



**Liquor & Tobacco Advisory Board Agenda  
Tuesday, September 21, 2021  
6:00 P.M. – City Council Chambers, 2<sup>nd</sup> floor, City Hall  
425 East State Street  
Rockford, IL 61104  
779-348-7163**

**Present:**

**ZBA Members:** Dan Roszkowski  
Kim Johnsen  
Jennifer Spencer  
Craig Sockwell  
Jennifer Smith  
Tom Fabiano  
Maurice Redd

**Absent:**

**Staff:** Angela Hammer - City Attorney  
Megan McNeill – Assistant City Attorney  
Leisha Kury - Administrative Assistant  
Scott Capovilla - Planning and Zoning Manager  
Mike Rotolo- Fire Prevention Coordinator  
Jeremy Carter - Traffic Engineer

**Others:**

Linda D. Hansen - Court Stenographer (Hansen Recording)  
Tuffy Quinonez - Alderman  
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.

The LTAB meeting is not a final vote on any item. However, it is the only time in which the public may participate. After the LTAB meeting, the item moves on to the Code & Regulation Committee. Although the public is invited to attend the meeting, public input is not allowed at the committee meeting. The date of the Code & Regulation meeting will be Monday, September 27, 2021 at 5:30 PM in City Council Chambers (2nd floor of City Hall) as the second vote on these items. The third and final meeting in this process is the City Council. That vote is tentatively scheduled on Monday, October 4, 2021. If the item is laid over at the LTAB meeting, the next meeting is **Tuesday, October 19, 2021**. If for any reason the item is laid over at the committee level or on the city council floor, the item is automatically laid over for two (2) weeks.

The meeting was called to order at 8:30 PM. A **MOTION** was made by Jennifer Smith to **APPROVE** the August 17, 2021, meeting minutes. The motion was **SECONDED** by Jennifer Spencer and **CARRIED** by a vote of 6-0 with Maurice Redd abstaining.

**21-LTAB-018**

Applicant  
Ward 11

**1241 Broadway**

Leticia Moctezuma / El Patron's Bar LLC dba El Patron's Bar  
**The sale of liquor** by the drink in conjunction with a tavern and video gaming terminals in a C-4, Urban Mixed Use Zoning District

Attorney Scott Hall was present, along with the owner Leticia Montezuma and Nancy Moctezuma. Attorney Hall stated they are seeking the sale of liquor by the drink for El Patron's bar located at 1241 Broadway. Attorney Hall stated he had comments regarding staff recommendation, specifically conditions 5, 6, and 7. The Moctezuma's would like to have liquor, video gaming along with live music and would add security as this business grew. Attorney Hall would like to have some sort of live entertainment if they do not get approved for the video gaming terminals.

Attorney Megan McNeill asked if the applicant agrees to all the conditions, other the ones he stated he had concerns with. Attorney Hall responded yes, they agree to the remaining conditions.

Attorney Hall stated if video gaming license become available, they would like to be able to come back and apply for license. Attorney McNeill responded that they could come back and apply to modify the license for video gaming if they become available.

Kim Johnsen asked if there is room for a dance floor. Nancy Moctezuma responded yes, it is a very spacious area and still have room for seating. Nancy Moctezuma stated they did not mind not having a cover charge because they want people to come in and enjoy themselves with music.

Staff Recommendation was for approval of the sale of liquor by the drink but denial of video gaming. No objectors or interested parties were present.

A **MOTION** was made by Kim Johnsen to **APPROVE** the application for the sale of liquor by the drink in conjunction with a tavern in a C-4, Urban Mixed Use Zoning District. The motion was **SECONDED** by Maurice Redd and **CARRIED** by a vote of 7-0.

Approval is based on the following conditions:

1. Meet all Building and Fire Codes
2. Compliance with all City of Rockford Liquor Codes.
3. The hours of operation will be limited to 9:00 A.M. to 2:00 A.M. Monday through Sunday.
4. Window display signage is limited to 20% of window area.
5. The proposed use and facility is prohibited from having any video gaming terminals.
6. The tavern shall not have a cover charge or dance floor.
7. The tavern shall not operate as a nightclub.
8. The windows shall not be covered with bars or other devices that block the windows.
9. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
10. All outstanding general ordinance fines must be paid prior to the issuance of the license.
11. All conditions must be met prior to establishment of use.

**21-LTAB-019**

Applicant  
Ward 11

**1909 11th Street**

Sean Chinna / Gasland IL LLC dba Gasland

**The sale of packaged liquor** and the **sale of tobacco products** in conjunction with a gas station and convenience store in an I-1, Light Industrial District

Attorney Dave Castegnaro was present along with the applicant, Sean Chinna. Attorney Castegnaro stated this is currently a BP gas station at the property and his client is just purchasing the business. His client plans to rebrand to Exxon Mobil. They would like to have time to put together a plan for all the requirements that are needed per the recommendation. Attorney Castegnaro stated they are limited on time due to it being late September already. Attorney Castegnaro stated that Mr. Chinna has 15 operations in three states. He has five in Illinois, seven in Iowa and two in Wisconsin. Attorney Castegnaro questioned the condition on the hours of operation. Scott Capovilla stated the hours of operation are the ones that are currently in place. Attorney Castegnaro stated they would like the hours of operation to be from 6:00 am to 12:00 am, six days a week, with Sunday 9:00 am to 12am. They are aware of the signage that needs to be done. They have contacted the company who will be doing the signage and it will take at least six months to get that done. They would like an extension on the time to complete.

Attorney McNeill asked if Attorney Castegnaro agreed to the other conditions that he did not address. Attorney Castegnaro responded, yes they do.

Jennifer Smith asked if July 1, 2022 would be enough time for the signage. Attorney Castegnaro responded, yes.

Staff Recommendation was for approval. No objectors or interested parties were present.

A **MOTION** was made by Kim Johnsen to **APPROVE** the application for the sale of packaged liquor and the sale of tobacco products in conjunction with a gas station and convenience store in an I-1, Light Industrial District. The motion was **SECONDED** by Tom Fabiano and **CARRIED** by a vote of 7-0.

Approval is based on the following conditions:

1. Must meet all applicable Building, Fire and Liquor codes.
2. Submittal of a landscaping plan with proposed perimeter landscaping with species and sizes for staff's review and approval by July 1, 2022.
3. The hours of operation with packaged liquor sales shall be limited to Monday through Saturday 6:00 A.M. to 12:00 A.M. and Sunday 9:00 A.M. to 12:00 A.M.

4. The sale of alcohol and tobacco products shall be limited to the interior floor plan labeled Exhibit F.
5. Removal of the non-conforming freestanding sign and foundation by July 1, 2022.
6. The freestanding sign shall be a landmark style sign in accordance with the Sign Ordinance replacing the existing freestanding sign.
7. Submittal of a Sign Permit for a new landmark style sign.
8. Window display signage is limited to 20% of window area.
9. There shall not be temporary exterior signage.
10. The windows shall not be covered with bars or other devices that block the windows.
11. There shall be no single serving sales of beer or wine in volumes of 16 oz. or less.
12. 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.
13. The sale of water pipes and "huka" or "hookah" pipes are prohibited.
14. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
15. All outstanding general ordinance fines must be paid prior to issuance of the license.
16. All conditions must be met prior to the establishment of the use.

**21-LTAB-020**

Applicant  
Ward 1

**610 North Bell School Street**

815 Entertainment LLC dba Hard Rock Casino Rockford

**The sale of liquor** by the drink in conjunction with a casino with slot machines, outdoor seating area and restaurant and **the sale of tobacco products** in conjunction with a casino with slot machines, outdoor seating area and restaurant in a C-3, General Commercial Zoning District

Attorney Ian Linnabary was present, along with Dan Fisher from 815 Entertainment. Attorney Linnabary stated he is seeking a request for the sale of liquor by the drink and sale of tobacco products. This request is for the temporary casino that will be going into the building which was the former Giovanni's. The facility will operate for two years until construction is completed on the permanent facility. The facility is 38,000 square feet, has 349 parking spaces with some overflow parking reserved for approximately 150 spaces nearby. The casino will operate 24 hours a day, 7 days a week and alcohol will be served from 10:00 am to 4:00 am. They expect revenues of 60 million dollars, 6.5 % is from the food and beverage revenue. 815 Entertainment is currently hiring and have 200 people officially hire and are scheduled to hire 50 more. The place is remarkable and has been dramatically changed. Attorney Linnabary stated they agree with the 14 conditions from the staff report.

Kim Johnsen asked what will the hours of operation would be. Ian Linnabary responded 24/7 and serving alcohol from 10:00 am to 4:00am.

Dan Roszkowski asked after the two years, what will happen to the facility. Attorney Linnabary responded it might go back into the market and be re-purposed. Dan Fisher responded that at this moment, they don't have a solid plan, but there has been some conversation that they might use it for training purposes.

A **MOTION** was made by Kim Johnsen to **APPROVE** the application for the sale of liquor by the drink in conjunction with a casino with slot machines, outdoor seating area and restaurant and the sale of tobacco products in conjunction with a casino with slot machines, outdoor seating area and restaurant in a C-3, General Commercial Zoning District. The motion was **SECONDED** by Jennifer Spencer and **CARRIED** by a vote of 7-0.

Approval is based on the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Compliance with all City of Rockford Liquor and Tobacco Codes.

3. Compliance with all City of Rockford Code of Ordinances and all other state laws.
4. The sale of alcoholic beverages shall be in conjunction with a casino, restaurant and outdoor seating area.
5. The hours of operation shall be in accordance with the Liquor Code including Section 3-58 (u).
6. Window display signage is limited to 20% of window area.
7. The windows shall not be covered with bars or other devices that block the windows.
8. The outdoor smoking area will need to be surrounded by a barrier to be reviewed by staff.
9. 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.
10. The sale of "huka" or "hookah" or "huka" or "hookah" products including water pipes and "huka" or "hookah" pipes is prohibited.
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 establishment of use.

With no further business to come before the Board, the meeting was adjourned at 9:16 PM.

Respectfully submitted,  
Leisha Kury, Administrative Assistant  
Liquor & Tobacco Advisory Board