



**LIQUOR & TOBACCO ADVISORY BOARD**  
**Wednesday, February 21, 2018**  
**6:00 P.M. – City Council Chambers**  
**Rockford City Hall, 425 East State Street**

**Present:**

**LTAB Members:**

Tom Fabiano  
Kim Johnsen  
Maurice Redd  
Dan Roszkowski  
Jennifer Smith  
Craig Sockwell

**Absent:**

Alicia Neubauer

**Staff:**

Scott Capovilla - Zoning and Land Use Administrator  
Jeremy Carter - Public Works  
Matthew Flores - Assistant City Attorney  
Sandra Hawthorne - Administrative Assistant  
Lafakeria Vaughn - Assistant City Attorney

**Others:**

Alderman Tuffy Quinonez  
Alderman Chad Tuneberg  
Kathy Berg - Court 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 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 Tuesday, February 26, 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. This information was also presented in written form attached to the agendas.

The meeting was called to order at 6:05 PM. A **MOTION** was made by Kim Johnsen to **APPROVE** the minutes from the January, 2018 meeting as written. The Motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 5-0 with Maurice Redd abstaining and Alicia Neubauer absent.

**018-LTAB-001**

Applicant  
Ward 14

**4350 and 4302-4358 Sandy Hollow Road**

Nader Wahba / NWA Distributor Company dba NWA Distributors  
**Sale of tobacco products** in conjunction with a wholesale tobacco store in a C-2, Limited Commercial Zoning District

Per the Legal Department's request, this item will be Laid Over to the March 20<sup>th</sup> Liquor & Tobacco Advisory Board meeting.

A **MOTION** was made by Jennifer Smith to **LAY OVER** the sale of tobacco products in conjunction with a wholesale tobacco store in the name of Nader Wahba / NWA Distributor Company dba NWA Distributors in a C-2, Limited Commercial Zoning District at 4350 and 4302-4358 Sandy Hollow Road. The Motion was **SECONDED** by Maurice Redd and **CARRIED** by a vote of 6-0.

**018-LTAB-002**

Applicant  
Ward 04

**3001, 3053 North Perryville Road**

Hoa Thi Mai dba 815 Cajun  
**Sale of liquor by the drink** in conjunction with a restaurant and video gaming in a C-3, General Commercial Zoning District

The subject property is located within a shopping center bounded by N. Perryville Road to the west, Spring Creek Road to the south and McFarland Road to the east. The tenant space was formally occupied by Oriental Dragon. Think To and his wife, Hoa Thi Mai, Applicants, were present. Mrs. Mai stated it was their intent to offer a different type of restaurant to Rockford. The restaurant has recently opened. Mr. To explained when they first filled out the application for this month's meeting, they were not certain if they would have gaming so video gaming was not included in their business plan or the interior floor plan. Staff contacted the applicant for clarification and they have added the gaming aspect to the application in the event they wish to have gaming in the future.

Attorney Vaughn asked the Applicant if they had read Staff recommended conditions and if they were agreeable to abide by them. Mr. To responded they have and are agreeable to conditions as written.

Tom Fabiano asked the Applicant how long the business has been opened and whether they knew at this point that a liquor license was needed. Mr. To responded that they've been open about a month and a half and many of their customers have requested alcohol so they applied for a license.

Staff Recommendation is for Approval with (8) conditions. No Objectors or Interested Parties were present.

A **MOTION** was made by Jennifer Smith to **APPROVE** the sale of liquor by the drink in conjunction with a restaurant and video gaming in the name of Hoa Thi Mai dba 815 Cajun in a C-3, General Commercial Zoning District at 3001, 3053 North Perryville Road. The Motion was **SECONDED** by Kim Johnsen and **CARRIED** by a vote of 5-1 with Tom Fabiano voting Nay.

Approval is subject to the following conditions:

1. Must meet all applicable Building, Fire and Liquor codes.
2. The liquor license is limited to this tenant space as shown in Exhibit E.
3. Hours of operation are limited as provided on the business plan labeled Exhibit F. Monday-Friday 3:00 PM to 10:00 PM; Saturday 12:00 PM to 11:00 PM; Sunday 12:00 PM to 10 PM.
4. The restaurant shall not have a cover charge.
5. The restaurant shall not have a dance floor.
6. The restaurant shall not have DJs.
7. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
8. All outstanding general ordinances fines must be paid prior to issuance of the license.

**018-LTAB-003**

Applicant

Ward 12

**908 West Riverside Boulevard**

Dionisios Trakas & Andrew Roiniotis / Northtown Restaurant LLC dba  
Stockyard Rock Burger Bar

**Sale of liquor by the drink** in conjunction with a bar and grill and video gaming in a C-2, Limited Commercial Zoning District

The subject property is located on the southeast corner of Riverside Boulevard and North Main Street, within the North Towne Mall. Andy Roiniotis, Applicant, and Billy Ni were present. Mr. Roiniotis stated this will be a Rock & Roll burger restaurant. The business name was not provided on the application; however, Mr. Roiniotis stated it will be Stockyard Rock Burger Bar. He owns (3) other establishments: District Bar; RBI; and Onxy (Machesney Park).

Attorney Vaughn asked the Applicant to verify their percentage of alcohol to food. Mr. Roiniotis stated it will be 50% alcohol and 50% food. Video gaming would make up less than 20%.

Staff Recommendation is for Approval with (15) conditions. No Objectors were present.

Chad Tuneberg, 3<sup>rd</sup> Ward Alderman, was present to speak in support of this application. Alderman Tuneberg stated even though this is not his ward, the Applicant also owns an establishment within his Ward. He has had discussions with them occasionally on suggestions or concerns and they have complied with each and every one of them. Because they have proven to be responsive and agreeable to work with him, he knows they will do well at this location.

A **MOTION** was made by Kim Johnsen to **APPROVE** the sale of liquor by the drink in conjunction with a bar and grill and video gaming in the name of Dionisios Trakas & Andrew Roiniotis / Northtown Restaurant LLC dba Stockyard Rock Burger Bar in a C-2, Limited Commercial Zoning District at 908 West Riverside Boulevard. The Motion was **SECONDED** by Maurice Redd and **CARRIED** by a vote of 6-0.

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 interior floor plan that includes seating, tables, and gaming machines for Staff review and approval.
4. The sale of liquor by the drink shall be limited to the revised interior floor plan approved by Staff.
5. The hours of operation will be limited to 7:00 AM to 2:00 AM 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 bar and grill shall not have a cover charge.
9. The bar and grill shall not have a dance floor.
10. The bar and grill shall not have any DJs.
11. The bar and grill shall not have live entertainment.
12. The bar and grill shall not operate as a nightclub.
13. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
14. All outstanding general ordinance fines must be paid prior to the issuance of the license.
15. All conditions must be met prior to establishment of use.

**018-LTAB-004**

Applicant  
Ward 12

**223 East State Street**

Matt Idzikowski / Buddha Belly Inc. dba To Be Determined  
**Sale of liquor by the drink** in conjunction with a restaurant and an outdoor seating area in a C-4, Urban Mixed-Use Zoning District

The subject property is located on the southwest corner of the East State Street and South Madison Street intersection and is currently a vacant restaurant. Matt Idzikowski, Applicant, was present and reviewed his request for the sale of liquor. He explained his intent to have foods such as Sushi, Sochi, and ramen noodles. He further stated his percentage of sales would be 30% alcohol and 70% food. Mr. Idzikowski has not come up with a business name as yet and could not give a time frame as to when he would, but said it would be relatively soon.

Attorney Vaughn asked the Applicant if he had read Staff recommended conditions and if he was agreeable to abide by them. She also asked if he will be applying for a gaming license and he responded he will not have gaming. The Applicant would like to change his hours and days of operation to those allowed per the liquor code, stating he would like to participate in downtown special events when they occur. He further clarified that they never do live entertainment, but would like the opportunity to participate in downtown live music events.

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

Alderman Tuneberg stated this is located in his Ward, and he looks at the other establishments Mr. Idzikowski owns as being a credit to bringing more people downtown. He further stated the more people who come to the downtown area, the more new businesses will come. He expressed his support for this application.

A **MOTION** was made by Kim Johnsen to **APPROVE** the sale of liquor by the drink in conjunction with a restaurant and an outdoor seating area in the name of Matt Idzikowski / Buddha Belly Inc. dba To Be Determined in a C-4, Urban Mixed-Use Zoning District at 223 East State Street. The Motion was **SECONDED** by Tom Fabiano and **CARRIED** by a vote of 6-0.

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 site plan including the outdoor seating area that includes tables and chairs for Staff review and approval.

4. The sale of liquor by the drink shall be limited to the interior floor plan Exhibit E approved by Staff.
5. The hours of operation will be limited to the hours under the liquor code, (7) days a week.
6. Window display signage is limited to 20% of window area.
7. That the window shall not be covered with bars or other devices that block the windows.
8. The restaurant with an outdoor seating area shall not have a cover charge.
9. The restaurant with an outdoor seating area shall not have a dance floor.
10. The restaurant with an outdoor seating area shall not have any DJs.
11. The restaurant with an outdoor seating area shall not have live entertainment except for downtown special events..
12. The restaurant with an outdoor seating area shall not operate as a nightclub.
13. All conditions must be met prior to establishment of use.

**017-LTAB-039**

Applicant  
Ward 11

**2327 Kishwaukee Street**

Sherry Rodgers / TNT Securities Inc. dba TNT-S

**Sale of liquor by the drink** in conjunction with a tavern and video gaming facility

**Sale of packaged liquor** in conjunction with a tavern and video gaming facility in an I-1, Light Industrial Zoning District

The subject property is located on the north side of Peoples Avenue just west of Kishwaukee Street. Sherry Rodgers, and Michael Chouinard were present. Ms. Rodgers stated this application is a result of a correction to their request in October of 2017. Attorney Vaughn stated that the business plan did indicate packaged liquor sales and video gaming, and these two requests were inadvertently omitted on the October agenda. They are looking to correct this oversight and to include the approval for packaged liquor sales and video gaming.

Attorney Vaughn asked the Applicant if they are willing to abide by the original conditions of Staff and Ms. Rodgers stated they were.

Tom Fabiano questioned Legal as to whether the Board or City had any control over an Applicant having a gaming license. He felt as long as they received a liquor license there would not be anything we could do about gaming machines. Attorney Vaughn agreed that the City of Rockford does not regulate video gaming, but explained that they preferred clarification when the Ordinance is voted on by City Council and written up.

Staff Recommendation is for Approval with (15) conditions. No Objectors or Interested Parties were present.

A **MOTION** was made by Craig Sockwell to **APPROVE** the sale of liquor by the drink in conjunction with a tavern and video gaming facility and to **APPROVE** the sale of packaged liquor in conjunction with a tavern and video gaming facility in the name of Sherry Rodgers / TNT Securities Inc. dba TNT-S in an I-1 Light Industrial Zoning District at 2327 Kishwaukee Street. The Motion was **SECONDED** by Jennifer Smith 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 Codes.
3. Submittal of a landscape plan to include perimeter landscaping along Kishwaukee Street and Peoples Avenue, interior islands, open green space, a new concrete curbed island around the perimeter landscaping, and plant species for Staff review and approval.
4. Submittal of a revised site plan showing the new landscaping with striped parking spaces.

5. The hours of operation will be limited to 6:00 AM to 2:00 AM Monday through Saturday and 9:00 AM to 2:00 AM on 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 tavern shall not have a cover charge.
9. The tavern shall not have a dance floor.
10. The tavern shall not have any DJs.
11. The tavern shall not operate as a nightclub.
12. That the use shall not have any outdoor sales area or outdoor seating area permitted on the subject property.
13. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
14. All outstanding general ordinance fines must be paid prior to the issuance of the license.
15. All conditions must be met prior to establishment of use.

With no further business to come before the Board, the meeting was adjourned at 6:35 PM.

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