

## LIQUOR ADVISORY BOARD

**Tuesday, January 15, 2008**  
**6:30 P.M. – City Council Chambers**  
**Rockford City Hall, 425 East State Street**

### Present:

**LAB Members:** Alice Howard, Vice Chairman  
Fred Money  
William Orr  
Tom Przytulski  
Dan Roszkowski  
Craig Sockwell

### Absent:

**Staff:** Todd Cagnoni – Manager of Current Planning  
Sandra Hawthorne – Administrative Assistant  
Kerry Partridge – City Attorney  
Jennifer Cacciapaglia – City Attorney  
Frank Schmitt – Chief, Fire Prevention Division  
Reid Montgomery – Director, Community Development

**Others:** Alderman Wasco  
Alderman Beach  
Alderman Bell  
Kathy Berg, Stenographer  
Applicants and Interested Parties

Liquor Advisory Board Procedures were distributed prior to the meeting. There was discussion on how the Liquor Advisory Board would function and at what time it would be in relationship to the Zoning Board of Appeals meeting. It was decided that the Liquor Advisory Board would begin at 6:00 P.M. on the same date as the Zoning Board of Appeals. The Zoning Board of Appeals would begin at 6:30 P.M., or at the conclusion of the Liquor Advisory Board if it ran later than 6:30.

A **MOTION** was made by Fred Money to adopt the Liquor Advisory Board Procedures as presented, and that the Liquor Advisor Board meetings would begin at 6:00 PM on the same date as the Zoning Board of Appeals. The Zoning Board of Appeals meeting would begin no earlier than 6:30 PM or in the event the Liquor Advisory Board ran later, at its conclusion. The Motion was **SECONDED** by Dan Roszkowski and **CARRIED** by a vote of 6-0.

**08-LAB-001**     **Danielle Swaab, 228 South Main Street**  
Applicant     Bridget French  
Ward 3         Request for sale of alcohol by the glass (beer and wine) in conjunction with a restaurant with indoor seating in a C-4, Commercial Old Town Zoning District.

Prior to the meeting, a letter was received from the Applicant requesting that this item be Withdrawn.

**08-LAB-002**     **CVS Pharmacy/Caremark, 110 South Alpine**  
Applicant     Atty. Tom Meyer for G.B. Illinois 2, LLC  
Ward 14         Request for sale of packaged liquor in conjunction with a retail pharmacy in a C-3, Commercial General Zoning District.

Prior the meeting, a letter was received by the Applicant requesting that this item be laid over to the February 20<sup>th</sup> meeting.

A **MOTION** was made by Dan Roszkowski to **LAY OVER** the request for sale of packaged liquor in conjunction with a retail pharmacy in a C-3, Commercial General Zoning District at 110 South Alpine. The Motion was **SECONDED** by Tom Przytulski and **CARRIED** by a vote of 6-0.

**08-LAB-003**     **Anderson Gardens, 312, 318, 330, 340 Spring Creek Road & 2313 Stoneridge Close**  
Applicant     Atty. Carl Ecklund for Anderson Gardens  
Ward 12     Request for sale of alcoholic beverages by the drink indoors and outdoors in conjunction with a restaurant within Anderson Gardens in an R-1, Single-family Residential District.

Attorney Carl Ecklund, Susan Wheeler, and Brenda Warren were present. Attorney Ecklund reviewed the request. This property is known as Anderson Gardens, located on the north side of Spring Creek Road. Attorney Ecklund explained that in the past, food and beverages have always been handled by outside services. There will now be on-site food service facilities operated by Anderson Gardens own personnel at the Guest house, tent pavilion, and the new Visitors Center. Attorney Ecklund stated the maximum seating 128 inside the Visitors Center, with outside seating for about 80 people. He clarified that except for water, no beverages are allowed in the garden area.

Attorney Cacciapaglia did not have any questions for the Applicant. Dan Roszkowski asked if the facility would be opened every day. Attorney Ecklund explained they would be open regular hours Monday through Saturday, limited hours of 11 AM to 4 PM on Sunday. Any activity in the evenings would be a special event. Mr. Orr asked if any signage would be necessary. Attorney Ecklund responded that a sign at the front area is under consideration in the event there is any confusion between their entrance and the neighbor's drive.

Staff Recommendation was for Approval. No Objectors were present.

A **MOTION** was made by Tom Przytulski to **APPROVE** the sale of alcoholic beverages by the drink indoors and outdoors in conjunction with a restaurant within Anderson Gardens in an R-1, Single-family Residential District at 312, 318, 330, 340 Spring Creek Road & 2313 Stoneridge Close. The Motion was **SECONDED** by Fred Money and **CARRIED** by a vote of 6-0.

**08-LAB-004**     **M & M Market & Deli, 627 and 629 Montague Street**  
Applicant     M & M Market & Deli, Inc. / Brenda Martin  
Ward 5     Request for building addition for a facility that sells packaged liquor in a C-2, Commercial Community Zoning District.

Maurice Martin, Applicant, reviewed the request. Mr. Cagnoni explained that a request was received from the Legal Department that this item be Laid Over for one month to allow Staff time to work with the Applicant on further details. Mr. Cagnoni will make arrangements to meet with Mr. Martin prior to the next meeting.

A **MOTION** was made by Tom Przytulski to **LAY OVER** the request for building addition for a facility that sells packaged liquor in a C-2, Commercial Community Zoning District at 627 and 629 Montague Street. The Motion was **SECONDED** by Fred Money and **CARRIED** by a vote of 6-0.

**08-LAB-005**     **Franchesco's, 2601 McFarland Road**  
Applicant     Eagle Land Development Co.  
Ward 1     Request for the sale of liquor by the drink indoors and outdoors in conjunction with a restaurant and banquet facility, and request for sale of package liquor in conjunction with a restaurant and banquet facility in a C-2, Commercial Community District.

Paul Glendenning from Eagle Land Development was present to review the application. This property is located at the NE corner of Perrycreek and McFarland. The Applicant, Franchesco's, proposes to develop a 1940's theme banquet room, restaurant, bar, lounge, with two outdoor terraces. Carry out liquor would be packaged beer and wine only.

Attorney Cacciapaglia asked if there was a security plan in place. Mr. Glendenning stated they have had discussions with the owners regarding a security system, but nothing definite has been selected as of this time. Attorney Partridge asked the hours of operation. Mr. Glendenning did not have that information. Mr. Money asked if alcohol would be sold at the drive thru window. In response, Mr. Glendenning stated beer and wine by the package in conjunction with food sales only would be sold at the carry out area.

Mr. Cagnoni stated it was his understanding that typical hours of operation would be those of a banquet operation. A condition of approval regarding hours of operation could be added if the Board so chose. Because of the type of request, Staff's recommendation is that it operate according to the general regulations of the liquor code. Mr. Glendenning compared their operation to that of Giovannis or Cliff Breakers.

Staff Recommendation was for Approval with 4 conditions. No Objectors were present.

The Board wished to add condition 5 requiring the Applicant to provide hours of operation by the date of the January 28<sup>th</sup> Codes and Regulations meeting.

A **MOTION** was made by Dan Roszkowski to **APPROVE** the sale of liquor by the drink indoors and outdoors in conjunction with a restaurant and banquet facility, and request for sale of package liquor in conjunction with a restaurant and banquet facility in a C-2, Commercial Community District at 2601 McFarland Road with added condition 5. The Motion was **SECONDED** by William Orr and **CARRIED** by a vote of 6-0.

Approval is subject to the following conditions (4)

1. Meeting all applicable liquor codes.
2. The sale of liquor by the drink, indoors and outdoors, is in conjunction with a restaurant/banquet facility/lounge/bar.
3. The sale of packaged liquor is in conjunction with a restaurant/banquet facility/lounge/bar.
4. No alcohol sales shall be permitted thru the drive-thru window.
5. Hours of operation shall be provided to Staff by the January 28<sup>th</sup> date of the Codes and Regulations meeting.

Mr. Cagnoni explained to the Board that future applicants will be more aware of what is expected of them. The Board is able to add conditions or comments as they feel necessary. Because the Applicants at this meeting were originally filling under a Zoning request, they were not required to fill out an application form that will require more details to be provided. Attorney Kerry explained that in the future every applicant will need to fill out a liquor application, which will clarify some of the questions that were raised this evening.

With no further business to come before the Board, the meeting was adjourned at 7:09 PM.

Respectfully submitted,

Sandra Hawthorne, Administrative Assistant  
Community Development Department  
Planning and Zoning Division