



LIQUOR & TOBACCO ADVISORY BOARD
Tuesday, June 17, 2014
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
Dan Roszkowski
Craig Sockwell

Absent: Dennis Olson
Scott Sanders

Staff: Todd Cagnoni – Director, Community & Economic Development Dept.
Scott Capovilla – Zoning and Land Use Administrator
Angela Hammer – City Attorney
Sandra Hawthorne - Administrative Assistant
Mike Rotolo - Fire Department
Marcy Leach – Public Works
Lafakeria Vaughn – Assistant City Attorney

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 & 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, June 30th 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 6:10 PM. A **MOTION** was made by Aaron Magdziarz to **APPROVE** the minutes of the May meeting as written. The Motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote 4-0 with Dennis Olson and Scott Sanders absent.

014-LTAB-012 **6551 East Riverside Boulevard**
 Applicant Bar Scorchy, Inc. d/b/a Bar Scorchy
 Ward 04 **Sale of liquor by the drink** with a tavern/bar in a C-2, Limited Commercial Zoning District

Prior to the meeting, the Applicant requested that this item be Laid Over to the July 15th meeting.

A **MOTION** was made by Alicia Neubauer to **LAY OVER** the sale of liquor by the drink with a tavern/bar in the name of Bar Scorchy, Inc. d/b/a Bar Scorchy in a C-2, Limited Commercial Zoning District at 6551 East Riverside Boulevard. The Motion was **SECONDED** by Aaron Magdziarz and **CARRIED** by a vote of 4-0.

014-LTAB-013 **4412 Manchester Drive**
 Applicant Gene Hayenga d/b/a Gene's Place
 Ward 14 **Sale of Liquor** by the drink with an outdoor seating area in conjunction with a bar in a C-3, General Commercial Zoning District

The subject property is located north of Manchester Drive, south of Harrison Avenue, within the Southridge Plaza Shopping Center and is currently operating as a bar. Gene Hayenga, Applicant, and owner of the establishment, reviewed his request. Mr. Hayenga has been in business at this location for a little over 3 years. He stated a lot of his customers have requested an outdoor seating area similar to what other bars have. Mr. Hayenga explained he will install a 6' high fence, and an security camera to monitor his outdoor customers. The wall of the building along the proposed patio is all windows so the area will be well monitored from inside personnel as well. The wait staff will provide service to the outdoor area – customers will not be getting their own drinks and walking out.

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

During discussion, it was noticed that the hours of operation in condition (3) were incorrect for Friday and also did not include Sunday hours. This condition was modified to reflect the correct hours.

A **MOTION** was made by Aaron Magdziarz to **APPROVE** the sale of liquor by the drink with an outdoor seating area in conjunction with a bar in the name of Gene Hayenga d/b/a Gene's Place in a C-3, General Commercial Zoning District at 4412 Manchester Drive with modification to Condition (3). The Motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 4-0.

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. The hours are limited to Monday through Saturday 11:00 a.m. to 2:00 a.m. and Sunday 11:00 AM to midnight
4. Window display signage shall be limited to 35% of the window surface area.
5. There shall not be a cover charge, dance floor, DJ's and/or live entertainment.
6. The outdoor sale of liquor by the drink shall be limited to the outdoor seating area as shown on Exhibit D.

014-LTAB-014 **3814 and 3816 Auburn Street**
Applicant Aqueela Ahmed / d/b/a Auburn Tobacco Shop, Inc.
Ward 07 **Sale of tobacco products** in conjunction with a cigarette store in a C-2, Limited Commercial Zoning District

Prior to the meeting, the applicant requested this item be Laid Over to the July meeting.

A **MOTION** was made by Alicia Neubauer to **LAY OVER** the sale of tobacco products in conjunction with a cigarette store in the name of Aqueela Ahmed d/b/a Auburn Tobacco Shop, Inc. in a C-2, Limited Commercial Zoning District at 3814 and 3816 Auburn Street. The Motion was **SECONDED** by Aaron Magdziarz and **CARRIED** by a vote of 4-0.

014-LTAB-015 **2233 Kishwaukee Street and 22XX Starr Street**
Applicant Rao Ahmed for MS Gasoline Inc. d/b/a Kishwaukee Citgo
Ward 11 **Sale of packaged liquor** in conjunction with a gas station and convenience store in an I-1, Light Industrial Zoning District and I-2 General Industrial Zoning District

Prior to the meeting, the Applicant requested that this item be Laid Over to the July 15th meeting.

A **MOTION** was made by Alicia Neubauer to **LAY OVER** the sale of packaged liquor in conjunction with a gas station and convenience store in the name of Rao Ahmed for MS Gasoline Inc. d/b/a Kishwaukee Citgo in an I-1, Light Industrial Zoning District and I-2 General Industrial Zoning District at 2233 Kishwaukee Street and 22XX Starr Street. The Motion was **SECONDED** by Aaron Magdziarz and **CARRIED** by a vote of 4-0.

With no further business to come before the Board, the meeting was adjourned at 6:23 PM

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