



Code and Regulation Committee Meeting Agenda

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

Monday, June 22, 2026
5:30 PM

I. CALL TO ORDER

II. COMMITTEE REPORTS

The following represents, in general, the chronological order of proceedings at the City Council/Committee Meetings: Call to Order, Invocation, Pledge of Allegiance, Public Speaking and City Council/Committee Agendas.

Meeting will be live streamed on Channel 17 and via this link:
<https://rockfordil.legistar.com/Calendar.aspx>.

1. 13th Avenue/17th Street [26-00755](#)
Traffic Commission recommends approval requiring that traffic on 13th Avenue be required to yield prior to entering the intersection of 17th Street
2. 14th Street/10th Avenue [26-00756](#)
Traffic Commission recommends that a restriction be approved requiring traffic on 14th Street to yield prior to entering the intersection of 10th Avenue
3. Guilford Road/Prospect Street to Alpine Road [26-00757](#)
Traffic Commission recommends that a restriction be approved prohibiting commercial vehicles on Guilford Road from Prospect Street to Alpine Road
4. No Action Items: [26-00758](#)
Traffic Commission recommends that No Action be taken on the following items:
 1. Request to establish 4-way stop control at the intersection of Phaeton Drive and Wagonette Drive
 2. Request to establish stop control at the intersection of Pioneer Drive and Winthrop Lane
 3. Request to establish traffic control at the intersection of Wisconsin Avenue and Holland Street
5. 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. Annexation Agreement for 14xx Edson Road, 15xx Edson Road, 16xx Edson Road and a portion of 8631 11th Street [26-00716](#)
7. 14xx, 15xx, and 16xx, Edson Road and portion of 8631 11th Street [26-00717](#)
- Zoning Board of Appeals recommends approval from County AG to I-3, Airport Industrial Zoning District at 14xx, 15xx, and 16xx Edson Road and portion of 8631 11th Street (Venture One Acquisitions, LLC/Applicants)
8. 2520 Driftwood Lane [26-00719](#)
- Zoning Board of Appeals recommends 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)
9. 8539 East State Street [26-00718](#)
- Zoning Board of Appeals recommends 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)
10. 714 Broadway [26-00613](#)
- Liquor and Tobacco Advisory Board recommends approval for 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)
11. 501 East State Street [26-00721](#)
- Liquor and Tobacco Advisory Board recommends approval for:
- a. The Sale of Liquor by the Drink (NG-L); and
 - b. 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)

12. 6075 East Riverside Boulevard [26-00722](#)
Liquor and Tobacco Advisory Board recommends 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)
13. 922 Kilburn Avenue [26-00723](#)
Liquor and Tobacco Advisory Board recommends approval for :
a. The Sale of Packaged Liquor (Class PKG); and
b. 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)
14. 3222 and 3208 South Alpine Road Unit [26-00724](#)
Liquor and Tobacco Advisory Board recommends 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 Unit (Emily Ann Marrufo/Marrufo’s Tacos, LLC dba Marrufo’s Tacos/Applicant)
15. 7054 Walton Street [26-00725](#)
Liquor and Tobacco Advisory Board recommends approval 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)
16. Proposed Amendment Regarding Committee Chair and Vice Chair Selection [26-00691](#)

III. RESOLUTION

1. Request for Authorization to allow the Zoning Officer to file Text Amendments for multiple sections of the Zoning Ordinance [26-00692](#)

IV. 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.