



**LIQUOR & TOBACCO ADVISORY BOARD**  
**Tuesday, May 16, 2017**  
**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:** Dan Roszkowski  
Craig Sockwell  
Melissa Beckford  
Tom Fabiano  
Alicia Neubauer

**Absent:** Scott Sanders  
Kim Johnson

**Staff:** Matthew Flores - Assistant City Attorney  
Jeremy Carter, Traffic Engineer, Public Works  
Sandra Hawthorne - Administrative Assistant  
Scott Capovilla - Zoning and Land Use Administrator  
Angela Hammer - City Attorney

**Others:** Alderman Bill Rose  
Alderman Linda McNeely  
Alderman Chad Tuneburg  
Alderman Tuffy Quinonez  
Kathy Berg - Court 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 will 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 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, May 22, 2017, at 5:30 PM in City Council Chambers in 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. This information was also presented in written form attached to the agendas.

The meeting was called to order at 6:00 PM. A **MOTION** was made by Alicia Neubauer to **APPROVE** the minutes from the April 18, 2017 meeting as written. The Motion was **SECONDED** by Melissa Beckford and **CARRIED** by a vote of 5-0 with Scott Sanders and Kim Johnsen absent.

**017-LTAB-009**                      **3909 11<sup>th</sup> Street**  
 Applicant                              Luigi Bozzo / LB Capital Management d/b/a The Silver Clipper  
 Ward 06                                      **Sale of liquor by the drink** in conjunction with a hotel, bar, lounge and video gaming in a C-3, General Commercial Zoning District  
     **Laid Over from May meeting**

Prior to the meeting, the Applicant requested that this item be Laid Over to the June 20th meeting.

A **MOTION** was made by Melissa Beckford to **LAY OVER** the request for sale of liquor by the drink in conjunction with a hotel, bar, lounge and video gaming in the name of Luigi Bozzo / LB Capital Management d/b/a The Silver Clipper in a C-3, General Commercial Zoning District at 3909 11<sup>th</sup> Street. The Motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 5-0.

**017-LTAB-012**                      **513 Toner Avenue**  
 Applicant                                      Said Elkhatib / Northwest Food, Inc. d/b/a Northwest Food  
 Ward 03                                      **Sale of Packaged Liquor** in conjunction with a convenience store  
     **Sale of Tobacco Products** in conjunction with a convenience store in a C-2, Limited Commercial Zoning District

Attorney Jason Augsburger and Said Elkhatib, Applicant were present and stated that Mr. Elkhatib is withdrawing his application. No further action will be taken on this item.

**017-LTAB-013**

Applicant  
Ward 11

**828 Broadway**

Samer Adnan Ahmad / Circle M Market Inc. d/b/a Circle M Market Inc.  
**Sale of Tobacco Products** in conjunction with a grocery store in a C-4, Urban Mixed Use Zoning District

The subject property is located on the north side of Broadway, 22' feet west of South 5<sup>th</sup> Street and is currently a grocery store. Samer Adnan Ahmad, Applicant, was present and discussed his application. Attorney Flores asked if the Applicant if he had an opportunity to discuss Staff's conditions. He replied he had, but he has an issue with condition 4) stating the windows shall not be covered with bars or other devices that block the windows. Mr. Ahmad stated his insurance company will not provide him insurance without bars on the windows. He further stated the Fire Department told him they could break in the door in the event of an emergency and did not have an issue with the bars on the window. There was no representative from the Fire Department at the meeting to provide input.

It was explained to the Applicant that bars on the windows send a message that this business is not a safe place to be. Mr. Ahmad stated he did had 8 security cameras and again reiterated that he cannot get any insurance without bars on the window. He stated the insurance company looks at the location of the business and the number of insurance claims at that location.

Mr. Capovilla stated the Board has recently approved businesses on Broadway with the conditions that no bars be on the windows. He suggested the Applicant needs to do some shopping around for various insurance companies, including commercial insurance. The Applicant gave several reasons why he wishes to maintain bars on the window. He did, however, state that if he could find an insurance company that would take him as a client, he would remove the bars "tomorrow".

Mr. Roszkowski informed the Applicant that there is an inexpensive film type material that could be put on the window and its strength will prevent anyone from breaking the glass. He explained that this material was developed in Israel due to window breakage and the resulting injuries from bombings. Mr. Roszkowski further stated this material will prevent the windows from shattering, is bullet resistant, and very inexpensive.

A **MOTION** was made by Alicia Neubauer to **APPROVE** the sale of tobacco products in conjunction with a grocery store in the name of Samer Adnan Ahmad / Circle M Market Inc. d/b/a Circle M Market Inc. in a C-4, Urban Mixed Use Zoning District at 828 Broadway, with the existing condition 4) to remain as written. The Motion was **SECONDED** by Melissa Beckford and **CARRIED** by a vote of 5-0.

Approval is subject to the following conditions:

1. Must meet all applicable building, fire and tobacco codes.
2. Hours are limited to Monday-Saturday 8:00 AM to 10:00 P and Sunday 9:00 AM to 9:00 PM.
3. Inside signage cannot exceed more than 20% of the window surface and any temporary signs in violation must be removed.
4. That the windows shall not be covered with bars or other devices that block the windows.
5. The sale of rose tubes, airplane-sized bottles and any other products that can be deemed to be easily manufactured into drug paraphernalia is prohibited.
6. Submittal of a revised interior floor plan showing the proposed location of tobacco sales and the retail sales of clothing.
7. The sale of water pipes and "huka" or "hookah" pipes are prohibited.

**017-LTAB-014**

Applicant  
Ward 03

**514 East State Street**

Chintana Sengchannavong d/b/a Sister's Thai Café

**Sale of Beer and Wine by the drink** in conjunction with a restaurant and gaming facility with an outdoor seating area in a C-4, Urban Mixed-Use Zoning District

The subject property is located on the north side of East Street, 160 feet east of the East State Street and North 2<sup>nd</sup> Street intersection and is currently a vacant restaurant. Chintana Sengchannavong, Applicant, reviewed her request for the sale of beer and wine. She stated it is their intent is to open for business within the next week. The bar layout will remain the same as the former business, which was Bamboo, with the addition of 2 gaming machines and an ATM machine on the side wall towards the back right hand corner. The Applicant is agreeable to all (13) conditions of Staff. Attorney Flores asked Ms. Sengchannavong if she understood the percentage ratio of revenue from food and drink to be at least 50% and she replied she did.

Staff Recommendation is for Approval with (13) conditions. No Objectors or Interested Parties were present.

A **MOTION** was made by Craig Sockwell to **APPROVE** the sale of beer and wine by the drink in conjunction with a restaurant and gaming facility with an outdoor seating area in the name of Chintana Sengchannavong d/b/a Sister's Thai Cafe in a C-4, Urban Mixed-Use Zoning District at 514 East State Street. The Motion was **SECONDED** by Tom Fabiano and **CARRIED** by a vote of 5-0.

Approval is subject to the following conditions:

1. Must meet all applicable building codes
2. Compliance with all City of Rockford Liquor Codes.
3. Submittal of a revised detailed interior floor plan including the outdoor seating area that includes tables and chairs, seating and gaming machines for Staff review and approval.
4. The sale of beer and wine by the drink shall be limited to the revised interior floor plan approved by Staff.
5. The hours of operation will be limited to 11:00 AM to 10:00 PM Monday through Sunday.
6. Window display signage is limited to 20% of window area.
7. That the windows shall not be covered with bars or other devices that block the windows.
8. The restaurant and gaming facility with an outdoor seating area shall not have a cover charge.
9. The restaurant and gaming facility with an outdoor seating area shall not have a cover charge.
10. The restaurant and gaming facility with an outdoor seating area shall not have a dance floor.
11. The restaurant and gaming facility with an outdoor seating area shall not have any DJs.
12. The restaurant and gaming facility with an outdoor seating area shall not have live entertainment.
13. The restaurant and gaming facility with an outdoor seating area shall not operate as a nightclub.
14. All conditions must be met prior to establishment of use.

With no further business to come before the Board, the meeting was adjourned at 6:32 PM

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