s

**YEAR 2040 PLAN:** MU Mixed-Use Development

**HISTORY:** **File #017-LTAB-013:** The sale of tobacco products in conjunction with a grocery store in a C-4, Urban Mixed-Use Zoning District was approved on June 7, 2017 for the property located at 828 Broadway. This is two blocks east of the subject property.

There is no other relevant history.

**REVIEW COMMENTS:** The Applicant is requesting the sale of tobacco products in conjunction with a tobacco store in a C-4, Urban Mixed-Use Zoning District. The property is located on the north side of Broadway.

This is a new tobacco store request. The tenant space is currently vacant and, in the past, it has been general retail. The new license application 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. Since the property is located within the C-4 District, parking is not required. As shown on Exhibit C, the building was

built at the property line with no on-site parking. There is available on-street parking along Broadway and 4<sup>th</sup> Street.

~~Exhibit D is the proposed interior floor plan. This plan shows the display cases areas within the tobacco store where merchandise would be available as well as a security desk check in. There will be display racks opposite the display cases area.~~

Exhibit E is the Applicant's business plan. The business name will be Dolla Dame Smoke Shop. There will be no food sales. The security desk will be in place to check customers' ages and verify everyone is over the age of 21. The hours of operation will be Thursday through Saturday 4:00 p.m. to 2:00 a.m., and Sunday 4:00 p.m. to 10:00 p.m.

Exhibit F is the service calls for the last two (2) years. There was one service call for this address.

Exhibit G is the revised interior floor plan and indicates the type of products that will be sold at this proposed establishment. The plan indicates there will be a security desk with a check in for customers to verify everyone is at least 21 years of age. Additionally, there will be a wall mounted TV and a skate board display. The Applicant is showing there will be 9 display cases carrying a variety of products along with clothing in the display window. Display one will feature candles, scent bombs and cleaners. Display two will feature papers, cigars, wraps and rolling trays but no cigarettes. The Applicant indicates the cigars are the 10% tobacco sales. Display three will be vapes and vape pens. Display four will be ashtrays, grinders and bong pieces. Display five will be dabbers and dab accessories. Display 6 will be CBD accessories. Display seven will be medium priced artistic glass. Display eight will be high priced artistic glass and Display nine will be Top Dog artistic glass.

Staff feels this is just a head shop selling a variety of smoking accessories due to the descriptions of what will be sold in the display cases. Two of the standard conditions for tobacco shops or convenience stores going through the Liquor and Tobacco Advisory Board would prohibit these types of products from being sold. Those are 1) The sale of water pipes and "huka" or "hookah" pipes are prohibited, and 2) The sale of rose tubes, airplane-sized bottles (50ml (1.7 ounces) or less) and any other products that can be deemed to be easily manufactured into drug paraphernalia is prohibited. The proposed hours of operation, from 4:00 p.m. to 2:00 a.m. still raise further concerns as well. For these reasons, staff does not support this request.

**RECOMMENDATION:** Staff recommends **DENIAL** of the sale of tobacco products in conjunction with a tobacco store in a C-4, Urban Mixed-Use Zoning District

SC/BM 4/14/2026



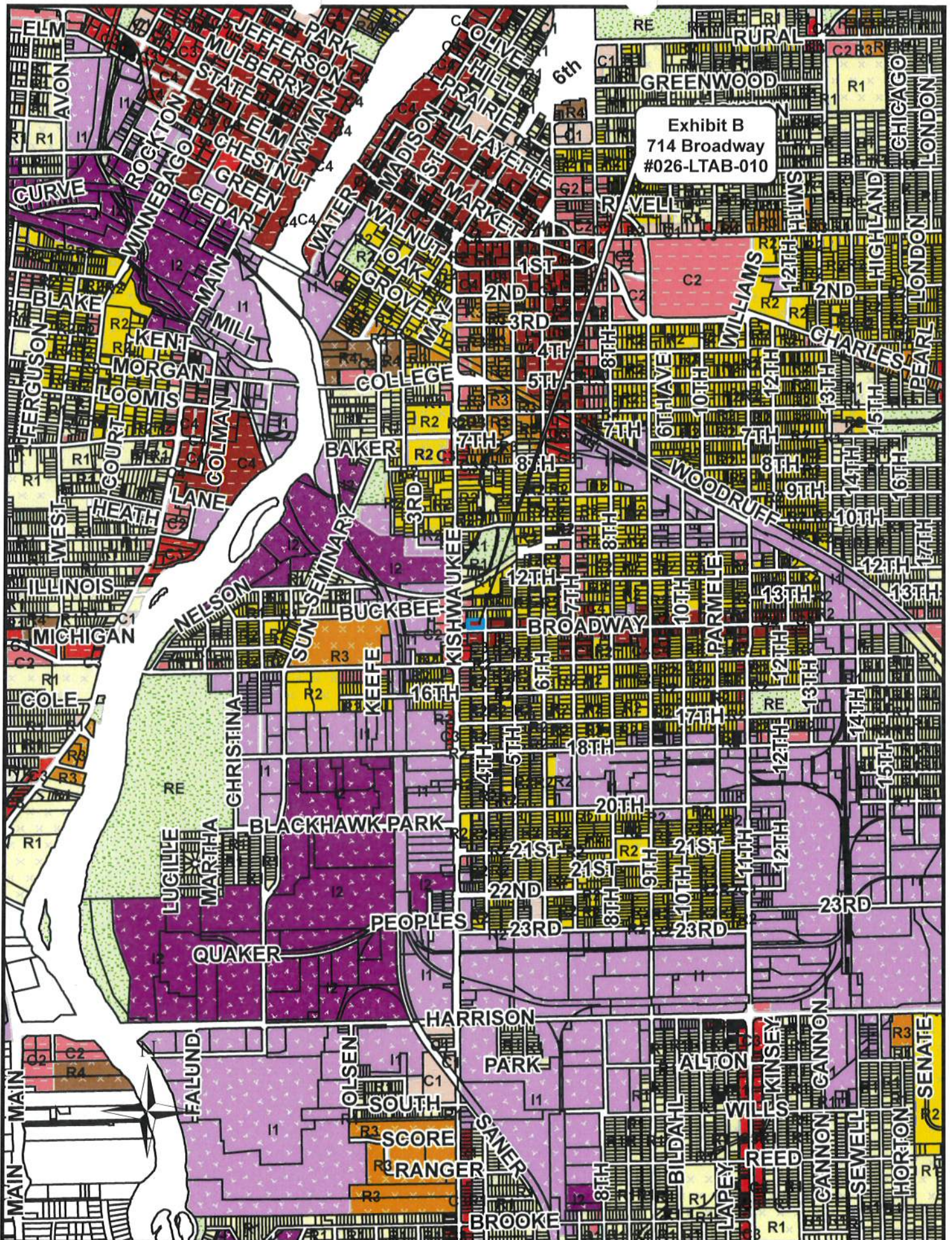


Exhibit B  
714 Broadway  
#026-LTAB-010



Exhibit C  
714 Broadway  
#026-LTAB-010

BUCKBEE

KISHWAUKEE

BELLE

LORDEN

4TH

5TH

12TH

BROADWAY

4TH

15TH

16TH

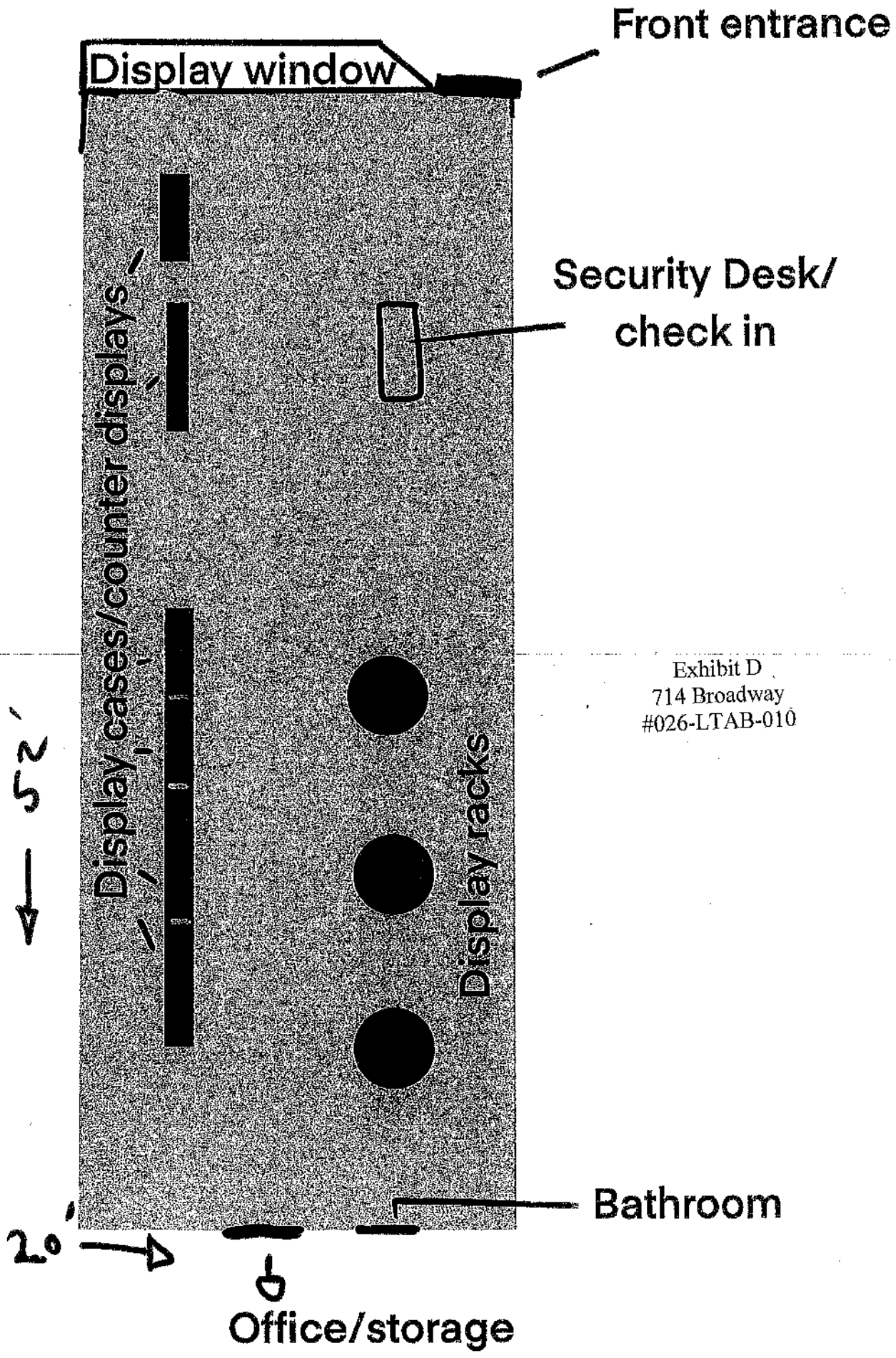


Exhibit D  
714 Broadway  
#026-LTAB-010

# Dolla Dame Smoke Shop

- Security Desk main reason is to verify everyone is above the age of 21

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MAR 18 2026

CITY OF ROCKFORD  
LEGAL DEPARTMENT

- No food sales

- Ratio of tobacco sales will be 10%

- Hours of operation

- 4:00 pm - 2:00 am Thursday -  
Saturday

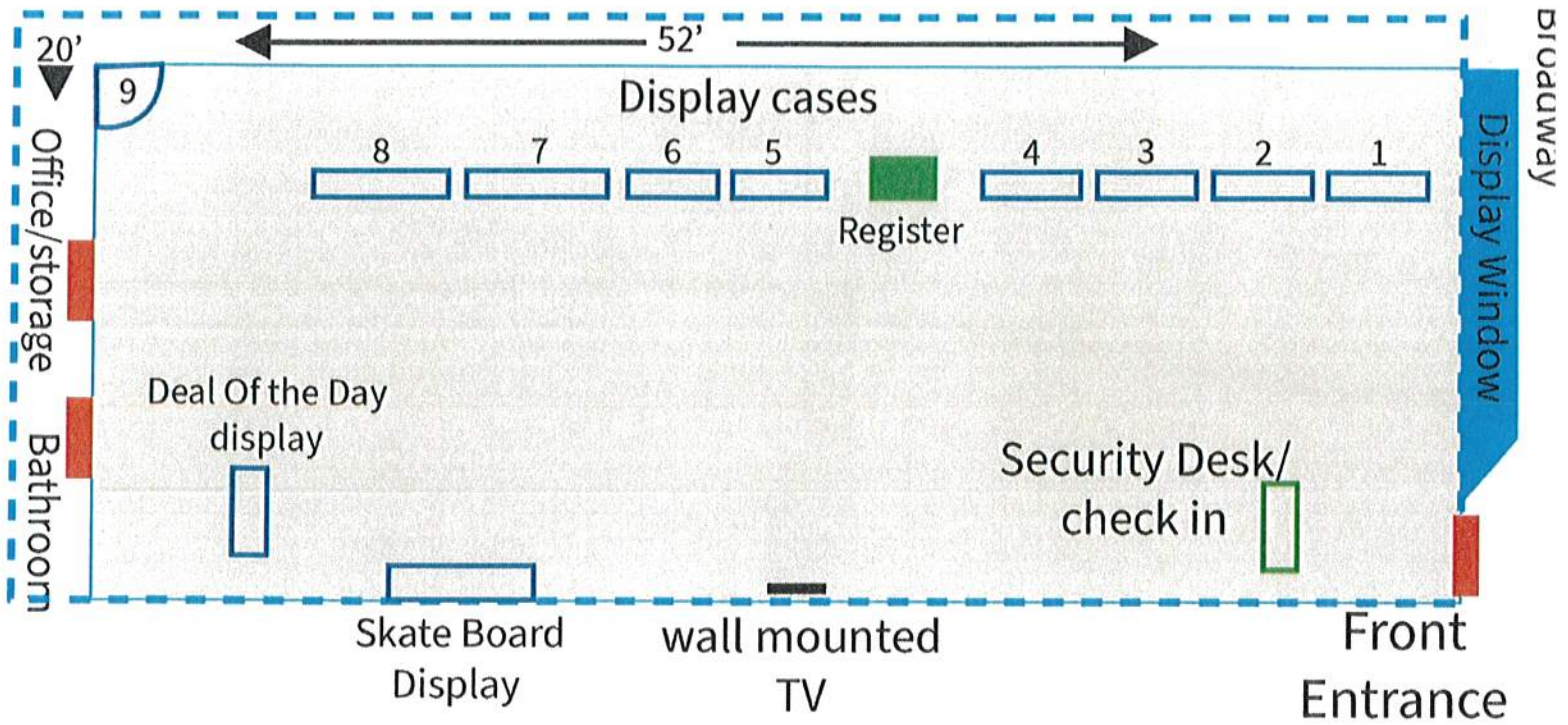
- 4:00 pm - 10:00 pm Sunday

Exhibit E  
714 Broadway  
#026-LTAB-010

**714 BROADWAY**

Event Date	Call Numbe	Situation Reported	Call Disposition	Location	City	Commonplace Name
08/28/2025			911 CLOSE W/O SEND TO			
12:30:27 PM	25-187193	911 INFORMATION PENDING		714 Broadway	Rockford	MILDAS Merchandice

Exhibit F  
714 Broadway  
#026-LTAB-010



Dolla Dame Floor Plan

Front Window

Display clothing brand

First Case (1)

Candle

Spray scent bombs

Cleaners

—Second (2)

Papers, cigars, and wraps

(no loose tobacco, no cigarettes of any kind; this is our 10% tobacco sales)

Rolling trays

—Third (3)

Vapes/Pens

—Fourth (4)

Ashtray

Grinders

Bong pieces

—REGISTER

—Fifth (5)

Dabbers

dab accessories

—Sixth (6)

Cbd accessories

—Seventh (7)

Medium price artistic glass

—Eighth (8)

High prices artistic glass

—corner showcase (9) Key locked

Top dog artistic glass

Exhibit G  
714 Broadway  
026-LTAB-010

**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 tobacco store in the name of Damian Lyman / Lyman Enterprises in a C-4, Urban Mixed-Use Zoning District for the property described as:

**A/K/A: 714 Broadway**  
**PIN: 11-26-458-018**

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 in conjunction with a tobacco store in the name of Damian Lyman / Lyman Enterprises in a C-4, Urban Mixed-Use Zoning District at 714 Broadway.

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 hours of operation and days will be limited to Monday through Saturday 4:00 p.m. to 12:00 a.m. (midnight) and Sunday 4:00 p.m. to 10:00 p.m.
4. 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.
5. The sale of water pipes and "huka" or "hookah" pipes are prohibited.
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. 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.

Committee Action Taken:

Bonne: Ayes:\_\_\_\_\_ Nays:\_\_\_\_\_ Absent:\_\_\_\_\_

Bell: Ayes:\_\_\_\_\_ Nays:\_\_\_\_\_ Absent:\_\_\_\_\_

Torina: Ayes:\_\_\_\_\_ Nays:\_\_\_\_\_ Absent:\_\_\_\_\_

Neal: Ayes:\_\_\_\_\_ Nays:\_\_\_\_\_ Absent:\_\_\_\_\_

Prunty: Ayes:\_\_\_\_\_ Nays:\_\_\_\_\_ Absent:\_\_\_\_\_

\_\_\_\_\_  
Mark Bonne, Chairman

\_\_\_\_\_  
Tamir Bell, Vice-Chairman

\_\_\_\_\_  
Gabrielle Torina

\_\_\_\_\_  
Janessa Neal

\_\_\_\_\_  
Aprel Prunty

Meeting of May 19, 2026  
026-LTAB-010



# PLANNING & ZONING REPORT

## Liquor and Tobacco Advisory Board Meeting of May 19, 2026

File #026-LTAB-014

**APPLICANT:** Somabhai Patel / Shiv Dristi, LLC dba Jasmine Pantry

**LOCATION:** 2614 Kilburn Avenue

**REQUESTED ACTION:** The sale of packaged liquor (Class PKG) in conjunction with a grocery store in a C-2, Limited Commercial Zoning District.

**EXISTING USE:** Grocery store

**PROPOSED USE:** Grocery store with packaged liquor

**DIMENSIONS:** Irregular shape                      **SQUARE FOOTAGE:** 7.43 acres.

### ADJACENT ZONING AND LAND USES:

NORTH:	C-2	Mark’s Tree Care, Drainageway
EAST:	C-2, R-1	Mark’s Tree Care, Vacant commercial
SOUTH:	R-1, RE, & C-2	Single-family Residence, Vacant land, Drainageway
WEST:	R-1	Single-family Residences, Vacant land

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

**HISTORY:**                      **File #025-LTAB-036:** The sale of liquor by the drink (Class L50) and the sale of packaged liquor (Class PKG) in conjunction with a restaurant with an outdoor seating area, beer garden and video gaming terminals in a C-2, Limited Commercial Zoning District and R-1, Single-family Residential Zoning District was approved on December 3, 2025 for the subject property. This property is located 325 feet south east of the subject property.

**File #014-LTAB-037:** The sale of liquor by the drink in conjunction with a restaurant, bar, and video gaming facility with an outdoor beer garden in a C-2, Limited Commercial Zoning District was approved on July 13, 2015 for the property located at 2515 Kilburn Avenue. This property is located 325 feet southeast of the subject property.

**REVIEW COMMENTS:** The Applicant is requesting the sale of packaged liquor (Class PKG) in conjunction with a grocery store in a C-2, Limited Commercial Zoning District. Exhibit A shows the subject property is located on the south side of Kilburn Avenue between Summerdale Avenue, Vermont Street and Collin Avenue. The parcel is surrounded by commercial and residential uses (Exhibit B and C).

The Applicant is Somabhai Patel of Shiv Dristi, LLC. Within the Liquor Application, it is indicated that the on-premises day-to-day operation of Jasmine Pantry will be managed by the Applicant. Since the Applicant is a new business owner and has applied for liquor license, a review of the application 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 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.

Exhibit E is the site plan showing the Anna Shopping Center, parking lot and landscaping. The shopping center is approximately 52,475 square feet and the grocery store occupies 4,310 square feet. Jasmine Pantry requires four (4) parking spaces per 1,000 square feet. A total of 17 parking spaces would be required. Staff feels there is sufficient parking spaces for the grocery store.

Additionally, Exhibit E, is the landscaping plan. The landscaping plan provides for a new 14,356 square feet grass area with 7 shade trees and small areas of perimeter landscaping along Vermont Street, Collins Avenue and Kilburn Avenue.

Exhibit F shows the interior floor plan. The grocery store consists of main aisles, the outer walls, and counters (Exhibit F). Exhibit F shows that main aisles consist of eight (8) shelves for general grocery items, auto items, hard liquor, beer and wine. The outer walls consist of a beer and wine cooler, soda cooler, soda fountain, and front counter and office with tobacco, hard liquor, clothing, incense and candy. The remaining portions of the grocery store consist of a cases area, restroom, dry storage and utility room.

Exhibit G shows the existing front elevation.

Exhibit H is the Business Plan submitted by the Applicant. The Applicant states that Jasmine Pantry has been locally operated since October 2025 and has established itself as a reliable neighborhood convenience and food retail location. The business itself has been established since 2008. The food service will remain the primary function of the business. The hours of operation will be 7 days a week, Monday through Thursday, 7:00 a.m. to 10:00 a.m. Friday and Saturday, 7:00 a.m. to 12:00 a.m. (midnight) and Sunday 7:00 a.m. to 10:00 p.m. The Applicant states, "the projected sales will be 50%-60% food and grocery sales, 15%-20% alcohol sales and 10%-20% video gaming" (Exhibit H). The Applicant indicates on the liquor application that there will be 20% food sales, 30% alcohol sales, 30% general merchandise and 20% gaming revenue.

Exhibit I is the security plan submitted by the applicant. There will be 20 cameras on the interior and exterior of the building, existing decorative metal grills covering all glass areas of the premises and a burglar alarm system for afterhours coverage monitored by ADT. Additionally, the applicant will implement a Security Emergency Action Plan for security related emergencies.

Exhibit J is the service calls the last two years. There was a total of 31 service calls for 2614 Kilburn Avenue.

There were a few items that would need to be addressed prior to issuance of a liquor license. The business has existing decorative metal grills covering all glass areas of the premises. A standard condition of approval for all liquor and tobacco licenses is to not allow bars on the windows as they are uninviting and provide a sense that you are not in a safe area. Additionally, the submitted interior floor plan identifies a video gaming area. However, staff has determined that video gaming terminals are not permitted as this is a convenience store and not a restaurant. A revised interior floor plan must be submitted removing the gaming area for staff to review and approve.

Staff believes this request is reasonable and within the spirit and intent of the Ordinance and recommends approval of this request subject to conditions.

**RECOMMENDATION:** Staff recommends **APPROVAL** of the sale of packaged liquor (Class PKG) in conjunction with a grocery 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 Liquor and Tobacco Codes.
3. Submittal of a revised interior floor plan that includes the removal of the gaming area for Staff review and approval.
4. The hours of operation and days will be limited to Monday through Thursday 7:00 a.m. to 10:00 a.m., Friday and Saturday, 7:00 a.m. to 12:00 a.m. (midnight) and Sunday 7:00 a.m. to 10:00 p.m.
5. ~~There shall be no single serving sales of beer or wine in volumes of 16 oz. or less~~
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. The sale of water pipes and "huka" or "hookah" pipes are prohibited.
8. Window display signage is limited to 20% of window area.
9. There shall not be temporary exterior signage.
10. The windows shall not be covered with bars or other devices that block the windows.
11. The windows shall not be covered by a film.
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 05/8/2026

VINTON

WILLIAMS

Exhibit A  
2614 Kilburn Avenue  
#026-LTAB-014

GLENWOOD

COLLINS

SUMMERDALE

VERMONT

SUMMERDALE

SUMMERDALE

BELDEN

GLADSTONE

GLADSTONE

KILBURN

GARFIELD

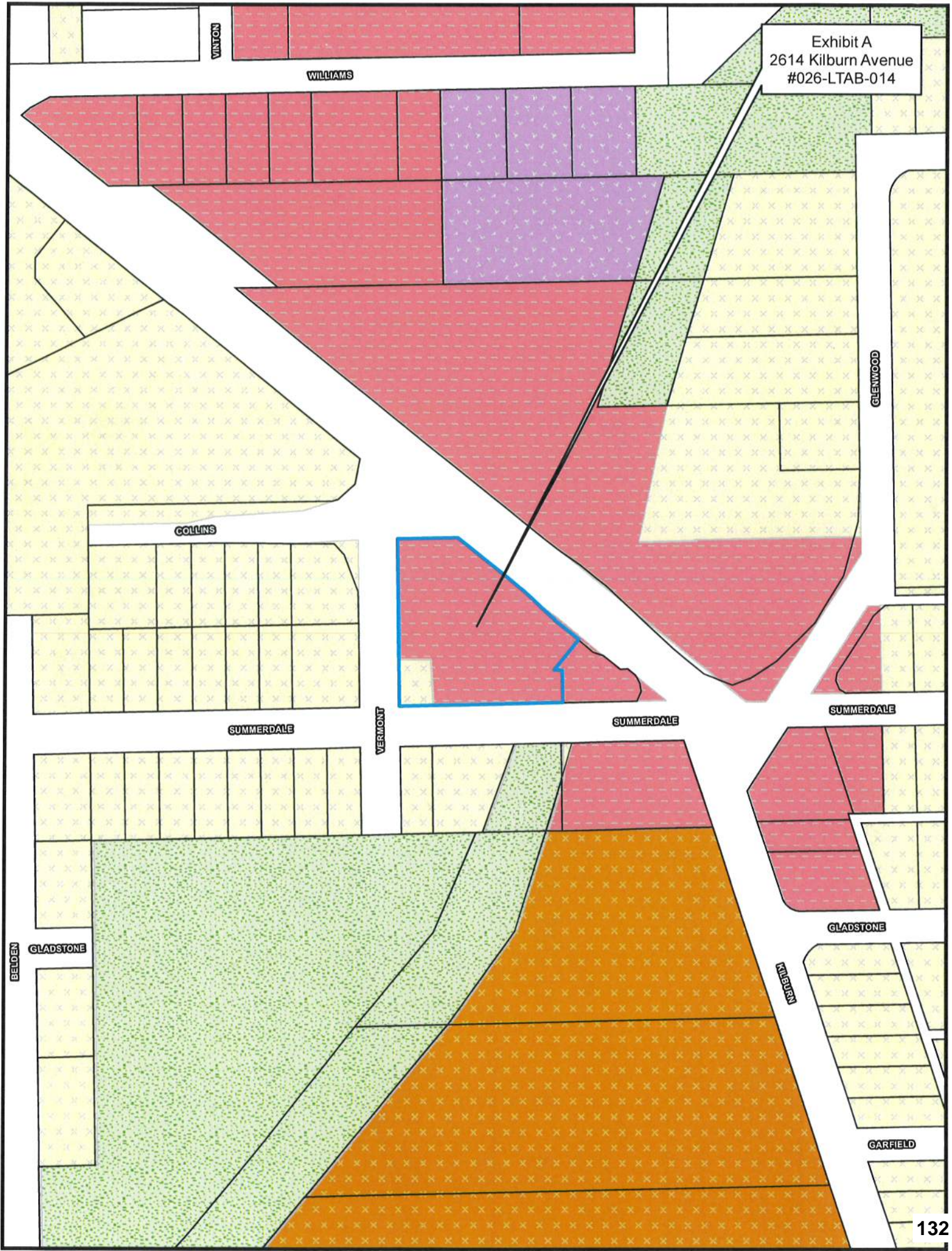


Exhibit B  
2614 Kilburn Avenue  
#026-LTAB-014

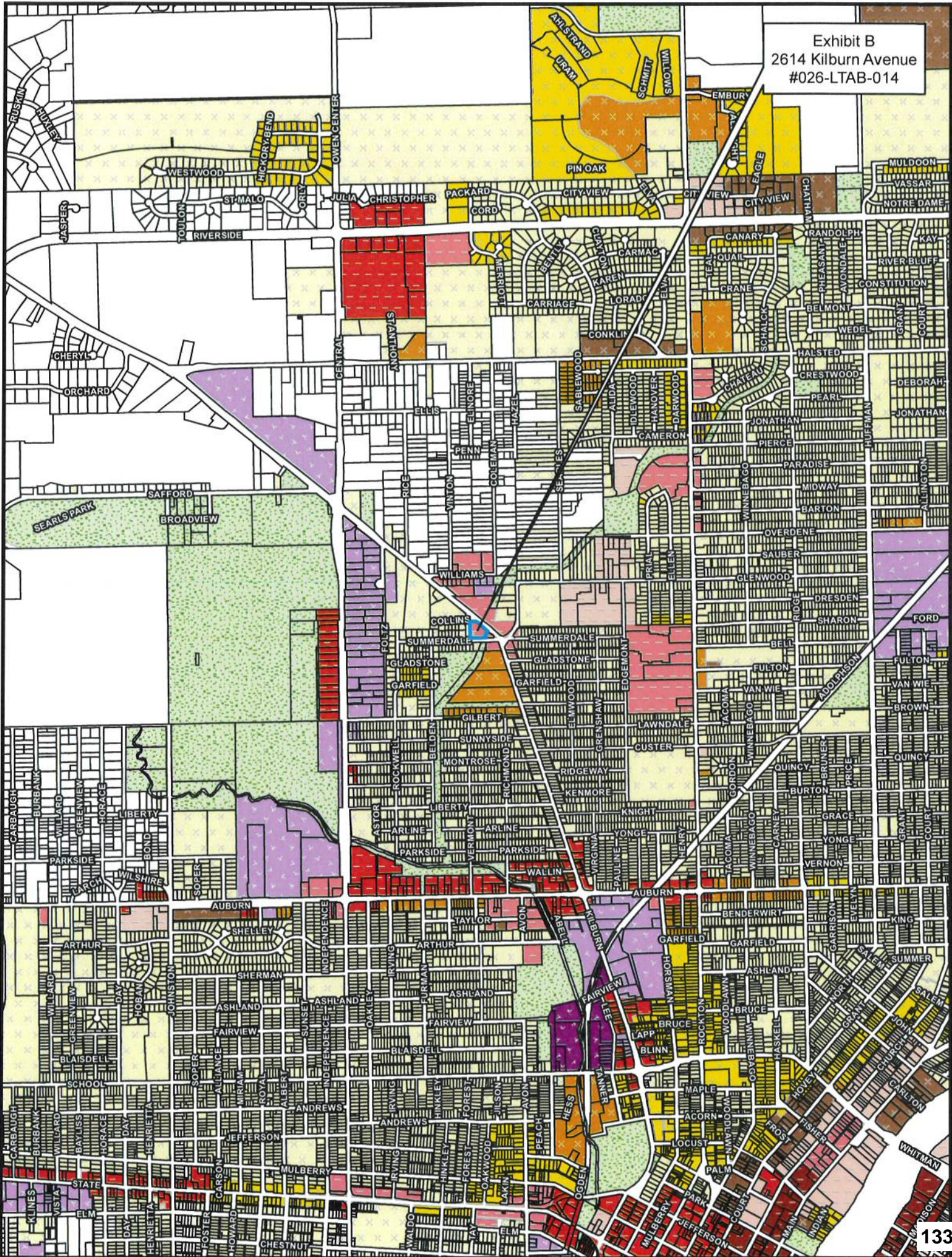
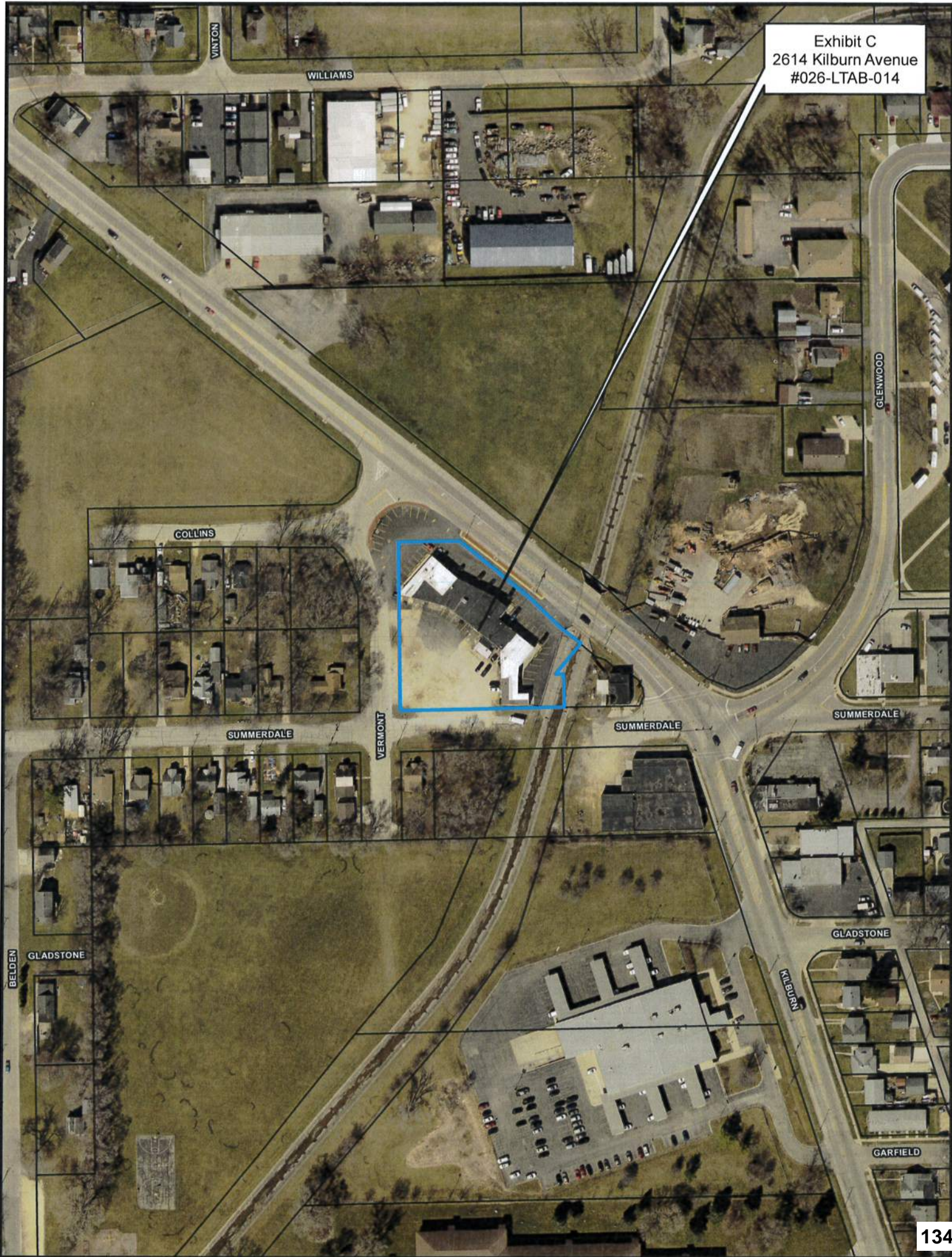
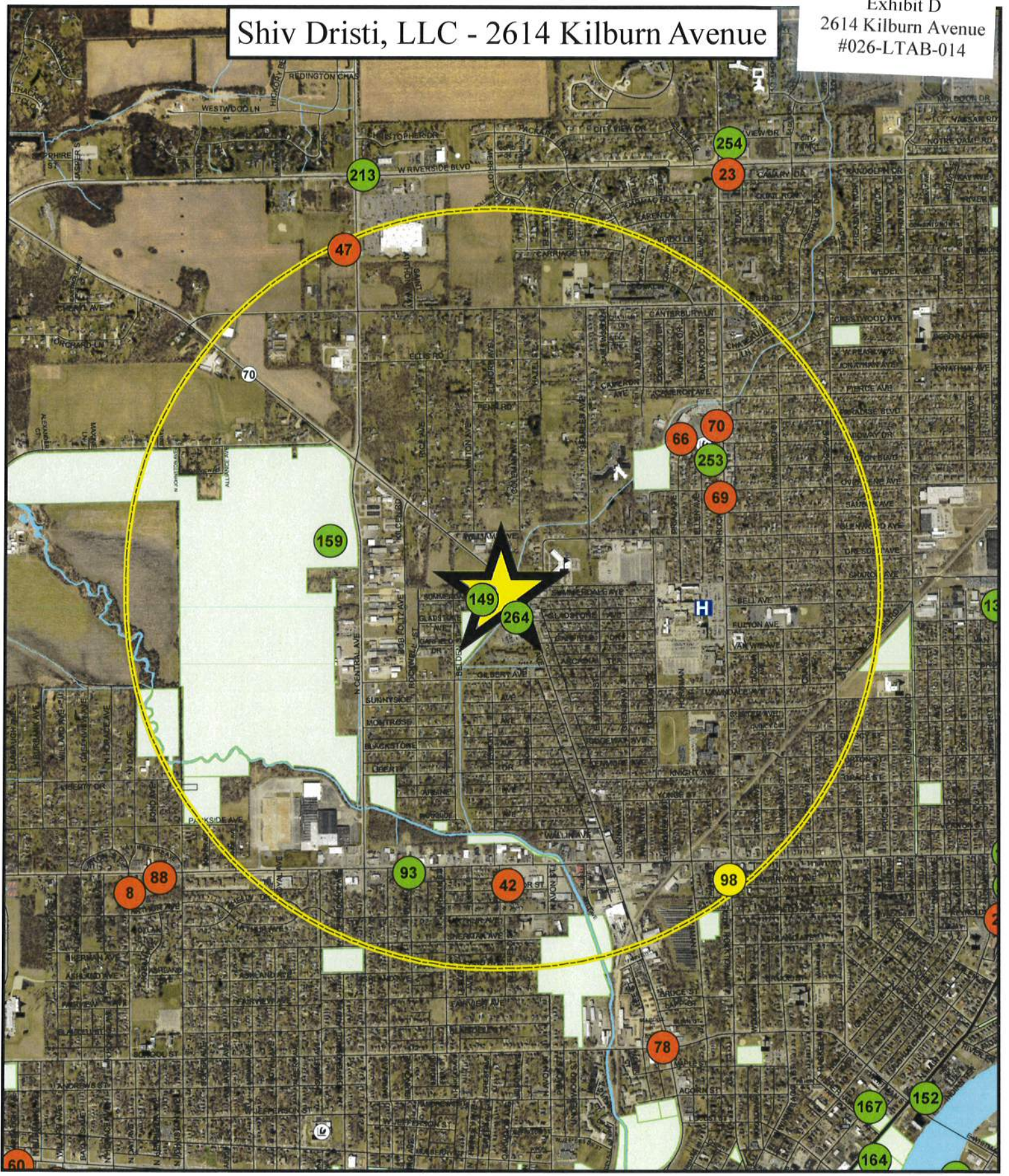


Exhibit C  
2614 Kilburn Avenue  
#026-LTAB-014



# Shiv Dristi, LLC - 2614 Kilburn Avenue

Exhibit D  
2614 Kilburn Avenue  
#026-LTAB-014



- 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

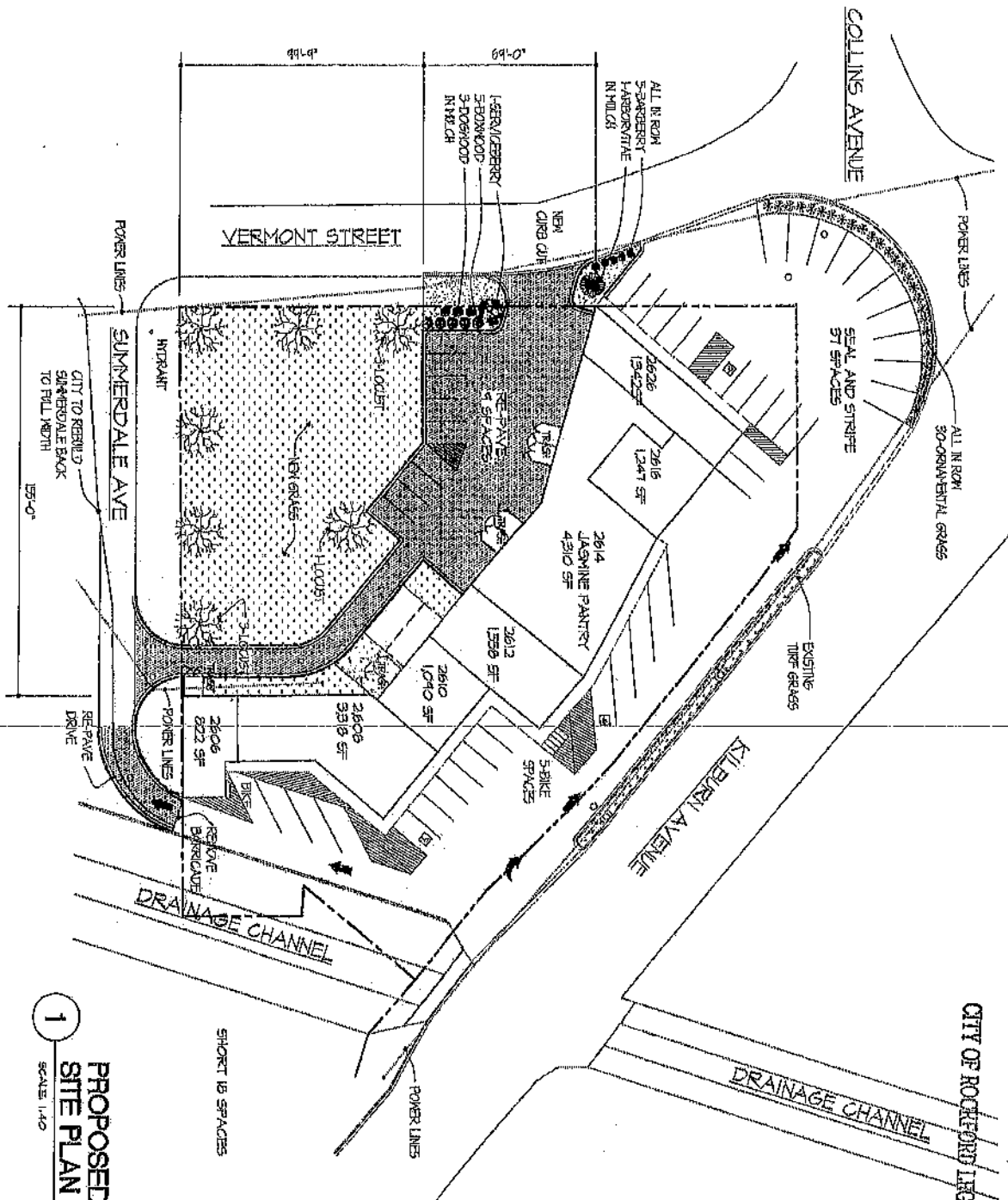


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APR 16 2026

Exhibit E  
2614 Kilburn Avenue  
#026-LTAB-014

CITY OF ROCKFORD LEGAL DEPARTMENT



- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- BARBERRY
- DOGWOOD
- BOXWOOD
- ORNAMENTAL GRASSES
- TURF GRASSES
- MULCH/FLOWERS
- RE-PAVE BITUM
- NEW CONC WALK

1  
SCALE: 1/4" = 1'-0"  
PROPOSED  
SITE PLAN



<p>1268</p> <p>01-21-2026</p> <p>Z2</p>	<p>ANNAS SHOPPING CENTER</p> <p>2614 (2605 - 2625) KILBURN AVENUE</p> <p>11-20-977-004</p> <p>ROCKFORD, ILLINOIS</p>	<p><b>BELLES FIRM OF</b> ARCHITECTURE</p> <p>2405 Crookside Court, Suite 'B', Rockford, IL 61104 (815)-961-0204 BellesFirm@yahoo.com License No. 184-001868</p>
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**PLANTING SCHEDULE - VERMONT STREET**

FRONTAGE LANDSCAPE TO USE 1/2 OF 64 LF FRONTAGE = 32 LF REQUIRED.

QUANTITY	COMMON NAME	SPECIES NAME	PLANT LITS	PLANT LITS
1	SERVOGERANI	ARTEMISIA STRICTA	150	50
1	ARBOREALIS	TRILIA OCCIDENTALIS	225	225
5	BOXWOOD	SAXIFraga MICHXANTHIA	30	50
5	ELAEAGNUS	BERBERIS	15	15
3	DOGWOOD	CORNUS SANGONIA	15	45
45	GROUND COVER IN NICH	VALICA MINOR	1	45
64 PARKING SPACES (110) 1 SHADE TREE REQUIRED				
25 LF STREET FRONTAGE (150) = 3 SHADE TREES REQUIRED.				
QUANTITY	COMMON NAME	SPECIES NAME	PLANT LITS	PLANT LITS
1	HONEY LOCUST	GLADSTONIA TRIANGULARIS NERVIS	-	-

INTERIOR LANDSCAPING 5% REQUIRED  
 5555 SF PAVED AREA \* 5% = 265 SF REQUIRED.  
 \* 14555 SF OF GRASSY AREA AROUND PARKING SIGN  
 NO BETTER LANDSCAPING REQUIRED OR PROVIDED

**PARKING SCHEDULE**

41000SF AS RETAIL FOR ALL BUT SISTERS CARE ADDRESS USE

ADDRESS USE	SIZE	CARS	SPACES	REAR
2605 VACANT OFFICE	52261	41000SF	110	524
2606 VACANT RETAIL	23954	41000SF	110	932
2610 OLD STILL BAR	10928	41000SF	110	436
2612 VACANT OFFICE	135061	41000SF	110	532
2614 VACANT PARKING	43105	41000SF	110	1125
2616 VAC CAR DETAIL	12451	410000SF	110	444
2620 SISTERS CARE	13424	531000SF	110	1154
* VARIANCE TO ALLOW SHORTAGE OF 15 SPACES DUE TO IMPERMEABILITY				6357

**LANDSCAPING NOTES**

**KILBURN AVENUE**  
 EXISTING STRIP OF GRASS TO REMAIN. THERE IS NO LAND AVAILABLE FOR PLANTING ON THE SUBJECT PROPERTY. EXISTING STRIP TOO SMALL TO SUPPORT LANDSCAPING IN THE ROW.

**COLLINS AVENUE**  
 PROPOSED ADDITION OF 30 ORNAMENTAL GRASS IN THE EXISTING GRASSY AREA. THIS IS IN THE ROW. ORNAMENTAL GRASS IS LIKELY THE ONLY PLANT THAT CAN SURVIVE THE SALT AND SNOW CONDITIONS.

**VERMONT STREET**  
 ADD COMPLIANT PARKING LANDSCAPING AS INDICATED.  
 ADD COMPLIANT STREET SHADE TREES  
 ADD COMPLIANT PARKING LOT SHADE TREE

**SUNNYSIDE AVENUE**  
 NO LANDSCAPING REQUIRED. ALL GRASSY AREA  
 ADD COMPLIANT STREET SHADE TREES

**BELLES FIRM OF ARCHITECTURE**  
 2905 Chestnut Street, Suite 110, Rockford, IL 61174  
 (815)-961-0304 BelleFirm@ymail.com  
 License No. 184-001855

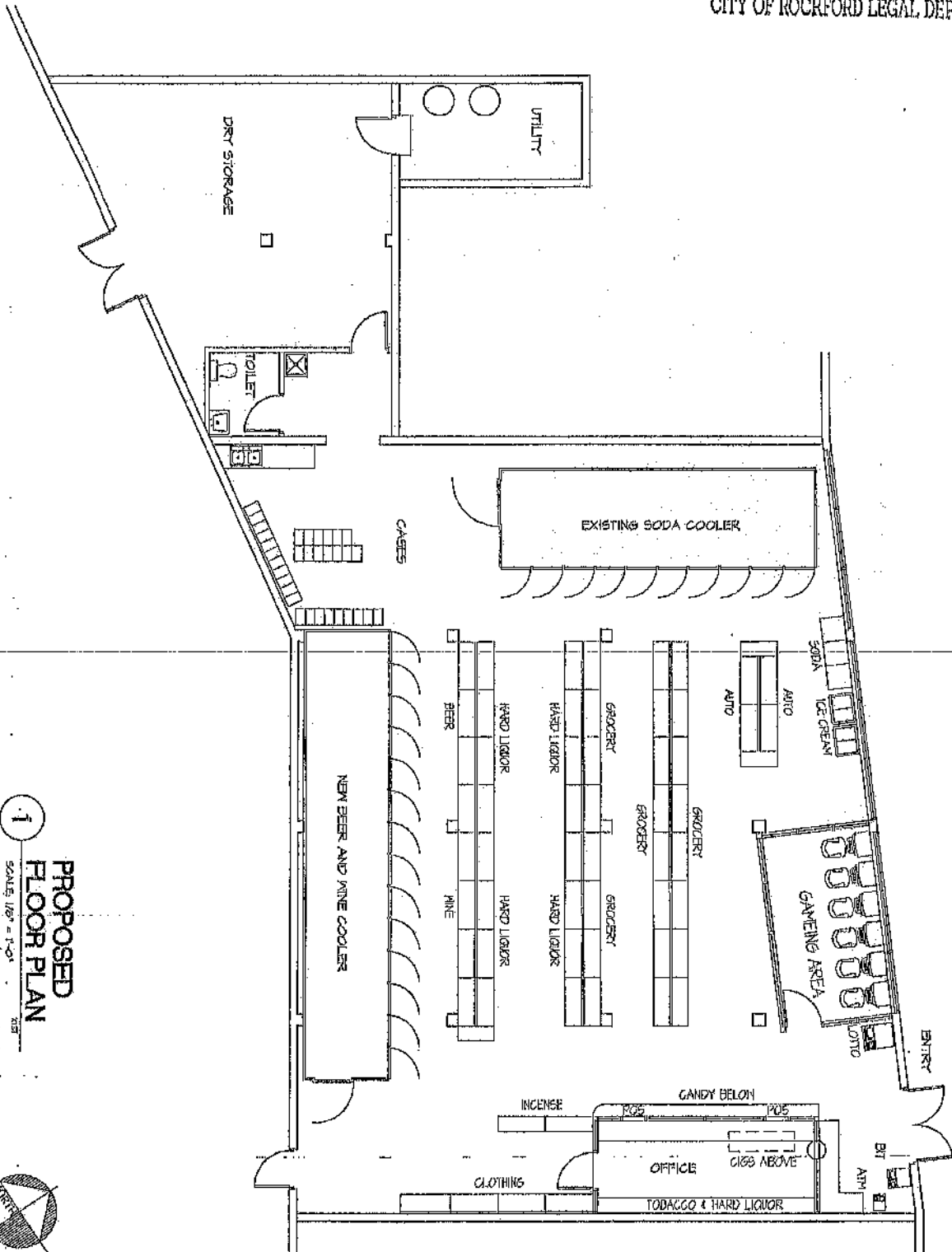
JASBINE HANTRY LITAB DRAWINGS INC  
**ANNA SHOPPING CENTER**  
 11-5-377-004  
 2814 (2808 - 2822) KILBURN AVENUE  
 ROCKFORD, ILLINOIS

DATE: 01-21-2026  
 PROJECT NO: 1268  
 SHEET NO: 721  
 ONE OF 254

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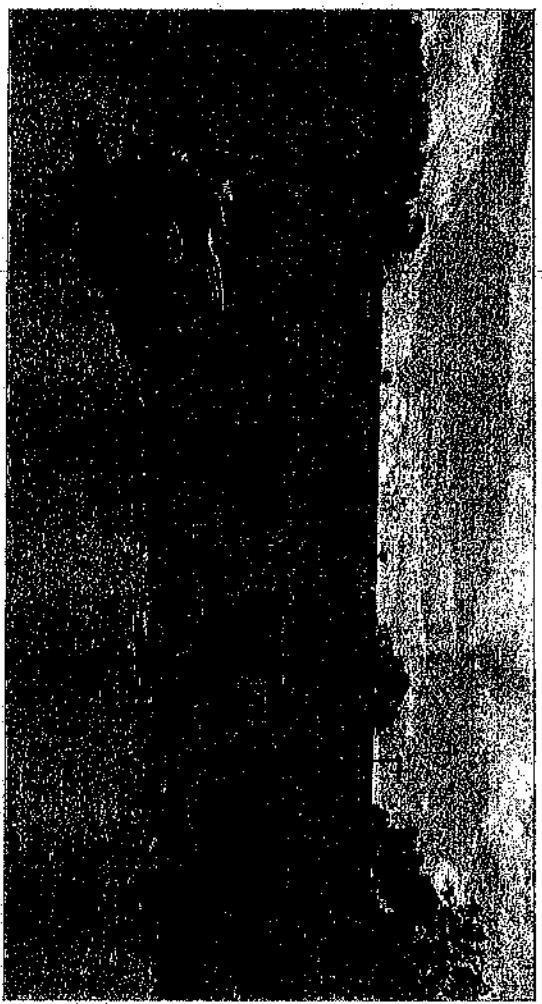
CITY OF ROCKFORD LEGAL DEPARTMENT



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



SHEET NO. <b>Z1</b>	PROJECT NO. <b>1268</b>	DATE <b>01-21-2026</b>	JASMINE PANTRY LTAB DRAWINGS FOR <b>ANNA SHOPPING CENTER</b> 2061 (2808 - 2082) KILBURN AVENUE 11-10-377-004 ROCKFORD, ILLINOIS	<b>BELLES FIRMOR</b> architecture 2915 Cassville Street, Suite 117, Rockford, IL 61114 (815)-941-0304 BelleFirm@yahoo.com License No. 184-101868
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1  
 EXISTING  
 FRONT ELEVATION  
 SCALE 1/8" = 1'-0"

EXISTING MATERIALS AND SIGNAGE TO  
 REMAIN  
 NO CHANGES REQUESTED OR REQUIRED

DATE PLOTTED  
 Z3  
 TIME PLOTTED 23

PROJECT NO.  
 1268

DATE  
 01-21-2026

JASMINE PANTY LTD. DRAWING FOR  
**ANNA SHOPPING CENTER**  
 2614 (2600 - 2620) KILBURN AVENUE      11-X-077-004      ROCKFORD, ILLINOIS

**BELLES FIRM OF**  
 architecture  
 2905 Creekside Court, Suite 'B', Rockford, IL 61114  
 (815)-961-0504      BellesFirm@ymail.com  
 License No. 184-001868

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# BUSINESS PLAN

CITY OF ROCKFORD LEGAL DEPARTMENT

**SHIV DRISTI, LLC**

**DBA: Jasmine Pantry**

**Location: 2614 Kilburn Ave, Rockford, IL 61101**

**Established Ownership: Since October 2025**

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## EXECUTIVE SUMMARY

SHIV DRISTI, LLC, doing business as **Jasmine Pantry**, has been locally operated since October 2025 and has established itself as a reliable neighborhood convenience and food retail location in Rockford, Illinois. The business itself has been established since 2008.

This business plan is respectfully submitted to outline a strategic expansion designed to enhance customer service, increase accessibility, generate additional employment, and contribute increased tax revenue to the City of Rockford.

The expansion focuses on:

- Extended operating hours
- Implementation of EBT services
- Addition of liquor sales
- Installation of state-approved video gaming terminals

The goal is to increase daily revenue from approximately **\$1,500 to \$2,500-\$3,000**, while maintaining a strong community-focused retail environment.

Projected growth includes:

- **\$400-\$600/day from EBT services**
- **\$600-\$900/day from liquor sales**
- **\$400-\$600/day from video gaming commission revenue**

All improvements will be completed in full compliance with City of Rockford, county, and State of Illinois regulations.

## BUSINESS DESCRIPTION

Jasmine Pantry operates as a neighborhood convenience store providing essential food items, grocery products, and general merchandise to local residents.

Under current ownership, the business has demonstrated:

- Stable daily revenue performance
- Responsible operations
- Commitment to community service

The proposed expansion will enhance the store into a **modern, multi-service retail location**, offering:

- Extended hours for customer convenience
- EBT access for underserved populations
- Licensed liquor sales
- A designated and compliant video gaming area

# BUSINESS PLAN

This approach reflects current retail demand while maintaining alignment with community standards.

## Days and Hours of Operation

---

- **Monday – Thursday: 7:00 AM – 10:00 PM**
- **Friday – Saturday: 7:00 AM – 12:00 AM**
- **Sunday: 7:00 AM – 10:00 PM**

Extended hours are intended to serve working individuals and increase accessibility for the surrounding community.

## Food Service Hours

- Food and grocery items will be available **during all hours of operation**
- The business will provide:
  - Pre-packaged food items
  - Snacks and essential grocery products
  - Non-alcoholic beverages

Food service will remain the **primary function of the business**

---

## Proposed Entertainment

- No live entertainment, music events, or performances are proposed
- The only form of entertainment will be:
  - **State-regulated video gaming terminals located in a designated area**

All gaming operations will be:

- Fully compliant with Illinois Gaming Board regulations
  - Monitored and restricted to individuals **21 years of age or older**
- 

## Proposed Drink List (Gaming Compliance Requirement)

In compliance with Illinois requirements for establishments offering video gaming with on-premises liquor licensing, the following limited drink offerings will be provided:

### Beer (Individual Bottle/Cans Only)

- Domestic beers (e.g., mainstream U.S. brands)
- Imported beers (e.g., international brands)

### Wine (By the Glass Only)

- Standard red wine selections

## BUSINESS PLAN

- Standard white wine selections

No full-service bar or cocktail program will be offered. Alcohol service will remain **limited, controlled, and secondary** to the primary retail business.

### Target Audience

- Local Rockford residents
- Adults aged **21 and over** (for liquor and gaming services)
- Working individuals seeking convenience and extended hours
- Households utilizing EBT for essential purchases

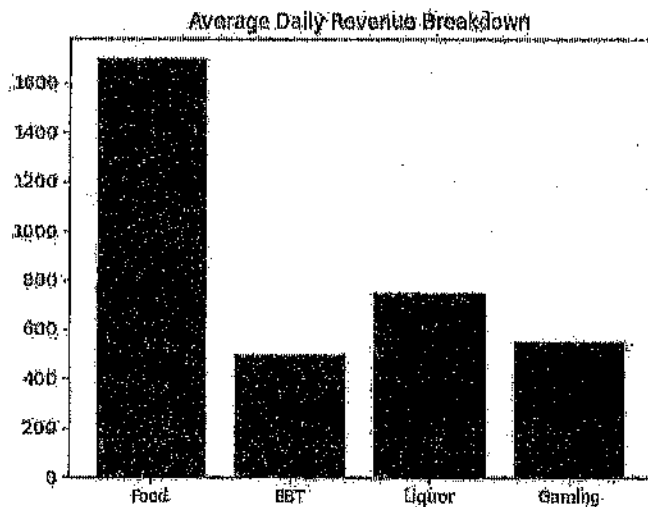
The business is designed to serve a **broad, community-based customer base**, not a nightlife or bar-focused crowd.

### Anticipated Revenue Ratio

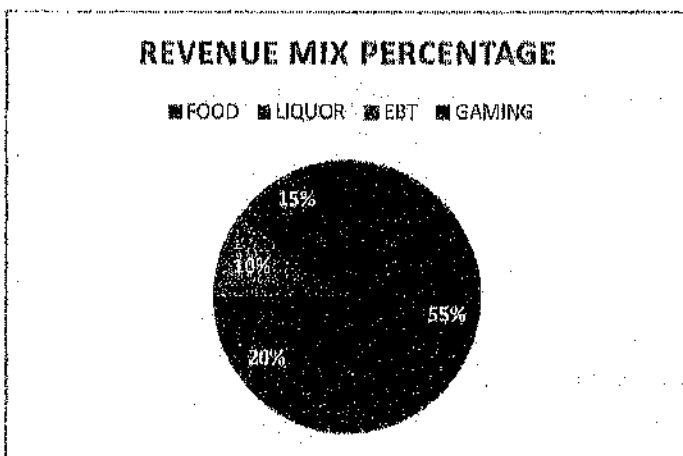
The business will maintain a balanced and responsible revenue structure:

- **Food & Grocery Sales:** 50% – 60%
- **Alcohol Sales:** 15% – 20%
- **Video Gaming:** 10% – 20%
- **EBT Transactions:** 10% – 15%

This structure ensures the establishment remains primarily a **retail food provider**, with alcohol and gaming serving as **supporting revenue streams**.



## BUSINESS PLAN



### MARKET OPPORTUNITY & SALES GROWTH

#### Target Market

- Rockford residents and surrounding neighborhoods
- Adults aged 21+ (for liquor and gaming services)
- Local consumers seeking convenience and extended hours
- Households utilizing EBT for essential purchases

#### Sales Growth Projections

The expansion is expected to significantly increase daily and annual revenue:

- **Food & Merchandise:** Stable base revenue
- **EBT Services:** Increased accessibility and repeat visits
- **Liquor Sales:** Increased transaction size and margin
- **Video Gaming:** Consistent and predictable revenue stream

#### Projected Impact:

- **Daily Revenue Increase:** +46%
- **Annual Revenue Growth:** +\$250K to \$350K

#### Cover Charge Policy

- No cover charge will be required at any time
- The premises will remain open and accessible to the public during operating hours

### PRODUCTS & SERVICES

# **BUSINESS PLAN**

## **Retail Sales**

- Food, snacks, and grocery essentials
  - Household convenience items
  - Beverage sales (non-alcoholic and alcoholic upon approval)
- 

## **EBT Services**

- Acceptance of SNAP/EBT payments
  - Improved access to essential goods for the community
- 

## **Liquor Sales (Proposed)**

- Beer, wine, and spirits
  - Compliance with all Illinois liquor laws
  - Responsible service and ID verification
- 

## **Video Gaming (Proposed)**

- State-approved video gaming terminals
  - Operated in full compliance with Illinois Gaming Board
  - Controlled and monitored environment
- 

## **FACILITY IMPROVEMENTS & BUILDOUT PLAN**

### **Interior Enhancements**

- Store layout optimization for better customer flow
  - Improved shelving and product placement
  - Lighting and safety upgrades
- 

### **Gaming Area Setup**

- Clearly designated gaming section
  - Compliance with all zoning and operational requirements
  - Safe, monitored environment for patrons
- 

### **Operational Improvements**

# BUSINESS PLAN

- Extended business hours
- Improved checkout efficiency
- Enhanced customer service experience

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## OPERATIONS & STAFFING

The expansion will require additional staffing and operational scaling:

- Hiring of 2-4 additional employees
- Staff training in:
  - Responsible alcohol sales
  - Age verification compliance
  - Customer service excellence
- Increased staffing during extended hours

## VILLAGE & COMMUNITY BENEFITS

The proposed expansion provides measurable benefits to the City of Rockford:

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### 1. Increased Tax Revenue

- Sales tax from retail and liquor sales
- Gaming-related municipal revenue

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### 2. Job Creation

- New employment opportunities for local residents

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### 3. Consumer Retention

- Keeps spending within Rockford
- Reduces outflow to nearby municipalities

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### 4. Community Accessibility

- EBT ensures access to essential goods
- Convenient extended hours for working families

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## COMPLIANCE & REGULATORY COMMITMENT

Jasmine Pantry is committed to full compliance with:

- City of Rockford ordinances

## BUSINESS PLAN

- Illinois Liquor Control Commission (ILCC)
- Illinois Gaming Board regulations
- Health, safety, and building codes

Ownership maintains a strict policy of:

- Responsible alcohol sales
- Zero tolerance for underage purchases
- No loitering or nuisance activity

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### TIMELINE

- **City Approval & Licensing:** Upon approval
- **Store Enhancements:** Immediately following approval
- **Staff Hiring & Training:** Concurrent with upgrades
- **Full Implementation:** Within 60-90 days

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### CONCLUSION

The proposed expansion of Jasmine Pantry represents a responsible and strategic investment in the Rockford community.

This plan will:

- Increase revenue by over 40-60%
- Generate \$150K-\$200K annually from gaming alone
- Create jobs
- Strengthen the local economy

Ownership respectfully requests approval for liquor licensing and video gaming operations and looks forward to continuing to serve the Rockford community as a compliant and community-focused business.

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SHIV DRISTI, LLC  
SECURITY PLAN

CITY OF ROCKFORD LEGAL DEPARTMENT

At this point in time, the Company does not anticipate hiring security professionals per se, but will certainly do so should the City require. Currently, there are 16 cameras at the store. There are currently 2 cameras in the front exterior of the premises which cover the parking lot and the entrance and 1 in the rear parking area covering the rear door. There are 13 cameras in the store itself providing excellent coverage of all public areas of the premises as well as the room where the safe is located. The owner will be adding 2 more cameras in the front exterior of the premises and 2 additional cameras in the rear parking area which will provide even more coverage of the exterior. All camera views will be unobstructed at all times.

The parking lot has lights which will come on before sunset and remain on throughout the night. Lighting inside the building will be sufficient in all areas such that the security cameras will be able to record the complete facial features of those in the building. Somabhai Patel, the owner, or if he is not available a manager, will be designated at all times to monitor the inside and outside of the premises for suspicious activity during regular work hours. This will happen through a combination of video camera monitoring and walking throughout the premises. It is anticipated that with the addition of VGT's, there will be even more cameras placed in the facility.

Additionally, decorative metal grills have been installed covering all glass areas of the premises. This provides even more security for the premises.

### **Alarm System**

After hours, the premises will be protected with a burglar alarm monitored by ADT who will notify management of an attempt to break in to the premises. The security alarm also includes a motion detection system, Glass Break notification and Door sensors for additional protection. There is also a panic button behind the counter which will automatically notify the police department of any impending threat inside the store.

### **Ingress and Egress**

Only the owner or an authorized manager will have keys or access codes to open the building and turn the security alarms on or off. The door in the parking lot area of the premises will serve as the only entrance for all patrons. Back and side doors will be used by Staff and will generally

be locked. When a back door is used to bring in supplies, remove waste, or provide access to a service contractor, a staff member will be present while the door is open.

### **Signage**

A sign will be posted in a conspicuous location near the VGT's which shall read: "PERSONS UNDER 21 YEARS OF AGE NOT PERMITTED IN THE VIDEO GAMING AREA."

A sign will be posted in a conspicuous location at each entrance of the building that reads: "THESE PREMISES ARE UNDER CONSTANT VIDEO AND AUDIO SURVEILLANCE."

### **Security Emergency Action Plan (EAP)**

During a security-related emergency, any staff member may utilize the panic button or call 911 if there is a risk to someone's safety. If there is no safety risk to staying on the premises and emergency responders do not direct otherwise, other employees will immediately monitor entrances and exits to prevent unauthorized access.

If cash is on the premises, all cash drawers and/or office doors will be locked upon leaving the area to deal with an emergency.

### **Armed Robbery**

Should an armed robbery incident occur, staff will be advised to follow recommendations that are commonly suggested by law enforcement entities (City of Rockford Police Department and/or the Winnebago County Sheriff's Department) including the following:

#### During a Robbery:

1. Remain Calm and press the panic button if possible.
2. Obey the robber's commands immediately. Others in the area should freeze in place and do nothing.
3. Don't argue with the robber.
4. Consider all firearms to be loaded.
5. Look at the robbers – notice details to aid you in describing them and their mannerisms. Note age, weight, height, clothing, tattoos or scars and write down the details at the first opportunity.
6. Take note of the weapon.

7. Watch the direction the robbers take – if they use a vehicle, try to note the license plate number.
8. Don't call the police yet if there is a chance the robber can see or hear you.
9. Don't chase or follow the robber. You could be mistaken for the robber in a pursuit by police.

After a Robbery:

1. Call 911
2. Give the address of the business and state that the location is a Restaurant/Bar, give your name and telephone number, and stay on the phone until the dispatcher ends the call.
3. Give a description of the suspect(s), direction of travel, and a license number if possible.
4. Advise whether or not weapons were used.
5. Protect the crime scene. Keep customers or other employees away from the area where the robbery occurred.
6. Ask witnesses to wait until the police arrive.
7. Do not touch anything.
8. Save a note if one was used – do not handle it or let others handle it.
9. Upon arrival of the police, the senior staff member should introduce him/herself, check the responder's ID if there is any reason to be suspicious, and inform them that a higher level manager or owner is on the way (if applicable).

**Burglary**

If evidence of a burglary is discovered, staff will:

1. Avoid entering affected areas.
2. Notify law enforcement using a non-emergency number.
3. Notify a senior staff member immediately.
4. Prevent others from entering the area or touching anything.
5. Upon arrival of the police, the senior staff member should introduce him/herself, check the responder's ID if there is any reason to be suspicious, and inform them that a higher level manager or owner is on the way (if applicable).

### **Disorderly Activity**

The Company will develop and implement a plan for dealing with disorderly activity in the following areas:

- **Parking Lot** – The Company will monitor disorderly and/or suspicious activity in the Parking area and Staff is instructed to immediately contact the police department if any such activity is observed. Disorderly or suspicious persons will not be allowed to enter the premises until after the police arrive. The parking area is serviced 24/7 by video monitoring. All video will be preserved and turned over to authorities upon request.
- **Public Areas Immediately Adjacent to the Premises** – The only public areas adjacent to the premises are city sidewalks and city streets. There is some fencing around the premises along with required landscaping that acts as a buffer between the sidewalks and the premises. Video surveillance covers much of the sidewalk area. Any disorderly and/or suspicious activity in the public area will be dealt with in the same manner as disorderly and/or suspicious activity in the Parking Lot.
- **Interior of Premises** - The Company will monitor disorderly and/or suspicious activity in the Interior of the premises. Disorderly or suspicious persons will be asked to leave the premises immediately. When appropriate, Staff is instructed to immediately contact the police department if any such activity escalates or warrants police involvement. Video from the security cameras will be maintained to aid in the identification of any person involved. Video is stored by the security company for this purpose.

### **Cash Storage**

- Secure safes will be used for any cash storage.
- Access to cash storage locations will only occur during business hours and be limited to a very small number of personnel.
- All cash storage locations will be secured and monitored by motion-detector triggered video when the business is closed.

### **Closing Procedure**

The Owner will produce a Closing Procedure Checklist that will include the following tasks at a minimum. A map showing all locations to be checked will be attached to the checklist.

Ensure that:

- No one remains in the building.

- Computers are shut down or have a lock screen on.
- All doors, gates, safes, vaults and other lockable areas are secure.
- Surveillance cameras and recording devices are on and operational.
- Exterior lighting is on.
- No suspicious vehicles or individuals are in the vicinity.

Event Date	Call Number	Situation Reported	Call Disposition	Location	Commonplace Name
03/10/2026 08:36:16 AM	26-050216	TRAFFIC STOP	ADV - ADVISED	2614 KILBURN AVE	Jasmine Pantry
02/09/2026 11:08:58 AM	26-028242	DIRECTED ASSIGNMENT	NRPT - NO REPORT	2614 KILBURN AVE	Jasmine Pantry
11/22/2025 09:38:18 PM	25-255269	STAND BY	RE-ASSIGN/CHANGE OF CALL(UNIT) / UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	2614 Kilburn Ave	Jasmine Pantry
10/26/2025 09:10:32 PM	25-234871	TRAFFIC STOP	NRPT - NO REPORT	2614 KILBURN AVE	Jasmine Pantry
10/26/2025 09:10:32 PM	25-234871	TRAFFIC STOP	NRPT - NO REPORT	2614 KILBURN AVE	Jasmine Pantry
10/16/2025 10:02:40 AM	25-226866	SUSPICIOUS INCIDENT	RE-ASSIGN/CHANGE OF CALL(UNIT) / DUP - DUPLICATE	2614 Kilburn Ave	Jasmine Pantry
10/11/2025 02:22:21 AM	25-223075	SUSPICIOUS VEHICLE	NRPT - NO REPORT	2614 KILBURN AVE	Jasmine Pantry
10/11/2025 02:12:56 AM	25-223072	SUSPICIOUS VEHICLE	NRPT - NO REPORT	2614 KILBURN AVE	Jasmine Pantry
09/28/2025 03:35:08 AM	25-212577	PUBLIC COMPLAINT ROUTINE	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	2614 Kilburn Ave	Jasmine Pantry
08/16/2025 03:50:56 AM	25-176739	DOMESTIC	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	2614 Kilburn Ave	Jasmine Pantry
08/09/2025 03:46:00 AM	25-171075	911 MISDIAL	911 CLOSE W/O SEND TO PENDING	2614 Kilburn Ave	Jasmine Pantry
07/07/2025 07:48:36 PM	25-144475	911 DUPLICATE CALL	DUP - DUPLICATE	2614 Kilburn Ave	Jasmine Pantry
05/25/2025 03:01:43 AM	25-108917	DISORDERLY	NRPT - NO REPORT	2614 Kilburn Ave	Jasmine Pantry
05/03/2025 07:34:27 PM	25-091600	TRAFFIC STOP	NRPT - NO REPORT / NRPT - NO REPORT	2614 Kilburn Ave	Jasmine Pantry
04/27/2025 02:49:39 AM	25-086257	DISORDERLY	UNF - UNFOUNDED / UNF - UNFOUNDED / UNF - UNFOUNDED	2614 Kilburn Ave	Jasmine Pantry
04/16/2025 07:32:16 PM	25-077565	CRU	RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	2614 Kilburn Ave	Jasmine Pantry
04/15/2025 01:02:43 PM	25-076382	RK-DRUGS	NRPT - NO REPORT	2614 Kilburn Ave	Jasmine Pantry
02/09/2025 07:46:16 PM	25-027618	SUSPICIOUS INCIDENT	NRPT - NO REPORT / NRPT - NO REPORT	2614 Kilburn Ave	Jasmine Pantry
12/15/2024 05:13:01 PM	24-279268	911 DUPLICATE CALL	CALLER CANCELLED	2614 Kilburn Ave	Jasmine Pantry
12/15/2024 04:32:33 PM	24-279242	STAND BY	CALLER CANCELLED	2614 Kilburn Ave	Jasmine Pantry

12/08/2024 04:58:21 PM	24-274124	SUSPICIOUS INCIDENT	NRPT - NO REPORT / NRPT - NO REPORT	2614 Kilburn Ave	Jasmine Pantry
11/04/2024 12:37:13 PM	24-249278	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	2614 Kilburn Ave	Jasmine Pantry
11/01/2024 01:41:59 PM	24-247142	CRU	RPT - REPORT	2614 KILBURN AVE	Jasmine Pantry
11/01/2024 01:14:34 PM	24-247115	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	2614 Kilburn Ave	Jasmine Pantry
10/20/2024 01:12:15 PM	24-237452	DISORDERLY	CALLER CANCELLED	2614 Kilburn Ave	Jasmine Pantry
09/06/2024 12:14:56 AM	24-200609	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	2614 Kilburn Ave	Jasmine Pantry
06/18/2024 01:08:26 PM	24-132704	DIRECTED ASSIGNMENT	ISS - ISSUED	2614 Kilburn Ave	Jasmine Pantry
05/29/2024 06:13:41 PM	24-116032	MISCELLANEOUS ROUTINE	ISS - ISSUED	2614 Kilburn Ave	Jasmine Pantry
05/16/2024 12:04:50 PM	24-104849	THEFT REPORT	RPT - REPORT	2614 Kilburn Ave	Jasmine Pantry
05/12/2024 02:51:31 AM	24-101371	911 DUPLICATE CALL	DUP - DUPLICATE	2614 Kilburn Ave	Jasmine Pantry
05/12/2024 02:44:53 AM	24-101369	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	2614 KILBURN AVE	Jasmine Pantry

**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) in conjunction with a grocery store in the name of Somabhai Patel / Shiv Dristi, LLC dba Jasmine Pantry in a C-2, Limited Commercial District for the property described as:

**A/K/A: 2614 Kilburn Avenue**  
**PIN: 11-10-377-004**

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) in conjunction with a grocery store in the name of Somabhai Patel / Shiv Dristi, LLC dba Jasmine Pantry in a C-2, Limited Commercial Zoning District at 2614 Kilburn Avenue.

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. Submittal of a revised interior floor plan that includes the removal of the gaming area for Staff review and approval.
4. The hours of operation and days will be limited to Monday through Thursday 7:00 a.m. to 10:00 a.m., Friday and Saturday, 7:00 a.m. to 12:00 a.m. (midnight) and Sunday 7:00 a.m. to 10:00 p.m.
5. There shall be no single serving sales of beer or wine in volumes of 16 oz. or less
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. The sale of water pipes and "huka" or "hookah" pipes are prohibited.
8. Window display signage is limited to 20% of window area.
9. There shall not be temporary exterior signage.
10. The windows shall not be covered with bars or other devices that block the windows.
11. The windows shall not be covered by a film.
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:_____
Neal:	Ayes:_____	Nays:_____	Absent:_____
Prunty:	Ayes:_____	Nays:_____	Absent:_____

\_\_\_\_\_  
Mark Bonne, Chairman

\_\_\_\_\_  
Tamir Bell, Vice-Chairman

\_\_\_\_\_  
Gabrielle Torina

\_\_\_\_\_  
Janessa Neal

\_\_\_\_\_  
Aprel Prunty

Meeting of May 19, 2026  
026-LTAB-014



## PLANNING & ZONING REPORT

### Liquor and Tobacco Advisory Board Meeting of May 19, 2026

**File # 026-LTAB-015**

**APPLICANT:** Shawn Cox / Elizabeth Cox / Copper Lantern, LLC dba Cooper Lantern

**LOCATION:** 716 Indiana Avenue

**REQUESTED ACTION:** The sale of liquor by the drink (Class NG-L) in conjunction with special event space in an R-4, Multi-family Residential Zoning District.

**EXISTING USES:** Vacant building (former Rockford Lithuanian Club)

**PROPOSED USES:** Event Space for receptions, cultural events and celebrations of life

**DIMENSIONS:** Irregular shape **SQUARE FOOTAGE:** 2.13 acres

**ADJACENT ZONING AND LAND USES:**

NORTH:	R-1	Single-family residences
EAST:	R-1	True Vine M.B. Church, Single-family residences
SOUTH:	C-3	Vacant Funeral Home, ComEd substation
WEST:	R-1, R-4, C-3	Single-family residences, Vacant land, UW Health Clinic

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

**HISTORY:** **File #048-25:** A Special Use Permit for a Planned Unit Development for an event space for receptions, cultural events and celebrations of life in an R-4, Multi-family Residential Zoning District was approved February 4, 2026 for the property located at 716 Indiana Avenue. This is the subject property.

**File #024-LTAB-023:** The sale of beer and wine by the drink (Class WB50) in conjunction with a restaurant and video gaming terminals in a C-3, General Commercial Zoning District was approved August 6, 2024 for the property located at 2019 South Main Street. This property is located two (2) blocks southeast of the subject property.

**File #014-LAB-031:** The sale of beer and wine by the drink in conjunction with a restaurant and lounge with a video gaming facility in a C-3, Commercial General District was withdrawn in 2014 for the property located at 2019 and 2021 South Main Street. This property is located two (2) blocks southeast of the subject property.

**File #012-LAB-009:** The sale of packaged liquor in conjunction with a grocery store and the sale of liquor by the drink in conjunction with a restaurant in a C-3, Commercial General District was denied on November

19, 2012 for the property located at 519 Marchesano Drive. This property is located directly southwest of the subject property.

**File #011-LAB-023:** The sale of packaged liquor in conjunction with a grocery store and the sale of beer and wine by the drink in conjunction with a deli in a C-4, Urban Mixed-Use District were approved on November 17, 2011 for the property located at 1414 South Main Street. This is six (6) blocks northeast of the subject property.

**REVIEW COMMENTS:** The Applicants are requesting the sale of liquor by the drink (Class NG-L) in conjunction with special event space in an R-4, Multi-family Residential Zoning District. Exhibit A shows that the subject property is located on the southwest corner of Indiana Avenue and West Street. The neighborhood is a mixture of commercial and residential uses (Exhibits B and C).

The subject property was constructed in the 1953 as a social club known as the Rockford Lithuanian Club. Currently, the building is vacant. The Applicant has purchased the property, it was recently approved as an event space and they are now looking to acquire a license for the sale of liquor by the drink. For that reason, the Applicants are requesting a review of the Liquor License application by the Liquor and Tobacco Advisory Board.

As part of the review, it is required by the Applicant to submit a completed liquor license application along with 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.

The Applicant submitted Exhibit E which is a proposed site plan of the subject property. The property was built with the majority of the parking lot occupying the property and the building has some existing green areas around the building. The subject property is zoned R-4 and parking is required in this zoning district. A special event space facility is required to provide parking at one space per 60 square feet. Exhibit E shows 84 parking spaces. Staff is unsure of the actual number of parking spaces as Exhibit D does not show the entire parking lot striped but does indicate plenty of overflow parking. However, this lot was adequate when the Rockford Lithuanian Club occupied the building so Staff feels parking should not be an issue. Exhibit E appears to show the terrace parking in the Right-of-Way being removed and replaced with topsoil and grass seed. A site and landscaping plan addressing the removal of the terrace parking and the replacement with topsoil and grass seed should be submitted for Staff's review and approval as this was a condition of approval for the event space. Additionally, Exhibit E shows a dumpster enclosure in the parking lot, which is a suitable location.

Additionally, Exhibit E is the landscaping plan. Exhibit E shows perimeter landscaping along Indiana Avenue, along a portion of West Street and along a portion west property line. Exhibit E is proposing 15 Honey Locust shade trees. Additionally, Exhibit E is proposing 2,370 Landscape Units for

Perimeter Landscaping along Indiana Avenue. Finally, Exhibit E is proposing 1,620 Landscape Units for Perimeter Landscaping along West Street. Although the proposed perimeter landscaping is a vast improvement over the existing conditions there are still a few areas that will need to be improved. The perimeter landscaping will need to replace the first parking space along Indiana Avenue directly east and west of the building. These two (2) parking spaces can be added to the row of parking along West Street. Additionally, the proposed landscape island in the middle of the proposed parking spaces south and east of the eastern most access point along Indiana Avenue can be removed as it would not be necessary. A site and landscaping plan addressing the landscaping issues, striping of parking stalls and the proposed shade trees and perimeter landscaping should be submitted for Staff's review and approval as this was a condition of approval for the event space as well.

Exhibit F is the interior floor plan. The main entrance is from the Indiana Avenue side of the building and there are additional exits off the sides and rear. Exhibit F shows there will be an event area, stage, bar with stools, a seating area, storage areas, kitchen area and bathrooms.

Exhibit G is the business plan for Copper Lantern describing how the Applicant intends to run the event space. The principal use of the property will be to host special events for life's most meaningful celebrations from elegant weddings and quinceaneras to timeless gatherings. The hours of operation will be Tuesday and Wednesday 2:00 p.m. to 9:00 p.m., Thursday through Saturday 2:00 p.m. to 12:00 a.m. (midnight) and Sunday 12:00 p.m. to 10:00 p.m. The drink menu will consist of beer, wine, champagne, liquor and cocktails (Exhibit G).

Exhibit G further explains all employees will be Basset certified, there will be 8 cameras for the interior and exterior of the building and security staff will be employed during the weekend events (Exhibit G). The anticipated ratio of sales would be 85% alcohol, 10% non-alcoholic beverages and 2% food/catering coordination fees. However, liquor sales and/or consumption is prohibited until a liquor license has been approved for the subject property and business or a caterer with a current liquor license is used. The Applicants state, "through thoughtful restoration and community collaboration, we create a welcoming and diverse venue where every celebration brings positivity to our City's story" Exhibit G).

Exhibit H is the service calls for the last two (2) years. There were three (3) calls for service at 716 Indiana Avenue.

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

**RECOMMENDATION:** Staff recommends APPROVAL of the sale of liquor by the drink (Class NG-L) in conjunction with special event space in an R-4, Multi-family Residential 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. Submittal of a site plan including a landscaping and striping plan for the for Staff's review and approval.
4. Installation of approved landscaping and parking lot striping by August 1, 2026.
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 sale of liquor by the drink shall be limited to submitted Exhibit F.
8. The hours of operation will be Tuesday and Wednesday 2:00 p.m. to 9:00 p.m., Thursday through Saturday 2:00 p.m. to 12:00 a.m. (midnight) and Sunday 12:00 p.m. to 10:00 p.m.
9. Submittal of an updated site plan including a landscaping and striping plan for the parking lot for Staff's review and approval.
10. Installation of approved landscaping and parking lot striping by August 1, 2026.
11. Any future signage must comply with the current Ordinance.
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.

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SC:DM  
5/11/2026

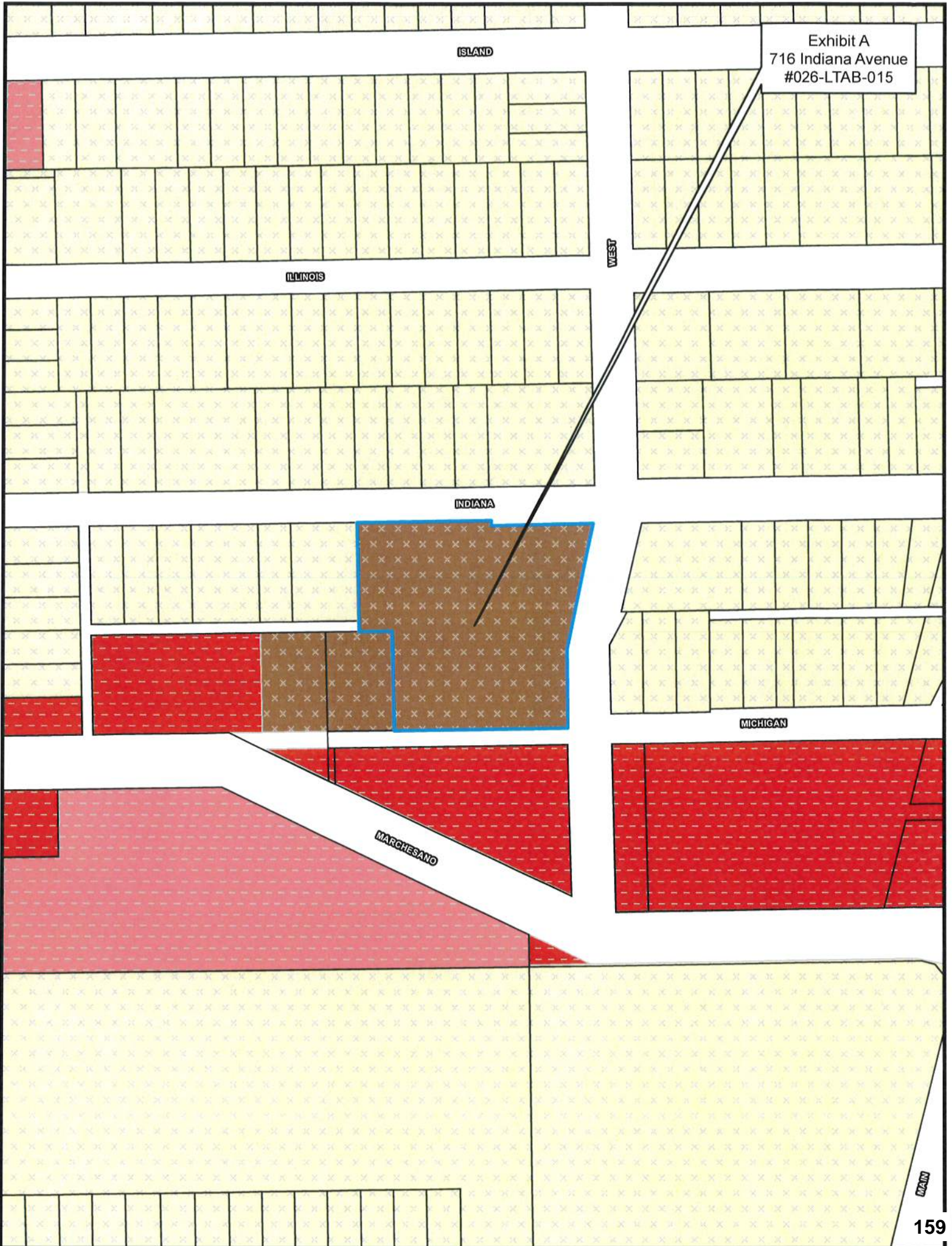


Exhibit A  
716 Indiana Avenue  
#026-LTAB-015

ISLAND

WEST

ILLINOIS

INDIANA

MICHIGAN

MARCHESANO

MAN

Exhibit B  
716 Indiana Avenue  
#026-LTAB-015

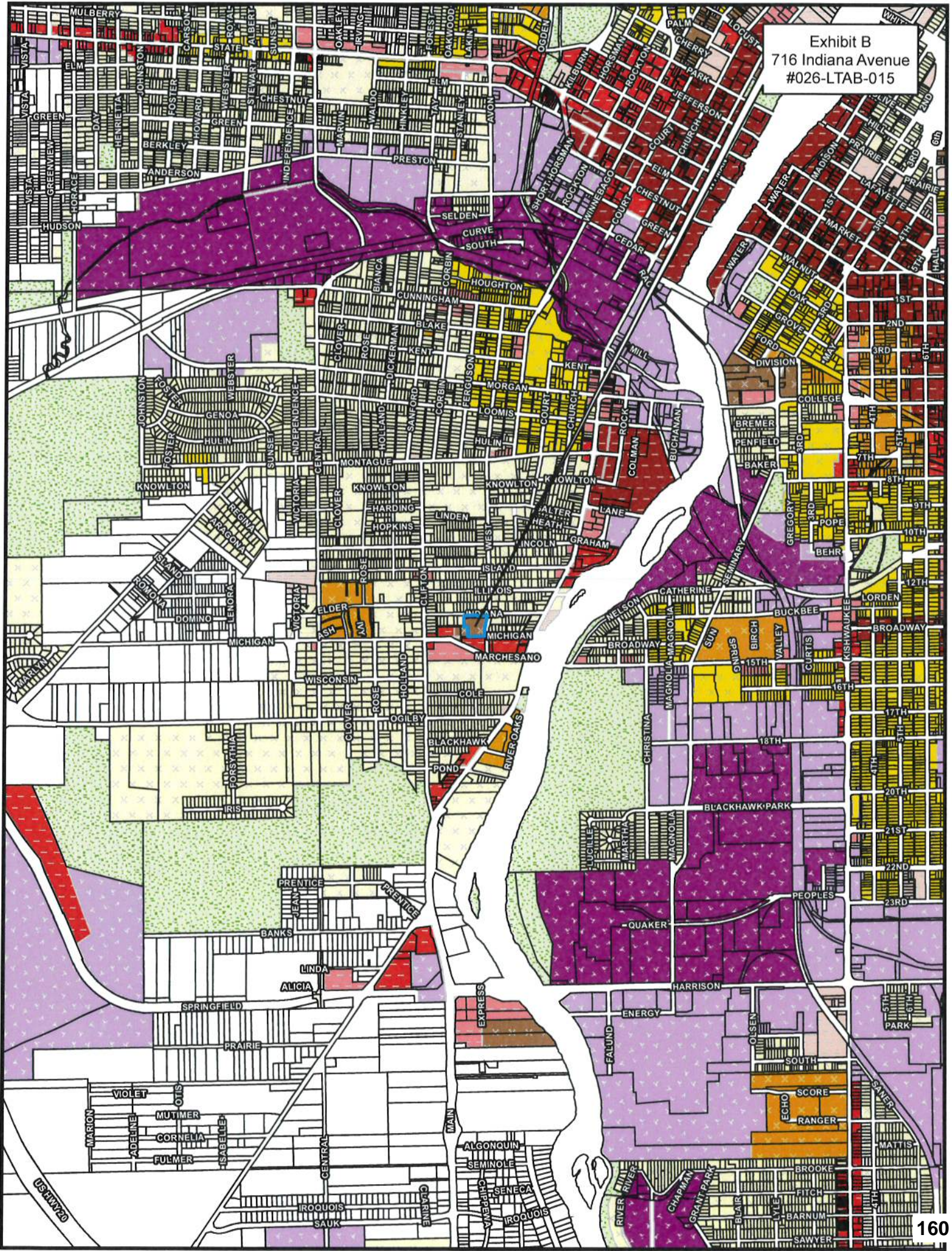
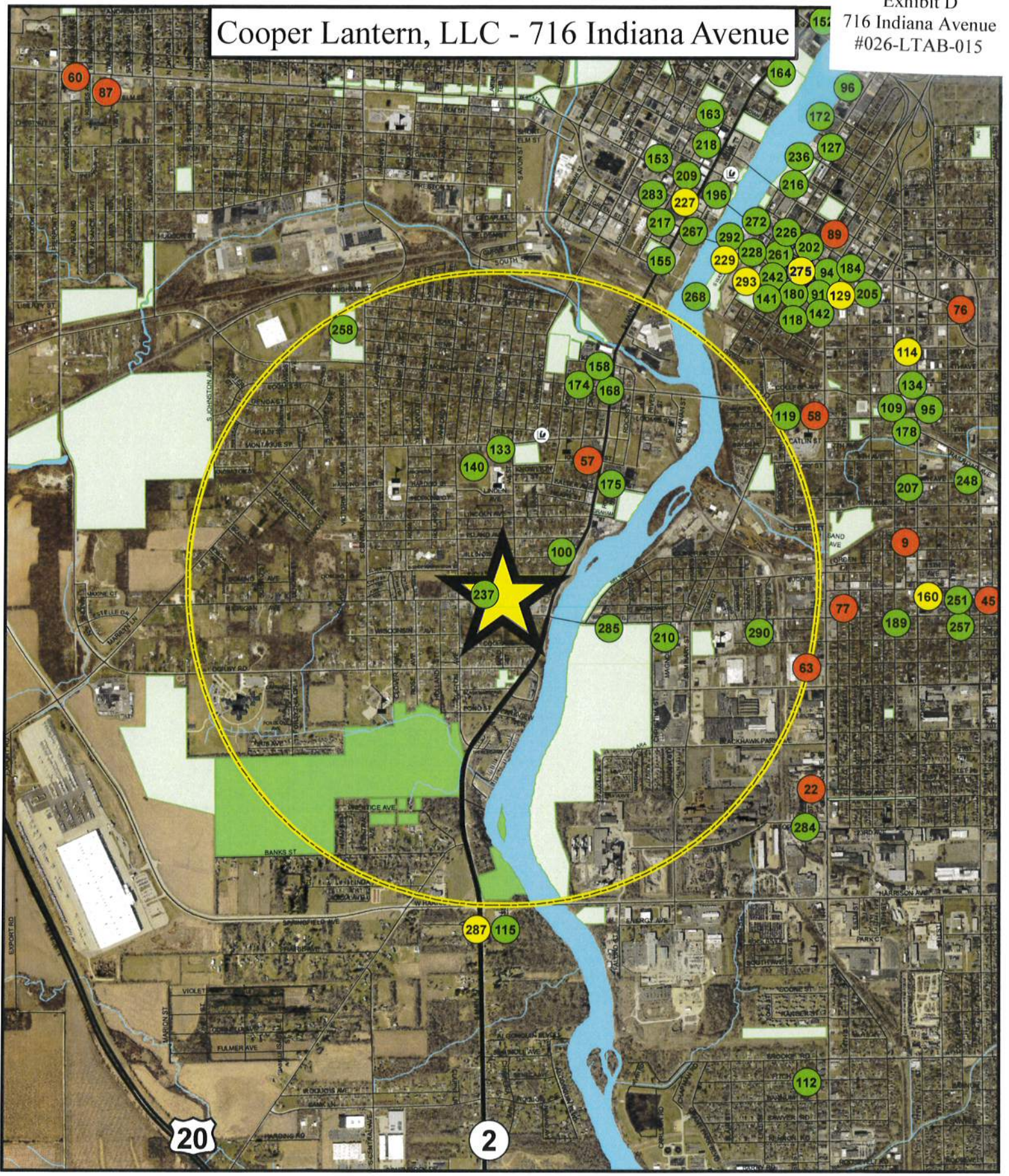




Exhibit C  
716 Indiana Avenue  
#026-LTAB-015

Cooper Lantern, LLC - 716 Indiana Avenue



- 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



Shade Trees  
 84' trees @ 1/10 = 8.4' → 9' trees  
 less 2' existing (2' each) trees: 7' trees  
 99'4" frontage: 1' per foot = 99' trees  
 15' new shade trees (6' x 5') = 2' existing  
 9' adjacent shade trees - Heavy Lakeland

Street Frontage 79' x 10' = 790 Lf

Remove concrete terrace parking area  
 replace with asphalt parking

LINE	AREA	TOTAL AREA (Sq Ft)	DESCRIPTION	REMARKS
2025	1	225	Asphalt Parking	2' x 10'
150	1	150	Asphalt Parking	2' x 10'
30	7	210	Asphalt Parking	2' x 10'
15	14	140	Asphalt Parking	2' x 10'

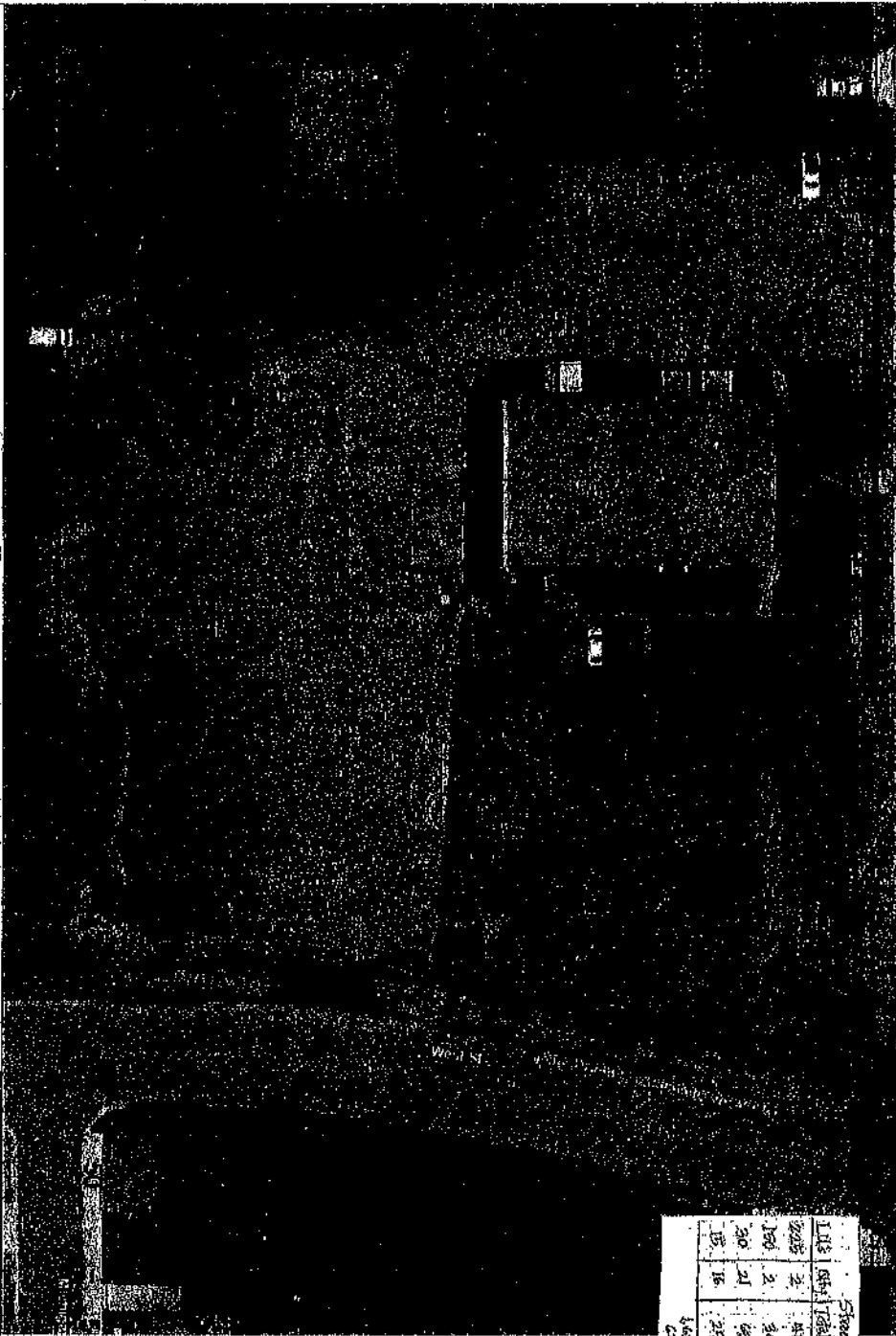
Street Frontage, Indiana, 79' x 10' = 790 Lf  
 210' equivalent 7' x 10' = 1,400 Lf  
 Street Frontage 150' x 10' = 1,500 Lf

LINE	AREA	TOTAL AREA (Sq Ft)	DESCRIPTION	REMARKS
2025	2	150	Asphalt Parking	2' x 10'
150	2	150	Asphalt Parking	2' x 10'
30	21	630	Asphalt Parking	2' x 10'
15	16	240	Asphalt Parking	2' x 10'

Street Frontage, Indiana, 150' x 10' = 1,500 Lf  
 630' equivalent 7' x 10' = 1,400 Lf  
 Street Frontage 150' x 10' = 1,500 Lf

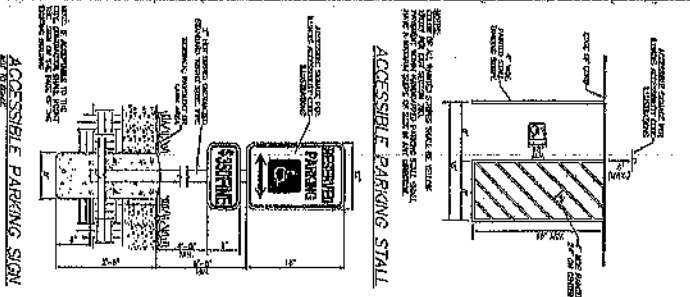
LINE	AREA	TOTAL AREA (Sq Ft)	DESCRIPTION	REMARKS
2025	2	150	Asphalt Parking	2' x 10'
150	2	150	Asphalt Parking	2' x 10'
30	21	630	Asphalt Parking	2' x 10'
15	16	240	Asphalt Parking	2' x 10'

Street Frontage, West 75', 100' x 10' = 1,000 Lf  
 1,000 Lf x 1.4 = 1,400 Lf  
 1,400 Lf x 1.4 = 1,960 Lf



ARCHITECTURAL SITE PLAN  
 SCALE: 1" = 20'

DESIGNED FOR LEAD BY: J. MYERS, P.C.  
 DRAWN BY: J. MYERS, P.C.  
 DATE: 12/10/25



Renovations for:  
**EVENT HALL**  
 716 INDIANA AVE.  
 ROCKFORD, IL 61102

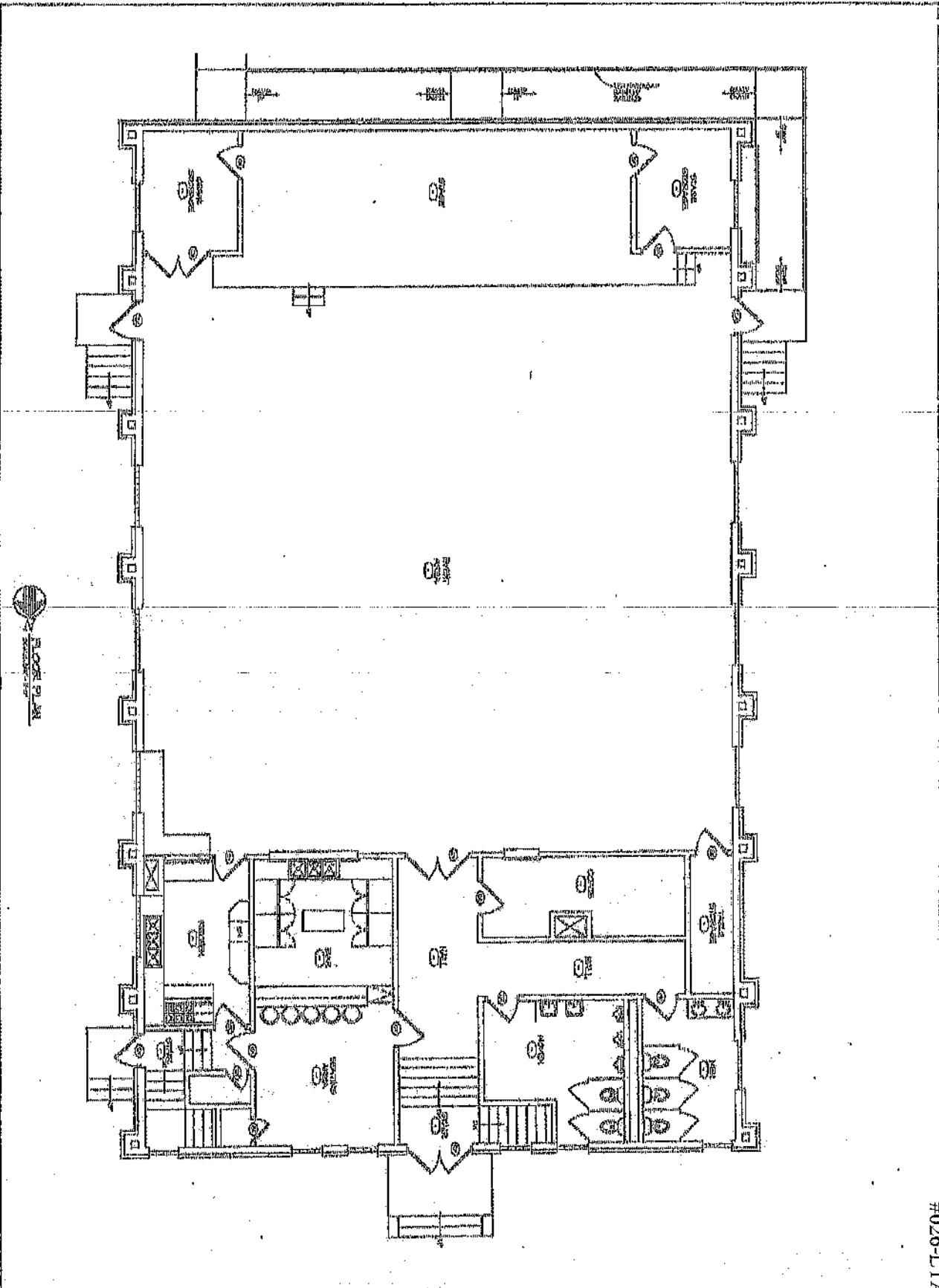
GENERAL CONTRACTOR:

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

DATE: 12/10/25  
 REVISIONS:

PROJECT #: 150-28

**C1**



FLOOR PLAN

**Renovations for  
EVENT HALL**

GENERAL CONTRACTOR:

ARCHITECT:  
JEFFREY A. MYERS, P.C.  
10300 GLEN ABBEY CLOSE

DATE PREPARED	PROJECT #
REVISIONS:	

Exhibit F  
716 Indiana Avenue  
#026-LTAB-015

# The Copper Lantern

716 Indiana Ave Rockford, IL 61102



## Overview

Business Name: Copper Lantern Event Venue

Location: 716 Indiana Ave Rockford, Illinois 61102

Business Type: Private event and entertainment venue specializing in weddings, quinceañeras, and social celebrations.

Ownership: Independently owned and operated by Copper Lantern LLC.

Purpose of Plan: To obtain a state and local liquor license authorizing the sale and service of alcoholic beverages during hosted private events.

### Mission

*Through thoughtful restoration and community collaboration, we create a welcoming and diverse venue where every celebration brings positivity to our City's story.*

## Hours of operation

Monday	Closed	maintenance/ private use only
Tuesday	Closed	Maintenance/ private use only
Wednesday	2:00pm-9:00pm	Celebration of life/ private events
Thursday	2:00PM-9:00PM	Celebration of life/ private events
Friday	2:00pm-12:am	Receptions/ Quinceañeras/Celebrations
Saturday	2:00pm-12:am	Receptions/ Quinceañeras/Celebrations
Sunday	12:00pm-10:pm	Receptions/ Quinceañeras/Celebrations

Drink menu will include beer, wine, Champagne, liquor and cocktails.

The drinks listed below are carefully considered by a BASSET trained professional.

**Family Tradition-** Brandy/ Bourbon, bitters, orange slice, Luxardo Maraschino cherries/syrup, sprite

**Paloma-** Cazadores tequila blanco, squirt, lime twist

**Lantern Iced Tea-** Smirnoff vanilla, Raspberry, Orange, sour mix, splash of cranberry juice

**Margarita-** Cazadores Tequila, Triple Sec, Cointreau, lime/strawberry juice

**Espresso Martini-** Titos Vodka, simple syrup, Brewed espresso, coffee liquor, cinnamon, coffee bean garnish

**Domestic beer, Wine, Champagne, Liquor**

**Horchata, Hot Chocolate, Tea**

**Coke products, Water**

## Point of Sale Equipment

### Square

Using Square point of sale equipment will allow BASSET trained employees to properly exchange funds, maintain inventory, collect appropriate tax.

Square has robust cyber security ensuring patron safety.

### Security

Security cameras will be installed in the interior of the building to monitor activity inside and on the exterior of the building to monitor the parking lots. A total of eight (8) cameras will be installed with four (4) interior cameras and four (4) exterior cameras. The interior cameras will be placed at each entrance, exit, and the bar area. The exterior cameras will be placed on each side of the building, so all exterior areas are monitored.

In addition to security cameras, security staff will be employed during all weekend events.

**Proposed entertainment and Activities**

The Copper Lantern's entertainment program focuses on high-quality local engagement and private event hosting:

- Local DJs and Catering
- Dancing and social mixers
- Corporate gatherings
- Private event hosting such as wedding receptions, quinceañeras, birthdays, and anniversaries
- No outdoor or amplified music past 10 PM to remain compliant with Rockford.

## **Target Audience**

### **Primary Market**

Guests ages range from 15–75 years old within the Rockford metropolitan area seeking elegant and modern spaces for weddings, Quinceañeras, and milestone celebrations. By functioning as a Family first venue hosting Quinceañeras and birthdays, we must acknowledge and comply with local laws to ensure safety for under legal age patrons.

### **Secondary Market:**

Local residents and young professionals attending cultural or work based events.

### **Demographic Highlights:**

- Multicultural communities celebrating quinceañeras and large family events.
- Young couples and professionals seeking urban-chic venues for receptions.
- Community members seeking safe, modern gathering options.

## **Anticipated Food Vs. Alcohol Sales**

The Copper Lantern does not operate a kitchen or prepare food on-site. Instead, guests will contract with licensed catering companies that handle all food preparation and service. The venue will focus on alcohol sales and beverage service as its primary revenue stream.

### **Estimated Sales Ratio:**

- Alcoholic Beverages: 85% of total revenue
- Non-Alcoholic Beverages: 10% of total revenue
- Food/Catering coordination fees: 2% of total revenue

## **Alcohol and Service Compliance Plan**

- All alcohol will be served by BASSET-certified bartenders in compliance with Illinois Liquor Control Commission (ILCC) and City of Rockford regulations.
- Alcohol service will cease 30 minutes prior to closing each night.
- No alcohol sales to minors or visibly intoxicated individuals.
- Strict ID verification and wristband policy in place.
- Security staff will be present during all weekend entertainment events.
- The venue will maintain full liability insurance coverage as required by the ILCC and City of Rockford.

## Community Impact

Copper Lantern is committed to:

- Enhancing Rockford's entertainment and cultural landscape.
  - Promoting responsible alcohol service.
  - Providing local employment opportunities (bartenders, DJs, security, event staff).
  - Supporting community revitalization through consistent, compliant operations and elegant facility design.
- 

## Conclusion

Copper Lantern Event Venue requests approval for a full liquor-license to serve beer, wine, and spirits during private and public events consistent with state and city regulations. The business will uphold Illinois Liquor Control Commission standards, contribute to Rockford's economic and cultural development, and operate responsibly with a focus on community engagement, safety, and revitalization.

Event Date	Call Number	Situation Reported	Call Disposition	Location	Commonplace Name
11/19/2025 05:58:11 PM	25-252923	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	716 Indiana Ave	
11/15/2025 07:27:33 AM	25-249492	SUSPICIOUS VEHICLE	CALLER CANCELLED	716 Indiana Ave	Lithuanian Club
06/02/2024 08:17:22 PM	24-119405	SUSPICIOUS VEHICLE	ADV - ADVISED	716 Indiana Ave	Lithuanian Club

**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 an event space for receptions, cultural events and celebrations of life in an R-4, Multi-family Residential Zoning District for the property described as:

**A/K/A: 716 Indiana Avenue  
PIN: 11-27-380-017**

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 for an event space for receptions, cultural events and celebrations of life in an R-4, Multi-family Residential Zoning District at 716 Indiana Avenue.

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. If any of the proposed uses change or additional uses are proposed, a modification of the Special Use Permit will be required.
4. The hours of operation will be Wednesday and Thursday 2:00 p.m. to 9:00 p.m., Friday and Saturday 12:00 p.m. to 12:00 a.m. (midnight) and Sunday 12:00 p.m. to 10:00 p.m.
5. Submittal of an updated site plan including landscaping and striping plan for the parking lot for Staff's review and approval.
6. Submittal of a Dumpster Enclosure Permit Application and dumpster enclosure detail for Staff's review and approval.
7. The dumpster enclosure must be constructed of a trex-board material or a material similar to the existing building material.
8. Installation of approved landscaping and parking lot striping by August 1, 2026.
9. Removal of the freestanding bingo sign by August 1, 2026.
10. Any future signage must comply with the current Ordinance.
11. All security personnel must be certified.

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

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT  
FOR AN EVENT SPACE FOR RECEPTIONS, CULTURAL EVENTS  
AND CELEBRATIONS OF LIFE  
IN A R-4, MULTI-FAMILY RESIDENTIAL ZONING DISTRICT  
LOCATED AT 716 INDIANA AVENUE**

**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 and endanger the public health, safety, morals, comfort and 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 substantially diminish and 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 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-4 District in which it is located.



*MEMORANDUM*

To: **Mayor Thomas McNamara**  
**City Administrator Todd Cagnoni**  
**City of Rockford Aldermen and Alderwomen**

From: Martin Bloom, Sr. Project Manager-Permits and Special Events  
RE: Special Events Report to Codes and Regulations  
Date: May 26<sup>th</sup>, 2026

City staff has completed a preliminary review of the proposed event plan and confirms conformance with the provisions set forth in the City of Rockford – Code of Ordinances (Article XII. Special Events). Staff brings forward the following for committee and council consideration:

**1. Rockford Fire 911 Run:** Family friendly event promoting exercise along with firefighter and community interaction

Location: 391 N. Trainer Rd.

Date: Saturday June 6<sup>th</sup>, 2026 8:30A.M.-11:00A.M.

Alderman: Tim Durkee

Event Organizer: Emil Mosny (779) 500-6574

Attendance: 300 people

Council Action: Permission for road closures;

City Support: None.

Cost of event: None-Costs to be paid by the event organizer.

**RECOMMENDATION FOR RESOLUTION**

**TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:**

Council Members:

The Committee on Codes and Regulations having received a request hereby begs leave to report recommending **approval** of the Rockford Fire 911 Run on Saturday June 6<sup>th</sup>, 2026 from 8:30am-11:00am. The Legal Director shall prepare the appropriate resolution.

\_\_\_\_\_  
Mark Bonne (Chair)

\_\_\_\_\_  
Tamir Bell (Vice chair)

\_\_\_\_\_  
Gabrielle Torina

\_\_\_\_\_  
Aprel Prunty

\_\_\_\_\_  
Janessa Neal

Committee Action Taken:

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

**RECOMMENDATION FOR RESOLUTION**

**TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:**

Council Members:

The Committee on Codes and Regulations having received a request hereby begs leave to report recommending **approval** of the Cycle on 2nd on Sunday September 13<sup>th</sup>, 2026 from 8:00am-10:00am. The Legal Director shall prepare the appropriate resolution.

\_\_\_\_\_  
Mark Bonne (Chair)

\_\_\_\_\_  
Tamir Bell (Vice chair)

\_\_\_\_\_  
Gabrielle Torina

\_\_\_\_\_  
Aprel Prunty

\_\_\_\_\_  
Janessa Neal

Committee Action Taken:

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

**2. *Cycle on 2<sup>nd</sup> St.:***

A free, 7th year event, sponsored by I Bike Rockford to promote healthy and fun activity which will allow cyclists to enjoy the beauty of the riverfront while cycling on roadways typically reserved for automobile travel.

Location:	Southbound N. 2 <sup>nd</sup> St. (IL 251) from Auburn St. to E. State St.
Date:	Sunday September 13 <sup>th</sup> , 2026 8:00A.M.-10:00A.M. (roads close at 7am.)
Alderman:	Jonathan Logemann
Event Organizer:	Ashley Sarver (815) 315-3452
Attendance:	350 people
Council Action:	Permission for road closures. (IDOT Resolution)
City Support:	Police assistance directing traffic
Cost of event:	None, costs to be paid by the event organizer