



**LIQUOR & TOBACCO ADVISORY BOARD**  
**Tuesday, August 20, 2019**  
**6:00 P.M. – City Council Chambers**  
**Rockford City Hall, 425 East State Street**

**Present:**

**LTAB Members:** Dan Roszkowski  
Craig Sockwell  
Alicia Neubauer  
Tom Fabiano  
Maurice Redd  
Jennifer Smith

**Absent:** Kim Johnsen

**Staff:** Lafakeria Vaughn – Assistant City Attorney  
Samuel Bellone – Administrative Assistant  
Scott Capovilla – Zoning and Land Use Administrator  
Tim Morris – Fire Prevention Coordinator  
Jeremy Carter – Traffic Engineer

**Others:** Kathy Berg - Court Stenographer  
Applicants and Interested Parties

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Scott Capovilla 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, August 26, 2019, 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 letters sent to adjacent property owners.

The meeting was called to order at 6:45 PM. A **MOTION** was made by Jennifer Smith to **APPROVE** the minutes from the July 16, 2019 meeting as written. The Motion was **SECONDED** by Maurice Redd and **CARRIED** by a vote of 6-0 with Kim Johnsen absent.

**019-LTAB-010**

Applicant  
Ward 11

**1006 Charles Street**

Walid Jawsh dba Midtown Wireless

**Sale of tobacco products** in conjunction with a retail and grocery store in a C-4, Urban Mixed-Use Zoning District  
**(Referred back to LTAB by City Council)**

The subject property is located on the southeast corner of East State Street and 6th Street and south of Charles Street. The applicant was not present at the meeting. The applicant was provided notice of the hearing. Scott Capovilla explained that the application was referred back to the Liquor and Tobacco Advisory Board by City Council. Staff has recommended denial, and the board had previously approved the request.

Craig Sockwell asked if the application was referred back to the Liquor and Tobacco Advisory Board to have the board change their position. Attorney Vaughn explained that the application was approved by the Code and Regulation committee and it proceeded to City Council. At the City Council meeting, some of the aldermen had questions concerning tobacco sales taking place at the property. There were also questions about whether the business was indeed a grocery store or just a retail store. Attorney Vaughn and Mr. Capovilla were not present at the City Council meeting. Karl Franzen, Director of Community and Economic Development, answered the questions asked by the aldermen. Then it was laid over. At the subsequent meeting, the City Council voted to have the item referred back to LTAB. City Council has authority to refer items back to the board.

Tom Fabiano asked if the item could be laid over for the applicants to appear. Alicia Neubauer stated that she did not want to have the application laid over because it had already been heard. Jennifer Smith explained that it is not fair for the applicants to not be here and have the item voted on.

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

A **MOTION** was made by Alicia Neubauer to **APPROVE** the Sale of tobacco products in conjunction with a retail and grocery store in a C-4, Urban Mixed-Use Zoning District, with nine (9) conditions of approval from the June 18, 2019 meeting. The motion was **SECONDED** by Tom Fabiano and **FAILED TO CARRY** by a vote of 3-3, with Dan Roszkowski, Craig Sockwell and Maurice Redd voting Nay. This item will move forward to the Code and Regulation Committee with **NO RECOMMENDATION**.

**019-LTAB-013**

Applicant  
Ward 10

**2715 Charles Street**

Jessica Pipitone / AGP 18, Inc.

**Sale of beer and wine by the drink** in conjunction with a pizzeria and gaming parlor in a C-2, Limited Commercial Zoning District

**Laid Over From June Meeting**

Prior to the meeting, the applicant requested their application be withdrawn.

With no further business to come before the Board, the meeting was adjourned at 7:00 PM.

Respectfully submitted,

Samuel Bellone, Administrative Assistant  
Liquor & Tobacco Advisory Board