



**LIQUOR & TOBACCO ADVISORY BOARD**  
**Tuesday, July 16, 2013**  
**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:**

**LTAB Members:** Aaron Magdziarz  
Alicia Neubauer  
Dennis Olson  
Dan Roszkowski  
Scott Sanders  
Craig Sockwell

**Absent:**

**Staff:** Jennifer Cacciapaglia – City Attorney  
Todd Cagnoni – Deputy Director, Construction & Development Services  
Mark Marinaro – Fire Department  
Kelly Nokes – Public Works  
Matt Vitner – Public Works  
Sandra Hawthorne - Administrative Assistant

**Others:** Alderman Joseph Chiarelli  
Alderman Karen Elyea  
Alderman Teena Newburg  
Kathy Berg, Stenographer  
Applicants and Interested Parties

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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 & 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, July 29, 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 9:50 PM. A **MOTION** was made by Scott Sanders to **APPROVE** the minutes of the June meeting as submitted. The Motion was **SECONDED** by Aaron Magdziarz and **CARRIED** by a vote of 5-0 with Dan Roszkowski abstaining.

**013-LTAB-008**

Applicant  
Ward 02

**2338 Charles Street**

Nabil A. Alkaplany d/b/a S & N Convenience Store  
Sale of tobacco in conjunction with a convenience store in a C-3, Commercial  
General Zoning District

**Laid Over from April, May and June Meetings**

The subject property is located on the northwest corner of the South Rockford Avenue and Charles Street intersection and is currently a convenience store. Attorney John Ellsworth, and Nabil Alkaplany were present. Attorney Ellsworth reviewed the request for sale of tobacco. He showed a map of 11 businesses in the area, stating 10 of them have tobacco licenses. He asked that Mr. Alkaplany be allowed the same privilege as these businesses. Attorney Ellsworth verified that the Applicant was selling tobacco without a license and then shut down his store. Mr. Sanders stated based on the signage on the property it appeared to him that the majority of sales was tobacco products. Attorney Ellsworth stated 60% of sales was tobacco.

Staff Recommendation is for Denial. No Objectors or Interested Parties were present. One letter of Objection was received.

Steven Johnson, 2628 Hooker Avenue, not an adjacent property owner, submitted a letter of Objection which was attached to Staff report. In his letter, Mr. Johnson stated "...there has been a noticeable change in area" since this convenience store has been in operation. His letter states: "They sell items on the Illinois food stamp cards not designated for sale on the card such as clothing and tobacco products"; "They do not charge appropriate tax on any items" and "Minors from the high school nearby have made tobacco purchases there without valid I.D."

In response, Attorney Ellsworth stated this is not correct. Mr. Alkaplany also notified the Board that he runs a gas station in the shopping center to the west near Family Dollar and sells tobacco there.

During discussion, Mr. Cagnoni stated the accusations in Mr. Johnson's letter were not validated to his knowledge because as soon as the City advised the owner that he could not sell tobacco, the Applicant

shut down the business. He did not know if the police had the opportunity to investigate these allegations prior to the Applicant closing the business.

A **MOTION** was made by Alicia Neubauer to **DENY** the sale of tobacco in conjunction with a convenience store in the name of Nabil A. Alkablory d/b/a S & N Convenience Store in a C-3, Commercial General Zoning District at 2338 Charles Street. The Motion was **SECONDED** by Scott Sanders and **CARRIED** by a vote of 6-0.

**013-LTAB-016**

Applicant  
Ward 11

**1019 Broadway**

Marta Cozzo d/b/a Sassy's Playground  
Sale of liquor by the drink with a night club, country and western music, stage dancing and special events in a C-4, Urban Mixed Use Zoning District  
**Laid Over from May and June Meetings**

Because the Applicant was not present at the June meeting the Board Laid Over this item to the July meeting and instructed her Representatives in attendance that Ms. Cozzo must be at the July meeting in order for this item to proceed. The subject property is located on the south side of Broadway, approximately 83' west of 7<sup>th</sup> Street.

Attorney Hayes explained to the Board that Sargent Carla Redd was scheduled to testify on behalf of the City. However, Sargent Redd was on vacation and could not attend. In addition, Attorney Jennifer Cacciapaglia had to leave unexpectedly and could not be in attendance at this meeting. Attorney Hayes apologized to Attorney Jim Thompson, who was present representing the Applicant, and stated he was aware Attorney Thompson was present but did not realize which item he was representing prior to the start of this meeting. Attorney Hayes stated Attorney Thompson had a suggestion for the Board and asked him to speak. Attorney Thompson stated the Applicant and Manager for this property were present at this meeting. He stated he had witnesses and supporters at this meeting and requested he be allowed to proceed. Attorney Hayes stated he understood that Attorney Thompson would prefer to give his portion of the presentation at this meeting and leave the record open to the August meeting when Staff would do their full testimony at the August meeting. Attorney Thompson stated the only difficulty he had with this request is that they now need to have a 4<sup>th</sup> hearing. He also stated that if the Board wished to grant Attorney Hayes' request that if there were any Objectors present this evening they be allowed to speak their Objection this evening only. Attorney Hayes stated the City prefers not to do their presentation but to do a full presentation at the August meeting. He was in agreement with Attorney Thompson that if there were Objectors, Supporters or Interested parties present this evening they should be allowed to speak. The Board agreed to hear the Applicant's presentation with the understanding the City would present their information at the August meeting.

Mr. Roszkowski also apologized to Attorney Thompson for the timeliness in information him of this situation.

Marta Cozzo, Eastmoreland Management Inc. and Sunny a/k/a Scarlett Havenith were present. Attorney Thompson stated the type of use for which the Applicant is seeking has been in operation on this property for 3 decades. This is a new lessee and management; however, the current land owner is the same. The land owner removed the previous tenant, the Body Shop, after the City took action to bring violations against that tenant. The land owner needs to bring in a different licensee in order to make it an operable licensed property. There are plans for new lighting, cameras, additional parking, an earlier closing hour than in the past, and security employees. Attorney Thompson emphasized that the parking at this location has been consistent for the past 30 years. He felt Staff recommendation focused on the parking issue. The owner of the property has agreed to negotiate a contract to purchase the property directly to the south to allow for 20-24 more parking spaces. The Manager for this application, Ms. Havenith, has been working at this location for 7 years and worked with the previous tenant prior to the business "going downhill".

Attorney Thompson stated this bar will not be a “bikini bar” as the previous tenant. Clientele will be different. Business hours, to begin with, will close at midnight. The Applicant itself is a corporation. Marta Cozzo is the President of the Corporation and Ms. Havenith is the General Manager for the proposed enterprise. Both were present.

Mr. Roszkowski asked if City Legal had any questions of the Applicant. Attorney Hayes asked if Ms. Cozzo would be present at the August meeting. Attorney Thompson responded he “wouldn’t bet on it” and that Ms. Havenith would probably attend. Attorney Hayes ask Ms. Cozzo how long she owned the property to which she responded 5 years. He then asked what steps were taken to remove the prior tenant. Ms. Cozzo stated “basically we took away his shares in the corporation and moved him out of the building”. Attorney Thompson clarified that “Ms. Cozzo is part of the management group that owns the building. She is also the Present of the Corporation that is your Applicant, the licensee, so there are two different entities.” The landlord filed eviction proceedings to remove the tenant, the landlord being Cabaret Management Group. Attorney Thompson stated “Cabaret Management Group is the land owner. Ms. Cozzo is one of the members of Cabaret Management Group – that is the Landlord. The licensee is Eastmoreland Management Inc. Ms. Cozzo is the President of that company.” Cabaret Management Group filled the eviction. The former Corporate tenant was Broadway Lounge Inc., run by Frank Amato and Sonny Duluth and Ms. Cozzo was not part of Broadway Lounge Inc. Ms. Neubauer asked if she owned the building. Attorney Thompson clarified that the company owned the building and she was part of that company who brought the eviction against the Broadway Lounge, former tenant. Mr. Amato initially was one of the owners of Cabaret Management. As a result of further litigation his shares have been substantially decreased. “Substantially decreased” was clarified that Mr. Amato has no involvement in the management of the building in any fashion. Attorney Thompson stated he has a minority membership unit in the LLC. Attorney Hayes asked what percentage of ownership he maintained. Attorney Thompson stated he thought less than 10%. Eastmoreland is the Corporate Applicant for the liquor license and will run the business. Ms. Cozzo is sole shareholder, director, and officer of Eastmoreland. She and other shareholders are Cabaret Management Group. Atty. Hayes asked if the manager of the entity that had to be evicted is still part of the ownership of the building. Attorney Thompson said approximately 10% but noted under that 10% there is the right to any profit but that is about it. Ms. Cozzo is the majority member of the LLC.

Attorney Hayes reserved that City Staff have the ability to ask questions regarding security and will reserve their examination of the other witness at that meeting.

Mr. Sanders asked if Ms. Havenith had roles in the previous business. She stated about 6 months before the Body Shop “went really bad”, about 3 years ago. She stated it started going downhill when she left. He asked for clarification of stage dancing. He asked what type of costumes would be worn by the dancers – Ms. Havenith stated their staff would be dressed similar to “Daisy Dukes” outfits, cowboy boots, cowboy hats, the western theme. They would be dancing on stage, line dancing, things like that.

Attorney Hayes explained if any member of the public wants to speak on this item, they should do so at this meeting.. The meeting next month would be City staff presentation only.

Staff Recommendation is for Denial. Objectors and Supports were present.

Supporters:

Maurice Alberty, 6121 Garrett Lane #3 was present. He spoke in support of the Applicant. He feels she would be effective in bringing about the change to this business to make the patrons feel secure. He stated he has known her for a “couple of decades”. He feels people will start trouble regardless of alcohol or not and that the changes they are planning would be very effective. Mr. Alberty feels it would be beneficial to the neighborhood.

Theresa Stanfield, 3133 Marshall Street a former employee of the Body Shop felt it was the music that drew in the clientele that were problematic. She feels a country bar coming to this neighborhood would be the best thing that happened to that neighborhood.

David Carlson, 4329 Brendenwood Road said he has been in the bar business both in Rockford and other places and meet the Applicant when he ran State Street Station. He stated he has a history as a customer at the location this application is for. He stated when the Body Shop came in, the area became run down. He is looking forward to this establishment because he knows it will be run properly.

#### Objectors

Bob Mlsna, 1512 10<sup>th</sup> Street Mr. Mlsna stated he is a 25 year resident of the area. He stated the prostitute situation has greatly improved since the Body Shop closed. He is concerned with drunks coming into the neighborhood, and the inevitable fighting which will result from the bar.

Laurie McLain, 1525 Parmele stated she feels safer in the area now that some of the bars have closed. She asked what the difference would be between the outfits on stage in this building compared to the bikini bar. She felt this business would again entice the prostitution and crime in the area just like it was previously.

Toby Haldeman 1413 Parmele. Mr. Haldeman stated he lives 4 ½ blocks from the Body Shop and 4 blocks to the Railroad Tap. The Body Shop location has been a problem for years, including when it was the Paradise Lounge. He stated the area is "night and day" since the Body Shop was shut down. He stated Broadway has come a long way since 1995 with the help of the Alderman getting establishments such as the lingerie shop and similar businesses closed down. He is asking that lighting not interfere with neighbors; that they have professional security that is approved and certified by the police. Mr. Haldeman also expressed concern because patrons smoked in front of the building blocking the sidewalk because there is no designated smoking area as well as with parking next door. Trash was all over the area. He feels at least one camera be monitored by the police. Police calls have gone down dramatically since this place has closed. He stated there are apartments upstairs that could be accessible to the business clientele and urged the Board to visit this area.

Attorney Thompson was given the opportunity to respond and stated he wished to reserve his response until the August meeting.

No action was required by the Board. The record will be left open until the August 20, 2013 meeting at which time Staff will give their presentation.

**013-LTAB-018**

Applicant  
Ward 10

**298 North Mulford Road, 5836 and 5880 East State Street**

Cecelia Hough a/k/a Midge Hough d/b/a Jena's  
Sale of beer and wine by the drink with a restaurant and video gaming in a C-3,  
Commercial General Zoning District  
**Laid Over from May and June Meetings**

The Applicant has requested that this Application be Laid Over to the August 20<sup>th</sup> meeting.

A **MOTION** was made by Craig Sockwell to **LAY OVER** the sale of beer and wine by the drink with a restaurant and video gaming in the name of Cecelia Hough a/k/a Midge Hough d/b/a Jena's in a C-3, Commercial General Zoning District at 298 North Mulford Road, 5836 and 5880 East State Street. The Motion was **SECONDED** by Aaron Magdziarz and **CARRIED** by a vote of 6-0.

**013-LTAB-022**

Applicant  
Ward 10

**318 North Alpine Road; 300-318 North Alpine Road, and 43XX Morsay Drive**

Daniel Fischer d/b/a Dottys  
Sale of beer and wine by the drink with a café, deli, and video gaming in a C-2,  
Limited Commercial Zoning District

**Laid Over from May and June Meetings**

The subject property is located on the northwest corner of North Alpine Road and Moray Drive and is a tenant space located within the shopping center. The Applicant was not present at the June meeting and the Board Laid Over the request to the July meeting. Daniel Fischer, Applicant, was present and reviewed his request. He stated they have been in business for 21 years, with over 100 locations. Among all of his businesses, they have never had any problems, suspensions, violations or police issues. He explained the request for previous lay overs were because he was in the process of obtaining parking grants.

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

Legal had no questions of the Applicant. Mr. Cagnoni stated Staff's predominate concern was related to parking. This issue has not been totally resolved as yet, but he feels it could be in the near future.

A **MOTION** was made by Scott Sanders to **APPROVE** the sale of beer and wine by the drink with a café, deli and video gaming in the name of Daniel Fischer d/b/a Dottys in a C-2, Limited Commercial Zoning District at 318 North Alpine Road; 300-318 North Alpine Road, and 43XX Morsay Drive. The Motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 5-1 with Dennis Olson voting Nay

Approval is subject to the following conditions:

1. Meeting all applicable building and fire codes.
2. Compliance with all City of Rockford Liquor Codes.
3. A parking agreement to be submitted and approved by Staff.
4. That the windows shall not be obstructed with bars or other devices that block the windows.
5. That the window signage shall not exceed 35% of window area.
6. That Applicant applies for and receives a building permit for Change of Use
7. Hours of operation shall be Monday thru Sunday from 8:00 AM to 11:00 PM as submitted in the business plan.
8. The sale of alcohol shall be in conjunction with a restaurant as designated by the liquor code.
9. There shall be no cover charge.
10. There shall be no live entertainment or DJs
11. There shall be no dance floor

**013-LTAB-027**

Applicant  
Ward 07

**3216 Auburn Street**

Joshua Marinelli d/b/a The IT Drive In Liquor Store  
The sale of package liquor in conjunction with a liquor store in a C-2, Limited  
Commercial Zoning District

**Laid Over from June Meeting**

The subject property is located on the south side of Auburn Street and currently is a vacant building within a shopping center with two other buildings – General Dollar and Happy Wok. Joshua Marinelli, Applicant, reviewed his request for sale of package liquor. Mr. Marinelli stated he did submit a landscaping plan to staff that he is willing to do without the help of a landlord. He is proposing planting pots that are 3' x 3' or building planting boxes out of wood. Mr. Cagnoni stated Staff has met with the Applicant in trying to move forward with additional landscaping and understands the Applicant is caught between the landlord improving the landscaping on the property versus the applicant spending his own money. However, on a Staff perspective we try to be consistent in these manners. The proposed landscaping is not what the City typically looks for in this application.

Mr. Cagnoni stated the Applicant has proposed the sale of tobacco but this is not something that has been applied for at this time. Mr. Marinelli's lease arrangement with the existing landlord is 10 years – Mr. Marinelli is assuming the lease from the previous tenant. Mr. Marinelli stated the previous tenant will stay on until he feels comfortable with the operation.

Mr. Sockwell explained to Mr. Marinelli that he is not unique in the position of being a tenant and not necessarily having the ability to meet landscaping requirements on a landlord property. Mr. Marinelli stated he understood.

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

Mr. Cagnoni clarified that he understands the landlord is looking at doing other improvements on the property. He stated it was difficult to get the landscaping completed as it now is and the property was condemned for over a year. The landscaping that is existing now was predominately completed as a result of the Dollar General. Mr. Sanders felt there is a need for the City to be consistent and suggested the Applicant try to work with Staff to work out site improvements. The Applicant stated he was "willing to do anything".

Mr. Cagnoni suggested the Board review the application as it is rather than Lay Over another month.

A **MOTION** was made by Craig Sockwell to **APPROVE** the sale of package liquor in conjunction with a liquor store in the name of Joshua Marinelli d/b/a The IT Drive In Liquor Store in a C-2, Limited Commercial Zoning District at 3216 Auburn Street. The Motion was **SECONDED** by Aaron Magdziarz and **CARRIED** by a vote of 6-0.

Approval is subject to the following conditions:

1. Meeting all applicable building and fire codes.
2. Compliance with all City of Rockford Liquor Codes.
3. That the window signage shall not exceed 35% of window area.
4. The sale of rose tubes, airplane-sized bottles and any other products that can be deemed to be easily manufactured into crack pipes is prohibited.
5. That the hours of operation for liquor sales be limited to those allowed by the liquor code.
6. That the windows shall not be obstructed with bars or other devices that block the windows.

**013-LTAB-028**

Applicant  
Ward 11

**1804 18<sup>th</sup> Avenue**

Konrad Kallenbach d/b/a Rusty Nail

The sale of liquor by the drink with a bar and grill; the sale of package liquor with a bar and grill; and the sale of liquor by the drink with an outdoor beer garden in an I-1, Light Industrial Zoning District

**Laid Over from June Meeting**

Prior to the meeting, the Applicant indicated he would be out of town this date and has requested a Lay Over to the August 20<sup>th</sup> meeting.

A **MOTION** was made by Craig Sockwell to **LAY OVER** the sale of liquor by the drink with a bar and grill; the sale of package liquor with a bar and grill; and the sale of liquor by the drink with an outdoor beer garden in the name of Konrad Kallenbach d/b/a Rusty Nail in an I-1, Light Industrial Zoning District. The Motion was **SECONDED** by Aaron Magdziarz and **CARRIED** by a vote of 6-0.

**013-LTAB-030**

Applicant  
Ward 07

**4432 Auburn Street**

Sabrina R. Bunton-Bell d/b/a Mobil  
Sale of packaged liquor with a gas station in a C-3, Commercial General Zoning District

**Laid Over from June Meeting**

The subject property is located on the southeast corner of Auburn Street and North Day Avenue intersection and is currently a gas station. Attorney Thomas Meyer, and Raghed Murad President of the Corporation were present.

Legal had no questions.

Staff Recommendation is for Approval with (7) conditions. No Objectors or Interested Parties were present.

A **MOTION** was made by Craig Sockwell to **APPROVE** the sale of packaged liquor with a gas station in the name of Sabrina R. Bunton-Bell d/b/a Mobil in a C-3, Commercial General Zoning District at 4432 Auburn Street. The Motion was **SECONDED** by Aaron Magdziarz and **CARRIED** by a vote of 5-0 with Dennis Olson abstaining.

Approval is subject to the following conditions:

1. Meeting all applicable building and fire codes.
2. Compliance with all City of Rockford Liquor Codes.
3. The sale of liquor shall be limited to the interior plan that will not exceed more than 10% of floor area.
4. That the window signage shall not exceed 35% of window area.
5. The sale of rose tubes, airplane-sized bottles and any other products that can be deemed to be easily manufactured into crack pipes is prohibited.
6. That the hours of operation for liquor sales by restricted from 6:00 A.M. to 12:00 A.M. Sunday through Saturday.
7. That the windows shall not be obstructed with bars or other devices that block the windows.

**013-LTAB-033**

Applicant  
Ward 08

**3835 Broadway**

Martha M. Meyers d/b/a Throng Bar and Kitchen  
Sale of liquor by the drink with a tavern; and the sale of packaged liquor with a tavern in a C-2, Limited Commercial Zoning District and R-1, Single-Family Residential Zoning District

**Laid Over from June Meeting**

This item has been withdrawn prior to the meeting. No further action will be taken on this Application.

**013-LTAB-010**

Applicant  
Ward 11

**818 South 6<sup>th</sup> Street**

Sadaf Jadoon d/b/a Sunny Pantry  
Sale of packaged liquor with a gas station and convenience store in a C-3  
Commercial General Zoning District  
**Laid Over from April, May and June meeting**

The Applicant has requested this item be Laid Over to the August meeting.

Staff Recommendation is for Denial.

A **MOTION** was made by Aaron Magdziarz to **LAY OVER** the sale of packaged liquor with a gas station and convenience store in the name of Sadaf Jadoon d/b/a Sunny Pantry in a C-3, Commercial General Zoning District at 818 South 6<sup>th</sup> Street. The Motion was **SECONDED** by Scott Sanders and **CARRIED** by a vote of 6-0.

**013-LTAB-035**

Applicant  
Ward 01

**7425 East State Street**

Denny Boom/Pinewoods Restaurant Group d/b/a Molly's Deli  
Sale of beer and wine with a restaurant and video gaming in a C-3, General  
Commercial Zoning District

The subject property is located on the southeast corner of East State Street and a private drive on the north side of Walton Street. Richard Buckley, representing the Corporation, was present. This location is a result of a previous similar Application that was denied for property on Forest Hills Road. The Applicant has been able to work with the property owner is securing this new location.

Staff Recommendation is for Approval with (11) conditions. No Objectors or Interested Parties were present.

A **MOTION** was made by Craig Sockwell to **APPROVE** the sale of beer and wine with a restaurant and video gaming in the name of Denny Boom / Pinewoods Restaurant Group d/b/a Molly's Deli in a C-3, General Commercial Zoning District at 7425 East State Street. The Motion was **SECONDED** by Aaron Magdziarz and **CARRIED** by a vote of 6-0.

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 Exhibit E.
5. The hours of operation will be limited to 8:00 A.M. to 1:00 A.M. Monday through Sunday.
6. Window display signage is limited to 30% of window area.
7. The restaurant shall not have a cover charge.
8. The restaurant shall not have a dance floor.
9. The restaurant shall not have any DJs.
10. The restaurant shall not have any live entertainment.
11. The restaurant shall not operate as a nightclub.

**013-LTAB-036**

Applicant  
Ward 11

**2233 Kishwaukee Street**

Rao Ahmed d/b/a MS Gasoline Inc.  
Sale of tobacco products with a gas station and sale of package liquor with a gas station and convenience store in an I-1, Light Industrial Zoning District and I-2, General Industrial Zoning District

The subject property is located one block south of Kishwaukee Street and Blackhawk Park intersection and is a vacant gas station and convenience store. Rao Ahmed, Applicant, reviewed his request. This property has been closed since 2008. He presented documents regarding his business operation in S. Beloit to give an indication on how this location will be operated. The property is still in the renovation process. Mr. Ahmed emphasized that his employees check i.d. on every single person who comes to their site, no matter what their age.

Staff Recommendation is for Approval with (12) conditions. No Objectors or Interested Parties were present.

A **MOTION** was made by Aaron Magdziarz to **APPROVE** the sale of tobacco products with a gas station and sale of package liquor with a gas station and convenience store in the name of Rao Ahmed d/b/a MS Gasoline, Inc. in an I-1, Light Industrial Zoning District and I-2, General Industrial Zoning District at 2233 Kishwaukee Street. The Motion was **SECONDED** by Scott Sanders and **CARRIED** by a vote of 6-0.

Approval is subject to the following conditions:

1. Meet all 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 Exhibit F.
5. Submittal of a revised civil plan to include dumpster enclosure area, material, and rendering.
6. Submittal of a revised landscape plan to include removal of the raised timber planter that is replaced with a new concrete curbed island around the proposed landscaping along the west property line.
7. The hours of operation and days will be 5:00 A.M. to 11:00 P.M. Monday through Thursday.
8. The hours of operation and days will be 5:00 A.M. to 12:00 A.M. Friday through Saturday.
9. The hours of operation and days will be 6:00 A.M. to 10:00 P.M. on Sunday.
10. The sale of rose tubes, airplane-sized bottles and any other products that can be deemed to be easily manufactured into crack pipes is prohibited.
11. There shall be no single serving sales of beer or wine in volumes of 40 oz. or less.
12. Window display signage is limited to 30% of window area.

**013-LTAB-037**

Applicant  
Ward 10

**3307 Charles Street**

Narendra Patel d/b/a Lions Quick Mart  
Sale of package beer and wine with a gas station in an R-1, Single-family Residential Zoning District

The subject property is located on the southeast corner of Charles Street and 29<sup>th</sup> Street and is currently a gas station. Narendra Patel, Applicant, reviewed his request. Mr. Patel stated most of the gas stations in his area sell beer and wine and he would like to be competitive.

Staff Recommendation is for Approval with (6) conditions. No Objectors or Interested Parties were present.

A **MOTION** was made by Aaron Magdziarz to **APPROVE** the sale of package beer and wine with a gas station in the name of Narendra Patel d/b/a Lions Quick Mart in an R-1, Single-family Residential Zoning

District at 3307 Charles Street. The Motion was **SECONDED** by Scott Sanders and **CARRIED** by a vote of 6-0.

Approval is subject to the following conditions:

1. Must meet all applicable building, fire and liquor codes.
2. Hours are limited to Monday-Saturday 6:00 A.M. to 11:00 P.M. and Sunday 9:00 A.M. to 9:00 P.M.
3. Inside signage cannot exceed more than 35% of the window surface.
4. The sale of rose tubes, airplane-sized bottles and any other products that can be deemed to be easily manufactured into crack pipes is prohibited.
5. There shall be no single servings of beer and wine in volumes of 40 oz. or less.
6. That the windows shall not be obstructed with bars or other devices that block the windows.

With no further business to come before the Board, the meeting was adjourned at 11:32 PM

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