



Liquor and Tobacco Advisory Board Meeting
Wednesday, February 20, 2012
6:00 P.M. – City Council Chambers
Rockford City Hall, 425 East State Street

Minutes on Website: <http://rockfordil.gov/community-economic-development/construction-development-services/land-use-zoning/zoning-board-of-appeals.aspx>

Present:

LAB Members: Alicia Neubauer
Aaron Magdziarz
Dennis Olson
Dan Roszkowski

Absent: Craig Sockwell
Scott Sanders

Staff: Jennifer Cacciapaglia – City Attorney
Todd Cagnoni – Deputy Director, Construction & Development Services
Mark Marinaro - Fire Department
Marcy Leach – Public Works
Sandra Hawthorne - Administrative Assistant

Others: Kathy Berg, Stenographer
Applicants and Interested Parties

Sandra Hawthorne explained the format of the meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative are to come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name and address to the Liquor and Tobacco Advisory Board secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.

- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

It was further explained to the public in attendance, applicants, objectors and interested parties that this meeting is not a final vote on any item. The date of the Codes & Regulations meeting was given as Monday, March 4, 2013, at 4:45 PM in Conference Room A of this building as the second vote on these items. The public in attendance, applicants, objectors and interested parties were instructed that they could contact the Zoning Office for any further information and the phone number was listed on the top of the agenda which was made available to all those in attendance. The City's web site for minutes of this meeting are listed on the agenda as well.

The meeting was called to order at 6:00 PM. A **MOTION** was made by Aaron Magdziarz to **APPROVE** the minutes of the January 15, 2013 meeting as submitted. The Motion was **SECONDED** by Dennis Olson and **CARRIED** by a vote of 4-0 with Scott Sanders and Craig Sockwell absent.

012-LAB-037

Applicant
Ward 14

2428 South Alpine Road

Samir R. Rathod d/b/a Pridom Liquor

Modification to an existing liquor license for the sale of packaged liquor in conjunction with a liquor store to include the sale of liquor by the drink in conjunction with a bar and monthly beer, liquor, and wine tasting in a C-3, Commercial General District

Laid Over from January meeting

This item was Laid Over from the January meeting to allow the Applicant time to provide further information to Staff as requested by the Board at that meeting. The subject property is located within the Alpine Village Shopping Center on the northeast corner of South Alpine Road and Harrison Avenue.

As of the time of this meeting, no further information has been received from the Applicant. Staff Recommendation remains at Denial. No Objectors or Interested Parties were present.

Samir R. Rathod, Applicant, was present and reviewed his request. Mr. Rathod stated he has brought in some information this meeting; however, it is not detailed or adequate enough for Staff to consider. Mr. Cagnoni explained Staff had indicated they required a building design plan, site design, interior layout, and business plan in regards to how the establishment of the bar would be incorporated into the space. Mr. Cagnoni stated Staff was unable to give a recommendation at this time based on the one page drawing submitted by the applicant. Attorney Cacciapaglia reminded the board that the Applicant will also be seeking a gaming license.

Mr. Olson stated he did not see a reason to Lay Over this item because the Applicant had time to comply with the request of last month and waited until the last minute to submit inadequate information. Ms. Neubauer stated she was inclined to Lay Over. Attorney Cacciapaglia stated a more detailed business plan was required in order to determine what security plan would be needed. The Applicant did not provide any sort of detailed layout or business plan.

A **MOTION** was made by Alicia Neubauer to **LAY OVER** the Modification to an existing liquor license for the sale of packaged liquor in conjunction with a liquor store to include the sale of liquor by the drink in conjunction with a bar and monthly beer, liquor, and wine tasting in the name of Samir R. Rathod d/b/a Pridom Liquor in a C-3, Commercial General District at **2428 South Alpine Road**. The Motion was

SECONDED by Aaron Magdziarz and **CARRIED** by a vote of 3-1 with Dennis Olson voting Nay. Chairman Roszkowski emphasized to Mr. Rathod that he needs to be in communication with Staff. Mr. Rathod acknowledged and stated he would.

013-LTAB-001

Applicant
Ward 02

2233 Charles Street

Donald Cuppino d/b/a Slots of Fun
Sale of beer and wine by the drink in conjunction with a bar in a C-3, Commercial
General Zoning District

The subject property is located within a strip mall south of the Charles Street and Shaw Street intersection and is currently a vacant tenant space. Donald J. Cuppino, Jr. , and Mark O'Donnell, Applicants, were present. Mr. Cuppino reviewed the request to establish a gaming environment at this location. He stated they wish to provide a quiet and friendly atmosphere for those customers who would like to enjoy gaming machines but do not want a bar environment.

Legal had no questions for the Applicant.

Staff Recommendation is for Denial. No Objectors or Interested Parties were present.

Ms. Neubauer understood that part of the basis of Denial was landscaping or building design and asked Mr. Cagnoni to verify. Mr. Cagnoni responded this is predominantly a gaming facility and felt the building design and overall landscaping has not been addressed as of this time. Staff is willing to provide guidance, but is hesitant to provide details on building design as this is something a design professional should do. He also asked that the Board consider whether the proposed type of business would be appropriate for this location.

Mr. Cuppino stated their goal was to make people feel comfortable coming into their establishment. Regarding green space, he pointed out that this area is concrete to the street. They offered to put potted plantings out front if that would meet Staff requirements for landscaping. The stated the signage is cost prohibited. It would be over \$50,000 to change the sign and they do not feel the landlord would put that much money into the sign for the small amount of rent they are paying. Mr. Roszkowski stated he does understand the difficulty in getting a landlord to upgrade the property for the tenant. Mr. O'Donnell stated as part of their business plan, they have a lot more expense involved because they do not have an established business. He feels this is an untapped market and is attractive to the casual gambler who does not want to go out of town to a casino. He anticipated gross revenue might be \$15,000 per month.

Ms. Neubauer stated this location is close to her residence and she walks by it frequently while going to the park. She would like to see something beneficial in this mini mall. Mr. Magdziarz agreed with the Applicant regarding the landlords unwillingness to spend that amount of money for signage in comparison to the income he would receive from tenants.

A **MOTION** was made by Aaron Magdziarz to **LAY OVER** the sale of beer and wine by the drink in conjunction with a bar in the name of Donald Cuppino d/b/a Slots of Fun in a C-3, Commercial General Zoning District at 2233 Charles Street. The Motion was **SECONDED** by Alicia Neubauer and **CARRIED** by a vote of 3-1 with Dennis Olson voting Nay.

013-LTAB-002

Applicant
Ward 10

4343 East State Street

Jay A. Gesner d/b/a Miss Jill's
Sale of beer and wine by the drink in conjunction with a tavern in a C-2, Limited
Commercial Zoning District

The subject property is located within a strip center located on the south side of East State Street, 600 feet east of Alpine Road and is currently a vacant tenant space. Attorney Robert Calgaro and Jay Gesner were present. Attorney Calgaro present information on the Application. He stated Mr. Gesner will be actively involved in the day-to-day operation of the business. He has been involved in other liquor establishments in the City of Rockford for approximately 20 years with no problems at any locations.

Staff Recommendation was for Approval with (11) conditions. No Objectors or Interested Parties were present. A letter of Objection was distributed this meeting from the Miracle Mile Board of Directors. The letter stated that there already are 14 establishments that hold liquor licenses. Ms. Neubauer stated that some of these licenses were associated with restaurants and not just taverns or bars.

A **MOTION** was made by Aaron Magdziarz to **APPROVE** the sale of beer and wine by the drink in conjunction with a tavern in the name of Jay Gesner d/b/a Miss Jill's in a C-2, Limited Commercial Zoning District at 4343 East State Street. The Motion was **SECONDED** by Alicia Neubauer and **CARRIED** by a vote of 3-1, with Dennis Olson voting Nay.

Approval is subject to the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Compliance with all City of Rockford Liquor and Tobacco Codes.
3. Submittal of Building Permit for Staff review and approval.
4. The sale of beer and wine shall be limited to the interior site plan that was submitted as Exhibit D.
5. Should the existing free-standing sign be modified in design with a sign face change or other modification, the sign must be brought into conformance with the ordinance.
6. Window display signage is limited to 30% of window area.
7. The tavern shall not have a cover charge.
8. The tavern shall not have a dance floor.
9. The tavern shall not have any DJs
10. The tavern shall not have any live entertainment.
11. The tavern shall not operate as a nightclub

With no further business to come before the Board, the meeting was adjourned at 6:30PM

Respectfully submitted,
Sandra A. Hawthorne, Administrative Assistant
Liquor and Tobacco Advisory Board



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013-LTAB-001

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- The Board will ask any questions they may have of the Objector or Interested Party.

- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

It was further explained to the public in attendance, applicants, objectors and interested parties that this meeting is not a final vote on any item. The date of the Codes & Regulations meeting was given as Monday, March 4, 2013, at 4:45 PM in Conference Room A of this building as the second vote on these items. The public in attendance, applicants, objectors and interested parties were instructed that they could contact the Zoning Office for any further information and the phone number was listed on the top of the agenda which was made available to all those in attendance. The City's web site for minutes of this meeting are listed on the agenda as well.

The meeting was called to order at 6:00 PM. A **MOTION** was made by Aaron Magdziarz to **APPROVE** the minutes of the January 15, 2013 meeting as submitted. The Motion was **SECONDED** by Dennis Olson and **CARRIED** by a vote of 4-0 with Scott Sanders and Craig Sockwell absent.

012-LAB-037
Applicant
Ward 14

2428 South Alpine Road

Samir R. Rathod d/b/a Pridom Liquor
Modification to an existing liquor license for the sale of packaged liquor in conjunction with a liquor store to include the sale of liquor by the drink in conjunction with a bar and monthly beer, liquor, and wine tasting in a C-3, Commercial General District

Laid Over from January meeting

This item was Laid Over from the January meeting to allow the Applicant time to provide further information to Staff as requested by the Board at that meeting. The subject property is located within the Alpine Village Shopping Center on the northeast corner of South Alpine Road and Harrison Avenue.

As of the time of this meeting, no further information has been received from the Applicant. Staff Recommendation remains at Denial. No Objectors or Interested Parties were present.

Samir R. Rathod, Applicant, was present and reviewed his request. Mr. Rathod stated he has brought in some information this meeting; however, it is not detailed or adequate enough for Staff to consider. Mr. Cagnoni explained Staff had indicated they required a building design plan, site design, interior layout, and business plan in regards to how the establishment of the bar would be incorporated into the space. Mr. Cagnoni stated Staff was unable to give a recommendation at this time based on the one page drawing submitted by the applicant. Attorney Cacciapaglia reminded the board that the Applicant will also be seeking a gaming license.

Mr. Olson stated he did not see a reason to Lay Over this item because the Applicant had time to comply with the request of last month and waited until the last minute to submit inadequate information. Ms. Neubauer stated she was inclined to Lay Over. Attorney Cacciapaglia stated a more detailed business plan was required in order to determine what security plan would be needed. The Applicant did not provide any sort of detailed layout or business plan.

A **MOTION** was made by Alicia Neubauer to **LAY OVER** the Modification to an existing liquor license for the sale of packaged liquor in conjunction with a liquor store to include the sale of liquor by the drink in conjunction with a bar and monthly beer, liquor, and wine tasting in the name of Samir R. Rathod d/b/a Pridom Liquor in a C-3, Commercial General District at **2428 South Alpine Road**. The Motion was

SECONDED by Aaron Magdziarz and **CARRIED** by a vote of 3-1 with Dennis Olson voting Nay. Chairman Roszkowski emphasized to Mr. Rathod that he needs to be in communication with Staff. Mr. Rathod acknowledged and stated he would.

013-LTAB-001

Applicant
Ward 02

2233 Charles Street

Donald Cuppino d/b/a Slots of Fun
Sale of beer and wine by the drink in conjunction with a bar in a C-3, Commercial
General Zoning District

The subject property is located within a strip mall south of the Charles Street and Shaw Street intersection and is currently a vacant tenant space. Donald J. Cuppino, Jr. , and Mark O'Donnell, Applicants, were present. Mr. Cuppino reviewed the request to establish a gaming environment at this location. He stated they wish to provide a quiet and friendly atmosphere for those customers who would like to enjoy gaming machines but do not want a bar environment.

Legal had no questions for the Applicant.

Staff Recommendation is for Denial. No Objectors or Interested Parties were present.

Ms. Neubauer understood that part of the basis of Denial was landscaping or building design and asked Mr. Cagnoni to verify. Mr. Cagnoni responded this is predominantly a gaming facility and felt the building design and overall landscaping has not been addressed as of this time. Staff is willing to provide guidance, but is hesitant to provide details on building design as this is something a design professional should do. He also asked that the Board consider whether the proposed type of business would be appropriate for this location.

Mr. Cuppino stated their goal was to make people feel comfortable coming into their establishment. Regarding green space, he pointed out that this area is concrete to the street. They offered to put potted plantings out front if that would meet Staff requirements for landscaping. The stated the signage is cost prohibited. It would be over \$50,000 to change the sign and they do not feel the landlord would put that much money into the sign for the small amount of rent they are paying. Mr. Roszkowski stated he does understand the difficulty in getting a landlord to upgrade the property for the tenant. Mr. O'Donnell stated as part of their business plan, they have a lot more expense involved because they do not have an established business. He feels this is an untapped market and is attractive to the casual gambler who does not want to go out of town to a casino. He anticipated gross revenue might be \$15,000 per month.

Ms. Neubauer stated this location is close to her residence and she walks by it frequently while going to the park. She would like to see something beneficial in this mini mall. Mr. Magdziarz agreed with the Applicant regarding the landlords unwillingness to spend that amount of money for signage in comparison to the income he would receive from tenants.

A **MOTION** was made by Aaron Magdziarz to **LAY OVER** the sale of beer and wine by the drink in conjunction with a bar in the name of Donald Cuppino d/b/a Slots of Fun in a C-3, Commercial General Zoning District at 2233 Charles Street. The Motion was **SECONDED** by Alicia Neubauer and **CARRIED** by a vote of 3-1 with Dennis Olson voting Nay.

013-LTAB-002

Applicant
Ward 10

4343 East State Street

Jay A. Gesner d/b/a Miss Jill's
Sale of beer and wine by the drink in conjunction with a tavern in a C-2, Limited
Commercial Zoning District

The subject property is located within a strip center located on the south side of East State Street, 600 feet east of Alpine Road and is currently a vacant tenant space. Attorney Robert Calgaro and Jay Gesner were present. Attorney Calgaro present information on the Application. He stated Mr. Gesner will be actively involved in the day-to-day operation of the business. He has been involved in other liquor establishments in the City of Rockford for approximately 20 years with no problems at any locations.

Staff Recommendation was for Approval with (11) conditions. No Objectors or Interested Parties were present. A letter of Objection was distributed this meeting from the Miracle Mile Board of Directors. The letter stated that there already are 14 establishments that hold liquor licenses. Ms. Neubauer stated that some of these licenses were associated with restaurants and not just taverns or bars.

A **MOTION** was made by Aaron Magdziarz to **APPROVE** the sale of beer and wine by the drink in conjunction with a tavern in the name of Jay Gesner d/b/a Miss Jill's in a C-2, Limited Commercial Zoning District at 4343 East State Street. The Motion was **SECONDED** by Alicia Neubauer and **CARRIED** by a vote of 3-1, with Dennis Olson voting Nay.

Approval is subject to the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Compliance with all City of Rockford Liquor and Tobacco Codes.
3. Submittal of Building Permit for Staff review and approval.
4. The sale of beer and wine shall be limited to the interior site plan that was submitted as Exhibit D.
5. Should the existing free-standing sign be modified in design with a sign face change or other modification, the sign must be brought into conformance with the ordinance.
6. Window display signage is limited to 30% of window area.
7. The tavern shall not have a cover charge.
8. The tavern shall not have a dance floor.
9. The tavern shall not have any DJs
10. The tavern shall not have any live entertainment.
11. The tavern shall not operate as a nightclub

With no further business to come before the Board, the meeting was adjourned at 6:30PM

Respectfully submitted,
Sandra A. Hawthorne, Administrative Assistant
Liquor and Tobacco Advisory Board



Liquor and Tobacco Advisory Board Meeting
Wednesday, February 20, 2012
6:00 P.M. – City Council Chambers
Rockford City Hall, 425 East State Street

Minutes on Website: <http://rockfordil.gov/community-economic-development/construction-development-services/land-use-zoning/zoning-board-of-appeals.aspx>

Present:

LAB Members: Alicia Neubauer
Aaron Magdziarz
Dennis Olson
Dan Roszkowski

Absent: Craig Sockwell
Scott Sanders

Staff: Jennifer Cacciapaglia – City Attorney
Todd Cagnoni – Deputy Director, Construction & Development Services
Mark Marinaro - Fire Department
Marcy Leach – Public Works
Sandra Hawthorne - Administrative Assistant

Others: Kathy Berg, Stenographer
Applicants and Interested Parties

Sandra Hawthorne explained the format of the meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative are to come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name and address to the Liquor and Tobacco Advisory Board secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
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- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

It was further explained to the public in attendance, applicants, objectors and interested parties that this meeting is not a final vote on any item. The date of the Codes & Regulations meeting was given as Monday, March 4, 2013, at 4:45 PM in Conference Room A of this building as the second vote on these items. The public in attendance, applicants, objectors and interested parties were instructed that they could contact the Zoning Office for any further information and the phone number was listed on the top of the agenda which was made available to all those in attendance. The City's web site for minutes of this meeting are listed on the agenda as well.

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012-LAB-037
Applicant
Ward 14

2428 South Alpine Road

Samir R. Rathod d/b/a Pridom Liquor
Modification to an existing liquor license for the sale of packaged liquor in conjunction with a liquor store to include the sale of liquor by the drink in conjunction with a bar and monthly beer, liquor, and wine tasting in a C-3, Commercial General District

Laid Over from January meeting

This item was Laid Over from the January meeting to allow the Applicant time to provide further information to Staff as requested by the Board at that meeting. The subject property is located within the Alpine Village Shopping Center on the northeast corner of South Alpine Road and Harrison Avenue.

As of the time of this meeting, no further information has been received from the Applicant. Staff Recommendation remains at Denial. No Objectors or Interested Parties were present.

Samir R. Rathod, Applicant, was present and reviewed his request. Mr. Rathod stated he has brought in some information this meeting; however, it is not detailed or adequate enough for Staff to consider. Mr. Cagnoni explained Staff had indicated they required a building design plan, site design, interior layout, and business plan in regards to how the establishment of the bar would be incorporated into the space. Mr. Cagnoni stated Staff was unable to give a recommendation at this time based on the one page drawing submitted by the applicant. Attorney Cacciapaglia reminded the board that the Applicant will also be seeking a gaming license.

Mr. Olson stated he did not see a reason to Lay Over this item because the Applicant had time to comply with the request of last month and waited until the last minute to submit inadequate information. Ms. Neubauer stated she was inclined to Lay Over. Attorney Cacciapaglia stated a more detailed business plan was required in order to determine what security plan would be needed. The Applicant did not provide any sort of detailed layout or business plan.

A **MOTION** was made by Alicia Neubauer to **LAY OVER** the Modification to an existing liquor license for the sale of packaged liquor in conjunction with a liquor store to include the sale of liquor by the drink in conjunction with a bar and monthly beer, liquor, and wine tasting in the name of Samir R. Rathod d/b/a Pridom Liquor in a C-3, Commercial General District at **2428 South Alpine Road**. The Motion was

SECONDED by Aaron Magdziarz and **CARRIED** by a vote of 3-1 with Dennis Olson voting Nay. Chairman Roszkowski emphasized to Mr. Rathod that he needs to be in communication with Staff. Mr. Rathod acknowledged and stated he would.

013-LTAB-001

Applicant
Ward 02

2233 Charles Street

Donald Cuppino d/b/a Slots of Fun
Sale of beer and wine by the drink in conjunction with a bar in a C-3, Commercial
General Zoning District

The subject property is located within a strip mall south of the Charles Street and Shaw Street intersection and is currently a vacant tenant space. Donald J. Cuppino, Jr. , and Mark O'Donnell, Applicants, were present. Mr. Cuppino reviewed the request to establish a gaming environment at this location. He stated they wish to provide a quiet and friendly atmosphere for those customers who would like to enjoy gaming machines but do not want a bar environment.

Legal had no questions for the Applicant.

Staff Recommendation is for Denial. No Objectors or Interested Parties were present.

Ms. Neubauer understood that part of the basis of Denial was landscaping or building design and asked Mr. Cagnoni to verify. Mr. Cagnoni responded this is predominantly a gaming facility and felt the building design and overall landscaping has not been addressed as of this time. Staff is willing to provide guidance, but is hesitant to provide details on building design as this is something a design professional should do. He also asked that the Board consider whether the proposed type of business would be appropriate for this location.

Mr. Cuppino stated their goal was to make people feel comfortable coming into their establishment. Regarding green space, he pointed out that this area is concrete to the street. They offered to put potted plantings out front if that would meet Staff requirements for landscaping. The stated the signage is cost prohibited. It would be over \$50,000 to change the sign and they do not feel the landlord would put that much money into the sign for the small amount of rent they are paying. Mr. Roszkowski stated he does understand the difficulty in getting a landlord to upgrade the property for the tenant. Mr. O'Donnell stated as part of their business plan, they have a lot more expense involved because they do not have an established business. He feels this is an untapped market and is attractive to the casual gambler who does not want to go out of town to a casino. He anticipated gross revenue might be \$15,000 per month.

Ms. Neubauer stated this location is close to her residence and she walks by it frequently while going to the park. She would like to see something beneficial in this mini mall. Mr. Magdziarz agreed with the Applicant regarding the landlords unwillingness to spend that amount of money for signage in comparison to the income he would receive from tenants.

A **MOTION** was made by Aaron Magdziarz to **LAY OVER** the sale of beer and wine by the drink in conjunction with a bar in the name of Donald Cuppino d/b/a Slots of Fun in a C-3, Commercial General Zoning District at 2233 Charles Street. The Motion was **SECONDED** by Alicia Neubauer and **CARRIED** by a vote of 3-1 with Dennis Olson voting Nay.

013-LTAB-002

Applicant
Ward 10

4343 East State Street

Jay A. Gesner d/b/a Miss Jill's
Sale of beer and wine by the drink in conjunction with a tavern in a C-2, Limited
Commercial Zoning District

The subject property is located within a strip center located on the south side of East State Street, 600 feet east of Alpine Road and is currently a vacant tenant space. Attorney Robert Calgaro and Jay Gesner were present. Attorney Calgaro present information on the Application. He stated Mr. Gesner will be actively involved in the day-to-day operation of the business. He has been involved in other liquor establishments in the City of Rockford for approximately 20 years with no problems at any locations.

Staff Recommendation was for Approval with (11) conditions. No Objectors or Interested Parties were present. A letter of Objection was distributed this meeting from the Miracle Mile Board of Directors. The letter stated that there already are 14 establishments that hold liquor licenses. Ms. Neubauer stated that some of these licenses were associated with restaurants and not just taverns or bars.

A **MOTION** was made by Aaron Magdziarz to **APPROVE** the sale of beer and wine by the drink in conjunction with a tavern in the name of Jay Gesner d/b/a Miss Jill's in a C-2, Limited Commercial Zoning District at 4343 East State Street. The Motion was **SECONDED** by Alicia Neubauer and **CARRIED** by a vote of 3-1, with Dennis Olson voting Nay.

Approval is subject to the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Compliance with all City of Rockford Liquor and Tobacco Codes.
3. Submittal of Building Permit for Staff review and approval.
4. The sale of beer and wine shall be limited to the interior site plan that was submitted as Exhibit D.
5. Should the existing free-standing sign be modified in design with a sign face change or other modification, the sign must be brought into conformance with the ordinance.
6. Window display signage is limited to 30% of window area.
7. The tavern shall not have a cover charge.
8. The tavern shall not have a dance floor.
9. The tavern shall not have any DJs
10. The tavern shall not have any live entertainment.
11. The tavern shall not operate as a nightclub

With no further business to come before the Board, the meeting was adjourned at 6:30PM

Respectfully submitted,
Sandra A. Hawthorne, Administrative Assistant
Liquor and Tobacco Advisory Board



Liquor and Tobacco Advisory Board Meeting
Wednesday, February 20, 2012
6:00 P.M. – City Council Chambers
Rockford City Hall, 425 East State Street

Minutes on Website: <http://rockfordil.gov/community-economic-development/construction-development-services/land-use-zoning/zoning-board-of-appeals.aspx>

Present:

LAB Members: Alicia Neubauer
Aaron Magdziarz
Dennis Olson
Dan Roszkowski

Absent: Craig Sockwell
Scott Sanders

Staff: Jennifer Cacciapaglia – City Attorney
Todd Cagnoni – Deputy Director, Construction & Development Services
Mark Marinaro - Fire Department
Marcy Leach – Public Works
Sandra Hawthorne - Administrative Assistant

Others: Kathy Berg, Stenographer
Applicants and Interested Parties

Sandra Hawthorne explained the format of the meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative are to come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name and address to the Liquor and Tobacco Advisory Board secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.

- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

It was further explained to the public in attendance, applicants, objectors and interested parties that this meeting is not a final vote on any item. The date of the Codes & Regulations meeting was given as Monday, March 4, 2013, at 4:45 PM in Conference Room A of this building as the second vote on these items. The public in attendance, applicants, objectors and interested parties were instructed that they could contact the Zoning Office for any further information and the phone number was listed on the top of the agenda which was made available to all those in attendance. The City's web site for minutes of this meeting are listed on the agenda as well.

The meeting was called to order at 6:00 PM. A **MOTION** was made by Aaron Magdziarz to **APPROVE** the minutes of the January 15, 2013 meeting as submitted. The Motion was **SECONDED** by Dennis Olson and **CARRIED** by a vote of 4-0 with Scott Sanders and Craig Sockwell absent.

012-LAB-037
Applicant
Ward 14

2428 South Alpine Road

Samir R. Rathod d/b/a Pridom Liquor
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SECONDED by Aaron Magdziarz and **CARRIED** by a vote of 3-1 with Dennis Olson voting Nay. Chairman Roszkowski emphasized to Mr. Rathod that he needs to be in communication with Staff. Mr. Rathod acknowledged and stated he would.

013-LTAB-001

Applicant
Ward 02

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013-LTAB-002

Applicant
Ward 10

4343 East State Street

Jay A. Gesner d/b/a Miss Jill's
Sale of beer and wine by the drink in conjunction with a tavern in a C-2, Limited
Commercial Zoning District

The subject property is located within a strip center located on the south side of East State Street, 600 feet east of Alpine Road and is currently a vacant tenant space. Attorney Robert Calgaro and Jay Gesner were present. Attorney Calgaro present information on the Application. He stated Mr. Gesner will be actively involved in the day-to-day operation of the business. He has been involved in other liquor establishments in the City of Rockford for approximately 20 years with no problems at any locations.

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Sandra A. Hawthorne, Administrative Assistant
Liquor and Tobacco Advisory Board



Liquor and Tobacco Advisory Board Meeting
Wednesday, February 20, 2012
6:00 P.M. – City Council Chambers
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Minutes on Website: <http://rockfordil.gov/community-economic-development/construction-development-services/land-use-zoning/zoning-board-of-appeals.aspx>

Present:

LAB Members: Alicia Neubauer
Aaron Magdziarz
Dennis Olson
Dan Roszkowski

Absent: Craig Sockwell
Scott Sanders

Staff: Jennifer Cacciapaglia – City Attorney
Todd Cagnoni – Deputy Director, Construction & Development Services
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012-LAB-037

Applicant
Ward 14

2428 South Alpine Road

Samir R. Rathod d/b/a Pridom Liquor

Modification to an existing liquor license for the sale of packaged liquor in conjunction with a liquor store to include the sale of liquor by the drink in conjunction with a bar and monthly beer, liquor, and wine tasting in a C-3, Commercial General District

Laid Over from January meeting

This item was Laid Over from the January meeting to allow the Applicant time to provide further information to Staff as requested by the Board at that meeting. The subject property is located within the Alpine Village Shopping Center on the northeast corner of South Alpine Road and Harrison Avenue.

As of the time of this meeting, no further information has been received from the Applicant. Staff Recommendation remains at Denial. No Objectors or Interested Parties were present.

Samir R. Rathod, Applicant, was present and reviewed his request. Mr. Rathod stated he has brought in some information this meeting; however, it is not detailed or adequate enough for Staff to consider. Mr. Cagnoni explained Staff had indicated they required a building design plan, site design, interior layout, and business plan in regards to how the establishment of the bar would be incorporated into the space. Mr. Cagnoni stated Staff was unable to give a recommendation at this time based on the one page drawing submitted by the applicant. Attorney Cacciapaglia reminded the board that the Applicant will also be seeking a gaming license.

Mr. Olson stated he did not see a reason to Lay Over this item because the Applicant had time to comply with the request of last month and waited until the last minute to submit inadequate information. Ms. Neubauer stated she was inclined to Lay Over. Attorney Cacciapaglia stated a more detailed business plan was required in order to determine what security plan would be needed. The Applicant did not provide any sort of detailed layout or business plan.

A **MOTION** was made by Alicia Neubauer to **LAY OVER** the Modification to an existing liquor license for the sale of packaged liquor in conjunction with a liquor store to include the sale of liquor by the drink in conjunction with a bar and monthly beer, liquor, and wine tasting in the name of Samir R. Rathod d/b/a Pridom Liquor in a C-3, Commercial General District at **2428 South Alpine Road**. The Motion was

SECONDED by Aaron Magdziarz and **CARRIED** by a vote of 3-1 with Dennis Olson voting Nay. Chairman Roszkowski emphasized to Mr. Rathod that he needs to be in communication with Staff. Mr. Rathod acknowledged and stated he would.

013-LTAB-001

Applicant
Ward 02

2233 Charles Street

Donald Cuppino d/b/a Slots of Fun
Sale of beer and wine by the drink in conjunction with a bar in a C-3, Commercial
General Zoning District

The subject property is located within a strip mall south of the Charles Street and Shaw Street intersection and is currently a vacant tenant space. Donald J. Cuppino, Jr. , and Mark O'Donnell, Applicants, were present. Mr. Cuppino reviewed the request to establish a gaming environment at this location. He stated they wish to provide a quiet and friendly atmosphere for those customers who would like to enjoy gaming machines but do not want a bar environment.

Legal had no questions for the Applicant.

Staff Recommendation is for Denial. No Objectors or Interested Parties were present.

Ms. Neubauer understood that part of the basis of Denial was landscaping or building design and asked Mr. Cagnoni to verify. Mr. Cagnoni responded this is predominantly a gaming facility and felt the building design and overall landscaping has not been addressed as of this time. Staff is willing to provide guidance, but is hesitant to provide details on building design as this is something a design professional should do. He also asked that the Board consider whether the proposed type of business would be appropriate for this location.

Mr. Cuppino stated their goal was to make people feel comfortable coming into their establishment. Regarding green space, he pointed out that this area is concrete to the street. They offered to put potted plantings out front if that would meet Staff requirements for landscaping. The stated the signage is cost prohibited. It would be over \$50,000 to change the sign and they do not feel the landlord would put that much money into the sign for the small amount of rent they are paying. Mr. Roszkowski stated he does understand the difficulty in getting a landlord to upgrade the property for the tenant. Mr. O'Donnell stated as part of their business plan, they have a lot more expense involved because they do not have an established business. He feels this is an untapped market and is attractive to the casual gambler who does not want to go out of town to a casino. He anticipated gross revenue might be \$15,000 per month.

Ms. Neubauer stated this location is close to her residence and she walks by it frequently while going to the park. She would like to see something beneficial in this mini mall. Mr. Magdziarz agreed with the Applicant regarding the landlords unwillingness to spend that amount of money for signage in comparison to the income he would receive from tenants.

A **MOTION** was made by Aaron Magdziarz to **LAY OVER** the sale of beer and wine by the drink in conjunction with a bar in the name of Donald Cuppino d/b/a Slots of Fun in a C-3, Commercial General Zoning District at 2233 Charles Street. The Motion was **SECONDED** by Alicia Neubauer and **CARRIED** by a vote of 3-1 with Dennis Olson voting Nay.

013-LTAB-002

Applicant
Ward 10

4343 East State Street

Jay A. Gesner d/b/a Miss Jill's
Sale of beer and wine by the drink in conjunction with a tavern in a C-2, Limited
Commercial Zoning District

The subject property is located within a strip center located on the south side of East State Street, 600 feet east of Alpine Road and is currently a vacant tenant space. Attorney Robert Calgaro and Jay Gesner were present. Attorney Calgaro present information on the Application. He stated Mr. Gesner will be actively involved in the day-to-day operation of the business. He has been involved in other liquor establishments in the City of Rockford for approximately 20 years with no problems at any locations.

Staff Recommendation was for Approval with (11) conditions. No Objectors or Interested Parties were present. A letter of Objection was distributed this meeting from the Miracle Mile Board of Directors. The letter stated that there already are 14 establishments that hold liquor licenses. Ms. Neubauer stated that some of these licenses were associated with restaurants and not just taverns or bars.

A **MOTION** was made by Aaron Magdziarz to **APPROVE** the sale of beer and wine by the drink in conjunction with a tavern in the name of Jay Gesner d/b/a Miss Jill's in a C-2, Limited Commercial Zoning District at 4343 East State Street. The Motion was **SECONDED** by Alicia Neubauer and **CARRIED** by a vote of 3-1, with Dennis Olson voting Nay.

Approval is subject to the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Compliance with all City of Rockford Liquor and Tobacco Codes.
3. Submittal of Building Permit for Staff review and approval.
4. The sale of beer and wine shall be limited to the interior site plan that was submitted as Exhibit D.
5. Should the existing free-standing sign be modified in design with a sign face change or other modification, the sign must be brought into conformance with the ordinance.
6. Window display signage is limited to 30% of window area.
7. The tavern shall not have a cover charge.
8. The tavern shall not have a dance floor.
9. The tavern shall not have any DJs
10. The tavern shall not have any live entertainment.
11. The tavern shall not operate as a nightclub

With no further business to come before the Board, the meeting was adjourned at 6:30PM

Respectfully submitted,
Sandra A. Hawthorne, Administrative Assistant
Liquor and Tobacco Advisory Board



Liquor and Tobacco Advisory Board Meeting
Wednesday, February 20, 2012
6:00 P.M. – City Council Chambers
Rockford City Hall, 425 East State Street

Minutes on Website: <http://rockfordil.gov/community-economic-development/construction-development-services/land-use-zoning/zoning-board-of-appeals.aspx>

Present:

LAB Members: Alicia Neubauer
Aaron Magdziarz
Dennis Olson
Dan Roszkowski

Absent: Craig Sockwell
Scott Sanders

Staff: Jennifer Cacciapaglia – City Attorney
Todd Cagnoni – Deputy Director, Construction & Development Services
Mark Marinaro - Fire Department
Marcy Leach – Public Works
Sandra Hawthorne - Administrative Assistant

Others: Kathy Berg, Stenographer
Applicants and Interested Parties

Sandra Hawthorne explained the format of the meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative are to come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name and address to the Liquor and Tobacco Advisory Board secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.

- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

It was further explained to the public in attendance, applicants, objectors and interested parties that this meeting is not a final vote on any item. The date of the Codes & Regulations meeting was given as Monday, March 4, 2013, at 4:45 PM in Conference Room A of this building as the second vote on these items. The public in attendance, applicants, objectors and interested parties were instructed that they could contact the Zoning Office for any further information and the phone number was listed on the top of the agenda which was made available to all those in attendance. The City's web site for minutes of this meeting are listed on the agenda as well.

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012-LAB-037

Applicant
Ward 14

2428 South Alpine Road

Samir R. Rathod d/b/a Pridom Liquor

Modification to an existing liquor license for the sale of packaged liquor in conjunction with a liquor store to include the sale of liquor by the drink in conjunction with a bar and monthly beer, liquor, and wine tasting in a C-3, Commercial General District

Laid Over from January meeting

This item was Laid Over from the January meeting to allow the Applicant time to provide further information to Staff as requested by the Board at that meeting. The subject property is located within the Alpine Village Shopping Center on the northeast corner of South Alpine Road and Harrison Avenue.

As of the time of this meeting, no further information has been received from the Applicant. Staff Recommendation remains at Denial. No Objectors or Interested Parties were present.

Samir R. Rathod, Applicant, was present and reviewed his request. Mr. Rathod stated he has brought in some information this meeting; however, it is not detailed or adequate enough for Staff to consider. Mr. Cagnoni explained Staff had indicated they required a building design plan, site design, interior layout, and business plan in regards to how the establishment of the bar would be incorporated into the space. Mr. Cagnoni stated Staff was unable to give a recommendation at this time based on the one page drawing submitted by the applicant. Attorney Cacciapaglia reminded the board that the Applicant will also be seeking a gaming license.

Mr. Olson stated he did not see a reason to Lay Over this item because the Applicant had time to comply with the request of last month and waited until the last minute to submit inadequate information. Ms. Neubauer stated she was inclined to Lay Over. Attorney Cacciapaglia stated a more detailed business plan was required in order to determine what security plan would be needed. The Applicant did not provide any sort of detailed layout or business plan.

A **MOTION** was made by Alicia Neubauer to **LAY OVER** the Modification to an existing liquor license for the sale of packaged liquor in conjunction with a liquor store to include the sale of liquor by the drink in conjunction with a bar and monthly beer, liquor, and wine tasting in the name of Samir R. Rathod d/b/a Pridom Liquor in a C-3, Commercial General District at **2428 South Alpine Road**. The Motion was

SECONDED by Aaron Magdziarz and **CARRIED** by a vote of 3-1 with Dennis Olson voting Nay. Chairman Roszkowski emphasized to Mr. Rathod that he needs to be in communication with Staff. Mr. Rathod acknowledged and stated he would.

013-LTAB-001

Applicant
Ward 02

2233 Charles Street

Donald Cuppino d/b/a Slots of Fun
Sale of beer and wine by the drink in conjunction with a bar in a C-3, Commercial
General Zoning District

The subject property is located within a strip mall south of the Charles Street and Shaw Street intersection and is currently a vacant tenant space. Donald J. Cuppino, Jr. , and Mark O'Donnell, Applicants, were present. Mr. Cuppino reviewed the request to establish a gaming environment at this location. He stated they wish to provide a quiet and friendly atmosphere for those customers who would like to enjoy gaming machines but do not want a bar environment.

Legal had no questions for the Applicant.

Staff Recommendation is for Denial. No Objectors or Interested Parties were present.

Ms. Neubauer understood that part of the basis of Denial was landscaping or building design and asked Mr. Cagnoni to verify. Mr. Cagnoni responded this is predominantly a gaming facility and felt the building design and overall landscaping has not been addressed as of this time. Staff is willing to provide guidance, but is hesitant to provide details on building design as this is something a design professional should do. He also asked that the Board consider whether the proposed type of business would be appropriate for this location.

Mr. Cuppino stated their goal was to make people feel comfortable coming into their establishment. Regarding green space, he pointed out that this area is concrete to the street. They offered to put potted plantings out front if that would meet Staff requirements for landscaping. The stated the signage is cost prohibited. It would be over \$50,000 to change the sign and they do not feel the landlord would put that much money into the sign for the small amount of rent they are paying. Mr. Roszkowski stated he does understand the difficulty in getting a landlord to upgrade the property for the tenant. Mr. O'Donnell stated as part of their business plan, they have a lot more expense involved because they do not have an established business. He feels this is an untapped market and is attractive to the casual gambler who does not want to go out of town to a casino. He anticipated gross revenue might be \$15,000 per month.

Ms. Neubauer stated this location is close to her residence and she walks by it frequently while going to the park. She would like to see something beneficial in this mini mall. Mr. Magdziarz agreed with the Applicant regarding the landlords unwillingness to spend that amount of money for signage in comparison to the income he would receive from tenants.

A **MOTION** was made by Aaron Magdziarz to **LAY OVER** the sale of beer and wine by the drink in conjunction with a bar in the name of Donald Cuppino d/b/a Slots of Fun in a C-3, Commercial General Zoning District at 2233 Charles Street. The Motion was **SECONDED** by Alicia Neubauer and **CARRIED** by a vote of 3-1 with Dennis Olson voting Nay.

013-LTAB-002

Applicant
Ward 10

4343 East State Street

Jay A. Gesner d/b/a Miss Jill's
Sale of beer and wine by the drink in conjunction with a tavern in a C-2, Limited
Commercial Zoning District

The subject property is located within a strip center located on the south side of East State Street, 600 feet east of Alpine Road and is currently a vacant tenant space. Attorney Robert Calgaro and Jay Gesner were present. Attorney Calgaro present information on the Application. He stated Mr. Gesner will be actively involved in the day-to-day operation of the business. He has been involved in other liquor establishments in the City of Rockford for approximately 20 years with no problems at any locations.

Staff Recommendation was for Approval with (11) conditions. No Objectors or Interested Parties were present. A letter of Objection was distributed this meeting from the Miracle Mile Board of Directors. The letter stated that there already are 14 establishments that hold liquor licenses. Ms. Neubauer stated that some of these licenses were associated with restaurants and not just taverns or bars.

A **MOTION** was made by Aaron Magdziarz to **APPROVE** the sale of beer and wine by the drink in conjunction with a tavern in the name of Jay Gesner d/b/a Miss Jill's in a C-2, Limited Commercial Zoning District at 4343 East State Street. The Motion was **SECONDED** by Alicia Neubauer and **CARRIED** by a vote of 3-1, with Dennis Olson voting Nay.

Approval is subject to the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Compliance with all City of Rockford Liquor and Tobacco Codes.
3. Submittal of Building Permit for Staff review and approval.
4. The sale of beer and wine shall be limited to the interior site plan that was submitted as Exhibit D.
5. Should the existing free-standing sign be modified in design with a sign face change or other modification, the sign must be brought into conformance with the ordinance.
6. Window display signage is limited to 30% of window area.
7. The tavern shall not have a cover charge.
8. The tavern shall not have a dance floor.
9. The tavern shall not have any DJs
10. The tavern shall not have any live entertainment.
11. The tavern shall not operate as a nightclub

With no further business to come before the Board, the meeting was adjourned at 6:30PM

Respectfully submitted,
Sandra A. Hawthorne, Administrative Assistant
Liquor and Tobacco Advisory Board



Liquor and Tobacco Advisory Board Meeting
Wednesday, February 20, 2012
6:00 P.M. – City Council Chambers
Rockford City Hall, 425 East State Street

Minutes on Website: <http://rockfordil.gov/community-economic-development/construction-development-services/land-use-zoning/zoning-board-of-appeals.aspx>

Present:

LAB Members: Alicia Neubauer
Aaron Magdziarz
Dennis Olson
Dan Roszkowski

Absent: Craig Sockwell
Scott Sanders

Staff: Jennifer Cacciapaglia – City Attorney
Todd Cagnoni – Deputy Director, Construction & Development Services
Mark Marinaro - Fire Department
Marcy Leach – Public Works
Sandra Hawthorne - Administrative Assistant

Others: Kathy Berg, Stenographer
Applicants and Interested Parties

Sandra Hawthorne explained the format of the meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative are to come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name and address to the Liquor and Tobacco Advisory Board secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.

- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

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012-LAB-037
Applicant
Ward 14

2428 South Alpine Road

Samir R. Rathod d/b/a Pridom Liquor
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SECONDED by Aaron Magdziarz and **CARRIED** by a vote of 3-1 with Dennis Olson voting Nay. Chairman Roszkowski emphasized to Mr. Rathod that he needs to be in communication with Staff. Mr. Rathod acknowledged and stated he would.

013-LTAB-001

Applicant
Ward 02

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013-LTAB-002

Applicant
Ward 10

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Jay A. Gesner d/b/a Miss Jill's
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Liquor and Tobacco Advisory Board



Liquor and Tobacco Advisory Board Meeting
Wednesday, February 20, 2012
6:00 P.M. – City Council Chambers
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Present:

LAB Members: Alicia Neubauer
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Absent: Craig Sockwell
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Staff: Jennifer Cacciapaglia – City Attorney
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012-LAB-037
Applicant
Ward 14

2428 South Alpine Road

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As of the time of this meeting, no further information has been received from the Applicant. Staff Recommendation remains at Denial. No Objectors or Interested Parties were present.

Samir R. Rathod, Applicant, was present and reviewed his request. Mr. Rathod stated he has brought in some information this meeting; however, it is not detailed or adequate enough for Staff to consider. Mr. Cagnoni explained Staff had indicated they required a building design plan, site design, interior layout, and business plan in regards to how the establishment of the bar would be incorporated into the space. Mr. Cagnoni stated Staff was unable to give a recommendation at this time based on the one page drawing submitted by the applicant. Attorney Cacciapaglia reminded the board that the Applicant will also be seeking a gaming license.

Mr. Olson stated he did not see a reason to Lay Over this item because the Applicant had time to comply with the request of last month and waited until the last minute to submit inadequate information. Ms. Neubauer stated she was inclined to Lay Over. Attorney Cacciapaglia stated a more detailed business plan was required in order to determine what security plan would be needed. The Applicant did not provide any sort of detailed layout or business plan.

A **MOTION** was made by Alicia Neubauer to **LAY OVER** the Modification to an existing liquor license for the sale of packaged liquor in conjunction with a liquor store to include the sale of liquor by the drink in conjunction with a bar and monthly beer, liquor, and wine tasting in the name of Samir R. Rathod d/b/a Pridom Liquor in a C-3, Commercial General District at **2428 South Alpine Road**. The Motion was

SECONDED by Aaron Magdziarz and **CARRIED** by a vote of 3-1 with Dennis Olson voting Nay. Chairman Roszkowski emphasized to Mr. Rathod that he needs to be in communication with Staff. Mr. Rathod acknowledged and stated he would.

013-LTAB-001

Applicant
Ward 02

2233 Charles Street

Donald Cuppino d/b/a Slots of Fun
Sale of beer and wine by the drink in conjunction with a bar in a C-3, Commercial
General Zoning District

The subject property is located within a strip mall south of the Charles Street and Shaw Street intersection and is currently a vacant tenant space. Donald J. Cuppino, Jr. , and Mark O'Donnell, Applicants, were present. Mr. Cuppino reviewed the request to establish a gaming environment at this location. He stated they wish to provide a quiet and friendly atmosphere for those customers who would like to enjoy gaming machines but do not want a bar environment.

Legal had no questions for the Applicant.

Staff Recommendation is for Denial. No Objectors or Interested Parties were present.

Ms. Neubauer understood that part of the basis of Denial was landscaping or building design and asked Mr. Cagnoni to verify. Mr. Cagnoni responded this is predominantly a gaming facility and felt the building design and overall landscaping has not been addressed as of this time. Staff is willing to provide guidance, but is hesitant to provide details on building design as this is something a design professional should do. He also asked that the Board consider whether the proposed type of business would be appropriate for this location.

Mr. Cuppino stated their goal was to make people feel comfortable coming into their establishment. Regarding green space, he pointed out that this area is concrete to the street. They offered to put potted plantings out front if that would meet Staff requirements for landscaping. The stated the signage is cost prohibited. It would be over \$50,000 to change the sign and they do not feel the landlord would put that much money into the sign for the small amount of rent they are paying. Mr. Roszkowski stated he does understand the difficulty in getting a landlord to upgrade the property for the tenant. Mr. O'Donnell stated as part of their business plan, they have a lot more expense involved because they do not have an established business. He feels this is an untapped market and is attractive to the casual gambler who does not want to go out of town to a casino. He anticipated gross revenue might be \$15,000 per month.

Ms. Neubauer stated this location is close to her residence and she walks by it frequently while going to the park. She would like to see something beneficial in this mini mall. Mr. Magdziarz agreed with the Applicant regarding the landlords unwillingness to spend that amount of money for signage in comparison to the income he would receive from tenants.

A **MOTION** was made by Aaron Magdziarz to **LAY OVER** the sale of beer and wine by the drink in conjunction with a bar in the name of Donald Cuppino d/b/a Slots of Fun in a C-3, Commercial General Zoning District at 2233 Charles Street. The Motion was **SECONDED** by Alicia Neubauer and **CARRIED** by a vote of 3-1 with Dennis Olson voting Nay.

013-LTAB-002

Applicant
Ward 10

4343 East State Street

Jay A. Gesner d/b/a Miss Jill's
Sale of beer and wine by the drink in conjunction with a tavern in a C-2, Limited
Commercial Zoning District

The subject property is located within a strip center located on the south side of East State Street, 600 feet east of Alpine Road and is currently a vacant tenant space. Attorney Robert Calgaro and Jay Gesner were present. Attorney Calgaro present information on the Application. He stated Mr. Gesner will be actively involved in the day-to-day operation of the business. He has been involved in other liquor establishments in the City of Rockford for approximately 20 years with no problems at any locations.

Staff Recommendation was for Approval with (11) conditions. No Objectors or Interested Parties were present. A letter of Objection was distributed this meeting from the Miracle Mile Board of Directors. The letter stated that there already are 14 establishments that hold liquor licenses. Ms. Neubauer stated that some of these licenses were associated with restaurants and not just taverns or bars.

A **MOTION** was made by Aaron Magdziarz to **APPROVE** the sale of beer and wine by the drink in conjunction with a tavern in the name of Jay Gesner d/b/a Miss Jill's in a C-2, Limited Commercial Zoning District at 4343 East State Street. The Motion was **SECONDED** by Alicia Neubauer and **CARRIED** by a vote of 3-1, with Dennis Olson voting Nay.

Approval is subject to the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Compliance with all City of Rockford Liquor and Tobacco Codes.
3. Submittal of Building Permit for Staff review and approval.
4. The sale of beer and wine shall be limited to the interior site plan that was submitted as Exhibit D.
5. Should the existing free-standing sign be modified in design with a sign face change or other modification, the sign must be brought into conformance with the ordinance.
6. Window display signage is limited to 30% of window area.
7. The tavern shall not have a cover charge.
8. The tavern shall not have a dance floor.
9. The tavern shall not have any DJs
10. The tavern shall not have any live entertainment.
11. The tavern shall not operate as a nightclub

With no further business to come before the Board, the meeting was adjourned at 6:30PM

Respectfully submitted,
Sandra A. Hawthorne, Administrative Assistant
Liquor and Tobacco Advisory Board



Liquor and Tobacco Advisory Board Meeting
Wednesday, February 20, 2012
6:00 P.M. – City Council Chambers
Rockford City Hall, 425 East State Street

Minutes on Website: <http://rockfordil.gov/community-economic-development/construction-development-services/land-use-zoning/zoning-board-of-appeals.aspx>

Present:

LAB Members: Alicia Neubauer
Aaron Magdziarz
Dennis Olson
Dan Roszkowski

Absent: Craig Sockwell
Scott Sanders

Staff: Jennifer Cacciapaglia – City Attorney
Todd Cagnoni – Deputy Director, Construction & Development Services
Mark Marinaro - Fire Department
Marcy Leach – Public Works
Sandra Hawthorne - Administrative Assistant

Others: Kathy Berg, Stenographer
Applicants and Interested Parties

Sandra Hawthorne explained the format of the meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative are to come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name and address to the Liquor and Tobacco Advisory Board secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.

- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

It was further explained to the public in attendance, applicants, objectors and interested parties that this meeting is not a final vote on any item. The date of the Codes & Regulations meeting was given as Monday, March 4, 2013, at 4:45 PM in Conference Room A of this building as the second vote on these items. The public in attendance, applicants, objectors and interested parties were instructed that they could contact the Zoning Office for any further information and the phone number was listed on the top of the agenda which was made available to all those in attendance. The City's web site for minutes of this meeting are listed on the agenda as well.

The meeting was called to order at 6:00 PM. A **MOTION** was made by Aaron Magdziarz to **APPROVE** the minutes of the January 15, 2013 meeting as submitted. The Motion was **SECONDED** by Dennis Olson and **CARRIED** by a vote of 4-0 with Scott Sanders and Craig Sockwell absent.

012-LAB-037
Applicant
Ward 14

2428 South Alpine Road

Samir R. Rathod d/b/a Pridom Liquor

Modification to an existing liquor license for the sale of packaged liquor in conjunction with a liquor store to include the sale of liquor by the drink in conjunction with a bar and monthly beer, liquor, and wine tasting in a C-3, Commercial General District

Laid Over from January meeting

This item was Laid Over from the January meeting to allow the Applicant time to provide further information to Staff as requested by the Board at that meeting. The subject property is located within the Alpine Village Shopping Center on the northeast corner of South Alpine Road and Harrison Avenue.

As of the time of this meeting, no further information has been received from the Applicant. Staff Recommendation remains at Denial. No Objectors or Interested Parties were present.

Samir R. Rathod, Applicant, was present and reviewed his request. Mr. Rathod stated he has brought in some information this meeting; however, it is not detailed or adequate enough for Staff to consider. Mr. Cagnoni explained Staff had indicated they required a building design plan, site design, interior layout, and business plan in regards to how the establishment of the bar would be incorporated into the space. Mr. Cagnoni stated Staff was unable to give a recommendation at this time based on the one page drawing submitted by the applicant. Attorney Cacciapaglia reminded the board that the Applicant will also be seeking a gaming license.

Mr. Olson stated he did not see a reason to Lay Over this item because the Applicant had time to comply with the request of last month and waited until the last minute to submit inadequate information. Ms. Neubauer stated she was inclined to Lay Over. Attorney Cacciapaglia stated a more detailed business plan was required in order to determine what security plan would be needed. The Applicant did not provide any sort of detailed layout or business plan.

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SECONDED by Aaron Magdziarz and **CARRIED** by a vote of 3-1 with Dennis Olson voting Nay. Chairman Roszkowski emphasized to Mr. Rathod that he needs to be in communication with Staff. Mr. Rathod acknowledged and stated he would.

013-LTAB-001

Applicant
Ward 02

2233 Charles Street

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General Zoning District

The subject property is located within a strip mall south of the Charles Street and Shaw Street intersection and is currently a vacant tenant space. Donald J. Cuppino, Jr. , and Mark O'Donnell, Applicants, were present. Mr. Cuppino reviewed the request to establish a gaming environment at this location. He stated they wish to provide a quiet and friendly atmosphere for those customers who would like to enjoy gaming machines but do not want a bar environment.

Legal had no questions for the Applicant.

Staff Recommendation is for Denial. No Objectors or Interested Parties were present.

Ms. Neubauer understood that part of the basis of Denial was landscaping or building design and asked Mr. Cagnoni to verify. Mr. Cagnoni responded this is predominantly a gaming facility and felt the building design and overall landscaping has not been addressed as of this time. Staff is willing to provide guidance, but is hesitant to provide details on building design as this is something a design professional should do. He also asked that the Board consider whether the proposed type of business would be appropriate for this location.

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013-LTAB-002

Applicant
Ward 10

4343 East State Street

Jay A. Gesner d/b/a Miss Jill's
Sale of beer and wine by the drink in conjunction with a tavern in a C-2, Limited
Commercial Zoning District

The subject property is located within a strip center located on the south side of East State Street, 600 feet east of Alpine Road and is currently a vacant tenant space. Attorney Robert Calgaro and Jay Gesner were present. Attorney Calgaro present information on the Application. He stated Mr. Gesner will be actively involved in the day-to-day operation of the business. He has been involved in other liquor establishments in the City of Rockford for approximately 20 years with no problems at any locations.

Staff Recommendation was for Approval with (11) conditions. No Objectors or Interested Parties were present. A letter of Objection was distributed this meeting from the Miracle Mile Board of Directors. The letter stated that there already are 14 establishments that hold liquor licenses. Ms. Neubauer stated that some of these licenses were associated with restaurants and not just taverns or bars.

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With no further business to come before the Board, the meeting was adjourned at 6:30PM

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Liquor and Tobacco Advisory Board



Liquor and Tobacco Advisory Board Meeting
Wednesday, February 20, 2012
6:00 P.M. – City Council Chambers
Rockford City Hall, 425 East State Street

Minutes on Website: <http://rockfordil.gov/community-economic-development/construction-development-services/land-use-zoning/zoning-board-of-appeals.aspx>

Present:

LAB Members: Alicia Neubauer
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Absent: Craig Sockwell
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Staff: Jennifer Cacciapaglia – City Attorney
Todd Cagnoni – Deputy Director, Construction & Development Services
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Sandra Hawthorne - Administrative Assistant

Others: Kathy Berg, Stenographer
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012-LAB-037
Applicant
Ward 14

2428 South Alpine Road

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013-LTAB-001

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013-LTAB-002

Applicant
Ward 10

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Liquor and Tobacco Advisory Board



Liquor and Tobacco Advisory Board Meeting
Wednesday, February 20, 2012
6:00 P.M. – City Council Chambers
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Present:

LAB Members: Alicia Neubauer
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012-LAB-037
Applicant
Ward 14

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A **MOTION** was made by Alicia Neubauer to **LAY OVER** the Modification to an existing liquor license for the sale of packaged liquor in conjunction with a liquor store to include the sale of liquor by the drink in conjunction with a bar and monthly beer, liquor, and wine tasting in the name of Samir R. Rathod d/b/a Pridom Liquor in a C-3, Commercial General District at **2428 South Alpine Road**. The Motion was

SECONDED by Aaron Magdziarz and **CARRIED** by a vote of 3-1 with Dennis Olson voting Nay. Chairman Roszkowski emphasized to Mr. Rathod that he needs to be in communication with Staff. Mr. Rathod acknowledged and stated he would.

013-LTAB-001

Applicant
Ward 02

2233 Charles Street

Donald Cuppino d/b/a Slots of Fun
Sale of beer and wine by the drink in conjunction with a bar in a C-3, Commercial
General Zoning District

The subject property is located within a strip mall south of the Charles Street and Shaw Street intersection and is currently a vacant tenant space. Donald J. Cuppino, Jr. , and Mark O'Donnell, Applicants, were present. Mr. Cuppino reviewed the request to establish a gaming environment at this location. He stated they wish to provide a quiet and friendly atmosphere for those customers who would like to enjoy gaming machines but do not want a bar environment.

Legal had no questions for the Applicant.

Staff Recommendation is for Denial. No Objectors or Interested Parties were present.

Ms. Neubauer understood that part of the basis of Denial was landscaping or building design and asked Mr. Cagnoni to verify. Mr. Cagnoni responded this is predominantly a gaming facility and felt the building design and overall landscaping has not been addressed as of this time. Staff is willing to provide guidance, but is hesitant to provide details on building design as this is something a design professional should do. He also asked that the Board consider whether the proposed type of business would be appropriate for this location.

Mr. Cuppino stated their goal was to make people feel comfortable coming into their establishment. Regarding green space, he pointed out that this area is concrete to the street. They offered to put potted plantings out front if that would meet Staff requirements for landscaping. The stated the signage is cost prohibited. It would be over \$50,000 to change the sign and they do not feel the landlord would put that much money into the sign for the small amount of rent they are paying. Mr. Roszkowski stated he does understand the difficulty in getting a landlord to upgrade the property for the tenant. Mr. O'Donnell stated as part of their business plan, they have a lot more expense involved because they do not have an established business. He feels this is an untapped market and is attractive to the casual gambler who does not want to go out of town to a casino. He anticipated gross revenue might be \$15,000 per month.

Ms. Neubauer stated this location is close to her residence and she walks by it frequently while going to the park. She would like to see something beneficial in this mini mall. Mr. Magdziarz agreed with the Applicant regarding the landlords unwillingness to spend that amount of money for signage in comparison to the income he would receive from tenants.

A **MOTION** was made by Aaron Magdziarz to **LAY OVER** the sale of beer and wine by the drink in conjunction with a bar in the name of Donald Cuppino d/b/a Slots of Fun in a C-3, Commercial General Zoning District at 2233 Charles Street. The Motion was **SECONDED** by Alicia Neubauer and **CARRIED** by a vote of 3-1 with Dennis Olson voting Nay.

013-LTAB-002

Applicant
Ward 10

4343 East State Street

Jay A. Gesner d/b/a Miss Jill's
Sale of beer and wine by the drink in conjunction with a tavern in a C-2, Limited
Commercial Zoning District

The subject property is located within a strip center located on the south side of East State Street, 600 feet east of Alpine Road and is currently a vacant tenant space. Attorney Robert Calgaro and Jay Gesner were present. Attorney Calgaro present information on the Application. He stated Mr. Gesner will be actively involved in the day-to-day operation of the business. He has been involved in other liquor establishments in the City of Rockford for approximately 20 years with no problems at any locations.

Staff Recommendation was for Approval with (11) conditions. No Objectors or Interested Parties were present. A letter of Objection was distributed this meeting from the Miracle Mile Board of Directors. The letter stated that there already are 14 establishments that hold liquor licenses. Ms. Neubauer stated that some of these licenses were associated with restaurants and not just taverns or bars.

A **MOTION** was made by Aaron Magdziarz to **APPROVE** the sale of beer and wine by the drink in conjunction with a tavern in the name of Jay Gesner d/b/a Miss Jill's in a C-2, Limited Commercial Zoning District at 4343 East State Street. The Motion was **SECONDED** by Alicia Neubauer and **CARRIED** by a vote of 3-1, with Dennis Olson voting Nay.

Approval is subject to the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Compliance with all City of Rockford Liquor and Tobacco Codes.
3. Submittal of Building Permit for Staff review and approval.
4. The sale of beer and wine shall be limited to the interior site plan that was submitted as Exhibit D.
5. Should the existing free-standing sign be modified in design with a sign face change or other modification, the sign must be brought into conformance with the ordinance.
6. Window display signage is limited to 30% of window area.
7. The tavern shall not have a cover charge.
8. The tavern shall not have a dance floor.
9. The tavern shall not have any DJs
10. The tavern shall not have any live entertainment.
11. The tavern shall not operate as a nightclub

With no further business to come before the Board, the meeting was adjourned at 6:30PM

Respectfully submitted,
Sandra A. Hawthorne, Administrative Assistant
Liquor and Tobacco Advisory Board



Liquor and Tobacco Advisory Board Meeting
Wednesday, February 20, 2012
6:00 P.M. – City Council Chambers
Rockford City Hall, 425 East State Street

Minutes on Website: <http://rockfordil.gov/community-economic-development/construction-development-services/land-use-zoning/zoning-board-of-appeals.aspx>

Present:

LAB Members: Alicia Neubauer
Aaron Magdziarz
Dennis Olson
Dan Roszkowski

Absent: Craig Sockwell
Scott Sanders

Staff: Jennifer Cacciapaglia – City Attorney
Todd Cagnoni – Deputy Director, Construction & Development Services
Mark Marinaro - Fire Department
Marcy Leach – Public Works
Sandra Hawthorne - Administrative Assistant

Others: Kathy Berg, Stenographer
Applicants and Interested Parties

Sandra Hawthorne explained the format of the meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative are to come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name and address to the Liquor and Tobacco Advisory Board secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.

- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

It was further explained to the public in attendance, applicants, objectors and interested parties that this meeting is not a final vote on any item. The date of the Codes & Regulations meeting was given as Monday, March 4, 2013, at 4:45 PM in Conference Room A of this building as the second vote on these items. The public in attendance, applicants, objectors and interested parties were instructed that they could contact the Zoning Office for any further information and the phone number was listed on the top of the agenda which was made available to all those in attendance. The City's web site for minutes of this meeting are listed on the agenda as well.

The meeting was called to order at 6:00 PM. A **MOTION** was made by Aaron Magdziarz to **APPROVE** the minutes of the January 15, 2013 meeting as submitted. The Motion was **SECONDED** by Dennis Olson and **CARRIED** by a vote of 4-0 with Scott Sanders and Craig Sockwell absent.

012-LAB-037
Applicant
Ward 14

2428 South Alpine Road

Samir R. Rathod d/b/a Pridom Liquor
Modification to an existing liquor license for the sale of packaged liquor in conjunction with a liquor store to include the sale of liquor by the drink in conjunction with a bar and monthly beer, liquor, and wine tasting in a C-3, Commercial General District

Laid Over from January meeting

This item was Laid Over from the January meeting to allow the Applicant time to provide further information to Staff as requested by the Board at that meeting. The subject property is located within the Alpine Village Shopping Center on the northeast corner of South Alpine Road and Harrison Avenue.

As of the time of this meeting, no further information has been received from the Applicant. Staff Recommendation remains at Denial. No Objectors or Interested Parties were present.

Samir R. Rathod, Applicant, was present and reviewed his request. Mr. Rathod stated he has brought in some information this meeting; however, it is not detailed or adequate enough for Staff to consider. Mr. Cagnoni explained Staff had indicated they required a building design plan, site design, interior layout, and business plan in regards to how the establishment of the bar would be incorporated into the space. Mr. Cagnoni stated Staff was unable to give a recommendation at this time based on the one page drawing submitted by the applicant. Attorney Cacciapaglia reminded the board that the Applicant will also be seeking a gaming license.

Mr. Olson stated he did not see a reason to Lay Over this item because the Applicant had time to comply with the request of last month and waited until the last minute to submit inadequate information. Ms. Neubauer stated she was inclined to Lay Over. Attorney Cacciapaglia stated a more detailed business plan was required in order to determine what security plan would be needed. The Applicant did not provide any sort of detailed layout or business plan.

A **MOTION** was made by Alicia Neubauer to **LAY OVER** the Modification to an existing liquor license for the sale of packaged liquor in conjunction with a liquor store to include the sale of liquor by the drink in conjunction with a bar and monthly beer, liquor, and wine tasting in the name of Samir R. Rathod d/b/a Pridom Liquor in a C-3, Commercial General District at **2428 South Alpine Road**. The Motion was

SECONDED by Aaron Magdziarz and **CARRIED** by a vote of 3-1 with Dennis Olson voting Nay. Chairman Roszkowski emphasized to Mr. Rathod that he needs to be in communication with Staff. Mr. Rathod acknowledged and stated he would.

013-LTAB-001

Applicant
Ward 02

2233 Charles Street

Donald Cuppino d/b/a Slots of Fun
Sale of beer and wine by the drink in conjunction with a bar in a C-3, Commercial
General Zoning District

The subject property is located within a strip mall south of the Charles Street and Shaw Street intersection and is currently a vacant tenant space. Donald J. Cuppino, Jr. , and Mark O'Donnell, Applicants, were present. Mr. Cuppino reviewed the request to establish a gaming environment at this location. He stated they wish to provide a quiet and friendly atmosphere for those customers who would like to enjoy gaming machines but do not want a bar environment.

Legal had no questions for the Applicant.

Staff Recommendation is for Denial. No Objectors or Interested Parties were present.

Ms. Neubauer understood that part of the basis of Denial was landscaping or building design and asked Mr. Cagnoni to verify. Mr. Cagnoni responded this is predominantly a gaming facility and felt the building design and overall landscaping has not been addressed as of this time. Staff is willing to provide guidance, but is hesitant to provide details on building design as this is something a design professional should do. He also asked that the Board consider whether the proposed type of business would be appropriate for this location.

Mr. Cuppino stated their goal was to make people feel comfortable coming into their establishment. Regarding green space, he pointed out that this area is concrete to the street. They offered to put potted plantings out front if that would meet Staff requirements for landscaping. The stated the signage is cost prohibited. It would be over \$50,000 to change the sign and they do not feel the landlord would put that much money into the sign for the small amount of rent they are paying. Mr. Roszkowski stated he does understand the difficulty in getting a landlord to upgrade the property for the tenant. Mr. O'Donnell stated as part of their business plan, they have a lot more expense involved because they do not have an established business. He feels this is an untapped market and is attractive to the casual gambler who does not want to go out of town to a casino. He anticipated gross revenue might be \$15,000 per month.

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A **MOTION** was made by Aaron Magdziarz to **LAY OVER** the sale of beer and wine by the drink in conjunction with a bar in the name of Donald Cuppino d/b/a Slots of Fun in a C-3, Commercial General Zoning District at 2233 Charles Street. The Motion was **SECONDED** by Alicia Neubauer and **CARRIED** by a vote of 3-1 with Dennis Olson voting Nay.

013-LTAB-002

Applicant
Ward 10

4343 East State Street

Jay A. Gesner d/b/a Miss Jill's
Sale of beer and wine by the drink in conjunction with a tavern in a C-2, Limited
Commercial Zoning District

The subject property is located within a strip center located on the south side of East State Street, 600 feet east of Alpine Road and is currently a vacant tenant space. Attorney Robert Calgaro and Jay Gesner were present. Attorney Calgaro present information on the Application. He stated Mr. Gesner will be actively involved in the day-to-day operation of the business. He has been involved in other liquor establishments in the City of Rockford for approximately 20 years with no problems at any locations.

Staff Recommendation was for Approval with (11) conditions. No Objectors or Interested Parties were present. A letter of Objection was distributed this meeting from the Miracle Mile Board of Directors. The letter stated that there already are 14 establishments that hold liquor licenses. Ms. Neubauer stated that some of these licenses were associated with restaurants and not just taverns or bars.

A **MOTION** was made by Aaron Magdziarz to **APPROVE** the sale of beer and wine by the drink in conjunction with a tavern in the name of Jay Gesner d/b/a Miss Jill's in a C-2, Limited Commercial Zoning District at 4343 East State Street. The Motion was **SECONDED** by Alicia Neubauer and **CARRIED** by a vote of 3-1, with Dennis Olson voting Nay.

Approval is subject to the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Compliance with all City of Rockford Liquor and Tobacco Codes.
3. Submittal of Building Permit for Staff review and approval.
4. The sale of beer and wine shall be limited to the interior site plan that was submitted as Exhibit D.
5. Should the existing free-standing sign be modified in design with a sign face change or other modification, the sign must be brought into conformance with the ordinance.
6. Window display signage is limited to 30% of window area.
7. The tavern shall not have a cover charge.
8. The tavern shall not have a dance floor.
9. The tavern shall not have any DJs
10. The tavern shall not have any live entertainment.
11. The tavern shall not operate as a nightclub

With no further business to come before the Board, the meeting was adjourned at 6:30PM

Respectfully submitted,
Sandra A. Hawthorne, Administrative Assistant
Liquor and Tobacco Advisory Board



Liquor and Tobacco Advisory Board Meeting
Wednesday, February 20, 2012
6:00 P.M. – City Council Chambers
Rockford City Hall, 425 East State Street

Minutes on Website: <http://rockfordil.gov/community-economic-development/construction-development-services/land-use-zoning/zoning-board-of-appeals.aspx>

Present:

LAB Members: Alicia Neubauer
Aaron Magdziarz
Dennis Olson
Dan Roszkowski

Absent: Craig Sockwell
Scott Sanders

Staff: Jennifer Cacciapaglia – City Attorney
Todd Cagnoni – Deputy Director, Construction & Development Services
Mark Marinaro - Fire Department
Marcy Leach – Public Works
Sandra Hawthorne - Administrative Assistant

Others: Kathy Berg, Stenographer
Applicants and Interested Parties

Sandra Hawthorne explained the format of the meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative are to come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name and address to the Liquor and Tobacco Advisory Board secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.

- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

It was further explained to the public in attendance, applicants, objectors and interested parties that this meeting is not a final vote on any item. The date of the Codes & Regulations meeting was given as Monday, March 4, 2013, at 4:45 PM in Conference Room A of this building as the second vote on these items. The public in attendance, applicants, objectors and interested parties were instructed that they could contact the Zoning Office for any further information and the phone number was listed on the top of the agenda which was made available to all those in attendance. The City's web site for minutes of this meeting are listed on the agenda as well.

The meeting was called to order at 6:00 PM. A **MOTION** was made by Aaron Magdziarz to **APPROVE** the minutes of the January 15, 2013 meeting as submitted. The Motion was **SECONDED** by Dennis Olson and **CARRIED** by a vote of 4-0 with Scott Sanders and Craig Sockwell absent.

012-LAB-037

Applicant
Ward 14

2428 South Alpine Road

Samir R. Rathod d/b/a Pridom Liquor

Modification to an existing liquor license for the sale of packaged liquor in conjunction with a liquor store to include the sale of liquor by the drink in conjunction with a bar and monthly beer, liquor, and wine tasting in a C-3, Commercial General District

Laid Over from January meeting

This item was Laid Over from the January meeting to allow the Applicant time to provide further information to Staff as requested by the Board at that meeting. The subject property is located within the Alpine Village Shopping Center on the northeast corner of South Alpine Road and Harrison Avenue.

As of the time of this meeting, no further information has been received from the Applicant. Staff Recommendation remains at Denial. No Objectors or Interested Parties were present.

Samir R. Rathod, Applicant, was present and reviewed his request. Mr. Rathod stated he has brought in some information this meeting; however, it is not detailed or adequate enough for Staff to consider. Mr. Cagnoni explained Staff had indicated they required a building design plan, site design, interior layout, and business plan in regards to how the establishment of the bar would be incorporated into the space. Mr. Cagnoni stated Staff was unable to give a recommendation at this time based on the one page drawing submitted by the applicant. Attorney Cacciapaglia reminded the board that the Applicant will also be seeking a gaming license.

Mr. Olson stated he did not see a reason to Lay Over this item because the Applicant had time to comply with the request of last month and waited until the last minute to submit inadequate information. Ms. Neubauer stated she was inclined to Lay Over. Attorney Cacciapaglia stated a more detailed business plan was required in order to determine what security plan would be needed. The Applicant did not provide any sort of detailed layout or business plan.

A **MOTION** was made by Alicia Neubauer to **LAY OVER** the Modification to an existing liquor license for the sale of packaged liquor in conjunction with a liquor store to include the sale of liquor by the drink in conjunction with a bar and monthly beer, liquor, and wine tasting in the name of Samir R. Rathod d/b/a Pridom Liquor in a C-3, Commercial General District at **2428 South Alpine Road**. The Motion was

SECONDED by Aaron Magdziarz and **CARRIED** by a vote of 3-1 with Dennis Olson voting Nay. Chairman Roszkowski emphasized to Mr. Rathod that he needs to be in communication with Staff. Mr. Rathod acknowledged and stated he would.

013-LTAB-001

Applicant
Ward 02

2233 Charles Street

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Legal had no questions for the Applicant.

Staff Recommendation is for Denial. No Objectors or Interested Parties were present.

Ms. Neubauer understood that part of the basis of Denial was landscaping or building design and asked Mr. Cagnoni to verify. Mr. Cagnoni responded this is predominantly a gaming facility and felt the building design and overall landscaping has not been addressed as of this time. Staff is willing to provide guidance, but is hesitant to provide details on building design as this is something a design professional should do. He also asked that the Board consider whether the proposed type of business would be appropriate for this location.

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013-LTAB-002

Applicant
Ward 10

4343 East State Street

Jay A. Gesner d/b/a Miss Jill's
Sale of beer and wine by the drink in conjunction with a tavern in a C-2, Limited
Commercial Zoning District

The subject property is located within a strip center located on the south side of East State Street, 600 feet east of Alpine Road and is currently a vacant tenant space. Attorney Robert Calgaro and Jay Gesner were present. Attorney Calgaro present information on the Application. He stated Mr. Gesner will be actively involved in the day-to-day operation of the business. He has been involved in other liquor establishments in the City of Rockford for approximately 20 years with no problems at any locations.

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With no further business to come before the Board, the meeting was adjourned at 6:30PM

Respectfully submitted,
Sandra A. Hawthorne, Administrative Assistant
Liquor and Tobacco Advisory Board



Liquor and Tobacco Advisory Board Meeting
Wednesday, February 20, 2012
6:00 P.M. – City Council Chambers
Rockford City Hall, 425 East State Street

Minutes on Website: <http://rockfordil.gov/community-economic-development/construction-development-services/land-use-zoning/zoning-board-of-appeals.aspx>

Present:

LAB Members: Alicia Neubauer
Aaron Magdziarz
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Absent: Craig Sockwell
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Staff: Jennifer Cacciapaglia – City Attorney
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012-LAB-037
Applicant
Ward 14

2428 South Alpine Road

Samir R. Rathod d/b/a Pridom Liquor

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Mr. Olson stated he did not see a reason to Lay Over this item because the Applicant had time to comply with the request of last month and waited until the last minute to submit inadequate information. Ms. Neubauer stated she was inclined to Lay Over. Attorney Cacciapaglia stated a more detailed business plan was required in order to determine what security plan would be needed. The Applicant did not provide any sort of detailed layout or business plan.

A **MOTION** was made by Alicia Neubauer to **LAY OVER** the Modification to an existing liquor license for the sale of packaged liquor in conjunction with a liquor store to include the sale of liquor by the drink in conjunction with a bar and monthly beer, liquor, and wine tasting in the name of Samir R. Rathod d/b/a Pridom Liquor in a C-3, Commercial General District at **2428 South Alpine Road**. The Motion was

SECONDED by Aaron Magdziarz and **CARRIED** by a vote of 3-1 with Dennis Olson voting Nay. Chairman Roszkowski emphasized to Mr. Rathod that he needs to be in communication with Staff. Mr. Rathod acknowledged and stated he would.

013-LTAB-001

Applicant
Ward 02

2233 Charles Street

Donald Cuppino d/b/a Slots of Fun
Sale of beer and wine by the drink in conjunction with a bar in a C-3, Commercial
General Zoning District

The subject property is located within a strip mall south of the Charles Street and Shaw Street intersection and is currently a vacant tenant space. Donald J. Cuppino, Jr. , and Mark O'Donnell, Applicants, were present. Mr. Cuppino reviewed the request to establish a gaming environment at this location. He stated they wish to provide a quiet and friendly atmosphere for those customers who would like to enjoy gaming machines but do not want a bar environment.

Legal had no questions for the Applicant.

Staff Recommendation is for Denial. No Objectors or Interested Parties were present.

Ms. Neubauer understood that part of the basis of Denial was landscaping or building design and asked Mr. Cagnoni to verify. Mr. Cagnoni responded this is predominantly a gaming facility and felt the building design and overall landscaping has not been addressed as of this time. Staff is willing to provide guidance, but is hesitant to provide details on building design as this is something a design professional should do. He also asked that the Board consider whether the proposed type of business would be appropriate for this location.

Mr. Cuppino stated their goal was to make people feel comfortable coming into their establishment. Regarding green space, he pointed out that this area is concrete to the street. They offered to put potted plantings out front if that would meet Staff requirements for landscaping. The stated the signage is cost prohibited. It would be over \$50,000 to change the sign and they do not feel the landlord would put that much money into the sign for the small amount of rent they are paying. Mr. Roszkowski stated he does understand the difficulty in getting a landlord to upgrade the property for the tenant. Mr. O'Donnell stated as part of their business plan, they have a lot more expense involved because they do not have an established business. He feels this is an untapped market and is attractive to the casual gambler who does not want to go out of town to a casino. He anticipated gross revenue might be \$15,000 per month.

Ms. Neubauer stated this location is close to her residence and she walks by it frequently while going to the park. She would like to see something beneficial in this mini mall. Mr. Magdziarz agreed with the Applicant regarding the landlords unwillingness to spend that amount of money for signage in comparison to the income he would receive from tenants.

A **MOTION** was made by Aaron Magdziarz to **LAY OVER** the sale of beer and wine by the drink in conjunction with a bar in the name of Donald Cuppino d/b/a Slots of Fun in a C-3, Commercial General Zoning District at 2233 Charles Street. The Motion was **SECONDED** by Alicia Neubauer and **CARRIED** by a vote of 3-1 with Dennis Olson voting Nay.

013-LTAB-002

Applicant
Ward 10

4343 East State Street

Jay A. Gesner d/b/a Miss Jill's
Sale of beer and wine by the drink in conjunction with a tavern in a C-2, Limited
Commercial Zoning District

The subject property is located within a strip center located on the south side of East State Street, 600 feet east of Alpine Road and is currently a vacant tenant space. Attorney Robert Calgaro and Jay Gesner were present. Attorney Calgaro present information on the Application. He stated Mr. Gesner will be actively involved in the day-to-day operation of the business. He has been involved in other liquor establishments in the City of Rockford for approximately 20 years with no problems at any locations.

Staff Recommendation was for Approval with (11) conditions. No Objectors or Interested Parties were present. A letter of Objection was distributed this meeting from the Miracle Mile Board of Directors. The letter stated that there already are 14 establishments that hold liquor licenses. Ms. Neubauer stated that some of these licenses were associated with restaurants and not just taverns or bars.

A **MOTION** was made by Aaron Magdziarz to **APPROVE** the sale of beer and wine by the drink in conjunction with a tavern in the name of Jay Gesner d/b/a Miss Jill's in a C-2, Limited Commercial Zoning District at 4343 East State Street. The Motion was **SECONDED** by Alicia Neubauer and **CARRIED** by a vote of 3-1, with Dennis Olson voting Nay.

Approval is subject to the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Compliance with all City of Rockford Liquor and Tobacco Codes.
3. Submittal of Building Permit for Staff review and approval.
4. The sale of beer and wine shall be limited to the interior site plan that was submitted as Exhibit D.
5. Should the existing free-standing sign be modified in design with a sign face change or other modification, the sign must be brought into conformance with the ordinance.
6. Window display signage is limited to 30% of window area.
7. The tavern shall not have a cover charge.
8. The tavern shall not have a dance floor.
9. The tavern shall not have any DJs
10. The tavern shall not have any live entertainment.
11. The tavern shall not operate as a nightclub

With no further business to come before the Board, the meeting was adjourned at 6:30PM

Respectfully submitted,
Sandra A. Hawthorne, Administrative Assistant
Liquor and Tobacco Advisory Board



Liquor and Tobacco Advisory Board Meeting
Wednesday, February 20, 2012
6:00 P.M. – City Council Chambers
Rockford City Hall, 425 East State Street

Minutes on Website: <http://rockfordil.gov/community-economic-development/construction-development-services/land-use-zoning/zoning-board-of-appeals.aspx>

Present:

LAB Members: Alicia Neubauer
Aaron Magdziarz
Dennis Olson
Dan Roszkowski

Absent: Craig Sockwell
Scott Sanders

Staff: Jennifer Cacciapaglia – City Attorney
Todd Cagnoni – Deputy Director, Construction & Development Services
Mark Marinaro - Fire Department
Marcy Leach – Public Works
Sandra Hawthorne - Administrative Assistant

Others: Kathy Berg, Stenographer
Applicants and Interested Parties

Sandra Hawthorne explained the format of the meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative are to come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name and address to the Liquor and Tobacco Advisory Board secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.

- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

It was further explained to the public in attendance, applicants, objectors and interested parties that this meeting is not a final vote on any item. The date of the Codes & Regulations meeting was given as Monday, March 4, 2013, at 4:45 PM in Conference Room A of this building as the second vote on these items. The public in attendance, applicants, objectors and interested parties were instructed that they could contact the Zoning Office for any further information and the phone number was listed on the top of the agenda which was made available to all those in attendance. The City's web site for minutes of this meeting are listed on the agenda as well.

The meeting was called to order at 6:00 PM. A **MOTION** was made by Aaron Magdziarz to **APPROVE** the minutes of the January 15, 2013 meeting as submitted. The Motion was **SECONDED** by Dennis Olson and **CARRIED** by a vote of 4-0 with Scott Sanders and Craig Sockwell absent.

012-LAB-037
Applicant
Ward 14

2428 South Alpine Road

Samir R. Rathod d/b/a Pridom Liquor

Modification to an existing liquor license for the sale of packaged liquor in conjunction with a liquor store to include the sale of liquor by the drink in conjunction with a bar and monthly beer, liquor, and wine tasting in a C-3, Commercial General District

Laid Over from January meeting

This item was Laid Over from the January meeting to allow the Applicant time to provide further information to Staff as requested by the Board at that meeting. The subject property is located within the Alpine Village Shopping Center on the northeast corner of South Alpine Road and Harrison Avenue.

As of the time of this meeting, no further information has been received from the Applicant. Staff Recommendation remains at Denial. No Objectors or Interested Parties were present.

Samir R. Rathod, Applicant, was present and reviewed his request. Mr. Rathod stated he has brought in some information this meeting; however, it is not detailed or adequate enough for Staff to consider. Mr. Cagnoni explained Staff had indicated they required a building design plan, site design, interior layout, and business plan in regards to how the establishment of the bar would be incorporated into the space. Mr. Cagnoni stated Staff was unable to give a recommendation at this time based on the one page drawing submitted by the applicant. Attorney Cacciapaglia reminded the board that the Applicant will also be seeking a gaming license.

Mr. Olson stated he did not see a reason to Lay Over this item because the Applicant had time to comply with the request of last month and waited until the last minute to submit inadequate information. Ms. Neubauer stated she was inclined to Lay Over. Attorney Cacciapaglia stated a more detailed business plan was required in order to determine what security plan would be needed. The Applicant did not provide any sort of detailed layout or business plan.

A **MOTION** was made by Alicia Neubauer to **LAY OVER** the Modification to an existing liquor license for the sale of packaged liquor in conjunction with a liquor store to include the sale of liquor by the drink in conjunction with a bar and monthly beer, liquor, and wine tasting in the name of Samir R. Rathod d/b/a Pridom Liquor in a C-3, Commercial General District at **2428 South Alpine Road**. The Motion was

SECONDED by Aaron Magdziarz and **CARRIED** by a vote of 3-1 with Dennis Olson voting Nay. Chairman Roszkowski emphasized to Mr. Rathod that he needs to be in communication with Staff. Mr. Rathod acknowledged and stated he would.

013-LTAB-001

Applicant
Ward 02

2233 Charles Street

Donald Cuppino d/b/a Slots of Fun
Sale of beer and wine by the drink in conjunction with a bar in a C-3, Commercial
General Zoning District

The subject property is located within a strip mall south of the Charles Street and Shaw Street intersection and is currently a vacant tenant space. Donald J. Cuppino, Jr. , and Mark O'Donnell, Applicants, were present. Mr. Cuppino reviewed the request to establish a gaming environment at this location. He stated they wish to provide a quiet and friendly atmosphere for those customers who would like to enjoy gaming machines but do not want a bar environment.

Legal had no questions for the Applicant.

Staff Recommendation is for Denial. No Objectors or Interested Parties were present.

Ms. Neubauer understood that part of the basis of Denial was landscaping or building design and asked Mr. Cagnoni to verify. Mr. Cagnoni responded this is predominantly a gaming facility and felt the building design and overall landscaping has not been addressed as of this time. Staff is willing to provide guidance, but is hesitant to provide details on building design as this is something a design professional should do. He also asked that the Board consider whether the proposed type of business would be appropriate for this location.

Mr. Cuppino stated their goal was to make people feel comfortable coming into their establishment. Regarding green space, he pointed out that this area is concrete to the street. They offered to put potted plantings out front if that would meet Staff requirements for landscaping. The stated the signage is cost prohibited. It would be over \$50,000 to change the sign and they do not feel the landlord would put that much money into the sign for the small amount of rent they are paying. Mr. Roszkowski stated he does understand the difficulty in getting a landlord to upgrade the property for the tenant. Mr. O'Donnell stated as part of their business plan, they have a lot more expense involved because they do not have an established business. He feels this is an untapped market and is attractive to the casual gambler who does not want to go out of town to a casino. He anticipated gross revenue might be \$15,000 per month.

Ms. Neubauer stated this location is close to her residence and she walks by it frequently while going to the park. She would like to see something beneficial in this mini mall. Mr. Magdziarz agreed with the Applicant regarding the landlords unwillingness to spend that amount of money for signage in comparison to the income he would receive from tenants.

A **MOTION** was made by Aaron Magdziarz to **LAY OVER** the sale of beer and wine by the drink in conjunction with a bar in the name of Donald Cuppino d/b/a Slots of Fun in a C-3, Commercial General Zoning District at 2233 Charles Street. The Motion was **SECONDED** by Alicia Neubauer and **CARRIED** by a vote of 3-1 with Dennis Olson voting Nay.

013-LTAB-002

Applicant
Ward 10

4343 East State Street

Jay A. Gesner d/b/a Miss Jill's
Sale of beer and wine by the drink in conjunction with a tavern in a C-2, Limited
Commercial Zoning District

The subject property is located within a strip center located on the south side of East State Street, 600 feet east of Alpine Road and is currently a vacant tenant space. Attorney Robert Calgaro and Jay Gesner were present. Attorney Calgaro present information on the Application. He stated Mr. Gesner will be actively involved in the day-to-day operation of the business. He has been involved in other liquor establishments in the City of Rockford for approximately 20 years with no problems at any locations.

Staff Recommendation was for Approval with (11) conditions. No Objectors or Interested Parties were present. A letter of Objection was distributed this meeting from the Miracle Mile Board of Directors. The letter stated that there already are 14 establishments that hold liquor licenses. Ms. Neubauer stated that some of these licenses were associated with restaurants and not just taverns or bars.

A **MOTION** was made by Aaron Magdziarz to **APPROVE** the sale of beer and wine by the drink in conjunction with a tavern in the name of Jay Gesner d/b/a Miss Jill's in a C-2, Limited Commercial Zoning District at 4343 East State Street. The Motion was **SECONDED** by Alicia Neubauer and **CARRIED** by a vote of 3-1, with Dennis Olson voting Nay.

Approval is subject to the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Compliance with all City of Rockford Liquor and Tobacco Codes.
3. Submittal of Building Permit for Staff review and approval.
4. The sale of beer and wine shall be limited to the interior site plan that was submitted as Exhibit D.
5. Should the existing free-standing sign be modified in design with a sign face change or other modification, the sign must be brought into conformance with the ordinance.
6. Window display signage is limited to 30% of window area.
7. The tavern shall not have a cover charge.
8. The tavern shall not have a dance floor.
9. The tavern shall not have any DJs
10. The tavern shall not have any live entertainment.
11. The tavern shall not operate as a nightclub

With no further business to come before the Board, the meeting was adjourned at 6:30PM

Respectfully submitted,
Sandra A. Hawthorne, Administrative Assistant
Liquor and Tobacco Advisory Board



Liquor and Tobacco Advisory Board Meeting
Wednesday, February 20, 2012
6:00 P.M. – City Council Chambers
Rockford City Hall, 425 East State Street

Minutes on Website: <http://rockfordil.gov/community-economic-development/construction-development-services/land-use-zoning/zoning-board-of-appeals.aspx>

Present:

LAB Members: Alicia Neubauer
Aaron Magdziarz
Dennis Olson
Dan Roszkowski

Absent: Craig Sockwell
Scott Sanders

Staff: Jennifer Cacciapaglia – City Attorney
Todd Cagnoni – Deputy Director, Construction & Development Services
Mark Marinaro - Fire Department
Marcy Leach – Public Works
Sandra Hawthorne - Administrative Assistant

Others: Kathy Berg, Stenographer
Applicants and Interested Parties

Sandra Hawthorne explained the format of the meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative are to come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name and address to the Liquor and Tobacco Advisory Board secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.

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It was further explained to the public in attendance, applicants, objectors and interested parties that this meeting is not a final vote on any item. The date of the Codes & Regulations meeting was given as Monday, March 4, 2013, at 4:45 PM in Conference Room A of this building as the second vote on these items. The public in attendance, applicants, objectors and interested parties were instructed that they could contact the Zoning Office for any further information and the phone number was listed on the top of the agenda which was made available to all those in attendance. The City's web site for minutes of this meeting are listed on the agenda as well.

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012-LAB-037
Applicant
Ward 14

2428 South Alpine Road

Samir R. Rathod d/b/a Pridom Liquor

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Laid Over from January meeting

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SECONDED by Aaron Magdziarz and **CARRIED** by a vote of 3-1 with Dennis Olson voting Nay. Chairman Roszkowski emphasized to Mr. Rathod that he needs to be in communication with Staff. Mr. Rathod acknowledged and stated he would.

013-LTAB-001

Applicant
Ward 02

2233 Charles Street

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Legal had no questions for the Applicant.

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013-LTAB-002

Applicant
Ward 10

4343 East State Street

Jay A. Gesner d/b/a Miss Jill's
Sale of beer and wine by the drink in conjunction with a tavern in a C-2, Limited
Commercial Zoning District

The subject property is located within a strip center located on the south side of East State Street, 600 feet east of Alpine Road and is currently a vacant tenant space. Attorney Robert Calgaro and Jay Gesner were present. Attorney Calgaro present information on the Application. He stated Mr. Gesner will be actively involved in the day-to-day operation of the business. He has been involved in other liquor establishments in the City of Rockford for approximately 20 years with no problems at any locations.

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11. The tavern shall not operate as a nightclub

With no further business to come before the Board, the meeting was adjourned at 6:30PM

Respectfully submitted,
Sandra A. Hawthorne, Administrative Assistant
Liquor and Tobacco Advisory Board