



LIQUOR & TOBACCO ADVISORY BOARD
Tuesday, July 17, 2018
5:30 P.M. – City Council Chambers
Rockford City Hall, 425 East State Street

Present:

ZBA Members: Tom Fabiano
Kim Johnsen
Alicia Neubauer
Maurice Redd
Dan Roszkowski
Craig Sockwell
Jennifer Smith

Absent:

Staff: Scott Capovilla – Zoning and Land Use Administrator
Matthew Flores – Assistant City Attorney
Sandra Hawthorne - Administrative Assistant
Lafakeria Vaughn - Assistant City Attorney

Others: Alderman Linda McNeely
Alderman Tuffy Quinonez
Kathy Berg - Court Stenographer
Applicants and Interested Parties

Sandra Hawthorne explained the format of the meeting will follow the Board's 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, July 23, 2018, 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 and included with letters to Adjacent Property owners.

The meeting was called to order at 8:40 PM. A **MOTION** was made by Kim Johnsen to **APPROVE** the minutes from the June 2018 meeting with an Amendment to Page 6, Item 018-24. The Motion was **SECONDED** by Craig Sockwell and **CARRIED** by a vote of 6-0 with Tom Fabiano abstaining.

018-LTAB-015

Applicant
Ward 06

2635 11th Street

Dimpalben G. Patel / NND Mart, Inc. dba NND Mart
Sale of packaged liquor in conjunction with a tobacco and convenience store in a C-3, General Commercial Zoning District
Laid Over from April, May & June Meetings

This item was Withdrawn by the Applicant prior to the meeting. No further action will be taken on this application.

018-LTAB-021

Applicant
Ward 03

1422 North Main Street

Rachael Shuff / MMLN Eats & Drinks Inc. dba Bedda's Bites & B.A.R. (Bar Alla Rotando)
Sale of liquor by the drink in conjunction with a restaurant, bar/tavern, gaming facility, roof deck and outdoor seating area in a C-2, Limited Commercial Zoning District
Laid Over from June Meeting

This item will be Laid Over to the August 21st meeting.

A **MOTION** was made by Kim Johnsen to **LAY OVER** the Sale of liquor by the drink in conjunction with a restaurant, bar/tavern, gaming facility, roof deck and outdoor seating area in the name of Rachael Shuff / MMLN Eats & Drinks Inc. dba Bedda's Bites & B.A.R. (Bar Alla Rotando) in a C-2, Limited Commercial Zoning District at 1422 North Main Street. The Motion was **SECONDED** by Tom Fabiano and **CARRIED** by a vote of 7-0.

018-LTAB-028

Applicant
Ward 14

2420 & 2424 South Alpine Road

John Hassett / Pinewoods Restaurant Group, LLC dba Molly's Deli
Sale of beer and wine by the drink in conjunction with a restaurant and video gaming facility in a C-3, General Commercial Zoning District

The subject property is a tenant space located within the northern most building of the Alpine Village Shopping Center on the northeast corner of South Alpine Road and Harrison Avenue.

Attorney Robert Calgaro, representing the Applicant, and John Hassett, Managing Partner of The Purchasing Group, were present. This application is due to a change in ownership. The Applicant indicated that with the exception of number (4) Staff Conditions are acceptable. Regarding condition (4), they would like to revise the hours of operation to 2:00 AM. This was acceptable to both Legal Department and Staff.

Staff Recommendation is for Approval with (14) conditions. No Objectors or Interested Parties were present.

A **MOTION** was made by Kim Johnsen to **APPROVE** the sale of beer and wine by the drink in conjunction with a restaurant and video gaming facility in the name of John Hassett / Pinewoods Restaurant Group, LLC dba Molly's Deli in a C-3, General Commercial Zoning District at 2420 and 2424 South Alpine Road. The Motion was **SECONDED** by Jennifer Smith and **CARRIED** by a vote of 7-0.

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. The sale of beer and wine shall be limited to the interior site plan that was submitted Exhibit F.
4. The hours of operation will be limited to 8:00 A.M. to 2:00 A.M. Monday through Sunday.
5. Window display signage is limited to 20% of window area.
6. The restaurant shall not have a cover charge.
7. The restaurant shall not have a dance floor.
8. The restaurant shall not have any DJs.
9. The restaurant shall not have any live entertainment.
10. The restaurant shall not operate as a nightclub.
11. The windows shall not be covered with bars or other devices that block the windows.
12. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
13. All outstanding general ordinance fines must be paid prior to the issuance of the license.
14. All conditions must be met prior to establishment of use.

018-LTAB-029

Applicant
Ward 13

479 North Springfield Avenue

Sohail A. Hooda / SAH Fast Food, Inc. dba Alize's Grill
Sale of beer and wine by the drink in conjunction with a fast food restaurant and video gaming facility in a C-3, General Commercial Zoning District

The subject property is located on the northeast corner of North Springfield Avenue and School Street. Sohail A. Hooda and Moez A Hooda, Applicants, were present. Moez A Hooda reviewed the request for the sale of beer and wine. He stated Rockford Police Department is in their establishment every day to help monitor the ages of their customers to insure no minors are served. He further stated they have read, and agree with, all (13) Staff conditions. The Applicants stated they have students enter the store to try to purchase alcohol to test their employees and any that do not check properly for a valid I.D. are terminated. Attorney Vaughn informed the Applicants that they need to discontinue this practice and that their monitoring be done by the Police rather than their own system.

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

Alderman Linda McNeely spoke in support of the Applicants, stating they have proven to be excellent businessmen and owners of the gas station and restaurant. The community has accepted them and are very happy they are in this location.

A **MOTION** was made by Craig Sockwell to **APPROVE** the sale of beer and wine by the drink in conjunction with a fast food restaurant and video gaming facility in the name of Sohail A. Hooda / SAH Fast Food, Inc. dba Alize's Grill in a C-3, General Commercial Zoning District at 479 North Springfield Avenue. The **MOTION** was **SECONDED** by Kim Johnsen and **CARRIED** by a vote of 7-0.

Approval is subject to the following conditions:

1. Must meet all applicable building, fire and liquor codes.
2. The hours of operation are limited to 9:00 a.m. to 8:00 p.m., Monday through Sunday.
3. The sale of liquor by the drink is in conjunction with a fast food restaurant.
4. The use shall not have a cover charge.
5. The use shall not have a dance floor.
6. The use shall not have any DJs.
7. The use shall not operate as a nightclub.
8. That the use shall operate without bars of any kind on the windows.
9. The sale of beer and wine by the drink shall be limited to the tenant space shown as Exhibit E.
10. Window display signage is limited to 20% of window area.
11. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
12. All outstanding general ordinance fines must be paid prior to issuance of the license.
13. All conditions must be met prior to issuance of a liquor license.

With no further business to report, the meeting was adjourned at 9:45 PM.

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