



City Council Meeting Agenda

City Hall, Second Floor
425 E. State Street
Rockford, IL 61104
www.rockfordil.gov

Monday, June 29, 2026
5:30 PM

SPECIAL

I. CALL TO ORDER

- A. Invocation and Pledge of Allegiance
- B. Roll Call
- C. Acceptance of the Journal

1. Journal of Proceedings for the City Council meeting held on April 6, 2026.

II. PROCLAMATIONS

III. PUBLIC HEARING

- 1. Public Hearing on the proposed Annexation of 14xx, 15xx and 16xx Edson Road and a portion of 8631 11th Street

IV. PETITIONS AND COMMUNICATIONS

- A. Planning and Development Committee
- B. Code and Regulation Committee

1. Memorandum from Scott Capovilla, Planning and Zoning Manager, regarding Plat No. 2 of Rosewood Subdivision. Referred to Code and Regulation Committee. [26-00779](#)

2. Traffic Commission's Agenda for the meeting to be held on July 8, 2026 and Minutes from that meeting for consideration at the Code and Regulation Committee meeting on July 13, 2026. Referred to Code and Regulation Committee. [26-00807](#)

3. Memorandum from Martin Bloom, Project Manager-Permits and Special Events, regarding upcoming special events for RockYard Music Fest and R.A.M.P. River Run. Referred to Code and Regulation Committee. [26-00808](#)

- C. Finance and Personnel Committee

1. Memorandum from Jennifer Cacciapaglia, Mayor's Office of Domestic and Community Violence Prevention, regarding the acceptance of a Department of Justice/Office on Violence Against Women Grants to Improve the Criminal Justice Response Program FY25 Award in the amount of \$500,000.00 and with a project period of 36 months. Referred to Finance and Personnel Committee. [26-00778](#)
2. Memorandum from Jennifer Cacciapaglia, Mayor's Office of Domestic and Community Violence Prevention, regarding the acceptance of the Illinois Attorney General Office, Violent Crime Victims Assistance Grant Award. Referred to Finance and Personnel Committee. [26-00794](#)
3. Memorandum from Joshua Versluys, Assistant City Attorney, regarding the proposed sale of the city-owned property located at 218 South Independence Avenue. Referred to Finance and Personnel Committee. [26-00809](#)
4. Memorandum from Charlotte Hoss, City Attorney, regarding the consideration and approval of a plan of acquisition of 4100 East State Street by the Rockford Board of Library Trustees. Referred to Finance and Personnel Committee. [26-00810](#)
5. Memorandum from Scott Sanders, Public Works Director, regarding a Settlement Agreement for 401 East State Street. Referred to Finance and Personnel Committee. [26-00811](#)

V. PUBLIC SPEAKERS

1. Steven McMaster
2. Kathleen Monteleone
3. Shelton Kay
4. Antonio Ramirez
5. Jessica Vandiver

VI. NEW COMMITTEE REPORTS

A. Planning and Development Committee

1. Committee recommends denial of the proposed Funding Agreement with Goodwill in partnership with IBEW Local 364 for Electrical Workers Trades Program to better prepare individuals for IBEW application process in the amount of \$85,172.00. The funding source is Casino Funds. [26-00663](#)

2. Committee recommends approval of the proposed Grant of Easement to Commonwealth Edison for the city-owned property located at 850 South Horace Avenue, Rockford, Illinois (PIN: 11-21-377-003). [26-00667](#)
3. Committee recommends denial of the proposed Funding Agreement with Comprehensive Community Solutions (CCS) to expand prevention and intervention programming in collaboration with the City of Rockford's Community Healing Center in the amount of \$400,000.00. The funding source is Cannabis Funds. [26-00662](#)
4. Committee recommends denial of the proposed Funding Agreement with Angelic Organics Learning Center Inc., an Illinois not-for-profit corporation d/b/a Farmers Rising in partnership with City Center Market for the establishment of a Mobile Grocery Store in the amount of \$822,000.00. The funding source is 2025 and 2026 Casino Funds. [26-00664](#)
5. Committee recommends approval of an ordinance terminating the Global Trade Park South Redevelopment Project Area and the Dissolution of the Special Tax Allocation Fund for Global Trade Park South Tax Increment Financing District. [26-00764](#)
6. Committee recommends approval of an ordinance approving the South Rockford Industrial Tax Increment Financing District Redevelopment Project Area. [26-00765](#)
7. Committee recommends approval of an ordinance designating the South Rockford Industrial Redevelopment Project Area. [26-00766](#)
8. Committee recommends approval of an ordinance adopting Tax Increment Allocation Financing for the South Rockford Industrial Redevelopment Project Area. [26-00767](#)

B. Code and Regulation Committee

1. Committee recommends sustaining the Traffic Commission's approval requiring that traffic on 13th Avenue be required to yield prior to entering the intersection of 17th Street. [26-00755](#)
2. Committee recommends sustaining the Traffic Commission's approval requiring traffic on 14th Street to yield prior to entering the intersection of 10th Avenue. [26-00756](#)
3. Committee recommends sustaining the Traffic Commission's approval for a restriction prohibiting commercial vehicles on Guilford Road from Prospect Street to Alpine Road. [26-00757](#)

4. Committee recommends sustaining the Traffic Commission’s recommendation that “No Action” be taken on the following items: [26-00758](#)
 - a. Request to establish 4-way stop control at the intersection of Phaeton Drive and Wagonette Drive;
 - b. Request to establish stop control at the intersection of Pioneer Drive and Winthrop Lane; and
 - c. Request to establish traffic control at the intersection of Wisconsin Avenue and Holland Street.

5. Committee recommends denial of the Annexation of 14xx Edson Road, 15xx Edson Road, 16xx Edson Road and a portion of 8631 11th Street. [26-00715](#)

The subject property is currently agricultural farmland. The contract purchaser plans to develop an industrial subdivision on this land.

6. Committee recommends denial of the Annexation Agreement for 14xx, 15xx and 16xx Edson Road and a portion of 8631 11th Street. [26-00716](#)

7. Committee recommends denial of the Zoning Map Amendment from County AG to I-3, Airport Industrial Zoning District at 14xx, 15xx, and 16xx Edson Road and a portion of 8631 11th Street (Venture One Acquisitions, LLC/Applicants), thus reversing the Zoning Board of Appeals’ recommendation of approval. [26-00717](#)

8. Committee recommends sustaining the Zoning Board of Appeals’ approval for a Variation to reduce the required front yard setback from 30 feet to 20 feet and 5 inches in an R-1, Single-Family Residential Zoning District at 2520 Driftwood Lane (Christian Solares/Applicant). Subject to conditions. [26-00719](#)

9. Committee recommends sustaining the Zoning Board of Appeals’ approval for a Zoning Map Amendment from R-1, Single-Family Residential Zoning District to C-2, Limited Commercial Zoning District at 8539 East State Street (Armen Properties, LLC/Applicants). Subject to conditions. [26-00718](#)

10. Committee recommends denial of the Sale of Tobacco Products in conjunction with a tobacco store in a C-4, Urban Mixed-Use District at 714 Broadway (Damian Lyman/Lyman Enterprises dba Dolla Dame Smoke Shop/Applicant), thus reversing the Liquor and Tobacco Advisory Board’s recommendation for approval. [26-00613](#)

11. Committee recommends sustaining the Liquor and Tobacco Advisory Board's approval for: [26-00721](#)
- a. The Sale of Liquor by the Drink (NG-L); and
 - b. The Sale of Packaged Liquor (PKG) in conjunction with a cafe, restaurant and bar in a C-4, Urban Mixed-Use Zoning District at 501 East State Street (Benjamin Chauvin/Eachother, LLC dba Eachother/Applicant). Subject to conditions.
12. Committee recommends sustaining the Liquor and Tobacco Advisory Board's approval for the Modification of an existing liquor license to include liquor by the drink with video gaming terminals in conjunction with a restaurant and banquet hall in a C-1, Limited Office Zoning District, C-2, Limited Commercial Zoning District, and C-3, General Commercial Zoning District at 6075 East Riverside Boulevard (Gerlando Galluzzo/Sam's Ristorante & Pizzeria, LLC dba Sam's Ristorante & Pizzeria/Applicant). Subject to conditions. [26-00722](#)
13. Committee recommends denial of the: [26-00723](#)
- a. Sale of Packaged Liquor (Class PKG); and
 - b. Sale of Tobacco Products in conjunction with a liquor store in a C-2, Limited Commercial Zoning District at 922 Kilburn Avenue (Ashvin K. Patel/MaxMart Liquor, LLC dba MaxMart/Applicant), thus reversing the Liquor and Tobacco Advisory Board's recommendation for approval.
14. Committee recommends sustaining the Liquor and Tobacco Advisory Board's approval for the Sale of Liquor by the Drink (Class NG-L) in conjunction with a restaurant in an I-1, Light Industrial Zoning District at 3222 and 3208 South Alpine Road (Emily Ann Marrufo/Marrufo's Tacos, LLC dba Marrufo's Tacos/Applicant). Subject to conditions. [26-00724](#)
15. Committee recommends denial for the Sale of Beer and Wine by the Drink in conjunction with a restaurant and video gaming terminals in a C-2, Limited Commercial Zoning District at 7054 Walton Street (Dimple Amit Naik/Wings Rockford IL, LLC dba Wing Snob Rockford/Applicant), thus reversing the Liquor and Tobacco Advisory Board's recommendation of approval. [26-00725](#)

C. Finance and Personnel Committee

1. Committee recommends approval of vouchers in the amount of \$15,480,571.48 as approved at the Finance and Personnel Committee meeting held on June 22, 2026. [26-00769](#)
2. Committee recommends approval of the Lien Reduction request from Z Financial, LLC to release liens on various properties incurred from 1987 to 2017 in the total amount of \$15,495.50, upon payment in full of \$10,000.00. [26-00621](#)
3. Committee recommends approval of a Memorandum of Agreement with AFSCME Local 1058 regarding financial incentives for Telecommunicators. [26-00770](#)
4. Committee recommends approval of an Intergovernmental Agreement (IGA) between the City of Rockford and Rockford Housing Authority (RHA) in the amount to be determined per weatherized scattered site unit. The agreement does not require a cost match. The agreement term is from the date of execution, with a potential one-year extension. [26-00771](#)

VII. UNFINISHED BUSINESS COMMITTEE REPORTS LAID OVER

A. Planning and Development Committee

B. Code and Regulation Committee

1. Committee recommends sustaining the Zoning Board of Appeals' approval for the Special Use Permit for a Planned Unit Development for an RV and Fifth Wheel only community in an R-1, Single-Family Residential Zoning District at 2530, 2710 and 2720 South Main Street (Midwest Yard Holdings, LLC/Applicant). Subject to conditions. (LAID OVER JUNE 15, 2026) [26-00454](#)

C. Finance and Personnel Committee

VIII. OFFICERS REPORTS

IX. APPOINTMENTS

1. Reappointment of Jeremiah Griffin to the Community Action Advisory Board as a private sector member for a term ending June 2029. (Pursuant to Rule 18, this reappointment will be up for passage after July 1, 2026.) [26-00695](#)
2. Reappointment of Mary Cacioppi to the Community Action Advisory Board as a private sector member for a term ending July 2029. (Pursuant to Rule 18, this reappointment will be up for passage after July 1, 2026). [26-00696](#)

X. MOTIONS AND RESOLUTIONS

A. Planning and Development Committee

1. Committee recommends approval of the Spaces to Places Program, which is intended to reduce commercial vacancies and support small business growth by providing temporary rent assistance for new or expanding businesses. The city will reimburse security deposits and 50% of rent for up to 12 months for a total funding level of up to \$20,000.00 per business. The program will have \$300,000.00 designated from 2026 and 2027 Casino Funds. [26-00763](#)

B. Code and Regulation Committee

1. Committee recommends approval of the request for authorization to allow the Zoning Officer to file Text Amendments for multiple sections of the Zoning Ordinance. [26-00692](#)

Proposed Text Amendments to Zoning Ordinance Table 20-1, Article 20-005-C (Lot Area per Dwelling Unit), Article 20-005-G (Rear Setbacks), Table 21-1, Article 30-004 (Mandatory Planned Unit Developments), Article 35 (Infill Overlay District), Article 50-003 (Off-street Parking Ratios), Article 50-016 (Access Locations) and Article 80-003 (Nonconforming Uses and Continuance of Nonconforming Uses).

C. Finance and Personnel Committee

1. Committee recommends approval of the Award of Bid: City Yards Wash Bay Drain Replacement and Repairs (Bid No. 526-PW-048) to DPI Construction, of Pecatonica, Illinois in the amount of \$118,630.00. This is a one-time project. The funding source is the Property Fund. [26-00772](#)
2. Committee recommends approval of the Award of Bid: Rails to Trails Rock River Shoreline Repair (Bid No. 526-PW-044) to Copenhaver Construction Inc., of Union, Illinois in the amount of \$570,582.94. The contract duration is through October 16, 2026. The funding source is the 1% Infrastructure Sales Tax. [26-00773](#)
3. Committee recommends approval of the Award of Non-Competitive Contract: Purchase of two (2) Police Vehicles to Rock River Ford, of Rockford, Illinois in the amount of \$52,322.26. This is a one-time purchase. The funding source is State Drug Asset and Forfeiture Funds. [26-00775](#)

4. Committee recommends approval of a resolution authorizing the appropriation of Motor Fuel Tax (MFT) funds for improvement under the Illinois Highway Code - Region 1 Planning Council FY-2027 Funding (26-00682-00-ES) in the amount of \$91,308.49. [26-00774](#)
5. Committee recommends approval of the authorization to issue a Request for Proposals (RFP) for the development of eight (8) townhome units at 966 North Court Street. [26-00776](#)
6. Committee recommends approval of the authorization to issue a Request for Proposals (RFP) for architectural design services to develop a minimum of three (3) single-family residential design templates for a new residential infill program. [26-00777](#)

XI. NEW BUSINESS ORDINANCES

A. Code and Regulation Committee

1. An ordinance requiring that traffic on 13th Avenue be required to yield prior to entering the intersection of 17th Street. [26-00788](#)
2. An ordinance requiring traffic on 14th Street to yield prior to entering the intersection of 10th Avenue. [26-00789](#)
3. An ordinance approving a restriction prohibiting commercial vehicles on Guilford Road from Prospect Street to Alpine Road. [26-00790](#)
4. An ordinance related to the Annexation of 14xx Edson Road, 15xx Edson Road, 16xx Edson Road and a portion of 8631 11th Street. [26-00791](#)
5. An ordinance related to the Annexation Agreement for 14xx, 15xx and 16xx Edson Road and a portion of 8631 11th Street. [26-00792](#)
6. An ordinance related to the Zoning Map Amendment from County AG to I-3, Airport Industrial Zoning District at 14xx, 15xx, and 16xx Edson Road and a portion of 8631 11th Street (Venture One Acquisitions, LLC/Applicants). [26-00793](#)
7. An ordinance approving a Variation to reduce the required front yard setback from 30 feet to 20 feet and 5 inches in an R-1, Single-Family Residential Zoning District at 2520 Driftwood Lane (Christian Solares/Applicant). [26-00795](#)
8. An ordinance approving a Zoning Map Amendment from R-1, Single-Family Residential Zoning District to C-2, Limited Commercial Zoning District at 8539 East State Street (Armen Properties, LLC/Applicants). [26-00796](#)

9. An ordinance related to the Sale of Tobacco Products in conjunction with a tobacco store in a C-4, Urban Mixed-Use District at 714 Broadway (Damian Lyman/Lyman Enterprises dba Dolla Dame Smoke Shop/Applicant). [26-00797](#)
10. An ordinance approving the Sale of Liquor by the Drink (NG-L) and the Sale of Packaged Liquor (PKG) in conjunction with a café, restaurant and bar in a C-4, Urban Mixed-Use Zoning District at 501 East State Street (Benjamin Chauvin/Eachother, LLC dba Eachother/Applicant). [26-00798](#)
11. An ordinance approving the Modification of an existing liquor license to include liquor by the drink with video gaming terminals in conjunction with a restaurant and banquet hall in a C-1, Limited Office Zoning District, C-2, Limited Commercial Zoning District, and C-3, General Commercial Zoning District at 6075 East Riverside Boulevard (Gerlando Galluzzo/Sam's Ristorante & Pizzeria, LLC dba Sam's Ristorante & Pizzeria/Applicant). [26-00799](#)
12. An ordinance related to the Sale of Packaged Liquor (Class PKG) in conjunction with a liquor store in a C-2, Limited Commercial Zoning District at 922 Kilburn Avenue (Ashvin K. Patel/MaxMart Liquor, LLC dba MaxMart/Applicant). [26-00800](#)
13. An ordinance related to the Sale of Tobacco Products in conjunction with a liquor store in a C-2, Limited Commercial Zoning District at 922 Kilburn Avenue (Ashvin K. Patel/MaxMart Liquor, LLC dba MaxMart/Applicant). [26-00806](#)
14. An ordinance approving the Sale of Liquor by the Drink (Class NG-L) in conjunction with a restaurant in an I-1, Light Industrial Zoning District at 3222 and 3208 South Alpine Road (Emily Ann Marrufo/Marrufo's Tacos, LLC dba Marrufo's Tacos/Applicant). [26-00801](#)
15. An ordinance related to the Sale of Beer and Wine by the Drink in conjunction with a restaurant and video gaming terminals in a C-2, Limited Commercial Zoning District at 7054 Walton Street (Dimple Amit Naik/Wings Rockford IL, LLC dba Wing Snob Rockford/Applicant). [26-00802](#)
16. An ordinance approving the Special Use Permit for a Planned Unit Development for an RV and Fifth Wheel only community in an R-1, Single-Family Residential Zoning District at 2530, 2710 and 2720 South Main Street (Midwest Yard Holdings, LLC/Applicant). [26-00732](#)

B. Planning and Development Committee

1. An ordinance related to the Funding Agreement with Goodwill in partnership with IBEW Local 364 for Electrical Workers Trades Program to better prepare individuals for IBEW application process in the amount of \$85,172.00. The funding source is Casino Funds. [26-00785](#)
2. An ordinance approving the Grant of Easement to Commonwealth Edison for the city-owned property located at 850 South Horace Avenue, Rockford, Illinois (PIN: 11-21-377-003). [26-00780](#)
3. An ordinance related to the Funding Agreement with Comprehensive Community Solutions (CCS) to expand prevention and intervention programming in collaboration with the City of Rockford's Community Healing Center in the amount of \$400,000.00. The funding source is Cannabis Funds. [26-00781](#)
4. An ordinance related to the Funding Agreement with Angelic Organics Learning Center Inc., an Illinois not-for-profit corporation d/b/a Farmers Rising in partnership with City Center Market for the establishment of a Mobile Grocery Store in the amount of \$822,000. The funding source is 2025 and 2026 Casino Funds. [26-00782](#)
5. An ordinance approving the termination of the Global Trade Park South Redevelopment Project Area and the Dissolution of the Special Tax Allocation Fund for Global Trade Park South Tax Increment Financing District. [26-00783](#)
6. An ordinance approving the South Rockford Industrial Tax Increment Financing District Redevelopment Project Area. [26-00784](#)
7. An ordinance designating the South Rockford Industrial Redevelopment Project Area. [26-00786](#)
8. An ordinance adopting Tax Increment Allocation Financing for the South Rockford Industrial Redevelopment Project Area. [26-00787](#)

C. Finance and Personnel Committee

1. An ordinance approving the Lien Reduction request from Z Financial, LLC to release liens on various properties incurred from 1987 to 2017 in the total amount of \$15,495.50, upon payment in full of \$10,000.00. [26-00803](#)
2. An ordinance approving a Memorandum of Agreement with AFSCME Local 1058 regarding financial incentives for Telecommunicators. [26-00804](#)

3. An ordinance approving an Intergovernmental Agreement (IGA) [26-00805](#) between the City of Rockford and Rockford Housing Authority (RHA) in the amount to be determined per weatherized scattered site unit. The agreement does not require a cost match. The agreement term is from the date of execution, with a potential one-year extension.

XII. ADJOURNMENT

THE CITY OF ROCKFORD INTENDS TO COMPLY WITH THE INTENT AND SPIRIT OF THE AMERICANS WITH DISABILITIES ACT. IF A SIGN LANGUAGE INTERPRETER, PERSONAL P.A. SYSTEM, OR OTHER SPECIAL ACCOMMODATIONS ARE NEEDED, PLEASE CALL THE LEGAL DEPARTMENT AT (779) 348-7391 AT LEAST 48 HOURS IN ADVANCE, SO WE CAN BE PREPARED TO ASSIST YOU.