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) 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. **26-00805**

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.

SUBDIVISION RECOMMENDATION

TO: Code and Regulation Committee

FROM: Scott Capovilla, Planning & Zoning Manager

DATE: June 23, 2026

SUBJECT: Plat No. 2 of Rosewood Subdivision

LOCATION: 6002 Phaeton Drive

DEVELOPER: Jazs Properties, Inc

ENGINEER: R. K. Johnson & Associates

SITE DATA:

Year 2040 Plan:	Medium Density Residential
Existing Zoning:	R-3, Multi-family Residential
Existing Land Use:	Vacant lot
Total Area:	2.12 Acres
Ward:	1 – Alderman Tim Durkee

SURROUNDING ZONING AND LAND USES:

North:	R-1	Single-family residences
East:	R-1	Single-family residences
South:	R-3	Vacant nursing home
West:	R-1	Church

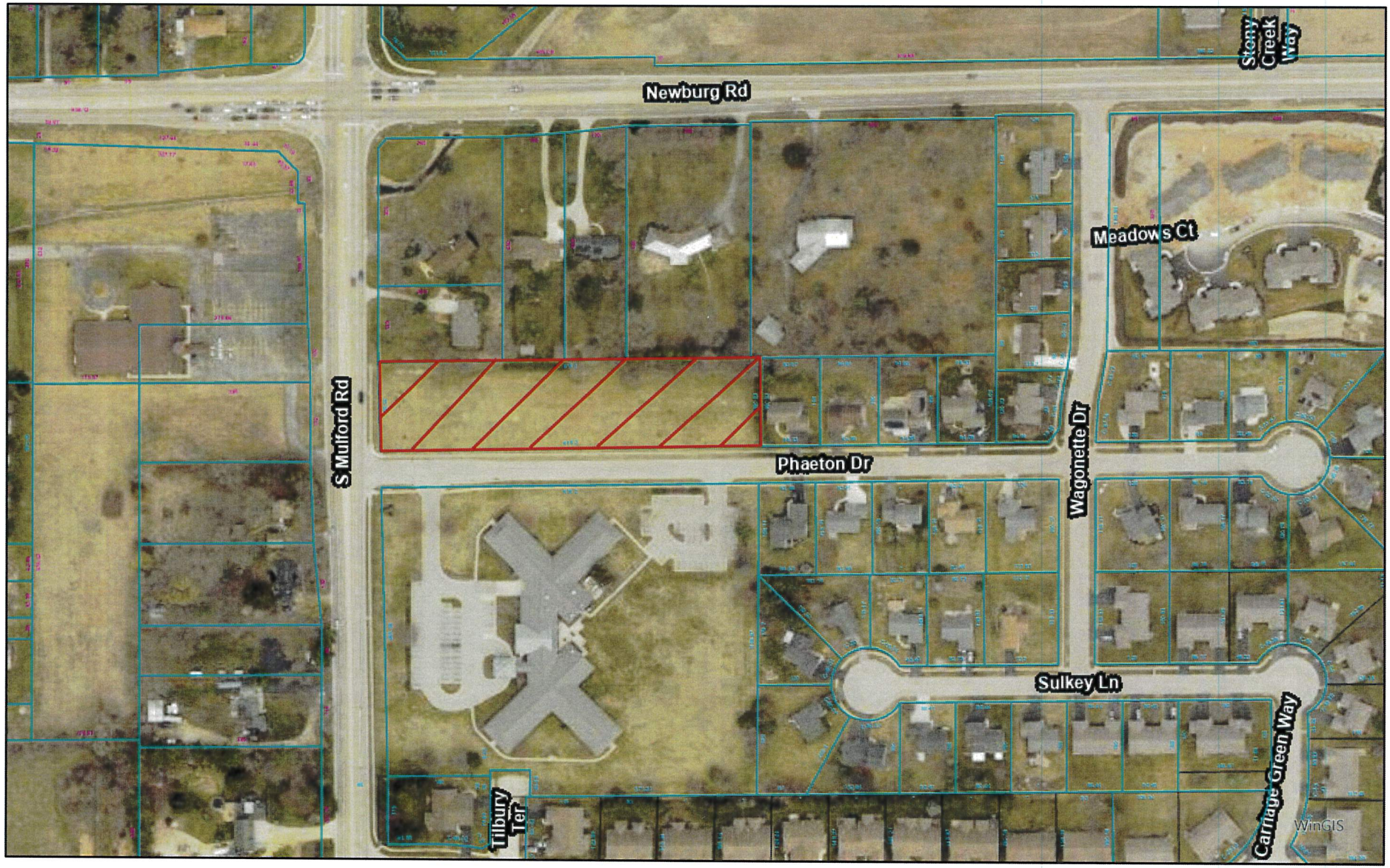
PLAT DATA: Number of Lots: 1

SOILS REPORT: Soil disturbance will occur as a result of developing the site. Soil disturbance can create soil erosion which must be properly managed to prevent adverse environmental impacts. Controlling erosion is easy and it is the law. It is important because eroding construction sites are a leading cause of water quality problems in Illinois. Best management practices should be employed throughout all phases of the construction project to properly manage discharges of storm water and to prevent soil erosion.

REVIEW COMMENTS: This is a re-plat of an existing lot that was approved for a duplex development. The developer obtained a Special Use Permit for a Planned Unit Development (ZBA #030-24) to construct six (6) new two-family residences on this lot (Ord. 2024-155-O). The biggest change to this lot is the reconfiguration of the storm water detention pond so six buildings could be constructed here. All utility easements and facilities have already been platted and installed. This plat is in conformance with the zoning for the site, the subdivision ordinance and the City of Rockford Comprehensive Plan.

RECOMMENDATION: Staff recommends **Approval** of Plat No. 2 of Rosewood Subdivision.

Rosewood Plat 2



6/23/2026

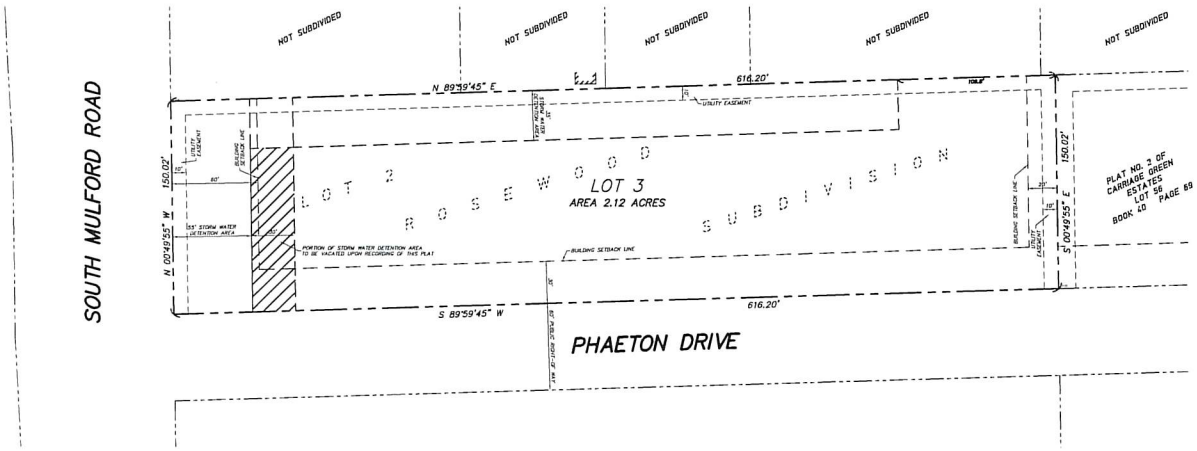
1:3,630

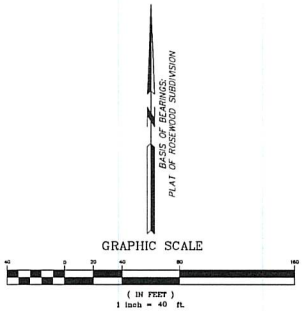
0 0.02 0.04 0.09 mi

0 0.04 0.07 0.14 km

FINAL PLAT NO. 2
OF
ROSEWOOD SUBDIVISION

BEING A REPLAT OF LOT 2 OF ROSEWOOD SUBDIVISION
BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN
CITY OF ROCKFORD
WINNEBAGO COUNTY, ILLINOIS
MAY 2026





LEGAL DESCRIPTION:

I HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNERS, I HAVE RE-SURVEYED AND RE-SUBDIVIDED ACCORDING TO THE ATTACHED FINAL PLAT NO. 2 OF ROSEWOOD SUBDIVISION, LOT 2 AS DESIGNATED UPON THE PLAT OF ROSEWOOD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT OF WHICH IS RECORDED IN BOOK 40 OF PLATS ON PAGE 94A IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS, SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS. CONTAINING 2.12 ACRES.

DIMENSIONS ARE GIVEN IN FEET AND DECIMALS OF A FOOT. IRON PINS 3/4-INCH IN DIAMETER, 4 FEET LONG HAVE BEEN FOUND OR SET AT ALL POINTS MARKED ON THE PLAT WITH A SOLID DOT, AND IRON PINS 5/8-INCH IN DIAMETER AND 3 FEET LONG ARE SET AT ALL OTHER LOT CORNERS. DIMENSIONS ALONG CURVES ARE CHORD DIMENSIONS MEASURED PIN TO PIN.

I HEREBY CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT IS SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF ROCKFORD ON PANEL NUMBER 17201C0288E, DATED FEBRUARY 17, 2016.
I FURTHER CERTIFY THAT THE LAND ABOVE DESCRIBED IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF ROCKFORD, ILLINOIS.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20___, AT _____.

_____
THOMAS R. EDDIE, I.P.L.S. 3635
EXPIRATION DATE: 11-30-2026

THOMAS R. EDDIE 3635 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LOVES PARK, ILLINOIS

CERTIFICATION OF DEDICATION BY OWNER(S) OF LAND

AS OWNER, I/WE HEREBY CERTIFY THAT I/WE HAVE CAUSED THE LAND DESCRIBED IN THE FOREGOING AFFIDAVIT OF THE SURVEYOR, TO BE SURVEYED, RESUBDIVIDED, AND MAPPED AS PRESENTED ON THIS PLAT. ALL STREETS, ALLEYS, WALKWAYS, PARKS, PLAYGROUNDS AND SCHOOL SITES SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR PUBLIC PURPOSES, AND ALL EASEMENTS SHOWN ARE SUBJECT TO THE EASEMENT PROVISIONS HEREON. I/WE FURTHER CERTIFY THAT THERE ARE NO LIENS OR ENCUMBRANCES ON THE PROPERTY CONTAINED IN THIS PLAT EXCEPT _____.
I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS LAND IS SITUATED IN ROCKFORD PUBLIC SCHOOLS DISTRICT 205 IN WINNEBAGO COUNTY, ILLINOIS.

BY: _____

ITS: _____

CERTIFICATION BY NOTARY PUBLIC

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF WINNEBAGO, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND (SEVERALLY) ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED SUCH INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20___.

_____
NOTARY PUBLIC

SURFACE WATER DRAINAGE CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFY, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT SUCH SURFACE WATER DRAINAGE WILL NOT BE CHANGED WITHOUT ADEQUATE PROVISION BEING MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.
DATED THIS _____ DAY OF _____, 20___.

_____
OWNER(S) OR ATTORNEY

_____
REGISTERED PROFESSIONAL ENGINEER

CERTIFICATION BY CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE REVIEWED AND APPROVED THE DRAINAGE STUDY FOR THE PROPERTY WITHIN THE FINAL PLAT NO. 2 OF ROSEWOOD SUBDIVISION. CONSTRUCTION PLANS HAVE BEEN SUBMITTED AND APPROVED, AND ALL PUBLIC IMPROVEMENTS HAVE BEEN BUILT AS REQUIRED, OR SECURITY IN A SUFFICIENT AMOUNT HAS BEEN PROVIDED FOR THIS CONSTRUCTION.
DATED THIS _____ DAY OF _____, 20___.

_____
CITY ENGINEER FOR THE CITY OF ROCKFORD, ILLINOIS

CERTIFICATION BY CITY LEGAL DIRECTOR

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROCKFORD DID, AT ITS MEETING OF THE _____ DAY OF _____, 20___, APPROVE THIS PLAT AND AUTHORIZE IT TO BE RECORDED.
IN WITNESS THEREOF, I _____, LEGAL DIRECTOR FOR THE CITY OF ROCKFORD, HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF SAID CITY OF ROCKFORD, THIS _____ DAY OF _____, 20___.

_____
LEGAL DIRECTOR

CERTIFICATION BY THE CITY PLAT OFFICER

HAVING REVIEWED THE RECOMMENDATIONS OF THE PLANNING DIVISION, DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE CONDITIONS PLACED ON THIS FINAL PLAT BY CITY COUNCIL, AND FINDING SUBSTANTIAL CONFORMITY WITH ALL PERTINENT LAWS, RULES AND REGULATIONS AND THE TENTATIVE PLAT OF THIS SUBDIVISION AS CONDITIONALLY APPROVED, THIS PLAT IS GIVEN FINAL APPROVAL THIS _____ DAY OF _____, 20___.

_____
CITY PLAT OFFICER

CERTIFICATION BY COUNTY CLERK

I, _____, COUNTY CLERK OF WINNEBAGO COUNTY IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS, OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE LANDS EMBRACED WITHIN THE ATTACHED PLAT.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF THE COUNTY OF WINNEBAGO THIS _____ DAY OF _____, 20___.

_____(COUNTY SEAL)
COUNTY CLERK

FORM FOR CERTIFICATION OF RECORDING OFFICIAL

FILED FOR RECORD THIS _____ DAY OF _____, 20_____, AT _____ O'CLOCK __.M.,
RECORDED IN BOOK _____ OF PLATS, PAGE _____ AND EXAMINED.

DOCUMENT NUMBER _____

_____(COUNTY SEAL)
COUNTY RECORDER

NOTES:

1) MAINTENANCE OF THE STORM WATER DETENTION AREA AND THE SIDEWALKS ARE THE RESPONSIBILITY OF THE LOT OWNER.

2) THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO SOUTH MULFORD ROAD FROM LOT 3.

EASEMENT PROVISIONS
1. Utilities and governmental bodies

"Easements are hereby reserved for and granted to the designated governmental bodies and public utilities or cable television companies with the respective authorities and/or franchises and their respective successors and assigns within the area as shown by dashed lines on the plat and marked "easement", to install, lay, construct, renew, operate and maintain conduits, cables, pipes, poles and wires, transformers, switching devices, drains, sanitary sewers, water mains, gas, electricity, telephone and television transmission, and other purposes as may be authorized by the Rockford Sanitary District, and other public utility or service or cable television services, also to survey grant to the owners of lots abutting the said easement the right to use and occupy for said purposes the said reserved service connections over or under the surface of each lot and "Common area or areas" and "Common easements" to serve improvements thereon; and to cut down or trim any trees, shrubs or other plants on the said easements that interfere with the operation of the same. There is hereby granted to the owners of lots abutting the said easements, the right to keep and maintain that portion of any fence panel, wall or other improvement which is located on the said easements and which is connected to a gate, fence panel, wall or other improvement which crosses such easement, and to cut, trim or remove those portions of such fence panel, wall or other improvement that unreasonably encroach upon the said easements, provided that such removal shall not interfere with the normal use and maintenance of the said easements and that following such removal the owner of the lot from which the fence panel, wall or other improvement has been removed shall restore the fence panel, wall or other improvement to the condition existing immediately prior to such removal. No buildings, trees, shrubs or landscaping shall be placed on the said easements, but the same may be used for purposes that do not then or later interfere with the aforesaid uses or rights hereby granted."
"In the grade of the said streets and alleys shall be established, then the owners of lots in such subdivision shall at their own expense make such additional excavations and fillings as may be required in or adjacent to such streets and alleys for the proper integration of the streets and alleys with the grades established."
"In the event it becomes necessary to remove or relocate any of the said utility installations now or hereafter installed on the said easements, the cost of removing or relocating such utility installations over or under the surface of each lot and "Common area or areas" and "Common easements" to serve improvements thereon shall be borne by the owner of the lot upon which the said utility installations are located."
"The right is hereby granted to the owners of lots abutting the said easements to use the surface of the said easements for any purpose which does not interfere with the full enjoyment of the rights hereby granted."
"The right is hereby granted to the owners of lots abutting the said easements to construct, reconstruct, repair, alter, remove, maintain, operate, use and enjoy sanitary sewers, water mains, gas, electricity, telephone and television transmission, and other utilities and services, and to grant easements therefor upon, along, over, in, under and across the said easements; provided, however, that any sewers or installations shall not interfere with any of the public utility equipment or cable television equipment installed on the easement without responsibility to replace same, other than to replace any grass removed, the permanent structures, trees or bushes shall be placed on the easements, the easement may be used for purposes that do not then nor later interfere with the aforesaid uses or rights hereby granted."
"In the event of the owners of lots abutting the said easements shall be in violation of the foregoing provisions, the utility or cable television company for the necessary expense involved."

The term "Common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or an apportionment in the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as, "outlots", "common elements", "open area", "common ground", "parking and common area". The terms "Common area or areas" and "Common elements" include real property enclosed with interior drainage and walkways, but excludes real property physically occupied by a building or retention pond or mechanical equipment.

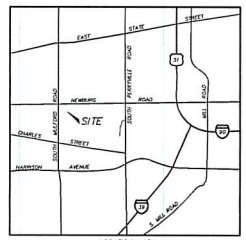
The term "Common elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(k), as amended from time to time.

2. Storm water detention areas and drainage easements

"The maintenance of the drainage and storm water detention easement shall be the sole responsibility of the individual property owner. The finished grade of the easement shall not be changed, altered or encumbered upon by filling, building or construction of surface improvements that shall obstruct or redirect the flow of water, nor shall any buildings or structures be erected within the easement."

3. Designated Governmental bodies, utilities or cable television companies at the time of recording.
"At the time of recording, this plat is to be served by the following public utility companies Four Rivers Sanitation Authority, Rockford Water, Commonwealth Edison Company, MCImetro, Frontier Communications and/or Verizon Wireless, Budget Communications or their successors."

PLACEMENT OF UTILITIES
In all new subdivisions, all utilities shall be installed underground. The installation of such facilities shall be in compliance with the applicable orders, rules and regulations of the Illinois Commerce Commission now or hereafter effective.



LOCATION MAP

OWNER:
JAZS PROPERTIES, INC.
6545 GLEN ABBEY DRIVE
LOVES PARK, ILLINOIS 61111

PREPARED BY:
R.K. JOHNSON & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS - LAND SURVEYORS
1515 WINDSOR ROAD LOVES PARK, ILLINOIS 61111
(815) 633-5097 - www.rkjohnsonassociates.com
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004994
MAY 29, 2026 JOB NO. 18326

P:\AutoCad Projects\Rosewood\2026 - 18326 NEW\Civil\Rosewood Subdivision Lot 2 Final.dwg 5/28/2026 10:54:14 AM JOH

ROCKFORD TRAFFIC COMMISSION

5:30 P.M., WEDNESDAY, JULY 8, 2026

CONFERENCE ROOM A, 2ND FLOOR
CITY HALL BUILDING
425 E STATE STREET

1. Request in the 4rd Ward, by Nicole Bennett, 3708 Calderwood Drive, to establish stop control at the intersection of Palo Verde Drive and Calderwood Drive, thus repealing the existing traffic control of Calderwood Drive yielding for Palo Verde Drive.

2. Request in the 9th Ward, by Jesus Ocasio, 2415 Quincy Circle, for additional street lighting at 2415 Quincy Circle.

3. Request in the 4th Ward, by S Hossain Khan, 1640 Albany Lane, for additional street lighting at 1640 Albany Lane.

TO: Committee Chairman: Code & Regulation Committee

FROM: Martin Bloom, Project Manager-Permits and Special Events

RE: Upcoming Special Events request

DATE: June 29th, 2026

Please refer the following items to the Code & Regulation Committee for consideration on Monday July 13th, 2026

1) **RockYard Music Fest** – August 14th-15th, 2026
2) **R.A.M.P River Run –** August 15th, 2026

MEMORANDUM

Date: Monday, July 13, 2026

To: Alderman Kevin Frost, Finance and Personal Committee, Chair

From: Jennifer Cacciapaglia, Mayor's Office of Domestic and Community Violence Prevention

Re: Acceptance of Department of Justice (DOJ)/Office on Violence Against Women (OVW) Grants to Improve the Criminal Justice Response (ICJR) Program Award, Fiscal Year 2025

Please refer to the above-referenced item to the July 13, 2026, Finance and Personnel Committee meeting for consideration of 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.

The grant award, if accepted, will provide funds to support one full-time Legal Advocate and one part-time Case Manager. Both of whom will enhance the community's criminal justice response to domestic violence, dating violence, sexual assault, and stalking in partnership with the Winnebago County State's Attorney's Office and Victim Service Providers. **These two positions are one hundred percent grant funded and are a budget-neutral position for the City of Rockford. This grant does not require local matching funds.**

MEMORANDUM

Date: June 23, 2026

To: Alderman Kevin Frost, Finance and Personnel Committee, Chair

From: Jennifer Cacciapaglia, Mayor's Office of Domestic and Community Violence Prevention

Re: Acceptance of Illinois Attorney General Office, Violent Crime Victims Assistance Grant Award

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Please refer the above referenced item to the July 13, 2026, Finance and Personnel Committee meeting for consideration of acceptance of the Illinois Attorney General Office, Violent Crime Victims Assistance Grant Award. The grant award, if accepted, will provide funds that will continue to support salary and fringe for an existing Front Line Crisis Navigator position at the Family Peace Center who will provide intake, crisis intervention, referrals and support to survivors of domestic and sexual violence.

TO: **Alderman Kevin Frost, Finance and Personnel Committee Chairman**

FROM: **Joshua Versluys, Assistant City Attorney**

RE: **Proposed sale City-Owned Property Located at 218 S. Independence Ave. pursuant to Mow-to-Own program**

DATE: **June 25, 2026**

Please refer the proposed sale of city-owned property located at 218 S. Independence Ave., Rockford, Illinois to the Finance and Personnel Committee meeting on July 13, 2026.

Thank you.

Angela L. Hammer
Legal Director
Department of Law

MEMORANDUM

Date: June 26, 2026

To: Ald. Kevin Frost, Chair, Finance & Personnel Committee

From: Charlotte Hoss, City Attorney

RE: Property Acquisition by Board of Library Trustees

Please refer consideration and approval of plan of acquisition of 4100 E. State Street by the Rockford Board of Library Trustees to the Finance & Personnel Committee on July 13, 2026.

M E M O R A N D U M

Date: June 26, 2026

To: Finance & Personnel Committee
Members of City Council

From: Scott L Sanders, Public Works Director

Re: **Referral: Settlement Agreement, 401 East State Street**

Please refer the above-referenced item to the July 13, 2026, Finance & Personnel Committee meeting.

Please feel free to contact Scott Sanders, Public Works, with any questions.

THE CITY OF ROCKFORD ILLINOIS, USA

Thomas P. McNamara, Mayor

MEMORANDUM

TO: City Council
Planning and Development Committee

FROM: Todd Cagnoni, City Administrator

RE: Proposed funding agreement with Goodwill in partnership with IBEW Local 364 for Electrical Workers Trades Program to better prepare individuals for IBEW application process.

DATE: June 8, 2026

For your consideration, is a proposed funding agreement with Goodwill in partnership with IBEW Local 364 for Electrical Workers Trades Program to better prepare individuals for IBEW application process utilizing Casino in the amount of $85,172.

Many young adults who want to get into the Electrical trade lack the math skills, as well as necessary soft skills and understanding of the application process. Goodwill in partnership with IBEW have created an 8-week program for young adults to provide guidance in understanding and navigating the process, enhancing soft skills and necessary reading and critical thinking skills needed, and completing the IBEW math program, which meets the criteria for math requirements for the application process.

The attached includes the key components of the program and overall budget. Including a structure for the student while they learn as follows.:

- Students will be paid $15/hour for all class time = $120/week and $960/program
- Students will earn a $250 bonus if the following 2 conditions are met:
    - They complete the full 8 weeks and graduate
    - Complete IBEW Apprenticeship application and take the aptitude test

Eligibility for the program includes:

8th grade math and reading level,
High School Diploma or GED,
Lives in the city of Rockford,
17-25 years old
Has Driver's license or able to get it with Goodwill assistance

Staff recommends approval of proposed funding agreement with Goodwill in partnership with IBEW Local 364 for Electrical Workers Trades Program to better prepare individuals for IBEW application process utilizing Casino up to an amount of $85,172.

Please let me know should you have any questions.

425 East State Street Rocford, Illinois 61104-1068 USA
(815) 987-5600 (815) 967-6933 fax www.rockfordil.gov

Rockford, Illinois Date: June 15, 2026

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Council Members:

The Committee on Planning and Development, to whom was referred the matter of the approval 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. The funding source is Casino Funds, hereby begs leave to report **recommending approval** of the request as recommended.

_____
Janessa Neal (Chair)

_____
Tim Durkee (Vice Chair)

_____
Karen Hoffman

_____
Dawn Granath

_____
Gina Meeks

Committee Action Taken: June 8, 2026

Neal: Ayes:___ Nays:____ Absent:____
Durkee: Ayes:___ Nays:____ Absent:____
Hoffman: Ayes:___ Nays:____ Absent:____
Granath: Ayes:___ Nays:____ Absent:____
Meeks: Ayes:___ Nays:____ Absent:____

FUNDING AGREEMENT

THIS AGREEMENT (“AGREEMENT”), entered into this ____ day of _____, 2026, by and between the City of Rockford, an Illinois municipal corporation ("City"), and GOODWILL INDUSTRIES OF NORTHERN ILLINOIS AND WISCONSIN STATELINE AREA, INC., an Illinois not for profit (“Recipient”) at 850 North Church Street, Rockford IL ("Parties”).

RECITALS

WHEREAS, the City has available Casino Tax revenues to support projects that provide a direct economic and social benefit to the Rockford community; and

WHEREAS, the Recipient is a Rockford-headquartered nonprofit organization providing workforce training and support services across northern Illinois and the Wisconsin Stateline region; and

WHEREAS, the Recipient operates a specialized Building and Construction Trades program designed to equip participants with foundational math, technical construction, and essential soft skills required to secure family-sustaining careers in the skilled trades; and

WHEREAS, many aspiring local workers lack the specific mathematical proficiency, professional soft skills, and institutional knowledge necessary to successfully navigate the highly competitive union application process; and

WHEREAS, the Recipient has developed a targeted 8-week intensive program that delivers essential reading, critical thinking, and soft-skills training, while guiding participants through the complete International Brotherhood of Electrical Workers (IBEW) math curriculum; and

WHEREAS, successful completion of this 8-week curriculum directly fulfills the rigorous prerequisite mathematics criteria required to apply for the local union apprenticeship program; and

WHEREAS, the Recipient actively partners with IBEW Local 364 in Rockford to streamline pathways into high-quality, high-wage apprenticeship and employment opportunities within Winnebago, Boone, and DeKalb counties; and

WHEREAS, the City desires to allocate a portion of its Casino Tax revenues to support this program, which fosters local workforce development, enhances community safety, and expands access to premium-wage industrial trade careers;

NOW, THEREFORE, BE IT RESOLVED, the City and Recipient mutually agree as follows:

1. **RECITALS**. The above recitals are incorporated by reference and made a part of this Agreement.

2. **TERM**. The term of this Agreement shall be for one (1) year from the date of execution of this Agreement.

3. **PAYMENTS**. Subject to the terms of this Agreement, applicable law, and appropriation by the City Council, the City shall provide funds to Recipient in one (1) installment of Eighty-Five Thousand One Hundred Seventy-Two Dollars ($85,172.00) within 60 days of the execution of this Agreement for the expenses, activities and costs as more fully set forth in the document attached as Exhibit "A", which is incorporated herein by reference.

4. **NON-APPROPRIATION**. Funding for this Agreement is subject to the availability of funds and their appropriation by the City Council. If no funds or insufficient funds are appropriated and budgeted in any fiscal period of the City for payments to be made under this Agreement, then the City will notify Recipient in writing of that occurrence, and this Agreement will terminate on the earlier of the last day of the fiscal period for which sufficient appropriation was made or whenever the funds appropriated for payment under this Agreement are exhausted. No payments will be made or be due under this Agreement beyond those amounts appropriated and budgeted by the City to fund payments under this Agreement. The City's payment obligations under this Agreement shall constitute a current expense payable exclusively from legally available, unencumbered funds appropriated in the then-current fiscal year. Nothing in this Agreement shall constitute a pledge, loan, or extension of the City's faith and credit, general obligation, or taxing authority, nor shall it create any indebtedness, special fund, or multiple-fiscal year financial obligation within the meaning of any constitutional, statutory, or municipal code provision.

5. **USE OF FUNDS**.

5.1 All funds provided by the City pursuant to this Agreement will be held, managed and expended by Recipient and shall be used solely for operational and capital costs in the operation of the Building and Construction Trades Program consistent with Exhibit A and this Agreement.

5.2 Upon the natural expiration or earlier termination of this Agreement, Recipient shall immediately cease all further expenditures of City funds. Within thirty (30) calendar days following such expiration or termination, Recipient shall conduct a final financial accounting of the program and return all unutilized or unexpended funds to the City. Any funds expended by Recipient in violation of this Agreement, or remaining unspent after the designated program period, shall constitute a debt owed to the City and must be repaid in full within the same thirty (30) day period.

6. **DOCUMENTATION, RECORDS AND AUDIT**.

6.1 *Record Retention*. The Recipient shall maintain complete financial and programmatic records—including invoices, itemized receipts, payroll logs, and expense reports—sufficient to fully verify all expenditures funded under this Agreement. The Recipient shall retain all such

records for a period of two (2) years following the final grant payment.

6.2 *Reporting Requirements*. The Recipient shall provide expenditure documentation and program progress updates to the City on a quarterly basis, and within ten (10) business days of any written request by the City.

6.3 *Cost Allocation*. If the Recipient utilizes personnel, facilities, or equipment for both this trade program and separate operations, it must maintain a clear, reasonable log showing how those shared costs are allocated and billed to this grant.

6.4 *Right to Inspect*. The City retains the right to review the Recipient's program records and conduct scheduled site visits at the training premises during normal business hours to verify compliance with this Agreement. The City will provide reasonable advance notice of any such visit.

7. **PERMITTING AND CODES**. Recipient shall comply with all applicable federal, state, county, municipal or administrative laws, ordinances, rules, regulations, codes and orders relating in any way to the operation of the Building and Construction Trades Program.

8. **NO AGENCY, PARTNERSHIP, JOINT VENTURE, OR EMPLOYMENT RELATIONSHIP**. **NO THIRD-PARTY BENEFICIARY**. Nothing in this Agreement, including the City's funding of the program, review of documentation, right to monitor grant compliance, or approval of payment requests, shall be construed to create an agency, partnership, joint venture, employment, borrowed-servant, franchise, or other representative relationship between the City and Recipient, or between the City and any of the Recipient's directors, officers, employees, volunteers, contractors, vendors, customers, or agents. Recipient shall not represent that it has authority to bind the City or that the City operates, controls, sponsors, endorses, or manages the Building and Construction Trades Program, except to the limited extent expressly stated in this Agreement. Recipient shall perform as an independent contractor with sole control of the manner and means of performing this Agreement. Recipient shall complete this Agreement according to Recipient's own means and methods of work, which shall be in the exclusive charge and control of Recipient and which shall not be subject to control or supervision by the City except as to the result of the work. Recipient is, for all purposes arising out of this Agreement, an independent contractor, and neither Recipient employees nor its affiliates, assigns, agents or subcontractors shall be deemed an employee, agent, partner, or joint-venturer of the City, by reason of this Agreement. Nothing contained in this Agreement or any act of the City or Recipient shall be deemed or construed by any of the Parties hereto, or third persons, to create any relationship of third-party beneficiary.

9. **REQUIRED INSURANCE**.

9.1 *Minimum Policy Limits*. The Recipient shall procure and maintain, at its sole cost, insurance coverage from carriers authorized to do business in the State of Illinois. Unless waived or modified in writing by the City, the Recipient shall maintain:

(i) *Commercial General Liability*: Written on an occurrence basis, with limits of not less

than $1,000,000 per occurrence and $2,000,000 aggregate, covering bodily injury, property damage, and premises operations arising from the Building and Construction Trades Program.

(ii) *Professional Liability (Errors & Omissions)*: Covering claims arising out of negligence or omissions in the delivery of educational, classroom instructional, or workforce training services under this Agreement, with limits of not less than $1,000,000 per claim.

(iii) *Business Automobile Liability*: Covering all owned, leased, hired, and non-owned vehicles utilized in connection with the program, with a combined single limit of not less than $1,000,000 per accident.

(iv) *Workers' Compensation*: Statutory benefits in full compliance with the Illinois Workers' Compensation Act (820 ILCS 305/1 et seq.), with Employer's Liability limits of not less than $500,000 per accident.

9.2 *Evidence of Insurance and Additional Insured*. Prior to the disbursement of any City funds, the Recipient shall provide the City with Certificates of Insurance (COI) and actual policy endorsements naming the City of Rockford as an Additional Insured on all liability policies except Workers' Compensation. A COI alone is insufficient to grant additional insured status.

9.3 *Notice of Cancellation*. The Recipient shall maintain all required policies without lapse throughout the term of this Agreement. The Recipient shall provide written notice to the City within three (3) business days of receiving any notice of cancellation, non-renewal, lapse, or material reduction in coverage.

10. **INDEMNIFICATION**. Recipient agrees to release, defend, indemnify, and hold harmless the City of Rockford, its representatives, officers, agents and employees from any and all claims, causes of action, demands for damages, suits, either in law or in equity, or expenses or liabilities of any kind, arising out of or by virtue of the execution and performance of this Agreement or any other agreement entered into pursuant to this Agreement. Recipient shall ensure that all subcontracts executed in connection with this Agreement contain a provision requiring the subcontractor to defend, indemnify, and hold harmless the City to the same extent required of Recipient herein. In the event that any action or proceeding is brought against the City, or its representatives, officers, agents and/or its employees, by reason of any such claim or demand, Recipient will at its sole cost and expense, resist or defend such action or proceeding.

11. **NON-ASSIGNABILITY**. Recipient shall not assign, transfer, convey, pledge, delegate, subcontract, or otherwise dispose of this Agreement, any interest in this Agreement, any right to receive funds under this Agreement, or any duty or obligation under this Agreement, in whole or in part, without the prior express written consent of the City. Any attempted assignment, transfer, delegation, or subcontracting without such prior written consent shall be void and shall constitute a material breach of this Agreement. For purposes of this section, an assignment includes, without limitation, any transfer of this Agreement or program responsibilities to another entity, any transfer of the right to receive payment, and any merger, consolidation, dissolution, reorganization, change in control, or other transaction that results in a material change in the entity responsible for

performance under this Agreement. Notwithstanding the foregoing, Recipient may use ordinary-course vendors, suppliers, employees, volunteers, or contractors in connection with the mobile grocery program, provided that Recipient remains solely responsible for performance of this Agreement and for the acts and omissions of such persons or entities.

12. **LEGAL COMPLIANCE**. Recipient shall comply with all applicable federal, state and local laws, codes, rules and regulations in performing its duties, responsibilities and obligations pursuant to this Agreement.

13. **NON-DISCRIMINATION**. Recipient shall comply, and shall cause its officers, directors, employees, agents, volunteers, contractors, subcontractors, vendors, and any other persons or entities acting on its behalf to comply, with all applicable federal, state, and local non-discrimination, equal opportunity, civil rights, fair employment, public accommodation, accessibility, language-access, and anti-retaliation laws, ordinances, rules, regulations, executive orders, grant conditions, and funding-source requirements, including, without limitation, the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq.; applicable rules and regulations of the Illinois Department of Human Rights; applicable federal civil rights laws and regulations; and, to the extent applicable, the City of Rockford Code of Ordinances, including the City's Equal Opportunity Employment requirements, in its operation and provision of services contemplated by this Agreement.

14. **CONFLICT OF INTEREST**. No member of the Rockford City Council, nor any other public official or employee who exercises any functions or responsibilities with respect to this program during their tenure or for one year thereafter, shall have any personal or financial interest, direct or indirect (other than employee salary), in this Agreement or its proceeds. Recipient, including its employees, successors, and assigns, shall strictly comply with all applicable conflict of interest laws, including the Illinois Public Officer Prohibited Activities Act (50 ILCS 105/0.01 *et seq*.), the Illinois Municipal Code (65 ILCS 5/1-1-1 *et seq*.), and the City of Rockford Code of Ordinances. The obligations and restrictions of this Section shall survive the expiration or earlier termination of this Agreement.

15. **TERMINATION**.

15.1 *Events of Termination*. The City may terminate this Agreement immediately upon written notice if Recipient: (i) undergoes voluntary or involuntary dissolution; (ii) requests termination in writing, subject to the City's sole approval; or (iii) fails to cure a default under Section 15.2.

15.2 *Termination for Cause*. If Recipient breaches any obligation or covenant, the City shall issue a written notice of default. If Recipient fails to cure the default to the City's sole satisfaction within thirty (30) calendar days of receiving notice, the City may terminate this Agreement immediately.

15.3 *Liabilities upon Termination*. Upon termination, Recipient is entitled only to reimbursement for eligible, non-refundable expenses properly incurred before receiving the termination notice. The City may permanently withhold or set off any remaining grant funds to cover damages caused by the breach, and Recipient remains fully liable for all resulting damages.

15.4 *Alternative Remedies*. Instead of or prior to termination, the City may temporarily withhold, reduce, or suspend funding for any nonconformance. Exercising an alternative remedy does not waive the City's right to subsequently terminate this Agreement.

16. **WAIVER**. Either party to this Agreement may elect to waive any remedy hereunder, provided that such waiver shall be in writing. No such waiver shall operate or be construed as a waiver of any other right or remedy, nor shall it constitute a continuing waiver of any subsequent, separate, or ongoing breach.

17. **ADMINISTRATION**. The terms and provision of this Agreement shall be administered on behalf of the City by its Director of Community Development. Unless law otherwise requires, all necessary notices, submissions, and approvals shall be given to or by the Director.

18. **NOTICES**. All notices, approvals, demands, requests, or other documents required or permitted under this Agreement, other than routine communications necessary for the day-to-day operation of this program, shall be deemed properly given if hand delivered or sent by United States registered mail, postage prepaid, at the following addresses:

AS TO THE CITY:

Director,
Community & Economic Development Department
City of Rockford
425 E. State Street
Rockford, Illinois 61104

With copies to:
Legal Director
City of Rockford
425 E State Street
Rockford, Illinois 61104

AS TO GOODWILL INDUSTRIES OF NORTHERN ILLINOIS AND WISCONSIN STATELINE AREA, INC., AN ILLINOIS NOT-FOR-PROFIT CORPORATION:

_____

_____

_____

19. **AMENDMENTS**. This Agreement may be amended by written instrument executed by the Parties hereto, acting therein by their duly authorized representatives. Any amendment(s)

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hereto must be approved by the City Council of the City of Rockford by resolution.

20. **SEVERABILITY**. If any term or provision of this Agreement or the application thereof to any person or circumstances, shall to any extent, be held invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be effected thereby, and each remaining term and provision hereof shall be deemed valid and be enforced to the fullest extent permitted by law.

21. **GOVERNING LAW**. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois and the Ordinances of the City of Rockford.

22. **COUNTERPARTS**. This Agreement may be signed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

23. **ENTIRE AGREEMENT**. This Agreement, including any exhibits or attachments hereto, constitutes the entire agreement between the Parties regarding its subject matter and supersedes all prior or contemporaneous oral or written agreements, understandings, representations, or negotiations.

24. **FORCE MAJEURE**. Neither party shall be liable or responsible to the other party, or be deemed to have defaulted under or breached this agreement, for any failure or delay to fulfill its obligations under this Agreement when and to the extent such failure or delay is caused by or results from acts beyond the impacted party's reasonable control, including, but not limited to, the following force majeure events: acts of God, acts of the public enemy, wars, invasions, hostilities, state or federal governmental action, laws, orders, or rules, acts of terrorism, fires, floods, earthquakes, epidemics, pandemics, quarantine restrictions, national or regional emergencies, labor difficulties, freight embargoes, and transportation shortages. The party claiming excuse from performance ("Claiming Party") must take reasonable efforts to remove the cause of its inability to perform or its delay in performance. The Claiming Party must give prompt written notice to the other party of the Force Majeure Event, specifying its nature and anticipated duration, and provide an estimate of when performance may continue.

25. **AUTHORITY**.

25.1 *Actions*. The City covenants to Recipient and agrees that the City will take such actions as may be required and necessary to enable the City to execute this Agreement and to carry out fully and perform the terms, covenants, agreements, duties, and obligations on its part to be kept and performed as provided by the teams and provisions hereof.

25.2 *Powers*. The City hereby represents and warrants to Recipient that the City has full constitutional and lawful right, power, and authority under currently applicable law to execute, deliver, and perform the terms and obligations of this Agreement, and all of the foregoing have been or will be duly and validly authorized and approved by any necessary City proceedings, findings, and actions. Accordingly, this Agreement constitutes the legal, valid and binding

obligation of the City, is enforceable in accordance with its terms and provisions, and does not require the consent of any other governmental authority. GOODWILL INDUSTRIES OF NORTHERN ILLINOIS AND WISCONSIN STATELINE AREA, INC., an Illinois not-for-profit corporation hereby represents and warrants that it is a duly organized, validly existing Illinois corporation and that it has the right, power, and authority to execute, deliver, and perform the terms and obligations of this Agreement, and that this Agreement constitutes the legal, valid, and binding obligation of Goodwill Industries of Northern Illinois and Wisconsin Stateline Area, Inc., an Illinois not-for-profit corporation, enforceable in accordance with its terms and provisions.

IN WITNESS WHEREOF, the City and Recipient have executed this Agreement on the date above first written.

CITY OF ROCKFORD
A Municipal Corporation

BY: _____ _____
Thomas P. McNamara, Mayor Date

ATTEST: _____ _____
Angela L. Hammer, Legal Director Date

GOODWILL INDUSTRIES OF NORTHERN ILLINOIS AND WISCONSIN STATELINE AREA, INC., an Illinois Non-For-Profit Corporation

BY: _____ _____
Date

Title: _____

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Electrical Workers Trades Program

IBEW Local 364, located in Rockford, IL is a labor union representing professional electrical workers in Northern Illinois. They train and provide skilled electricians for construction and maintenance, focusing on safety and high-quality work in counties like Winnebago, Boone, and DeKalb.

Goodwill Industries is a local nonprofit organization headquartered in Rockford, IL that serves 18 counties in Northern Illinois and the Wisconsin Stateline Area. Goodwill provides training and support services including a Building and Construction Trades program that works with the local trade unions to help individuals learn foundational math, construction, and building skills and apply to and work in the trades.

Many young adults who want to get into the Electrical trade lack the math skills, as well as necessary soft skills and understanding of the application process. This 8 week program will work with young adults and provide guidance in understanding and navigating the process, enhancing soft skills and necessary reading and critical thinking skills needed, and completing the IBEW math program, which meets the criteria for math requirements for the application process.

Key components of the program to be held in Fall 2026:

- 8 weeks in length, 2 nights per week for 4 hours per night = 64 hour program
- Each week =
    - One night focused on math program with IBEW
    - One night focused on reading comprehension and soft skills with Goodwill team
- Program goal = to better prepare individuals for IBEW application process including completion of the math module to satisfy application requirement
- Eligibility =
    - 8th grade math and reading level,
    - High School Diploma or GED,
    - Lives in the city of Rockford,
    - 17-25 years old
    - Has Driver's license or able to get it with Goodwill assistance
- Students will be paid $15/hour for all class time = $120/week and $960/program
- Students will earn a $250 bonus if the following 2 conditions are met:
    - They complete the full 8 weeks and graduate
    - Complete IBEW Apprenticeship application and take the aptitude test

- Additional support and coaching can be provided for students to include transportation help, assistance getting transcripts, etc.
- 70% of enrolled students should be minorities and/or women
- Goodwill will be responsible for reviewing all applications and selecting candidates for the program
- Goodwill will be on site for all classes to help students with any support needs or additional tutoring support.
- Students will have assistance applying to IBEW 364 including help with any fees for applications.
- Students who are not accepted into IBEW 364 will be able to attend an expo with other trades to learn about opportunities and obtain assistance applying.

Curriculum Modules include:

Week	Tuesday	Thursday
Pre-class orientation	Introduction to the Program, expectations, paperwork completed for stipend and other requirements (can be any day)	N/A
Week 1	Tour of the training center, introduction to math program and login, walk through expectations for completion rate	Tools and materials – Safety with tools and materials Safety at work Walkthrough for safety at training center
Week 2	Math program work with IBEW	Expectations at work -- Understanding of employers' expectations in regard to attendance, punctuality, behavior and attitude on the job Understanding of the employment contract – what you will bring to work and what the employer will provide Understanding how to advocate for your needs Learn to complete and interpret a timecard properly

Week 3	Math program work with IBEW	Ethics and teamwork – Self-awareness of ethics and boundaries Awareness of your effect on others in your team
Week 4	Math program work with IBEW	Critical thinking and conflict resolution - Understanding how to analyze and interpret information Understanding of how to handle conflict effectively at work Learn to review employment handbooks and understand content
Week 5	Math program work with IBEW	Communicating clearly – Understanding different methods of communication Understanding the differences in Communication with peers vs. communication with supervisors How to handle conflict effectively at work
Week 6	Math program work with IBEW	Interviewing and employment docs – Understand how to prepare for an interview, elevator pitches Ability to understand and complete employment paperwork Complete tax paperwork for employment
Week 7	Math program work with IBEW	Interview prep. Complete a mock interview and panel interview
Week 8	Math program work with IBEW	Test Prep & Test

Completion ceremony	Ceremony and completion certificate given

Costs for the program

Item	Cost per student	Number of students	Notes	Total
Stipends for students for 64 hours each	$960.00	30	$15/hour for students for all class time	$28,800.00
Completion bonus for applying to trade	$250.00	30	$250 bonus for completion which includes applying to the trade program	$7,500.00
Barrier reduction costs (help with Driver's license, application fees, transportation, steel toe boots, other)	250	30	$250 max per student, some may use all, some may use very little	$7,500.00
Program materials for Goodwill	250	30	Workbooks, tools for students to use	$7,500.00
Program materials for IBEW including math program access	200	30		$6,000.00
Staffing costs for Goodwill staff			4 staff including Intake to create, screen applicants and do all assessment testing, Case Manager and Program Instructor to be at all classes, Program Manager to help guide and oversee program and fringe for all positions	$27,872.00
TOTAL				**$85,172.00**

THE CITY OF ROCKFORD ILLINOIS, USA

Angela L. Hammer
Legal Director
Department of Law

Memorandum

TO: Alderwoman Janessa Neal, Chair
Planning and Development Committee

FROM: Joshua A. Versluys
Assistant City Attorney/Land Transaction Officer

RE: Grant of Easement to Commonwealth Edison at 850 S. Horace Ave.
(11-21-377-003)

DATE: June 12, 2026

City staff is recommending the granting of a permanent easement to Commonwealth Edison.

ComEd contacted the City to request a permanent easement on City-owned property located at 850 S. Horace Ave. (11-21-377-003). The easement is needed by ComEd so that they can install and maintain four (4) new power poles and accompanying power lines. The new infrastructure will allow the solar project on 844/850 S. Horace Avenue to connect to the power grid. Granting of the easement to ComEd would be consistent with the lease granted to the solar project in 2024-162-O.

Thank you

Joshua A. Versluys
Assistant City Attorney/Land Transaction Officer
City of Rockford

425 East State Street Rockford, Illinois 61104-1068 USA
Phone: 779-348-7154 Fax: 779-235-5697 **www.rockfordil.gov**

Rockford, Illinois Date: June 29, 2026

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Council Members:

The Committee on Planning and Development, to whom was referred the matter of the approval of the proposed Grant of Easement to ComEd for the City-owned property located at 850 S. Horace Ave., Rockford, Illinois (PIN# 11-21-377-003), hereby begs leave to report **recommending approval** of the request as recommended.

_____
Janessa Neal (Chair)

_____
Tim Durkee (Vice Chair)

_____
Karen Hoffman

_____
Dawn Granath

_____
Gina Meeks

Committee Action Taken: June 22, 2026

Neal: Ayes:___ Nays:____ Absent:____
Durkee: Ayes:___ Nays:____ Absent:____
Hoffman: Ayes:___ Nays:____ Absent:____
Granath: Ayes:___ Nays:____ Absent:____
Meeks: Ayes:___ Nays:____ Absent:____

GRANT OF EASEMENT

CITY of ROCKFORD, a municipal corporation ("Grantor") in consideration of the sum of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, hereby grant(s) and conveys to **COMMONWEALTH EDISON COMPANY**, an Illinois Corporation, (together with its licensees, successors and assigns, collectively, "Grantee"), an easement to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate, support, upgrade and remove, from time to time, poles, guys, anchors, wires, cables, fiber, conduits, manholes, transformers, pedestals, splice boxes, structures, appurtenances, or other facilities used in connection with or in support of overhead and underground transmission and distribution of electricity, communications, sounds and signals (collectively, the "Facilities"), together with right of access to the same and the right, from time to time, to trim, destroy, cut down, or remove trees, bushes, roots, saplings and other vegetation and to clear obstructions from the surface and subsurface as may be reasonably required incident to the grant herein given, in, over, under, across, along and upon the surface of property situated in Section 21, Township 44 North, Range 01, East of the Third Principal Meridian in Winnebago County, Illinois (the "Property"), further described below:

"EASEMENT DESCRIPTION"

An easement as legally described on the Exhibit "A" and as depicted on the Exhibit "B". Both exhibits attached hereto and made a part hereof.

PROPERTY ADDRESS: 850 S. Horace Avenue, Rockford, IL. 61102
P.I.N.: 11-21-377-003

Obstructions shall not be placed over the Facilities or in, upon or over the Easement Area without prior written consent of Grantee. After installation of any Facilities, the grade of the Property shall not be altered in a manner so as to interfere with the operation and maintenance thereof.

After Recording, Please Return To:

This instrument prepared by Jerry Bouska, 3 Lincoln Centre, 4th Floor, Oakbrook Terrace, Illinois 60181, on behalf of Commonwealth Edison Company.

Complete the Appropriate Acknowledgments on Reverse Side Hereof

The Grantor represents and warrants to the Grantees that Grantor is the true and lawful owner of the Property and has full right and power to grant and convey the rights conveyed herein.

The Easement is binding upon and shall inure to the benefits of the heirs, successors, assigns, and licensees of the parties hereto.

For Corporate or Trust Signature

IN WITNESS WHEREOF, the Grantor _____has caused this instrument to be executed on its behalf and its corporate seal to be affixed hereto this _____ day of _____, 2026.

By:_____ (_____ President) (Trust Officer)

_____ (_____ President) (Trust Officer)

ATTEST:_____

TITLE:_____

If grantor is a corporation or trust, complete the following:

State Of _____
County Of _____

I,_____ the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify that _____, (____President) (Trust Officer) of the _____, and _____,_____ Secretary of said corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth; and the said _____Secretary then and there acknowledged that he/she, as custodian of the seal of said corporation, did affix the seal to the foregoing instrument as his/her free and voluntary act and the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and NOTARIAL SEAL this _____ day of _____, 2026.

_____
Notary Public

APRIL 1, 2026
WO 20300540
ROCKFORD, IL
EXHIBIT A

P.I.N. 11-21-377-003

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 IN LIEBOVICH BROS. PLAT NO. 1, AS RECORDED ON NOVEMBER 25, 2008 IN BOOK 48 OF PLATS, PAGE 185B, DOCUMENT NO. 200800854307, CERTIFICATE OF CORRECTION RECORDED ON DECEMBER 4, 2008 IN DOCUMENT NO. 200800855196; THENCE NORTH 00 DEGREES 31 MINUTES 43 SECONDS WEST, ON THE WEST LINE OF SAID LOT 2, 366.42 FEET TO THE POINT OF BEGINNING; THENCE NORTH 43 DEGREES 59 MINUTES 48 SECONDS WEST, 127.45 FEET; THENCE NORTH 46 DEGREES 00 MINUTES 12 SECONDS EAST, 10.00 FEET; THENCE SOUTH 43 DEGREES 59 MINUTES 48 SECONDS EAST, 116.90 FEET TO THE WEST LINE OF SAID LOT 2; THENCE SOUTH 00 DEGREES 31 MINUTES 43 SECONDS EAST, ON SAID WEST LINE, 14.54 FEET TO THE POINT OF BEGINNING, IN WINNEBAGO COUNTY, ILLINOIS.

SAID EASEMENT CONTAINS 0.028 ACRES, MORE OR LESS

EXHIBIT B

850 S HORACE AVENUE, ROCKFORD, IL, 61102
SEC 21, T44N, R1E, WINNEBAGO COUNTY, IL

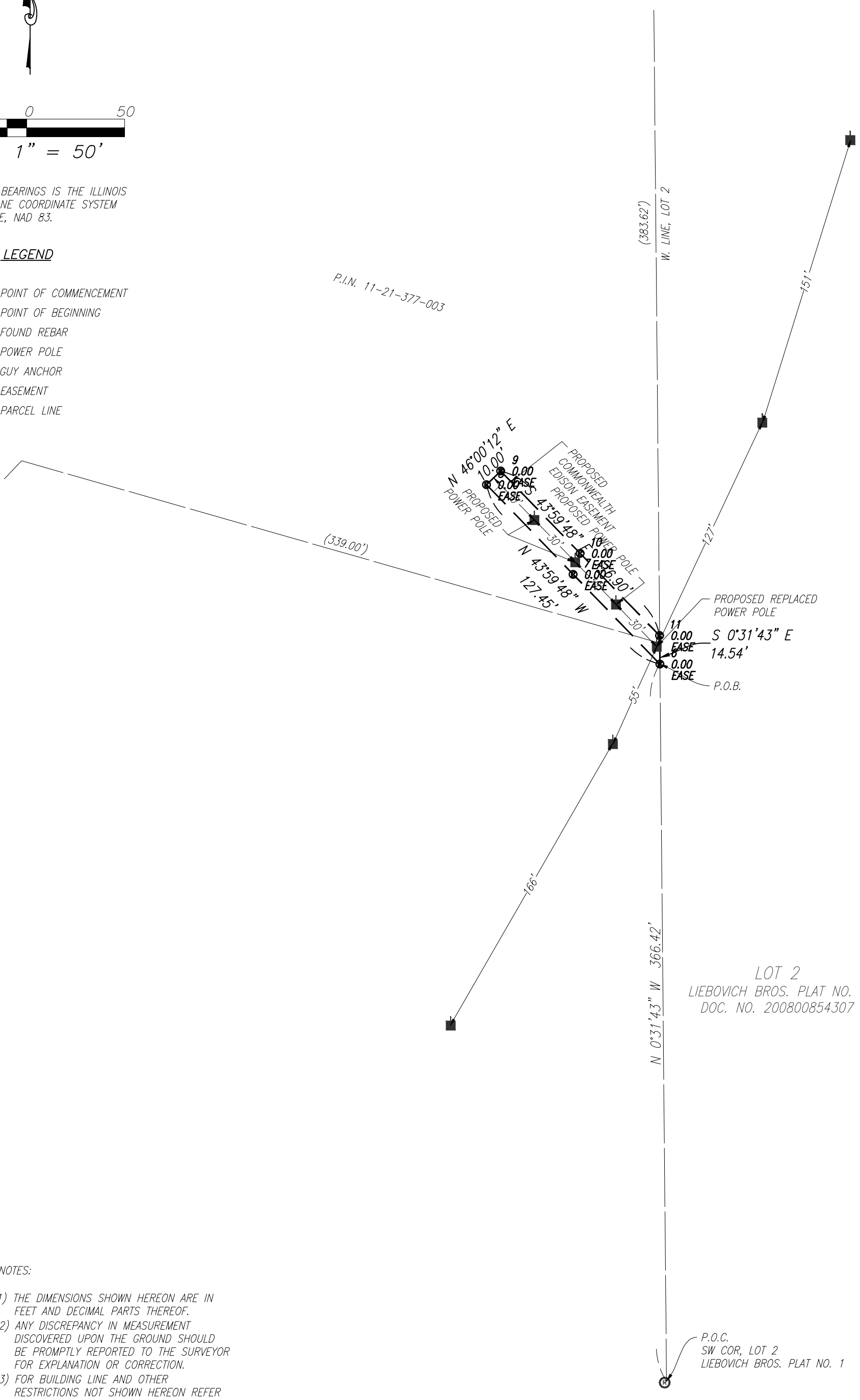
50 0 50

Scale: 1" = 50'

BASIS OF BEARINGS IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD 83.

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
⊗	FOUND REBAR
■	POWER POLE
^	GUY ANCHOR
— — — — —	EASEMENT
———————	PARCEL LINE



NOTES:

1) THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
2) ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.
3) FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.

No.	REVISION	BY	DATE

X:\PROJECTS\2026\2601\108933 EXELON FEJA 2026 T\CALCULATIONS\108933PE.DWG

0033PE	DRAWING NUMBER	OF 1	SHEET 1

ROCKFORD ILLINOIS

COMMONWEALTH EDISON EASEMENT
ROCKFORD J.I. CASE CDCS Q24-12196
WORK ORDER: 20300540
EXHIBIT B

DRAWN: BDE	CHK'D.: ECC
DESIGNED: –	APPRV'D.: –
DATE: 3/31/2026	
SCALE: 1" = 50'	
PROJECT NUMBER 2601-1089-33	

DLZ INDUSTRIAL SURVEYING, INC.
80 McDONALD AVENUE, UNIT D, JOLIET, IL 60431
TELEPHONE (815) 725-8840 FAX (815) 725-8849

THE CITY OF ROCKFORD ILLINOIS, USA

Thomas P. McNamara, Mayor

MEMORANDUM

TO: City Council
Planning and Development Committee

FROM: Todd Cagnoni, City Administrator
Jennifer Cacciapaglia, Mayor's Office of Domestic and Community Violence Prevention

RE: 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.

DATE: June 8, 2026

For your consideration, is a 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 utilizing Cannabis Funds in the amount of $400,000.

Comprehensive Community Solutions, Inc. (CCS) Alive & Free Program is a year-round, trauma-informed youth development and violence prevention initiative serving youth throughout Rockford, Illinois, particularly within the city's most economically distressed and violence-impacted neighborhoods. Alive & Free utilizes a holistic framework that integrates mentoring, emotional intelligence development, restorative practices, violence prevention, leadership development, conflict resolution, career awareness, and service learning.

The program has demonstrated measurable and significant outcomes during the 2025–2026 fiscal year with a 20% increase in math performance, a 3% increase in school attendance, and a 50% reduction in school referrals at McIntosh Elementary and Guilford High School.

Attached to this memo is a detailed explanation of the program, the approach and outcomes.

To sustain and expand these critical services, CCS respectfully requests $400,000 in funding support from the City of Rockford that will be matched by an additional $100,000 in matching funds provided through The Winnebago County Mental Health Board (WCMHB). This funding will allow Alive & Free to continue serving approximately 100 youth annually through trauma-informed mentoring, behavioral health support, social-emotional learning, violence prevention programming, case management, restorative practices, therapeutic services, and family stabilization supports.

Staff recommends approval of the proposed funding agreement as the request is consistent with City's efforts for community investment. Please let me know should you have any questions.

Rockford, Illinois Date: June 29, 2026

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Council Members:

The Committee on Planning and Development, to whom was referred the matter of the approval 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. The funding source is Cannabis Funds, hereby begs leave to report **recommending approval** of the request as recommended.

_____
Janessa Neal (Chair)

_____
Tim Durkee (Vice Chair)

_____
Karen Hoffman

_____
Dawn Granath

_____
Gina Meeks

Committee Action Taken: June 22, 2026

Neal: Ayes:___ Nays:____ Absent:____
Durkee: Ayes:___ Nays:____ Absent:____
Hoffman: Ayes:___ Nays:____ Absent:____
Granath: Ayes:___ Nays:____ Absent:____
Meeks: Ayes:___ Nays:____ Absent:____

FUNDING AGREEMENT

THIS AGREEMENT (“AGREEMENT”), entered into this ___ day of _____, 2026, by and between the City of Rockford, an Illinois municipal corporation ("City"), and Comprehensive Community Solutions, Inc., an Illinois not-for-profit corporation, (“Recipient”) at 917 South Main Street, Rockford Illinois (the "Parties”).

RECITALS

WHEREAS, the City 3% Cannabis Recreation Tax has a designated purpose of funding programs for economic and business development; education; youth programming; job training; health; or other financial assistance to individuals, businesses, and communities within the City of Rockford that have been disproportionately impacted by cannabis-related laws; and

WHEREAS, Recipient operates Alive & Free Program, a year-round, trauma-informed youth development and violence prevention initiative serving youth throughout Rockford, Illinois, particularly within the city’s most economically distressed and violence-impacted neighborhoods; and

WHEREAS, Alive & Free was designed to address the root causes of violence while helping youth strengthen social-emotional learning, improve academic engagement, reduce behavioral incidents, and develop the tools necessary to make healthy decisions, build positive relationships, and become productive community leaders; and

WHEREAS, Alive & Free operates through school partnerships, after-school programming, mentoring, workshops, case management, family engagement, and community-based activities grounded in evidence-based trauma-informed practices; and

WHEREAS, the program has demonstrated measurable and significant outcomes during the 2025–2026 fiscal year. Alive & Free exceeded its annual assessment goal by completing over 60 new assessments—200% of its target—with three months still remaining in the fiscal year. Participants achieved a 20% increase in math performance, a 3% increase in school attendance, and a 50% reduction in school referrals at McIntosh Elementary and Guilford High School;

NOW, THEREFORE, BE IT RESOLVED, the City and Recipient mutually agree as follows:

1. **RECITALS**. The above recitals are incorporated by reference and made a part of this Agreement.

2. **TERM**. The term of this Agreement shall be from July 1, 2026 to June 30, 2027.

3. **PAYMENTS**. Subject to the terms of this Agreement, applicable law, and appropriation by the City Council, during the term of this Agreement the City will provide funding to the

Recipient in a total amount not to exceed Four Hundred Thousand Dollars ($400,000) for the expenses, activities and costs as more fully set forth in the document attached as Exhibit "A", which is incorporated herein by reference, pursuant to the following schedule:

(i) Within Sixty (60) days of the execution of this Agreement the City shall provide funds to Recipient in the amount of Two Hundred Thousand Dollars ($200,000);

(ii) Subject to the acceptance and approval of the documentation required pursuant to Section 6, on 1/1/27 the City shall provide funds to the Recipient in the amount of Two Hundred Thousand Dollars ($200,000).

4. **NON-APPROPRIATION**. Funding for this Agreement is subject to the availability of funds and their appropriation by the City Council. If no funds or insufficient funds are appropriated and budgeted in any fiscal period of the City for payments to be made under this Agreement, then the City will notify Recipient in writing of that occurrence, and this Agreement will terminate on the earlier of the last day of the fiscal period for which sufficient appropriation was made or whenever the funds appropriated for payment under this Agreement are exhausted. No payments will be made or be due under this Agreement beyond those amounts appropriated and budgeted by the City to fund payments under this Agreement. The City's payment obligations under this Agreement shall constitute a current expense payable exclusively from legally available, unencumbered funds appropriated in the then-current fiscal year. Nothing in this Agreement shall constitute a pledge, loan, or extension of the City's faith and credit, general obligation, or taxing authority, nor shall it create any indebtedness, special fund, or multiple-fiscal year financial obligation within the meaning of any constitutional, statutory, or municipal code provision.

5. **USE OF FUNDS**.

5.1 Recipient shall use funds to support operational costs, including staff salaries, in the operation of Alive and Free Program consistent with Exhibit A and this Agreement.

5.2 All funds provided by the City pursuant to this Agreement will be held, managed and expended by Recipient and shall be used solely for operation and capital costs in the operation of the Alive and Free Program consistent with Exhibit A and this Agreement.

5.3 Upon the natural expiration or earlier termination of this Agreement, Recipient shall immediately cease all further expenditures of City funds. Within thirty (30) calendar days following such expiration or termination, Recipient shall conduct a final financial accounting of the program and return all unutilized or unexpended funds to the City. Any funds expended by Recipient in violation of this Agreement, or remaining unspent after the designated program period, shall constitute a debt owed to the City and must be repaid in full within the same thirty (30) day period.

6. **DOCUMENTATION, RECORDS AND AUDIT**.

6.1 *Record Retention and Accounting Standard*. The Recipient shall maintain comprehensive financial, administrative, and programmatic records—including itemized receipts, payroll ledgers,

and evidence of expenditures—sufficient to fully verify all costs incurred under this Agreement. This accounting system must comply with Generally Accepted Accounting Principles (GAAP). The Recipient shall retain all such records for at least three (3) years following the final payment of any City moneys pursuant to this Agreement.

6.2 *Reporting Requirements*. During the term of this Agreement, the Recipient shall submit these financial and programmatic tracking documents to the City on a quarterly basis, and within ten (10) business days of any written request by the City.

6.3 *Shared Cost Allocations*. If the Recipient utilizes personnel, equipment, or facilities for both this program and separate operations, it must maintain detailed, contemporaneous records justifying the percentage-based allocation of those shared costs to this Agreement.

6.4 *Inspections and Site Visits*. The City retains the right to conduct physical inspections of the Recipient's equipment, program sites, and administrative premises to confirm Agreement compliance. The City will make reasonable efforts to provide advance notice and coordinate scheduling, provided such coordination does not compromise the purpose of the inspection.

6.5 *Statutory Access*. No provision in this Agreement shall impair, limit, or affect any statutory right of access to records, documents, or data that the City, State, or any other government agency possesses under applicable law.

7. **PERMITTING AND CODES**. Recipient shall comply with all applicable federal, state, county, municipal or administrative laws, ordinances, rules, regulations, codes and orders relating in any way to the operation of the Alive & Free Program.

8. **NO AGENCY, PARTNERSHIP, JOINT VENTURE, OR EMPLOYMENT RELATIONSHIP**. **NO THIRD-PARTY BENEFICIARY**. Nothing in this Agreement, including the City's funding of the program, review of documentation, right to monitor grant compliance, or approval of payment requests, shall be construed to create an agency, partnership, joint venture, employment, borrowed-servant, franchise, or other representative relationship between the City and Recipient, or between the City and any of the Recipient's directors, officers, employees, volunteers, contractors, vendors, customers, or agents. Recipient shall not represent that it has authority to bind the City or that the City operates, controls, sponsors, endorses, or manages the Alive & Free Program, except to the limited extent expressly stated in this Agreement. Recipient shall perform as an independent contractor with sole control of the manner and means of performing this Agreement. Recipient shall complete this Agreement according to Recipient's own means and methods of work, which shall be in the exclusive charge and control of Recipient and which shall not be subject to control or supervision by the City except as to the result of the work. Recipient is, for all purposes arising out of this Agreement, an independent contractor, and neither Recipient employees nor its affiliates, assigns, agents or subcontractors shall be deemed an employee, agent, partner, or joint-venturer of the City, by reason of this Agreement. Nothing contained in this Agreement or any act of the City or Recipient shall be deemed or construed by any of the Parties hereto, or third persons, to create any relationship of third-party beneficiary.

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9. **REQUIRED INSURANCE**.

9.1 During the Term of this Agreement, the Recipient shall procure and maintain, at its sole cost and expense, insurance coverage from insurers authorized to do business in the State of Illinois and reasonably acceptable to the City. Unless otherwise approved in writing by the City, the Recipient shall maintain at least the following minimum coverages:

(i) *Commercial General Liability***:** Written on an occurrence basis, with limits of not less than $1,000,000 per occurrence and $2,000,000 general aggregate, covering bodily injury, property damage, personal injury, and contractual liability. This policy must explicitly include Sexual Abuse and Molestation (SAM) coverage with a limit of not less than $1,000,000 per occurrence, either as an endorsement or a standalone policy.

(ii) *Professional Liability* (Errors & Omissions): Covering claims arising out of the performance of professional youth counseling, mentoring, or intervention services under this Agreement, with limits of not less than $1,000,000 per claim and $2,000,000 aggregate.

(iii) *Business Automobile Liability*: Covering all owned, leased, hired, and non-owned vehicles utilized in connection with the Alive & Free Program (including any participant transportation activities), with a combined single limit of not less than $1,000,000 per accident.

(iv) *Workers' Compensation and Employer's Liability*: Statutory benefits in full compliance with the Illinois Workers' Compensation Act (820 ILCS 305/1 *et seq*.). Employer's Liability limits must be not less than $500,000 per accident for bodily injury, $500,000 per employee for disease, and $500,000 total policy limit for disease.

(v) Commercial Property: Covering all equipment, technology, fixtures, and supplies used in the operation of the Alive & Free Program against loss or damage by theft, fire, or other standard perils.

9.2 *Additional Insured and Proof of Coverage*. The City of Rockford must be named as an Additional Insured on all liability policies except Workers' Compensation. Prior to the disbursement of any City funds, the Recipient shall file with the City a Certificate of Insurance (COI) along with a Waiver of Subrogation endorsement in favor of the City.

9.3 The Recipient shall require any subcontractor or third party materially involved in the operation of the Alive & Free Program to maintain insurance appropriate to that party's role and matching the risk standards required of the Recipient herein.

9.2 *Evidence of Insurance*. Prior to the disbursement of any City funds or the commencement of any services under this Agreement, and upon each policy renewal thereafter, the Recipient shall provide the City with Certificates of Insurance (COI) and copies of the actual policy endorsements evidencing all required coverages. The Recipient acknowledges that a COI alone is insufficient to grant additional insured status, and the City's receipt or acceptance of any insurance

documentation shall not waive the Recipient's strict obligation to maintain the specific coverages required herein.

9.3 *Notice of Cancellation or Material Change*. The Recipient shall maintain all required insurance policies in full force without lapse throughout the term of this Agreement. The Recipient shall provide written notice to the City within three (3) business days of receiving any notice of cancellation, non-renewal, lapse, or material reduction in coverage. If any required insurance coverage is threatened with cancellation or material reduction, the Recipient shall immediately procure replacement coverage matching the standards of this Agreement to ensure there is no gap in protection.

10. **INDEMNIFICATION**. Recipient agrees to release, defend, indemnify, and hold harmless the City of Rockford, its representatives, officers, agents and employees from any and all claims, causes of action, demands for damages, suits, either in law or in equity, or expenses or liabilities of any kind, arising out of or by virtue of the execution and performance of this Agreement or any other agreement entered into pursuant to this Agreement. Recipient shall ensure that all subcontracts executed in connection with this Agreement contain a provision requiring the subcontractor to defend, indemnify, and hold harmless the City to the same extent required of Recipient herein. In the event that any action or proceeding is brought against the City, or its representatives, officers, agents and/or its employees, by reason of any such claim or demand, Recipient will at its sole cost and expense, resist or defend such action or proceeding.

11. **NON-ASSIGNABILITY**. Recipient shall not assign, transfer, convey, pledge, delegate, subcontract, or otherwise dispose of this Agreement, any interest in this Agreement, any right to receive funds under this Agreement, or any duty or obligation under this Agreement, in whole or in part, without the prior express written consent of the City. Any attempted assignment, transfer, delegation, or subcontracting without such prior written consent shall be void and shall constitute a material breach of this Agreement. For purposes of this section, an assignment includes, without limitation, any transfer of this Agreement or program responsibilities to another entity, any transfer of the right to receive payment, and any merger, consolidation, dissolution, reorganization, change in control, or other transaction that results in a material change in the entity responsible for performance under this Agreement. Notwithstanding the foregoing, Recipient may use ordinary-course vendors, suppliers, employees, volunteers, or contractors in connection with the mobile grocery program, provided that Recipient remains solely responsible for performance of this Agreement and for the acts and omissions of such persons or entities.

12. **LEGAL COMPLIANCE**. Recipient shall comply with all applicable federal, state and local laws, codes, rules and regulations in performing its duties, responsibilities and obligations pursuant to this Agreement.

13. **NON-DISCRIMINATION**. Recipient shall comply, and shall cause its officers, directors, employees, agents, volunteers, contractors, subcontractors, vendors, and any other persons or entities acting on its behalf to comply, with all applicable federal, state, and local non-discrimination, equal opportunity, civil rights, fair employment, public accommodation, accessibility, language-access, and anti-retaliation laws, ordinances, rules, regulations, executive

orders, grant conditions, and funding-source requirements, including, without limitation, the Illinois Human Rights Act, 775 ILCS 5/1-101 *et seq*.; applicable rules and regulations of the Illinois Department of Human Rights; applicable federal civil rights laws and regulations; and, to the extent applicable, the City of Rockford Code of Ordinances, including the City's Equal Opportunity Employment requirements, in its operation and provision of services contemplated by this Agreement.

14. **CONFLICT OF INTEREST**. No member of the Rockford City Council, nor any other public official or employee who exercises any functions or responsibilities with respect to this program during their tenure or for one year thereafter, shall have any personal or financial interest, direct or indirect (other than employee salary), in this Agreement or its proceeds. Recipient, including its employees, successors, and assigns, shall strictly comply with all applicable conflict of interest laws, including the Illinois Public Officer Prohibited Activities Act (50 ILCS 105/0.01 *et seq*.), the Illinois Municipal Code (65 ILCS 5/1-1-1 *et seq*.), and the City of Rockford Code of Ordinances. The obligations and restrictions of this Section shall survive the expiration or earlier termination of this Agreement.

15. **TERMINATION**.

15.1 *Events of Termination*. The City may terminate this Agreement immediately upon written notice if Recipient: (i) undergoes voluntary or involuntary dissolution; (ii) requests termination in writing, subject to the City's sole approval; or (iii) fails to cure a default under Section 15.2.

15.2 *Termination for Cause*. If Recipient breaches any obligation or covenant, the City shall issue a written notice of default. If Recipient fails to cure the default to the City's sole satisfaction within thirty (30) calendar days of receiving notice, the City may terminate this Agreement immediately.

15.3 *Liabilities upon Termination*. Upon termination, Recipient is entitled only to reimbursement for eligible, non-refundable expenses properly incurred before receiving the termination notice. The City may permanently withhold or set off any remaining grant funds to cover damages caused by the breach, and Recipient remains fully liable for all resulting damages.

15.4 *Alternative Remedies*. Instead of or prior to termination, the City may temporarily withhold, reduce, or suspend funding for any nonconformance. Exercising an alternative remedy does not waive the City's right to subsequently terminate this Agreement.

16. **WAIVER**. Either party to this Agreement may elect to waive any remedy hereunder, provided that such waiver shall be in writing. No such waiver shall operate or be construed as a waiver of any other right or remedy, nor shall it constitute a continuing waiver of any subsequent, separate, or ongoing breach.

17. **ADMINISTRATION**. The terms and provision of this Agreement shall be administered on behalf of the City by its Director of Community and Economic Development or designee. Unless law otherwise requires, all necessary notices, submissions, and approvals shall be given to or by the Director.

18. **NOTICES**. All notices, approvals, demands, requests, or other documents required or permitted under this Agreement, other than routine communications necessary for the day-to-day operation of this program, shall be deemed properly given if hand delivered or sent by United States registered mail, postage prepaid, at the following addresses:

AS TO THE CITY:

Director,
Community & Economic Development Department
City of Rockford
425 E. State Street
Rockford, Illinois 61104

With copies to:
Legal Director
City of Rockford
425 E State Street
Rockford, Illinois 61104

AS TO COMPREHENSIVE COMMUNITY SOLUTIONS, INC., AN ILLINOIS NOT-FOR-PROFIT CORPORATION:

CCS, Inc.
917 South Main Street
Rockford Illinois 61101

19. **AMENDMENTS**. This Agreement may be amended by written instrument executed by the Parties hereto, acting therein by their duly authorized representatives. Any amendment(s) hereto must be approved by the City Council of the City of Rockford by resolution.

20. **SEVERABILITY**. If any term or provision of this Agreement or the application thereof to any person or circumstances, shall to any extent, be held invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be effected thereby, and each remaining term and provision hereof shall be deemed valid and be enforced to the fullest extent permitted by law.

21. **GOVERNING LAW**. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois and the Ordinances of the City of Rockford.

22. **COUNTERPARTS**. This Agreement may be signed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

23. **ENTIRE AGREEMENT**. This Agreement, including any exhibits or attachments hereto,

constitutes the entire agreement between the Parties regarding its subject matter and supersedes all prior or contemporaneous oral or written agreements, understandings, representations, or negotiations.

24. **FORCE MAJEURE**. Neither party shall be liable or responsible to the other party, or be deemed to have defaulted under or breached this agreement, for any failure or delay to fulfill its obligations under this Agreement when and to the extent such failure or delay is caused by or results from acts beyond the impacted party's reasonable control, including, but not limited to, the following force majeure events: acts of God, acts of the public enemy, wars, invasions, hostilities, state or federal governmental action, laws, orders, or rules, acts of terrorism, fires, floods, earthquakes, epidemics, pandemics, quarantine restrictions, national or regional emergencies, labor difficulties, freight embargoes, and transportation shortages. The party claiming excuse from performance ("Claiming Party") must take reasonable efforts to remove the cause of its inability to perform or its delay in performance. The Claiming Party must give prompt written notice to the other party of the Force Majeure Event, specifying its nature and anticipated duration, and provide an estimate of when performance may continue.

25. **AUTHORITY**.

25.1 *Actions*. The City covenants to Recipient and agrees that the City will take such actions as may be required and necessary to enable the City to execute this Agreement and to carry out fully and perform the terms, covenants, agreements, duties, and obligations on its part to be kept and performed as provided by the teams and provisions hereof.

25.2 *Powers*. The City hereby represents and warrants to Recipient that the City has full constitutional and lawful right, power, and authority under currently applicable law to execute, deliver, and perform the terms and obligations of this Agreement, and all of the foregoing have been or will be duly and validly authorized and approved by any necessary City proceedings, findings, and actions. Accordingly, this Agreement constitutes the legal, valid and binding obligation of the City, is enforceable in accordance with its terms and provisions, and does not require the consent of any other governmental authority. Comprehensive Community Solutions, Inc., an Illinois not-for-profit corporation hereby represents and warrants that it is a duly organized, validly existing Illinois corporation and that it has the right, power, and authority to execute, deliver, and perform the terms and obligations of this Agreement, and that this Agreement constitutes the legal, valid, and binding obligation of Comprehensive Community Solutions, an Illinois not-for-profit corporation, enforceable in accordance with its terms and provisions.

DRAFT

IN WITNESS WHEREOF, the City and Recipient have executed this Agreement on the date above first written.

CITY OF ROCKFORD
A Municipal Corporation

BY: _____ _____
Thomas P. McNamara, Mayor Date

ATTEST: _____ _____
Angela L. Hammer, Legal Director Date

Comprehensive Community Solutions, Inc., an Illinois not-for-profit corporation

BY: _____ _____
Date

Title: _____

DRAFT

917 South Main St., Rockford, IL 61101 Office: 815-963-6236 Fax: 815-963-1002

ALIVE & FREE

A PROGRAM OF COMPREHENSIVE COMMUNITY SOLUTIONS, INC.

Supporting Youth Impacted by Violence in Rockford

Program Overview, Impact, Budget & A Request for Sustainability Funding

The purpose of this document is to request funding to sustain Comprehensive Community Solutions' Alive & Free Program following the loss of state-supported RPSA funding, which is ending due to the expiration of federal COVID-19 relief funding allocated through the State of Illinois.

Prepared by:

William Chatman,

Executive Director/CEO,

Comprehensive Community Solutions, Inc.

Program Summary & Impact

Comprehensive Community Solutions, Inc. (CCS) Alive & Free Program is a year-round, trauma-informed youth development and violence prevention initiative serving youth throughout Rockford, Illinois, particularly within the city's most economically distressed and violence-impacted neighborhoods. Alive & Free was designed to address the root causes of violence while helping youth strengthen social-emotional learning, improve academic engagement, reduce behavioral incidents, and develop the tools necessary to make healthy decisions, build positive relationships, and become productive community leaders. The program operates through school partnerships, after-school programming, mentoring, workshops, case management, family engagement, and community-based activities grounded in evidence-based trauma-informed practices.

Alive & Free utilizes a holistic framework that integrates mentoring, emotional intelligence development, restorative practices, violence prevention, leadership development, conflict resolution, career awareness, and service learning. Youth receive individualized support through structured mentoring sessions, social-emotional learning workshops, behavioral health assessments, and positive youth development activities. CCS staff work collaboratively with schools, families, and community partners to reinforce positive behavioral outcomes and create safe, supportive environments where youth can thrive academically, socially, and emotionally.

The program has demonstrated measurable and significant outcomes during the 2025–2026 fiscal year. Alive & Free exceeded its annual assessment goal by completing over 60 new assessments—200% of its target—with three months still remaining in the fiscal year. Participants achieved a 20% increase in math performance, a 3% increase in school attendance, and a 50% reduction in school referrals at McIntosh Elementary and Guilford High School. Staff also facilitated approximately 1,800 workshops and supported youth in completing 360 community service hours while participating in 16 educational and cultural outings throughout the region.

Alive & Free places a strong emphasis on trauma-informed care and emotional wellness. Participants demonstrated substantial growth in emotional intelligence, self-regulation, communication skills, decision-making, and conflict resolution. Through interactive SEL workshops, restorative practices, and mentoring, youth developed the ability to recognize emotions, manage stress, resist negative peer influence, and navigate challenges peacefully. Surveys showed that 92% of participants reported increased workforce readiness and improved emotional wellness, while many participants demonstrated stronger leadership skills, healthier peer relationships, and greater confidence in school and community settings.

CCS's organizational commitment to trauma-informed care further strengthens the Alive & Free Program. In FY26, CCS earned an overall trauma-informed organizational score of 112.09 on the Capacity Building Assessment Tool for Organizations (CBAT-O), significantly exceeding the benchmark required to be considered trauma-informed. The

assessment highlighted CCS's strengths in cultural responsiveness, staff support, trauma-informed supervision, and evidence-based practices.

Through Alive & Free, CCS continues to build safer schools, healthier relationships, stronger families, and more resilient communities. By combining trauma-informed behavioral health strategies with mentorship, education, leadership development, and community engagement, Alive & Free is creating measurable, lasting change for youth and families throughout Rockford.

Who Does The Alive & Free Program Serve

The Alive & Free Program serves youth ages 11 through young adults age 24 throughout Rockford, Illinois, particularly those living in communities disproportionately impacted by poverty, trauma, violence, school disengagement, and limited access to supportive resources. The program primarily works with elementary schools, middle schools, high schools, and youth programs through partnerships with schools and community partners, while also supporting at-risk youth involved in broader CCS community programming.

Alive & Free is specifically designed to support youth who may be struggling with behavioral challenges, emotional regulation, exposure to violence, academic difficulties, peer conflict, family instability, or other trauma-related stressors. The program provides trauma-informed mentoring, social-emotional learning, behavioral health support, restorative practices, leadership development, and violence prevention services to help young people build resilience, improve decision-making, strengthen relationships, and successfully transition into healthy adulthood.

Program Model

Alive & Free delivers a comprehensive trauma-informed model built around four core components: Screening & Assessment, Trauma-Informed Psychoeducation, Therapeutic Services, and Service Linkage & Resource Navigation. This framework is designed to identify trauma early, provide behavioral health support, stabilize youth and families, and connect participants to long-term community resources and services.

Youth receive individualized assessments using evidence-based tools such as the IM+CANS, ACES Questionnaire, Mental Health Diagnostic Screening Tools, Suicide Assessments, Nutritional Assessments, and Trauma Assessments to identify emotional, behavioral, environmental, and trauma-related needs that may contribute to violence, instability, or school disengagement. Through trauma-informed psychoeducation, Alive & Free helps youth and families understand the effects of trauma, violence exposure, toxic stress, and adverse childhood experiences (ACEs) while teaching emotional regulation, self-awareness, stress management, communication skills, and healthy coping strategies to interrupt cycles of violence and retaliation.

The program also provides access to a wide range of evidence-based therapeutic interventions through partnerships with behavioral health professionals, including Cognitive Behavioral Therapy (CBT), Trauma-Focused CBT, EMDR Therapy, Solution-

Focused Therapy, Psychodynamic Therapy, Multisystemic Therapy, Functional Family Therapy, Crisis Intervention, and Intensive Retaliation & Gun Violence Cognitive Behavioral Therapy Groups.

A key component of the model is mentoring and the development of positive adult relationships. Alive & Free utilizes both one-to-one and group mentoring models that connect youth with trusted adults who provide encouragement, accountability, leadership development, and long-term support centered around each participant's individualized case plan and personal goals.

Alive & Free also creates structured, trauma-informed environments where youth can safely process emotions, build self-confidence, improve communication skills, and learn peaceful conflict resolution through mentoring, fitness activities, group engagement, classroom learning, and non-combative de-escalation strategies. Through structured life skills development, youth strengthen emotional regulation, healthy stress responses, social awareness, problem-solving, decision-making, relationship management, and strategies to avoid violence and retaliation.

Recognizing that trauma impacts entire families, Alive & Free also provides whole-family and wraparound support services, including case management, transportation assistance, substance abuse referrals, crisis intervention, educational support, housing referrals, and connections to mental health and domestic violence services to help stabilize both youth and families.

The program operates through strong collaboration with schools, law enforcement, the Mayor's Office on Domestic and Community Violence Prevention, the Family Peace Center, behavioral health agencies, and grassroots organizations to address the root causes of violence through coordinated prevention and intervention strategies. The model is intentionally culturally responsive, equity-focused, and community-informed, ensuring that services are accessible and relevant to youth living in neighborhoods disproportionately impacted by poverty, trauma, racism, domestic violence, and firearm violence.

Why This Model Matters

The Alive & Free Model matters because it addresses the root causes of violence rather than simply responding to its symptoms. The program recognizes that trauma, poverty, domestic violence, toxic stress, and adverse childhood experiences (ACEs) are strongly connected to youth violence, school disengagement, emotional instability, and future justice involvement. Local data found that approximately 70% of first-time justice-involved youth had previously experienced or witnessed violence and trauma, demonstrating the urgent need for early intervention and trauma-informed care.

Alive & Free responds to these realities by creating safe, supportive, and relationship-centered environments where youth can heal, grow, and develop the skills needed to successfully navigate conflict and adversity. Through mentoring, social-emotional

learning, restorative practices, behavioral health support, and violence prevention education, youth strengthen emotional regulation, communication, problem-solving, self-awareness, and peaceful conflict resolution skills.

The program also provides wraparound support and service linkage for youth and families, recognizing that long-term stability and healing require coordinated community support systems. By partnering with schools, behavioral health providers, community organizations, grassroots leaders, and families, Alive & Free builds trust, increases protective factors, and strengthens community resilience.

Most importantly, Alive & Free has demonstrated measurable outcomes in improving school engagement, emotional wellness, workforce readiness, and reductions in behavioral incidents, helping create safer schools, stronger families, and healthier communities throughout Rockford.

Key Highlights

- **Trauma-Informed Violence Prevention Model:** Alive & Free addresses violence at its root by combining trauma-informed care, social-emotional learning (SEL), mentoring, behavioral health support, restorative practices, and conflict resolution strategies for youth exposed to violence, trauma, and chronic stress.
- **Demonstrated Reduction in Behavioral Incidents:** The program achieved a 50% reduction in school referrals among participating youth at McIntosh Elementary and Guilford High School, demonstrating measurable success in reducing behaviors often linked to future violence and school disengagement.
- **Strong School & Community Partnerships:** Due to the program's effectiveness, McIntosh Elementary expanded CCS's presence from 3 days per week to full-day programming 5 days per week, while both McIntosh Elementary and Guilford High School renewed partnerships for the upcoming school year.
- **Mental Health & Emotional Wellness Focus:** Alive & Free completed 100% of its annual mental health assessment goals and equips youth with emotional regulation, self-awareness, stress management, and decision-making skills that reduce aggression and improve long-term resilience.
- **Safe Spaces & Positive Adult Relationships:** The program creates structured, trauma-informed environments where youth develop trusting relationships with mentors and caring adults, increasing feelings of safety, belonging, accountability, and hope—critical protective factors against violence involvement.
- **High-Impact Social Emotional Learning (SEL):** Alive & Free delivers daily SEL workshops focused on emotional awareness, peer influence, self-control, empathy, conflict resolution, leadership, and healthy decision-making. Approximately 1,800 workshops have been completed across CCS programming this year alone.
- **Community Trust & Violence Prevention:** The program intentionally builds positive relationships between youth, families, law enforcement, schools, and community leaders through collaborative SEL outreach events designed to increase trust, reduce fear, and strengthen community cohesion.

- **Youth Voice & Community Safety Leadership:** Alive & Free helped administer the City of Rockford Youth GAP Survey to identify youth perspectives on violence, trauma, unsafe schools, lack of opportunity, distrust of systems, and gaps in prevention services. This ensures youth voices directly inform violence prevention strategies across the city.
- **Academic & Workforce Outcomes as Violence Prevention:** Participants achieved a 20% increase in math performance, improved attendance, stronger classroom engagement, and 92% increased workforce readiness—protective factors strongly associated with reduced violence involvement and improved long-term stability.
- **Restorative Practices & Conflict Intervention:** CCS's restorative classroom and SEL interventions have shown strong outcomes among high-risk youth, including improved behavior, emotional regulation, conflict resolution skills, and academic improvement among students previously exhibiting aggressive behaviors.
- **Evidence-Based & Trauma-Informed Organizational Capacity:** CCS earned a trauma-informed organizational score of 112.09 on the FY26 CBAT-O assessment, significantly exceeding the benchmark for trauma-informed service delivery and demonstrating CCS's ability to provide high-quality behavioral health and violence prevention services.
- **Community Engagement & Positive Identity Development:** Youth completed 360 hours of community service and participated in educational outings, leadership activities, and civic engagement opportunities that strengthen positive identity, community connection, and social responsibility.

Budget Overview

The table below outlines the request of funding from the City of Rockford to sustain the Alive & Free Programming through July 1, 2026 – June 30, 2027.

BUDGET OVERVIEW		
CATEGORY	**Requested Funding From The City of Rockford**	**Match Funding Provided By WCMHB**
Personnel	$133,120.00	$42,990.00
Fringe Benefits	$37,753.00	17,010.00
Program Costs (Supplies)	$79,969.00	
Contractual Costs	$50,000.00	$25,000
Occupancy Cost	$23,200.62	
Telecommunications Cost	$2,261.61	
Other Costs	$13,695.77	
Indirect Costs (15%)	$60,000.00	$15,000.00
Total	**$400,000.00**	**$100,000.00**

This funding allows CCS's Alive & Free program to service 100 youth a year with the services outlined in this document.

Request For Funding

Comprehensive Community Solutions, Inc. (CCS) respectfully requests funding to sustain the Alive & Free Program for the July 1, 2026 – June 30, 2027 program year following the loss of state-supported RPSA funding due to the expiration of federal COVID-19 relief funding allocated through the State of Illinois. Alive & Free is a year-round, trauma-informed youth development and violence prevention initiative serving youth ages 11–24 throughout Rockford, Illinois, particularly within communities disproportionately impacted by poverty, trauma, domestic violence, school disengagement, and firearm violence. The program addresses the root causes of violence through mentoring, social-emotional learning, restorative practices, behavioral health support, violence prevention education, case management, and wraparound support services designed to help youth heal, build resilience, strengthen relationships, and successfully transition into healthy adulthood.

Alive & Free has demonstrated measurable impact throughout Rockford during the 2025–2026 fiscal year. The program exceeded its annual assessment goal by completing over 60 new assessments—200% of its target—with three months remaining in the fiscal year. Participating youth demonstrated a 20% increase in math performance, a 3% increase in school attendance, and a 50% reduction in school referrals at McIntosh Elementary and Guilford High School. Additionally, staff facilitated approximately 1,800 workshops and supported youth in completing 360 hours of community service while participating in 16 educational and cultural outings throughout the region. Surveys also showed that 92% of participants reported increased workforce readiness and improved emotional wellness. These outcomes demonstrate Alive & Free's ability to reduce behavioral incidents, strengthen protective factors, improve academic engagement, and increase emotional stability among youth most impacted by violence and trauma.

To sustain and expand these critical services, CCS respectfully requests $400,000 in funding support from the City of Rockford that will be matched by an additional $100,000 in matching funds provided through The Winnebago County Mental Health Board (WCMHB), for a total program investment of $500,000. This funding will allow Alive & Free to continue serving approximately 100 youth annually through trauma-informed mentoring, behavioral health support, social-emotional learning, violence prevention programming, case management, restorative practices, therapeutic services, and family stabilization supports. Continued investment in Alive & Free represents an investment in safer schools, healthier families, stronger neighborhoods, and long-term violence prevention throughout the Rockford community.

THE CITY OF ROCKFORD ILLINOIS, USA

Thomas P. McNamara, Mayor

MEMORANDUM

TO: City Council
Planning and Development Committee

FROM: Todd Cagnoni, City Administrator
Sara Leys, Community and Development Director
Anna, Economic Development Manager

RE: 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.

DATE: June 8, 2026

For your consideration, is a 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. Funding Source is 2025 Casino Funds in the amount of $200,000 and 2026 Casino Funds in the amount of $622,000 for a total amount up to $822,000. This includes startup costs and support for 3 years of operations.

Farmers Rising, City Center Market and Northern Illinois Center for Nonprofit Excellence (NICNE) support a food insecurity action committee with a number of community partners working to address food insecurity. As they have evaluated ideas and needs across the community, a Mobile Grocery has been identified as solution for access. As they advanced forward, they utilized Northern Illinois Food Bank as a resource to assist and evaluate a service delivery model supported by a business plan.

This proposal is supported by the City's Policy on Addressing Food Insecurity, which states:

It is the policy of the City of Rockford to address food insecurity through coordinated municipal action, cross-sector partnerships, and strategic investment in community-based food systems. The City will work with community partners to eliminate barriers to food access, particularly in neighborhoods identified as food deserts or disproportionately impacted by poverty and systemic inequities.

GOALS Of POLICY:

1. Increase Access: Expand the availability of healthy and affordable food options, especially in underserved neighborhoods.

2. Support Local Food Initiatives: Partner with local farmers, growers, and community organizations, farmer markets, grocery stores to strengthen regional food systems.
3. Promote Equity: Prioritize investments in communities most impacted by food insecurity and ensure culturally appropriate food options.
4. Support Coordination: Support ongoing efforts to integrate nonprofits, schools, and healthcare partners to streamline food-related programs and services. Measure and Report Impact: Use data to prioritize projects, understanding the effect of proximity and cost on households, and track and report progress through regular data collection and evaluation of food insecurity trends.
5. Sustainability: Identify gaps and works towards a sustainable foundation that would provide for improved health outcomes related to nutrition for the future Rockford families.

Attached to this memo is a representation of their work, including a need analysis, community survey, business plan, and multiple year proforma. Terms of a funding agreement would set forth $372,00 in startup costs which covers the following:

Uses of Funds	Amount
Vehicles (Semi-Tractor + Refrigerated Trailer)	$340,000.00
Office & Other Equipment	$8,500.00
Capitalized Start-Up Costs	$23,500.00
Total Uses of Funds	**$372,000.00**

In addition to startup costs, operational support over a 3-year period up to $450,000 in City funds matched with private funding. A set $150,000 in year one and up to $150,000 in each of years two and three depending on the amount of dollars privately raised and overall operational costs. The below shows a lesser amount of City contribution in years two and three based on current goals and pricing.

OPERATING FUNDS

Sources of Funds	Year 1	Year 2	Year 3
Sponsorships — Public (City of Rockford)	$150,000.00	$25,490.00	$11,454.50
Grants — Foundation	$48,000.00	$50,400.00	$52,920.00
Corporate / Private Donations	$25,020.00	$25,000.00	$25,000.00
10% Profit Share — City Center Market*	$72,000.00	$165,600.00	$190,440.00
Total Sources of Funds	**$295,020.00**	**$266,490.00**	**$279,814.50**

**Profit sharing begins in Month 6 (10% of City Center Market monthly food sales = $12,000/month in Year 1). Grows at 15% annually with food sales.*

Uses of Funds	Year 1	Year 2	Year 3
Operations (wages, utilities, insurance, etc.)	$153,708.00	$168,510.00	$181,834.50
Food Subsidy Program	$30,000.00	$30,000.00	$30,000.00
Depreciation	$67,980.00	$67,980.00	$67,980.00
Total Uses of Funds	**$251,688.00**	**$266,490.00**	**$279,814.50**

Staff recommends approval of the proposed funding agreement for a total amount not to exceed $822,000. The request is consistent with City's Policy on Addressing Food Insecurity. Please let Sarah. Anna or I know should you have any questions.

425 East State Street Rocford, Illinois 61104-1068 USA
(815) 987-5600 (815) 967-6933 fax www.rockfordil.gov

Rockford, Illinois Date: June 29, 2026

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Council Members:

The Committee on Planning and Development, to whom was referred the matter of the approval 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. The funding source is 2025 and 2026 Casino Funds, hereby begs leave to report **recommending approval** of the request as recommended.

_____
Janessa Neal (Chair)

_____
Tim Durkee (Vice Chair)

_____
Karen Hoffman

_____
Dawn Granath

_____
Gina Meeks

Committee Action Taken: June 22, 2026

Neal: Ayes:___ Nays:____ Absent:____
Durkee: Ayes:___ Nays:____ Absent:____
Hoffman: Ayes:___ Nays:____ Absent:____
Granath: Ayes:___ Nays:____ Absent:____
Meeks: Ayes:___ Nays:____ Absent:____

FUNDING AGREEMENT

THIS FUNDING AGREEMENT ("AGREEMENT"), entered into this _____ day of _____, 2026, by and between the City of Rockford, an Illinois municipal corporation ("City"), and Angelic Organics Learning Center Inc., an Illinois not-for-profit corporation d/b/a Farmers Rising ("Farmers Rising") 1936 Rockton Road, Caledonia, IL 61011-9572 (the "Parties").

RECITALS

WHEREAS, the City has established a citywide framework to reduce food insecurity by improving access to healthy, affordable, and culturally appropriate food. The City recognizes that access to food is a basic human need and a fundamental component of public health, economic stability, and quality of life; and

WHEREAS, the City has determined that addressing food insecurity through coordinated municipal action, cross-sector partnerships, and strategic investment in community-based food systems is necessary, and works with various community partners to eliminate barriers to food access, particularly in neighborhoods identified as food deserts or disproportionately impacted by poverty and systemic inequities; and

WHEREAS, a fully equipped, movable retail unit that travels on a rotating or scheduled basis to underserved communities, food deserts, or target neighborhoods within the municipality to sell a consistent inventory of fresh, nutritious food, and essential household staples at affordable or subsidized prices (a "Mobile Grocery") has been identified as one potential solution for access;

NOW, THEREFORE, BE IT RESOLVED, the City and Farmers Rising mutually agree as follows:

1. **RECITALS**. The above recitals are incorporated by reference and made a part of this Agreement.

2. **TERM**. The term of this Agreement shall be for four (4) years from date of execution of this Agreement.

3. **PAYMENTS**. Subject to the terms of this Agreement, applicable law, and appropriation by the City Council, during the term of this Agreement the City will provide funding to Farmers Rising in a total amount not to exceed Eight Hundred Twenty-Two Thousand Dollars ($822,000), with $372,000 directed to initial startup costs, and up to $450,000 directed to operating costs over a three (3) year period, as more fully estimated in the Project Plan which is attached hereto as Exhibit "A" and incorporated herein by reference, pursuant to the following schedule:

   (i) Within Sixty (60) days of the execution of this Agreement the City shall provide funds to Farmers Rising in the amount of Three Hundred Seventy-Two Thousand Dollars ($372,000) for startup cost as identified in Exhibit A.

(ii) Within Sixty (60) days of written notification to the City by Farmers Rising that it has purchased and taken delivery of the "Fixed Assets" identified on Page 12 of Exhibit A, the City shall provide funds to Farmers Rising in the amount of One Hundred Fifty Thousand Dollars ($150,000) for operational costs as identified in Exhibit A.

(iii) On the first anniversary of the start of operations of the Mobile Grocery Store (365 days following the placement into service of the equipment and personnel and the first offering of goods for sale to the general public as contemplated by this Agreement), Farmers Rising will be eligible for up to One Hundred Fifty Thousand Dollars ($150,000) for operational costs as last dollar of funding raised, provided the Mobile Grocery Store has thereafter operated on a continuing and regular basis through such anniversary.

(iv) On the second anniversary of the start of operations of the Mobile Grocery Store (730 days following the placement into service of the equipment and personnel and the first offering of goods for sale to the general public as contemplated by this Agreement), Farmers Rising will be eligible for up to One Hundred Fifty Thousand Dollars ($150,000) for operational costs as last dollar of funding raised, provided the Mobile Grocery Store has thereafter operated on a continuing and regular basis through such anniversary.

For purposes of this Section, temporary interruptions for maintenance, weather, or a Force Majeure Event under Section 24 shall not constitute a failure to operate on a continuing and regular basis.

4. **NON-APPROPRIATION**. Funding for this Agreement is subject to the availability of funds and their appropriation by the City Council. If no funds or insufficient funds are appropriated and budgeted in any fiscal period of the City for payments to be made under this Agreement, then the City will notify Farmers Rising in writing of that occurrence, and this Agreement will terminate on the earlier of the last day of the fiscal period for which sufficient appropriation was made or whenever the funds appropriated for payment under this Agreement are exhausted. No payments will be made or be due under this Agreement beyond those amounts appropriated and budgeted by the City to fund payments under this Agreement. The City's payment obligations under this Agreement shall constitute a current expense payable exclusively from legally available, unencumbered funds appropriated in the then-current fiscal year. Nothing in this Agreement shall constitute a pledge, loan, or extension of the City's faith and credit, general obligation, or taxing authority, nor shall it create any indebtedness, special fund, or multiple-fiscal year financial obligation within the meaning of any constitutional, statutory, or municipal code provision.

5. **USE OF FUNDS**.

5.1 Within Sixty (60) days of the receipt of the Three Hundred Thousand Seventy-Two Thousand Dollars ($372,000) in funds per Section 3(i) Farmers Rising shall establish a Mobile Grocery Store consistent with Exhibit A and this Agreement.

5.2 All funds provided by the City pursuant to this Agreement will be held, managed and expended by Farmers Rising and shall be used solely for operation and capital costs in the operation of Mobile Grocery Store consistent with Exhibit A and this Agreement.

5.3 Upon the natural expiration or earlier termination of this Agreement, Farmers Rising shall immediately cease all further expenditures of City funds. Within thirty (30) calendar days following such expiration or termination, Farmers Rising shall conduct a final financial accounting of the program and return all unutilized or unexpended funds to the City. Any funds expended by Farmers Rising in violation of this Agreement, or remaining unspent after the designated program period, shall constitute a debt owed to the City and must be repaid in full within the same thirty (30) day period.

5.4 To secure Farmers Rising's obligations under this Agreement, Farmers Rising grants the City a security interest in the tractor, trailer, and equipment purchased with City funds. Farmers Rising authorizes the City to file a UCC financing statement covering that property and to be listed as a secured party/lienholder on the certificate(s) of title for the tractor and trailer, and Farmers Rising shall sign any documents and take any actions the City reasonably requests to do so. Within thirty (30) days after the later of the natural expiration of this Agreement and the satisfaction of Farmers Rising's obligations under Section 5.3, the City shall file a UCC-3 Financing Statement Amendment terminating its Financing Statement and shall release any liens it holds on the certificate(s) of title.

6. **DOCUMENTATION, RECORDS AND AUDIT**.

6.1 During the term of this Agreement and for a period of two (2) years following the final payment of any amount by the City pursuant to this Agreement Farmers Rising shall maintain documentation for all expenditures, including expense reports and evidence of expenditures, sufficient to reflect and verify all costs of whatever nature claimed to have been incurred and anticipated to be incurred for or in connection with the performance of this Agreement. This system of accounting must be in accordance with generally accepted accounting principles and practices. During the term of this Agreement Farmers Rising shall provide such documentation to the City on a quarterly basis and additionally within ten (10) business days of any request for such documentation by the City.

6.2 To the extent that Farmers Rising conducts any business operations separate and apart from the activities required under this Agreement using, for example, personnel, equipment, supplies or facilities also used in connection with this Agreement, then Farmers Rising must also maintain and make similarly available to the City detailed records supporting the allocation to this Agreement of the costs and expenses attributable to any such shared usages.

6.3 The City shall have the right to make physical inspections of Farmers Rising's equipment and premises to confirm the information reflected in the documentation provided and Farmers Rising's compliance with the terms of this Agreement. The City will make reasonable efforts, consistent with the City's reason for making such inspection(s), to provide Farmers Rising with advance notice and coordinate the scheduling of any such inspections with Farmers Rising.

6.4 No provision in this Agreement granting the City a right of access to records and documents is intended to impair, limit or affect any right of access to such records and documents which the City, or any other government agency, would have in the absence of such provisions.

7. **PERMITTING AND CODES**. Farmers Rising shall comply with all applicable federal, state, county, municipal or administrative laws, ordinances, rules, regulations, codes and orders relating in any way to the operation of a Mobile Grocery Store.

8. **NO AGENCY, PARTNERSHIP, JOINT VENTURE, OR EMPLOYMENT RELATIONSHIP**. **NO THIRD-PARTY BENEFICIARY**. Nothing in this Agreement, including the City's funding of the program, review of documentation, right to monitor grant compliance, or approval of payment requests, shall be construed to create an agency, partnership, joint venture, employment, borrowed-servant, franchise, or other representative relationship between the City and Farmers Rising, or between the City and any of the Farmers Rising's directors, officers, employees, volunteers, contractors, vendors, customers, or agents. Farmers Rising shall not represent that it has authority to bind the City or that the City operates, controls, sponsors, endorses, or manages the mobile grocery store, except to the limited extent expressly stated in this Agreement. Farmers Rising shall perform as an independent contractor with sole control of the manner and means of performing this Agreement. Farmers Rising shall complete this Agreement according to Farmers Rising's own means and methods of work, which shall be in the exclusive charge and control of Farmers Rising and which shall not be subject to control or supervision by the City except as to the result of the work. Farmers Rising is, for all purposes arising out of this Agreement, an independent contractor, and neither Farmers Rising employees nor its affiliates, assigns, agents or subcontractors shall be deemed an employee, agent, partner, or joint-venturer of the City, by reason of this Agreement. Nothing contained in this Agreement or any act of the City or Farmers Rising shall be deemed or construed by any of the Parties hereto, or third persons, to create any relationship of third-party beneficiary.

9. **REQUIRED INSURANCE**.

9.1 During the Term of this Agreement, and for any longer period required by the applicable policy or this Agreement, Farmers Rising shall procure and maintain, at its sole cost and expense, insurance coverage sufficient to cover the risks arising from Farmers Rising's operation of the mobile grocery store and performance of this Agreement. Such insurance shall be issued by insurers authorized to do business in the State of Illinois and reasonably acceptable to the City. Unless otherwise approved in writing by the City's risk manager or authorized representative, Farmers Rising shall maintain at least the following coverage:

(i) Commercial General Liability Insurance, written on an occurrence basis, including coverage for bodily injury, property damage, personal and advertising injury, contractual liability, premises/operations, products and completed operations, and liability arising from the handling, storage, distribution, or sale of food and grocery products, with limits of not less than $1,000,000 per occurrence and $2,000,000 general aggregate.

(ii) Business Automobile Liability Insurance, covering all owned, leased, hired, borrowed, and non-owned vehicles used in connection with the mobile grocery store or this Agreement, including the mobile grocery vehicle and loading/unloading activities, with a combined single limit of not less than $1,000,000 per accident.

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(iii) Workers' Compensation Insurance Statutory benefits in full compliance with the Illinois Workers' Compensation Act (820 ILCS 305/1 et seq.), as amended, and Employer's Liability Insurance with limits of liability of not less than $500,000 per accident for bodily injury by accident, $500,000 per employee for bodily injury by disease, and $500,000 policy limit for bodily injury by disease, unless Farmers Rising has no employees and is exempt under applicable law.

(iv) Property, Equipment, Cargo, Spoilage, or Similar First-Party Coverage, as appropriate, covering vehicles, equipment, fixtures, refrigeration units, inventory, supplies, and other property used in the mobile grocery store operation, including loss or damage from theft, fire, refrigeration failure, spoilage, transit, or other risks reasonably associated with the funded program.

(v) Farmers Rising shall require any subcontractor, vendor, vehicle operator, food supplier, or other third party materially involved in the operation of the mobile grocery store to maintain insurance appropriate to that party's role and the risks of its activities.

9.2 *Evidence of Insurance*. Before receiving funds or commencing funded activities, and upon each renewal thereafter, Farmers Rising shall provide the City with certificates of insurance evidencing the required coverage. Upon request, Farmers Rising shall also provide copies of applicable additional-insured endorsements or blanket additional-insured policy provisions. A certificate of insurance, by itself, shall not be deemed to amend, extend, or create coverage not otherwise provided by the applicable policy or endorsement.

9.3 *Notice of Cancellation or Material Change*. All insurance policies shall provide that they may not be cancelled or modified, except for increase in coverage, without thirty (30) days prior-written notice to the City. Farmers Rising shall provide written notice to the City within five (5) business days after Farmers Rising receives notice of any cancellation, non-renewal, lapse, or material reduction of any insurance required under this Agreement. Farmers Rising shall not allow any required insurance to lapse and shall promptly replace any cancelled, non-renewed, or materially reduced coverage.

10. **INDEMNIFICATION**. Farmers Rising agrees to release, defend, indemnify, and hold harmless the City of Rockford, its representatives, officers, agents and employees from any and all claims, causes of action, demands for damages, suits, either in law or in equity, or expenses or liabilities of any kind arising out of Farmers Rising's performance or failure to perform under this Agreement, the operation of the Mobile Grocery Store, or the acts or omissions of Farmers Rising or its officers, employees, agents, volunteers, contractors, or vendors. Farmers Rising shall ensure that all subcontracts executed in connection with this Agreement contain a provision requiring the subcontractor to defend, indemnify, and hold harmless the City to the same extent required of Farmers Rising herein. In the event that any action or proceeding is brought against the City, or its representatives, officers, agents and/or its employees, by reason of any such claim or demand, Farmers Rising will at its sole cost and expense, resist or defend such action or proceeding.

11. **NON-ASSIGNABILITY**. Farmers Rising shall not assign, transfer, convey, pledge,

delegate, subcontract, or otherwise dispose of this Agreement, any interest in this Agreement, any right to receive funds under this Agreement, or any duty or obligation under this Agreement, in whole or in part, without the prior express written consent of the City. Any attempted assignment, transfer, delegation, or subcontracting without such prior written consent shall be void and shall constitute a material breach of this Agreement. For purposes of this section, an assignment includes, without limitation, any transfer of this Agreement or program responsibilities to another entity, any transfer of the right to receive payment, and any merger, consolidation, dissolution, reorganization, change in control, or other transaction that results in a material change in the entity responsible for performance under this Agreement. Notwithstanding the foregoing, Farmers Rising may use ordinary-course vendors, suppliers, employees, volunteers, or contractors in connection with the mobile grocery program, provided that Farmers Rising remains solely responsible for performance of this Agreement and for the acts and omissions of such persons or entities.

12. **LEGAL COMPLIANCE**. Farmers Rising shall comply with all applicable federal, state and local laws, codes, rules and regulations in performing its duties, responsibilities and obligations pursuant to this Agreement.

13. **NON-DISCRIMINATION**. Farmers Rising shall comply, and shall cause its officers, directors, employees, agents, volunteers, contractors, subcontractors, vendors, and any other persons or entities acting on its behalf to comply, with all applicable federal, state, and local non-discrimination, equal opportunity, civil rights, fair employment, public accommodation, accessibility, language-access, and anti-retaliation laws, ordinances, rules, regulations, executive orders, grant conditions, and funding-source requirements, including, without limitation, the Illinois Human Rights Act, 775 ILCS 5/1-101 et seq.; applicable rules and regulations of the Illinois Department of Human Rights; applicable federal civil rights laws and regulations; and, to the extent applicable, the City of Rockford Code of Ordinances, including the City's Equal Opportunity Employment requirements, in its operation and provision of services contemplated by this Agreement.

14. **CONFLICT OF INTEREST**. No member of the Rockford City Council, nor any other public official or employee who exercises any functions or responsibilities with respect to this program during their tenure or for one year thereafter, shall have any personal or financial interest, direct or indirect (other than employee salary), in this Agreement or its proceeds. Farmers Rising, including its employees, successors, and assigns, shall strictly comply with all applicable conflict of interest laws, including the Illinois Public Officer Prohibited Activities Act (50 ILCS 105/0.01, *et seq.*), the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*), and the City of Rockford Code of Ordinances. The obligations and restrictions of this Section shall survive the expiration or earlier termination of this Agreement.

15. **TERMINATION**.

15.1 *Events of Termination*. The City may terminate this Agreement immediately upon written notice if Farmers Rising: (i) undergoes voluntary or involuntary dissolution; (ii) requests termination in writing, subject to the City's sole approval; or (iii) fails to cure a default under Section 15.2.

15.2 *Termination for Cause*. If Farmers Rising breaches any obligation or covenant, the City shall issue a written notice of default. If Farmers Rising fails to cure the default to the City's sole satisfaction within thirty (30) calendar days of receiving notice, the City may terminate this Agreement immediately.

15.3 *Liabilities upon Termination*. Upon termination, Farmers Rising is entitled only to reimbursement for eligible, non-refundable expenses properly incurred before receiving the termination notice. The City may permanently withhold or set off any remaining grant funds to cover damages caused by the breach, and Farmers Rising remains fully liable for all resulting damages.

15.4 *Collateral.* In addition to its other remedies, upon any termination of this Agreement Pursuant to 15.1 or 15.2, or upon Farmers Rising's failure to satisfy its obligations under Section 5.3, the City may proceed against the collateral as a secured party and lienholder under Section 5.4 and applicable law, including repossessing and disposing of it.

15.5 *Suspension Pending Cure. In lieu of, or prior to, exercising its rights under Sections 15.1 through 15.3, the City may suspend or reduce further disbursements upon written notice to Farmers Rising identifying any failure to comply with this Agreement and the steps necessary to cure it. Suspended or reduced disbursements shall resume promptly upon cure. A suspension under this Section is not itself a termination and does not limit the City's right to thereafter issue a notice of default under Section 15.2 or terminate this Agreement if the failure remains uncured.*

16. **WAIVER**. Either party to this Agreement may elect to waive any remedy hereunder, provided that such waiver shall be in writing. No such waiver shall operate or be construed as a waiver of any other right or remedy, nor shall it constitute a continuing waiver of any subsequent, separate, or ongoing breach.

17. **ADMINISTRATION**. The terms and provision of this Agreement shall be administered on behalf of the City by its Director of Community Development. Unless law otherwise requires, all necessary notices, submissions, and approvals shall be given to or by the Director.

18. **NOTICES**. All notices, approvals, demands, requests, or other documents required or permitted under this Agreement, other than routine communications necessary for the day-to-day operation of this program, shall be deemed properly given if hand delivered or sent by United States registered mail, postage prepaid, at the following addresses:

AS TO THE CITY:

Director,
Community & Economic Development Department
City of Rockford
425 E. State Street
Rockford, Illinois 61104

With copies to:

Legal Director
City of Rockford
425 E State Street
Rockford, Illinois 61104

AS TO ANGELIC ORGANICS LEARNING CENTER INC., AN ILLINOIS NOT-FOR-PROFIT CORPORATION D/B/A FARMERS RISING:

Angelic Organics Learning Center, Inc.
1545 Rockton Road
Caledonia, IL 61011-9572

19. **AMENDMENTS**. This Agreement may be amended by written instrument executed by the Parties hereto, acting therein by their duly authorized representatives. Any amendment(s) hereto must be approved by the City Council of the City of Rockford by resolution.

20. **SEVERABILITY**. If any term or provision of this Agreement or the application thereof to any person or circumstances, shall to any extent, be held invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be effected thereby, and each remaining term and provision hereof shall be deemed valid and be enforced to the fullest extent permitted by law.

21. **GOVERNING LAW**. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois and the Ordinances of the City of Rockford.

22. **COUNTERPARTS**. This Agreement may be signed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

23. **ENTIRE AGREEMENT**. This Agreement, including any exhibits or attachments hereto, constitutes the entire agreement between the Parties regarding its subject matter and supersedes all prior or contemporaneous oral or written agreements, understandings, representations, or negotiations.

24. **FORCE MAJEURE**. Neither party shall be liable or responsible to the other party, or be deemed to have defaulted under or breached this agreement, for any failure or delay to fulfill its obligations under this Agreement when and to the extent such failure or delay is caused by or results from acts beyond the impacted party's reasonable control, including, but not limited to, the following force majeure events: acts of God, acts of the public enemy, wars, invasions, hostilities, state or federal governmental action, laws, orders, or rules, acts of terrorism, fires, floods, earthquakes, epidemics, pandemics, quarantine restrictions, national or regional emergencies, labor difficulties, freight embargoes, and transportation shortages. The party claiming excuse from performance ("Claiming Party") must take reasonable efforts to remove the cause of its inability to perform or its delay in performance. The Claiming Party must give prompt written notice to the other party of the Force Majeure Event, specifying its nature and anticipated duration, and provide

an estimate of when performance may continue.

25. **AUTHORITY**.

25.1 *Actions*. The City covenants to Farmers Rising and agrees that the City will take such actions as may be required and necessary to enable the City to execute this Agreement and to carry out fully and perform the terms, covenants, agreements, duties, and obligations on its part to be kept and performed as provided by the terms and provisions hereof.

25.2 *Powers*. The City hereby represents and warrants to Farmers Rising that the City has full constitutional and lawful right, power, and authority under currently applicable law to execute, deliver, and perform the terms and obligations of this Agreement, and all of the foregoing have been or will be duly and validly authorized and approved by any necessary City proceedings, findings, and actions. Accordingly, this Agreement constitutes the legal, valid and binding obligation of the City, is enforceable in accordance with its terms and provisions, and does not require the consent of any other governmental authority. Angelic Organics Learning Center Inc., an Illinois not-for-profit corporation d/b/a Farmers Rising hereby represents and warrants that it is a duly organized, validly existing Illinois corporation and that it has the right, power, and authority to execute, deliver, and perform the terms and obligations of this Agreement, and that this Agreement constitutes the legal, valid, and binding obligation of Angelic Organics Learning Center Inc., an Illinois not-for-profit corporation d/b/a Farmers Rising, enforceable in accordance with its terms and provisions.

IN WITNESS WHEREOF, the City and Farmers Rising have executed this Agreement on the date above first written.

CITY OF ROCKFORD
A Municipal Corporation

BY: _____ _____
Thomas P. McNamara, Mayor Date

ATTEST: _____ _____
Angela L. Hammer, Legal Director Date

Angelic Organics Learning Center Inc.,
an Illinois not-for-profit corporation d/b/a Farmers Rising

BY: _____ _____
Date

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Rockford MOBILE GROCERY STORE

CITY CENTER MARKET

FARMERS RISING
LEARN · GROW · CONNECT

MOBILE GROCERY STORE MISSION

The Rockford Mobile Grocery Store will provide fresh, affordable groceries to underserved neighborhoods in Rockford, IL. This project will reduce food insecurity, improve access to fresh and local food, and improve the long-term physical health of residents. Beyond immediate food access, this initiative is designed as a proof of concept toward establishing a permanent brick-and-mortar grocery presence in Rockford's most underserved communities.

NEED STATEMENT

The majority of Rockford's metropolitan area contains food access tracts where low-income residents face both distance and transportation barriers to supermarkets (USDA Food Access Research Atlas). More concerning, Winnebago County ranks in the bottom 11th percentile for food security among Illinois's 102 counties, with 41,200 food-insecure residents, equaling 15% of the population (County Health Rankings, 2025). High inflation has worsened this crisis, as food costs have increased more than 11% since 2022, disproportionately impacting communities already struggling with access (Adjemian, Michael K, et al, 2023).

Fresh produce is essential for community health because it directly supports disease prevention, mental well-being, child development, and long-term quality of life. Diets rich in fruits and vegetables help reduce the risk of heart disease, diabetes, and other chronic conditions, while also supporting healthy growth in children and improving overall physical and emotional wellness. Ensuring access to fresh, nutritious produce strengthens families today and contributes to healthier communities for generations to come.

PROJECT HISTORY

The Northern Illinois Center for Nonprofit Excellence (NICNE) organized a Food Insecurity Summit in 2024, bringing together agencies and individuals in search of solutions-focused strategies to build an equitable food system. Afterwards, more than 75 individuals formed a Food Insecurity Taskforce who met monthly and drew inspiration from the Hunger Task Force Mobile Market in Milwaukee, WI as a practical way to ensure all members of our community have access to high-quality, affordable food.

In 2025, a nonprofit lead organization and grocery store partner were recruited to the project. This initiative is now being implemented as a collaboration between Farmers Rising, City Center Market, and an Working Group made up of core members of the Food Insecurity Taskforce. Together, we aspire to increase access to nutritious food while promoting sustainability and convenience to residents in low-access neighborhoods.

ABOUT FARMERS RISING

Farmers Rising primarily serves the geographic region of southern Wisconsin and Northern Illinois. Our programs directly serve more than 1,500 individuals each year from various backgrounds who come from urban and rural areas, and are designed for individuals who contribute to building a strong regional food system that serves all communities.

In Rockford, Farmers Rising has consistently provided organically-grown fresh fruits and vegetables, as well as vital educational and employment opportunities, to public housing residents and other low-income groups via our Urban Farm Initiative. We operate a 20-member Community Supported Agriculture (CSA) program on a ½ acre organic farm in Blackhawk Courts RHA community, and provide free vegetables to Blackhawk Courts residents via weekly CSA boxes and dedicated community garden beds. Farmers Rising Rockford staff also collaborate closely with Zion Outreach and Patriots Gateway Community Center on their youth and community garden programs, food preservation programs, and at Ruthie's Kitchen.

ABOUT CITY CENTER MARKET

City Center Market is the for-profit partner to this project. Owner Raj Patel is dedicated to bringing fresh food to Rockford residents living in low-access neighborhoods, and has committed to providing 1.5 FTE employees to load and staff the mobile trailer, to purchasing, handling, and safely storing the food, and to providing the Point of Sale system. City Center Market is able to accept EBT/Link and WIC vouchers, ensuring the store is accessible to all residents regardless of income.

PROJECT OUTCOMES & MEASURES OF SUCCESS

The Rockford Mobile Grocery Store is structured around four core outcomes, each with defined short-term and medium-term measures of success to ensure accountability and track community impact.

Outcome 1: Make Fresh Food Readily Accessible in Low Income/Low Access Neighborhoods

Increase availability of high-quality, fresh, and affordable food in neighborhoods with limited supermarket access, utilizing SNAP/EBT and local funding to subsidize food prices. Reduce transportation barriers which lead to consumption of highly processed food.

Measures of Success:
Short-term: 250 families/week purchase fresh food from the Mobile Grocery within 1 year of project implementation.
Medium-term: 1,000 families/week purchase fresh food from the Mobile Grocery within 3 years of project implementation.
Medium-term: Expand sales to additional low income/low access areas outside the City limits within 3 years of project implementation.

Outcome 2: Improve Overall Health of Rockford Residents

Increase the dietary diversity of low-income residents via exposure to a wider variety of fresh fruits and vegetables not available in neighborhood retail outlets. Improve diet quality for better management of chronic diseases.

Measures of Success:
Short-term: Residents report regular access to a reliable source of affordable, nutritious food.
Medium-term: Grocery store patrons report perceptions of changes or improvements in their health outcomes via informal, qualitative surveys.

Outcome 3: Increase Economic Opportunities for Local Farmers

Provide a new wholesale opportunity within the Rockford region. Enhance relationships and ties between farmers and the communities they serve.

Measures of Success:
Short-term: Identify key strategies which will enable local farmers to sell their products to the Mobile Grocery Store.
Medium-term: 15–20% of the fresh food sold by the Mobile Grocery Store will be grown by local farmers within 3 years.

Outcome 4: Demonstrate that a Brick and Mortar, Community-Centered Grocery Store is Financially Sustainable in Rockford's Food-Insecure Neighborhoods

Use data and community feedback gathered through the Mobile Grocery Store to inform the development of a permanent Brick and Mortar grocery in an underserved ward.

Measures of Success:

Medium-term: Data collected is requested and utilized by the City of Rockford, other governing bodies, and/or private corporations interested in operating a grocery store in an underserved ward.

TARGET SERVICE AREAS & PILOT ROUTE PLAN

The Mobile Grocery Store route has been developed in partnership with Champions Benchmark, the NAACP, and the Food Insecurity Taskforce. The Phase One pilot focuses on the West Side corridor, prioritizing communities with the highest concentration of SNAP households, transportation barriers, and limited proximity to full grocery retail.

Residents at select stops — particularly Rockford Housing Authority properties — will have the option to pre-order groceries, ensuring those with mobility or scheduling barriers can fully utilize the Mobile Grocery Store. Pre-ordering is expected to be especially important for North Main Manor and other RHA residents, based on feedback from Laura Snyder at RHA.

Stop #	Location / Anchor Site	Zip	Key Population Served
1	**West State & Kilburn** Fairgrounds / Boys & Girls Club	61102	Youth, families, SNAP households
2	**South Main & Morgan** Booker T. Washington / CCS	61102	Low-income families, seniors
3	**Charles Street Corridor** Patriots Gateway CC	61108	Reentry population, low-income
4	**Broadway & 15th** Blackhawk Courts (RHA)	61104	Public housing residents
5	**N Rockton Ave Corridor** Good Shepherd YMCA	61103	Youth, families, SNAP households
6	**Sandy Hollow & 11th St Area** Orton Keys / Kishwaukee-Harrison	61104	SNAP-unstable households
7	**West State & Springfield** Champions Park / Washington Park	61102	High-density residential, youth
8	**Jackson Charter School** 315 Summit St	61107	Youth, families, SNAP households
9	**Auburn Street Retail Corridor** Shared Retail Lot, Auburn & N Central	61102	High residential density, limited retail access
10	**W Riverside Blvd Corridor** Cliffbreakers Area Shared Lot	61103	Working families, seniors

PHASE ONE PILOT — WEST SIDE CORRIDOR

Area	Description
Champions Park Area	Concord Commons / Washington Park residential cluster
Auburn Corridor	High residential density with limited retail access
Haskell Avenue	Identified SNAP and transportation barrier zone
School Street	Surrounding residential clusters
RHA Properties	Blackhawk Courts, Olesen Plaza, North Main Manor, Park Terrace

The West Side pilot allows for measurable evaluation before city-wide scaling. This corridor presents the highest residential density, concentrated SNAP households, and strong existing engagement pathways through Farmers Rising's established presence in the community.

EVENT-SPECIFIC COLLABORATIONS & COMMUNITY PARTNERSHIPS

The Rockford Mobile Grocery Store is designed not just as a retail operation, but as a community presence – one that can align with existing programs, institutions, and nonprofits to maximize impact at every stop. The following partnerships and collaboration opportunities have been identified through ongoing dialogue with the City of Rockford and community stakeholders.

Partner / Program	Type of Collaboration	Details
LIHEAP (Low Income Home Energy Assistance Program)	Co-Tabling at Mobile Grocery Stops	LIHEAP outreach staff will table alongside the Mobile Grocery Store at designated stops, connecting residents with utility assistance and energy bill relief at the same visit. Farmers Rising is open to expanding this into additional service coordination as the partnership develops.
Rockford Public Schools (RPS)	Event-Based Stops	The Mobile Grocery Store will make scheduled stops during RPS Parent-Teacher Conference nights, as well as at the beginning and end of the school year for family-focused events. These stops place fresh, affordable groceries directly where families are already engaged – reducing barriers and reaching households with children at a critical moment.
Northern Illinois Food Bank (NIFB)	Co-Location Events	Farmers Rising will coordinate with NIFB to park the Mobile Grocery Store near NIFB distribution sites and events, allowing community members to access emergency food resources and fresh retail groceries in a single trip. This model reinforces both organizations' missions while reducing the burden on residents to make multiple stops.
Local Nonprofits & Community Organizations	Anchor Site Partnerships	Farmers Rising will actively seek partnerships with nonprofits, faith-based organizations, and community centers across the West Side to host Mobile Grocery Store stops. These organizations serve as trusted anchors in the community – their endorsement and co-presence strengthens participation and ensures stops are well-attended and well-resourced.
Rockford Housing Authority (RHA)	Resident Outreach & Pre-Ordering	Building on Farmers Rising's existing presence at Blackhawk Courts, the Mobile Grocery Store will integrate with RHA's resident communication systems to promote stops, enable pre-ordering for residents with mobility limitations, and coordinate scheduling with RHA property managers.

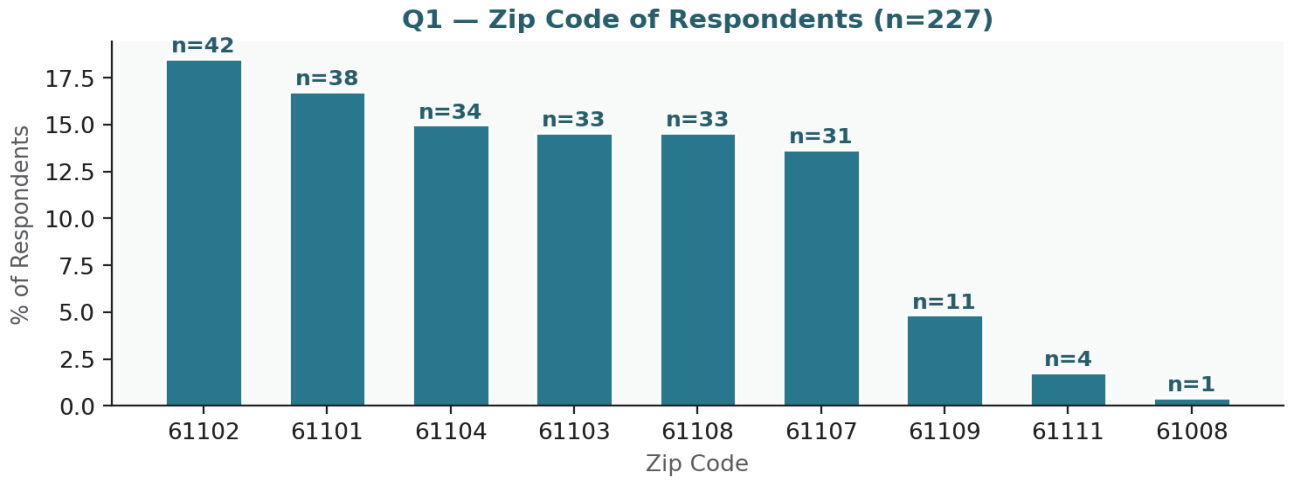
This list reflects current opportunities under discussion. Additional collaborations will be identified and formalized as the pilot progresses.

COMMUNITY INTEREST SURVEY RESULTS

Farmers Rising conducted a community interest survey to validate demand, understand shopping behaviors, and shape the operations of the Mobile Grocery Store. The survey was distributed at Rockford Housing Authority properties, community events, and through direct West Side outreach. **227 residents responded**, representing zip codes 61101 through 61111 – the core West Side corridor served by the Mobile Grocery Store's pilot route.

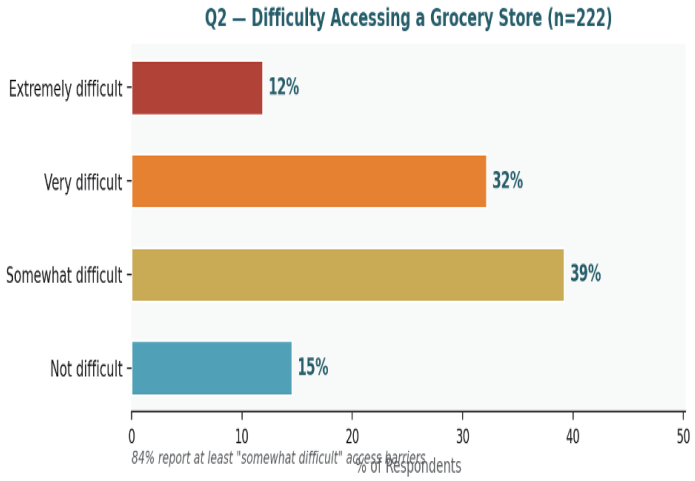
98%	**84%**	**83%**	**91%**
would shop at the Mobile Grocery Store	*report 'somewhat difficult' or worse access to groceries*	*struggle to access affordable fresh food*	*available weekday afternoons for stops*

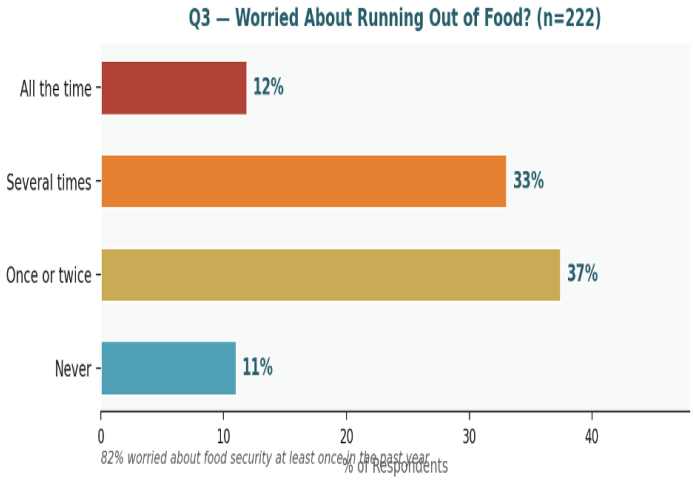
Q1 – Zip Code Distribution



The survey reached residents across all eight West Side zip codes targeted by the pilot route, with the strongest response from 61102, 61101, 61104, 61103, and 61108 – the five zip codes that together account for 79% of respondents.

Q2 – Grocery Access Difficulty | Q3 – Food Insecurity

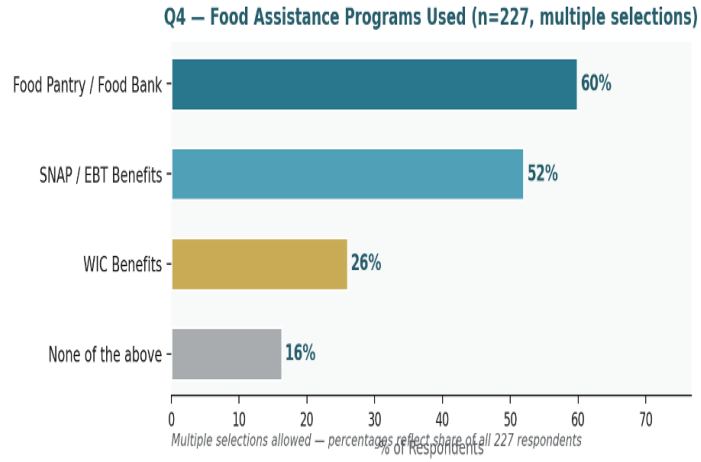


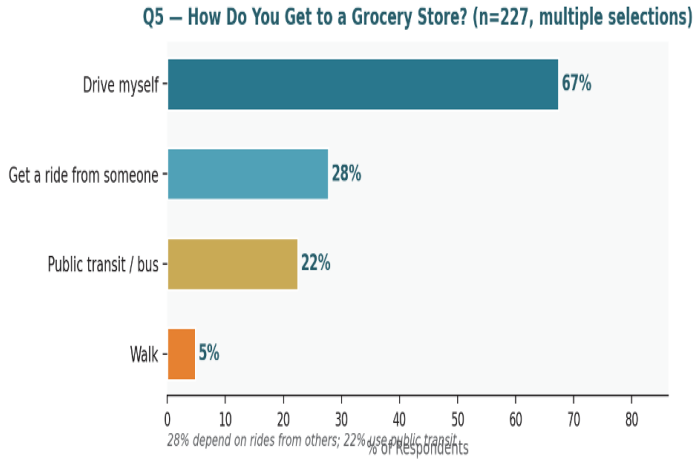


Key finding: *84% of respondents face at least "somewhat difficult" access to fresh groceries. 82% worried about running out of food at least once in the past year – with 45% reporting this happened "several times" or "all the time."*

COMMUNITY INTEREST SURVEY RESULTS (CONTINUED)

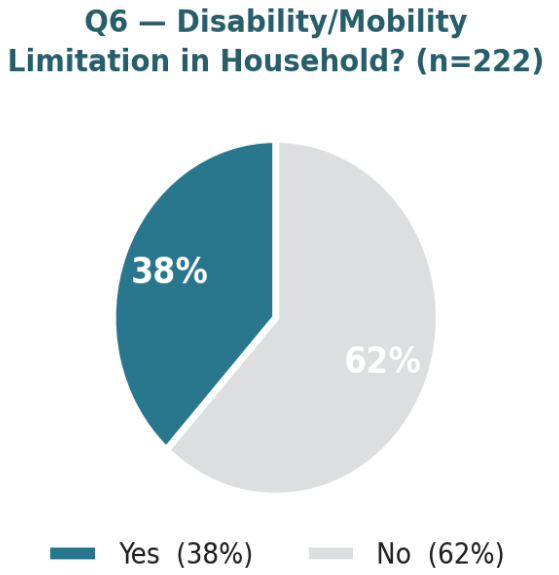
Q4 – Current Food Assistance Programs | Q5 – Transportation to Grocery Stores

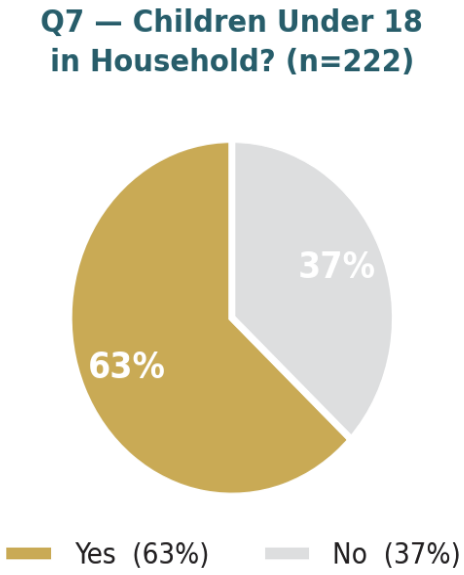




Key finding: *60% use food pantries and 52% use SNAP/EBT – the Mobile Grocery Store's ability to accept EBT/Link is critical. 28% of respondents rely on rides from others and 22% use public transit, confirming that neighborhood-level access is not a convenience – it's a necessity.*

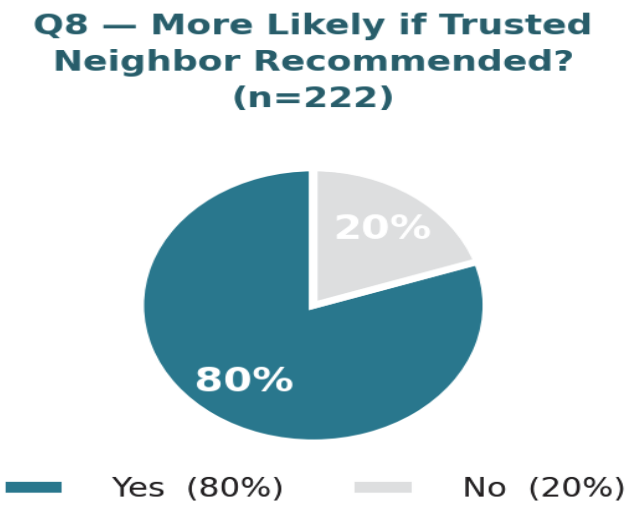
Q6 – Disability / Mobility Limitation | Q7 – Children Under 18 in Household

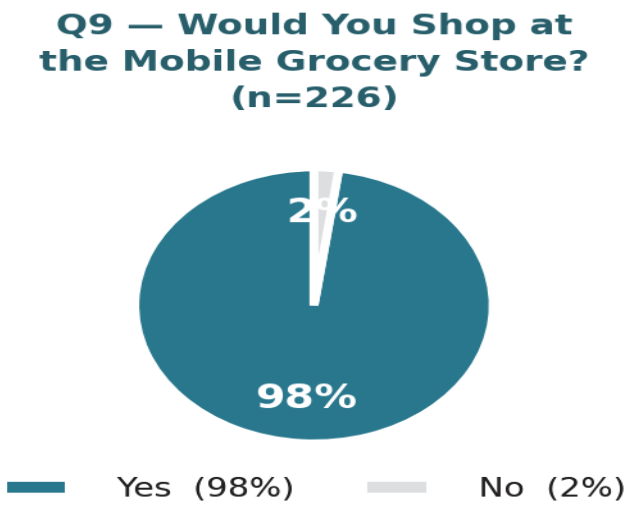




Key finding: *37% of households include a member with a disability or mobility limitation – reinforcing the importance of neighborhood stops and the pre-order system. 62% of households include children under 18, making fresh food access a child nutrition priority.*

Q8 – Community Recommendation Effect | Q9 – Willingness to Shop at Mobile Grocery Store

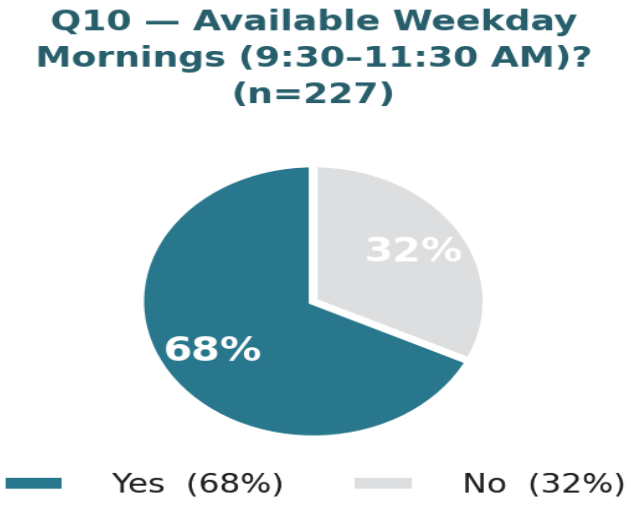


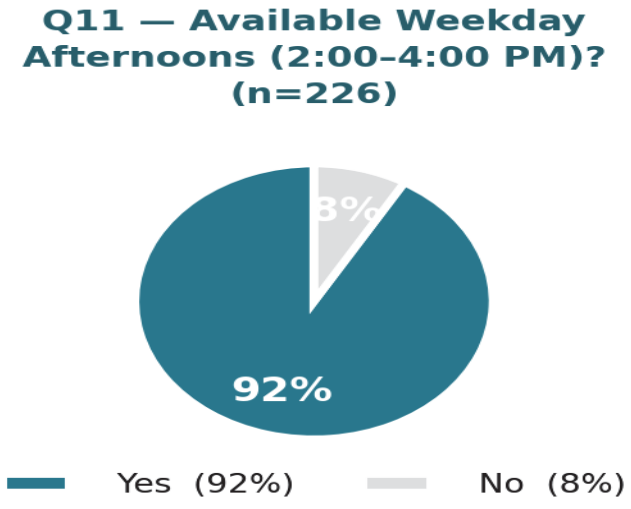


Key finding: *98% of respondents would shop at the Mobile Grocery Store – an extraordinarily strong signal of community demand. 80% said they would be more likely to use it based on a trusted neighbor or community organization's recommendation, highlighting the value of Farmers Rising's existing community relationships.*

COMMUNITY INTEREST SURVEY RESULTS (CONTINUED)

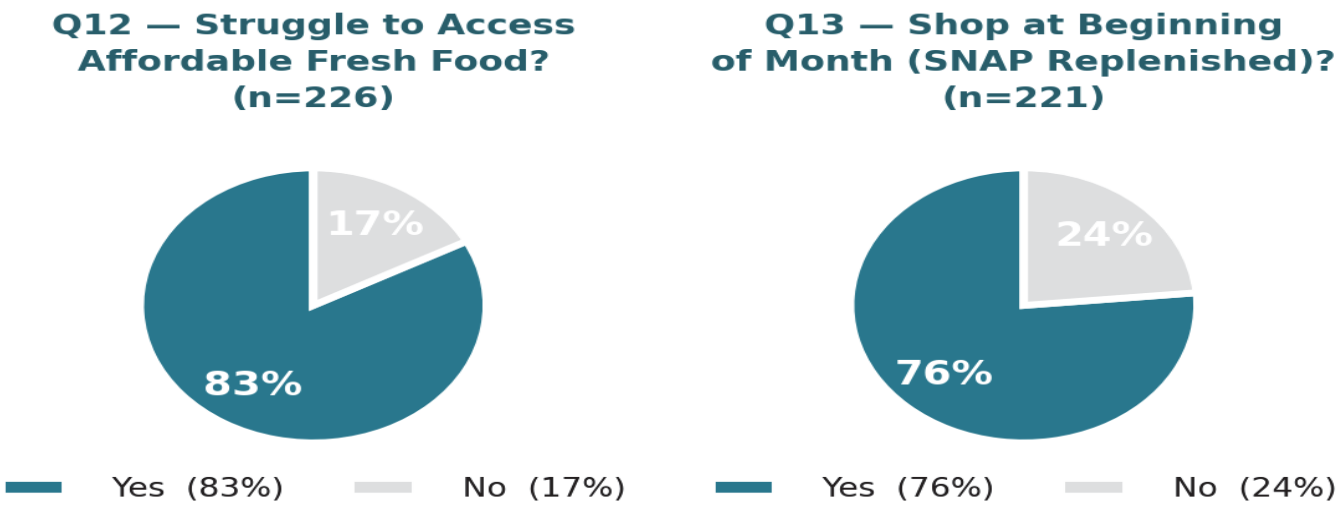
Q10 – Morning Availability | Q11 – Afternoon Availability





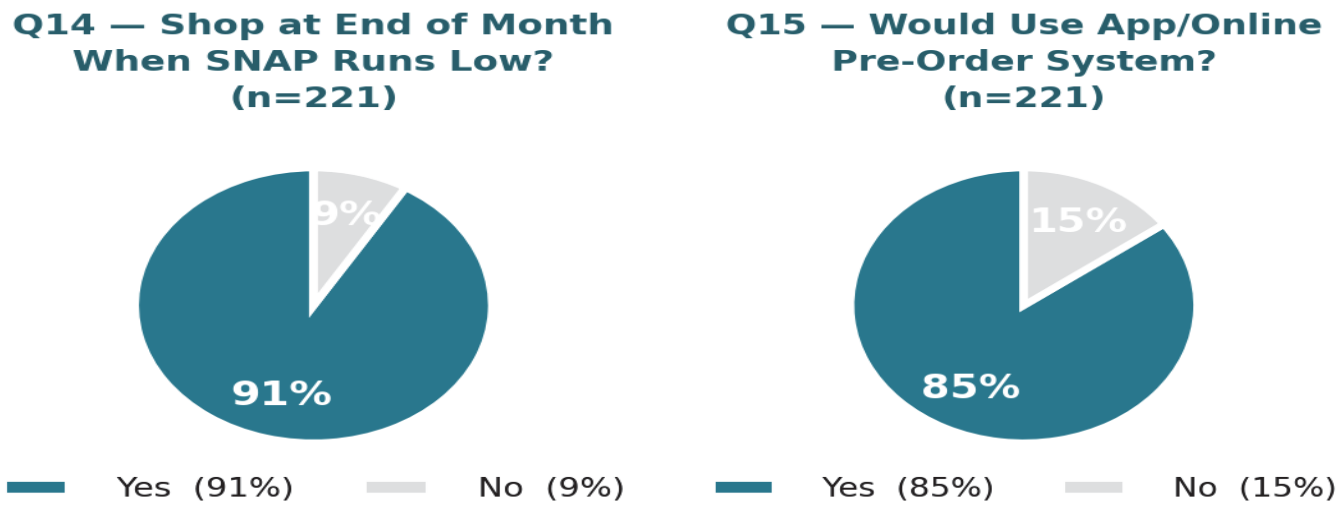
Key finding: *92% are available for weekday afternoon stops (Mon–Fri, 2:00–4:00 PM) versus 68% for morning stops. The route schedule should prioritize afternoon hours, particularly at RHA properties and high-density residential stops.*

Q12 – Food Access Struggle | Q13 – Beginning-of-Month SNAP Shopping



Key finding: *83% regularly struggle to access affordable fresh food – this is the core need the Mobile Grocery Store addresses. 76% said they'd be more likely to shop at the beginning of the month when SNAP benefits are first loaded, suggesting higher-traffic stops should be scheduled early in each month.*

Q14 – End-of-Month SNAP Shopping | Q15 – Pre-Order App Interest



Key finding: *91% would shop at end of month when SNAP benefits run low – the strongest signal of any operational planning question. 85% would use an app-based pre-order system, supporting investment in a pre-order platform, particularly for residents with mobility limitations.*

SNAP IMPACT ANALYSIS – NORTHERN ILLINOIS FOOD BANK

Data from the Northern Illinois Food Bank (NIFB) further validates the urgency of this initiative. Federal policy changes currently under consideration threaten to significantly reduce SNAP benefit availability across Winnebago County. The maps below, provided by NIFB, show that the highest-impact areas – concentrated SNAP loss in the 80–100% forecast range – are precisely the West Side zip codes the Mobile Grocery Store will serve.

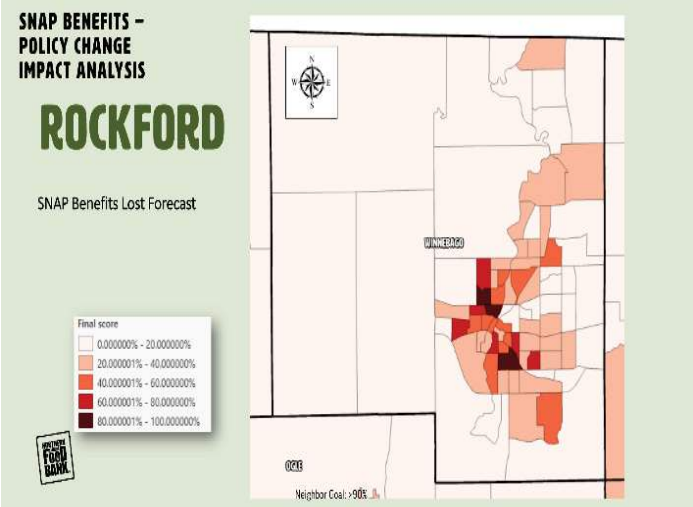


Figure 1: SNAP Benefits Lost Forecast – Rockford. Dark areas represent 80–100% projected SNAP loss – concentrated in West Side zip codes 61101–61108.

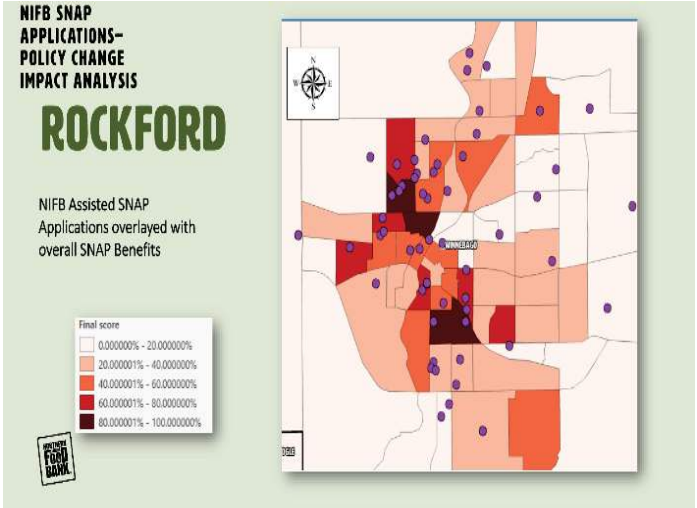


Figure 2: NIFB-Assisted SNAP Applications overlayed with SNAP benefit data. Purple dots represent NIFB service locations; density aligns with the proposed Mobile Grocery Store route.

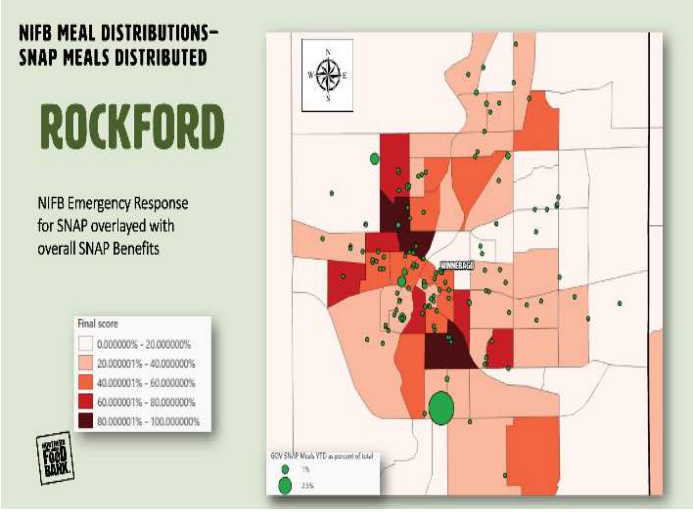


Figure 3: NIFB Meal Distributions – SNAP Meals distributed. Largest distribution sites align directly with the high-need West Side corridors targeted by the pilot route.

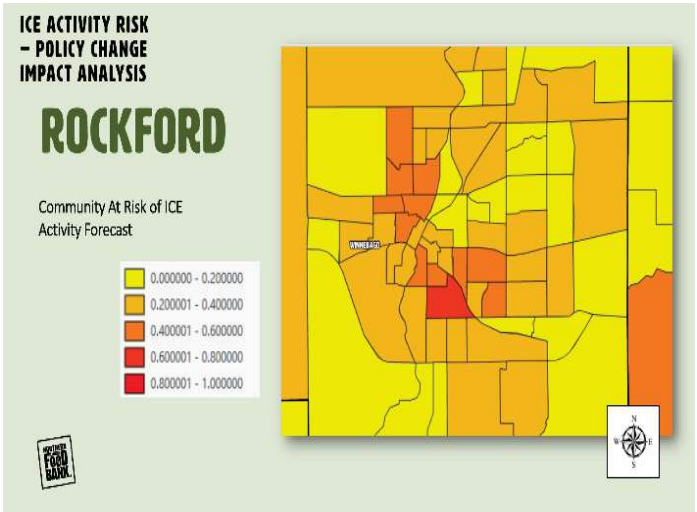


Figure 4: ICE Activity Risk Forecast. West Side communities face compounding vulnerabilities – food insecurity, SNAP exposure, and community disruption – making consistent mobile food access critical.

PILOT ROUTE MAP – WEST SIDE ROCKFORD

The map below plots all eight Mobile Grocery Store pilot stops across the West Side corridor. Stop locations were selected based on population density, SNAP household concentration, proximity to Rockford Housing Authority properties, and route efficiency.

FINANCIAL OVERVIEW

The following financial statements represent the updated 3-Year Pro Forma for the Rockford Mobile Grocery Store. The pro forma is structured across two partner entities: **Farmers Rising** (nonprofit operations, grants, and subsidized food programming) and **City Center Market** (food retail sales, inventory, and point-of-sale operations). Startup capital requirements are presented separately from ongoing operating funds. Food sales projections reflect a **15% annual growth rate**, approved by project leadership. A **10% Profit Sharing** arrangement between City Center Market and Farmers Rising begins in Month 6 of operations.

Fixed Assets

All assets are classified as 5-year property and depreciated using the straight-line method.

Category	Description	Amount
Office & Equipment	Food Display Items	$1,500.00
Office & Equipment	Retail Signage (price tags, etc.)	$1,000.00
Office & Equipment	Truck Safety Items (blocks, cones, vests)	$1,000.00
Office & Equipment	Tech (radios, computer/iPad, etc.)	$5,000.00
	Subtotal – Equipment	$8,500.00
Vehicles	Semi-Tractor	$90,000.00
Vehicles	Custom Refrigerated Trailer	$250,000.00
	Subtotal – Vehicles	$340,000.00
TOTAL FIXED ASSETS		**$348,500.00**

Capitalized Start-Up Costs

Category	Item	Amount
Advertising & Promotional	Advertising Campaign (6 months)	$5,000.00
Advertising & Promotional	Signage – Mobile Trailer Wrap	$4,800.00
Advertising & Promotional	Flyers, Print Needs, etc.	$2,000.00
Admin Expenses	Legal and Accounting Fees (estimate)	$1,000.00
Admin Expenses	Prepaid Insurance	$4,600.00
Admin Expenses	Pre-Opening Salary – FR Admin Assistant	$4,800.00
Admin Expenses	Health Department / Licensing Costs	$1,000.00
Admin Expenses	DOT Certification	$300.00
TOTAL CAPITALIZED START-UP COSTS		**$23,500.00**

SOURCES & USES OF FUNDS

The project requires two distinct funding pools: Start-Up Funds to cover capital equipment and launch costs, and Operating Funds to sustain year-one program delivery. The 10% Profit Sharing structure between City Center Market and Farmers Rising ensures that as food sales grow, Farmers Rising's operating income grows with it – progressively reducing dependence on public and philanthropic funding.

START-UP FUNDS

Sources of Funds	Amount
Sponsorships – Public (City of Rockford)	$372,000.00
Total Sources of Funds	**$372,000.00**

Uses of Funds	Amount
Vehicles (Semi-Tractor + Refrigerated Trailer)	$340,000.00
Office & Other Equipment	$8,500.00
Capitalized Start-Up Costs	$23,500.00
Total Uses of Funds	**$372,000.00**

OPERATING FUNDS

Sources of Funds	Year 1	Year 2	Year 3
Sponsorships – Public (City of Rockford)	$150,000.00	$25,490.00	$11,454.50
Grants – Foundation	$48,000.00	$50,400.00	$52,920.00
Corporate / Private Donations	$25,020.00	$25,000.00	$25,000.00
10% Profit Share – City Center Market*	$72,000.00	$165,600.00	$190,440.00
Total Sources of Funds	**$295,020.00**	**$266,490.00**	**$279,814.50**

**Profit sharing begins in Month 6 (10% of City Center Market monthly food sales = $12,000/month in Year 1). Grows at 15% annually with food sales.*

Uses of Funds	Year 1	Year 2	Year 3
Operations (wages, utilities, insurance, etc.)	$153,708.00	$168,510.00	$181,834.50
Food Subsidy Program	$30,000.00	$30,000.00	$30,000.00
Depreciation	$67,980.00	$67,980.00	$67,980.00
Total Uses of Funds	**$251,688.00**	**$266,490.00**	**$279,814.50**

Note: The City of Rockford contribution decreases in Years 2–3 as 10% Profit Sharing scales up, demonstrating a clear path to financial self-sufficiency. By Year 3, profit sharing covers 68% of Farmers Rising's total operating budget.

PRO FORMA INCOME STATEMENT – CONSOLIDATED

The consolidated income statement reflects revenue and expenses across both Farmers Rising (nonprofit operations) and City Center Market (food retail). Food sales projections reflect a 15% annual growth rate. A 10% Profit Sharing arrangement from City Center Market to Farmers Rising begins in Month 6 of operations. All Farmers Rising operating costs reflect a 5% annual increase.

Revenue – Farmers Rising (Operations)

Line Item	Mo. 1–6	Mo. 7–12	Year 1 Total	Year 2	Year 3
Grant Funding	$4,000.00	$4,000.00	$48,000.00	$50,400.00	$52,920.00
Public/Private Support	$17,120.00	$12,050.00	$175,020.00	$50,490.00	$36,454.50
CCM Profit Share @ 10%	$0.00	$12,000.00	$72,000.00	$165,600.00	$190,440.00
Gross Revenue – FR	**$21,120.00**	**$28,050.00**	**$295,020.00**	**$266,490.00**	**$279,814.50**

Profit sharing begins Month 7 (10% × $120,000 monthly food sales = $12,000/mo). Grows 15% annually with food sales.

Revenue – City Center Market (Food Sales) – 15% Annual Growth

Line Item	Mo. 1–6	Mo. 7–12	Year 1 Total	Year 2	Year 3
Food Sales	$120,000.00	$120,000.00	$1,440,000.00	$1,656,000.00	$1,904,400.00
Less: 10% Profit Share to FR	$0.00	($12,000.00)	($72,000.00)	($165,600.00)	($190,440.00)
Net Revenue – CCM	**$120,000.00**	**$108,000.00**	**$1,368,000.00**	**$1,490,400.00**	**$1,713,960.00**

**10% Profit Share begins Month 7. Paid monthly to Farmers Rising from food sales revenue. Grows at 15% annually in line with food sales growth.*

GROSS COMBINED REVENUE	$1,735,020.00	$1,922,490.00	$2,184,214.50

Expenses – Farmers Rising

Expense Item	Monthly	Year 1 Total	Year 2	Year 3
Employee Wages	$6,587.00	$79,044.00	$82,996.20	$87,146.01
Employee Payroll Taxes	$593.00	$7,116.00	$7,471.80	$7,845.39
Employee Benefits	$988.00	$11,856.00	$12,448.80	$13,071.24
Workers Comp	$66.00	$792.00	$831.60	$873.18
Advertising	$200.00	$2,400.00	$2,520.00	$2,646.00
Bank Fees	$25.00	$300.00	$315.00	$330.75
Insurance	$450.00	$5,400.00	$5,670.00	$5,953.50
Legal, Auditing, Accounting	$200.00	$2,400.00	$2,520.00	$2,646.00
Maintenance & Repairs	$250.00	$3,000.00	$3,150.00	$3,307.50
Miscellaneous Costs	$100.00	$1,200.00	$1,260.00	$1,323.00
Supplies & Postage	$50.00	$600.00	$630.00	$661.50
Utilities & Fuel	$2,800.00	$33,600.00	$35,280.00	$37,044.00
Working Group Stipends	$500.00	$6,000.00	$6,300.00	$6,615.00
Subsidized Food Expense	$2,500.00	$30,000.00	$31,500.00	$33,075.00
Depreciation	$5,808.00	$69,696.00	$67,980.00	$67,980.00
Gross Expenses – FR	**$21,117.00**	**$253,404.00**	**$266,074.20**	**$279,377.91**

PRO FORMA INCOME STATEMENT – CONTINUED

Expenses – City Center Market

City Center Market carries all food retail expenses, including staffing for the mobile unit, cost of goods sold, and the 10% Profit Share to Farmers Rising beginning Month 7.

Expense Item	Mo. 1–6	Mo. 7–12	Year 1 Total	Year 2	Year 3
Employee Wages	$5,200.00	$5,200.00	$62,400.00	$65,520.00	$68,796.00
Employee Payroll Taxes	$468.00	$468.00	$5,616.00	$5,896.80	$6,191.64
Employee Benefits	$780.00	$780.00	$9,360.00	$9,828.00	$10,319.40
Workers Comp	$52.00	$52.00	$624.00	$655.20	$687.96

Cost of Goods Sold	$44,000.00	$44,000.00	$528,000.00	$607,200.00	$698,280.00
10% Profit Share to FR	$0.00	$12,000.00	$72,000.00	$165,600.00	$190,440.00
Gross Expenses – CCM	**$50,500.00**	**$62,500.00**	**$678,000.00**	**$711,900.00**	**$747,495.00**

10% Profit Share begins Month 7 at $12,000/month. COGS increases 15% annually in line with food sales growth. Wages and benefits reflect 5% annual increase.

Net Revenue Summary

Combined net revenue demonstrates the initiative's financial sustainability, with the 10% Profit Share creating a growing income stream for Farmers Rising as food sales scale.

	Year 1	Year 2	Year 3
Net Revenue – Farmers Rising	$41,616.00	$415.80	$436.59
Net Revenue – City Center Market	$762,000.00	$944,100.00	$1,156,905.00
NET COMBINED REVENUE	**$803,616.00**	**$944,515.80**	**$1,157,341.59**

Pro Forma Balance Sheet (Annual) – Farmers Rising

	Year 1	Year 2	Year 3
ASSETS			
Cash	$111,312.00	$181,423.80	$251,556.39
Net Fixed Assets	$278,800.00	$209,100.00	$139,400.00
Net Intangible Assets	$23,500.00	$23,500.00	$23,500.00
Total Assets	$413,612.00	$414,023.80	$414,456.39
OWNER'S EQUITY			
Owner Contribution	$372,000.00	$372,000.00	$372,000.00
Retained Earnings	$0.00	$41,616.00	$42,031.80
Current Year Income	$41,616.00	$415.80	$436.59
Total Owner's Equity	$413,616.00	$414,031.80	$414,468.39

Depreciation Schedule

Description	Basis	Class Life (yrs)	Method	Annual Deduction
Office and Other Equipment	$8,500.00	5	S/L	$1,700.00
Vehicles	$340,000.00	5	S/L	$68,000.00
Total Annual Depreciation	**$348,500.00**			**$69,700.00**

FREQUENTLY ASKED QUESTIONS (FAQ)

The following addresses questions likely to arise from city officials, council members, and community stakeholders regarding the Rockford Mobile Grocery Store Initiative.

Q: How is the Mobile Grocery Store different from food pantries and emergency food distribution?

A: The Mobile Grocery Store and food pantries serve complementary but distinct functions. Food pantries provide emergency food stabilization through free distribution. The Mobile Grocery Store provides choice-based, dignified access to fresh groceries at affordable prices – operating as structured retail infrastructure, not charity distribution. Families can use both services: pantries for emergency needs and the Mobile Grocery Store to supplement with preferred grocery items on their own terms.

Q: Why should the City of Rockford invest in the Mobile Grocery Store?

A: City investment in the Mobile Grocery Store is an investment in the long-term health and economic stability of Rockford's most underserved communities. Unlike one-time interventions, the Mobile Grocery Store is designed to be a self-sustaining operation. City support helps launch a financially viable model that grows over time, reduces dependence on emergency food systems, and positions Rockford as a leader in innovative, community-centered food access solutions.

Q: Is this initiative financially sustainable?

A: Yes. The pro forma demonstrates that the combined operation (Farmers Rising + City Center Market) generates positive net revenue beginning in Year 1, growing to over $1.1 million by Year 3 with 15% annual food sales growth. Critically, the 10% Profit Sharing arrangement from City Center Market to Farmers Rising provides a growing, self-generated income stream – reducing the City of Rockford's contribution from $150,000 in Year 1 to $11,455 by Year 3, as the operation funds itself.

Q: Who accepts EBT/SNAP and WIC at the Mobile Grocery Store?

A: City Center Market, the retail partner, is fully equipped to accept EBT/Link and WIC vouchers. Additionally, Double Match integration will be pursued where available to maximize purchasing power for SNAP households.

Q: What neighborhoods will be served first?

A: Phase One focuses on the West Side corridor, including eight high-need stops: West State & Kilburn (Boys & Girls Club), South Main & Morgan (Booker T. Washington), Charles Street (Patriots Gateway), Broadway & 15th (Blackhawk Courts RHA), North Main Corridor (North Main Manor & Olesen Plaza RHA), Sandy Hollow & 11th Street, West State & Springfield (Champions Park), and Rockton Ave & Glenwood.

Q: Will residents be able to pre-order groceries?

A: Yes. Pre-ordering options will be made available, particularly for RHA residents and others who may face mobility or scheduling challenges. Our community survey found that 85% of respondents would use an app-based or online pre-order system, strongly validating this feature. This is expected to be especially important for North Main Manor and other RHA sites, based on feedback from Laura Snyder at RHA.

Q: What is Farmers Rising's existing presence in Rockford?

A: Farmers Rising already operates an organic CSA farm at Blackhawk Courts RHA, serves over 1,500 individuals annually, and collaborates with Zion Outreach, Patriots Gateway, and Ruthie's Kitchen on food access and youth programming. The Mobile Grocery Store builds directly on this established community trust and infrastructure.

Q: What does the community survey tell us about demand?

A: The survey reached 227 West Side residents and found overwhelming demand: 98% said they would shop at the Mobile Grocery Store, 84% reported at least 'somewhat difficult' access to fresh groceries, and 83% regularly struggle to afford fresh food. 91% said they'd shop specifically at end of month when SNAP benefits run low – a direct operational insight that will guide stop scheduling.

Q: What is the long-term vision beyond the mobile store?

A: The Mobile Grocery Store is designed as a proof of concept. Data and community engagement gathered during the pilot will inform the development of a permanent brick-and-mortar grocery store in an underserved Rockford ward, creating a lasting anchor for food access and economic investment on the West Side.

Q: How will success be measured?

A: Success will be tracked through weekly patronage numbers, SNAP/EBT transaction volume, community surveys on food access and health perceptions, local farmer participation rates, and financial performance against pro forma projections. Data and outcome reports will be shared with stakeholders on an annual basis and be made available upon request.

Q: What role does the Working Group play?

A: The Working Group, made up of core members of the Food Insecurity Taskforce, provides route refinement guidance, stop prioritization, inventory alignment, and funding coordination. A monthly Taskforce meeting ensures broader stakeholder alignment, media coordination, and city/state interface.

Q: How was the St. Louis MetroMarket funded?

A: The St. Louis MetroMarket began in 2015 as a student-run project at Washington University and was later acquired by Operation Food Search, a regional nonprofit. Its continued operations have been supported through private philanthropy - most notably a $100,000 donation from Dierbergs Markets to sponsor the launch of its Farmers Truck, bringing fresh food directly to communities with limited grocery access. The MetroMarket model demonstrates that public-private partnership funding, combining nonprofit infrastructure with corporate and community investment, can sustain a mobile grocery operation long-term.

Q: Has a city ever publicly funded a mobile grocery store before?

A: Yes. In October 2024, the Little Rock, Arkansas Board of Directors voted to allocate $850,000 in federal American Rescue Plan Act (ARPA) funds to launch a city-operated Mobile Market - a truck and 44-foot refrigerated trailer making scheduled stops in food desert neighborhoods across the city. The project launched in March 2026, managed through a partnership with the University District Development Corporation and UA Little Rock. Little Rock's model is a direct precedent: a city government identifying mobile food access as a public infrastructure need and committing municipal resources to deliver it. Rockford has the same opportunity.

MOBILE GROCERY STORE – CONCEPT IMAGES

The following renderings illustrate the vision for the Rockford Mobile Grocery Store – both the exterior trailer wrap and the interior shopping experience.

interior shopping experience.

Exterior concept rendering — Mobile Grocery Store trailer wrap featuring Farmers Rising branding

Exterior concept rendering – Mobile Grocery Store trailer wrap featuring Farmers Rising branding

Interior concept rendering -- Fresh produce, refrigerated sections, and Farmers Rising branding inside the mobile s

Interior concept rendering – Fresh produce, refrigerated sections, and Farmers Rising branding inside the mobile store

NORTHERN ILLINOIS UNIVERSITY

Northern Illinois Center for Nonprofit Excellence

May 26, 2026

Dear Mayor McNamara and Rockford City Council Members,

Please accept this letter in support of the development and implementation of a mobile grocery store initiative designed to address food insecurity and improve access to healthy, affordable food within underserved neighborhoods in Rockford.

Far too many individuals and families face significant barriers to accessing fresh produce, nutritious groceries and essential household items due to limited transportation, geographic isolation, economic hardship or the absence of nearby full-service grocery stores. An estimated 15.8% of Winnebago County residents are food insecurity with limited or uncertain ability to acquire adequate, safe, and nutritious food. The need is particularly acute for children, with the local youth food insecurity rate climbing to 20% compared to the state average of 11.3%.

A mobile grocery store is an innovative and practical solution that directly brings healthy food options into neighborhoods where they are needed most. With this cross-sector approach driven by a collaboration of Farmer's Rising, NICNE, City Central Markets and multiple community partners that make up the Food Insecurity Task Force, this initiative has the potential to make a meaningful long term impact by increasing food access, supporting healthier lifestyles, and reducing disparities related to nutrition and chronic health conditions. The initiative can also strengthen community connections and promote dignity and self-sufficiency among residents.

Mobile grocery services are especially valuable for seniors, individuals with disabilities, and low-income families who may otherwise struggle to obtain nutritious food. By meeting people where they are, this program helps remove barriers that contribute to food

insecurity and poor health outcomes. The mobile grocery will bring a healthy FOOD TO PEOPLE grocery store to their neighborhoods for a discounted price but will not compete or replace the critical emergency food services provided by local panties and food bank direct-service programs.

I fully support this effort to secure funding and community resources necessary to launch and sustain this important initiative. I believe the mobile grocery store will serve as a vital resource that improves quality of life and strengthens food security for many residents in our community. The long-term impact will be significant and the secondary results, like reduced chronic health issues due to diabetes and obesity, boosting educational outcomes, and enhancing economic stability as health care expenses are reduced and work productivity and attendance are improved will be profound and long lasting.

Thank you for your consideration and commitment to addressing food insecurity through this innovative community-based solution.

Sincerely,

Pamela J. Clark Reidenbach, MSSW
President/CEO

May 20, 2026

Mayor Tom McNamara and Rockford City Council Members
City of Rockford
425 E. State Street
Rockford, IL 61104

Dear Mayor McNamara and City Council Members,

I am writing to express strong support for the Mobile Grocery Store Initiative being developed to serve Rockford residents and neighbors through the collaboration of Farmer's Rising, NICNE, the City of Rockford, and community partners committed to ending hunger and improving equitable food access.

This initiative represents an important opportunity to expand access to healthy and affordable groceries in areas of Rockford that currently lack a local grocery store. The Mobile Grocery Store model helps preserve dignity by allowing individuals and families to purchase the foods they need while continuing to access food pantry services or food bank direct-service programs when additional support is necessary.

Food insecurity remains closely connected to poor nutrition, negative health outcomes, and increased rates of chronic disease-disproportionately impacting African American and Latino communities. Efforts such as the Mobile Grocery Store help address these inequities by bringing fresh and nutritious food directly into underserved neighborhoods while strengthening long-term community health and sustainability.

In October 2024, community leaders, neighbors, and organizations gathered at Rockford's Food Insecurity Summit to discuss solutions for eliminating barriers to food access and building amore equitable and sustainable food system. The summit created momentum toward developing sustainable community-driven strategies to address hunger in Rockford.

Along with myself, one of the featured speakers was Sherri Tussler, CEO Emeritus of, who shared the success of the Mobile Grocery Store model implemented by Milwaukee Hunger Task Force. Their work focuses on reaching neighborhoods with vulnerable populations, including families with children, seniors, and SNAP recipients. Members of our staff had opportunity to visit the organization and learn firsthand about the positive impact this model has had within the Milwaukee community.

We are encouraged by the collaboration efforts taking place in Rockford and believe this initiative has the potential to make a meaningful difference in reducing hunger, improving food access, and strengthening neighborhoods across the city.

Thank you for your continued leadership and commitment to supporting innovative solutions that improve the health and well-being of Rockford residents.

Sincerely,

Julie Yurko
President & Chief Executive Officer

NORTHERN ILLINOIS FOOD BANK
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MEMBER OF FEEDING AMERICA

To: Ald. Janessa Wilkins, Chair, Planning & Development Committee

Cc: Mayor Thomas McNamara
City Council

From: Anna Carlson, Economic Development Manager

RE: Adoption of the Ordinance to Terminate the Global Trade Park South TIF and Ordinances for the South Rockford Industrial TIF

Date: June 22, 2026

The City of Rockford has been working with Ryan LLC complete the qualification and redevelopment plan for a proposed new South Rockford Industrial Tax Increment Financing District.

With the assistance of Ryan and in conformance with the Illinois TIF Act, the City of Rockford has completed the following procedures in connection to the proposed designation of the South Rockford Industrial TIF District:

1. On February 23, 2026 Ryan delivered for placement with the City's Legal Department a TIF Plan and TIF Eligibility Report that demonstrated that the proposed TIF District met all of the criteria required for its designation under TIF Law.

2. The proposed TIF District, as proposed for designation, was added to the City's Interested Parties Registry and Rules filings on February 1, 2026.

3. The Public Hearing and Joint Review Board (JRB) Resolution for the proposed TIF District was adopted on March 2, 2026.

4. Legal notices regarding the public hearing and Joint Review Board (JRB) were sent by certified mail to all affected taxing districts and the Illinois Department of Commerce and Economic Opportunity on March 9, 2026.

5. Notices regarding the City's intent to consider adoption of the proposed TIF District were sent out by regular mail to residential properties located within 750' of TIF boundaries on March 16, 2026.

6. The Joint Review Board (JRB) for the proposed TIF District was duly convened by the City on March 31, 2026. At the meeting, the JRB members were presented with an overview of both the TIF Plan and the TIF Eligibility Report pursuant to State law.

   The JRB consists of the following members:
   - The City;
   - The County of Winnebago;
   - Rockford Park District;
   - Rockford Township;
   - Rockford School District No. 205;
   - Meridian School District No. 223;
   - Scott Township;
   - The County of Ogle;
   - Rock Valley College; and
   - A public member.

   Members present and participating in the JRB proceedings included all members except for Rockford Township, Scott Township, and Ogle County.

   At the meeting, the JRB members present voted 6-0 to recommend that the City proceed with the designation of the proposed TIF District. Meridian School District No. 223 abstained from voting.

7. Legal notices regarding the public hearing were sent out by certified mail to all property owners of record of March 31, 2026.

8. Publication of the legal notice regarding the public hearing was placed in the local newspaper, in the manner proscribed by State law, on April 14, 2026 and April 15, 2026.

9. A public hearing in Rockford City Council Chambers was started on May 11, 2026 and concluded May 21, 2026 and verbal and written comments are part of the record.

   At the public hearing, Ryan LLC provided a review of the TIF eligibility report and plan.

   Qualification Factors

   Conservation Area

   - 100% of structures over 35 years

- 4 of the 13 qualifying area are present: Deterioration, Lack of Community Planning, Inadequate Utilities, & Lag or Decline in EAV.

Blighted Vacant Area
- Chronic Flooding (standalone factor)
- 2 of the 6 qualifying factors are present: Deterioration of Adjacent Structures and Lag of Decline in EAV.

Redevelopment Plan and Project
- The redevelopment plan area is planned to support a mix of industrial, commercial, and business park uses, along with public infrastructure improvements needed to enable redevelopment.

Comments at the public hearing included concerns regarding water usage, electrical capacity, industrial development near residential and natural areas, industrial development near forest preserves, and potential projects – specifically concern about a data center locating in the area.

The South Rockford Industrial TIF District is to support industrial growth benefiting from its location at a rail line, highway/interstate system, and proximity to the Chicago Rockford International Airport. With the comments received during the public hearing, the ordinances approving the South Rockford TIF District state that TIF Funds, public subsidies, and tax increment revenue available through South Rockford TIF District is prohibited to be used to incentivize Data Centers.

Staff is now presenting for City Council consideration the following attached ordinances:

1. An Ordinance for 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;

2. An Ordinance Approving the South Rockford Industrial Tax Increment Financing District Redevelopment Project Area;

3. An Ordinance Designating the South Rockford Industrial Redevelopment Project Area;

4. An Ordinance Adopting Tax Increment Allocation Financing for The South Rockford Industrial Redevelopment Project Area.

Please contact me with any questions at 779.348.7449

Rockford, Illinois Date: January 5, 2026

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Council Members:

The Committee on Planning and Development, to whom was referred the matter of an Ordinance for 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, hereby begs leave to report **recommending approval** of the request as recommended.

_____
Janessa Neal (Chair)

_____
Tim Durkee (Vice Chair)

_____
Karen Hoffman

_____
Dawn Granath

_____
Gina Meeks

Committee Action Taken: January 5, 2026

Neal: Ayes:___ Nays:____ Absent:____
Durkee: Ayes:___ Nays:____ Absent:____
Hoffman: Ayes:___ Nays:____ Absent:____
Granath: Ayes:___ Nays:____ Absent:____
Meeks: Ayes:___ Nays:____ Absent:____

ORDINANCE 2026-___-O

AN ORDINANCE OF THE CITY OF ROCKFORD, WINNEBAGO AND OGLE COUNTIES, ILLINOIS, PROVIDING FOR THE TERMINATION OF THE GLOBAL TRADE PARK SOUTH REDEVELOPMENT PROJECT AREA AND THE DISSOLUTION OF THE SPECIAL TAX ALLOCATION FUND FOR THE GLOBAL TRADE PARK SOUTH TAX INCREMENT FINANCING DISTRICT

WHEREAS, the City of Rockford (the "City") pursuant to, and in accordance with the Illinois Tax Increment Allocation Redevelopment Act 65 ILCS 5/11-74.1-1 et seq. (the "TIF Act") established the Global Trade Park South Plan and Project Area on December 20, 2011 by an ordinance numbered 2011-181-O, 2011-182-O, and 2011-183-O; and

WHEREAS, the City pursuant to, and in accordance with, Section 11-74.4-8 (65 ILCS 5/11-74.4-8) and other provisions of the TIF Act adopted and utilized tax increment financing in connection with the implementation of the Redevelopment Plan for the Global Trade Park South Redevelopment Project Area; and

WHEREAS, the Global Trade Park South Redevelopment Project Area is set to terminate on December 31, 2035, such date being not later than December 31 the year in which the payment to the municipal treasurer, as provided in subsection (b) of Section 11-74.4-8 of the TIF Act, has been made with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year after the year in which the ordinance approving the redevelopment project area was adopted; and

WHEREAS, the City is required to complete and retire all obligations for the redevelopment costs incurred for Global Trade Park South Redevelopment Project Area not later than December 31 of the year in which the City, pursuant to the Act, receives payment with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year after the ordinance approving

the redevelopment project area is adopted (such calendar year also being tax 2034, with payment due in calendar year 2035); and

WHEREAS, the City has made a determination that it is in the best interests of the City and the taxing districts that are affected by the continued operation of the Global Trade Park South Redevelopment Project Area to terminate said Redevelopment Project Area effective immediately upon adoption of this Ordinance; and

WHEREAS, under the TIF Act, the City is required to notify affected taxing districts by no later than November 1 of the year of termination of the Global Trade Park South Redevelopment Project Area Special Tax Allocation Fund; and

WHEREAS, the City shall request that a tax increment agency distribution summary report be prepared by the Office of the Winnebago County Clerk (the "County Clerk') for 2025 taxes (payable in 2026) will provide for: (1) a determination of the total 2025 equalized assessed valuation for the Global Trade Park South Redevelopment Project Area; and that (2) the frozen equalized assessed value of the Global Trade Park South Redevelopment Project Area as previously certified by the County Clerk; and

WHEREAS, the difference between the 2025 equalized assessed value of the property in Global Trade Park South Redevelopment Project Area that will be subsequently determined by the County and the frozen value of the Global trade Park South Redevelopment Project Area is commonly known as the recovered TIF value; and

WHEREAS, as a result of the completion of the payment of ad valorem taxes levied in the calendar year upon this termination of the Global Trade Park South Project Area, all taxing districts whose boundaries include that TIF Area will have the opportunity to impose their 2025 property

tax levy (taxes payable in 2026) upon the recovered TIF value from the Global Trade Park South Redevelopment Project Area.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Rockford, Winnebago, and Ogle Counties, Illinois, as follows:

SECTION 1: Recitals.

The recitals to this Ordinance set forth above are incorporated into and made a material part of this Ordinance.

SECTION 2: Termination of the Global Trade Park South Redevelopment Project Area.

Effective immediately upon adoption of this ordinance, the Global Trade Park South Redevelopment Project Area shall be terminated and shall no longer be designated as a redevelopment project area under the TIF Act. Effective after December 31, 2026, the special tax allocation fund for the Global Trade Park South Redevelopment Project Area shall be dissolved. On and prior to December 31, 2026, any funds in the special tax allocation fund for the Global Trade Park South Redevelopment Project Area may, pursuant to the terms of the TIF Act, be available for use in to complete obligations for the Global Trade Park South Redevelopment Project Area, and/or in any contiguous tax increment financing district or any manner as allowed by the TIF Act.

SECTION 3: County filing and notification of affected taxing districts.

Upon the approval of this ordinance, a certified copy thereof shall be filed with Winnebago County. Prior to November 1, 2026, a copy of this ordinance shall also be transmitted to any and all taxing districts that levy taxes upon the Global Trade Park South Redevelopment Project Area.

SECTION 4: Invalidity.

If any provision, clause, sentence or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid by a court of competent jurisdiction such invalidity shall not affect the other provisions of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 5: Effective Date.

This ordinance shall be in full force and effect upon its passage and approval and shall subsequently be published in pamphlet form as provided by law.

PASSED BY THE MAYOR AND THE CITY COUNCIL of the City of Rockford, Illinois, at a regular meeting thereof on the ___ day of _____, 2026, and approved by me as Mayor on the same day.

VOTING AYE: _____

_____

_____

VOTING NAY: _____

_____

ABSENT: _____

ABSTAIN: _____

APPROVED: _____, 2026

_____
MAYOR

ATTESTED:

_____
LEGAL DIRECTOR

PASSED: **APPROVED:** **PUBLISHED:**

ATTESTED and **FILED** in my office this _____ day of _____, 2026, and published in pamphlet form this _____ day of _____, 2026 by order of the City Council of the City of Rockford, Illinois.

_____
Legal Director and ex officio
Keeper of the Records and Seal

APPROVED BY:

_____

ANGELA L. HAMMER, Legal Director

STATE OF ILLINOIS)

) SS

COUNTIES OF WINNEBAGO AND OGLE)

I, **ANGELA L. HAMMER**, Legal Director and ex officio Keeper of the Records and Seal of the City of Rockford, County of Winnebago, State of Illinois, do hereby certify that the foregoing is a true and correct copy of the ***City of Rockford Ordinance Providing for the Termination of the Global Trade Park South Redevelopment Project Area and the Dissolution of the Special Tax Allocation Fund for the Global Trade Park South Tax Increment Financing District****, Ordinance No: 2026-___-O* approved by the City Council of the City of Rockford at its meeting held on _____, _____, 2026.

IN WITNESS WHEREOF, I hereunto set my hand and affixed the Corporate Seal of the City of Rockford, Illinois this ____ day of _____, 2026.

_____

ANGELA L. HAMMER, Legal Director and *ex officio* Keeper of the Records and Seal

(SEAL)

To: Ald. Janessa Wilkins, Chair, Planning & Development Committee

Cc: Mayor Thomas McNamara
City Council

From: Anna Carlson, Economic Development Manager

RE: Adoption of the Ordinance to Terminate the Global Trade Park South TIF and Ordinances for the South Rockford Industrial TIF

Date: June 22, 2026

The City of Rockford has been working with Ryan LLC to complete the qualification and redevelopment plan for a proposed new South Rockford Industrial Tax Increment Financing District.

With the assistance of Ryan and in conformance with the Illinois TIF Act, the City of Rockford has completed the following procedures in connection to the proposed designation of the South Rockford Industrial TIF District:

1. On February 23, 2026 Ryan delivered for placement with the City's Legal Department a TIF Plan and TIF Eligibility Report that demonstrated that the proposed TIF District met all of the criteria required for its designation under TIF Law.

2. The proposed TIF District, as proposed for designation, was added to the City's Interested Parties Registry and Rules filings on February 1, 2026.

3. The Public Hearing and Joint Review Board (JRB) Resolution for the proposed TIF District was adopted on March 2, 2026.

4. Legal notices regarding the public hearing and Joint Review Board (JRB) were sent by certified mail to all affected taxing districts and the Illinois Department of Commerce and Economic Opportunity on March 9, 2026.

5. Notices regarding the City's intent to consider adoption of the proposed TIF District were sent out by regular mail to residential properties located within 750' of TIF boundaries on March 16, 2026.

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   The JRB consists of the following members:
   - The City;
   - The County of Winnebago;
   - Rockford Park District;
   - Rockford Township;
   - Rockford School District No. 205;
   - Meridian School District No. 223;
   - Scott Township;
   - The County of Ogle;
   - Rock Valley College; and
   - A public member.

   Members present and participating in the JRB proceedings included all members except for Rockford Township, Scott Township, and Ogle County.

   At the meeting, the JRB members present voted 6-0 to recommend that the City proceed with the designation of the proposed TIF District. Meridian School District No. 223 abstained from voting.

7. Legal notices regarding the public hearing were sent out by certified mail to all property owners of record of March 31, 2026.

8. Publication of the legal notice regarding the public hearing was placed in the local newspaper, in the manner proscribed by State law, on April 14, 2026 and April 15, 2026.

9. A public hearing in Rockford City Council Chambers was started on May 11, 2026 and concluded May 21, 2026 and verbal and written comments are part of the record.

   At the public hearing, Ryan LLC provided a review of the TIF eligibility report and plan.

   Qualification Factors

   Conservation Area

   - 100% of structures over 35 years

- 4 of the 13 qualifications are present (need three): Deterioration, Lack of Community Planning, Inadequate Utilities, & Lag or Decline in EAV.

Blighted Vacant Area
- Chronic Flooding (standalone factor)
- 2 of the 6 qualification factors are present (need two): Deterioration of Adjacent Structures and Lag of Decline in EAV.

Redevelopment Plan and Project
- The redevelopment plan area is planned to support a mix of industrial, commercial, and business park uses, along with public infrastructure improvements needed to enable redevelopment.

Comments at the public hearing included concerns regarding water usage, electrical capacity, industrial development near residential and natural areas, industrial development near forest preserves, and potential projects – specifically concern about a data center locating in the area.

The South Rockford Industrial TIF District is to support industrial growth benefiting from its location at a rail line, highway/interstate system, and proximity to the Chicago Rockford International Airport. With the comments received during the public hearing, the ordinances approving the South Rockford TIF District state that TIF Funds, public subsidies, and tax increment revenue available through South Rockford TIF District is prohibited to be used to incentivize Data Centers.

Staff is now presenting for City Council consideration the following attached ordinances:

1. An Ordinance for 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;

2. An Ordinance Approving the South Rockford Industrial Tax Increment Financing District Redevelopment Project Area;

3. An Ordinance Designating the South Rockford Industrial Redevelopment Project Area;

4. An Ordinance Adopting Tax Increment Allocation Financing for The South Rockford Industrial Redevelopment Project Area.

Please contact me with any questions at 779.348.7449

Rockford, Illinois Date: January 5, 2026

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Council Members:

The Committee on Planning and Development, to whom was referred the matter of an Ordinance Approving the South Rockford Industrial Tax Increment Financing District Redevelopment Project Area, hereby begs leave to report **recommending approval** of the request as recommended.

_____
Janessa Neal (Chair)

_____
Tim Durkee (Vice Chair)

_____
Karen Hoffman

_____
Dawn Granath

_____
Gina Meeks

Committee Action Taken: January 5, 2026

Neal:	Ayes:___	Nays:____	Absent:____
Durkee:	Ayes:___	Nays:____	Absent:____
Hoffman:	Ayes:___	Nays:____	Absent:____
Granath:	Ayes:___	Nays:____	Absent:____
Meeks:	Ayes:___	Nays:____	Absent:____

ORDINANCE NO. 2026-_____-O

AN ORDINANCE OF THE CITY OF ROCKFORD, WINNEBAGO AND OGLE COUNTIES, ILLINOIS, APPROVING THE CITY OF ROCKFORD SOUTH ROCKFORD INDUSTRIAL TAX INCREMENT FINANCING DISTRICT REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN AND PROJECT

WHEREAS, the City or Rockford, Winnebago and Ogle Counties, Illinois (the "*City*"), is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, it is desirable and in the best interest of the citizens of the City of Rockford, Winnebago and Ogle Counties, Illinois for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11- 74.4 *et seq.*, as amended (the "*Act*"), for the proposed South Rockford Industrial Tax Increment Financing District (hereinafter referred to as "South Rockford Industrial TIF District") redevelopment plan and project (the "*Plan and Project*") within the municipal boundaries of the City and further within a proposed redevelopment project area (the "Area") described in Section 2(a) of this Ordinance, which Area constitutes in the aggregate more than one and one-half acres; and

WHEREAS, the City authorized a study in regard to the designation of the Area for the South Rockford Industrial TIF District and the preparation of the Plan in relation thereto; and

WHEREAS, THE City made available for public inspection the Plan and Project, with said Plan containing an eligibility study (or qualifications report) for the South Rockford Industrial TIF District, addressing the tax increment financing eligibility of the Redevelopment Project Area (the *"Eligibility Study"*); and

DRAFT

WHEREAS, the Mayor and City Council of the City (the "*Corporate Authorities*") desire to implement tax increment financing pursuant to the Act for the Plan and Project within the municipal boundaries of the City and within the Area described and depicted in EXHIBIT A, EXHIBIT B, and EXHIBIT C, each being attached hereto and made part hereof; and

WHEREAS, pursuant to the Act, it is the intent of the City to encourage only projects that meet the economic development goals and objectives of the City, and that also show a demonstrated need for economic development incentives to proceed in a manner required to fulfill such economic development goals and objectives of the City; and

WHEREAS, The City has complied with the specific notice, Joint Review Board meeting and public hearing requirements provided for in the TIF Act as a prerequisite to approving the TIF Plan in relation to the South Rockford Industrial TIF District, in that the City has taken the following actions:

	ACTION	**DATE TAKEN**
1.	Provided for the availability of the Eligibility Study and TIF Plan at offices of the City's Legal Department	February 23, 2026
2.	Published the TIF Interested Parties Registry Notice in the local paper	February 1, 2026
3.	Approved Resolution No. 2026-49-R calling for a Joint Review Board meeting and a public hearing relative to the proposed approval of the Redevelopment Project Area and the TIF Plan in relation thereto	March 2, 2026
4.	Mailed a copy of TIF Plan (including the Eligibility Study), along with a notice of the Joint Review Board meeting and the public hearing • To all taxing districts and the Illinois Department of Commerce and Economic Opportunity (by Certified Mail, return receipt requested)	March 9, 2026

5.	Mailed notices relative to the availability of the Eligibility Study and TIF Plan: • To all residential addresses within 750 feet of the boundaries of the Redevelopment Project Area (by First Class U.S. Mail)	March 16, 2026
6.	Held the Joint Review Board meeting	March 31, 2026
7.	Mailed notices of the public hearing: • To each taxpayer of record within the Redevelopment Project Area (by Certified Mail, return receipt requested)	March 31, 2026
8.	Published notice of the public hearing in the local newspaper twice	April 14, 2026 April 15, 2026
9.	Held a public hearing	May 11, 2026 and May 21, 2026

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the Corporate Authorities called a public hearing relative to the Plan and Project and the designation of the Area as a redevelopment project area under the Act for May 11, 2026 and May 21, 2026; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on March 9, 2026, by publication on April 14, 2026, and April 15, 2026, and by certified mail to taxpayers within the Area on March 31, 2026, and to residential addresses within 750 feet of the boundaries of the Area on March 16, 2026; and

WHEREAS, the City has heretofore convened a joint review board as required by and in all respects in compliance with the provisions of the Act; and

WHEREAS, the joint review board met on March 31, 2026, to review the public record, planning documents and proposed ordinances approving the Plan and Area and consider whether the Plan and Area satisfy the requirements of the Act; and

WHEREAS, On March 31, 2026, the joint review board considered and approved a resolution recommending approval of the Area, Plan, and the designation of the Area; and

WHEREAS, pursuant to the Act, the Corporate Authorities have waited at least fourteen (14) days, but not more than ninety (90) days, from the public hearing to introduce this Ordinance to the City Council of the City.

WHEREAS, the Corporate Authorities have reviewed the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that could cause the Area to be a "conservation area" as defined in the Act; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Plan; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Area would be substantially benefited by the proposed Project improvements; and

WHEREAS, the City Council has determined that "Data Centers" (as defined herein) place a significant, disproportionate demand on local energy grids, water resources, and sewer infrastructure while generating comparatively minimal long-term employment relative to the public investment and infrastructure costs justified and required; and

WHEREAS, based upon comments received during said public hearings, the City Council desires to explicitly state that the South Rockford Industrial TIF Redevelopment Plan is not intended to deploy the use of TIF funds, public subsidies, and tax increment revenues to support,

subsidize, or incentivize the development of Data Centers, and therefore the use of TIF funds for such purpose is hereby prohibited; and

WHEREAS, it is the intent of the Corporate Authorities to utilize the tax increment from all sources authorized by law; with such revenues to be exclusively utilized for the development of the Plan within the Area (except as provided in 65 ILCS 5/11-74.4-4(q)); and

WHEREAS, the Area would not reasonably be redeveloped without the use of such incremental revenues; and

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and Project and also the existing comprehensive plan for development of the City as a whole to determine whether the proposed Plan and Project conform to the comprehensive plan of the City.

NOW, THEREFORE, BE IT ORDAINED by Corporate Authorities of the City of Rockford, Winnebago and Ogle Counties, Illinois, as follows:

SECTION 1. *Recitals.* That the above recitals and findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

SECTION 2. *Definitions.* For the purposes of this Ordinance, a "Data Center" shall mean any facility, campus, or portion thereof used primarily for housing, managing, and operating centralized computer servers, data storage devices, network switching equipment, and associated cooling and power infrastructure, including but not limited to server farms, cloud computing facilities, and artificial intelligence (AI) training centers. This definition shall not include traditional telecommunications switching facilities or local corporate/institutional network rooms.

SECTION 3. *Ineligible Uses and Projects.* No TIF increment revenues, TIF notes, property tax rebates, sales tax exemptions, or any other financial assistance or public subsidies authorized under the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1

et seq.) shall be approved, granted, or allocated to any developer, property owner, or operator of a Data Center within the South Rockford Industrial TIF District.

SECTION 4. *Findings*. That the Corporate Authorities hereby make the following findings:

a. The Area is legally described in Exhibit A, a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety. The general street location for the Area is described in Exhibit B, a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety. The map of the Area is depicted on EXHIBIT C, a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety.

b. There exist conditions that cause the Area to be subject to designation as a redevelopment project area under the Act and to be classified as a "conservation area" as defined in the Act.

c. The proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan.

d. The proposed Area would not reasonably be redeveloped without the tax increment derived from real property tax incremental revenues, and the increment from such revenues will be exclusively utilized for the redevelopment as outlined in the Plan within the Area (except as provided in 65 ILCS 5/11-74.4-4(q)).

e. The Plan and Project conform to the comprehensive plan for the development of the City as a whole.

f. As set forth in the Plan it is anticipated that all obligations incurred to finance redevelopment project costs, if any, as defined in the Plan shall be retired within twenty-three (23) years after the Area is designated.

g. The parcels of real property in the proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon that will be substantially benefited by the proposed Project improvements are included in the proposed Area.

SECTION 5. *Plan and Project Approved*. That the Plan and Project, which were the subject matter of the public hearings held on May 11, 2026, and on May 21, 2026, are hereby adopted and approved. A copy of the Plan and Project is set forth in EXHIBIT D a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety.

SECTION 6. *Severability.* This Ordinance, and its parts, is declared to be severable and if any section, clause, or portion thereof of this Ordinance is declared invalid, the invalidity thereof shall not affect the validity of any other provisions of this Ordinance which shall remain in full force and effect.

SECTION 7. *Superseder.* All ordinances, resolutions, motions, or orders in conflict with any provision of this Ordinance are, to the extent of such conflict, hereby repealed.

SECTION 8. *Effective Date.* This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

PASSED BY THE MAYOR AND THE CITY COUNCIL of the City of Rockford, Illinois, at a regular meeting thereof on the ___ day of _____, 2026, and approved by me as Mayor on the same day.

VOTING AYE: _____

_____

_____

VOTING NAY: _____

_____

ABSENT: _____

ABSTAIN:

APPROVED: _____

By:_____ Date:_____
Mayor

ATTEST:

By:_____
Legal Director

Presented and reading having been waived, at a duly convened meeting of the Corporate Authorities on _____, 2026.

I hereby certify that the above Ordinance was published in pamphlet form on _____, 2026, as provided by law.

_____
Legal Director

EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT B

GENERAL STREET LOCATION

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA

EXHIBIT D

REDEVELOPMENT PLAN AND PROJECT

EXHIBIT A

LEGAL DESCRIPTION

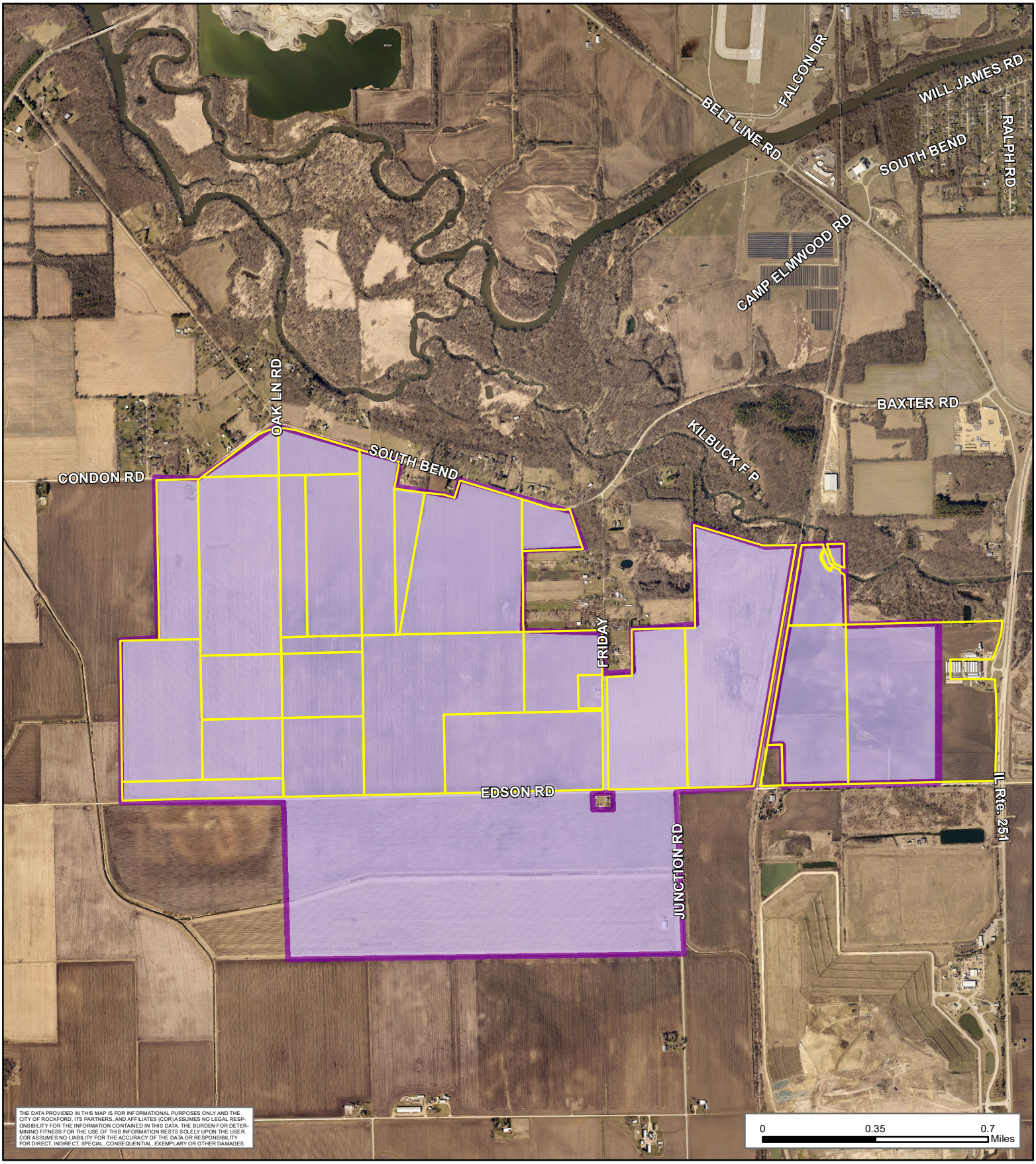
AREA 1
Part of Section 27, 28, 33, 34 and 35 in Township 43 North, Range 1 East along with Section 3 and 4 in Township 42 North, Range 1 East all of the Third Principal Meridian, State of Illinois, described as follows: Beginning at the intersection of the East right of way line of Junction Road and the South right of way line of Edison Road; thence South 02 Degrees 52 Minutes 27 Seconds East on said East right of way line of Junction Road for 2,656.66 feet; thence South 89 Degrees 12 Minutes 16 Seconds West for 6,487.45 feet; thence North 01 Degrees 33 Minutes 24 Seconds West for 2,582.48 feet; thence South 89 Degrees 58 Minutes 11 Seconds West for 2,656.83 feet; thence North 00 Degrees 15 Minutes 14 Seconds West for 2,657.80 feet; thence North 86 Degrees 14 Minutes 15 Seconds East for 607.92 feet; thence North 00 Degrees 59 Minutes 16 Seconds West for 2,622.18 feet; thence South 87 Degrees 56 Minutes 28 Seconds East for 713.75 feet; thence North 55 Degrees 48 Minutes 00 Seconds East for 1,536.71 feet; thence South 73 Degrees 59 Minutes 17 Seconds East for 2,119.32 feet; thence South 10 Degrees 08 Minutes 19 Seconds West for 408.66 feet; thence South 79 Degrees 49 Minutes 05 Seconds East for 977.38 feet; thence North 15 Degrees 13 Minutes 41 Seconds East for 291.04 feet; thence South 74 Degrees 01 Minutes 20 Seconds East for 1,899.71 feet; thence South 21 Degrees 03 Minutes 02 Seconds East for 642.40 feet; thence South 86 Degrees 52 Minutes 08 Seconds West for 989.80 feet; thence South 01 Degrees 44 Minutes 23 Seconds West for 1,287.73 feet; thence South 88 Degrees 18 Minutes 42 Seconds East for 1,305.06 feet; thence South 05 Degrees 03 Minutes 41 Seconds East for 678.02 feet; thence North 85 Degrees 40 Minutes 18 Seconds East for 451.75 feet; thence North 02 Degrees 07 Minutes 33 Seconds West for 694.49 feet; thence North 85 Degrees 03 Minutes 31 Seconds East for 1,060.38 feet; thence North 01 Degrees 30 Minutes 59 Seconds West for 1,632.15 feet; thence South 72 Degrees 25 Minutes 05 Seconds East for 1,235.66 feet; thence North 87 Degrees 52 Minutes 27 Seconds East for 486.15 feet to the Westerly right of way line of Illinois Railway; thence South 09 Degrees 51 Minutes 54 Seconds West on and along last named line for 4,011.42 feet to said South right of way line of Edison Road; thence South 86 Degrees 18 Minutes 19 Seconds West on and along last named line for 1,267.92 feet; to the Point of Beginning, EXCEPT THE FOLLOWING PARCEL Commencing at the intersection of the East right of way line of Junction Road and the South right of way line of Edison Road; thence South 89 degrees 31 minutes 26 seconds West on and along said South right of way line of Edison Road for 1,035.10 feet to the Point of Beginning; thence South 01 Degrees 40 Minutes 53 Seconds East for 273.30 feet; thence South 89 Degrees 52 Minutes 51 Seconds West for 332.82 feet; thence North 01 Degrees 39 Minutes 48 Seconds West for 262.71 feet to said South right of way line of Edison Road; thence North 88 Degrees 03 Minutes 24 Seconds East on and along last named line for 332.61 feet to the Point of Beginning, All containing 1,481.89 Acres, more or less
AREA 2
Part of Section 35 in Township 43 North, Range 1 East, along with Section 2 in Township 42 North, Range 1 East all of the Third Principal Meridian, State of Illinois, described as follows: Beginning at the intersection of the South right of way line of Edison Road and the Southerly extension of the East line of the Southwest Quarter of said Section 35; thence South 88 degrees

41 minutes 46 seconds West on said South right of way line of Edison Road for. 1077.87 feet to the Southerly extension of the East line of PIN 15-35-300-004; thence North 00 degrees 58 minutes 53 seconds West on said East line for 735.54 feet to the Northeast corner of said PIN 15-35-300-004; thence South 88 degrees 41 minutes 46 seconds West on the North line of said PIN 15-35-300-004 for 242.20 feet to the Easterly right of way line of the Illinois Railway; thence North 09 degrees 55 minutes 32 seconds East on said right of way line for 3,322.76 feet to the South line of Lot 3 of Plat No. I of Reload Center. the Plat of which is recorded in Book 48 of Plats on Page 19/A in the Winnebago County Recorder's Office; thence North 88 degrees 20 minutes 01 seconds East on said South line for 691.22 feet to the East line of the Northwest of said Section 35; thence South 00 degrees 59 minutes 18 seconds East on said East line for 1,323.23 feet to the North line of the Southeast Quarter of said Section 35; thence North 88 degrees 38 minutes 10 seconds East on said North line for 1,203.55 feet; thence South 00 degrees 58 minutes 53 seconds East for 2,677.43 feet to said South right of way line of Edison Road; thence South 88 degrees 42 minutes 31 seconds West on and along last named line for 1,203.54 feet to the Point of Beginning. containing 166.83 Acres, more or less.

EXHIBIT A

GENERAL STREET LOCATION

The RPA generally consists of tax parcels on Edson Rd west of IL 251 to Rothwell Rd and Condon Rd/ South Bend Rd to the north.



South Rockford Industrial TIF

N

NW E W E SW SE S

COMMUNITY AND ECONOMIC DEVELOPMENT

South Rockford Industrial TIF

Map Developed: November

CITY OF ROCKFORD, ILLINOIS
SOUTH ROCKFORD INDUSTRIAL
TAX INCREMENT FINANCING
REDEVELOPMENT PLAN AND PROJECT

Jointly Prepared By:

City of Rockford, Illinois

And

Ryan, LLC

March 2026

CITY OF ROCKFORD, ILLINOIS
SOUTH ROCKFORD INDUSTRIAL
TAX INCREMENT FINANCING
REDEVELOPMENT PLAN AND PROJECT
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I. INTRODUCTION

The City of Rockford (the "City") is a mature community located in Winnebago County and Ogle County, Illinois, approximately ninety (90) miles northwest of the City of Chicago. The City lies adjacent to the municipalities of Belvidere and Cherry Valley on the east, Loves Park and Machesney Park on the north, Winnebago and Pecatonica on the west, and New Milford to the south. It is only 50 miles from major employment centers located in the northwestern Chicago suburbs.

Increasingly, the City's economy and real estate market is intertwined with the metropolitan Chicago economy, as the path of regional growth moves northwest of Chicago. This changing dynamic is perhaps best demonstrated by the rapid growth in recent years of the former Greater Rockford Airport, which has been re-designated as the Chicago Rockford International Airport. The Chicago Rockford International Airport is located just over 1 mile north of the proposed South Rockford Industrial TIF District.

The City has an array of community assets that enhance its competitiveness. In particular, it has excellent transportation infrastructure, with connections to Interstate 90, and Interstate 39/U.S. 51, as well as U.S. 20. Interstate 90 is the primary linkage to the Chicago area, and Interstate 39 takes travelers south to Rochelle and other communities. According to the City's 2040 Comprehensive Plan (the "Comprehensive Plan", 2023), the Chicago Rockford International Airport is the 19th busiest airport in the country for freight traffic. The proposed development of the Study Area would be a substantial economic boost for south Rockford and the area surrounding the airport.

The City proposes the designation of the South Rockford Industrial Area (the "RPA" or the "TIF District") through the adoption of this Tax Increment Financing Redevelopment Plan (the "Redevelopment Plan" or "Plan") to promote the revitalization of strategic properties located within the Study Area. The successful revitalization of the proposed RPA would significantly assist the City in achieving its policy goal of promoting economic development in general and the continued development of the airport area in particular.

Ryan LLC ("Ryan") has been retained by the City of Rockford to conduct an analysis of the potential qualification and designation of the area as a new Tax Increment Financing ("TIF") District, and to assist the City in drafting this TIF Redevelopment Plan.

The City has two fundamental goals in pursuing the potential TIF District. The first is to promote redevelopment of an area that has been targeted for activity since partial annexation in 2012, and in doing so, promote new industrial uses throughout the Study Area to support the airport's growing industrial complex. The second goal is to further the City's overall economic development program and thereby diversify its tax and employment bases.

TIF Plan Requirements. The City is preparing this Plan as required by the Tax Increment Allocation Redevelopment Act, (the "Act") 65 ILCS 5/11-74.4-3, et. seq., as amended. To establish a TIF district (also known as a Redevelopment Project Area ("RPA")), Illinois municipalities must adopt several documents, including a TIF Redevelopment Plan and Eligibility Report. Additionally, in the case of the proposed establishment of this TIF District the City must also take formal action to FIRST remove various parcels in the proposed RPA from the existing Global Trade Park South TIF.

The Act enables Illinois municipalities to establish TIF districts, either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest in order to: "promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas" (65 ILCS 5/11-74.4-2(b)).

By definition, a TIF "Redevelopment Plan" means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualify the redevelopment project area as a "blighted area," "conservation area" (or combination thereof), or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the Tax Increment Allocation Redevelopment Act.

Community Background. The City of Rockford is one of the oldest communities in the State of Illinois, incorporated in 1839 prior to the Civil War (incorporated as a village, and then chartered as a city in 1852). After a long period of growth during the late 19th and early 20th century, population stabilized around its current level in the post-war era. As of the 2020 Census, the City population is 148,655, making it one of the largest communities in the state. However, the City has lagged in growth compared to other Illinois communities and is estimated to have fallen from the second largest City in Illinois to the fifth largest as of 2023.

The City has a number of important assets that make it a desirable location for residents and that fosters a competitive environment for businesses. First, the City has an educated workforce, with over 84% of the adult population (over age 25) having obtained a high school degree and about 22% either a bachelor's degree or an advanced degree (master's degree or other advanced degree). Rockford University is located near the proposed TIF District, and both Northern Illinois University (which also maintains a Rockford campus) and Beloit College are located within close driving distance. Additionally, a number of other higher educational institutions maintain services within the Rockford community. Due in

part to these strengths, Rockford has evolved over many decades from one of the leading centers for furniture and machine tool making centers in the country into a nation leader in the aerospace industry.

Secondly, the City possesses a variety of transportation assets, including proximity to multiple Interstate highways, state highways, and an airport. Interstate 90 is the primary linkage to the Chicago area, and Interstate 39 takes travelers south to Rochelle, DeKalb, and other communities. Thirdly, the area is increasingly intertwined with the growing suburban areas northwest of Chicago primarily via the link along Interstate 90, and the growth in prominence of the Chicago Rockford International Airport.

Finally, the City has made a concerted effort under the current leadership to foster economic development. The City has put in place multiple economic development programs and incentives to expedite redevelopment as the Rockford region continues to transition from a historically industrial-based economy to a diversified, 21st century economy. The City has also worked to shift to a more strategic use of tax increment financing in favor of initiatives that are driven by specific private sector investment opportunities for economic growth and elimination of blighted conditions, as opposed to previous efforts that tended to be driven by area-wide factors without the presence of more precise private investment opportunities.

The Proposed TIF District. The proposed RPA is located within the far southern portion of the City of Rockford and consists primarily of commercial farmland uses. The RPA is a contiguous area of approximately sixteen hundred and seventy-nine (1,679) acres and generally bounded by South Bend Road and Condon Road on the north; the City's municipal boundary and Edson Road on the south; the City' municipal boundary on the west' and I-39 ALT/State Route 251 on the east. Adjacent rights of way are also included.

The City's general economic development objectives are to enhance industrial opportunities within the proposed RPA. To achieve this overarching objective, the City has proposed the following guidelines in its 2040 Plan ("Comprehensive Plan", 2023) as discussed within Section III below.

Section IV of this report describes a number of redevelopment impediments facing the City. These impediments are split between the "blighted vacant area" and the "conservation area." "Blighted vacant area" impediments include chronic flooding, lag in equalized assessed valuation, and adjacent deterioration. "Conservation area" impediments include deterioration, lag in equalized assessed valuation, inadequate utilities, and a lack of adequate planning. All of these factors reduce the competitiveness of the area.

On balance, the TIF area has the potential for redevelopment of certain underutilized properties. As such, the City has identified a number of objectives for redevelopment, with tax increment financing acting as a tool to achieve them.

Please refer to Section III of this report for additional information about the goals, objectives and activities to support redevelopment.

The RPA would be suitable for new development if there is coordination of uses and redevelopment activity by the City. Through this TIF Redevelopment Plan and as part of its comprehensive economic development planning, the City intends to attract and encourage industrial uses for the underutilized sites located within the RPA. Through the establishment of the RPA, the City would implement a program to redevelop key areas within the new TIF District and in so doing, it would revitalize the area and extend benefits to the entire community.

Rationale for Redevelopment Plan. The City recognizes the need for a strategy to revitalize properties and promote development within the boundaries of the RPA. The needed private investment would only be possible if a new TIF district is adopted pursuant to the terms of the Act. Incremental property tax revenue generated by the revitalized projects will play a decisive role in encouraging private development in an area of the City that is lacking such major development opportunities. Adverse site conditions and economic barriers that have discouraged intensive private investment in the past will continue to be eliminated. Ultimately, the implementation of the Plan will benefit both the City and other affected taxing districts, by virtue of the expected stabilization and expansion of the tax base.

The City has determined that the area as a whole would not be developed in a coordinated manner unless the adoption of the TIF Redevelopment Plan occurs. The City, with the assistance of Ryan, has therefore prepared this Plan to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Plan makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment and land assembly, the RPA will become a more viable area that will attract private investment. The public investment and land assembly will lay the foundation for the redevelopment of the area with private capital. This in turn will set the stage for future retail, commercial and mixed-use opportunities surrounding the area.

The designation of the area as an RPA will allow the City to pursue the following beneficial strategies:

- Providing infrastructure that supports subsequent redevelopment plans for the RPA;

- Improvements to targeted sites in preparation for redevelopment ("site prep");

- Remediation of adverse environmental conditions for both site and building elements located with the RPA;

- Entering into redevelopment agreements in order to redevelop property and/or to induce new development to locate within the RPA;

- Establishing a pattern of land-use activities that will increase efficiency and economic inter-relationships, especially as such uses complement adjacent current and/or future commercial and industrial opportunities and City redevelopment projects within the RPA and/or surrounding area; and

- Enhancing area appearance through improvements to landscape, streetscape and signage.

Through this Plan, the City will direct the coordination and assembly of the assets and investments of the private sector and establish a unified, cooperative public-private redevelopment effort. Several benefits are expected to accrue to the area: increase in high quality residential units, entry of new and/or renovated businesses; new employment opportunities; and physical and aesthetic improvements. Ultimately, the implementation of the Plan will benefit (a) the City, (b) the taxing districts serving the RPA, (c) residents and property owners within and/or adjacent to the RPA, and (d) existing and new businesses within the RPA.

City Findings. The City, through legislative actions as required by the Act, finds:

- That the RPA as a whole has not been subject to growth and development through investment by private enterprise;

- That in order to promote and protect the health, safety, and welfare of the public, certain conditions that have adversely affected redevelopment within the new RPA need to be addressed, and that redevelopment of such areas must be undertaken;

- To alleviate the adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas;

- That public/private partnerships are determined to be necessary in order to achieve development goals;

- That without the development focus and extended resources provided for under the Act and as set forth in this Plan, growth and redevelopment would not reasonably be expected to be achieved;

- That the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs is of

benefit to the taxing districts, because the taxing districts would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment; and

- That the TIF Redevelopment Plan conforms to the Rockford 2040 Comprehensive Plan (2023), as detailed in Section III of this report.

It is further found, and certified by the City, in connection to the statutory process required for the adoption of this Plan, that (a) the RPA does not contain over seventy-five (75) inhabited residential units and (b) projected redevelopment of the RPA ***will not result*** in the displacement of ten (10) inhabited residential units or more. Therefore, *this Plan does not include a Housing Impact Study*.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA. Redevelopment of the RPA area is tenable only if a portion of the improvements and other costs are funded by TIF.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the redevelopment project. Also pursuant to the Act, the area in the aggregate is more than 1½ acres. A boundary map of the RPA is included in Appendix 2 of this Plan.

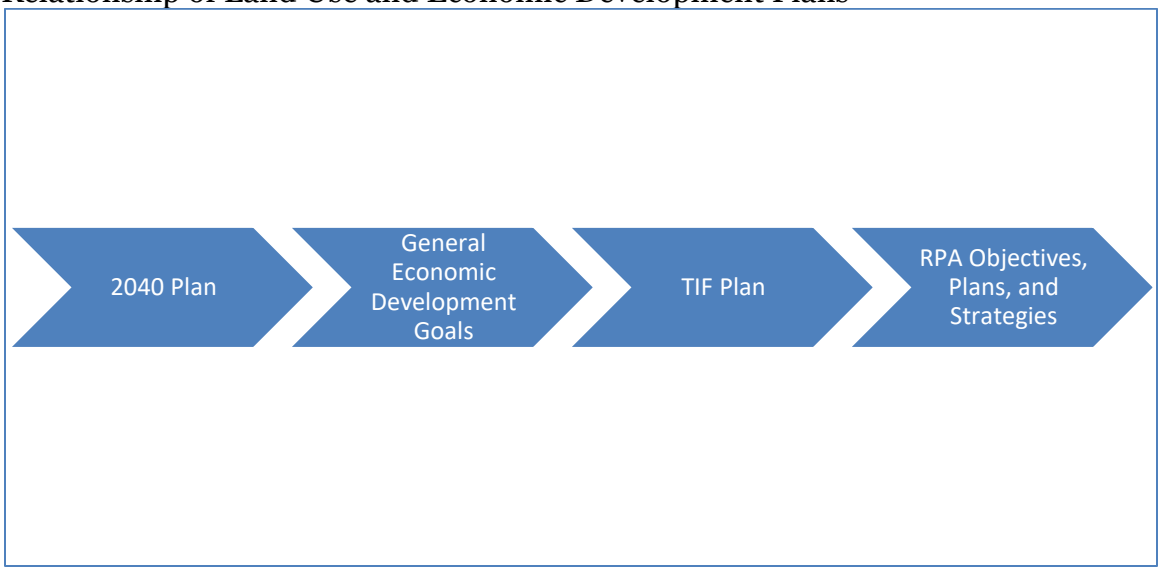
II. RPA LEGAL DESCRIPTION

The Redevelopment Project Area legal description is attached in Appendix 1.

III. RPA GOALS AND OBJECTIVES

The City has established a number of economic development goals, objectives, and strategies which would determine the types of activities to be undertaken within the proposed South Rockford Industrial TIF District. These efforts would conform to and promote the achievement of land use objectives in the City's 2040 *Comprehensive Plan* (2023).

Exhibit 1
Relationship of Land Use and Economic Development Plans



As indicated in the exhibit above, the City's primary planning document is the *Comprehensive Plan* (also referred to as the *2040 Plan*) which describes the overall vision for the City and is the foundation for City initiatives such as the proposed South Rockford Industrial TIF District. This overarching planning document determines future land uses and influences all other City planning efforts such as the TIF planning process.

General Economic Development Goals of the City. Establishment of the proposed South Rockford Industrial TIF supports the following City-wide objectives.

- Restoring and strengthening the property tax base of the City and overlapping tax districts;
- Creating new jobs and retaining existing jobs for City and area residents;
- Providing for implementation of economic development and redevelopment strategies that benefits the City and its residents;

- Providing public infrastructure improvements (and environmental remediation) within the City to promote growth;

- Encouraging positive and feasible redevelopment of vacant properties and/or underutilized facilities;

- Coordinating all redevelopment within the City in a comprehensive manner, avoiding land use conflicts and negative community impacts with attracted users; and

- Creating a cooperative partnership between the City and other Rockford stakeholders.

Specific Objectives for the RPA. The general goals for economic development cited above would be supported by specific objectives, strategies and performance measures that would "drive" the redevelopment activities undertaken within the proposed RPA. RPA designation would allow the City to pursue the following objectives:

- Assist in coordinating redevelopment activities within the RPA in order to provide a positive marketplace signal to private investors;

- Reduce, eliminate or prevent the onset of blight or other negative factors present within the area;

- Accomplish redevelopment over a reasonable time period;

- Provide for high quality development industrial land uses within the RPA;

- Create an attractive overall appearance for the area; and

- Further the goals and objectives of the *2040 Plan*.

This Plan clearly establishes the importance of the RPA. It also describes characteristics of the area which deter investment and prohibit the RPA from being fully utilized. Such characteristics include the presence of conditions that are hazardous to the public, presence of deteriorating improvements, and a lack of adequate planning have and continue to exist within the Study Area.

Exhibit 2 identifies certain *2040 Plan* goals that pertain to the proposed South Rockford Industrial TIF District.

Exhibit 2
Comprehensive Plan Goals and Objectives for City's 2040 Plan

Goal	Action
Ensure adequate supply of development ready land zoned for industrial and commercial uses	• **Develop qualified site program to assist property owners in advancing their land for site development readiness** • **Create tangible offerings to attract private developers** • **Future development sites need water, sewer, and electric in order to be shovel-ready. Need to align utilities with locations where development of future sites is desirable. Developers need these utilities and annexation before any financial commitments are made generally**
Identify, develop, and expand emerging economic clusters	• **Foster new training programs and opportunities to support job growth demands in emerging industries** • **Continue investments in roadway construction and access improvements, along transportation corridors to the airport where new development and economic growth is concentrated**
Encourage the growth and development of existing and new primary employment centers	• **Continue to encourage airport related development and supportive services to aid the growth of the Chicago Rockford International Airport as a major air cargo transfer center (especially 1st and last mile)** • **Improve branding, wayfinding, and signage within industrial and commercial business parks for better marketing**
Maintain and enhance infrastructure that delivers water to city residents and businesses	• **Continue conducting system performance tests and maintenance as needed** • **Continue to budget for repair of water main infrastructure as needed**
Identify and upgrade ageing water main infrastructure	• **Develop and implement water main replacement funding** • **Coordinate transportation projects with water upgrades/maintenance with Four Rivers Sanitation Authority will save money and reduce duplicity**
Improve energy efficiency through the modernization of energy delivery	• **Continue to collaborate and work with ComEd (Exelon) to implement the smart grid for Rockford** • **Continue to integrate energy utility improvements with capital improvement projects** • **Encourage bets practices such as burying electric lines with new construction**
Upgrade and modernize streets, bridges, and traffic control infrastructure to ensure a high level of service and safety	• **Continue using City streetscape lighting standards and invest in more street furniture (i.e., benches, bus shelters, street wayfinding signs) within business**

	districts and along major commercial corridors
Improve road, rail, and air network to enhance the airports movement of people and goods	• **Continue to work on attracting new businesses to the Global Trade Park**
Incentivize development in regions of the city where investment is stagnant or declining over the years	• **Leverage public sector infrastructure development for private investment in stable and declining planning areas** • **Evaluate and advance strategies with existing TIF District redevelopment plans**

Ultimately, the implementation of the Redevelopment Plan would contribute to the economic development of the area and provide new employment opportunities for City residents.

The RPA-specific objectives would be fulfilled by the execution of certain strategies, including but not limited to the following:

- Facilitating the preparation of improved and vacant sites, by assisting any private developer(s) to assemble suitable sites for modern development needs;

- Coordinating site preparation to provide additional land for new development, as appropriate;

- Fostering the replacement, repair, and/or improvement of infrastructure, including (as needed) sidewalks, streets, curbs, gutters and underground water and sanitary systems to facilitate the construction of new development within the RPA;

- Facilitating the provision of adequate on- and off-street parking within the RPA; and/or

- Coordinating development in tandem with any transportation system upgrades to make the area more accessible.

IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH; FISCAL IMPACT ON TAXING DISTRICTS

Evidence of the Lack of Development and Growth within the RPA. As documented in Appendix 4 of this Plan, the RPA has suffered from the lack of development and would qualify, in part, as a "conservation area," and in part, as a "blighted vacant area." In past years, the area overall has not benefited from sustained private investment and/or development, instead suffering economic decline. Absent intervention by the City, properties within the RPA would not be likely to gain in value.

The proposed RPA exhibits various conditions which, if not addressed by the City, would eventually result in blight. Those conditions include structures and public improvements reflecting deterioration and obsolescence, as well as other deficiencies. These various conditions work to discourage private sector investment in business enterprises.

Assessment of Fiscal Impact on Affected Taxing Districts. It is anticipated that the implementation of this Plan will not have a negative financial impact on the affected taxing districts. Instead, action taken by the City to stabilize and cause growth of its tax base through the implementation of this Plan will have a *positive impact* on the affected taxing districts by arresting the potential decline or lag in property values, as measured by assessed valuations (AV), through the future elimination of vacant and blighted properties. In short, the establishment of a TIF district would protect other taxing districts from the potential downside risk of falling equalized assessed valuation in the southern Rockford area surrounding the airport.

Should the City achieve success in attracting private investment which results in the need for documented increased services from any taxing districts, the City will consider the declaration of "surplus funds," as defined under the Act and pursuant to any executed intergovernmental agreement. Such funds which are neither expended nor obligated for TIF-related purposes can be used to assist affected taxing districts in paying the costs for increased services.

Any surplus Special Tax Allocation Funds (to the extent any surplus exists) will be shared in proportion to the various tax rates imposed by the taxing districts, including the City. Any such sharing would be undertaken after all TIF-eligible costs – either expended or incurred as an obligation by the City – have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the City as provided by the Act.

An exception to the tax-sharing provision relates to the City's utilization of TIF funding to mitigate the impact of residential redevelopment upon school districts. In such cases, the City will provide funds to offset the costs incurred by the eligible school districts in the manner prescribed by 65 ILCS Section 5/11-74.4.3(q)(7.5) of the Act. It should be noted that new residential uses that generate new students

are not expected as part of future redevelopment activities. (Refer to Section VI of this Report, which describes allowable TIF project costs.)

V. TIF QUALIFICATION FACTORS PRESENT IN THE RPA

Findings. The RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act. It was determined that the area as a whole qualifies as a TIF district under the Act. Refer to the *TIF Eligibility Report*, attached as Appendix 4 in this Plan.

Eligibility Survey. Representatives of Ryan and City staff evaluated the RPA from August 2025 to the date of the publication of this Plan. Analysis was aided by certain reports obtained from the City, reports from City engineering/planning staff, on-site due diligence, and other sources. In Ryan's evaluation, only information was recorded which would help assess the eligibility of the proposed area as a TIF District.

VI. REDEVELOPMENT PROJECT

Redevelopment Plan and Project Objectives. As indicated in Section III of this Report, the City has established a planning process which guides economic development and land use activities throughout the City. Consistent with the established planning process, the City proposes to achieve economic development goals and objectives through the redevelopment of the South Rockford Industrial TIF, pursuit of projects within the RPA, and the promotion of private investment via public financing techniques (including but not limited to tax increment financing).

The project-specific objectives envisioned for the South Rockford Industrial TIF are as follows:

1) Implementing a plan that provides for the attraction of users and tenants to redevelop underutilized land and buildings that are available within the RPA.

2) Constructing public improvements which may include (if necessary):

- Street and sidewalk improvements (including new street construction and widening of current streets; any street widening would conform with City standards for context-sensitive design);
- Utility improvements (including, but not limited to, water, stormwater management, and sanitary sewer projects consisting of construction and rehabilitation);
- Signalization, traffic control and lighting;
- Off-street parking and public parking facilities; and
- Landscaping, streetscaping, and beautification.

3) Entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of an interest rate subsidy as allowed under the Act.

4) Providing for site preparation, clearance, environmental remediation, and demolition, including grading and excavation (any demolition activities would conform to City criteria for allowing demolition) as needed.

5) Providing for the rehabilitation of structures in order to improve the occupancy and appearance of the property within the RPA.

6) Exploration and review of job training programs in coordination with any City, federal, state, and county programs.

7) Entering into agreements for the development and/or construction of public facilities and infrastructure.

Redevelopment Activities. Pursuant to the project objectives cited above, the City will implement a coordinated program of actions. These include, but are not limited to, land acquisition, land disposition, site preparation, clearance, demolition, provision of public infrastructure and related public improvements, construction of new public facilities, and rehabilitation of structures, if necessary. Such activities conform to the provision of the TIF Act that define the scope of permissible redevelopment activities.

Site Preparation, Clearance, Relocation and Demolition

Property within the RPA may be improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment. Relocation may also be required under the TIF Act; the City would conform to the provisions of the Act.

Land Assembly and Disposition

Certain properties or interests in properties in the RPA may be acquired by purchase or the exercise of eminent domain. Properties owned by or acquired by the City may be assembled and reconfigured into appropriate redevelopment sites. If necessary, the City would facilitate private acquisition through reimbursement of acquisition and related costs as well as through the write-down of its acquisition costs. Such land may be held or disposed of by the City on terms appropriate for public or private development, including the acquisition of land needed for construction of public improvements.

Public Improvements

The City may, but is not required to, provide public improvements in the RPA to enhance the immediate area and support the Plan. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public utilities including extension of water mains as well as sanitary and storm sewer systems, roadways, and traffic-related improvements;
- Parking facilities; and
- Beautification, identification markers, landscaping, lighting, and signage of public right-of-ways.

Rehabilitation/Taxing District Capital Costs

The City may provide for the rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conform to City code provisions. Improvements may include exterior and facade-related work as well as interior-related work.

The City may construct or provide for the construction and reimbursement for new facilities to be owned or used by units of local government. The City does not expect that locally designated landmarks or properties listed on or eligible for listing on the National Register of Historic Places (or properties significantly contributing to districts listed on the National Register of Historic Places) will be demolished or modified in connection with the Plan.

Interest Rate Write-Down

The City may enter into agreements with for-profit or non-profit owners/developers whereby a portion of the interest cost for construction, renovation or rehabilitation projects are paid out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

Job Training

The City may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs; and
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

School District Costs

The City may provide for payment of school district costs as provided for in the Act relating to residential components assisted through TIF funding.

General Land Use Plan. As noted in Section I of this report, the proposed RPA currently contains primarily retail uses.

Both existing and future land uses are shown in Appendix 3 attached hereto and made a part of this Plan. Appendix 3 shows existing and future land uses in the Redevelopment Project Area and includes CD – Commercial/Mixed-Use and PE – Existing (Quasi-) Public Facility. Future land uses will conform to the Zoning Ordinance and the *Comprehensive Plan* (2023) as either may be amended from time to time.

Additional Design and Control Standards. The appropriate design standards (including any Planned Unit Developments) as set forth in the City's Zoning Ordinance and/or *Comprehensive Plan* (2023) shall apply to the RPA.

Eligible Redevelopment Project Costs. Under the TIF statute, redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred as well as any such costs incidental to the Plan. (Private investments, which supplement "Redevelopment Project Costs," are expected to substantially exceed such redevelopment project costs.) Eligible costs permitted by the Act and pertaining to this Plan include:

(1) *Professional Service Costs* – Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;

- The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;

- Annual administrative costs shall *not* include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;

- In addition, redevelopment project costs shall *not* include lobbying expenses;

(2) *Property Assembly Costs* – Costs including but not limited to acquisition of land and other property (real or personal) or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground

environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

(3) *Improvements to Public or Private Buildings* – Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;

(4) *Public Works* – Costs of the construction of public works or improvements, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;

(5) *Job Training* – Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;

(6) *Financing Costs* – Costs including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including (a) interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months thereafter and (b) reasonable reserves related thereto;

(7) *Capital Costs* – To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;

(8) *School-Related Costs* – For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-

increment-financing assisted housing units) on or after November 1, 1999, an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually;[1]

(9) *Relocation Costs* – To the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n) of the Act;

(10) *Payment in lieu of taxes*;

(11) *Other Job Training* – Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for

[1] The calculation is as follows: (A) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than $5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than $5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; and (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than $5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act. (B) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition Charge equal to or more than $5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; (ii) for elementary school districts, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; and (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act. (C) For any school district in a municipality with a population in excess of 1,000,000, additional provisions apply.

persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;

(12) *Developer Interest Cost* – Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

(A) Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;

(B) Such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;

(C) If there are not sufficient funds available in the special tax allocation fund to make the payment then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;

(D) The total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;

(E) The cost limits set forth in subparagraphs (B) and (D) of paragraph shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D);

(F) Instead of the eligible costs provided by subparagraphs (B) and (D), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (F) shall be an eligible cost for

the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (F).[2]

The TIF Act prohibits certain costs. Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost. In addition, the statute prohibits costs related to retail development that results in the closing of nearby facilities of the same retailers. Specifically, none of the redevelopment project costs enumerated in the Act shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality.[3]

Projected Redevelopment Project Costs. Estimated project costs are shown in Exhibit 4 below. Adjustments to estimated line-item costs below are expected and may be made without amendment to the Redevelopment Plan. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act.

Further, the projected cost of an individual line-item as set forth below is not intended to place a limit on the described line-item expenditure. Adjustments may be made in line-items, either increasing or decreasing line-item costs for redevelopment. The specific items listed below are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the *total amount* of payment for eligible redevelopment project costs (the "Total Estimated TIF Budget" in Exhibit 4) shall not exceed the amount set forth below, as adjusted pursuant to the Act.

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[2] The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (F) of paragraph (11) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later.

[3] Termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.

Exhibit 4
RPA Project Cost Estimates

Program Actions/Improvements	Estimated Costs
Land Acquisition, Assembly, and Relocation	$ 9,750,000
Site Preparation, Including Environmental Remediation, Demolition, and Site Grading	$ 9,750,000
Utility Improvements (Including Water, Storm, Sanitary Sewer, Service of Public Facilities, and Road Improvements)	$ 11,250,000
Rehabilitation of Existing Structures; Taxing District Capital Improvements	$ 3,000,000
Public Facilities (including Parking Facilities and Streetscaping)	$ 8,250,000
Interest Costs Pursuant to the Act	$ 2,250,000
Professional Service Costs (Including Planning, Legal, Engineering, Administrative, Annual Reporting, and Marketing)	$ 2,250,000
Job Training	$ 4,500,000
TOTAL ESTIMATED TIF BUDGET	**$51,000,000**

Notes:
(1) All project cost estimates are in 2026 dollars. Costs may be adjusted for inflation per the TIF Act.
(2) In addition to the costs identified in the exhibit above, any bonds issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, and (c) capitalized interest and reasonably required reserves.
(3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The individual line-items set forth above are not intended to place an individual limit on the described expenditures – provided that the total amount of payments for eligible redevelopment project costs shall not exceed the "total estimated TIF budget" listed above.

As explained in the following sub-section, incremental property tax revenues from any contiguous RPA may be used to pay eligible costs for the South Rockford Industrial TIF.

Sources of Funds to Pay Redevelopment Project Costs. Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from incremental property tax revenues, proceeds from municipal obligations to be retired primarily with such revenues, and interest earned on resources available but not immediately needed for the Plan. In addition, pursuant to the TIF Act and this Plan, the City may utilize net incremental property tax revenues received from other contiguous RPAs to pay eligible redevelopment project costs or obligations issued to pay such costs in contiguous project areas. This would include contiguous TIFs that the City may establish in the future. (Conversely, incremental revenues from the South Rockford Industrial TIF may be allocated to any contiguous TIF Districts.)

Redevelopment project costs as identified in Exhibit 4 specifically authorize those eligible costs set forth in the Act and do not address the preponderance of the costs to redevelop the area. The majority of development costs will be privately financed. TIF or other public sources are to be used, subject to approval by the City Council, only to leverage and commit private redevelopment activity.

The incremental tax revenues which will be used to pay debt service on the municipal obligations (if any) and to directly pay redevelopment project costs shall be the incremental increase in property taxes. The property tax increment would be attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA – over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2024 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the City may from time to time deem appropriate.

Nature and Term of Obligations to Be Issued. The City may issue obligations secured by the Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the City by virtue of its power pursuant to the Illinois State Constitution.

Any and all obligations issued by the City pursuant to this Plan and the Act shall be retired not more than twenty-three (23) years after the date of adoption of the ordinance approving the RPA, or as such a later time permitted pursuant to the Act and to the extent such obligations are reliant upon the collection of incremental property tax revenues from the completion of the twenty-3rd year of the TIF, with taxes collected in the twenty-fourth year. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance.

One or more series of obligations may be issued from time to time in order to implement this Plan. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year. The total principal and interest may be payable from tax increment revenues (including tax increment revenues from current or future contiguous TIF Districts) and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Certain revenues may be declared as surplus funds if not required for: principal and interest payments, required reserves, bond sinking funds, redevelopment project costs, early retirement of outstanding securities, or facilitating the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan. Such surplus funds shall then become available for

distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds. Further, the securities may be offered on such terms as the City may determine, with or without the following features: capitalized interest; deferred principal retirement; interest rate limits (except as limited by law); and redemption provisions. Additionally, such securities may be issued with either fixed rate or floating interest rates.

Most Recent Equalized Assessed Valuation for the RPA. The most recent equalized assessed valuation for the RPA is based on the 2024 EAV and is estimated to be approximately $1,111,316. It is anticipated the estimated base EAV for establishment of the RPA will be the 2025 EAV once available.

Anticipated Equalized Assessed Valuation for the RPA. Upon completion of the anticipated private development of the RPA over a twenty-three (23) year period, it is estimated that the EAV of the property within the RPA would increase to approximately $45 million to $55 million depending upon market conditions and the scope of the redevelopment projects.

VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

Redevelopment Project. The City will implement a strategy with full consideration given to the availability of both public and private funding. It is anticipated that a phased redevelopment will be undertaken.

The Redevelopment Project will begin as soon as the private entities have obtained financing approvals for appropriate projects and such uses conform to City zoning and planning requirements, or if the City undertakes redevelopment activities pursuant to this Plan. Depending upon the scope of the development as well as the actual uses, the following activities may be undertaken by the City:

- Land Assembly and Relocation: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site, with relocation costs undertaken as provided by the Act. If necessary, the City would facilitate private acquisition through reimbursement or write-down of related costs, including without limitation the acquisition of land needed for construction of public improvements.

- Demolition and Site Preparation: The existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition of certain parcels may be necessary for future projects. Additionally, the redevelopment plan contemplates site preparation, or other requirements including environmental remediation necessary to prepare the site for desired redevelopment projects.

- Rehabilitation: The City may assist in the rehabilitation of buildings or site improvements located within the RPA.

- Landscaping/Buffering/Streetscaping: The City may fund certain landscaping projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses.

- Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The City may also undertake the provision of necessary detention or retention ponds.

- Roadway/Street/Parking Improvements: The City may widen and/or vacate existing roads. Certain secondary streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed. Parking facilities may be constructed that would be available to the public. Utility services may also be provided or relocated in order to accommodate redevelopment activities.

- Traffic Control/Signalization: Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.

- Public Safety-Related Infrastructure: Certain public safety improvements including, but not limited to, public signage, public facilities, and streetlights may be constructed or implemented.

- School District Costs: The payment of such costs may be provided pursuant to the requirements of the TIF Act.

- Interest Costs Coverage: The City may fund certain interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.

- Professional Services: The City may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The City may reimburse itself from annual tax increment revenue if available.

Commitment to Fair Employment Practices and Affirmative Action. As part of any Redevelopment Agreement entered into by the City and any private developers, both parties will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the City. The program will conform to the most recent City policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race, creed, or sexual orientation. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, sexual orientation, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs, and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and compliance with applicable state and federal regulations.

The City and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory

personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs. This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) years after the adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the ordinance approving the RPA is adopted.

VIII. PROVISIONS FOR AMENDING THE TIF PLAN AND PROJECT

This Plan may be amended pursuant to the provisions of the Act.

APPENDIX 1

Legal Description of Project Area

SOUTH ROCKFORD INDUSTRIAL TIF

AREA 1

Part of Section 27, 28, 33, 34 and 35 in Township 43 North, Range 1 East along with Section 3 and 4 in Township 42 North, Range 1 East all of the Third Principal Meridian, State of Illinois, described as follows: Beginning at the intersection of the East right of way line of Junction Road and the South right of way line of Edison Road; thence South 02 Degrees 52 Minutes 27 Seconds East on said East right of way line of Junction Road for 2,656.66 feet; thence South 89 Degrees 12 Minutes 16 Seconds West for 6,487.45 feet; thence North 01 Degrees 33 Minutes 24 Seconds West for 2,582.48 feet; thence South 89 Degrees 58 Minutes 11 Seconds West for 2,656.83 feet; thence North 00 Degrees 15 Minutes 14 Seconds West for 2,657.80 feet; thence North 86 Degrees 14 Minutes 15 Seconds East for 607.92 feet; thence North 00 Degrees 59 Minutes 16 Seconds West for 2,622.18 feet; thence South 87 Degrees 56 Minutes 28 Seconds East for 713.75 feet; thence North 55 Degrees 48 Minutes 00 Seconds East for 1,536.71 feet; thence South 73 Degrees 59 Minutes 17 Seconds East for 2,119.32 feet; thence South 10 Degrees 08 Minutes 19 Seconds West for 408.66 feet; thence South 79 Degrees 49 Minutes 05 Seconds East for 977.38 feet; thence North 15 Degrees 13 Minutes 41 Seconds East for 291.04 feet; thence South 74 Degrees 01 Minutes 20 Seconds East for 1,899.71 feet; thence South 21 Degrees 03 Minutes 02 Seconds East for 642.40 feet; thence South 86 Degrees 52 Minutes 08 Seconds West for 989.80 feet; thence South 01 Degrees 44 Minutes 23 Seconds West for 1,287.73 feet; thence South 88 Degrees 18 Minutes 42 Seconds East for 1,305.06 feet; thence South 05 Degrees 03 Minutes 41 Seconds East for 678.02 feet; thence North 85 Degrees 40 Minutes 18 Seconds East for 451.75 feet; thence North 02

Degrees 07 Minutes 33 Seconds West for 694.49 feet; thence North 85 Degrees 03 Minutes 31 Seconds East for 1,060.38 feet; thence North 01 Degrees 30 Minutes 59 Seconds West for 1,632.15 feet; thence South 72 Degrees 25 Minutes 05 Seconds East for 1,235.66 feet; thence North 87 Degrees 52 Minutes 27 Seconds East for 486.15 feet to the Westerly right of way line of Illinois Railway; thence South 09 Degrees 51 Minutes 54 Seconds West on and along last named line for 4,011.42 feet to said South right of way line of Edison Road; thence South 86 Degrees 18 Minutes 19 Seconds West on and along last named line for 1,267.92 feet; to the Point of Beginning, EXCEPT THE FOLLOWING PARCEL Commencing at the intersection of the East right of way line of Junction Road and the South right of way line of Edison Road; thence South 89 degrees 31 minutes 26 seconds West on and along said South right of way line of Edison Road for 1,035.10 feet to the Point of Beginning; thence South 01 Degrees 40 Minutes 53 Seconds East for 273.30 feet; thence South 89 Degrees 52 Minutes 51 Seconds West for 332.82 feet; thence North 01 Degrees 39 Minutes 48 Seconds West for 262.71 feet to said South right of way line of Edison Road; thence North 88 Degrees 03 Minutes 24 Seconds East on and along last named line for 332.61 feet to the Point of Beginning, All containing 1,481.89 Acres, more or less

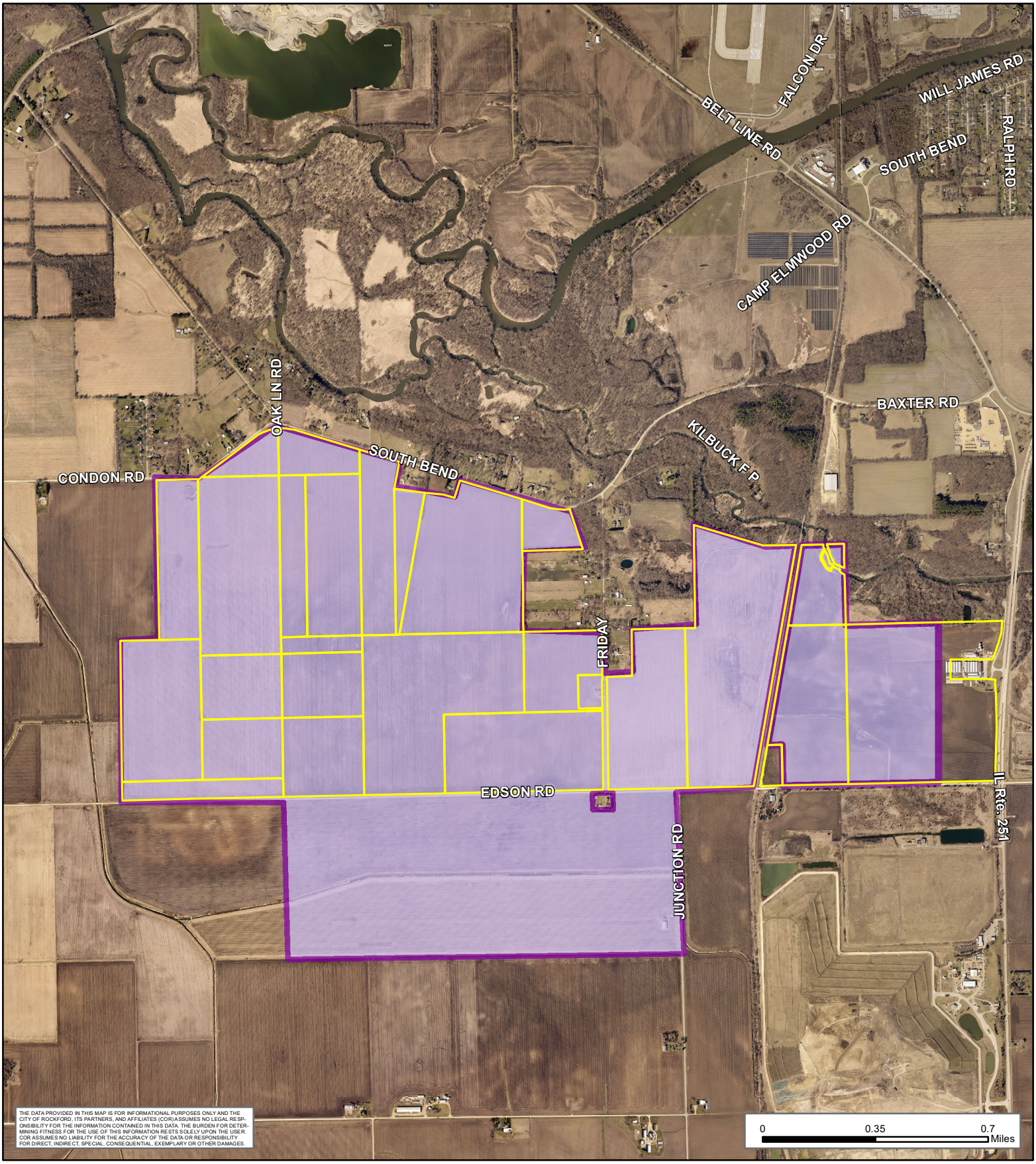
AREA 2

Part of Section 35 in Township 43 North, Range 1 East, along with Section 2 in Township 42 North, Range 1 East all of the Third Principal Meridian, State of Illinois, described as follows: Beginning at the intersection of the South right of way line of Edison Road and the Southerly extension of the East line of the Southwest Quarter of said Section 35; thence South 88 degrees 41 minutes 46 seconds West on said South right of way line of Edison Road for. 1077.87 feet to the Southerly extension of the East line of PIN 15-35-300-004; thence North

00 degrees 58 minutes 53 seconds West on said East line for 735.54 feet to the Northeast corner of said PIN 15-35-300-004; thence South 88 degrees 41 minutes 46 seconds West on the North line of said PIN 15-35-300-004 for 242.20 feet to the Easterly right of way line of the Illinois Railway; thence North 09 degrees 55 minutes 32 seconds East on said right of way line for 3,322.76 feet to the South line of Lot 3 of Plat No. I of Reload Center. the Plat of which is recorded in Book 48 of Plats on Page 19/A in the Winnebago County Recorder's Office; thence North 88 degrees 20 minutes 01 seconds East on said South line for 691.22 feet to the East line of the Northwest of said Section 35; thence South 00 degrees 59 minutes 18 seconds East on said East line for 1,323.23 feet to the North line of the Southeast Quarter of said Section 35; thence North 88 degrees 38 minutes 10 seconds East on said North line for 1,203.55 feet; thence South 00 degrees 58 minutes 53 seconds East for 2,677.43 feet to said South right of way line of Edison Road; thence South 88 degrees 42 minutes 31 seconds West on and along last named line for 1,203.54 feet to the Point of Beginning. containing 166.83 Acres, more or less.

APPENDIX 2

Boundary Map of RPA



South Rockford Industrial TIF

N

NW E W E SW SE S

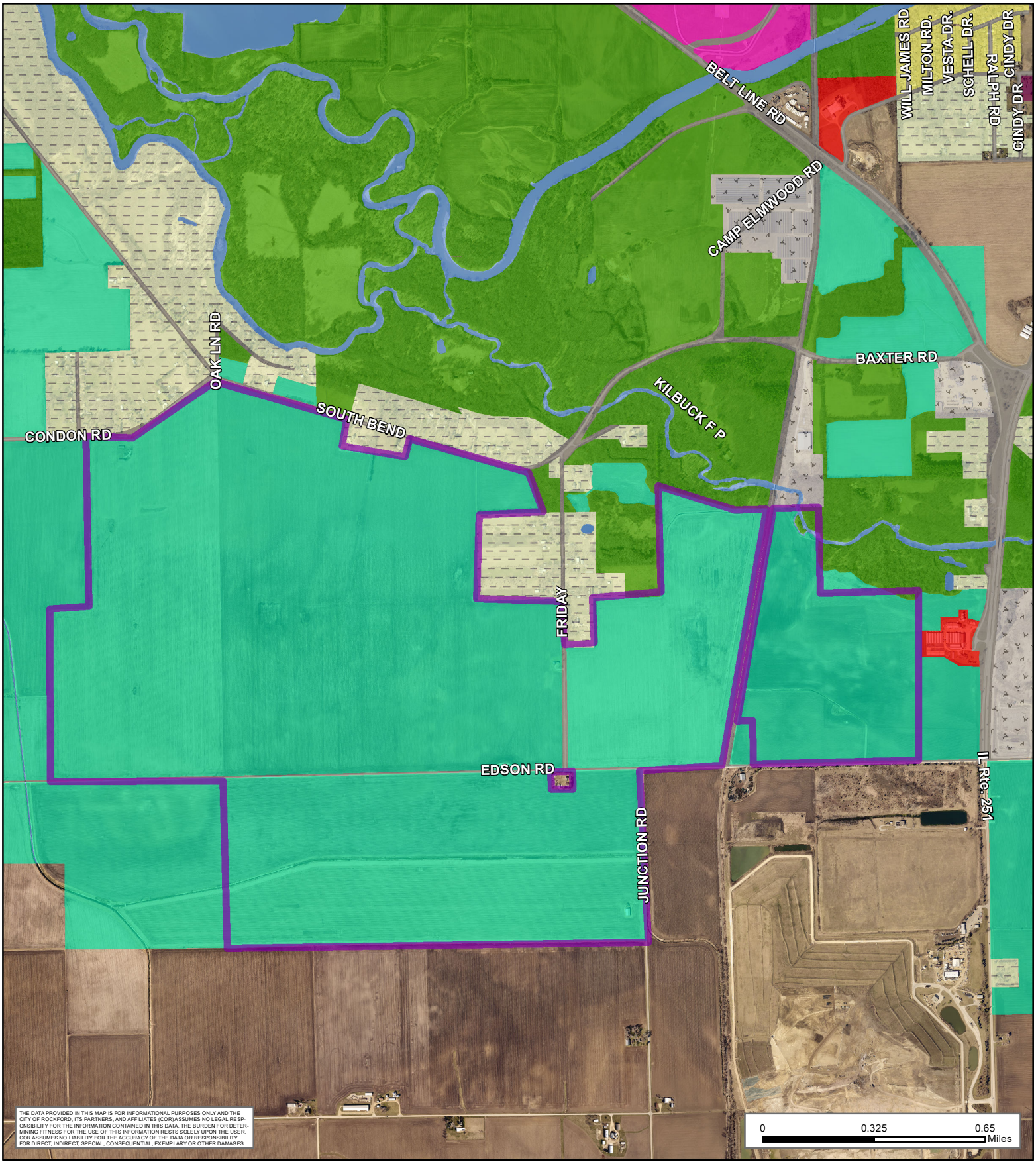
COMMUNITY AND ECONOMIC DEVELOPMENT

South Rockford Industrial TIF

Map Developed: November

APPENDIX 3

Existing and Future Land Use Map of RPA



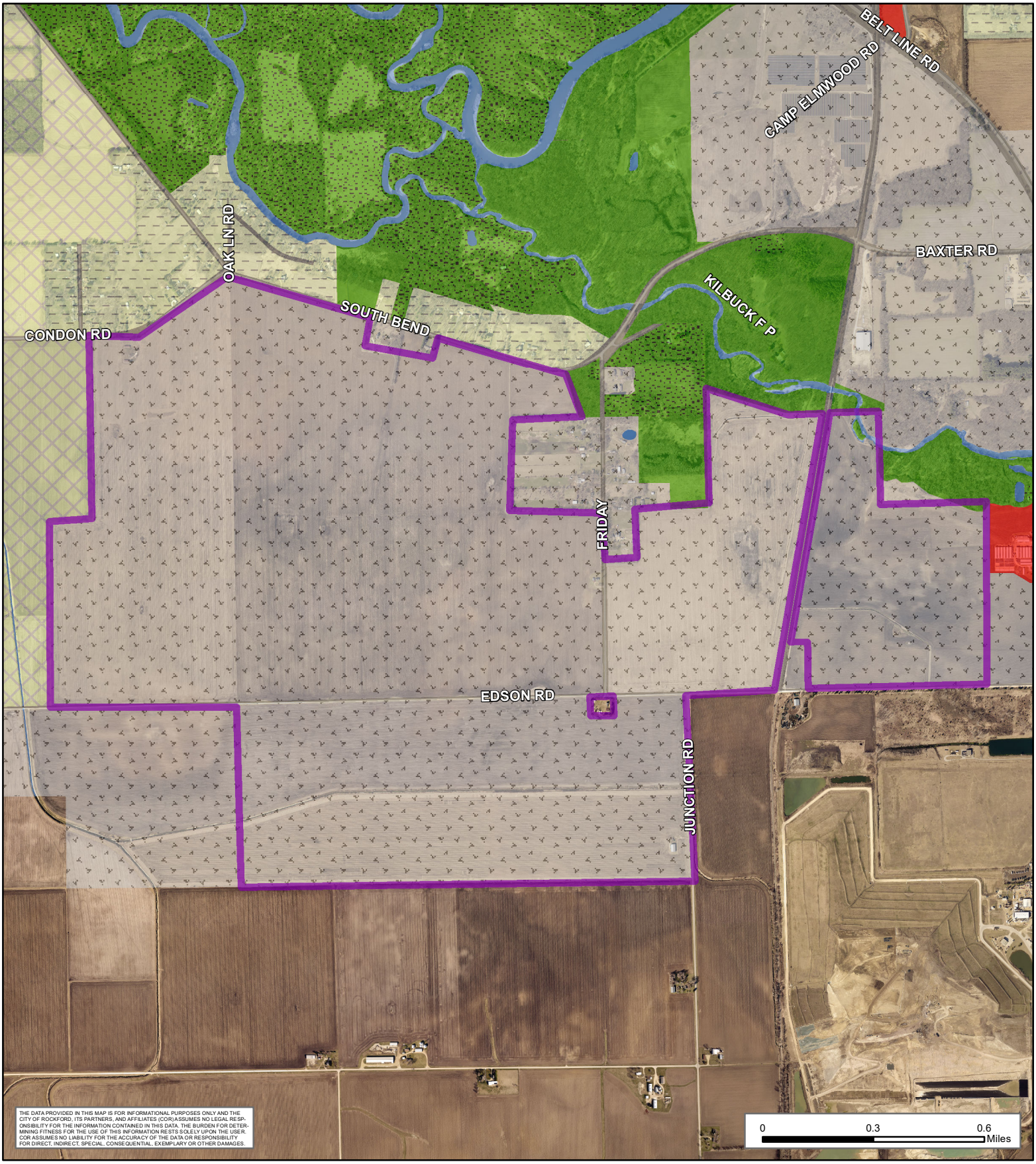
South Rockford Industrial TIF - Current Land Use

N

COMMUNITY AND ECONOMIC DEVELOPMENT

- South Rockford Industrial TIF
- Agriculture
- Airport
- Commercial & Retail
- Industrial & Utilities
- Institutional
- Parks & Open Space
- Residential - Low Density
- Residential - Medium Density
- Transportation Facilities
- Water Resources

Map Developed: March, 20



South Rockford Industrial TIF - Future Land Use

N

NW E W E SW SE S

COMMUNITY AND ECONOMIC DEVELOPMENT

- South Rockford Industrial TIF
- Airport
- Water Resources
- Commercial & Retail
- Future Urban Development - FUD
- Industrial & Utilities
- Institutional
- PA - Parks & Open Space
- Parks & Open Space
- Residential - Low Density
- Residential - Medium Density
- Transportation Facilities

N

Map Developed: March, 20

APPENDIX 4

TIF Eligibility Report

Prepared by Ryan, LLC

CITY OF ROCKFORD, ILLINOIS

TIF QUALIFICATION REPORT

SOUTH ROCKFORD INDUSTRIAL
REDEVELOPMENT PROJECT AREA

A study to determine whether a portion of an area within the City of Rockford qualifies, in part, as a "*conservation area*" and, in part, as a *"blighted-vacant area"* as defined in the Tax Increment Allocation Redevelopment Act of Chapter 65, 5/11-74.4-1, et. seq., as amended of the Illinois Compiled Statutes.

Prepared for: City of Rockford, Illinois

Prepared Jointly by: Ryan LLC
and
The City of Rockford

March 2026

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CITY OF ROCKFORD
SOUTH ROCKFORD INDUSTRIAL
REDEVELOPMENT PROJECT AREA
TIF QUALIFICATION REPORT

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Appendix 1 Proposed TIF Boundary Map
Appendix 2 List of Parcels in TIF District

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EXECUTIVE SUMMARY

Ryan, LLC (Ryan) has been retained by the City of Rockford, Illinois (the "City") to conduct an analysis of the potential qualification and designation of certain property located in or adjacent to the City, to be referred herein as the proposed South Rockford Industrial Redevelopment Project Area (the "RPA" or "TIF District").

For the purposes of this Report, Ryan has subdivided the proposed South Rockford Industrial TIF District into two major classifications:

- Improved land – This classification is for all land within the proposed TIF District that is occupied in part by structures and/or other improvements (Improved Parcels); and
- Vacant land – This classification is for all land within the proposed TIF District that is primarily vacant (Vacant Parcels)

The City is considering the RPA designation as part of its strategy to promote the revitalization of the property and thereby assist the City in achieving its public policy goal of promoting economic redevelopment. Through undertaking the designation, the City will help strengthen the RPA as a significant contributor to the City's overall economic base.

The RPA is approximately bounded by South Bend Road and Condon Road on the north; the City's municipal boundary and Edson Road on the south; the City's municipal boundary on the west; and I-39 ALT/State Route 251 on the east. The RPA includes approximately twenty-nine (29) tax parcels and is approximately one thousand six hundred and seventy-nine (1,679) acres in size. The RPA is located in both Winnebago and Ogle Counties.

Based upon the analysis completed to date, Ryan has reached the following conclusions regarding the potential TIF qualification for the land within the area:

1) *Conservation Area* – The Study Area qualifies, in part, as a "conservation area" pursuant to the TIF Act. Under the Act, at least fifty percent (50%) of the structures in the area have an age of thirty-five (35) years or more.

2) *Blighted–Vacant Area* – The Study Area qualifies, in part, as a "blighted-vacant area" pursuant to the TIF Act, provided that a) the City annexes all of the property; and b) the City approves a plat of subdivision prior to designation of the Study Area as a TIF Redevelopment Project Area. Currently, the vacant land lacks economic viability for development due to certain adverse conditions identified in Section V of this report. As a result, it prevents or threatens to prevent the beneficial economic and physical development of properties the community deems essential

to its overall economic health. In the opinion of Ryan, the subject vacant land meets the requirements for designation as a blighted-vacant area under the TIF Act.

2) *Viable redevelopment sites could produce incremental revenue* – Within the proposed TIF District, there are parcels which potentially could be redeveloped or rehabilitated and thereby produce incremental property tax revenue. Such revenue, used in combination with other City resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and ultimately throughout the TIF District.

3) *Pursuit of TIF designation is recommended* – To mitigate the existing conditions (thereby promoting the improved physical condition of the proposed RPA) and to leverage the City's investment and redevelopment efforts, Ryan recommends that the City pursue the formal TIF designation process for the RPA.

Because the City will not consider the redevelopment of residential parcels that would dislocate 10 or more residential units within the proposed TIF district, the City would not conduct a housing impact study pursuant to the TIF Act.

This Report assumes that all properties in the Study Area will be annexed into the City prior to adoption of all relevant TIF Ordinances.

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I. BACKGROUND

In the context of planning for the proposed South Rockford Industrial Redevelopment Project Area (the "RPA", or "Study Area") under the provisions of the Illinois "Tax Increment Allocation Redevelopment Act", Ch. 65 ILCS Section 5/11-74.4-1 et seq. of the Illinois Compiled Statutes, as amended (hereinafter referred to as the "Act"), the City of Rockford (the "City") has authorized the study of the RPA in its entirety to determine whether it qualifies for consideration as a Tax Increment Financing District (the "TIF" or "TIF District"). Ryan, LLC (the "Consultant") has agreed to undertake the study of the RPA.

The RPA is located within the far southern portion of the City of Rockford and consists primarily of commercial farmland uses. The RPA is a contiguous area and generally bounded by South Bend Road and Condon Road on the north; the City's municipal boundary and Edson Road on the south; the City's municipal boundary on the west; and I-39 ALT/State Route 251 on the east.

The RPA is located near to the Chicago Rockford International Airport, which traditionally acted a commercial and industrial hub for the region. While the area has seen increased commercial activity, this drops off rapidly into surrounding farmland. As the RPA is located just outside the commercial activity area from the airport, the area has lacked investment and growth.

Current Land Use. The RPA currently contains both improved and vacant land, some of which has been annexed into the City and zoned for industrial uses. The remainder of the RPA contains vacant land that will need to be annexed into the City prior to TIF adoption. The City's 2023 Comprehensive Plan ("the Plan") calls for a mix of uses included in the general industrial category. The area contains one (1) improved tax parcel and twenty-eight (28) vacant tax parcels (as of the 2024 tax year) comprising approximately one thousand six hundred and seventy-nine (1,679) acres.

Overall, as defined and discussed in detail herein in Section II and Section V, the RPA has conditions present that would permit the City to designate it, in part, as a conservation area and, in part, as a blighted-vacant area, as such terms are defined pursuant to the TIF Act.

Ryan recommends that the City pursue this overall designation in order to declare the RPA as eligible for adoption as a TIF District.

Given the need for certain public improvements in the area, the City is favorably disposed toward supporting development efforts; however, the City is determined that development takes place through the benefit and guidance of comprehensive economic planning by the City. Through such a deliberate and coordinated effort, the area is expected to improve. Development barriers, inherent with current market conditions, which impede economic growth are expected to be eliminated in the proposed TIF District.

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The City has determined that development currently planned for the TIF District may only be feasible with public finance assistance. The City's creation and utilization of a redevelopment plan pursuant to the Act is intended to help provide the assistance required to eliminate conditions detrimental to successful development of the area ("TIF).

The use of TIF relies upon induced private development in the RPA creating higher real estate value that would otherwise decline or stagnate without such investment, leading to increased property taxes compared to the previous land-use (or lack of use). In this way the existing tax base for all tax districts is protected and a portion of future increased taxes are pledged to attract the needed private investment.

Objectives. Specific economic and community development objectives as stated in the Rockford 2040 Comprehensive Plan – Goals Objectives and Implementation Strategies (2023, pp 62-66) include, but are not limited to:

- Reposition former industrial properties and abandoned sites for adaptive reuse or new construction
- Ensure adequate supply of development ready land zoned for industrial and commercial uses
- Identify, develop, and expand emerging economic clusters
- Encourage the growth and development of existing and new primary employment centers
- Align local startup and expansion capital to encourage and accelerate entrepreneurial growth
- Collaborate with local businesses to minimize the barriers to employment opportunities for formerly incarcerated individuals currently residing in the city
- Support regional efforts facilitating retention and attraction of young professionals

General Scope and Methodology- Ryan formally began its analysis by conducting a series of meetings and discussions with City staff starting in June, 2025 and continuing up to the date of this report's issuance. The purpose of the meetings was to establish boundaries for initial analysis and to gather data related to the qualification criteria for parcels included in the RPA. These meetings were complemented by a series of field surveys for the entire area to evaluate the condition of the proposed TIF. Ryan made numerous site visits to the area to examine the parcels and the conditions. Ryan also utilized the City's most recent comprehensive plan and other City reports as previously referenced.

For the purpose of this study, properties within the RPA were examined in the context of the TIF Act governing improved areas as well as non-improved or vacant areas. The qualification factors discussed in this report qualify the area, in part, as a "conservation area" and, in part, as a "blighted vacant area" as the terms are defined pursuant to the TIF Act.

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As work progressed, Ryan reported to key City staff its findings regarding TIF qualification and feasibility prospects for the area under study. Based on these findings the City (a) made refinements to the RPA boundaries and (b) directed Ryan to complete this report and to move forward with the preparation of a Redevelopment Plan and Project for the RPA.

For additional information about Ryan's data collection and evaluation methods, refer to Section III of this report.

It has been determined that the **City is not required to prepare a Housing Impact Study**, pursuant to the Act. This is because the final boundaries selected by the City will not include more than ten (10) inhabited residential units that may be subject to removal or relocation during the life of the proposed TIF District.

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II.QUALIFICATION CRITERIA

With the assistance of City staff, Ryan, LLC examined the proposed TIF District and reviewed information collected for the area to determine the presence or absence of appropriate qualifying factors as listed in the Illinois Tax Increment Allocation Act (ILCS 5/11-74.4-1 et. seq., as amended; hereinafter referred to as the "Act"). The relevant sections of the Act are found below.

The Act sets out specific procedures which must be adhered to in designating a redevelopment project area. By definition, a "redevelopment project area" is:

> "an area designated by the municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted areas and conservation areas."

Under the TIF Act, a "blighted area" or "conservation area" means any improved or vacant area within the boundaries of a development project area located within the territorial limits of the municipality where certain conditions are met, as indicated below.

Under the Act, "conservation area" is defined as "any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which fifty percent (50%) or more of the structures in the area have an age of thirty-five (35) years or more. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area:

(A) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

(B) Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.

(C) Deterioration: With respect to buildings, defects including, but not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

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(D) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

(G) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, and obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area is one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

(J) Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.

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(K) Environmental Clean-Up: The redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(L) Lack of Community Planning: The redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

(M) The total equalized assessed value of the redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

Also under the Act, if "blighted vacant," the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

(A) The area consists of one or more unused quarries, mines, or strip mine ponds.

(B) The area consists of unused railyards, rail tracks, or railroad rights-of-way.

(C) The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.

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(D) The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.

(E) Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

(F) The area qualified as a "blighted area" immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

Also under the act, if "blighted vacant," the sound growth of the redevelopment project area is impaired by a combination of 2 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

(A) Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

(B) Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

(C) Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.

(D) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.

(E) The area has incurred Illinois Environmental Protection Agency (EPA) or United States EPA remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the

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remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(F) The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

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III. EVALUATION METHODOLOGY

In evaluating the proposed RPA's potential qualification as a TIF District, the following methodology was utilized:

1) Preliminary site surveys of the RPA were undertaken by representatives from Ryan LLC, supplemented with photographic analysis of the sites and adjacent properties, which included photo records. Subject to City approval of proceeding with the designation of the RPA, more detailed site surveys will be completed for each parcel of land within the proposed RPA.

2) Ryan conducted preliminary evaluations of site improvements, noting such general conditions of deterioration, both within the RPA as well as the surrounding area. Additionally, Ryan reviewed the following data: 2019-2024 tax information from Winnebago County and Ogle County, parcel tax maps, historical aerial photos, site data, local history (including discussions with City staff), and an evaluation of area-wide factors that have affected the area's development (e.g., obsolete platting, environmental factors, etc.).

3) The proposed TIF District was examined to assess the applicability of the different factors, required for qualification for TIF designation under the Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors. The parcels within the proposed TIF District were examined to determine the applicability of the thirteen (13) different improved land factors for qualification, the six (6) different stand-alone vacant land factors for qualification, as well as the six (6) different blighted-vacant factors for TIF designation under the Act listed herein.

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IV. PRECONDITIONS TO FINDINGS

At the time of this study, some of the parcels within the Study Area are not annexed into the City. All procedures necessary to complete annexation of said parcels would need to be completed prior to adoption of ordinances forming a TIF district for the Study Area. Additionally, said parcels would need to be zoned in accordance with the comprehensive plan. Parcels within the Study Area have been and are being commercially farmed. As a result, subdivision and re-platting of the parcels will be required prior to designation as a TIF district (or the City will find that the subject parcels are deemed by the City to be subdivided in the manner determined pursuant to the TIF Act). Ryan assumes that the forementioned preconditions will be completed prior to any formal adoption of the TIF district for the Study Area.

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V.QUALIFICATION FINDINGS FOR PROPOSED RPA

Based upon Ryan's preliminary evaluation of parcels in the proposed RPA and analysis of each of the eligibility factors summarized in Section II, the following factors are found to be present within the proposed RPA in support for the area's qualification as "vacant." These factors are summarized in the table below.

Summary of TIF-Qualifying Factors

Designation	Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualifying Factors Present in the Proposed Study Area
Conservation Area Factors	**13**	**3**	**4** • Deterioration of structures or site improvements • Lack of Community Planning • Lag in EAV • Inadequate Utilities
Blighted-Vacant Factors	**6**	**2**	**2** • Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land • Lag in EAV
Stand-Alone Vacant Factors	**6**	**1**	**1** • Chronic Flooding

***Subject to change. All findings will require additional due diligence for final qualification report**

Findings for the Proposed RPA: Blighted-Vacant Area Factors:

Pursuant to the TIF Act, the vacant land, if commercially farmed, must be sub-divided prior to TIF Designation. Such procedures will need to be coordinated with the City and property owners.

IMPROVED AREA FACTORS – CONSERVATION AREA

A. Threshold Qualification

Age. Based upon site surveys and Winnebago County, Ogle County, and City data, all of the structures in the improved portion of the RPA were found to be thirty-five (35) years of age or older.

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B. Other Conservation Factors (must include three or more factors under the Act)

1) Deterioration

The Act states, "With respect to buildings, defects including, but not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

The RPA shows signs of deterioration in both site improvements and building structures. Various degrees of deterioration were identified throughout the area, ranging from minor to extremely severe. These indicators of deterioration were found distributed throughout the RPA.

Surface Improvements:

Site improvements within the RPA were observed to possess the following signs of deterioration:

- Extensively cracked and crumbling asphalt pavement, along with potholes and other settlement in parking lot areas and driveways, requiring re-surfacing.
- Weed and vegetation growth in cracked pavement and/or loose pavement material in parking lot areas and driveways.
- Faded and cracked parking space striping and curb caution paint, requiring re-painting.
- Crumbling curb and gutter throughout parking areas and approaches, requiring removal and replacement.
- Cracked public and private service walks with weed growth.

Building Improvements:

Building deterioration was found to consist of cracked or damaged exterior building surfaces including masonry facades in need of tuckpointing, faded and peeling trim paint, deteriorated windows or doors or window/door frames, rusted metal service doors, rusted metal fencing, and damaged gutters or downspouts, for example.

2) Lag in Equalized Assessed Valuation (EAV)

The Act states, "The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than

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the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated".

The total Equalized Assessed Value ("EAV") of the improved portion of the RPA increased at an annual rate that lagged behind the balance of the City's EAV for three (3) of the last five (5) years.

PIN	2024	2023	2022	2021	2020
Improved Area RPA EAV	$161,436	$148,301	$136,922	$127,375	$119,499
Percentage of Change	**8.86%**	**8.31%**	**7.50%**	6.59%	40.71%
City EAV	$2,499,330,496	$2,195,634,574	$1,962,696,563	$1,798,140,447	$1,699,060,755
Less TIF RPA	$2,499,169,060	$2,195,486,273	$1,962,559,641	$1,796,013,072	$1,698,941,256
Percentage of Change	**13.83%**	**11.87%**	**9.15%**	5.83%	5.11%
CPI	2.90%	4.10%	8.0%	4.7%	1.2%

Lagging/Declining years are **indicated.**
Source: Winnebago County and U.S. Bureau of Labor Statistics

3) Lack of Community Planning

The Act states that if the proposed Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan the factor is present. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning. The City published its first Comprehensive Plan in 1972. However, half (50%) of the structures in the RPA were already developed by the time the planning process started. Furthermore, the entirety of the RPA was only annexed into the Village in early 2012 and thus was developed without the guidance of the City's comprehensive planning.

In addition to the age of the structures, the current residential structures constitute an existing non-conforming land use. According to the City's Comprehensive Plan (2023), all of the land in the RPA is currently zoned I-2: General Industrial Zoning District. As such, these structures currently are or will become incompatible with the surrounding land uses as the RPA continues to develop. All of these factors constitute a lack of community planning.

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4) Inadequate Utilities

The Act states that those overhead or underground utilities that are lacking, insufficient, deteriorated, antiquated, obsolete or in disrepair and considered inadequate. Also, those utilities that lack the capacity to meet future development demands are considered inadequate.

According to City staff, the study area exhibits a number of infrastructure deficiencies requiring remedy to meet future development demand. In order to accommodate planned redevelopment, the City reports that the study area will require the following areas of improvements:

Electric:

ComEd has a large substation approximately 3 miles north of the site, and distribution facilities to the east. Distribution lines run north from the distribution facility parallel to North Junction Road and connect to power lines running east and west along Edson Road, functionally bisecting the Study Area. Any future development would need to extend power lines to service the required capacity demand.

Water:

Similarly to the electrical transmission, the City of Rockford's 16" water main runs north to south just east of North Junction Road. According to City staff, an extension of this water main east would be required to adequately service development in the Study Area.

Sanitary Sewer:

In addition to the water main, the utilities corridor to the east of North Junction Road also serves to provide the area with sanitary sewer. According to City staff, current City ordinance would require a trunk sewer to be extended to the upstream property line to the west of the proposed Study Area. This extension is needed to provide adequate capacity service.

The report from the City demonstrates a clear finding of inadequate utilities for the South Rockford Industrial TIF.

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BLIGHTED VACANT AREA

The RPA qualifies as a "blighted-vacant area" pursuant to the TIF Act. Currently, the vacant land area lacks economic viability for development due to certain adverse conditions. As a result, it prevents or threatens to prevent the beneficial economic and physical development of properties the community deems essential to its overall economic health. In the opinion of Ryan, the subject vacant land meets the requirements for designation as a blighted-vacant area under the TIF Act.

VACANT BLIGHTED AREA - STAND ALONE FACTOR

Based upon evaluation of certain parcels in the proposed RPA, as well as assistance and analysis by Place Foundry, Ryan has determined that the RPA qualifies as "blighted vacant" pursuant to the TIF Act, due to the presence of the following factors being present.

1) ***Chronic Flooding.*** The RPA qualifies under the TIF Act using a single stand-alone factor of Chronic Flooding. The TIF Act provides that if an area, prior to its designation, is subject to "chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency" and "the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding," then a finding of chronic flooding can be made.

   According to the professional engineering team at Place Foundry, the entire approximately one thousand six hundred and seventy-nine (1,679) acre Study Area is adversely impacted by the existence of chronic flooding that is due to the influence of an undesignated tributary related to various waterways, which flow through all or portions of the property, which is also located within RPA. Place Foundry reports property influences adverse impacts such as (but not limited to) reduction of developable property, and the imposition of limitations related to the placement of stormwater drainage and storage facilities on the property.

VACANT AREA FACTORS – BLIGHTED AREA

The RPA is found to also qualify as a "blighted vacant" area under the Act, since certain qualification factors were found to apply to the tax parcels.

1) <u>Deterioration of Structures or Site Improvements in Area Adjacent to the Vacant Land</u>

This finding is defined as the presence of deterioration of structures or site improvements in neighboring areas adjacent to vacant land. Various degrees of deterioration were identified throughout the surrounding area ranging from minor

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to severe. These indicators of deterioration were found distributed throughout the Proposed RPA.

Ryan determined that the site improvements and the structures in the surrounding area contained the following signs of deterioration:

- Extensively cracked and crumbling asphalt pavement, along with potholes and other settlement in roadway, parking lot areas and driveways, requiring re-surfacing
- Weed and vegetation growth in cracked pavement and/or loose pavement material
- Faded and cracked parking space striping and curb caution paint, requiring re-painting
- Crumbling curb and gutter throughout parking areas and approaches, requiring removal and replacement
- Cracked public walks with weed growth

Building deterioration was found to consist of cracked or damaged exterior building surfaces including masonry facades in need of tuckpointing, faded and peeling trim paint, deteriorated windows or doors or window/door frames, rusted metal service doors, rusted metal fencing, and damaged gutters or downspouts, for example.

2) Lag in Equalized Assessed Valuation (EAV)

The Act states, "The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated".

The total Equalized Assessed Value ("EAV") of the vacant portion of the RPA increased at an annual rate that lagged behind the balance of the City's EAV for three (3) of the last five (5) years.

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PIN	2024	2023	2022	2021	2020
Vacant Area RPA EAV	$949,880	$865,641	$790,192	$724,980	$668,532
Percentage of Change	**9.73%**	**9.55%**	**9.00%**	8.44%	14.03%
City EAV	$2,499,330,496	$2,195,634,574	$1,962,696,563	$1,798,140,447	$1,699,060,755
Less TIF RPA	$2,498,380,616	$2,194,768,933	$1,961,906,371	$1,797,415,467	$1,698,392,223
Percentage of Change	**13.83%**	**11.87%**	**9.15%**	5.83%	5.11%
CPI	2.90%	4.10%	8.0%	4.7%	1.2%

Lagging/Declining years are **indicated.**
Source: Winnebago County and U.S. Bureau of Labor Statistics

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VI. OVERALL SUMMARY OF ADDITIONAL FINDINGS; GENERAL ASSESSMENT OF QUALIFICATION; NEXT STEPS

The following is a summary of relevant qualification findings as it relates to the City potentially designating the Study Area as a TIF District.

- The area is contiguous and is greater than 1½ acres in size.

- The proposed RPA will qualify as a blighted-vacant area. The vacant factors present throughout the RPA as documented herein, are present to a meaningful extent and are evenly distributed throughout the RPA. A more detailed analysis of the qualification findings is outlined in Section V of this report.

- All property in the area would substantially benefit by the proposed redevelopment project improvements.

- The sound growth of taxing districts applicable to the area, including the City, has been impaired by the factors found present in the area; and

- The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

In the judgment of Ryan, these preliminary findings support the case for the City to initiate a formal process to consider the area as a TIF District.

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APPENDIX 1

Proposed TIF District Boundary Map

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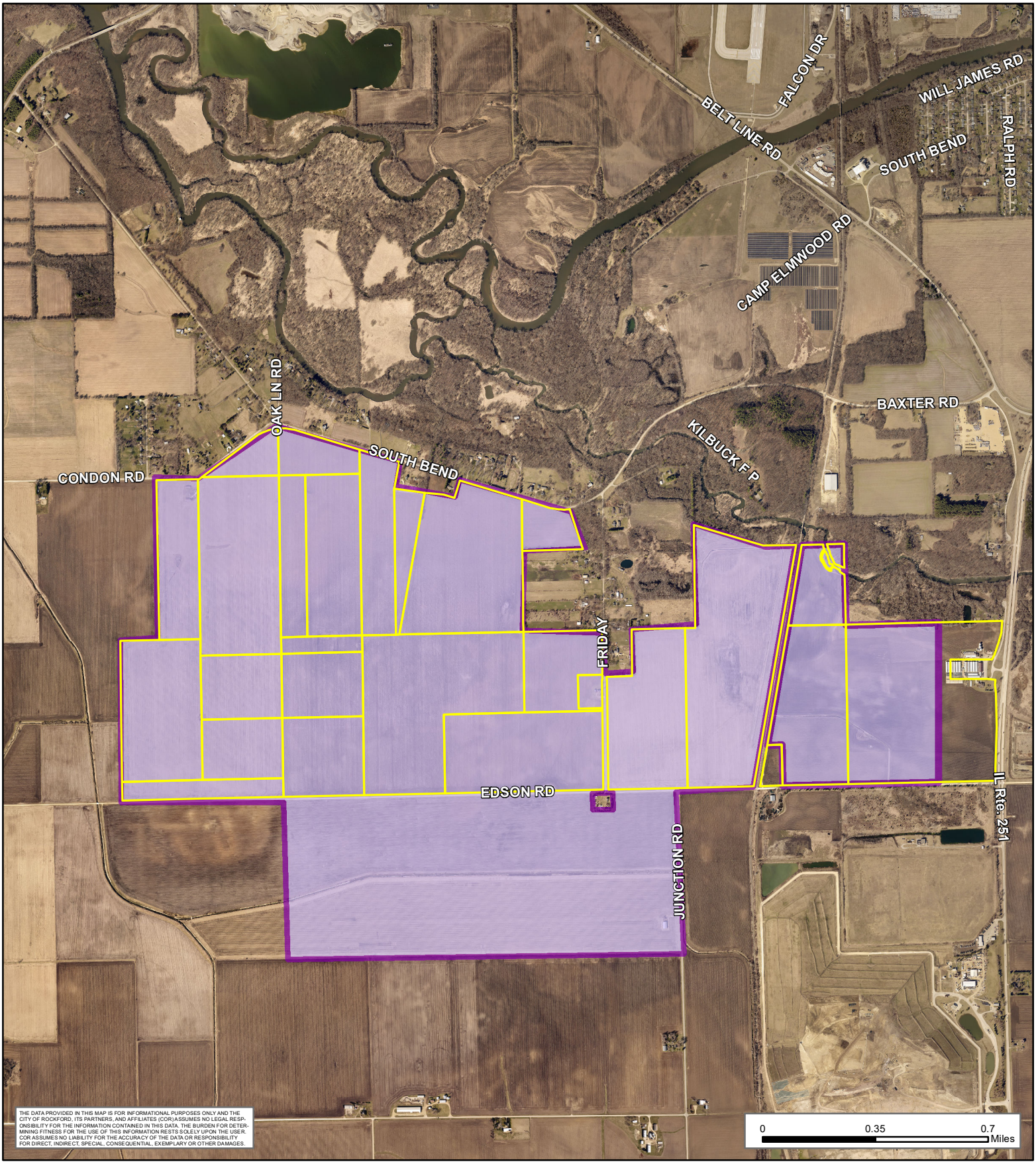

South Rockford Industrial TIF

N

NW E W E SW SE S

COMMUNITY AND ECONOMIC DEVELOPMENT

South Rockford Industrial TIF

Map Developed: November

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APPENDIX 2

List of Parcels in Proposed TIF District

South Rockford Industrial TIF Parcel List

1533100006

1528477002

1533200007

1533200008

1533200005

1534101001

1534101003

1534126004

1534200005

1533400006

1533300002

1533400005

1533400002

1534300001

1534400004

1534400005

1533400003

1533300004

1533400004

1534300002

1104200003

1104200001

1103100004

1534400003

1535300001

1535300004

1535100004

1535300005

1535400003

To: Ald. Janessa Wilkins, Chair, Planning & Development Committee

Cc: Mayor Thomas McNamara
City Council

From: Anna Carlson, Economic Development Manager

RE: Adoption of the Ordinance to Terminate the Global Trade Park South TIF and Ordinances for the South Rockford Industrial TIF

Date: June 22, 2026

The City of Rockford has been working with Ryan LLC to complete the qualification and redevelopment plan for a proposed new South Rockford Industrial Tax Increment Financing District.

With the assistance of Ryan and in conformance with the Illinois TIF Act, the City of Rockford has completed the following procedures in connection to the proposed designation of the South Rockford Industrial TIF District:

1. On February 23, 2026 Ryan delivered for placement with the City's Legal Department a TIF Plan and TIF Eligibility Report that demonstrated that the proposed TIF District met all of the criteria required for its designation under TIF Law.

2. The proposed TIF District, as proposed for designation, was added to the City's Interested Parties Registry and Rules filings on February 1, 2026.

3. The Public Hearing and Joint Review Board (JRB) Resolution for the proposed TIF District was adopted on March 2, 2026.

4. Legal notices regarding the public hearing and Joint Review Board (JRB) were sent by certified mail to all affected taxing districts and the Illinois Department of Commerce and Economic Opportunity on March 9, 2026.

5. Notices regarding the City's intent to consider adoption of the proposed TIF District were sent out by regular mail to residential properties located within 750' of TIF boundaries on March 16, 2026.

6. The Joint Review Board (JRB) for the proposed TIF District was duly convened by the City on March 31, 2026. At the meeting, the JRB members were presented with an overview of both the TIF Plan and the TIF Eligibility Report pursuant to State law.

   The JRB consists of the following members:
   - The City;
   - The County of Winnebago;
   - Rockford Park District;
   - Rockford Township;
   - Rockford School District No. 205;
   - Meridian School District No. 223;
   - Scott Township;
   - The County of Ogle;
   - Rock Valley College; and
   - A public member.

   Members present and participating in the JRB proceedings included all members except for Rockford Township, Scott Township, and Ogle County.

   At the meeting, the JRB members present voted 6-0 to recommend that the City proceed with the designation of the proposed TIF District. Meridian School District No. 223 abstained from voting.

7. Legal notices regarding the public hearing were sent out by certified mail to all property owners of record of March 31, 2026.

8. Publication of the legal notice regarding the public hearing was placed in the local newspaper, in the manner proscribed by State law, on April 14, 2026 and April 15, 2026.

9. A public hearing in Rockford City Council Chambers was started on May 11, 2026 and concluded May 21, 2026 and verbal and written comments are part of the record.

   At the public hearing, Ryan LLC provided a review of the TIF eligibility report and plan.

   Qualification Factors

   Conservation Area

   - 100% of structures over 35 years

- 4 of the 13 qualifications are present (need three): Deterioration, Lack of Community Planning, Inadequate Utilities, & Lag or Decline in EAV.

Blighted Vacant Area
- Chronic Flooding (standalone factor)
- 2 of the 6 qualification factors are present (need two): Deterioration of Adjacent Structures and Lag of Decline in EAV.

Redevelopment Plan and Project
- The redevelopment plan area is planned to support a mix of industrial, commercial, and business park uses, along with public infrastructure improvements needed to enable redevelopment.

Comments at the public hearing included concerns regarding water usage, electrical capacity, industrial development near residential and natural areas, industrial development near forest preserves, and potential projects – specifically concern about a data center locating in the area.

The South Rockford Industrial TIF District is to support industrial growth benefiting from its location at a rail line, highway/interstate system, and proximity to the Chicago Rockford International Airport. With the comments received during the public hearing, the ordinances approving the South Rockford TIF District state that TIF Funds, public subsidies, and tax increment revenue available through South Rockford TIF District is prohibited to be used to incentivize Data Centers.

Staff is now presenting for City Council consideration the following attached ordinances:

1. An Ordinance for 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;

2. An Ordinance Approving the South Rockford Industrial Tax Increment Financing District Redevelopment Project Area;

3. An Ordinance Designating the South Rockford Industrial Redevelopment Project Area;

4. An Ordinance Adopting Tax Increment Allocation Financing for The South Rockford Industrial Redevelopment Project Area.

Please contact me with any questions at 779.348.7449

Rockford, Illinois Date: January 5, 2026

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Council Members:

The Committee on Planning and Development, to whom was referred the matter of an Ordinance Designating the South Rockford Industrial Redevelopment Project Area, hereby begs leave to report **recommending approval** of the request as recommended.

_____
Janessa Neal (Chair)

_____
Tim Durkee (Vice Chair)

_____
Karen Hoffman

_____
Dawn Granath

_____
Gina Meeks

Committee Action Taken: January 5, 2026

Neal: Ayes:___ Nays:____ Absent:____
Durkee: Ayes:___ Nays:____ Absent:____
Hoffman: Ayes:___ Nays:____ Absent:____
Granath: Ayes:___ Nays:____ Absent:____
Meeks: Ayes:___ Nays:____ Absent:____

ORDINANCE NO. 2026-____-O___

AN ORDINANCE OF THE CITY OF ROCKFORD, WINNEBAGO AND OGLE COUNTIES, ILLINOIS, DESIGNATING THE SOUTH ROCKFORD INDUSTRIAL REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

WHEREAS, the City of Rockford, Winnebago and Ogle Counties, Illinois (the *"City"*), is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, it is desirable and in the best interest of the citizens of the City of Rockford, Winnebago and Ogle Counties, Illinois, for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the *"Act"*), for proposed South Rockford Industrial redevelopment plan and redevelopment project (the *"Plan and Project"*) within the municipal boundaries of the City within a proposed redevelopment project area (the *"Area"*) described in Section 2 of this Ordinance; and

WHEREAS, pursuant to the Act, it is the intent of the City to encourage only projects that meet the economic development goals and objectives of the City, and that also show a demonstrated need for economic development incentives to proceed in a manner required to fulfill such economic development goals and objectives of the City; and

WHEREAS, the City Council has determined that "Data Centers" (as defined herein) place a significant, disproportionate demand on local energy grids, water resources, and sewer

infrastructure while generating comparatively minimal long-term employment relative to the public investment and infrastructure costs justified and required; and

WHEREAS, based upon comments received during said public hearings, the City Council desires to explicitly state that the South Rockford Industrial TIF Redevelopment Plan is not intended to deploy the use of TIF funds, public subsidies, and tax increment revenues to support, subsidize, or incentivize the development of Data Centers, and therefore the use of TIF funds for such purpose is hereby prohibited; and

WHEREAS, the Corporate Authorities have heretofore by ordinance approved the Plan and Project, which Plan and Project were identified in such ordinance and were the subject, along with the Area designation hereinafter made, of a public hearing held on May 11, 2026, and on May 21, 2026, and it is now necessary and desirable to designate the Area as a redevelopment project area pursuant to the Act.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Rockford, Winnebago and Ogle Counties, Illinois, as follows:

SECTION 1. *Recitals* That the above recitals and findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

SECTION 2. *Definitions.* For the purposes of this Ordinance, a "Data Center" shall mean any facility, campus, or portion thereof used primarily for housing, managing, and operating centralized computer servers, data storage devices, network switching equipment, and associated cooling and power infrastructure, including but not limited to server farms, cloud computing facilities, and artificial intelligence (AI) training centers. This definition shall not include traditional telecommunications switching facilities or local corporate/institutional network rooms.

SECTION 3. *Ineligible Uses and Projects.* No TIF increment revenues, TIF notes, property tax rebates, sales tax exemptions, or any other financial assistance or public subsidies authorized

under the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq*.) shall be approved, granted, or allocated to any developer, property owner, or operator of a Data Center within the South Rockford Industrial TIF District.

SECTION 4. *Area Designated.* That the Area, as legally described in EXHIBIT A, a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the Act. The general street location for the Area is described in EXHIBIT B, a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety. The map of the Area is depicted on EXHIBIT C, a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety.

SECTION 5. *Severability.* This Ordinance, and its parts, is declared to be severable and if any section, clause, provision, or portion thereof of this Ordinance is declared invalid, the invalidity thereof shall not affect the validity of any other provisions of this Ordinance which shall remain in full force and effect.

SECTION 6. *Superseder.* All ordinances, resolutions, motions, or orders in conflict with any provision of this Ordinance are, to the extent of such conflict, hereby repealed.

SECTION 7. *Effective Date.* This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

DRAFT

PASSED BY THE MAYOR AND THE CITY COUNCIL of the City of Rockford, Illinois, at a regular meeting thereof on the _____ day of _____, 2026, and approved by me as Mayor on the same day.

VOTING AYE: _____

_____

_____

VOTING NAY: _____

_____

ABSENT: _____

ABSTAIN: _____

APPROVED: _____, 2026

_____
MAYOR

ATTESTED:

_____
LEGAL DIRECTOR

PASSED: **APPROVED:** **PUBLISHED:**

ATTESTED and **FILED** in my office this _____ day of _____, 2026, and published in pamphlet form this _____ day of _____, 2026 by order of the City Council of the City of Rockford, Illinois.

_____
Legal Director and ex officio
Keeper of the Records and Seal

APPROVED AND
RECOMMENDED BY:

_____
Angela L. Hammer, Legal Director

DRAFT

EXHIBIT A

LEGAL DESCRIPTION

DRAFT

EXHIBIT B

GENERAL STREET LOCATION

DRAFT

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA

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STATE OF ILLINOIS)
) SS
COUNTIES OF WINNEBAGO AND OGLE)

I, **ANGELA L. HAMMER**, Legal Director and ex officio Keeper of the Records and Seal of the City of Rockford, County of Winnebago, State of Illinois, do hereby certify that the foregoing is a true and correct copy of the ***City of Rockford Ordinance Designating the South Rockford Industrial Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act****, Ordinance No: 2026-___-O* approved by the City Council of the City of Rockford at its meeting held on _____, _____, 2026.

IN WITNESS WHEREOF, I hereunto set my hand and affixed the Corporate Seal of the City of Rockford, Illinois this ____ day of _____, 2026.

_____

ANGELA L. HAMMER, Interim Legal Director and *ex officio* Keeper of the Records and Seal

(SEAL)

DRAFT

To: Ald. Janessa Wilkins, Chair, Planning & Development Committee

Cc: Mayor Thomas McNamara
City Council

From: Anna Carlson, Economic Development Manager

RE: Adoption of the Ordinance to Terminate the Global Trade Park South TIF and Ordinances for the South Rockford Industrial TIF

Date: June 22, 2026

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With the assistance of Ryan and in conformance with the Illinois TIF Act, the City of Rockford has completed the following procedures in connection to the proposed designation of the South Rockford Industrial TIF District:

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   The JRB consists of the following members:
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   - The County of Winnebago;
   - Rockford Park District;
   - Rockford Township;
   - Rockford School District No. 205;
   - Meridian School District No. 223;
   - Scott Township;
   - The County of Ogle;
   - Rock Valley College; and
   - A public member.

   Members present and participating in the JRB proceedings included all members except for Rockford Township, Scott Township, and Ogle County.

   At the meeting, the JRB members present voted 6-0 to recommend that the City proceed with the designation of the proposed TIF District. Meridian School District No. 223 abstained from voting.

7. Legal notices regarding the public hearing were sent out by certified mail to all property owners of record of March 31, 2026.

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   Qualification Factors

   Conservation Area

   - 100% of structures over 35 years

- 4 of the 13 qualifications are present (need three): Deterioration, Lack of Community Planning, Inadequate Utilities, & Lag or Decline in EAV.

Blighted Vacant Area
- Chronic Flooding (standalone factor)
- 2 of the 6 qualification factors are present (need two): Deterioration of Adjacent Structures and Lag of Decline in EAV.

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- The redevelopment plan area is planned to support a mix of industrial, commercial, and business park uses, along with public infrastructure improvements needed to enable redevelopment.

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Staff is now presenting for City Council consideration the following attached ordinances:

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2. An Ordinance Approving the South Rockford Industrial Tax Increment Financing District Redevelopment Project Area;

3. An Ordinance Designating the South Rockford Industrial Redevelopment Project Area;

4. An Ordinance Adopting Tax Increment Allocation Financing for The South Rockford Industrial Redevelopment Project Area.

Please contact me with any questions at 779.348.7449

Rockford, Illinois Date: January 5, 2026

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Council Members:

The Committee on Planning and Development, to whom was referred the matter of an Ordinance Adopting Tax Increment Allocation Financing for the South Rockford Industrial Redevelopment Project Area, hereby begs leave to report **recommending approval** of the request as recommended.

_____
Janessa Neal (Chair)

_____
Tim Durkee (Vice Chair)

_____
Karen Hoffman

_____
Dawn Granath

_____
Gina Meeks

Committee Action Taken: January 5, 2026

Neal: Ayes:___ Nays:____ Absent:____
Durkee: Ayes:___ Nays:____ Absent:____
Hoffman: Ayes:___ Nays:____ Absent:____
Granath: Ayes:___ Nays:____ Absent:____
Meeks: Ayes:___ Nays:____ Absent:____

ORDINANCE NO. 2026-____-O

AN ORDINANCE OF THE CITY OF ROCKFORD, WINNEBAGO AND OGLE COUNTIES, ILLINOIS, ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE SOUTH ROCKFORD INDUSTRIAL REDEVELOPMENT PROJECT AREA

WHEREAS, the City of Rockford, Winnebago and Ogle Counties, Illinois (the *"City"*), is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, it is desirable and in the best interest of the citizens of the City of Rockford, Winnebago and Ogle Counties, Illinois, for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the *"Act"*), and

WHEREAS, the City has heretofore approved a redevelopment plan and project (the *"Plan and Project"*) as required by the Act by passage of an ordinance and has heretofore designated a redevelopment project area (the *"Area"*) as required by the Act by the passage of an ordinance and has otherwise complied with all other conditions precedent required by the Act.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Rockford, Winnebago and Ogle Counties, Illinois, as follows:

SECTION 1. *Recitals.* That the above recitals and findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

SECTION 2. *Definitions.* For the purposes of this Ordinance, a "Data Center" shall mean any

facility, campus, or portion thereof used primarily for housing, managing, and operating centralized computer servers, data storage devices, network switching equipment, and associated cooling and power infrastructure, including but not limited to server farms, cloud computing facilities, and artificial intelligence (AI) training centers. This definition shall not include traditional telecommunications switching facilities or local corporate/institutional network rooms.

SECTION 3. *Ineligible Uses and Projects.* No TIF increment revenues, TIF notes, property tax rebates, sales tax exemptions, or any other financial assistance or public subsidies authorized under the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq*.) shall be approved, granted, or allocated to any developer, property owner, or operator of a Data Center within the South Rockford Industrial TIF District.

SECTION 4. *Tax Increment Financing Adopted.* That tax increment allocation financing is hereby amended to pay redevelopment project costs as defined in the Act and as set forth in the Plan and Project within the Area as legally described in EXHIBIT A, a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety. The general street location for the Area is described in EXHIBIT B, a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety. The map of the Area is depicted in EXHIBIT C, a copy of which is attached hereto and made a part hereof, as if fully set forth in its entirety.

SECTION 5. *Allocation of Ad Valorem Taxes.* That pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of this Ordinance until the Project costs and obligations issued in respect thereto have been paid shall be divided as follows:

a. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributable to the lower of the current equalized assessed value or the initial

equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid by the Counties collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Area which shall be deposited into a special fund, hereby created, and designated the " South Rockford Industrial Redevelopment Project Area Special Tax Allocation Fund" of the City and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

SECTION 6. *Severability.* This Ordinance, and its parts, is declared to be severable and if any section, clause, provision, or portion thereof of this Ordinance is declared invalid, the invalidity thereof shall not affect the validity of any other provisions of this Ordinance which shall remain in full force and effect.

SECTION 7. *Superseder.* All ordinances, resolutions, motions, or orders in conflict with any provision of this Ordinance are, to the extent of such conflict, hereby repealed.

SECTION 8. *Effective Date.* This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

PASSED BY THE MAYOR AND THE CITY COUNCIL of the City of Rockford, Illinois, at a regular meeting thereof on the _____ day of _____, 2026, and approved by me as Mayor on the same day.

DRAFT

VOTING AYE: _____

_____

_____

VOTING NAY: _____

_____

ABSENT: _____

ABSTAIN: _____

APPROVED: _____, 2026

_____

MAYOR

ATTESTED:

_____

LEGAL DIRECTOR

PASSED: **APPROVED:** **PUBLISHED:**

ATTESTED and **FILED** in my office this _____ day of _____, 2026, and published in pamphlet form this _____ day of _____, 2026 by order of the City Council of the City of Rockford, Illinois.

_____

Legal Director and ex officio
Keeper of the Records and Seal

APPROVED AND
RECOMMENDED BY: _____

Angela L. Hammer, Legal Director

DRAFT

Exhibit A

LEGAL DESCRIPTION

DRAFT

EXHIBIT B

GENERAL STREET LOCATION

DRAFT

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA

DRAFT

STATE OF ILLINOIS)
) SS
COUNTIES OF WINNEBAGO AND OGLE)

I, **ANGELA L. HAMMER**, Legal Director and ex officio Keeper of the Records and Seal of the City of Rockford, County of Winnebago, State of Illinois, do hereby certify that the foregoing is a true and correct copy of the ***City of Rockford Ordinance Adopting Tax Increment Financing For the South Rockford Industrial Project Area****, Ordinance No: 2026-___-O* approved by the City Council of the City of Rockford at its meeting held on _____, _____, 2026.

IN WITNESS WHEREOF, I hereunto set my hand and affixed the Corporate Seal of the City of Rockford, Illinois this ____ day of _____, 2026.

_____
ANGELA L. HAMMER, Legal Director and *ex officio* Keeper of the Records and Seal

(SEAL)

Rockford, Illinois
Date: June 22, 2026

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Committee Members:

The Committee on Code and Regulation, to whom was referred a request for truck traffic restrictions on a portion of Guilford Road, begs leave to report recommending that the Legal Director be instructed to draw an Ordinance to prohibit Commercial Vehicles on Guilford Road from Prospect Street to Alpine Road, in accordance with the provisions of Section 16-218 of the Code of Ordinances.

Respectfully submitted,

_____
Jonathan Logemann (Chair)

_____
Aprel Prunty (Vice Chair)

_____
Tamir Bell

_____
Mark Bonne

_____
Gabrielle Torina

Committee Action Taken:

J. Logemann: Ayes:___ Nays:____ Absent:____
A. Prunty: Ayes:___ Nays:____ Absent:____
T. Bell: Ayes:___ Nays:____ Absent:____
M. Bonne: Ayes:___ Nays:____ Absent:____
G. Torina: Ayes:___ Nays:____ Absent:____

:

Rockford, Illinois
Date: June 22, 2026

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Committee Members:

The Committee on Code and Regulation, to whom was referred a request for yield sign control on a portion of 13th Avenue, begs leave to report recommending that the Legal Director be instructed to draw an Ordinance that traffic on 13th Avenue be required to Yield prior to entering the intersection of 17th Street, in accordance with the provisions of Section 16-197 of the Code of Ordinances.

Respectfully submitted,

_____
Jonathan Logemann (Chair)

_____
Aprel Prunty (Vice Chair)

_____
Tamir Bell

_____
Mark Bonne

_____
Gabrielle Torina

Committee Action Taken:

J. Logemann:	Ayes:___	Nays:____	Absent:____
A. Prunty:	Ayes:___	Nays:____	Absent:____
T. Bell:	Ayes:___	Nays:____	Absent:____
M. Bonne:	Ayes:___	Nays:____	Absent:____
G. Torina:	Ayes:___	Nays:____	Absent:____

Rockford, Illinois
Date: June 22, 2026

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Committee Members:

The Committee on Code and Regulation, to whom was referred a request for yield sign control on a portion of 14th Street, begs leave to report recommending that the Legal Director be instructed to draw an Ordinance that traffic on 14th Street be required to Yield prior to entering the intersection of 10th Avenue, in accordance with the provisions of Section 16-197 of the Code of Ordinances.

Respectfully submitted,

_____
Jonathan Logemann (Chair)

_____
Aprel Prunty (Vice Chair)

_____
Tamir Bell

_____
Mark Bonne

_____
Gabrielle Torina

Committee Action Taken:

J. Logemann:	Ayes:___	Nays:____	Absent:____
A. Prunty:	Ayes:___	Nays:____	Absent:____
T. Bell:	Ayes:___	Nays:____	Absent:____
M. Bonne:	Ayes:___	Nays:____	Absent:____
G. Torina:	Ayes:___	Nays:____	Absent:____

Rockford, Illinois
Date: June 22, 2026

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Committee Members:
The Committee on Code and Regulation, to whom was referred various requests, begs leave to report recommending 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.

Respectfully submitted,

_____
Jonathan Logemann (Chair)

_____
Aprel Prunty (Vice Chair)

_____
Tamir Bell

_____
Mark Bonne

_____
Gabrielle Torina

Committee Action Taken:

J. Logemann: Ayes:___ Nays:____ Absent:____
A. Prunty: Ayes:___ Nays:____ Absent:____
T. Bell: Ayes:___ Nays:____ Absent:____
M. Bonne: Ayes:___ Nays:____ Absent:____
G. Torina: Ayes:___ Nays:____ Absent:____

ROCKFORD TRAFFIC COMMISSION

MINUTES OF THE MEETING

Wednesday, June 10, 2026, 5:30 PM

The meeting was called to order by Dorien Peterson at 5:30 PM.

Members Present

Ms. Dorien Peterson, Chairman
Mr. Tom Okite, Vice Chairman
Ms. Joan Sage
Mr. K. Patrick Yarbrough
Mr. Bryan Kruschke
Det. Andrew Hartman, Rockford Police Department
Mr. Emil "Skip" Mosny, Rockford Fire Department
Mr. Cedrick Ketton, Rockford Mass Transit District
Mr. Charles Smilinich, Transportation, School District 205
Mr. Scott Capovilla, Community Development Department
Ms. Kerry Lin, Public Works Department

Members Absent

Alderman Jonathan Logemann, 2nd Ward

Also Present

Mr. Matthew Flores, Legal Department

The minutes of the last regular meeting held on April 8, 2026, were approved as submitted. There was no meeting in May due to the lack of requests.

The Traffic Commission recommended the following items:

1. Request in the 3rd Ward, by the Public Works Department, to establish a "Commercial Vehicles Prohibited" restriction on Guilford Road from Prospect Street to Alpine Road. (K. Lin explained that this was a book-keeping item as "No Truck" signs have been in place on Guilford Road since at least 2007. Concerns were expressed about the need for this restriction and citizens not correctly understanding it. It was clarified that truck traffic is allowed for local deliveries. Commission recommended establishing a "Commercial Vehicles Prohibited" restriction on Guilford Road from Prospect Street to Alpine Road. Motion by S. Capovilla, seconded by J. Sage, Voted 8-2).

2. Request in the 2nd Ward, by Rebecca Gomez, 1403 17th Street, to establish traffic control at the intersection of 13th Avenue and 17th Street. (K. Lin described the accident history and adjacent intersection controls. Given the number of accidents, the Commission recommended establishing yield control at the intersection of 13th Avenue and 17th Street with 13th Avenue yielding for 17th Street. Motion by T. Okite, seconded by C. Smilinich, Voted 10-0).

3. Request in the 2nd Ward, by Juan Pinedo, 1108 14th Street and by Dena Willis, 1119 14th Street, to establish traffic control at the intersection of 14th Street and 10th Avenue. (K. Lin described the accident history and adjacent intersection controls. Given the number of accidents, the Commission

recommended establishing yield control at the intersection of 14th Street and 10th Avenue with 14th Street yielding for 10th Avenue. Motion by S. Capovilla, seconded by P. Yarbrough, Voted 10-0).

The Traffic Commission recommended taking "No Action" on the following items:

1. Request in the 1st Ward, by Ayvaz Shakhbandarov, 6274 Phaeton Drive, to establish 4-way stop control at the intersection of Phaeton Drive and Wagonette Drive. (K. Lin described the accident history and adjacent intersection controls. The team discussed the possibility that these roads are currently being used as a cut-through due to construction on Newburg Road. If that is occurring, the collected traffic volumes may be higher than under normal circumstances. Due to light traffic volumes, the Commission recommended taking "No Action." Motion by T. Okite, seconded by B. Kruschke, Voted 10-0).

2. Request in the 3rd Ward, by Evelyn Juarez-Gonzalez, 1104 Winthrop Lane, to establish stop control at the intersection of Pioneer Drive and Winthrop Lane. (K. Lin described the accident history and adjacent intersection controls. Due to light traffic volumes, the Commission recommended taking "No Action." Motion by S. Capovilla, seconded by S. Mosny, Voted 10-0).

3. Request in the 5th Ward, by Alderwoman Gabrielle Torina, to establish traffic control at the intersection of Wisconsin Avenue and Holland Street. (K. Lin described the accident history and adjacent intersection controls. Due to light traffic volumes, the Commission recommended taking "No Action." Motion by A. Hartman, seconded by S. Mosny, Voted 10-0).

New Business:

1. K. Lin introduced the team to the new Traffic Commission member, Bryan Kruschke.
2. K. Lin informed the team that elections would take place next month. Only citizen members are eligible to be Chairman or Vice-Chairman.

The meeting adjourned at 6:21 PM. Motion by S. Mosny, seconded by S. Capovilla.

The next regularly scheduled meeting will be held:

July 8th, 2026 5:30 PM
Rockford City Hall
425 East State Street
2nd floor, Conference Room A

Respectfully submitted,
Kerry Lin, P.E.
Recording Secretary

THE CITY OF ROCKFORD ILLINOIS, USA

ANNEXATION REVIEW DATA
(Zoning Agreement)

To: Code and Regulation Committee
From: Scott Capovilla SC
Planning & Zoning Manager
Date: May 1, 2026
RE: 14XX, 15XX, 16XX and part of 8631 11th Street
Acres: 165.70 acres
P.I.N 15-35-300-005, 15-35-100-004 and a portion of 15-35-400-003

Review and Recommendation:
The Owner and Contract Purchaser of the subject property has requested annexation to the City of Rockford and submitted a petition for annexation and an annexation agreement. Upon execution of the annexation agreement, the City will pass the required ordinance or ordinances providing the zoning and related regulation of the use of the Property to be zoned I-3, Airport Industrial Zoning District.

The subject property is a currently agricultural farmland. The contract purchaser plans to develop an industrial subdivision on this land. The proximity to the airport, state highways, the interstate, and the fact the property is adjacent to a railroad line make this an attractive site for industrial development. The site is also adjacent to the airport noise overlay flight path of the airport and in a noise exposure area. The Comprehensive Plan has designated this area for industrial development as well.

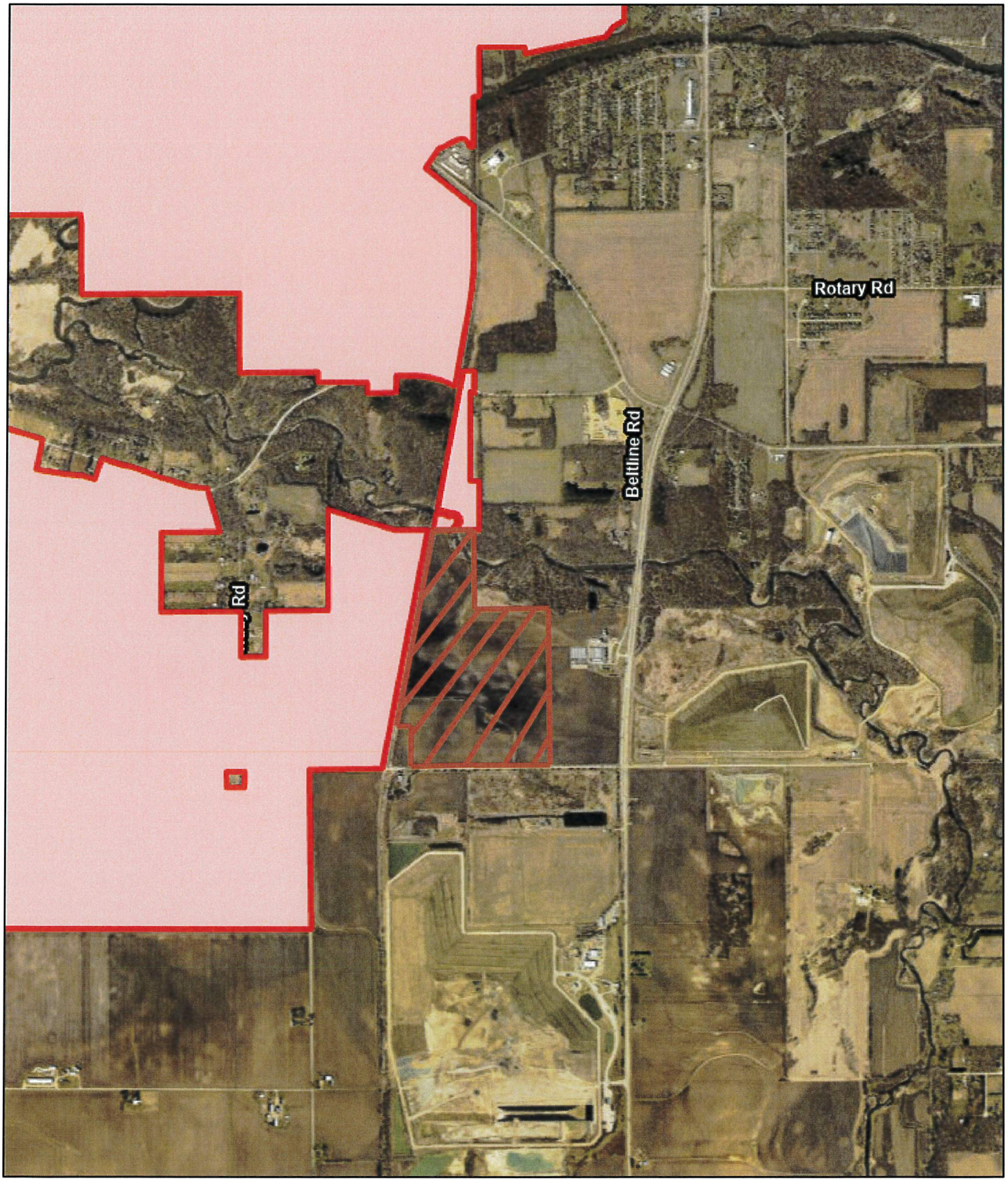
The Annexation Agreement shall run with the Property and be binding upon and inure to the benefit of the parties, their successors and assigns, including successors in title to the Owner. The term of the Annexation Agreement shall be 20 years from the date of its execution.

Consistent with the City of Rockford Annexation Policy, the property owner has submitted a petition for annexation request, it is adjacent to the City of Rockford municipal boundaries and Staff recommends approval.

Fire Protection District: New Milford Fire Protection District
Township: Rockford Township
School District: Meridian School District 223
City Ward: **(Once Annexed)** 6th Alderman Aprel Prunty
Library District: None

425 East State Street Rockford, Illinois 61104-1068 USA
(779) 348-7300 (815) 967-4243 fax www.rockfordil.gov

ArcGIS Web Map



City Limits

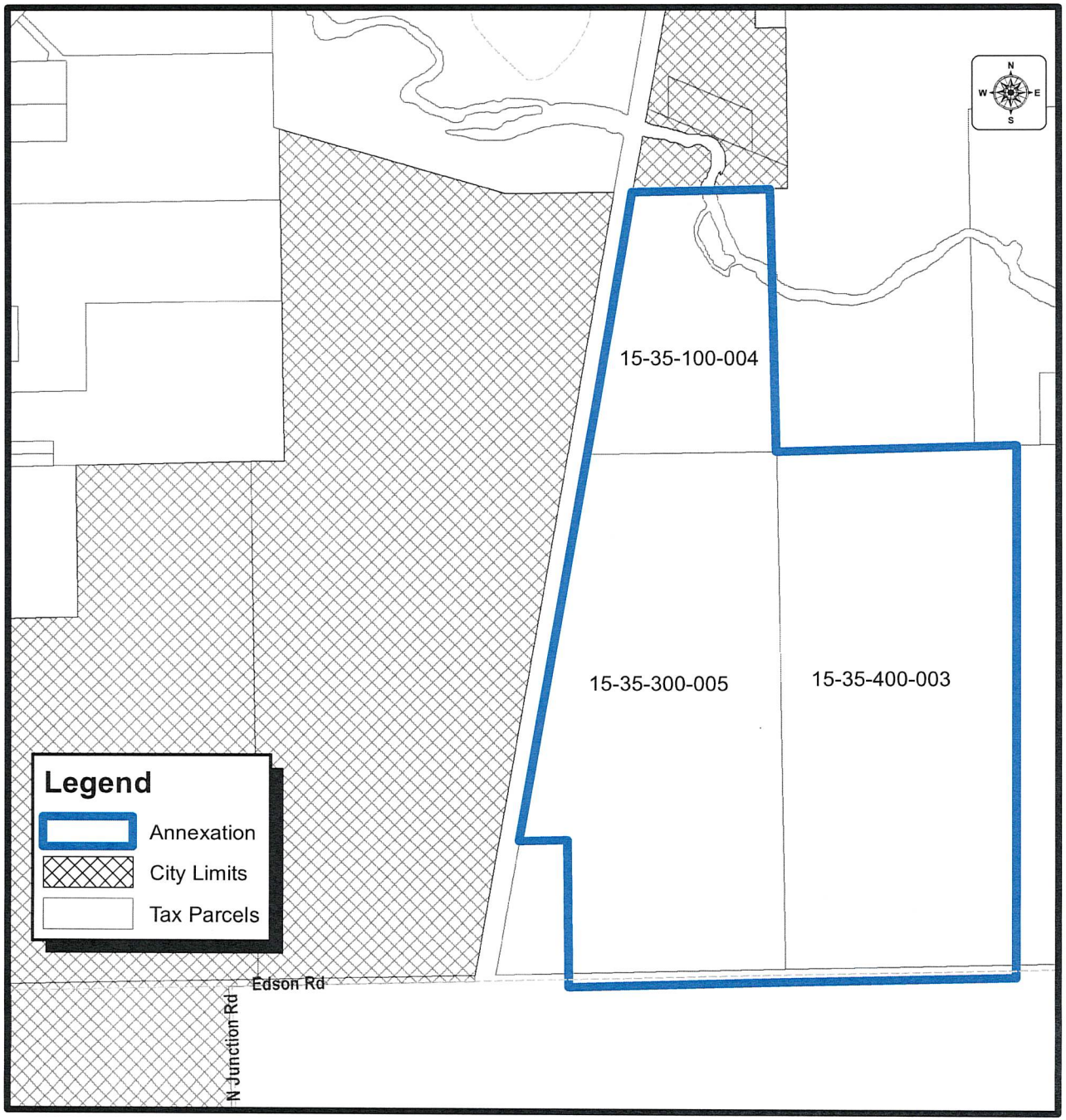
1:36,112

0 0.23 0.45 0.9 mi

0 0.35 0.7 1.4 km

ANNEXATION PLAT

Gensler Gardens



Pin Numbers

15-35-100-004
15-35-300-005
15-35-400-003 (part of)

Legal Description:

See Attached

Annex Area: 166.24 Acres
Property Area: 162.76 Acres
Lineal Feet of Roadway: 2,234 ft

City of Rockford, Illinois
Department of Public Works
Engineering Division
Date: 5/7/2026

[Gensler Gardens.mxd]

Legal Description for PINs 15-35-300-005, 15-35-100-004 and (a portion of) PIN 15-35-400-003

Part of the Southeast Quarter, Northwest Quarter and Southwest Quarter all in Section 35, Township 43 North, Range 1 East of the Third Principal Meridian, Winnebago County, Illinois, described as follows:

Beginning at the southeast corner of said Southwest Quarter; thence South 88 degrees 41 minutes 46 seconds West, 1077. 87 feet on the south line of said Southwest Quarter; thence North 00 degrees 58 minutes 53 seconds West, 702.54 feet; thence South 88 degrees 41 minutes 46 seconds West, 242.20 feet to the easterly Right of Way line of the Illinois Railway; thence North 09 degrees 55 minutes 32 seconds East, 3322.76 feet on said easterly right of way line, to the south line of Lot 3 of Plat No. 1 of Reload Center, the Plat of which is recorded in Book 48 of Plats on Page 191A in the Winnebago County Recorder's Office; thence North 88 degrees 20 minutes O 1 seconds East, 691.22 feet on said south line, to the east line of said Northwest Quarter; thence South 00 degrees 59 minutes 18 seconds East, 1323 .23 feet on said east line, to the north line of said Southeast Quarter; thence North 88 degrees 38 minutes 10 seconds East, 1203.55 feet on said north line; thence South 00 degrees 58 minutes 53 seconds East, 2644.43 feet to the south line of said Southeast Quarter; thence South 88 degrees 42 minutes 37 seconds West, 1203.54 feet on said south line, to the Point of Beginning; Situated in the County of Winnebago and the State of Illinois.

ANNEXATION AGREEMENT

This Annexation Agreement ("Agreement"), made this _____ day of _____, 2026, by and between Gensler Gardens, Inc., hereinafter called "OWNER", Venture One Acquisitions, LLC, hereinafter called "CONTRACT PURCHASER and the City of Rockford, a municipal corporation, hereinafter called "CITY";

WHEREAS, the OWNER has entered into a contract for the sale of the property described in Exhibit A attached hereto containing 165.70 acres, hereinafter called "Property", commonly known as 14XX Edson Road and 15XX-16XX Edson Road; Parcel Index Numbers 15-35-300-005, 15-35-100-004 and a portion of 15-35-400-003; and

WHEREAS, the Property is not located within the corporate limits of any municipality and is contiguous (as that term is defined by law), to the present boundaries of the CITY, and otherwise complies with the statutory requirements for annexation to the CITY; and

WHEREAS, the annexation and development of the Property for the uses and purposes provided herein will promote sound planning, will aid in developing the CITY as a balanced community, and will assist the CITY in realizing the intent of the Comprehensive Plan of the City of Rockford; and

WHEREAS, Venture One Acquisitions, LLC, has a contract to purchase the real estate and wishes to develop the Property for industrial purposes; and,

NOW, THEREFORE, IN CONSIDERATION OF the promises of each of the parties to the other and the covenants contained herein, it is hereby agreed as follows:

Section 1. – Annexation

A. The CITY shall adopt this Agreement by resolution or ordinance in conformity with 65 ILCS 5/11-15.1-3.

B. Subject to the terms and conditions of this Agreement, the Property shall be duly annexed to the CITY by ordinance in conformity with and pursuant to 65 ILCS 5/7-1-1 and 7-1-8.

C. Upon execution of this Agreement, Owner shall execute Petition for Annexation Exhibit B attached hereto.

Section 2. - Zoning

Upon the execution of this Agreement, the CITY shall pass the required ordinance or ordinances (the "Ordinance") providing for the zoning and related regulation of the use of the Property as follows:

A. The OWNER shall file a Zoning Map Amendment and the Property shall be zoned I-3, Airport Industrial Zoning District.

B. Residential Uses shall be prohibited on the property.

C. The CONTRACT PURCHASER agrees to pay usual and customary zoning fees for the property when applying for the Zoning Map Amendment or any subsequent zoning related petitions.

D. The CITY shall hold any public hearing required by law to be held before the adoption of any such ordinance amendment prior to the execution of this Agreement and such ordinance amendment shall be enacted according to law.

Section 3. - Development of Site

A. Development of the site shall be in conformance with this Agreement and the Zoning Approvals.

B. No development shall take place on the Property during the term of this Agreement unless public sewer and water are available to serve the Property as developed. The fees and costs for connection to such public facilities shall be as provided by Ordinance.

Section 4. – Water Service

The CONTRACT PURCHASER, upon payment of the required fees or costs, shall be allowed to connect the Property to an existing CITY water main. As a condition of connection to the CITY water supply, the CONTRACT PURCHASER shall abandon any wells on the Property in conformance with all applicable laws and regulations.

Section 5. – Sanitary Sewer

The CONTACT PURCHASER shall connect the Property to Four Rivers Sanitation Authority sanitary sewer. As a condition of connection to the Four Rivers Sanitation Authority, the CONTRACT PURCHASER shall abandon any septic system on the Property in conformance with all applicable laws and regulations.

Section 6. - Notices

Any notice or correspondence hereunder from any party hereto to the other party shall be in writing and mailed by first class mail postage prepaid as follows:

To the City:	To the Owner:	To the Contract Purchaser:
Legal Director	Gensler Gardens, Inc.	Venture One Acquisitions, LLC
City of Rockford	c/o _____ Gensler	c/o Mark Goode, Manager
Dept. of Law	8631 11th Street	9500 W. Bryn Mawr Avenue
425 E. State Street	Davis Junction, IL 61020	Suite 340
Rockford, IL 61104		Rosemont, IL 60018

or to such address as either party may from time to time designate by notice to the other.

Section 7. - Effect of Agreement

A. This Agreement shall run with each lot or parcel in the Property and shall be binding upon and inure to the benefit of the parties, their successors and assigns, including the Owner's successors in title. The CITY shall record a copy of this Agreement or a memorandum reflecting this Agreement in the Winnebago County Recorder's Office, and may impose such other notification requirements (such as the requirement of a notation on any subdivision plat) as it determines to be reasonably necessary.

B. The OWNER hereby agrees to take no action either by petition, ballot, or otherwise annex to another city or village at the time said Property may become contiguous to another city or village. The CITY shall have all rights and remedies provided by Illinois law, including the obtaining of an injunction, suit for performance, and actions for money damages, for any breach of this Agreement.

C. Unless specifically provided herein, the development of the Property shall be subject to all City of Rockford codes and ordinances of general applicability, presently in effect or adopted in the future, during the term of this Agreement.

Section 8. - Mutual Assistance

The parties agree to do all things necessary or appropriate to carry out the terms of this Agreement and to aid and assist each other to carry out the terms of this Agreement, including causing to be executed all documents required to effect the terms hereof.

Section 9. - Term

The term of this Agreement shall be twenty (20) years from the date of its execution, or when all terms of this Agreement have been met.

IN WITNESS WHEREOF, the parties have executed this Annexation Agreement.

CITY OF ROCKFORD, a municipal corporation

BY: _____
Mayor

ATTEST:

_____
Legal Director

OWNER:

Gensler Gardens, Inc.

By:

William Gensler, President
William Gensler

CONTRACT PURCHASER:

VENTURE ONE ACQUISITIONS, LLC, an Illinois limited liability company

BY: Mark Goode
Mark Goode, Manager

PREPARED BY AND RETURN TO:
CITY OF ROCKFORD DEPT. OF LAW
425 E. State Street
Rockford, IL 61104
(779) 348-7300

EXHIBIT A

Legal Description for PINs 15-35-300-005, 15-35-100-004 and (a portion of) PIN 15-35-400-003

Part of the Southeast Quarter, Northwest Quarter and Southwest Quarter all in Section 35, Township 43 North, Range 1 East of the Third Principal Meridian, Winnebago County, Illinois, described as follows:

Beginning at the southeast corner of said Southwest Quarter; thence South 88 degrees 41 minutes 46 seconds West, 1077.87 feet on the south line of said Southwest Quarter; thence North 00 degrees 58 minutes 53 seconds West, 702.54 feet; thence South 88 degrees 41 minutes 46 seconds West, 242.20 feet to the easterly Right of Way line of the Illinois Railway; thence North 09 degrees 55 minutes 32 seconds East, 3322.76 feet on said easterly right of way line, to the south line of Lot 3 of Plat No. 1 of Reload Center, the Plat of which is recorded in Book 48 of Plats on Page 191A in the Winnebago County Recorder's Office; thence North 88 degrees 20 minutes 01 seconds East, 691.22 feet on said south line, to the east line of said Northwest Quarter; thence South 00 degrees 59 minutes 18 seconds East, 1323.23 feet on said east line, to the north line of said Southeast Quarter; thence North 88 degrees 38 minutes 10 seconds East, 1203.55 feet on said north line; thence South 00 degrees 58 minutes 53 seconds East, 2644.43 feet to the south line of said Southeast Quarter; thence South 88 degrees 42 minutes 37 seconds West, 1203.54 feet on said south line, to the Point of Beginning; Situated in the County of Winnebago and the State of Illinois.

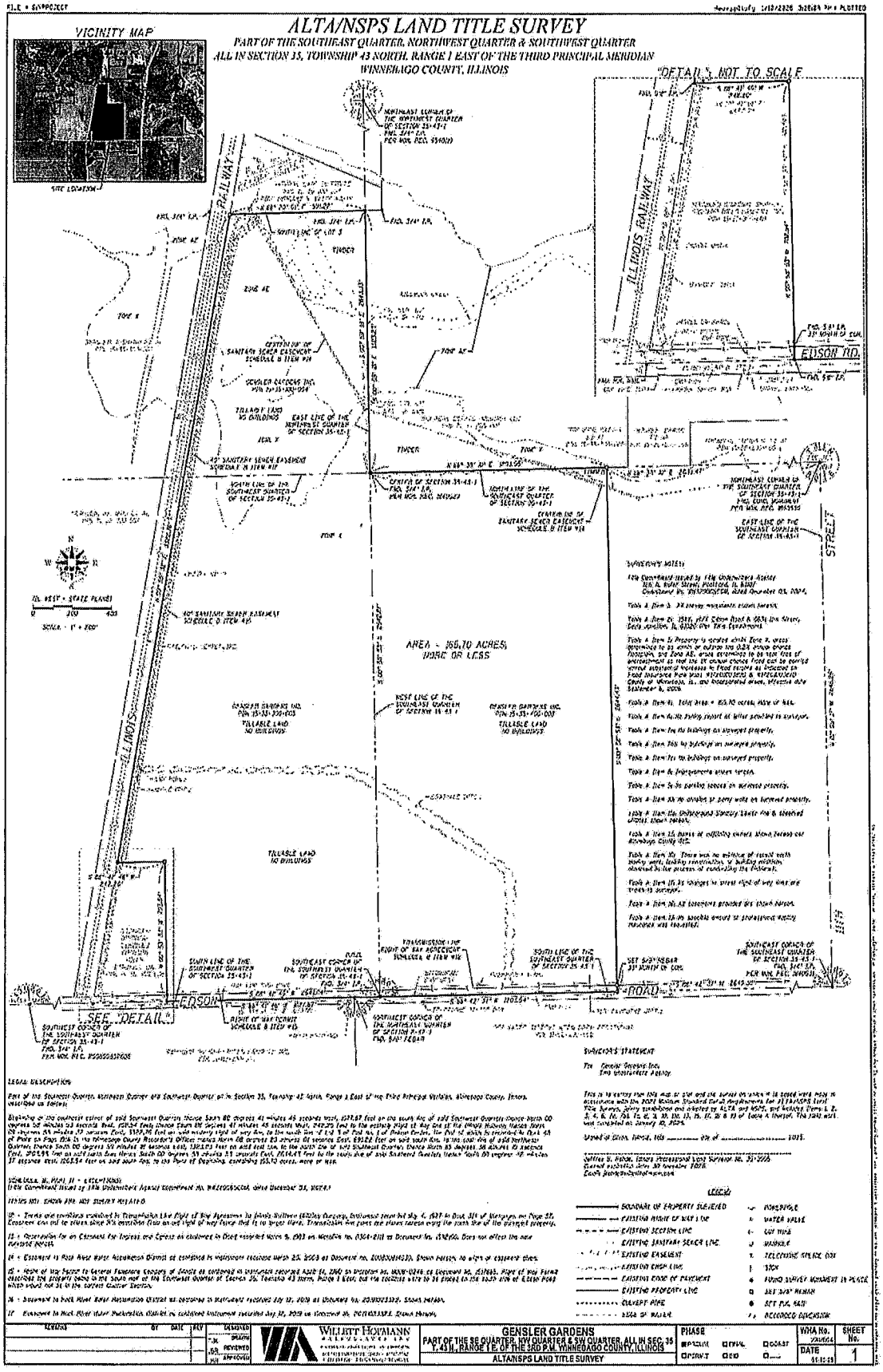

ALTA/NSPS LAND TITLE SURVEY
PART OF THE SOUTHEAST QUARTER, NORTHWEST QUARTER & SOUTHWEST QUARTER
ALL IN SECTION 35, TOWNSHIP 43 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN
WINNEBAGO COUNTY, ILLINOIS
VICINITY MAP
"DETAIL" NOT TO SCALE
ILLINOIS RAILWAY
EDSON RD.
ILLINOIS
AREA = 165.70 ACRES, MORE OR LESS
SEE "DETAIL"
SURVEYOR'S NOTES:
SURVEYOR'S STATEMENT
LEGAL DESCRIPTION
LEGEND
BOUNDARY OF PROPERTY SURVEYED
EXISTING RIGHT OF WAY LINE
EXISTING SECTION LINE
EXISTING SANITARY SEWER LINE
EXISTING EASEMENT
EXISTING CROP LINE
EXISTING EDGE OF PAVEMENT
EXISTING PROPERTY LINE
CULVERT PIPE
LEGAL OF PARCEL
POWER POLE
WATER VALVE
GAS VALVE
MANHOLE
TELEPHONE SERVICE BOX
SIGN
FOUND SURVEY MONUMENT IN PLACE
SET 3/4" REBAR
RECORDED DIMENSION
GENSLER GARDENS
PART OF THE SE QUARTER, NW QUARTER & SW QUARTER, ALL IN SEC. 35 T. 43 N., RANGE 1 E. OF THE 3RD P.M. WINNEBAGO COUNTY, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY
WILLETT HOFMANS
PHASE
WHA No.
SHEET No.
DATE
1

EXHIBIT B

(Attach the executed Petition for Annexation here)

PETITION FOR ANNEXATION

THE UNDERSIGNED person(s), referred to in this document as the "Petitioner(s)", declare the following facts are true and correct:

1. The Petitioner(s) include all of the owners of the following property:
   (a) Address: 14xx Edson Road, 15xx-16xx Edson Road and 8631 11th Street
   (b) Parcel Index No. 15-35-300-005, 15-35-100-004 and a portion of 15-35-400-003; and
   (c) Legal Description: __Attached_____
   (d) Acres: 165.70 acres

2. This property does not lie within the corporate boundaries of any municipality.

3. This property is adjacent or contiguous to the City of Rockford.

4. Any electors (eligible voters) residing on the property are included in this Petition.

5. The Petitioner(s) wish to have the property annexed to the City of Rockford subject to the terms of the Annexation Agreement.

6. The Petitioner hereby acknowledges that the City of Rockford is under no obligation to provide additional public improvements (curb, gutter, sidewalks, storm or sanitary sewer, etc.) by reason of annexation.

WHEREFORE, the Petitioner requests that the above-described property be annexed to the City of Rockford pursuant to 65 ILCS 5/7-1-8.

Dated: 3-18-2026

PETITIONER:

By: William Gensler, President
GENSLER GARDENS, INC.

Subscribed and sworn to
this 18th day of March, 2026.

Notary Public

OFFICIAL SEAL
TYLER POWELL
Notary Public - State of Illinois
My Commission Expires 11/21/2026

EXHIBIT A

Legal Description for PINs 15-35-300-005, 15-35-100-004 and (a portion of) PIN 15-35-400-003

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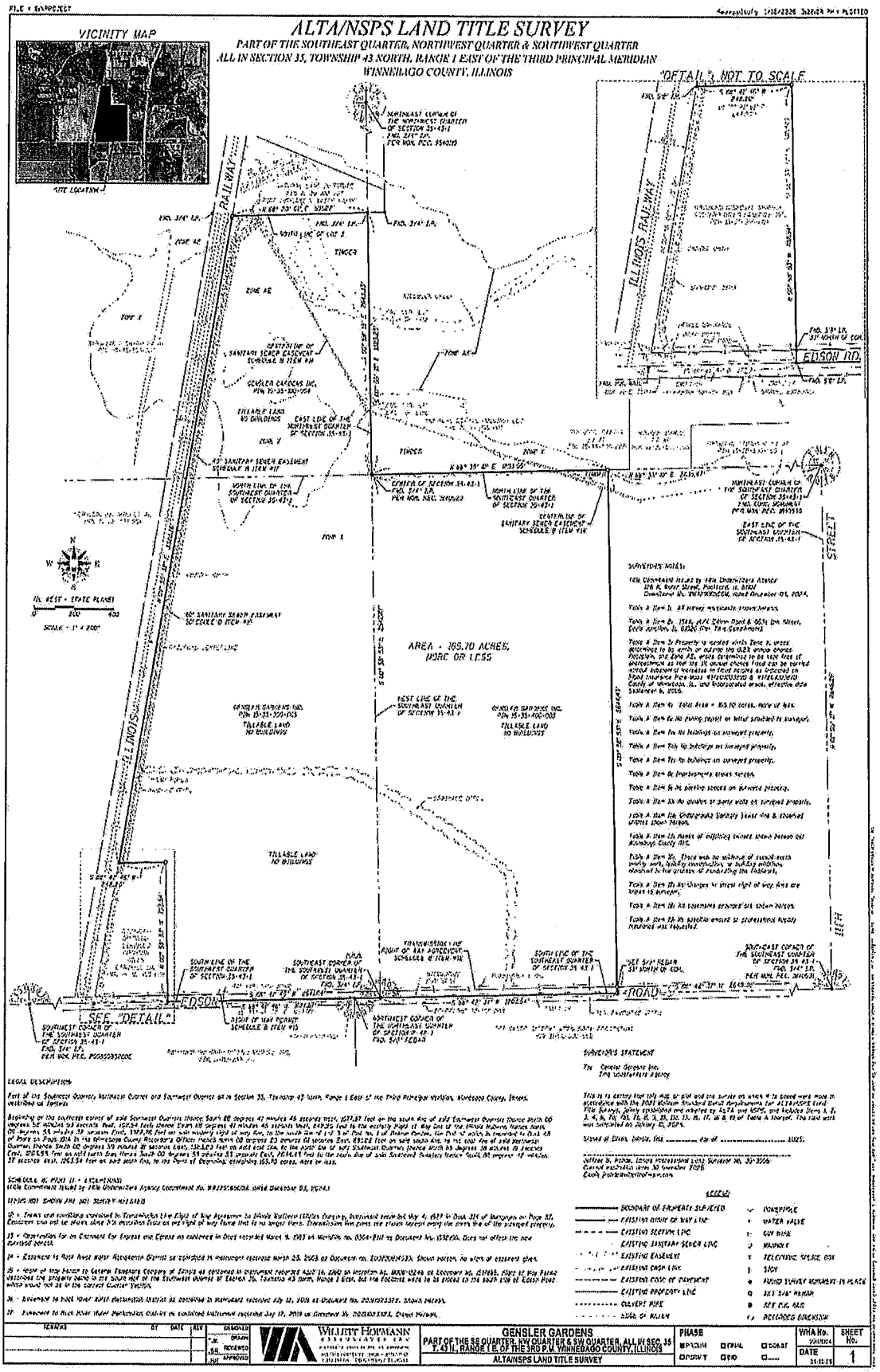
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WINNEBAGO COUNTY, ILLINOIS
VICINITY MAP
SITE LOCATION
DETAIL - NOT TO SCALE
ILLINOIS RAILWAY
EDSON RD.
ILLINOIS
STREET
AREA - 369.70 ACRES, MORE OR LESS
TILLABLE LAND NO BUILDINGS
SEE "DETAIL"
SURVEYOR'S NOTES:
SURVEYOR'S STATEMENT
LEGAL DESCRIPTION
LEGEND
SCHEDULE B, PART II - EXCEPTIONS
GENSLER GARDENS
PART OF THE SE QUARTER, NW QUARTER & SW QUARTER, ALL IN SEC. 35 T. 43 N., RANGE 1 E. OF THE 3RD P.M. WINNEBAGO COUNTY, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY
WILLETT HOFMANN
PHASE
WHA No.
SHEET No.
DATE
1

Addendum to Annexation Agreement
Between the City of Rockford and Venture One Acquisitions, LLC

THIS ADDENDUM is made and entered into in this ____ day of May, 2026, by and between the City of Rockford, Illinois, an Illinois municipal corporation (the "City") and Venture One Acquisitions, LLC, and its successors and assigns ("Developer"), on the following terms and conditions below. City and Developer are sometimes collectively referred to below as the "Parties."

A. WHEREAS, the City and Developer are completing an Annexation Agreement in which Developer proposes to purchase real property described in Exhibit A attached hereto and incorporated herein, containing 165.70 acres commonly known as 14XX Edson Road and 15XX-16XX Edson Road; Parcel Index Numbers 15-35-300-005, 15-35-100-004 and a portion of 15-35-400-003 ("Subject Property"). Developer proposes to further develop the Subject Property for industrial purposes ("Project"), and

B. WHEREAS, the purpose of this Addendum is to amend the proposed use of the premises to prohibit the establishment and/or operation of a data center on the Subject Property; and

C. WHEREAS, the Annexation Agreement will be revised by including these provisions in this Addendum, which is incorporated into and made a part of the Annexation Agreement to which it is attached; and

NOW, THEREFORE, for and in consideration of the parties' covenants and agreements contained herein and in the Development Agreement, the City and Developer covenant and agree as follows:

1. Revised Section 3 (C) Use. The Parties hereby acknowledge and agree that the Subject Property shall not be used as a Data Center. As of the date of this Addendum, Section 3 (C) shall be added to the Agreement and read: "Developer agrees that the property shall not be used for Data Center."

This Addendum is in addition to, and made part of, the Annexation Agreement, and in the event there is any conflict between the Annexation Agreement and this Addendum, the provisions of this Addendum shall control. Except as modified by this Addendum, all other provisions of the Agreement remain in full force and effect.

<Signature Page follows>

IN WITNESS WHEREOF, the parties hereto have executed this Addendum to the Annexation Agreement by and between the City of Rockford and Venture One Acquisitions, LLC, on the date first above written.

-

City of Rockford, Illinois
an Illinois municipal corporation

By: _____

Thomas P. McNamara, Mayor

Attest:

_____
City Legal Director

Venture One Acquisitions, LLC

By: _____
Mark Goode, Manager

THE CITY OF ROCKFORD ILLINOIS, USA

PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of June 16, 2026

Laid over from May

File # 011-26

APPLICANT: Venture One Acquisitions, LLC

LOCATION: 14XX, 15XX, 16XX Edson Road and part of 8631 11th Street

REQUESTED ACTION: A Zoning Map Amendment from County AG, Agriculture to I-3, Airport Industrial Zoning District.

EXISTING USE: Farm Land

PROPOSED USE: Future Industrial Development

DIMENSIONS: Exhibit D **SQUARE FOOTAGE:** 165.70 acres

ADJACENT ZONING AND LAND USES:

NORTH:	County AG, City I-1	Farm Land, Vacant industrial building
EAST:	County AG	Gensler Gardens; Farm Land
SOUTH:	Ogle County	Orchard Hills Landfill
WEST:	I-2	Farm Land

YEAR 2040 PLAN: I Industrial and Utilities

SOIL REPORT:

HISTORY:

File #047-11: A Zoning Map Amendment from Winnebago County AG, Agricultural to City of Rockford I-2, General Industrial Zoning District was approved on December 2, 2011 for property located at 11XX Edson Road, 1100 Edson Road, 87XX Friday Road and 8700 Friday Road, Davis Junction, Illinois 61020. This property is located west of the subject properties.

File #028-08: A Pre-Annexation Agreement and a Zoning Map Amendment from County AG to City I-2, General Industrial Zoning District was approved on December 2, 2011 for properties located at 33XX-43XX South bend Road, 43XX-45XX Condon Road, 86XX-89XX Friday Road and 8700 Friday Road, Davis Junction, Illinois 61020. This property is located 2,760 west of the subject property.

File #010-06: A Zoning Map Amendment in conjunction with a Pre-Annexation Agreement from County AG to City I-1, Light Industrial Zoning District was approved on May 8, 2006 for the property located at 15XX Baxter Road. This property is located directly north of the subject property.

REVIEW COMMENTS: The Applicant is requesting a Zoning Map Amendment from County AG, Agriculture to I-3, Airport Industrial Zoning District. Exhibit A shows that

the subject property is located 1,162 feet west of the 11th Street and Edson Road intersection. The subject property is surrounded by agricultural and commercial/industrial uses. (Exhibits B and C).

The Applicant is requesting a Zoning Map Amendment from County AG to City I-3 Zoning District. The property is currently in the County and is zoned Agriculture. The property is farmland with a total of 165.70 acres in size. The Applicant recently completed negotiating an Annexation Agreement with City Staff to annex the property into the City of Rockford. The Applicant has requested to zone the parcels of land to I-3, Airport Industrial Zoning District. The I-3 District is designed to accommodate business and industry that includes shipping and distribution facilities, warehousing, cargo handling facilities, and other similar businesses that benefit from locations in close proximity to the Chicago/Rockford International Airport (RFD).

Exhibit D is ALTA/NSPS Land Title Survey of the subject property.

This site sits adjacent to rail which is a huge selling point for many industrial developments. It is also located in an area with direct access to regional freight routes with truck traffic having direct access to the major highways (Illinois 251, Us Bypass 20, I-39/I-90). Rezoning the property to I-3, Airport Industrial, would align the site with surrounding land use patterns, support economic development tied to airport operations, and take advantage of existing infrastructure designed to accommodate the more intense industrial activity in this corridor. Therefore, Staff supports this request.

RECOMMENDATION: Staff recommends **APPROVAL** of a Zoning Map Amendment from County AG, Agriculture to I-3, Airport Industrial Zoning District.

See attached findings of fact.

SC: DM 05/11/26

FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT FROM COUNTY AG, AGRICULTURE TO I-3, AIRPORT INDUSTRIAL ZONING DISTRICT LOCATED AT 14XX, 15XX AND 16XX EDSON ROAD

Approval of this Zoning Map Amendment is based upon the following findings:

1) The proposed Zoning Map change is consistent with Article II, Intent, and Purpose, of the Rockford Zoning Ordinance for the following reasons:
    a. This proposal promotes the health, safety, comfort, convenience, morals and general welfare for the citizens of Rockford because it is consistent with the comprehensive plan and surrounding uses;
    b. This proposal protects the character, scale and stability of the adjacent residential and commercial because the proposed development will meet all development requirements of this site; and
    c. The proposed map amendment would allow for a reasonable development to take place consistent with the surrounding neighborhood.
2) The proposed Zoning Map Amendment is consistent with the approved general plan, the Year 2040 Plan, for the area. The 2040 Plan designates this property as I, Industrial and Utilities.

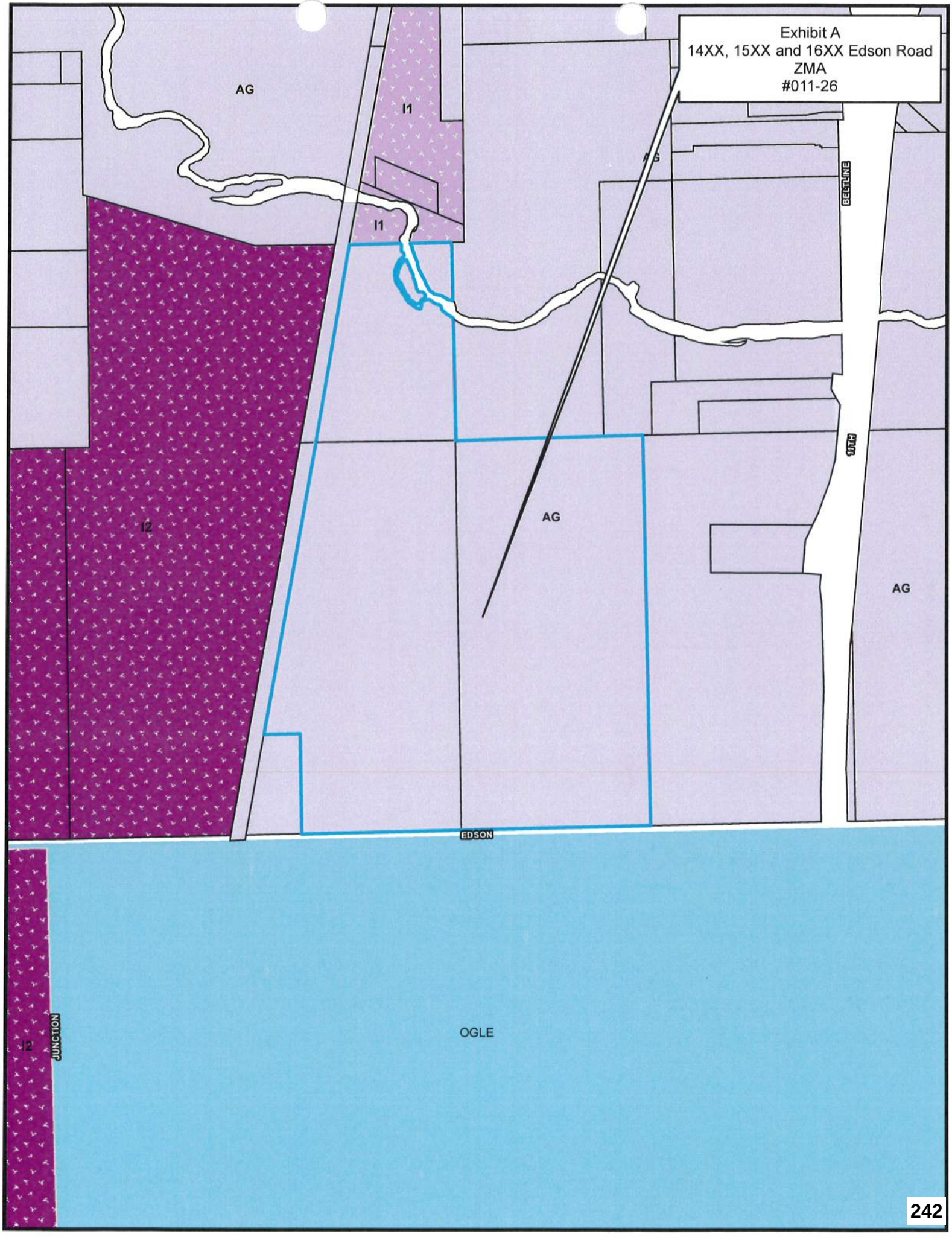


Exhibit A
14XX, 15XX and 16XX Edson Road
ZMA
#011-26
AG
I1
I1
AG
BEISTLINE
11TH
I2
AG
AG
EDSON
OGLE
I2
JUNCTION

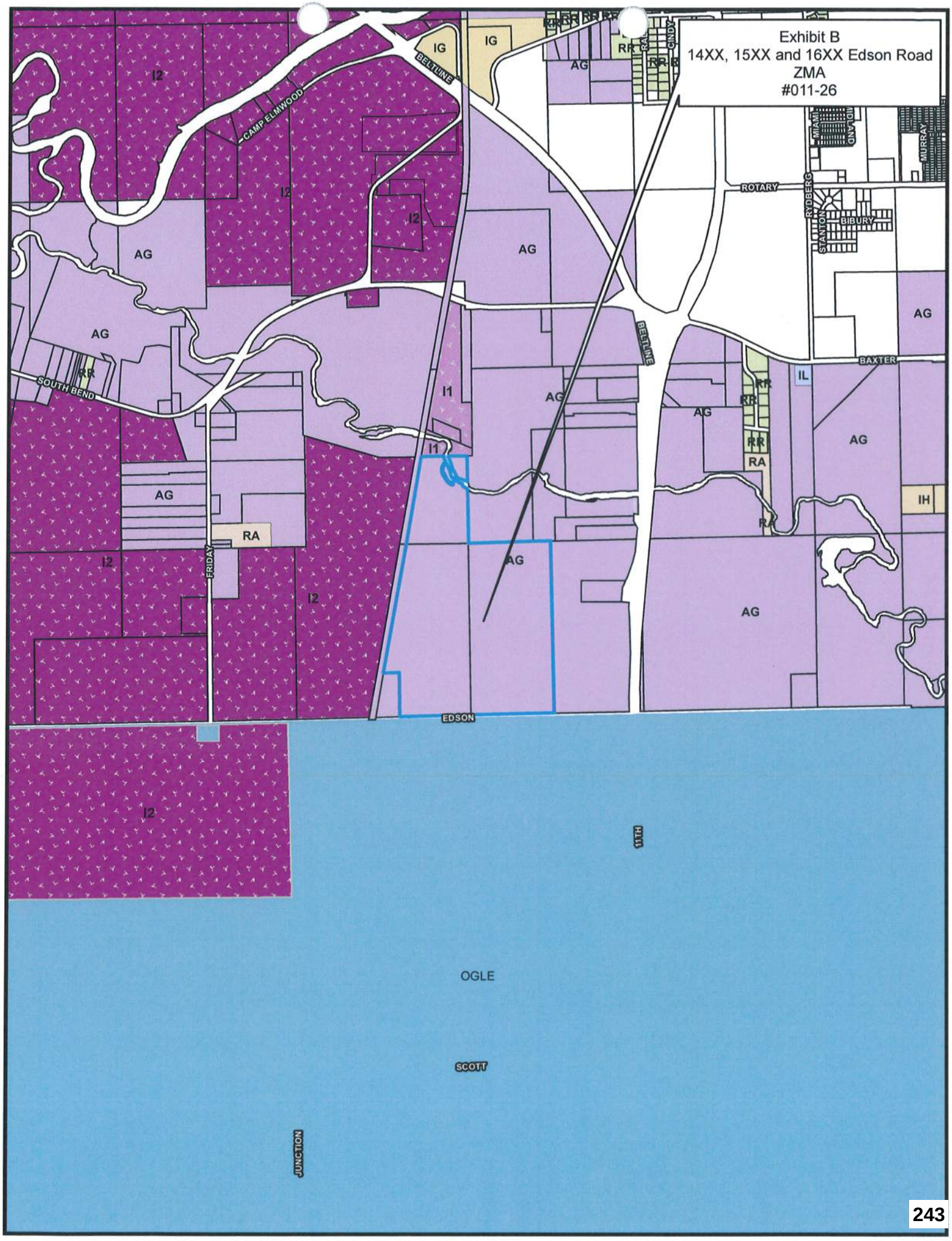


Exhibit B
14XX, 15XX and 16XX Edson Road
ZMA
#011-26
I2
IG
BELTLINE
CAMP ELMWOOD
AG
RR
CINDY
MIDLAND
MURRAY
ROTARY
RYDBERG
STANTON
BIBURY
SOUTH BEND
I1
IL
BAXTER
RA
IH
FRIDAY
EDSON
11TH
OGLE
SCOTT
JUNCTION

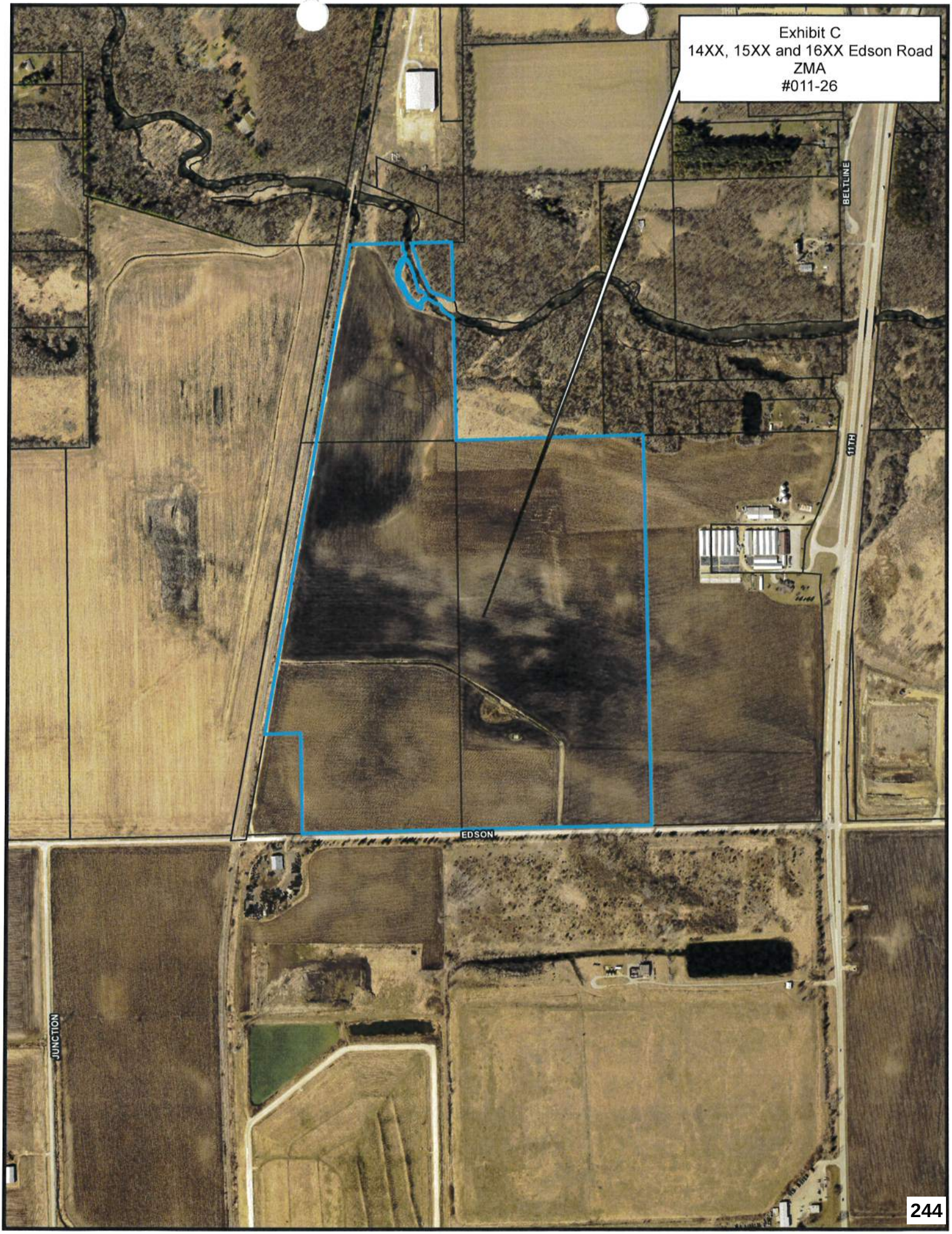


Exhibit C
14XX, 15XX and 16XX Edson Road
ZMA
#011-26
BELTLINE
11TH
EDSON
JUNCTION

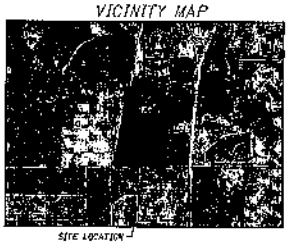
Exhibit D
14XX, 15XX and 16XX Road
ZMA
#011-26

FILE = S:\PROJECTS\2024\22

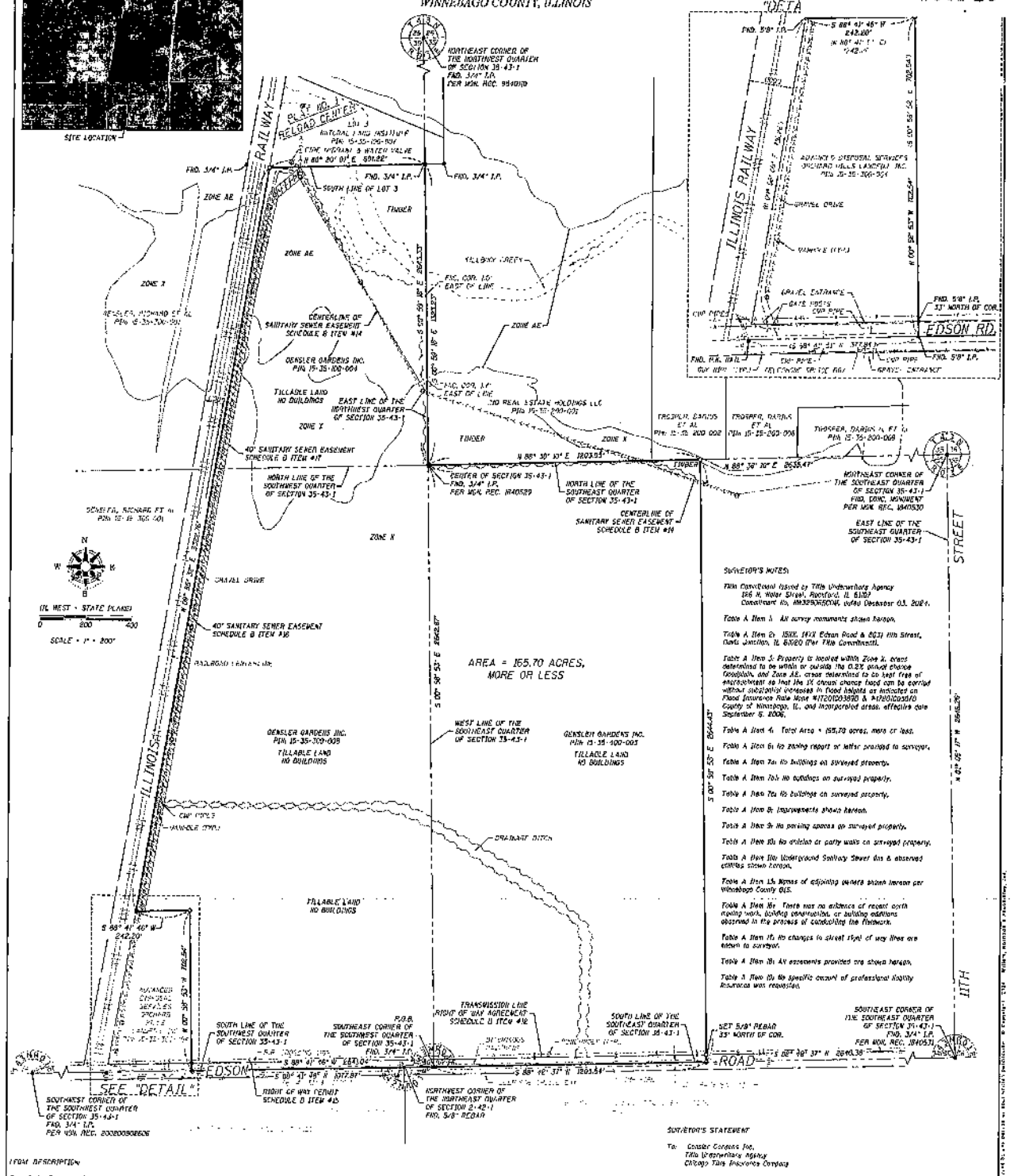
ALTA/NSPS LAND TITLE SURVEY

PART OF THE SOUTHEAST QUARTER, NORTHWEST QUARTER & SOUTHWEST QUARTER
ALL IN SECTION 35, TOWNSHIP 43 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN
WINNEBAGO COUNTY, ILLINOIS

VICINITY MAP



SITE LOCATION



SURVEYOR'S NOTES:

Title Commitment issued by Title Underwriters Agency
186 N. Water Street, Rockford, IL 61107
Commitment No. WN329065CGW, dated December 03, 2024.

Table A Item 1: All survey monuments shown hereon.

Table A Item 2: 1500, 1412 Edson Road & 6031 11th Street, Cherry Valley, IL 61016 (Per Title Commitment).

Table A Item 3: Property is located within Zone X, areas determined to be within or outside the 0.2% annual chance floodplain, and Zone AE, areas determined to be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights as indicated on Flood Insurance Rate Map #17201C0335D & #17201C0345D County of Winnebago, IL, and Incorporated Areas, effective date September 5, 2006.

Table A Item 4: Total Area = 155.70 acres, more or less.

Table A Item 6: No zoning report or letter provided to surveyor.

Table A Item 7a: No buildings on surveyed property.

Table A Item 7b: No buildings on surveyed property.

Table A Item 7c: No buildings on surveyed property.

Table A Item 8: Improvements shown hereon.

Table A Item 9: No parking spaces on surveyed property.

Table A Item 10: No division or party walls on surveyed property.

Table A Item 11a: Underground Sanitary Sewer Box & observed utilities shown hereon.

Table A Item 15: Names of adjoining owners shown hereon per Winnebago County GIS.

Table A Item 16: There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

Table A Item 17: No changes to street right of way lines are known to surveyor.

Table A Item 18: All easements provided are shown hereon.

Table A Item 19: No specific count of professional liability insurance was requested.

LEGAL DESCRIPTION

Part of the Southeast Quarter, Northeast Quarter and Southwest Quarter all in Section 35, Township 43 North, Range 1 East of the Third Principal Meridian, Winnebago County, Illinois, described as follows:

Beginning at the southeast corner of said Southeast Quarter; thence South 89 degrees 41 minutes 46 seconds West, 1027.87 feet on the south line of said Southeast Quarter; thence North 00 degrees 58 minutes 53 seconds West, 708.54 feet; thence South 88 degrees 41 minutes 46 seconds West, 242.20 feet to the easterly right of way line of the Illinois Railway; thence North 09 degrees 55 minutes 28 seconds East, 3328.76 feet on said easterly right of way line to the south line of Lot 3 of Plat No. 1 of Reload Center, the Plat of which is recorded in Book 45 of Plats on Page 16A in the Winnebago County Recorder's Office; thence North 88 degrees 20 minutes 01 seconds East, 691.22 feet on said south line, to the east line of said Northwest Quarter; thence South 00 degrees 59 minutes 18 seconds East, 1323.21 feet on said east line, to the north line of said Southeast Quarter; thence North 88 degrees 39 minutes 13 seconds East, 1803.55 feet on said north line; thence South 00 degrees 58 minutes 53 seconds East, 2644.43 feet to the south line of said Southeast Quarter; thence South 88 degrees 42 minutes 37 seconds West, 1803.54 feet on said south line, to the Point of Beginning, containing 155.70 acres, more or less.

SCHEDULE B, PART II - EXCEPTIONS
(Title Commitment issued by Title Underwriters Agency Commitment No. WN329065CGW, dated December 03, 2024.)

ITEMS NOT SHOWN ARE NOT SURVEY RELATED

10 - Terms and conditions contained in Transmission Line Right of Way Agreement by Illinois Northern Utilities Company, instrument recorded May 4, 1923 in Book 319 of Mortgages on Page 57. Easement can not be shown since it's described from an old right of way fence that is no longer there. Transmission line calls are shown hereon along the south line of the surveyed property.

13 - Reservation for an Easement for Ingress and Egress as contained in Deed recorded March 9, 1983 as Microfilm No. 83015-2411 as Document No. 1982160. Does not affect the new surveyed parcel.

14 - Easement to Rock River Water Reclamation District as contained in Instrument recorded March 25, 2008 as Document No. 2008000519019. Shown Hereon, no width of easement given.

15 - Right of Way Permit to General Telephone Company of Illinois as contained in Instrument recorded April 14, 1980 as Microfilm No. 8008-0240 as Document No. 1811695. Right of Way Permit describes the property being in the South Half of the Southwest Quarter of Section 35, Township 43 North, Range 1 East, but the facilities were to be placed on the south side of Edson Road which would not be in the correct Quarter Section.

16 - Easement to Rock River Water Reclamation District as contained in Instrument recorded July 12, 2019 as Document No. 2019021782. Shown Hereon.

17 - Easement to Rock River Water Reclamation District as contained Instrument recorded July 12, 2019 as Document No. 2019021323. Shown Hereon.

SURVEYOR'S STATEMENT

To: Gensler Gardens Inc,
Title Underwriters Agency
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 14, 15, 16, 17, 18 & 19 of Table A thereof. The field work was completed on January 13, 2025.

Signed at Edson, Illinois, this 14th day of January, 2025.

Jeffrey D. Nelson, Illinois Professional Land Surveyor No. 35-3906
Current expiration date: 30 November 2025
Email: jeffnelson@willettHofmann.com

LEGEND

BOUNDARY OF PROPERTY SURVEYED	POWERPOLE
EXISTING RIGHT OF WAY LINE	WATER VALVE
EXISTING SECTION LINE	GUY WIRE
EXISTING SANITARY SEWER LINE	MANHOLE
EXISTING EASEMENT	TELEPHONE SPLICE BOX
EXISTING CROP LINE	SIGN
EXISTING EDGE OF PAVEMENT	FOUND SURVEY MONUMENT IN PLACE
EXISTING PROPERTY LINE	SET 5/8" REBAR
CULVERT PIPE	SET P.K. NAIL
EDGE OF WATER	(R) RECORDED DIMENSION

REVISIONS	BY	DATE	REV.

DESIGNED: DRAWN: CHECKED: APPROVED: JDN JDN

WILLETT HOFMANN & ASSOCIATES, INC.
811 CENTRAL AVENUE, SUITE 220, ROCKFORD, ILLINOIS 61103
815-394-2381 WILLETTHOFMANN.COM

GENSLER GARDENS
PART OF THE SE QUARTER, NW QUARTER & SW QUARTER, ALL IN SEC. 35 T. 43 N., RANGE 1 E. OF THE 3RD P.M. WINNEBAGO COUNTY, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PHASE: ☐ PRELIM ☒ FINAL ☐ CONST ☐ PERMIT ☐ BID ☐ —

WHA No. 23H094
DATE 01-14-25
SHEET No. 1

Rockford, IL June 22, 2026
ZBA Meeting of June 16, 2026

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred a Zoning Map Amendment from County AG, Agriculture to I-3, Airport Industrial Zoning District for the property described as:

A/K/A: 14XX, 15XX, 16XX Edson Road and part of 8631 11th Street
PIN: 15-35-300-005, 15-35-100-004 and part of 15-35-400-003

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **APPROVE** a Zoning Map Amendment from County AG, Agriculture to I-3, Airport Industrial Zoning District at 14XX, 15XX, 16XX Edson Road and part of 8631 11th Street.

Approval is based on the attached Findings of Fact.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

_____
Jonathan Logemann, Chairman

Committee Action Taken:

_____
Aprel Prunty, Vice Chairman

Logemann:	Ayes:____	Nays:____	Absent:____
Prunty:	Ayes:____	Nays:____	Absent:____
Torina:	Ayes:____	Nays:____	Absent:____
Bonne:	Ayes:____	Nays:____	Absent:____
Bell:	Ayes:____	Nays:____	Absent:____

_____
Gabrielle Torina

_____
Mark Bonne

Meeting of June 16, 2026
ZBA 011-26

_____
Tamir Bell

FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT
FROM COUNTY AG TO
I-3, AIRPORT INDUSTRIAL ZONING DISTRICT
LOCATED AT 14XX, 15XX AND 16XX EDSON ROAD

Approval of this Zoning Map Amendment is based upon the following findings:

1) The proposed Zoning Map change is consistent with Article II, Intent, and Purpose, of the Rockford Zoning Ordinance for the following reasons:
    a. This proposal promotes the health, safety, comfort, convenience, morals and general welfare for the citizens of Rockford because it is consistent with the comprehensive plan and surrounding uses;
    b. This proposal protects the character, scale and stability of the adjacent residential and commercial because the proposed development will meet all development requirements of this site; and
    c. The proposed map amendment would allow for a reasonable development to take place consistent with the surrounding neighborhood.
2) The proposed Zoning Map Amendment is consistent with the approved general plan, the Year 2040 Plan, for the area. The 2040 Plan designates this property as I, Industrial and Utilities.

THE CITY OF ROCKFORD ILLINOIS, USA

PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of June 16, 2026

(Revised) File # 013-26

APPLICANT: Attorney Christian Solares

LOCATION: 2520 Driftwood Lane

REQUESTED ACTION: A Variation to reduce the required front yard setback from 30 feet to 20 feet, inches in an R-1, Single family Residential Zoning District.

EXISTING USE: Vacant land

PROPOSED USE: Single-family residence

DIMENSIONS: Irregular shape lot. See Exhibit D

ADJACENT ZONING AND LAND USES:

NORTH:	R-1	Single-family Residences
EAST:	R-1	Single-family Residences
SOUTH:	R-1	Single-family Residences
WEST:	R-1	Single-family Residences

YEAR 2040 PLAN: RL Low Density Residential

SOILS REPORT: No soils report.

HISTORY: There is no relevant history in the immediate area.

REVIEW COMMENTS: The Applicant is requesting a Variation to reduce the required front yard setback from 30 feet to 20 feet, 5 inches in an R-1, Single family Residential Zoning District (Exhibits A & B). This is north of Spring Creek Road and on the west side of Driftwood Lane.

The Applicant, Christian Solares, is requesting a Variation to reduce the required front yard setback from 30 feet to 20 feet, 5 inches in an R-1, Single family Residential Zoning District. This item was dismissed last month. The Applicant had requested a Variation for both the front and rear yard setback. The original request incorporated a three (3) car attached garage with a new single-family house. There were a few residents in the area that had opposed this proposal so the Applicant has made changes to appease the residents in the area. The Applicant is now just proposing a two (2) car attached garage with the proposed new single family house. The original request is no longer needed for the rear yard since the size of the home has been reduced and it will meet the rear yard setback.

The Zoning Ordinance says "Where no average exists, the front façade of a residential structure must be setback a minimum of 25 feet and any parking garage including an attached garage must be setback a minimum of 30 feet. However, where a residential structure is constructed on a street designated as an arterial street by the Metropolitan Planning Organization Transportation Study, the setback must be consistent with the setback indicated on the recorded lot, or equal to one-half the consistent with the setback a minimum of 30 feet. Additionally, in all other R districts, the required rear setback for principal buildings other than detached accessory structures is 30 feet." Due to the required setbacks for the front yard ting a minimum of 30 feet, a Variation is needed. The Zoning Ordinance defines the front yard as "Any yard adjoining a street shall be considered a front yard and shall meet the required setback for the respective district in which it is located." For a front yard exception, the Zoning ordinance indicates "Buildings and structures in R Districts must be setback from the front property line a distance equal to the average front yard depth that exists on the nearest 2 lots on either side of the subject lot. The Zoning Officer may issue a zoning certification based on a determination that the proposed development complies with the depth of the average front setback. The property is located within the platted Spring Creek Grove Subdivision with a front yard setback of 30 feet.

Exhibit D is an updated site plan of the proposed layout. The plan shows that the single-family one-story home will be 78' by 34'. There will be a covered entry in the front of the house shown as a covered patio 8' by 25'. A pergola covered patio is shown rear of the house that will be 12' by 19'. The closest point of the house will be 20'5" at the southeast corner and 28' 1 5/8" at the northeast point of the house.

Exhibit E is both the front and rear house elevations along with the interior floor plan. The house will have wood siding with various windows and glass doors throughout. There will be an open frame patio/pergola and the garage door will have windows. The house will consist of four (4) bedrooms, two bathrooms, great room, dining room, and kitchen. This house elevation is not the correct one. The Applicant did not provide the updated house elevation and floor plan with only a two-car garage. Staff recommends that an updated floor plan and elevation plan be submitted for the file.

Staff is of the opinion that the Applicant's request is unique due to the irregular shaped lot. In this case, it allows for flexibility by permitting a reduction in the front yard and encourages new construction. This helps achieve the goal of encouraging continued residential reinvestment on a lot that has sat vacant for over 60 years. Infill development often involves constrained or irregularly shaped parcels that do not align with current zoning standards that were established for larger, more uniform subdivisions. Additionally, the character of the home will be consistent with the character of the existing neighborhood. Also, there are existing homes to the south that appear closer to the front and rear yard property than the required setbacks. For these reason, Staff recommends approval of this request.

RECOMMENDATION: Staff recommends **APPROVAL** of a Variation to reduce the required front yard setback from 30 feet to 20 feet, 5 inches in an R-1, Single family Residential Zoning District with the following conditions:

1. Must meet all applicable Building and Fire codes.
2. Submittal of an updated floor plan and elevation plan reflecting the change to the two (2) car garage.
3. Must construct according to the revised building elevation and floor plan based on Exhibit E.

SC; BM 06/08/2026

FINDINGS OF FACT FOR APPROVAL OF A VARIATION TO REDUCE THE REQUIRED FRONT YARD SETBACK FROM 30 FEET TO 20 FEET AND 5 INCHES IN AN R1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT LOCATED AT 2520 DRIFTWOOD LANE

Approval of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would not result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

2. The conditions upon which a petition for this Variation is based are unique to the property for which the Variation is sought and are applicable, generally, to other property within the same zoning classification.

3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.

4. The alleged difficulty or hardship is not caused by this Ordinance and has been created by any persons presently having an interest in the property or by any predecessor in title.

5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.

7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

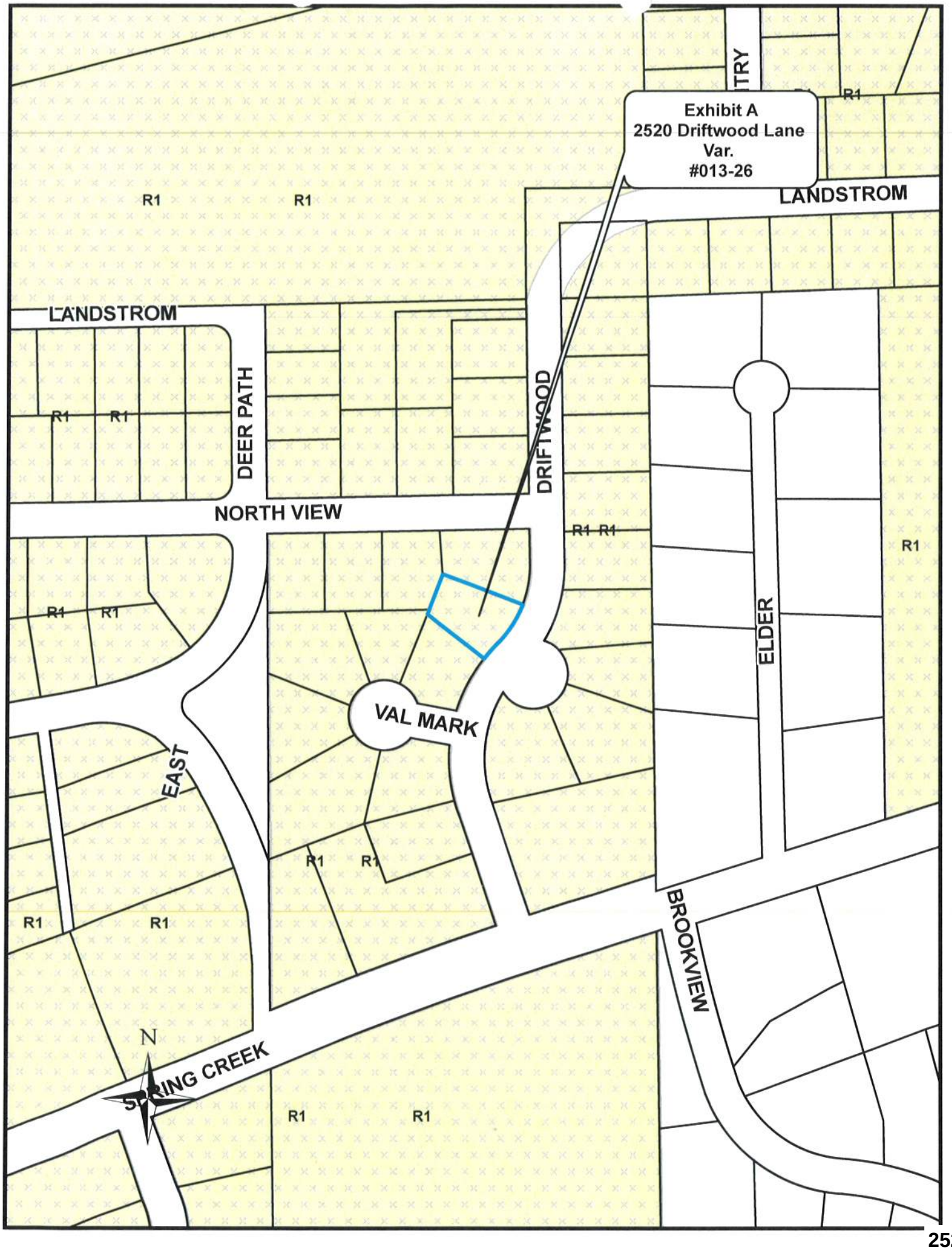


Exhibit A
2520 Driftwood Lane
Var.
#013-26
LANDSTROM
LANDSTROM
DEER PATH
NORTH VIEW
DRIFTWOOD
ELDER
VAL MARK
EAST
BROOKVIEW
SPRING CREEK
N
R1

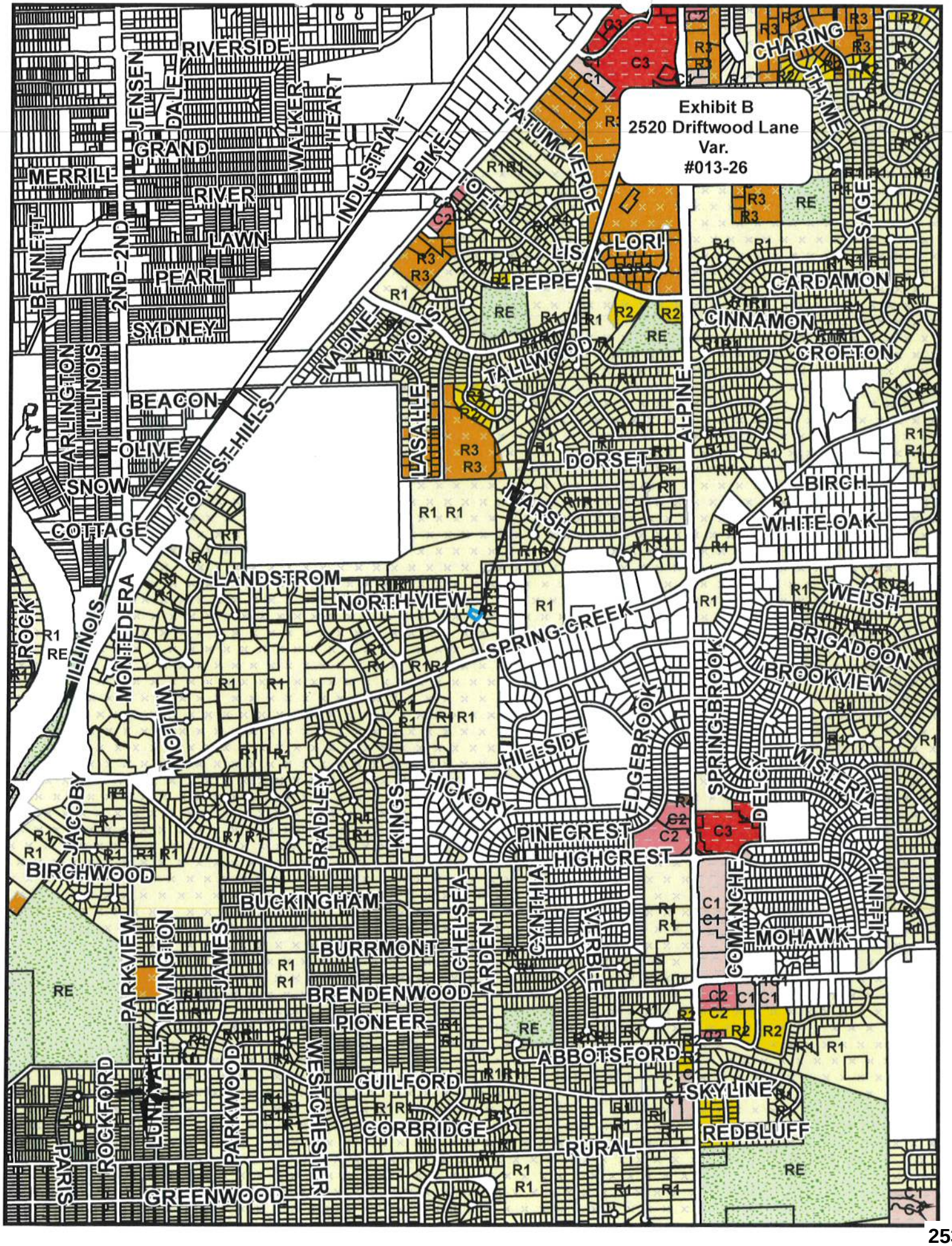


Exhibit B
2520 Driftwood Lane
Var.
#013-26
RIVERSIDE
JENSEN
DALE
GRAND
MERRILL
RIVER
LAWN
PEARL
SYDNEY
BENNETT
2ND
2ND
WALKER
HEART
INDUSTRIAL
PIKE
TATUM
VERDE
CHARING
THYME
SAGE
LORI
LISA
PEPPER
CARDAMON
CINNAMON
CROFTON
NADINE
LYON S
TALLWOOD
ALPINE
DORSET
BIRCH
WHITE OAK
BEACON
OLIVE
SNOW
COTTAGE
ARLINGTON
ILLINOIS
FOREST HILLS
LASALLE
MARSH
LANDSTROM
NORTH VIEW
SPRING CREEK
WELSH
BRIGADOON
BROOKVIEW
SPRINGBROOK
EDGEBROOK
HILLSIDE
WISTERIA
DELCY
MONTEDERA
WILLOW
ILLINOIS
ROCK
JACOBY
BRADLEY
KINGS
HICKORY
PINECREST
HIGHCREST
BIRCHWOOD
BUCKINGHAM
CHELSEA
ARDEN
CYNTHIA
VERBENA
COMANCHE
ILLINI
MOHAWK
BURRMONT
BRENDENWOOD
PIONEER
ABBOTSFORD
GUILFORD
CORBRIDGE
RURAL
SKYLINE
REDBLUFF
GREENWOOD
PARKVIEW
IRVINGTON
JAMES
WESTCHESTER
PARKWOOD
LONGMEADOW
ROCKFORD
PARIS
C1
C2
C3
R1
R2
R3
R4
RE

Exhibit C
2520 Driftwood Lane
Var.
#013-26
LANDSTROM
LANDSTROM
DEER PATH
DRIFTWOOD
NORTH VIEW
ELDER
VAL MARK
EAST
BROOKVIEW
SPRING CREEK

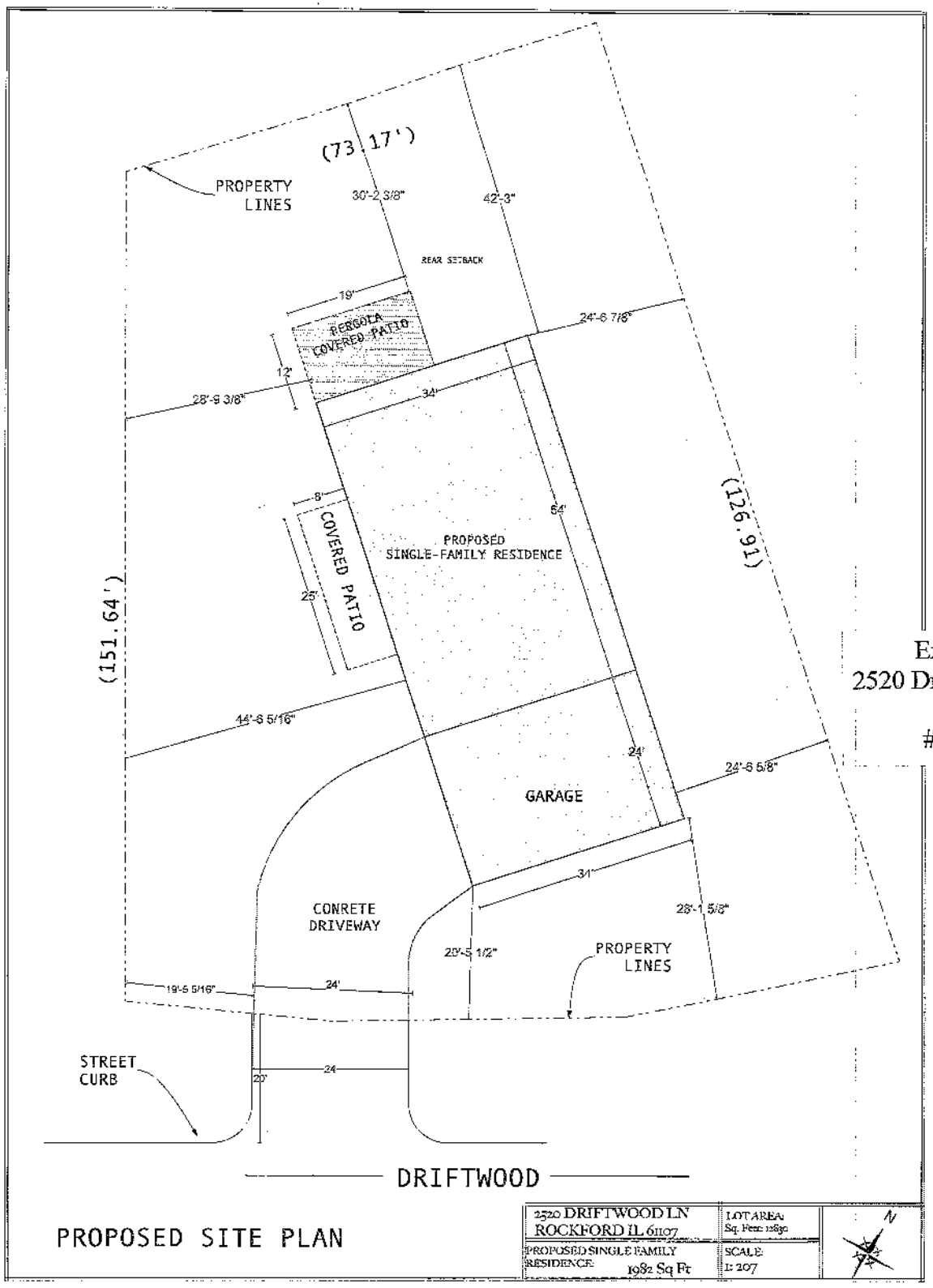
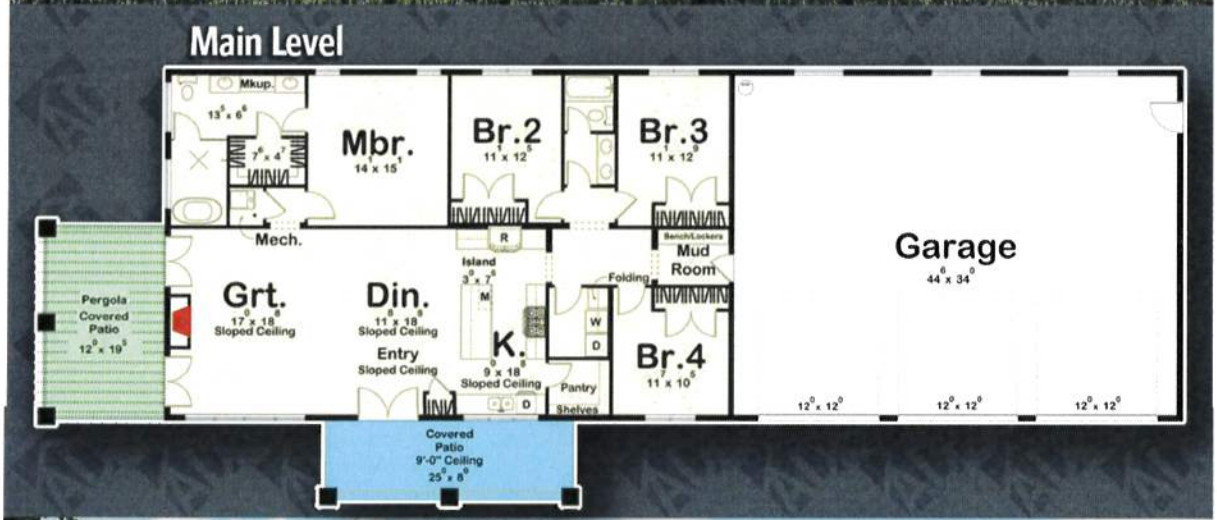


Exhibit D
2520 Driftwood Lane
Var.
#013-26

Exhibit E
2520 Driftwood Lane
Var.
#013-26



1,982 Sq.Ft. | 4 Beds | 2 Baths | W: 114' 4" D: 43' 4" H: 18' 7"

Rockford, IL June 22, 2026
ZBA Meeting of June 16, 2026

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred a Variation to reduce the required front yard setback from 30 feet to 20 feet, 5 inches in an R-1, Single family Residential Zoning District for the property described as:

A/K/A: 2520 Driftwood Lane
PIN: 12-18-230-006

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **APPROVE** a Variation to reduce the required front yard setback from 30 feet to 20 feet, 5 inches in an R-1, Single family Residential Zoning District at 2520 Driftwood Lane.

Approval is based on the following conditions:

1. Must meet all applicable Building and Fire codes.
2. Submittal of an updated floor plan and elevation plan reflecting the change to the two (2) car garage.
3. Must construct according to the revised building elevation and floor plan based on Exhibit E.

Approval is based on the attached Findings of Fact.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

_____
Jonathan Logemann, Chairman

Committee Action Taken:

_____
Aprel Prunty , Vice Chairman

Logemann	Ayes:____	Nays:____	Absent:____
Prunty:	Ayes:____	Nays:____	Absent:____
Torina:	Ayes:____	Nays:____	Absent:____
Bonne:	Ayes:____	Nays:____	Absent:____
Bell:	Ayes:____	Nays:____	Absent:____

_____
Gabrielle Torina

_____
Mark Bonne

Meeting of June 16, 2026
ZBA 013-26

_____
Tamir Bell

FINDINGS OF FACT FOR APPROVAL OF A VARIATION TO REDUCE THE REQUIRED FRONT YARD SETBACK FROM 30 FEET TO 20 FEET, 5 INCHES IN AN R-1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT LOCATED AT 2520 DRIFTWOOD LANE

Approval of this Variation is based upon the following findings:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

2. The conditions upon which a petition for this Variation is based are unique to the property for which the Variation is sought and are not applicable, generally, to other property within the same zoning classification.

3. The purpose of this Variation is not based exclusively upon a desire to increase the value or income potential of the property.

4. The alleged difficulty or hardship is not caused by this Ordinance and has been created by any persons presently having an interest in the property or by any predecessor in title.

5. The granting of this Variation will not be detrimental to the public welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

6. The proposed Variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair the property values within the neighborhood.

7. The proposed Variation does comply with the spirit and intent of restrictions imposed by this Ordinance.

THE CITY OF ROCKFORD ILLINOIS, USA

PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of June 16th, 2026

File # 016-26

APPLICANT: Armen Properties, LLC

LOCATION: 8539 East State Street

REQUESTED ACTION: A Zoning Map Amendment from R-1, Single family Residential Zoning District to C-2, Limited Commercial Zoning District.

EXISTING USE: Vacant land with Billboard

PROPOSED USE: Vacant land with Billboard

DIMENSIONS: See attached Exhibit D

ADJACENT ZONING AND LAND USES:

NORTH:	C3	Northern Illinois University
EAST:	Cherry Valley CG	Agricultural. Single-family residence
SOUTH:	C-2	Vacant land, Vacant building
WEST:	C-2	Vacant land

YEAR 2040 PLAN: C Commercial & Retail

SOILS REPORT: Report #: No soils report on file.

HISTORY:

File #008-20: A Zoning Map Amendment from C-2, Limited Commercial Zoning District an I-1, Light Industrial Zoning District was approved on July 8, 2020 for the property located at 8445 Chandan Drive. This is southwest of the subject property.

File #010-08: A Special Use Permit for the modification of an existing legally nonconforming billboard to an electronic graphic display billboard in an R-1, Single family Residential Zoning District. This is the subject property.

REVIEW COMMENTS: The Applicant is requesting a Zoning Map Amendment from R-1, Single-family Residential Zoning District to C-2, Limited Commercial Zoning District. The subject property is located on the south side of East State Street and 137 feet east of South University Drive.

The subject property was annexed into the City of Rockford in 2004 via surroundment. When properties are annexed into the City via surroundment, the R-1, Single family Residential Zoning District is automatically given to the property. The Applicant has requested this zoning change because their

intent is to sell the property and market it to allow commercial uses permitted in the C-2 District.

There are no service calls to this property. The Applicant did not provide any concept plans and is just requesting the rezoning of the site. As this proposed zoning change is in line with the Comprehensive Plan, Staff is supportive of this change.

RECOMMENDATION: Staff recommends **APPROVAL** of a Zoning Map Amendment from R-1, Single family Residential Zoning District to C-2, Limited Commercial Zoning District.

See attached findings of fact.

SC: BM 06/08/26

FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT FROM R-1, SINGLE FAMLY RESIDENTIAL ZONING DISTRICT TO C-2, LIMITED COMMERCIAL ZONING DISTRICT LOCATED AT 8539 EAST STATE STREET

Approval of this Zoning Map Amendment is based upon the following findings:

1). The proposed Zoning Map change is consistent with Article II, Intent and Purpose, of the Rockford Zoning Ordinance for the following reasons:

a. This proposal promotes the health, safety, comfort, convenience, morals and general welfare for the citizens of Rockford because it is consistent with the comprehensive plan and surrounding uses;
b. This proposal protects the character, scale and stability of the commercial because the proposed development will meet all development requirements of this site; and
c. The proposed map amendment would allow for a reasonable development to take place consistent with the zoning district.

2). The proposed Zoning Map Amendment is consistent with the approved general plan, the Year 2040 Plan, for the area. The 2040 Plan designates this property as C, Commercial and Retail.

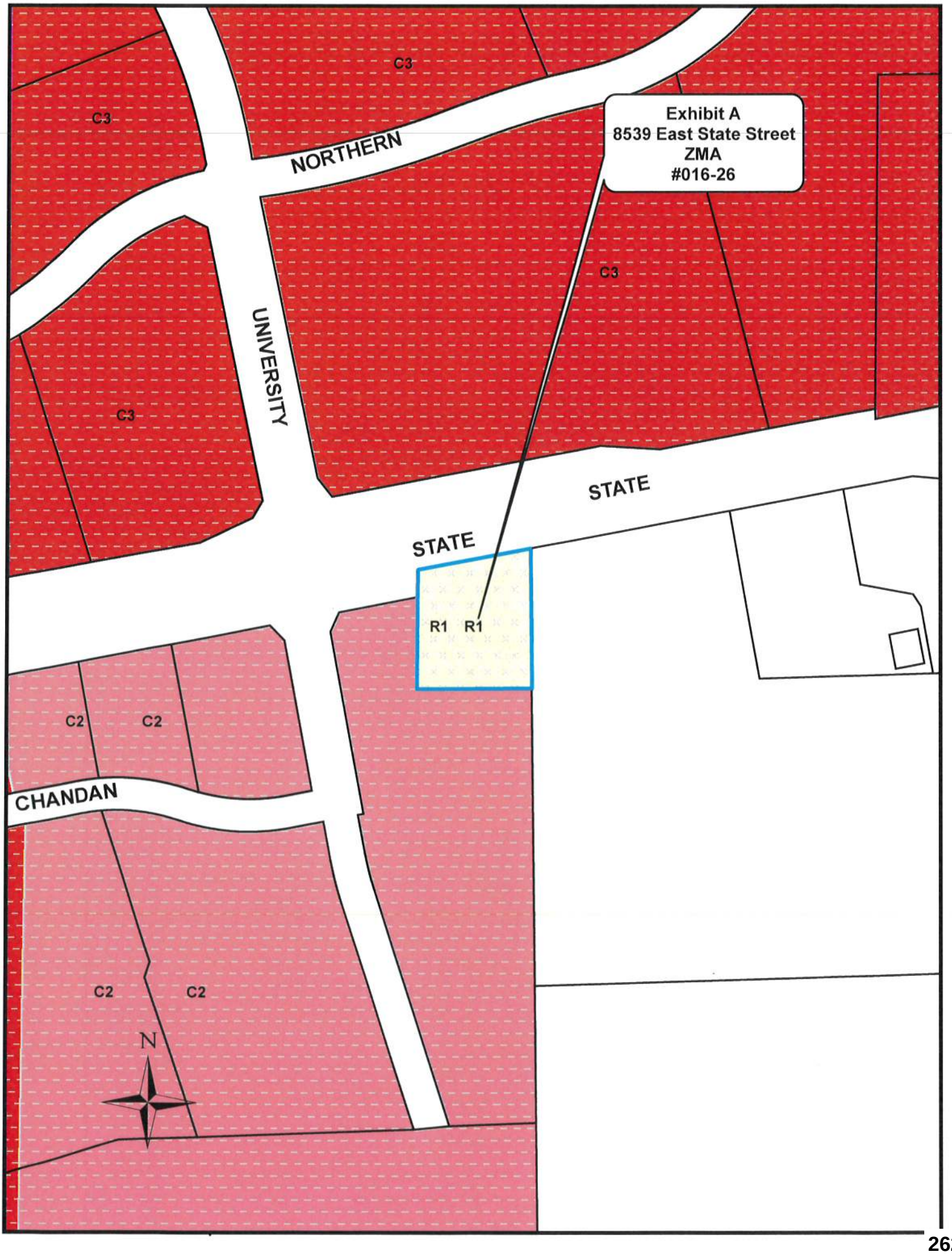


Exhibit A
8539 East State Street
ZMA
#016-26
NORTHERN
UNIVERSITY
STATE
STATE
CHANDAN
C3
C3
C3
C3
R1
R1
C2
C2
C2
C2
N

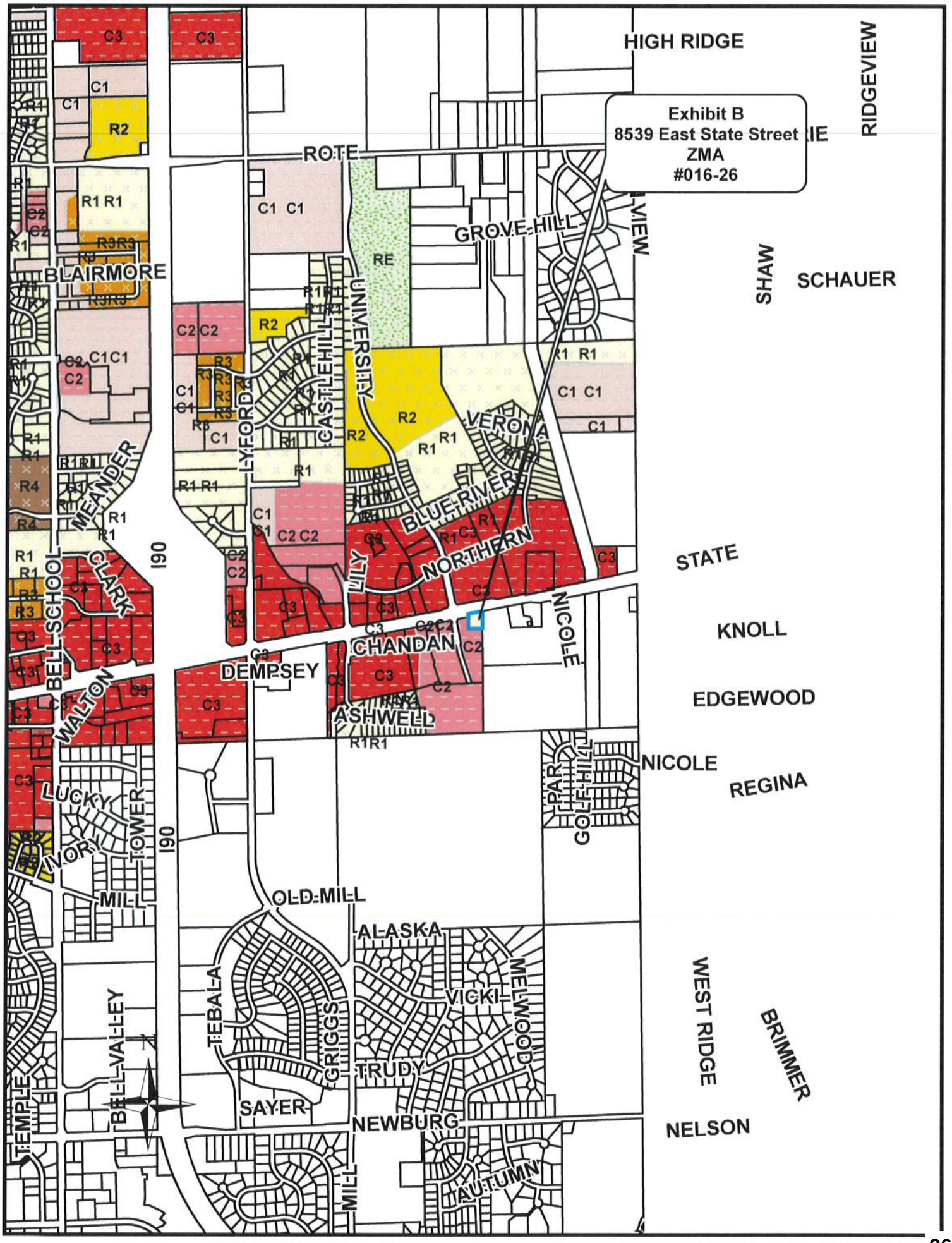


Exhibit B
8539 East State Street
ZMA
#016-26
HIGH RIDGE
RIDGEVIEW
ROTE
GROVE-HILL
SHAW
SCHAUER
BLAIRMORE
UNIVERSITY
CASTLEHILL
LYFORD
MEANDER
VERONA
BLUE-RIVER
NORTHERN
LILY
CLARK
BELLSCHOOL
I90
STATE
NICOLE
KNOLL
CHANDAN
DEMPSEY
EDGEWOOD
ASHWELL
WALTON
NICOLE
REGINA
PAR
GOLF-HILL
LUCKY
IVORY
TOWER
MILL
OLD-MILL
ALASKA
TEBALA
VICKI
MELWOOD
GRIGGS
TRUDY
BELL-VALLEY
TEMPLE
SAYER
NEWBURG
AUTUMN
WEST RIDGE
BRIMMER
NELSON

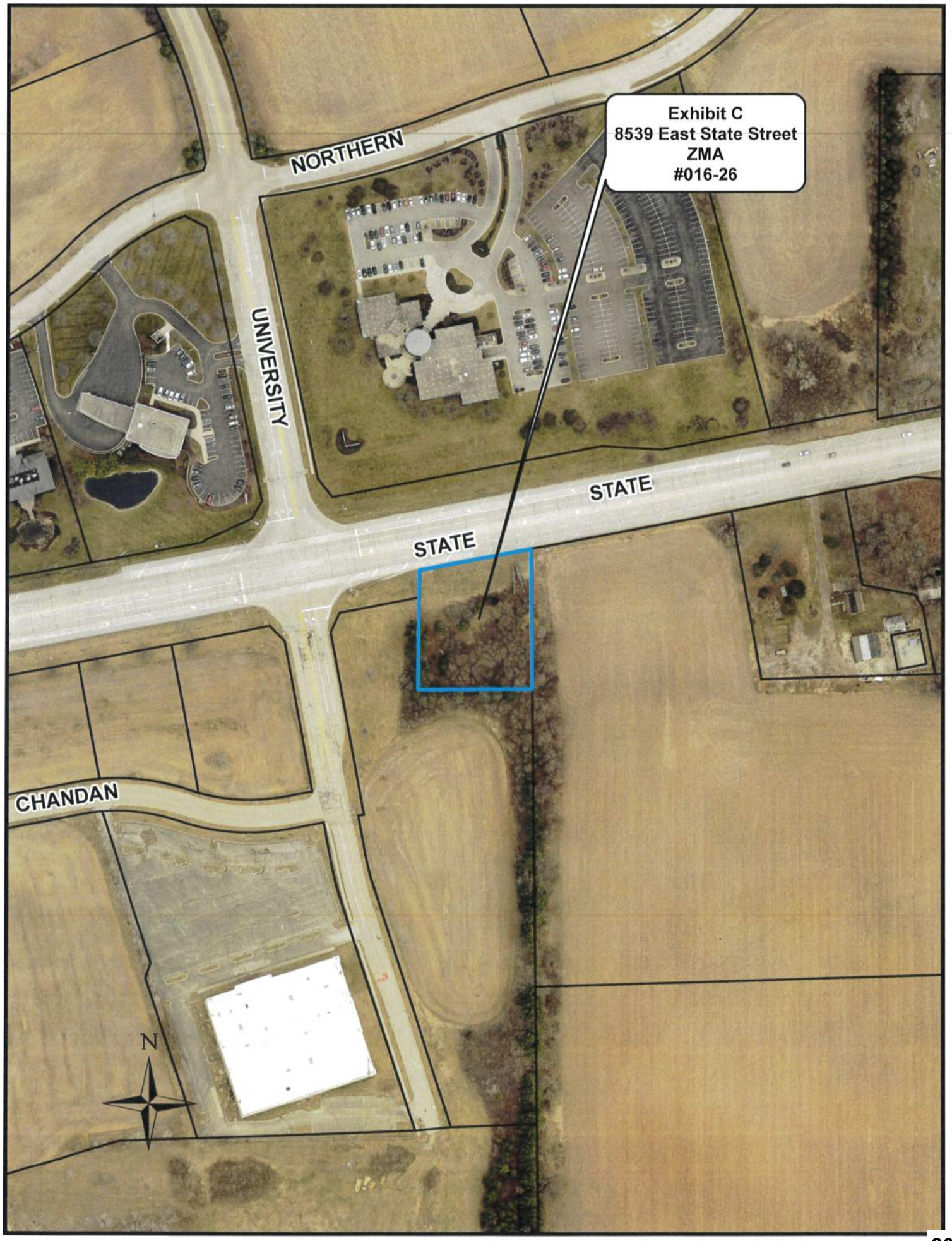


Exhibit C
8539 East State Street
ZMA
#016-26
NORTHERN
UNIVERSITY
STATE
STATE
CHANDAN
N

Rockford, IL June 22, 2026
ZBA Meeting of June 16, 2026

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred a Zoning Map Amendment from R-1, Single family Residential Zoning District to C-2, Limited Commercial Zoning District for the property described as:

A/K/A: 8539 East State Street
PIN: 12-24-401-001

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **APPROVE** a Zoning Map Amendment from R-1, Single family Residential Zoning District to C-2, Limited Commercial Zoning District at 8539 East State Street.

Approval is based on the attached Findings of Fact.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

_____
Jonathan Logemann, Chairman

Committee Action Taken:

_____
Aprel Prunty, Vice Chairman

Logemann:	Ayes:____	Nays:____	Absent:____
Prunty:	Ayes:____	Nays:____	Absent:____
Torina:	Ayes:____	Nays:____	Absent:____
Bonne:	Ayes:____	Nays:____	Absent:____
Bell:	Ayes:____	Nays:____	Absent:____

_____
Gabrielle Torina

_____
Mark Bonne

Meeting of June 16, 2026
ZBA 016-26

_____
Tamir Bell

FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT FROM R-1, SINGLE FAMLY RESIDENTIAL ZONING DISTRICT TO C-2, LIMITED COMMERCIAL ZONING DISTRICT LOCATED AT 8539 EAST STATE STREET

Approval of this Zoning Map Amendment is based upon the following findings:

1). The proposed Zoning Map change is consistent with Article II, Intent and Purpose, of the Rockford Zoning Ordinance for the following reasons:

a. This proposal promotes the health, safety, comfort, convenience, morals and general welfare for the citizens of Rockford because it is consistent with the comprehensive plan and surrounding uses;
b. This proposal protects the character, scale and stability of the commercial because the proposed development will meet all development requirements of this site; and
c. The proposed map amendment would allow for a reasonable development to take place consistent with the zoning district.

2). The proposed Zoning Map Amendment is consistent with the approved general plan, the Year 2040 Plan, for the area. The 2040 Plan designates this property as C, Commercial and Retail.

THE CITY OF ROCKFORD ILLINOIS, USA

PLANNING & ZONING REPORT

Liquor & Tobacco Advisory Board Meeting of May 19, 2026
Laid over from April

File #026-LTAB-010
REVISED

APPLICANT: Damian Lyman / Lyman Enterprises dba Dolla Dame Smoke Shop

LOCATION: 714 Broadway

REQUESTED ACTION: The sale of tobacco products in conjunction with a tobacco store in a C-4, Urban Mixed-Use Zoning District.

EXISTING USE: Vacant

PROPOSED USE: Tobacco store with tobacco products

DIMENSIONS: See attached Exhibit D.

ADJACENT ZONING AND LAND USES:

NORTH:	R-2	Single-family residences, Vacant lots
EAST:	C-4	Sisavath Meatballs, Siam Asian Market
SOUTH:	C-4	Family Dollar
WEST:	C-2	Vacant Commercial, McDonald's

YEAR 2040 PLAN: MU Mixed-Use Development

HISTORY: **File #017-LTAB-013**: The sale of tobacco products in conjunction with a grocery store in a C-4, Urban Mixed-Use Zoning District was approved on June 7, 2017 for the property located at 828 Broadway. This is two blocks east of the subject property.

There is no other relevant history.

REVIEW COMMENTS: The Applicant is requesting the sale of tobacco products in conjunction with a tobacco store in a C-4, Urban Mixed-Use Zoning District. The property is located on the north side of Broadway.

This is a new tobacco store request. The tenant space is currently vacant and, in the past, it has been general retail. The new license application must be reviewed and approved by the Liquor and Tobacco Advisory Board.

As part of this review it is required by the applicant to submit a completed tobacco license application, security plan if applicable, and a business plan. Additional items are presented for the use approval regarding the site and intended business.

A site plan was not provided. Since the property is located within the C-4 District, parking is not required. As shown on Exhibit C, the building was

built at the property line with no on-site parking. There is available on-street parking along Broadway and 4th Street.

~~Exhibit D is the proposed interior floor plan. This plan shows the display cases areas within the tobacco store where merchandise would be available as well as a security desk check in. There will be display racks opposite the display cases area.~~

Exhibit E is the Applicant's business plan. The business name will be Dolla Dame Smoke Shop. There will be no food sales. The security desk will be in place to check customers' ages and verify everyone is over the age of 21. The hours of operation will be Thursday through Saturday 4:00 p.m. to 2:00 a.m., and Sunday 4:00 p.m. to 10:00 p.m.

Exhibit F is the service calls for the last two (2) years. There was one service call for this address.

Exhibit G is the revised interior floor plan and indicates the type of products that will be sold at this proposed establishment. The plan indicates there will be a security desk with a check in for customers to verify everyone is at least 21 years of age. Additionally, there will be a wall mounted TV and a skate board display. The Applicant is showing there will be 9 display cases carrying a variety of products along with clothing in the display window. Display one will feature candles, scent bombs and cleaners. Display two will feature papers, cigars, wraps and rolling trays but no cigarettes. The Applicant indicates the cigars are the 10% tobacco sales. Display three will be vapes and vape pens. Display four will be ashtrays, grinders and bong pieces. Display five will be dabbers and dab accessories. Display 6 will be CBD accessories. Display seven will be medium priced artistic glass. Display eight will be high priced artistic glass and Display nine will be Top Dog artistic glass.

Staff feels this is just a head shop selling a variety of smoking accessories due to the descriptions of what will be sold in the display cases. Two of the standard conditions for tobacco shops or convenience stores going through the Liquor and Tobacco Advisory Board would prohibit these types of products from being sold. Those are 1) The sale of water pipes and "huka" or "hookah" pipes are prohibited, and 2) The sale of rose tubes, airplane-sized bottles (50ml (1.7 ounces) or less) and any other products that can be deemed to be easily manufactured into drug paraphernalia is prohibited. The proposed hours of operation, from 4:00 p.m. to 2:00 a.m. still raise further concerns as well. For these reasons, staff does not support this request.

RECOMMENDATION: Staff recommends **DENIAL** of the sale of tobacco products in conjunction with a tobacco store in a C-4, Urban Mixed-Use Zoning District

SC/BM 4/14/2026

Exhibit A
714 Broadway
#026-LTAB-010
BUCKBEE
KISHWAUKEE
BELLE
LORDEN
BROADWAY
15TH
16TH
12TH
4TH
5TH
N
I1
I2
R1
R2
RE
C1
C2
C3
C4

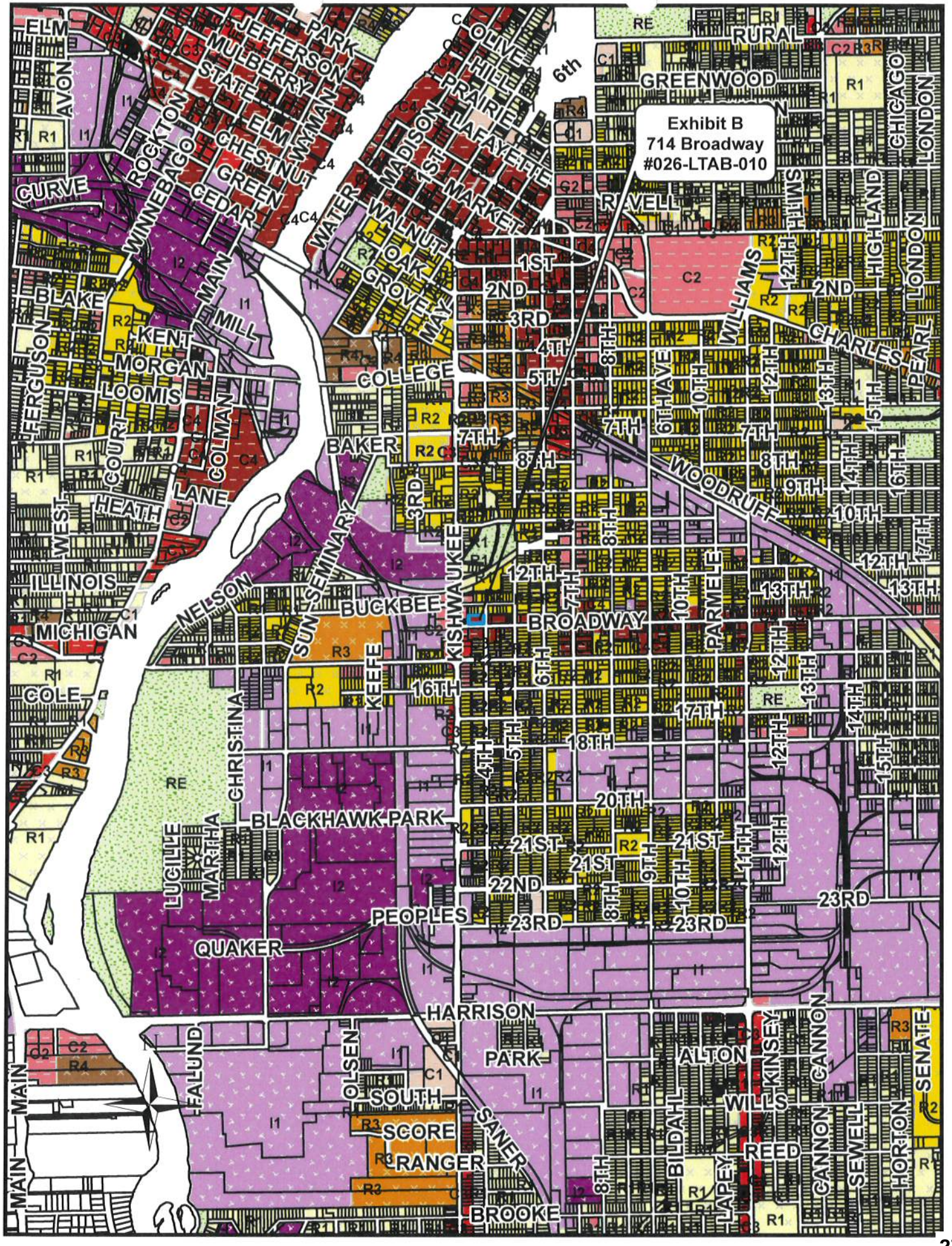


Exhibit B
714 Broadway
#026-LTAB-010
ELM
AVON
CURVE
ROCKTON
WINNEBAGO
JEFFERSON
PARK
MULBERRY
STATE
ELM
CHESTNUT
WAYMAN
GREEN
CEDAR
MAIN
MILL
WATER
MADISON
ST.
PRAIRIE
LAFAYETTE
MARKET
WALNUT
OAK
GROVE
MAK
OLIVE
HILL
6th
RURAL
GREENWOOD
RIVELL
CHICAGO
LONDON
HIGHLAND
HILLS
WILLIAMS
CHARLES
PEARL
BLAKE
KENT
FERGUSON
MORGAN
LOOMIS
COURT
COLMAN
LANE
HEATH
WEST
ILLINOIS
MICHIGAN
COLLEGE
BAKER
NELSON
SUNSEMINARK
BUCKBEE
KISHWAUKEE
BROADWAY
WOODRUFF
PARMELE
KEEFE
CHRISTINA
COLE
LUCILLE
MARTHA
BLACKHAWK PARK
PEOPLES
QUAKER
HARRISON
PARK
SOUTH
SCORE
RANGER
SAUER
BROOKE
FAALUND
OLSEN
MAIN
ALTON
WILLS
REED
KINSEY
CANNON
SENATE
SEWELL
HORTON
BILDAHL
LAPEY
1ST
2ND
3RD
4TH
5TH
6TH
7TH
8TH
9TH
10TH
11TH
12TH
13TH
14TH
15TH
16TH
17TH
18TH
20TH
21ST
22ND
23RD

Exhibit C
714 Broadway
#026-LTAB-010
12TH
4TH
LORDEN
5TH
BUCKBEE
KISHWAUKEE
BROADWAY
BELLE
4TH
15TH
16TH

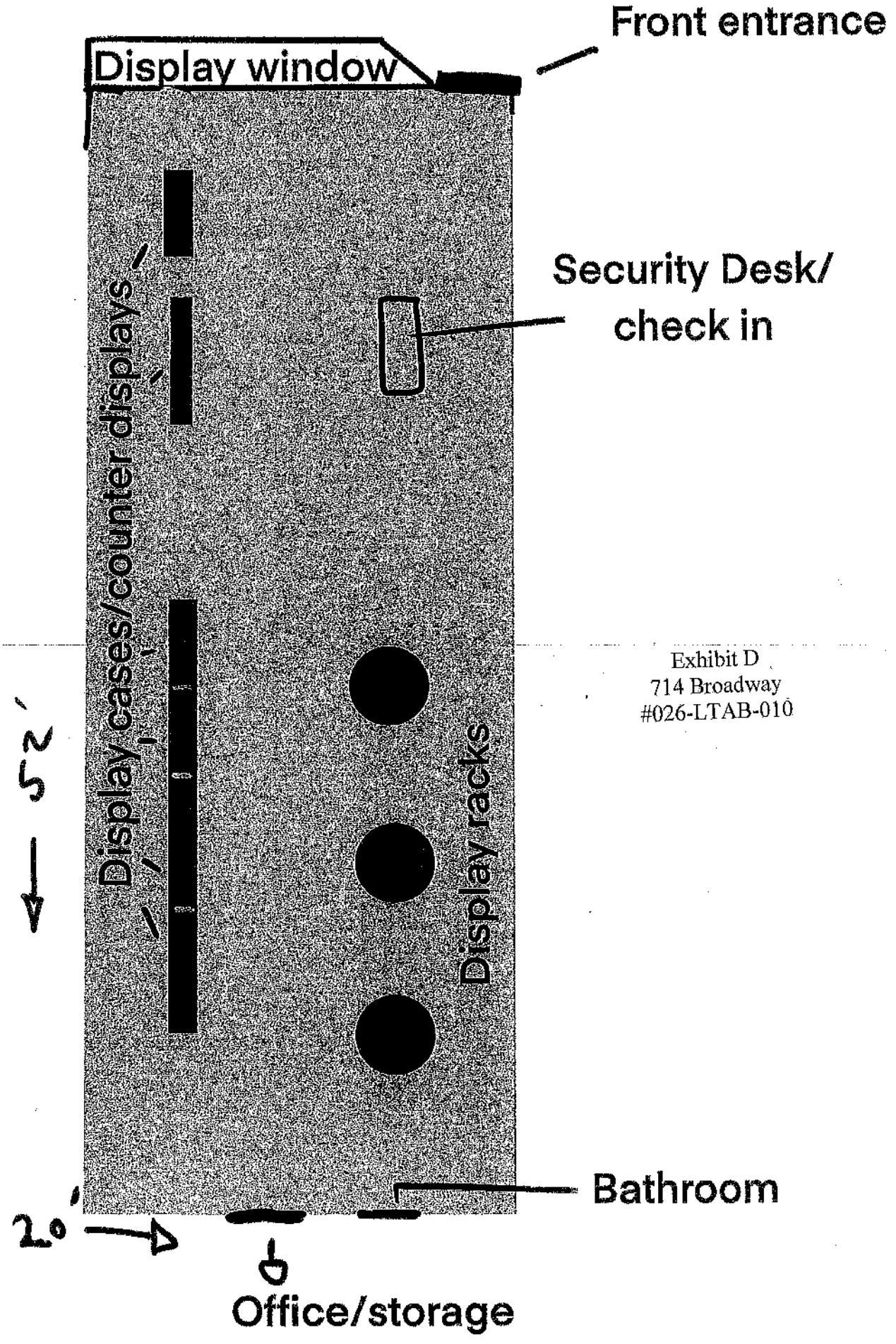


Exhibit D
714 Broadway
#026-LTAB-010

Dolla Dame Smoke Shop

- Security Desk main reason is to Verify everyone is above the age of 21

RECEIVED
MAR 18 2026
CITY OF ROCKFORD
LEGAL DEPARTMENT

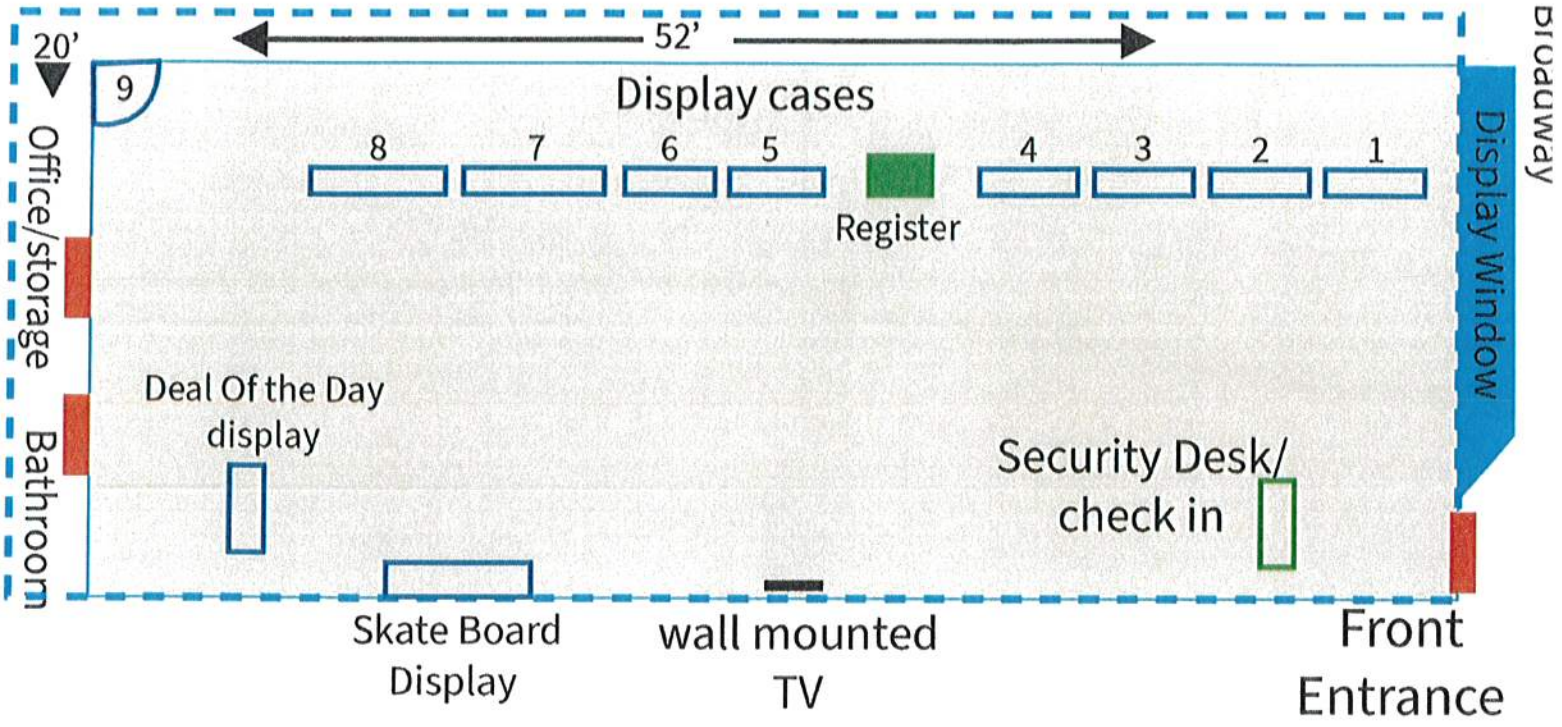
- No food Sales
- Ratio of tabacco Sales will be 10%
- Hours of Operation
  - 4:00pm - 2:00 am Thursday - Saturday
  - 4:00pm - 10:00 pm Sunday

Exhibit E
714 Broadway
#026-LTAB-010

714 BROADWAY

Event Date	Call Numbe	Situation Reported	Call Disposition	Location	City	Commonplace Name
08/28/2025			911 CLOSE W/O SEND TO			
12:30:27 PM	25-187193	911 INFORMATION	PENDING	714 Broadway	Rockford	MILDAS Merchandice

Exhibit F
714 Broadway
#026-LTAB-010



Dolla Dame Floor Plan
Front Window
Display clothing brand
First Case (1)
Candle
Spray scent bombs
Cleaners
—-Second (2)
Papers, cigars, and wraps
(no loose tobacco, no cigarettes of any kind; this is our 10% tobacco sales)
Rolling trays
——Third (3)
Vapes/Pens
——Fourth (4)
Ashtray
Grinders
Bong pieces
————REGISTER
——Fifth (5)
Dabbers
dab accessories
———-Sixth (6)
Cbd accessories
————Seventh (7)
Medium price artistic glass
———-Eighth (8)
High prices artistic glass
——— corner showcase (9) Key locked
Top dog artistic glass

Exhibit G
714 Broadway
026-LTAB-010

Rockford, IL June 22, 2026
LTAB Meeting of May 19, 2026

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred the sale of tobacco products in conjunction with a tobacco store in the name of Damian Lyman / Lyman Enterprises in a C-4, Urban Mixed-Use Zoning District for the property described as:

A/K/A: 714 Broadway
PIN: 11-26-458-018

hereby recommends that the actions of the Liquor and Tobacco Advisory Board be **Sustained** thereby recommending that City Council **APPROVE** the sale of tobacco products in conjunction with a tobacco store in the name of Damian Lyman / Lyman Enterprises in a C-4, Urban Mixed-Use Zoning District at 714 Broadway.

Approval is based on the following conditions:

1. Meet all Applicable Building and Fire Codes.
2. Compliance with all City of Rockford Code of Ordinances including Liquor and Tobacco Codes.
3. The hours of operation and days will be limited to Monday through Saturday 4:00 p.m. to 12:00 a.m. (midnight) and Sunday 4:00 p.m. to 10:00 p.m.
4. The sale of rose tubes, airplane-sized bottles (50 ml (1.7 ounces) or less) and any other products that can be deemed to be easily manufactured into drug paraphernalia is prohibited.
5. The sale of water pipes and "huka" or "hookah" pipes are prohibited.
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. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
9. All outstanding general ordinance fines must be paid prior to the issuance of the license.
10. All conditions must be met prior to issuance of license and establishment of use.

_____
Jonathan Logemann, Chairman

Committee Action Taken:

_____
Aprel Prunty, Vice Chairman

Logemann: Ayes:____ Nays:____ Absent:____
Torina: Ayes:____ Nays:____ Absent:____
Prunty: Ayes:____ Nays:____ Absent:____
Bell: Ayes:____ Nays:____ Absent:____
Bonne: Ayes:____ Nays:____ Absent:____

_____
Gabrielle Torina

_____
Tamir Bell

Meeting of May 19, 2026
ZBA 003-26

_____
Mark Bonne

THE CITY OF ROCKFORD ILLINOIS, USA

PLANNING & ZONING REPORT

Liquor and Tobacco Advisory Board Meeting on June 16, 2026

File # 026-LTAB-016

APPLICANT: Benjamin Chauvin / Eachother LLC dba Eachother

LOCATION: 501 East State Street

REQUESTED ACTION: The sale of liquor by the drink (Class NG-L) and the sale of packaged liquor (Class PKG) in conjunction with a café, restaurant and bar in a C-4, Urban Mixed-Use Zoning District.

EXISTING USE: Vacant Restaurant

PROPOSED USE: Café, restaurant and bar with the sale of liquor by the drink and packaged liquor

DIMENSIONS: 44 feet x 99 feet **Size:** 4,356 sq. ft.

ADJACENT ZONING AND LAND USES:

NORTH:	C-4	Lucette, Parking Lot
EAST:	C-4	Vacant restaurant, Social Urban Bar & Restaurant
SOUTH:	C-4	Local 413 Firefighters Union, Parking lot
WEST:	C-4	City Hall

YEAR 2040 PLAN: Mixed-Use Development

HISTORY:

File #025-LTAB-015: Modification of a liquor license to allow Sunday sales for the sale of liquor by the drink (Class NG-L) and packaged liquor sales (Class PKG) in conjunction with a restaurant, bar and an outdoor seating area in a C-4, Urban Mixed-Use Zoning District was approved on October 10, 2025 for the property located at 519 East State Street. This property is located 170 feet east of the subject property.

File #025-LTAB-015: The sale of liquor by the drink (Class NG-L) and packaged liquor sales (Class PKG) in conjunction with a restaurant, bar and an outdoor seating area in a C-4, Urban Mixed-Use Zoning District was approved on July 7, 2025 for the property located at 519 East State Street. This property is located 170 feet east of the subject property.

File #022-LTAB-044: Modification of existing liquor license to add video gaming terminals in conjunction with a restaurant in a C-4, Urban Mixed-Use Zoning District was approved December 19, 2022 for the property located at 501 East State Street. This is the subject property.

File #012-LAB-022: The sale of liquor by the drink in conjunction with a restaurant and bar in a C-4, Urban Mixed-Use Zoning District was approved on July 3, 2012 for the property located at 501 East State Street. This is the subject property.

REVIEW COMMENTS: The Applicant is requesting the sale of liquor by the drink (Class NG-L) and the sale of packaged liquor (Class PKG) in conjunction with a café, restaurant and bar in a C-4, Urban Mixed-Use Zoning District. Exhibit A shows that the subject property is located on the located on the southeast corner of East State Street and South 2nd Street. The subject property is surrounded by commercial mixed uses (Exhibits B and C).

The Applicant, Benjamin Chauvin, is President of Eachother, LLC. The Applicant is proposing a new café, restaurant and bar in a space that was previously occupied by another restaurant and is proposing the sale of liquor by the drink and packaged liquor. Therefore, the liquor license must be reviewed by the Liquor and Tobacco Advisory Board.

Exhibit D is a map identifying businesses with a liquor license. The yellow dots identify the sale of beer and wine by the drink. The green dot is for a full liquor license for the sale of liquor by the drink. The red dot is for packaged liquor sales. The yellow star is the subject property.

Exhibit E is the site plan of the property showing the building as highlighted on the plan. The building covers nearly the entire property. Parking is not required in the C-4 district but there are two municipal lots across from the site on the north, south and west sides of the property. There is also on street parking as well.

Exhibit F is the proposed interior floor plan for the café, restaurant and bar. The interior floor plan is shown to be divided into an eastern portion and western portion. The eastern portion consists of a café/dining area, café bar, bathrooms, office, tap cooler, and back of house area. The café/dining area consists of three (3) tables with seating for 12 patrons, three (3) booths with seating 12 patrons and the café bar with seating for 5 patrons. The western portion of the building has a dining area, roastery, kitchen, freezer and a dish washing area. The dining area consists of four (4) tables and seating for 16 patrons. Additionally, four (4) tables with seating for 8 patrons are shown for outdoor seating.

Exhibit G is the business plan for the café, restaurant and bar. Eachother is a neighborhood cafe. The Applicant states, "the concept is an all-day gathering place where neighbors, professionals, and visitors come together for good food, fresh-baked goods, thoughtful beverages, and unhurried conversation from morning through evening" (Exhibit G). The Applicant explains, "the café offers an integrated daypart program built around four anchors: a from-scratch kitchen serving sandwiches, salads, and brunch fare; an in-house bakery producing fresh breads, pastries, and confections daily; a full coffee and espresso program; and a curated beverage program featuring wine, beer, and cocktails (Exhibit G).

Additionally, Exhibit G, indicates the days and hours of operation will be 6:00 A.M. to 2:00 A.M. Monday through Saturday, and 9:00 A.M. to 2:00

A.M. on Sunday. Within Exhibit G, the Applicant indicated that there will be 10-12 BASSET certified employees, a manager will be on duty during all hours of operation. Additionally, entertainment will consist of free live acoustic performances and a cover charge, admission fee or door fee will not be imposed at any time. The Applicant explains, "Entertainment is intended to enhance the café atmosphere, not to reorient the venue toward nightclub or dance-club operation and there will be no DJ programming, no dance floor, no amplified live bands, and no entertainment scheduled in a manner that would require crowd-control measures beyond ordinary management practices" (Exhibit G). Furthermore, the Applicant indicates within Exhibit G and on the liquor application the amount of anticipated alcoholic liquor sales as a percentage of gross annual sales of the business to be 25% and food sales to be 75%. Finally, the Applicant indicates on the liquor application that they will not apply for an Illinois Gaming License at this time.

Exhibit H is the security plan for Eachother. The Applicant explains, "a manager will be on duty during all hours that the licensed premises is open to the public, all staff who sell, serve, deliver, or handle alcoholic beverages will hold a valid BASSET certificate and, if at any time the Liquor Commissioner determines that additional security is appropriate, Eachother, LLC will retain private security personnel licensed by the State of Illinois to satisfy the request, in any number. Eachother, LLC will not enforce a formal dress code for patrons. The venue is operated as a neighborhood café and bar; standards of dress consistent with a casual public establishment apply" (Exhibit H). Additionally, the Applicant explains, " Eachother's plan focuses on conduct that originates inside or adjacent to the premises and spills into parking areas, and on cooperation with law enforcement for controlling and addressing disorderly activity" (Exhibit H). The Applicant indicated on the Liquor Application that they would hire private security licensed with the State of Illinois upon written request of the liquor commissioner

Exhibit I shows that there have been 5 Calls of Service for the Police Department in the last 24 months for 501 East State Street.

Staff feels that the applicant's request is reasonable for the use of the subject property. Staff recommends approval of the applicant's requests subject to conditions.

RECOMMENDATION: Staff recommends **APPROVAL** of the sale of liquor by the drink (Class NG-L) and **APPROVAL** of the sale of packaged liquor (Class PKG) in conjunction with a café, restaurant and bar in a C-4, Urban Mixed-Use Zoning District, based on the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Compliance with all City of Rockford Code of Ordinances including Liquor Codes
3. The sale of alcohol shall be limited to the approved interior floor plan Exhibit F.
4. Window display signage is limited to 20% of window area.
5. The windows shall not be covered with bars or other devices that block the windows.

6. The hours of operation are limited to 6:00 A.M. to 2:00 A.M. Monday through Saturday, and 9:00 A.M. to 2:00 A.M. on Sunday.
7. The café, restaurant and bar shall not have a cover charge, dance floor or any DJs.
8. The café, restaurant and bar shall not operate as a nightclub.
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 issuance of license and establishment of use.

SC:DM 6/5/26

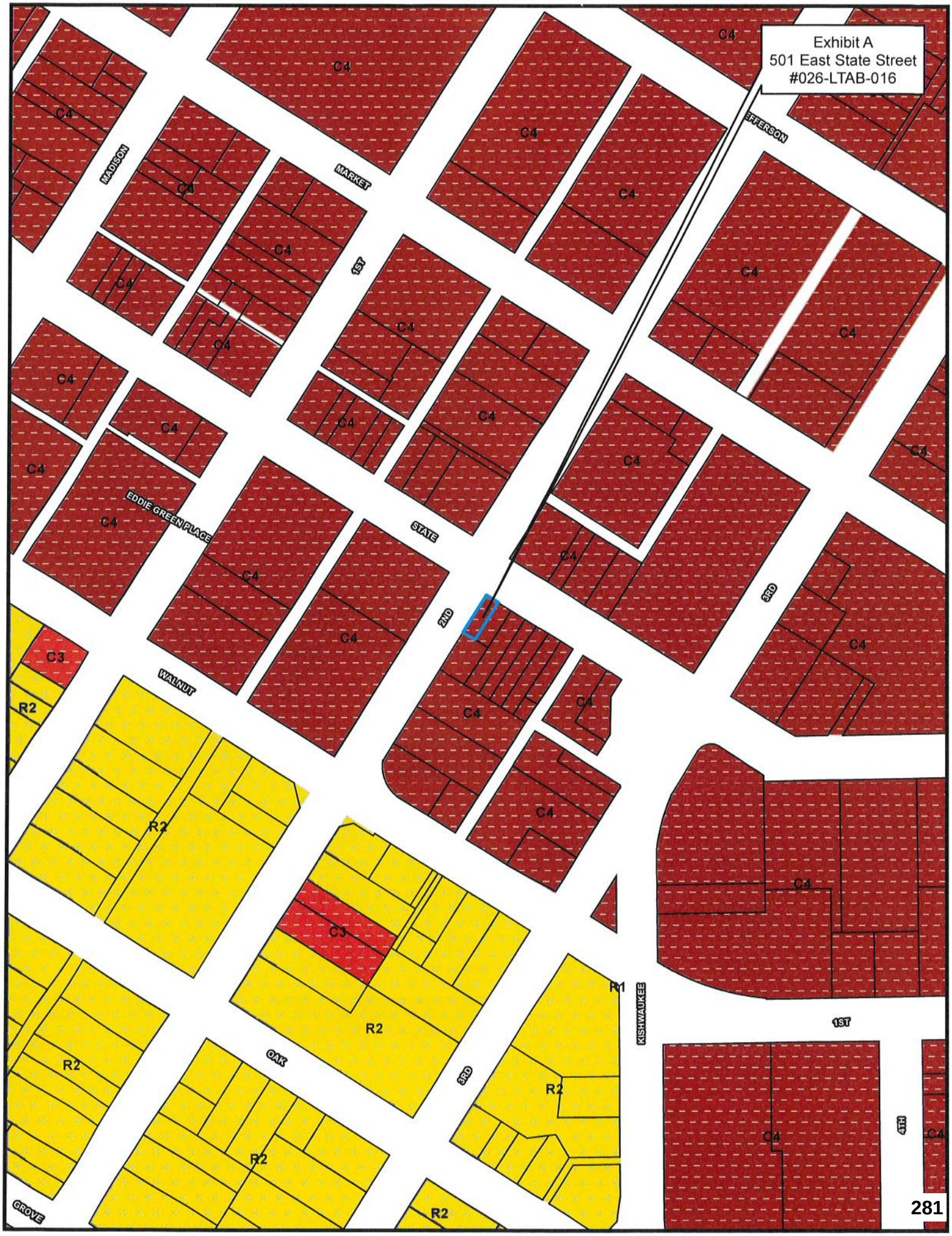


Exhibit A
501 East State Street
#026-LTAB-016
MADISON
MARKET
1ST
JEFFERSON
EDDIE GREEN PLACE
STATE
2ND
3RD
WALNUT
OAK
GROVE
KISHWAUKEE
4TH
C4
C3
R2
R1

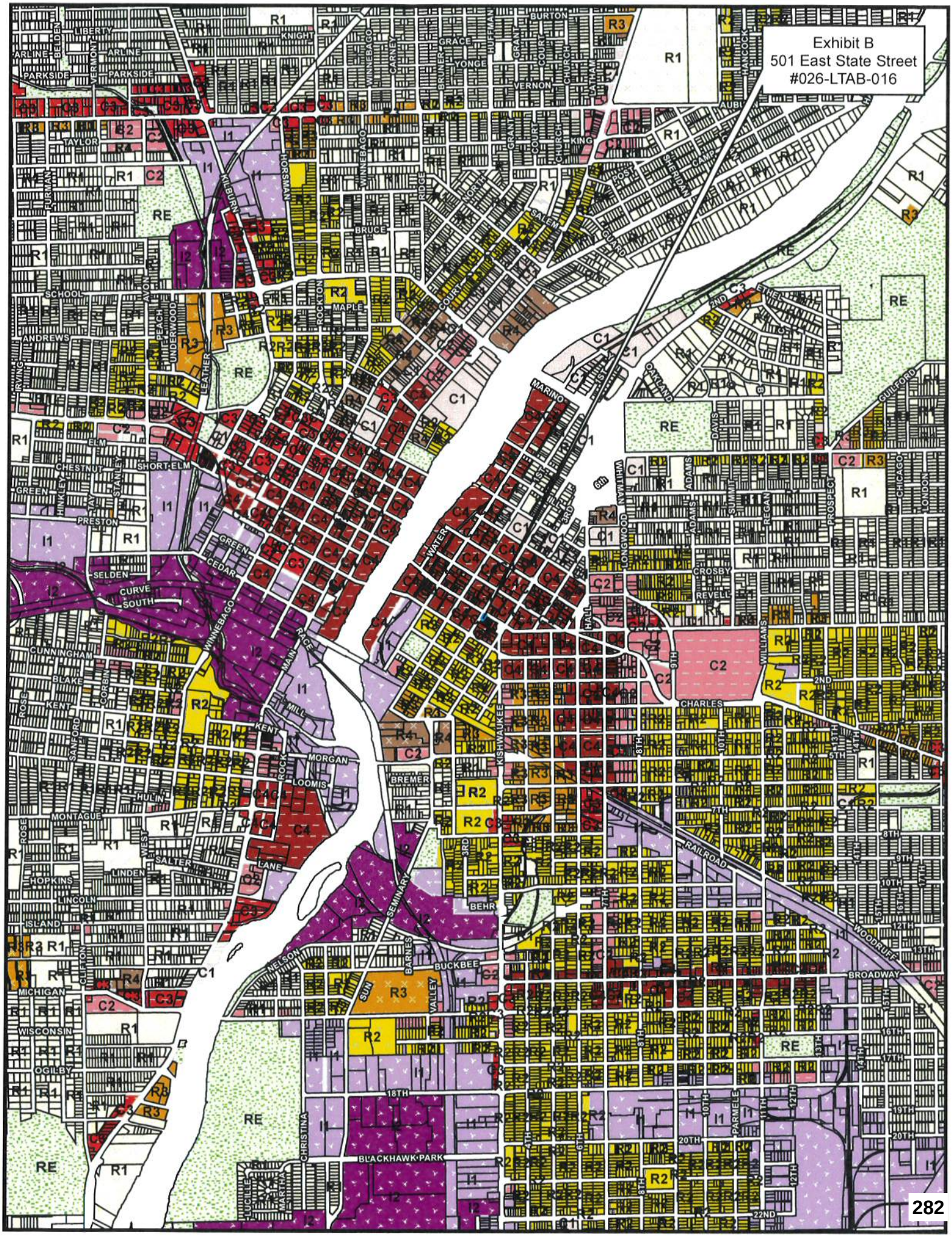
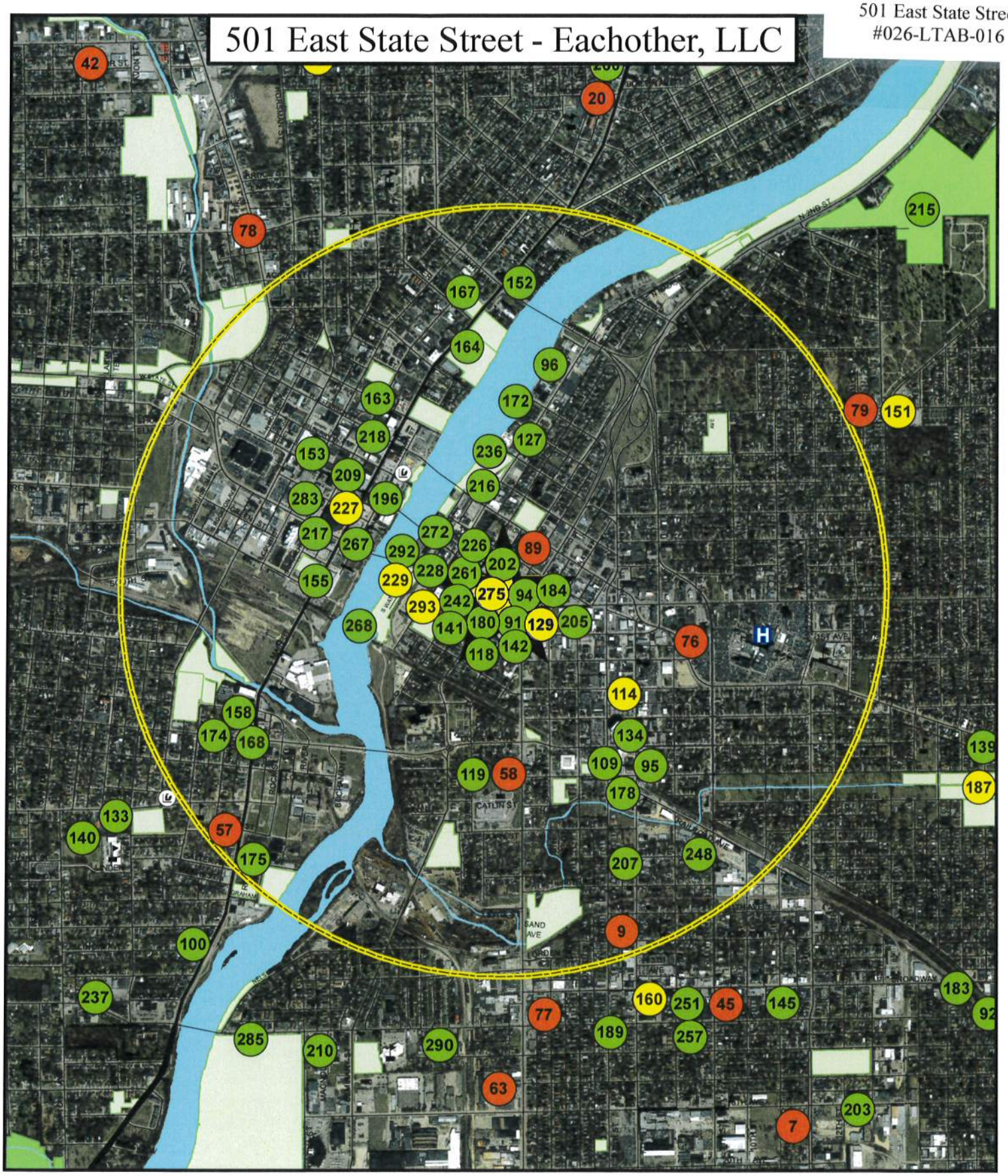


Exhibit B
501 East State Street
#026-LTAB-016

Exhibit C
501 East State Street
#026-LTAB-016
MADISON
MARKET
1ST
EFFERSON
EDDIE GREEN PLACE
STATE
2ND
3RD
WALNUT
KISHWAUKEE
1ST
OAK
3RD
4TH

Exhibit D
501 East State Street
#026-LTAB-016

501 East State Street - Eachother, LLC



Key

- College/University
- School (K-12)
- City/Village Hall
- Parks
- Forest Preserves
- Sale by the Drink (Beer and Wine)
- Sale by the Drink (Full Liquor)
- Package Liquor Sales

CITY OF ROCKFORD, ILLINOIS

LIQUOR LICENSE LOCATIONS-2024

2024

SCALE

501 E. STATE ST.

501 E. STATE STREET, ROCKFORD, IL 61104

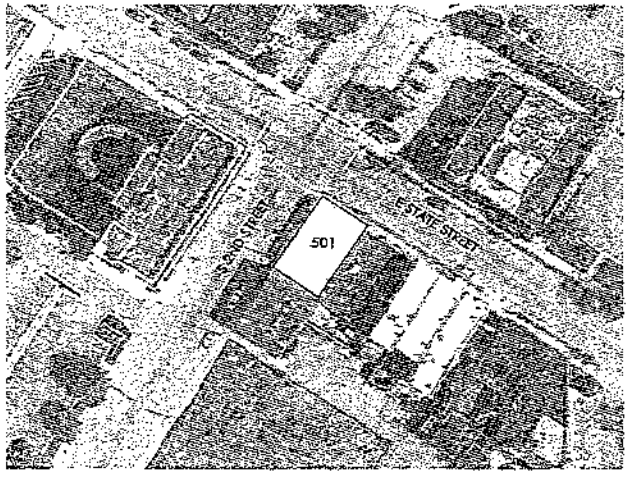
FOR ROCKFORD ROASTING CO. | 416 S MAIN ST, ROCKFORD, IL 61101

ARCHITECT OF RECORD

STUDIO GWA
209 PRAIRIE STREET, SUITE 203
ROCKFORD, IL 61107

ARCHITECTURAL DRAWING INDEX

SHEET NUMBER	SHEET NAME
G001	LIFE SAFETY / CODE ANALYSIS
G002	GENERAL
A001R	DEMOLITION PLANS
A101	FLOOR PLANS
A201	EXTERIOR ELEVATIONS
A601	WALL, CEILING TYPES & ENLARGED DETAILS
P101	PLUMBING + GAS PLANS
P201	PLUMBING + HOOD SCHEDULES
M201	MECHANICAL PLANS
E101	ELECTRICAL PLAN

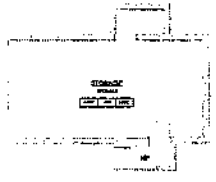


① CONTEXT PLAN

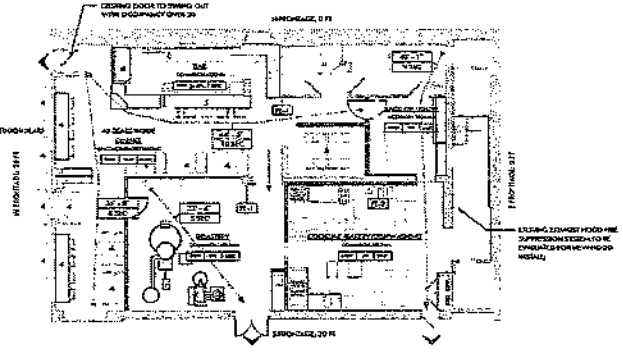
FIRE EXTINGUISHER LEGEND

OCCUPANT CLASSIFICATION LEGEND

- ACCESSORY STORAGE
- COMMERCIAL KITCHEN
- STORAGE
- UNCONCENTRATED SEATING



② LOWER LEVEL LIFE SAFETY PLAN



③ FIRST FLOOR LIFE SAFETY PLAN

CODE REVIEW SUMMARY

PROJECT LOCATION & TYPE

JURISDICTION	CITY OF ROCKFORD, ILLINOIS
TYPE OF PROJECT	RENOVATION, LEVEL 2 ALTERATION

APPLICABLE CODES

BUILDING CODE	
RESIDENTIAL CODE	
ACCESSIBILITY CODE	
PLUMBING CODE	
ELECTRICAL CODE	
MECHANICAL CODE	2021 IECC INTERNATIONAL MECHANICAL CODE
FIRE & LIFE SAFETY CODE	2012	INTERNATIONAL FIRE CODE
ENERGY CODE	2021	ILLINOIS ENERGY CONSERVATION CODE

BUILDING DATA

CONSTRUCTION TYPE	TYPE V-B		IBC TABLE 601
OCCUPANCY CLASSIFICATION	LOWER LEVEL	S-1 STORAGE	IBC 304
	FIRST FLOOR	A-2 ASSEMBLY (DINING) S-1 STORAGE	IBC 303.3
	ALLOWABLE	ACTUAL	
ALLOWABLE HEIGHT (OCCUPANCY TYPE A-2, M)	UNLIMITED ABOVE GRADE	1 FLOOR ABOVE GRADE	IBC TABLE 504.3
ALLOWABLE STORIES (OCCUPANCY TYPE A-2, M)	3 STORIES ABOVE GRADE	1 STORY ABOVE GRADE	IBC TABLE 504.4
ALLOWABLE AREA	12,000 SF	7,990.88 +/- W/ FRONTAGE	IBC TABLE 506.2.1
BY FLOOR: LOWER LEVEL	[redacted]	4,000 SF	
FIRST FLOOR	[redacted]	3,990 SF	

OCCUPANT LOAD

	OCCUPANCY TYPE	LOAD FACTOR CALC	TOTAL OCC.	DOOR (OCC LB)	STAIR (OCC LB)	CODE REFERENCE
LOWER LEVEL						
	ACCESSORY STORAGE (SEE DIAGRAM)	4,000 SF / 300 = 2	1 OCC	50	0	
FIRST FLOOR						
	ASSEMBLY - UNCONCENTRATED (UNSEATED)	2,990 SF / 15	199			IBC TABLE 1004.5.1
	COMMERCIAL KITCHEN (SEE DIAGRAM)	1,365 SF / 200	7			IBC TABLE 1004.5.1
	ACCESSORY STORAGE (SEE DIAGRAM)	298 SF / 300	1			IBC TABLE 1004.5.1
	TOTAL		207 OCCUPANTS	50	0	
	FROM OCCUPANT LOAD		2 EXITS REQUIRED			

FIRE PROTECTION

SPRINKLERS	N/A	IBC 903.2
FIRE ALARM AND DETECTION SYSTEMS		IBC 907

CONSTRUCTION REQUIREMENTS

STRUCTURAL FRAME	0 HOUR	IBC TABLE 601
EXTERIOR BEARING WALLS	0 HOUR	IBC TABLE 601
INTERIOR BEARING WALLS	0 HOUR	IBC TABLE 601
FLOOR FRAMING	0 HOUR	IBC TABLE 601
ROOF FRAMING	0 HOUR	IBC TABLE 601
INTERIOR NON-BEARING	0 HOUR	IBC 1020.2
CORRIDOR	0 HOUR	IBC 1018 / TABLE

MEANS OF EGRESS

TRAVEL ACCESS PLANE DISTANCE		
	EXISTING W/ SPRINKLER SYSTEM	IBC TABLE 1017.2
	1000 FEET WITHOUT SPRINKLER	IBC TABLE 1017.2
NUMBER OF EXITS		
SPACES W/ ONE EXIT	A-2 = 49 OCCUPANT MAX. / 75 FEET W/O SPRINKLER	IBC TABLE 1006.2.1
STORIES W/ ONE EXIT	A-2 = 29 OCCUPANT MAX. / 75 FEET W/O SPRINKLER	IBC TABLE 1006.2.1
EXHAUST WIDTH		
STAIRWAY / HORIZONTAL EXHAUST	44" MIN. OR 0.3" X OCC. = 60" MIN.	IBC 1011.5

PLUMBING CODE SUMMARY

Type Of Plumbing Fixture Service	REQUIRED (per code)	ACTUAL (per code)	ACTUAL (provided)	Remarks
TOTAL OCC. LB				
BY ASSEMBLY OCCUPANT				
WATER CLOSETS	1	1	1	
LAVATORIES	1	1	1	
SERVICE SINK	1	1	1	
DRINKING FOUNTAINS	1	1	1	

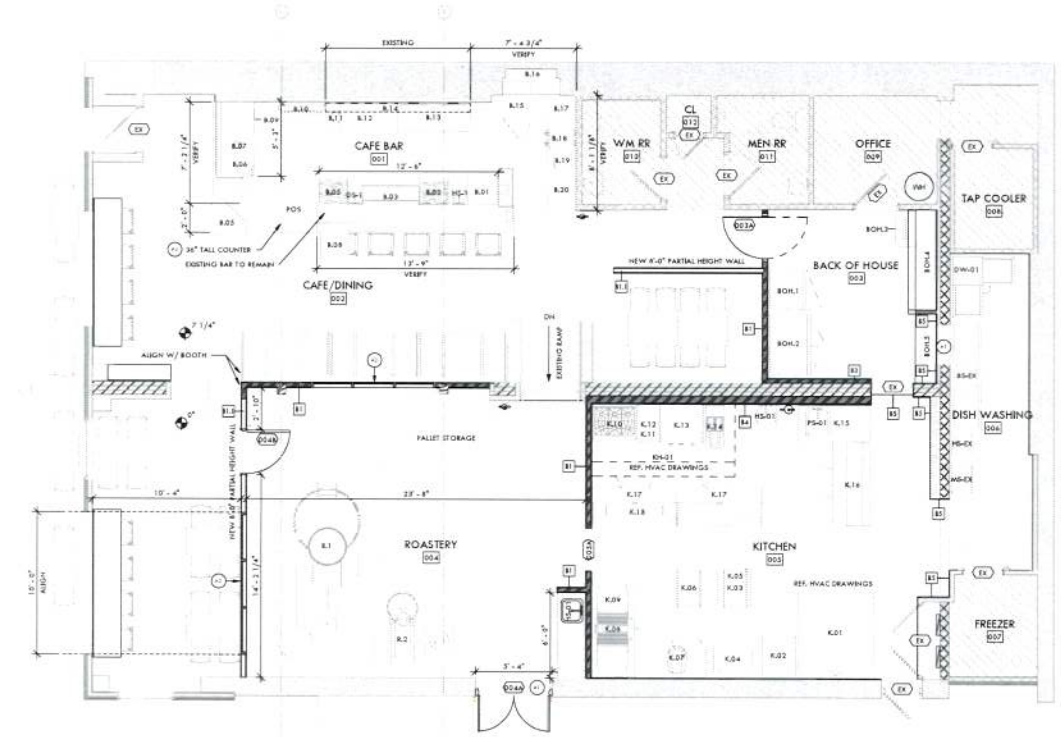
studio GWA

501 E. STATE ST.
501 E. STATE STREET, ROCKFORD, IL 61104

LIFE SAFETY / CODE ANALYSIS

PROJECT NUMBER: 25-09.45

SHEET NUMBER: G001



1 NEW WORK PLAN
1/4" = 1'-0"

BAR SCHEDULE

TAG	EQUIPMENT	VOLTAGE | AMPS	BRAND/MODEL/NOTES
B.01	UNDERCOUNTER DISHWASHINE	120V | 15A	ECOLAB 6-ULT
B.02	GLASS CUP STORAGE	-	TBD BY OWNER
B.03	ICE WELL 19" X 48"	-	REGENCY SPEC LINE
B.04	POUR OVER STATION / GLASS CUP STORAGE	-	TBD BY OWNER
B.05	PASTRY DISPLAY CASE	115V | 4.5A	TBD BY OWNER
B.06	ICE WELL 24"X24"	-	REGENCY SPEC LINE
B.07	BUILT-IN KNOCK BOX & DRAINBOARD/GLASS RINSER	-	TBD BY OWNER
B.08	ESPRESSO MACHINE	220V	TBD BY OWNER
B.09	UNDERCOUNTER FRIDGE	120V | 4A	TBD BY OWNER
B.10	TAP TOWER WITH DRAINBOARD/GLASS RINSER	-	EXISTING
B.11	COFFEE GRINDER	120V | 6.3A	BENTWOOD H75
B.12	EXISTING COUNTER/CASEWORK	-	DESIGN BY OWNER
B.13	EXISTING COUNTER W/ DISPLAY FRIDGE	115V | 1.33A	AVANTCO GDC-23-HC
B.14	LIQUOR DISPLAY	-	DESIGN BY OWNER
B.15	UNDERCOUNTER FREEZER	115V | 2.3A	AVANTCO SS-UC-36R-HC
B.16	SHELVING DISPLAY	-	DESIGN BY OWNER
B.17	NEW COUNTER W/ CASEWORK AND SHELVING	-	DESIGN BY OWNER
B.18	COFFEE BREWER	220V | 15A	TONE GMGRS
B.19	DRINK WATER DISPENSER	-	TBD BY OWNER
B.20	SERVER STATION/POS/FOH STORAGE	-	DESIGN BY OWNER

BACK OF HOUSE SCHEDULE

TAG	EQUIPMENT	VOLTAGE | AMPS	BRAND/MODEL
BOH.1	FRIDGE - SINGLE	115V | 1.5A	EXISTING - TRUE REFRIGERATION
BOH.2	FREEZER - DOUBLE	115V | 5.4A	EXISTING - TRUE REFRIGERATION
BOH.3	ICE MAKER	115V | 11.9A	EXISTING - MANITOWOC
BOH.4	BACK OF HOUSE STORAGE	-	TBD BY OWNER
BOH.5	DISH STORAGE WITH NEW OPENING	-	TBD BY OWNER

DISH WASHING SCHEDULE

TAG	EQUIPMENT	VOLTAGE | AMPS	BRAND/MODEL
DW.1	ELT DISHMACHINE	115V | 12A	ECOLAB

KITCHEN SCHEDULE

TAG	EQUIPMENT	VOLTAGE | AMPS | kW	BRAND/MODEL
K.01	M3 SOLEO DECK OVEN W/ INTEGRATED HOOD VENTILATION SYSTEM	230V | 24.7A | 17.12 kW	BONGARD 7470000
K.02	SINGLE FULL SIZE ELECTRIC CONVECTION OVEN	220V | 12A | 3.0 kW	MOFFAT E27M2/2
K.03	SINGLE DECK HALF SIZE ELECTRIC CONVECTION OVEN	220V|20A | 4.7kW	MOFFAT E22M3
K.04	FULL SIZE INSULATED HEATED HOLDING/PROOFING CABINET	120V | 23.1A | 1.575kW	AVANTCO HPI-1836
K.05	HALF SIZE BAKERY RACK	-	STEELTON 20 PAN
K.06	FULL SIZE BAKERY RACK	-	STEELTON 10 PAN
K.07	20 QT STAND MIXER WITH GAURD	120V | 8A | 0.37kW	HOBART HL200
K.08	SHEETER	110V | 4.67A | 0.36kW	ESTELLA DSC67
K.09	UNDERCOUNTER 86H STORAGE	-	TBD BY OWNER
K.10	RANGE	-	GARLAND G60-4G36RR
K.11	30" STAINLESS PREP TABLE	-	JOHN BOOS & CO. 2MS10
K.12	COUNTERTOP 2 BURNER HOT PLATE	240V | 15A | 3.6kW	AVANTCO CBK-200
K.13	FLATTOP GRIDDLE	-	TBD BY OWNER
K.14	FRYER	120V | 4.1kW	IMPERIAL RANGE IFS-50NG
K.15	30" STAINLESS PREP TABLE W/ SINK	-	REGENCY 30" X 72" 14GA. - SINK LEFT
K.16	REFRIGERATED SANDWICH PREP TABLE	115V | 4.9A | .49kW	AVANTCO APT-68-HC
K.17	COOKLINE PREP TABLE - WASHING/COOLING DRAWERS/CONDIMENT BINS	120V | 4.6A | .48kW	AVANTCO SSPPT-2C 68"
K.18	THE PASS - HEATED SHELVING UNIT OVER PREP TABLE	120V |8 AMPS | .96kW	60" SSERVE 60" SS SHELF WARMER

ROASTERY SCHEDULE

TAG	EQUIPMENT	VOLTAGE | AMPS	BRAND/MODEL
R.1	15 KILO COFFEE ROASTER	240V | 9600A	PROBATT UG15
R.2	5 KILO COFFEE ROASTER	240V | 2000A	USRC

PLAN LEGEND

- DOOR NUMBER, REFERENCE DOOR SCHEDULE SHEET A6.XX
- NO WORK (N.I.C.)
- XXX WINDOW TYPE, REFERENCE WINDOW TYPE SHEET A6.XX
- EXISTING DOOR TO REMAIN
- KEYNOTE, SPECIFIC TO INDIVIDUAL PAGES
- NEW DOOR

NEW WORK KEYNOTES

A1	SEE A201 FOR OPENING AND NEW LINTEL INFORMATION.
A2	NEW STOREFRONT STYLE WINDOWS AT THE ROASTERY WALLS. WINDOW TYPE TO BE COORDINATED WITH OWNERSHIP.
A3	BAR FRONT AND SERVICE COUNTER DESIGN TO BE COORDINATED WITH OWNER.

DOOR SCHEDULE

#	WIDTH	HEIGHT	THICKNESS	COMMENTS
KITCHEN LEVEL				
004A	5' - 0"	7' - 0"	1- 3/4"	HALF-LITE STEEL EXTERIOR DOUBLE DOOR, WITH FROSTED PRIVACY GLAZING. WEST DOOR HW: FLUSH DOOR SECURITY BOLT AT TOP/BOTTOM W/ FULL HANDLE, EAST DOOR HW: LEVER LOCKSET
004B	3' - 0"	7' - 0"	1- 3/4"	
005A	3' - 0"	7' - 0"	-	
BAR LEVEL				
003A	3' - 0"	7' - 0"	1- 3/4"	

NEW WORK GENERAL NOTES

1. DIMENSIONS ARE FINISH FACE TO FINISH FACE OF WALL OR COLUMN CENTERLINES UNLESS NOTED OTHERWISE.
2. VERIFY EXISTING CONDITIONS. NOTIFY YOUR FRIENDLY ARCHITECT OF ANY DISCREPANCIES IN THE PLAN PRIOR TO COMMENCING WORK.
3. PATCH & REPAIR WALLS, FLOORS, AND CEILINGS AT AREAS OF DEMOLISHED CONSTRUCTION, REF. A701 FINISH SCHEDULE
4. REFERENCE SHEET G002 FOR INTERIOR ADA COMPLIANT DIMENSIONS AND DETAILS
5. REFERENCE SHEET G002 FOR ADA DOOR CLEARANCES
6. PROVIDE TESTED AND APPROVED FIRE PENETRATION SYSTEM AT ALL FLOOR AND WALL PENETRATIONS AS REQUIRED.
7. PROVIDE FRT BLOCKING FOR TVS, RESTROOM FIXTURES AND ACCESSORIES, AND OTHER WALL MOUNTED EQUIPMENT NOTED ON PLANS
8. ALL WALL FINISHES TO RECEIVE LEVEL 4 FINISH UNLESS SPECIFIED OTHERWISE.
9. ALL LOOSE WALL/CEILING/FLOOR COVERINGS TO BE SCRAPED AND REMOVED TO PROVIDE A CLEAN AND SOUND SURFACE FOR NEW FINISH MATERIAL

studiogwa
PLAN DESIGN DEVELOP

DESIGN FIRM NO. 184.000221
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501 E. STATE ST.
501 E. STATE STREET, ROCKFORD, IL 61104

ISSUE DATES
05.11.2024 PLAN REVIEW

SHEET TITLE
NEW WORK PLANS

PROJECT NUMBER
25-0945

SHEET NUMBER
A101

RECEIVED
MAY 13 2026
CITY OF ROCKFORD
LEGAL DEPARTMENT

EACHOTHER, LLC

Business Plan

Submitted in support of City of Rockford Liquor License Application

Applicant Entity	Eachother, LLC (Illinois LLC; EIN 42-2366581)
Premises	501 E. State Street, Rockford, IL 61104
Principal	Benjamin D. Chauvin, Managing Member
License Class Sought	SLR — Special License Restaurant, Sunday Sales
Premises Size	Approximately 1,290 sq ft main floor (1,419 sq ft gross)
Seating Capacity	Approximately 100 patrons
Target Opening Date	July 1, 2026

1. Concept Overview

Eachother, LLC will operate a neighborhood café at 501 E. State Street in downtown Rockford. The concept is an all-day gathering place where neighbors, professionals, and visitors come together for good food, fresh-baked goods, thoughtful beverages, and unhurried conversation from morning through evening.

The café offers an integrated daypart program built around four anchors: a from-scratch kitchen serving sandwiches, salads, and brunch fare; an in-house bakery producing fresh breads, pastries, and confections daily; a full coffee and espresso program; and a curated beverage program featuring wine, beer, and cocktails. Each component is designed to complement the others, so a guest can stop in for a morning espresso and pastry, return at midday for a sandwich and salad, and come back in the evening for a glass of wine and a bakery plate — all within a single, consistent neighborhood setting.

The premises was most recently operated as Taco Libre and is being remodeled by the applicant for the proposed use. The location, scale, and historic character of the building make it well suited to the proposed café concept, and the C4 zoning of the site permits the proposed retail-and-hospitality use as a matter of right.

2. Days and Hours of Operation

Eachother proposes the following hours of operation, consistent with the maximum hours of liquor sales authorized under City of Rockford ordinance:

- Monday through Saturday: 6:00 a.m. – 2:00 a.m.
- Sunday: 8:00 a.m. – 2:00 a.m. (Sunday sales authorized under SLR license class)

All food and bakery offerings are available continuously from opening through close. Coffee and espresso service operates from opening. Wine, beer, and cocktail service is offered alongside the food menu within the hours authorized by law. Brunch service is available daily, with an expanded brunch menu offered Thursday through Sunday.

3. Food Service

Food service will be offered during all hours of operation, 10:00 a.m. through 2:00 a.m., seven days a week. The kitchen and bakery will both operate throughout the day. Bakery production begins in the early morning so that fresh breads and pastries are available at opening, and the full kitchen menu — sandwiches, salads, brunch items, and shareable plates — is available continuously from open to close.

Proposed Menu Direction

The food program is built around three integrated components: a from-scratch kitchen, an in-house bakery, and a full coffee bar. Menu offerings emphasize high-quality, locally sourced ingredients where practical, with seasonal rotation. Anticipated menu categories include:

- Specialty sandwiches (hot and cold) on fresh-baked breads, prepared to order
- Composed salads featuring seasonal produce and house-made dressings
- In-house bakery: fresh breads, croissants, pastries, cookies, and seasonal confections, baked daily on premises
- Brunch fare available daily, including egg dishes, breakfast sandwiches, and bakery plates
- Soups, sides, and shareable plates designed to pair with the beverage program
- Full coffee and espresso program, specialty teas, and non-alcoholic beverages throughout the day

4. Beverage Program

The beverage program is built to complement the food and bakery menu across all dayparts. Coffee and espresso anchor the program from morning onward, and a curated wine, beer, and cocktail selection is available alongside the food menu for guests who choose to enjoy it. The applicant projects that alcoholic beverages will represent approximately 25% of total revenue, with food and non-alcoholic beverages comprising the balance — consistent with a food-and-bakery-led café concept.

Wine

A curated selection of wines by the glass and by the bottle, with emphasis on approachable, food-friendly selections at accessible price points. The list will rotate seasonally and feature both domestic and international producers.

Beer

A short, well-curated list of regional craft beer, domestic standards, and Illinois-brewed selections, available by the bottle, can, and where appropriate by the draft.

Cocktails

A focused list of classic and seasonal cocktails prepared with quality spirits, fresh ingredients, and house-made syrups and mixers. The cocktail program is designed to complement — not overshadow — the wine and food focus.

Non-Alcoholic

Full coffee and espresso program, specialty teas, house-made non-alcoholic beverages, and zero-proof cocktails. Available all hours.

5. Entertainment

Eachother will host free live acoustic performances on select evenings as part of the café's evening atmosphere. Performances will feature local and regional acoustic musicians playing unamplified or lightly amplified sets, providing a relaxed soundtrack for food, drink, and conversation. There will be no cover charge for any performance, and music will not be the primary draw — it is an enhancement to, not a substitute for, the food and bakery program that defines the concept.

Entertainment is intended to enhance the café atmosphere, not to reorient the venue toward nightclub or dance-club operation. There will be no DJ programming, no dance floor, no amplified live bands, and no entertainment scheduled in a manner that would require crowd-control measures beyond ordinary management practices.

6. Target Audience

Eachother is designed to serve the local residential community of downtown Rockford and the surrounding neighborhoods. The target patron is a Rockford resident seeking a daily gathering place — somewhere to meet for coffee in the morning, lunch at midday, or a glass of wine and a pastry in the evening. The concept is intentionally accessible across age, income, and occasion, and is designed to function as a neighborhood third place rather than a destination bar or nightclub.

The applicant anticipates a patron mix spanning all dayparts: downtown professionals and residents for morning coffee and pastries, neighborhood patrons for lunch and brunch, and a mixed-age adult crowd in the evenings drawn by the food, bakery, and beverage program and occasional acoustic performances.

7. Anticipated Revenue Ratio (Food vs. Alcohol)

The applicant anticipates the following revenue mix at maturity, consistent with a food-led restaurant concept:

Revenue Category	Share	Notes
Food and non-alcoholic beverages	75%	Café-led
Alcohol sales (wine, beer, cocktails — on-premises)	25%	Complementary
General merchandise	0%	None planned
Other (gaming revenue, etc.)	0%	None planned
Total	**100%**	

The food-led ratio is intentional and reflects the applicant's design of the operation as a café and bakery first, with the alcoholic beverage program serving as a complement to the food and bakery offerings rather than the primary draw. The applicant believes this mix accurately represents the anticipated operation and provides the City with a meaningful baseline for the issuance of the requested license.

8. Cover Charge

Eachother will not impose any cover charge, admission fee, or door fee at any time. All entertainment, including live acoustic performances, will be offered free of charge to patrons. The venue will operate with open access during all posted hours of operation.

9. Operations and Management

Staffing

The applicant anticipates a total staff complement of 10 to 12 employees, including front-of-house service staff, kitchen staff, baristas, and management. A manager will be on duty during all hours of operation. All alcohol-service staff will hold valid BASSET certification prior to serving alcoholic beverages.

Manager

Benjamin D. Chauvin, Managing Member of Eachother, LLC, will serve as the primary licensed manager for the premises and is the subject of the accompanying Manager Application. Additional managers and shift leads will be designated as the operation matures and will be added to the City's records as required.

BASSET Training

All staff who serve, sell, or handle alcoholic beverages will complete BASSET (Beverage Alcohol Sellers and Servers Education and Training) certification prior to performing such duties, in accordance with City of Rockford Ordinance Section 3-68. Proof of enrollment or completion will be provided to the City prior to license issuance.

10. Compliance Statement

Eachother, LLC and its principal commit to operating the licensed premises in full compliance with all applicable provisions of the City of Rockford Code of Ordinances (including but not limited to Chapter 3 governing alcoholic liquor), the laws of the State of Illinois, and the laws of the United States. The applicant has reviewed Chapter 3 of the City of Rockford Code of Ordinances and acknowledges its obligations thereunder.

The applicant will cooperate fully with the City of Rockford Department of Law, Police Department, and any other regulatory authority in the administration of the license and the operation of the licensed premises.

Respectfully submitted,

_____

Benjamin D. Chauvin
Managing Member, Eachother, LLC
Date: _____

EACHOTHER, LLC

Security Plan

Submitted in support of City of Rockford Liquor License Application

Applicant Entity	Eachother, LLC
Premises	501 E. State Street, Rockford, IL 61104
Licensed Manager	Benjamin D. Chauvin, Managing Member
Premises Capacity	Approximately 100 patrons
Total Staff	10–12 employees

1. Overview

Eachother, LLC will operate a 100-capacity café and wine-forward bar at 501 E. State Street with a food-led concept (75% food / 25% alcohol projected revenue). The premises does not host a dance floor, DJ programming, or amplified live music. Entertainment is limited to free live acoustic performances on select evenings. There is no cover charge.

The security plan reflects the scale and character of the venue. Because the operation is staff-supervised and does not present the risk profile of a high-volume bar, nightclub, or live-music venue, dedicated uniformed security personnel are not proposed at this time. Instead, the operation will be supervised at all hours by a manager on duty and a trained staff team, with documented procedures for managing disorderly conduct, escalation, and coordination with law enforcement.

The applicant agrees that, upon written request of the Liquor Commissioner, Eachother, LLC will engage private security licensed by the State of Illinois to supplement the staffing model described below.

2. Security Personnel — Number, Role, and Qualifications

Manager on Duty

A manager will be on duty during all hours that the licensed premises is open to the public. The manager on duty is responsible for overall supervision of the premises, including:

- Monitoring patron conduct inside the premises
- Supervising service of alcoholic beverages and verifying that service complies with applicable law
- Responding to incidents, complaints, and disturbances inside and immediately outside the premises
- Decisions regarding refusal of service, ejection of patrons, and contacting law enforcement
- Documentation of incidents in the premises' incident log

The licensed manager (Benjamin D. Chauvin) or a designated assistant manager trained in the duties described herein will be on the premises during all hours of operation.

Staff (Front of House)

All front-of-house staff (servers, bartenders, hosts) will be trained as part of their orientation to:

- Recognize signs of intoxication and refuse service consistent with BASSET training
- Check identification for any patron appearing under 30 years of age prior to alcohol service, using the approved methods (driver's license, state-issued ID, passport, military ID)
- Identify and report to the manager on duty any disorderly conduct, unattended persons in distress, suspected drug activity, or other security concerns
- Follow the de-escalation and incident-response procedures described in Section 5

BASSET Certification

All staff who sell, serve, deliver, or handle alcoholic beverages will hold a valid BASSET certificate prior to performing such duties. Certificates will be kept on file at the premises and made available upon request to authorized City of Rockford personnel.

Supplemental Security on Request

If at any time the Liquor Commissioner determines that additional security is appropriate, Eachother, LLC will retain private security personnel licensed by the State of Illinois to satisfy the request, in any number and on any schedule directed by the Commissioner.

3. Dress Code

Eachother, LLC will not enforce a formal dress code for patrons. The venue is operated as a neighborhood café and bar; standards of dress consistent with a casual public establishment apply. The manager on duty retains discretion to refuse entry or service to any individual whose dress or appearance includes:

- Visible weapons or items reasonably believed to be weapons
- Clothing displaying explicit threats of violence, racial or ethnic slurs, or sexually explicit imagery
- Clothing or accessories identified by local law enforcement as gang-related insignia

Staff will follow an internal dress code consistent with food-service standards: clean clothing, closed-toe shoes in the kitchen, hair restraints in food-prep areas, and no clothing with profanity or imagery inappropriate to a hospitality setting.

4. Plan for Controlling and Addressing Disorderly Activity

The following procedures apply to each of the three areas required by the City of Rockford liquor license attachment checklist.

A. Parking Areas Utilized by Patrons

The premises does not have dedicated off-street parking. Patrons utilize on-street parking on East State Street and surrounding public streets, as well as nearby public parking facilities. Because these areas are public right-of-way and not under the control of the licensee, Eachother's plan focuses on conduct that originates inside or adjacent to the premises and spills into parking areas, and on cooperation with law enforcement.

Procedures for parking areas:

- The manager on duty will monitor patron egress at the end of the evening and intervene before patrons reach parking areas when intoxication or aggressive behavior is observed
- Patrons identified as intoxicated will not be served and will not be permitted to drive; staff will offer to call a rideshare service or taxi, and will not relinquish vehicle keys to an intoxicated person
- Loitering, fighting, or disorderly conduct observed in adjacent parking areas will be reported to Rockford Police by 911 (or the non-emergency line, depending on severity) without delay
- The licensee will maintain regular communication with the Rockford Police Department regarding any pattern of incidents and will cooperate with any directives or recommendations
- The licensee will not impede or interfere with law enforcement responding to any incident in or around the parking areas

B. Public Areas Immediately Adjacent to the Premises

Public sidewalks, building frontage, and rights-of-way immediately adjacent to 501 E. State Street are not under the licensee's exclusive control. The licensee will nevertheless take active responsibility for conduct attributable to its patrons in these areas.

Procedures for adjacent public areas:

- Staff will monitor the building frontage during the evening hours, particularly at and near close, and will intervene in disorderly conduct involving Eachother patrons
- Lighting at the building exterior, including entry and any rear or side exits, will be maintained in working order at all times the premises is open and for at least 30 minutes after close
- Patrons who exit the premises will be discouraged from loitering at the front entrance, particularly when carrying beverages (which is prohibited and will be enforced by staff)
- No alcoholic beverages will be permitted to leave the premises in open containers at any time
- Staff will perform a routine sweep of the building frontage at end-of-night to address litter, broken glass, and any safety hazards
- Any disturbance involving an apparent patron will be reported to law enforcement and documented in the incident log

C. Interior of the Licensed Premises

The interior of the premises is the area of the licensee's direct control and the focus of the operational security model.

Procedures for the interior:

- A manager will be on duty at all times the premises is open, with authority to refuse service, eject patrons, and contact law enforcement
- Capacity will be monitored by the manager on duty and will not exceed the lawful posted occupancy at any time
- All alcohol service will be performed by BASSET-certified staff; identification of patrons appearing under 30 will be verified at point of service
- Staff will not serve any patron exhibiting signs of intoxication and will offer non-alcoholic alternatives and assistance with transportation

- Disputes between patrons will be addressed by the manager on duty, who will separate the parties, attempt de-escalation, and eject any party engaged in fighting, threats, or destruction of property
- Law enforcement will be contacted promptly for any incident involving violence, weapons, suspected drug activity, theft, or behavior that cannot be safely managed by staff
- The premises will maintain an incident log documenting each material security incident, including date, time, parties involved, description, action taken by staff, and law enforcement involvement if any
- Emergency exits will be maintained clear and unobstructed at all times
- The premises will display required signage including occupancy load, no-smoking notices, and any required liquor-control notices

5. Incident-Response and De-Escalation Procedures

Staff will follow a structured response when a security or service concern arises:

- Observe and assess. Identify the nature of the issue and whether it involves a single patron, group, weapon, medical concern, or other variable.
- Notify the manager. The manager on duty will take operational control of the response.
- De-escalate verbally. Offer water, food, a quiet space, or assistance with transportation as appropriate. Do not engage in physical contact unless necessary to prevent imminent harm.
- Refuse service or eject. If the patron cannot be de-escalated, refuse further alcohol service and request that the patron leave the premises. Offer assistance with rideshare or family contact.
- Contact law enforcement. For incidents involving violence, weapons, threats, suspected criminal conduct, medical emergency, or any incident that cannot be safely managed by staff, contact 911 immediately.
- Document. The manager will complete an incident-log entry before the end of shift.
- Review. Recurring incident patterns will be reviewed by ownership and adjustments made to procedures, staffing, or training as needed.

6. Cooperation with the City and Law Enforcement

Eachother, LLC commits to the following:

- Full cooperation with the City of Rockford Department of Law, the Rockford Police Department, and any other regulatory authority in the administration of the liquor license
- Access to the incident log and other security records on reasonable request by authorized City personnel
- Prompt response to any directive or recommendation from the Liquor Commissioner, including the engagement of private security if requested in writing
- Continuous review and improvement of these procedures based on operational experience and feedback from the City

Respectfully submitted,

Benjamin D. Chauvin
Managing Member, Eachother, LLC
Date: 5/13/26

Call Number	Event Date	Location	Situation Reported	Call Disposition	Agency
25-248769	11/14/2025 09:39:59 AM	2501 E State St	WELFARE CHECK	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
25-176355	08/15/2025 06:00:26 PM	501 E State St	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
25-138428	06/30/2025 07:38:15 PM	2501 E State St	CRU	RPT - REPORT	Rockford Police Department
25-123974	06/12/2025 06:41:01 PM	501 E State St	DISORDERLY	LAWNO - LAW NO DISPOSITION	Rockford Police Department
25-115365	06/02/2025 10:45:13 AM	501 E State St	911 DUPLICATE CALL	DUP - DUPLICATE	Rockford Police Department
24-096956	05/06/2024 10:34:02 PM	501 E State St	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
24-084783	04/22/2024 08:58:49 AM	501 E STATE ST	CRU	RPT - REPORT	Rockford Police Department

Rockford, IL June 22, 2026
LTAB Meeting of June 16, 2026

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred the sale of liquor by the drink (Class NG-L) and the sale of packaged liquor (Class PKG) in conjunction with a café, restaurant and bar in the name of Benjamin Chauvin / Eachother LLC dba Eachother in a C-4, Urban Mixed-Use District for the property described as:

A/K/A: 501 East State Street
PIN: 11-23-390-001

hereby recommends that the actions of the Liquor and Tobacco Advisory Board be **Sustained** thereby recommending that City Council **APPROVE** the sale of liquor by the drink (Class NG-L) and **APPROVE** the sale of packaged liquor (Class PKG) in conjunction with a café, restaurant and bar in the name of Benjamin Chauvin / Eachother LLC dba Eachother in a C-4, Urban Mixed-Use Zoning District at 501 East State Street.

Approval is based on the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Compliance with all City of Rockford Code of Ordinances including Liquor Codes
3. The sale of alcohol shall be limited to the approved interior floor plan Exhibit F.
4. Window display signage is limited to 20% of window area.
5. The windows shall not be covered with bars or other devices that block the windows.
6. The hours of operation are limited to 6:00 A.M. to 2:00 A.M. Monday through Saturday, and 9:00 A.M. to 2:00 A.M. on Sunday.
7. The café, restaurant and bar shall not have a cover charge, dance floor or any DJs.
8. The café, restaurant and bar shall not operate as a nightclub.
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 issuance of license and establishment of use.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

Committee Action Taken:

Logemann: Ayes:____ Nays:____ Absent:____
Prunty: Ayes:____ Nays:____ Absent:____
Torina: Ayes:____ Nays:____ Absent:____
Bonne: Ayes:____ Nays:____ Absent:____
Bell: Ayes:____ Nays:____ Absent:____

_____
Jonathan Logemann, Chairman

_____
Aprel Prunty, Vice-Chairman

_____
Gabrielle Torina

_____
Mark Bonne

_____
Tamir Bell

Meeting of June 16, 2026
026-LTAB-016

THE CITY OF ROCKFORD ILLINOIS, USA

PLANNING & ZONING REPORT

Liquor and Tobacco Advisory Board Meeting of June 16, 2026

File # 026-LTAB-017

APPLICANT: Gerlando Galluzzo / Sam's Ristorante & Pizzeria LLC dba Sam's Ristorante & Pizzeria

LOCATION: 6075 East Riverside Boulevard

REQUESTED ACTION: A 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 restaurant and banquet hall in a C-1, Limited Office Zoning District, C-2, Limited Commercial Zoning District and a C-3, General Commercial Zoning District.

EXISTING USE: Restaurant and banquet hall with liquor sales

PROPOSED USE: Restaurant and banquet hall with liquor sales and video gaming terminals

DIMENSIONS: See attached Exhibit D

ADJACENT ZONING AND LAND USES:

NORTH:	Loves Park CR	Commercial Retail and Restaurants
EAST:	C-3	First Community Credit Union, Platt Hill Nursery
SOUTH:	C-1, R-1	Medical and Professional offices, Single-family residences
WEST:	C-2	Walgreen's, Professional Offices

YEAR 2040 PLAN: C — Retail

HISTORY:

File #020-LTAB-066: The sale of beer and wine by the drink in conjunction with an outdoor seating area/beer garden in conjunction with a restaurant and brewery and video gaming in a C-2, Limited Commercial Zoning District was withdrawn for the property located at 6551 East Riverside Blvd. This is two (2) blocks east of the subject property.

File #017-LTAB-048: The sale of liquor by the drink in conjunction with a restaurant and brewery; the sale of package liquor in conjunction with a restaurant brewery; and the sale of liquor by the drink in conjunction with an outdoor seating area in a C-2, Limited Commercial Zoning District was approved on January 4, 2018 for the property located at 6551 East Riverside Blvd. This is two (2) blocks east of the subject property.

REVIEW COMMENTS: The Applicant is requesting a 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 restaurant and banquet hall in a C-1,

Limited Office Zoning District, C-2, Limited Commercial Zoning District and a C-3, General Commercial Zoning District. The subject property is on the south side of East Riverside Blvd.

The Applicant currently holds a liquor license but wants to add video gaming terminals to the business. Because there will be a change to the business, it would require a modification. The review process requires the Applicant to submit a completed license application, security plan (if applicable) and business plan. Additional items may be required regarding the use approval of the site and intended business.

Exhibit C is the aerial of the property showing the layout of the property and parking lot. The property has parking north, west and south of the building. The property has sufficient parking.

Exhibit D is the interior partial floor plan of the north part of the restaurant. The exhibit shows the proposed location for the video gaming terminals. This location would be on the north side of the building by the main entrance into the restaurant.

Exhibit E is the exterior view of the building looking south. This is the view of the main entrance and the enclosed outdoor patio.

Exhibit F is the business plan. The restaurant and banquet hall have been in operation for over 30 years. The Applicant would like to offer customers the ability to play video gaming as an expanded entertainment option. The Applicant has invested in major renovations to the restaurant to improve the dining area, lounge area and patio area including installing solar panels. The video gaming terminals will help bring more revenue to the property. Within the liquor application, it is stated the food hours will be 10:00 a.m. to 12:00 a.m. (midnight).

Exhibit G is the security plan. The exhibit plan indicates that the facility will have security cameras. The security cameras will be located both indoor and outdoor areas including the parking lot areas. There will be exterior lighting throughout that helps with customer safety. The owners and management will monitor operations during business hours. All employees will be trained how to control suspicious activities, monitor safety and how to proceed.

Exhibit H is the calls for service for the last two (2) years, May 2, 2024 to May 19, 2026. The property has had a total of 21 calls for service.

As of the date of this report, the video gaming data is as follows:

- **TOTAL NUMBER OF CITY OF ROCKFORD VIDEO GAMING LICENSES ISSUED: 515**
- **TOTAL NUMBER OF AUTHORIZED VGTS IN THE CITY OF ROCKFORD NOT YET ISSUED: 62**
- **TOTAL NUMBER OF AUTHORIZED VGTS IN THE CITY OF ROCKFORD: (515 + 62) = 577**
- **IF SAM'S IS APPROVED: (577 + 5) = 582**

The establishment's primary function is a sit-down restaurant with a banquet hall, where food service is the central focus. Staff feels that adding video gaming terminals will not be detrimental to the existing business or the surrounding area. The restaurant will maintain a family friendly atmosphere as indicated in the business plan. For these reasons, staff supports this request.

RECOMMENDATION: Staff recommends **APPROVAL** of a 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 restaurant and banquet hall in a C-1, Limited Office Zoning District, C-2, Limited Commercial Zoning District and a C-3, General Commercial Zoning District, subject to the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Compliance with all City of Rockford Code of Ordinances including Liquor Codes.
3. The sale of liquor by the drink to be in conjunction with a restaurant and banquet hall.
4. The location of video gaming terminals as shown within Exhibit E.
5. The restaurant shall not operate as a nightclub.
6. The hours of operation are limited to Monday through Sunday 10:00 a.m. to 12:00 a.m. (midnight).
7. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
8. All outstanding general ordinance fines must be paid prior to the issuance of the license.
9. All conditions must be met prior to issuance of license and establishment of use.

SC: BM 06/08/2026

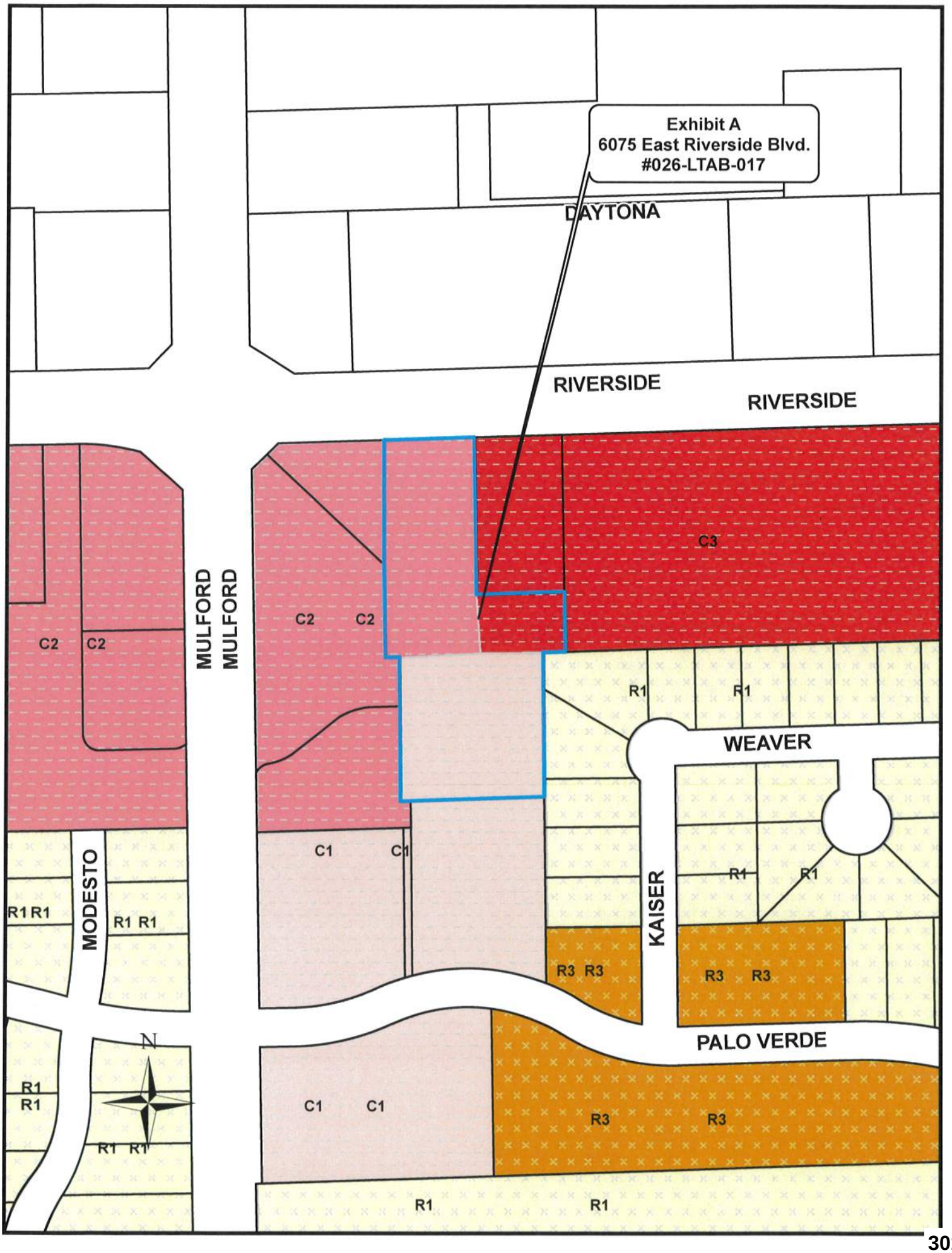


Exhibit A
6075 East Riverside Blvd.
#026-LTAB-017
DAYTONA
RIVERSIDE
RIVERSIDE
C3
MULFORD
MULFORD
C2
C2
C2
C2
R1
R1
WEAVER
C1
C1
MODESTO
R1 R1
R1 R1
KAISER
R1
R1
R3 R3
R3 R3
PALO VERDE
N
R1
R1
R1 R1
C1
C1
R3
R3
R1
R1

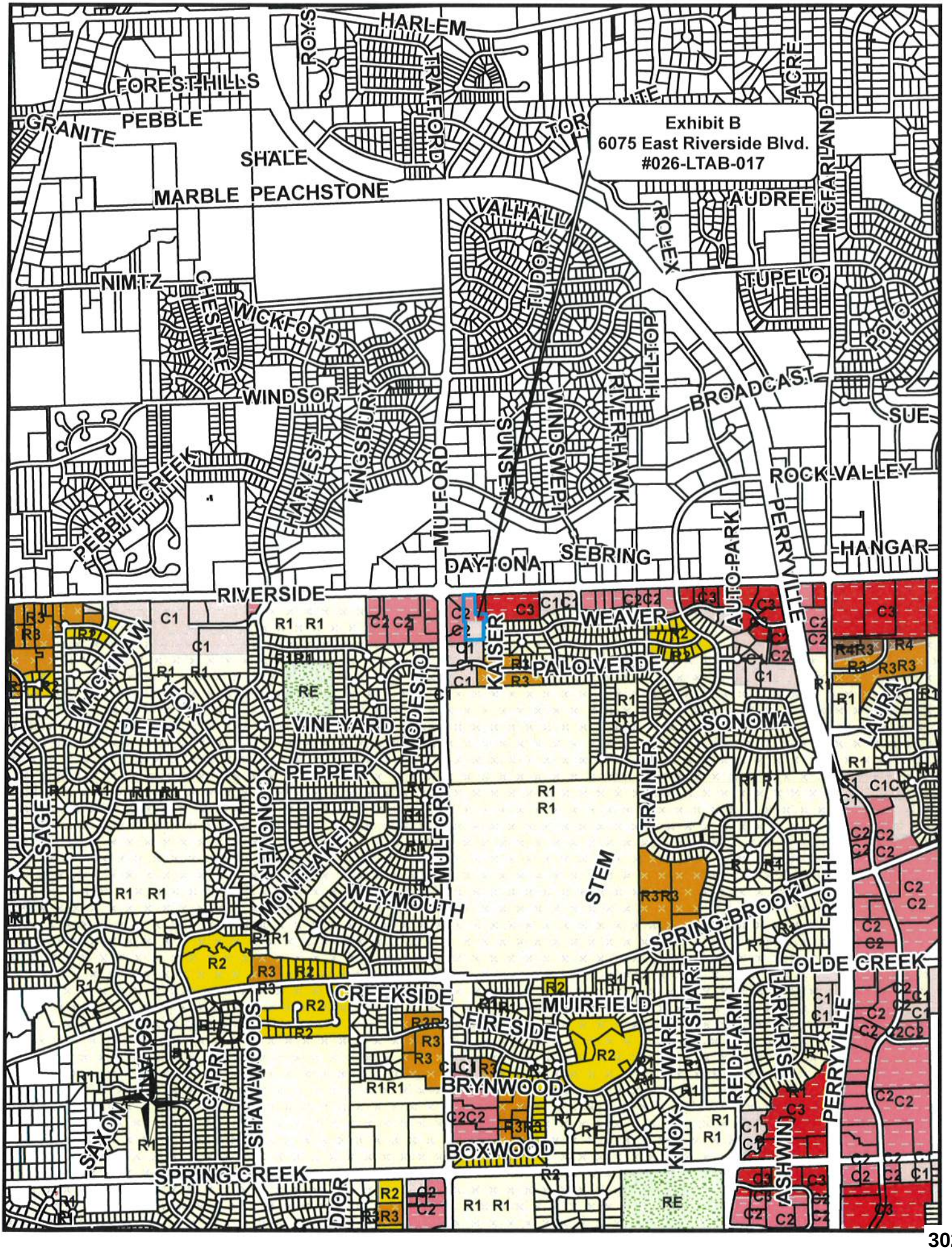


Exhibit B
6075 East Riverside Blvd.
#026-LTAB-017
HARLEM
ROYS
TRAFORD
FOREST HILLS
PEBBLE
GRANITE
SHALE
MARBLE
PEACHSTONE
VALHALL
TUDOR
ROLEX
AUDREE
MCFARLAND
NIMITZ
CHESHIRE
WICKFORD
WINDSOR
TUPELO
POLO
BROADCAST
SUE
HILLTOP
RIVER HAWK
SUNSET
WINDSWEPT
HARVEST
KINGSBURY
MULFORD
PEBBLE CREEK
ROCK VALLEY
PERRYVILLE
AUTO PARK
HANGAR
DAYTONA
SEBRING
RIVERSIDE
WEAVER
KAISER
PALO VERDE
MACKINAW
DEER
VINEYARD
MODESTO
SONOMA
LAURA
PEPPER
COVENTRY
MONTLAKE
WEYMOUTH
TRAINER
STEM
SAGE
SPRING BROOK
ROTH
OLDE CREEK
CREEKSIDE
MUIRFIELD
FIRESIDE
WARE
WISHART
REID FARM
FAIRRISE
BRYNWOOD
BOXWOOD
KNOX
ASHWIN
SAXON
CAPRI
SHAWWOODS
SPRING CREEK
DIOR
RE

Exhibit C
6075 East Riverside Blvd.
#026-LTAB-017
DAYTONA
RIVERSIDE
RIVERSIDE
MULFORD
MULFORD
WEAVER
KAISER
MODESTO
PALO VERDE
N

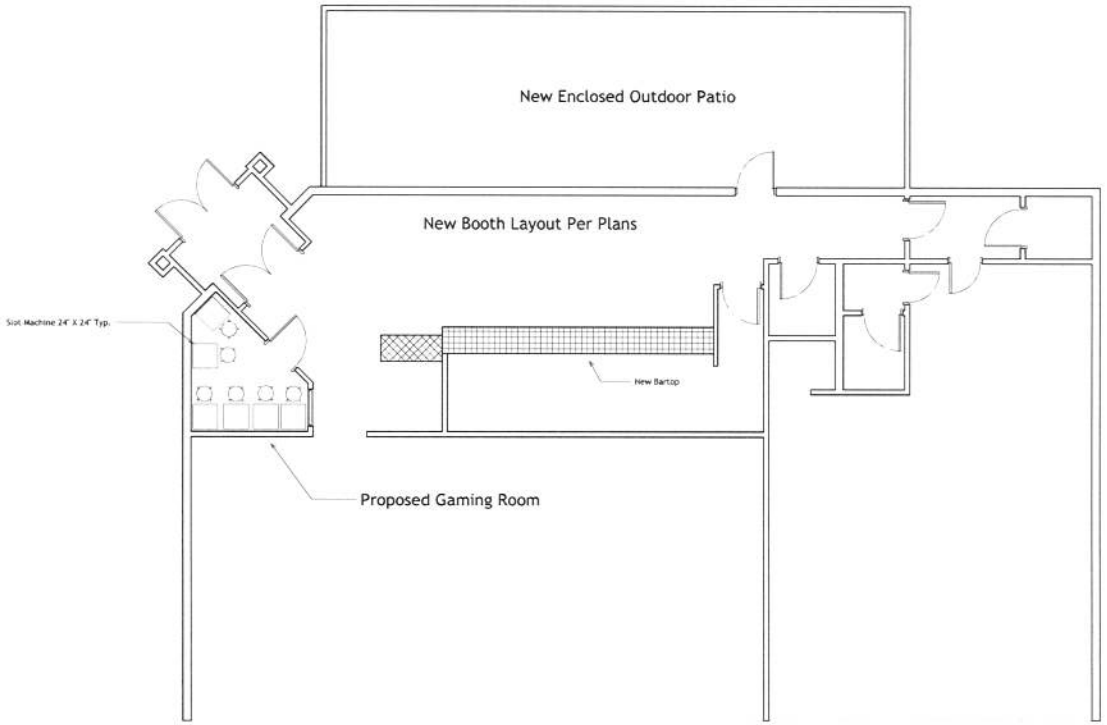


Exhibit D
6075 East Riverside Blvd.
#026-LTAB-017

N

L&L BUILDERS

5612 Industrial Ave, Loves Park, IL 61111

No.	Description	Date

Sam's Ristorante & Pizzeria
Gaming Room

Architectural Floor Plans

Project Location	6075 E Riverside, Rockford, IL 61114
Date	5/14/2026
Drawn By	CB
Checked By	JK

A101

Scale: 1/4" = 1'-0"

5/14/2026 9:44:43 AM

Sams Ristorante & Pizzeria

Exhibit E
6075 East Riverside Blvd.
#026-LTAB-017

6075 E. Riverside Blvd.
Rockford, Illinois

BLAKEMORE
ARCHITECTS

Date 05 20 24 Project 23 31
Issued for Permit

PROFESSIONAL DESIGN FIRM REGISTRATION #
184-003342

ARCHITECT SEAL

signature
05-20-24
date
license expires 11-30-24

SHEET INDEX — Current drawing date:

COVER	COVER SHEET	05-20-24
CIVIL DRAWINGS:		
C01	SITE GENERAL NOTES	02-26-24
C02	SITE EXISTING CONDITIONS & REMOVAL PLAN	02-26-24
C03	SITE LAYOUT PLAN	02-26-24
C04	SITE GRADING PLAN	02-26-24
C05	LANDSCAPE PLAN	02-26-24
ARCHITECTURAL & ELECTRICAL DRAWINGS:		
D101	DEMOLITION FLOOR PLAN	05-20-24
A100	FOUNDATION FLOOR PLAN & DETAILS	05-20-24
A101	FLOOR PLANS	05-20-24
A102	ROOF & FRAMING PLANS	05-20-24
A103	SCHEDULES	05-20-24
A201	BUILDING ELEVATIONS	05-20-24
A501	CANOPY SECTION & DETAILS	05-20-24
A502	CANOPY SECTION & DETAILS	05-20-24
S100	STRUCTURAL GENERAL NOTES	05-20-24
M101	MECHANICAL & GAS PIPING FLOOR PLAN	05-20-24
E101	LIGHTING & POWER FLOOR PLANS	05-20-24

SITE LOCATION

Exhibit F
6075 East Riverside Blvd.
#026-LTAB-017

RECEIVED
MAY 13 2026
CITY OF ROCKFORD
LEGAL DEPARTMENT

Business Plan

Sam's Ristorante & Pizzeria

6075 East Riverside Boulevard, Rockford, Illinois 61114

Executive Summary

Sam's Ristorante & Pizzeria has proudly served the Rockford, Illinois community for more than 33 years at its current location. Over the past three decades, the restaurant has established itself as a well-known and respected local dining destination recognized for quality food, family dining, customer service, catering, private events, and community involvement.

As part of its continued growth and long-term sustainability strategy, Sam's Ristorante & Pizzeria is seeking to expand its entertainment offerings through the addition of licensed video gaming terminals. The purpose of adding video gaming is to enhance the overall guest experience by providing additional entertainment options while also creating a supplemental revenue stream to support restaurant operations, employee retention, future investments, and continued community development.

The restaurant has demonstrated a long-standing commitment to the Rockford community through substantial reinvestment into the property and business operations. Within the last year and a half, ownership has invested more than $500,000 into major renovations and additions to the facility, including improvements to dining areas, lounge spaces, patio enhancements, operational upgrades, and customer amenities.

In addition, Sam's Ristorante & Pizzeria is currently in the process of installing solar panels on the facility, representing another significant investment into the local community and the future sustainability of the business. The solar project is expected to total approximately $350,000 and demonstrates the company's commitment to environmental responsibility, energy efficiency, and long-term operational stability.

The addition of video gaming will complement the existing restaurant and lounge atmosphere while helping stabilize revenue during changing economic conditions, rising food and labor costs, and seasonal fluctuations within the hospitality industry.

Company Overview

Business Name

Sam's Ristorante & Pizzeria

Business Address

6075 East Riverside Boulevard
Rockford, Illinois 61114

Business Structure

Privately owned restaurant and hospitality business.

Years in Business

Over 33 years at the current location.

Industry

Restaurant, hospitality, entertainment, catering, and food service.

Mission Statement

Sam's Ristorante & Pizzeria is committed to providing high-quality food, exceptional hospitality, and a welcoming atmosphere for families, professionals, and visitors throughout the Rockford area. Our mission is to continue investing in our facility, employees, and community while offering an enjoyable and entertaining dining experience for our guests.

Business Description

Sam's Ristorante & Pizzeria is a full-service restaurant and pizzeria serving Italian cuisine, pizza, appetizers, pasta dishes, sandwiches, beverages, catering services, banquet dining, and carryout services.

The business has built a strong customer base through decades of consistent service, quality food, and community involvement. The restaurant serves a wide demographic that includes local residents, families, business professionals, travelers, sports teams, community organizations, and private event guests.

The restaurant features:

- Full-service dining areas
- Lounge and bar seating
- Outdoor patio dining

- Private event and banquet space
- Carryout and catering operations
- Community event hosting
- Family-friendly dining atmosphere

The proposed addition of video gaming terminals will enhance the entertainment offerings already available to guests while encouraging longer visits and increased customer engagement.

Purpose of Adding Video Gaming

The addition of licensed video gaming terminals is intended to:

1. Provide additional entertainment options for adult guests.
2. Enhance the customer experience within the lounge and bar areas.
3. Create supplemental revenue to help offset increasing operational expenses.
4. Support employee retention and staffing stability.
5. Assist with future property improvements and continued investment into the business.
6. Increase customer traffic and length of stay.
7. Maintain competitiveness within the hospitality and restaurant industry.

The gaming area will be professionally maintained and operated in compliance with all applicable state and local regulations. Video gaming will remain secondary to the restaurant's primary focus as a family-oriented dining establishment.

Market Analysis

Industry Overview

The restaurant and hospitality industries continue to face rising operational costs, including increases in food prices, labor expenses, utilities, insurance, and maintenance. Many restaurants have diversified revenue streams by adding entertainment options and guest amenities to remain financially stable and competitive.

Video gaming has become a common and accepted supplemental revenue source for restaurants and hospitality establishments throughout Illinois. Properly managed gaming operations can increase customer retention, create additional guest traffic, and provide businesses with more consistent revenue during slower dining periods.

Target Market

Sam's Ristorante & Pizzeria serves:

- Local residents
- Families
- Working professionals
- Evening dining guests
- Bar and lounge patrons
- Community organizations
- Private event guests
- Travelers and hotel guests in the Riverside Boulevard corridor

The addition of gaming terminals primarily targets adult lounge patrons while preserving the restaurant's family dining atmosphere.

Competitive Advantage

Sam's Ristorante & Pizzeria benefits from:

- Over 33 years of successful operation
- Strong local reputation and customer loyalty
- Established location with high visibility
- Recent large-scale renovations and upgrades
- Expanded patio and lounge areas
- Ongoing investment into sustainability and infrastructure
- Experienced ownership and management
- Diverse revenue streams including dining, catering, events, and carryout

Recent Investments and Improvements

Ownership has made substantial financial investments into the property and business operations to ensure long-term success and continued growth.

Facility Renovations

Over the last year and a half, more than $500,000 has been invested into renovations and additions to the building, including:

- Dining room improvements
- Lounge upgrades
- Expanded patio and outdoor seating
- Building enhancements
- Operational improvements
- Customer experience upgrades
- Equipment and infrastructure improvements

These investments demonstrate the company's ongoing commitment to maintaining a high-quality establishment and contributing positively to the local business community.

Solar Energy Project

Sam's Ristorante & Pizzeria is also in the process of adding solar panels to the facility, representing an additional investment of approximately $350,000.

The solar project will:

- Improve energy efficiency
- Reduce long-term utility expenses
- Support environmental sustainability
- Reduce operational costs
- Demonstrate commitment to long-term community investment

This project further reflects ownership's dedication to responsible business growth and reinvestment into the local economy.

Operations Plan

Management

The restaurant is operated by experienced ownership and management with more than three decades of industry experience.

Management responsibilities include:

- Daily restaurant operations
- Staff supervision and training
- Food quality control
- Customer service oversight
- Vendor and supplier relationships
- Financial management
- Facility maintenance
- Compliance with state and local regulations

Staffing

Sam's Ristorante & Pizzeria employs kitchen staff, servers, bartenders, hosts, catering staff, and management personnel.

The additional gaming revenue is expected to help support:

- Employee retention
- Staffing stability
- Wage growth opportunities
- Continued job creation
- Operational sustainability

Hours of Operation

The business operates regular lunch and dinner service along with lounge operations, catering services, and special events.

Marketing Strategy

Sam's Ristorante & Pizzeria will continue utilizing its established marketing channels and customer relationships to promote both dining and entertainment offerings.

Marketing strategies include:

- Social media marketing
- Community engagement
- Customer loyalty and repeat business
- Event promotions
- Catering and banquet marketing
- Word-of-mouth referrals
- Seasonal promotions
- Local partnerships and sponsorships

The addition of video gaming will be marketed responsibly as an added entertainment option for adult guests.

Financial Benefits of Video Gaming

The supplemental revenue generated through video gaming is expected to:

- Help offset rising food and labor costs
- Stabilize cash flow during slower business periods
- Support future facility improvements
- Assist with employee retention and operational growth
- Strengthen long-term business sustainability
- Provide additional tax revenue and economic activity within the local community

The additional income will allow the business to continue reinvesting into the property, employees, and customer experience.

Community Impact

Sam's Ristorante & Pizzeria has been an active member of the Rockford community for more than three decades. The business has continuously supported local employment, community organizations, events, and economic development.

The recent investments into the property, including building renovations and the planned solar energy project, demonstrate the company's long-term commitment to the area.

The addition of video gaming will help ensure the continued success and sustainability of the business, allowing it to remain a stable employer, taxpayer, and contributor to the local economy.

Conclusion

Sam's Ristorante & Pizzeria has established itself as a long-standing and respected restaurant business within the Rockford community through more than 33 years of successful operation.

Ownership has made substantial financial investments exceeding $850,000 in recent years through facility renovations, building improvements, additions, and the upcoming solar energy project.

The addition of licensed video gaming terminals is a responsible and strategic business decision designed to:

- Enhance entertainment options for guests
- Supplement restaurant revenue
- Offset increasing operational costs
- Support employees and future growth
- Maintain long-term business stability
- Continue reinvesting into the Rockford community

Sam's Ristorante & Pizzeria remains committed to providing quality food, hospitality, entertainment, and continued investment into both the business and the local community for many years to come.

(7)

Security Plan

Sam's Ristorante & Pizzeria

6075 East Riverside Boulevard

Rockford, Illinois 61114

RECEIVED
MAY 18 2026
CITY OF ROCKFORD
LEGAL DEPARTMENT

Purpose

The purpose of this Security Plan is to ensure a safe, secure, and well-monitored environment for guests, employees, vendors, and visitors at Sam's Ristorante & Pizzeria. Ownership and management are committed to maintaining high standards of safety, security, and operational oversight throughout the facility and surrounding property.

Facility Overview

Sam's Ristorante & Pizzeria is a full-service restaurant and hospitality establishment operating at:

6075 East Riverside Boulevard
Rockford, Illinois 61114

The facility includes dining areas, lounge and bar seating, patio areas, private event spaces, parking areas, kitchen operations, and guest entrances and exits.

Security Measures

Video Surveillance System

Sam's Ristorante & Pizzeria maintains multiple security cameras throughout the facility and exterior property areas. Cameras are positioned to monitor:

- Main entrances and exits
- Dining areas
- Lounge and bar areas
- Hallways and common areas
- Patio and outdoor seating areas

Exhibit G
6075 East Riverside Blvd.
#026-LTAB-017

- Parking lot and exterior surroundings
- Cash handling and point-of-sale areas

The surveillance system is monitored regularly by ownership and management to help maintain a secure environment and assist with incident review when necessary.

Lighting and Visibility

The property maintains well-lit interior and exterior areas to promote guest safety and visibility during operating hours.

Lighting coverage includes:

- Parking lot areas
- Building entrances and exits
- Walkways and patio areas
- Exterior perimeter lighting
- Interior common areas

Proper lighting helps deter unwanted activity while improving safety for customers and staff.

Management and Ownership Oversight

Ownership and management maintain regular on-site oversight of restaurant operations and guest activity throughout business hours.

Management responsibilities include:

- Monitoring daily operations
- Supervising employees and guest interactions
- Addressing safety concerns promptly
- Ensuring compliance with company policies and procedures
- Maintaining orderly operations within dining and lounge areas

Owners and managers are actively involved in the daily operation of the business and maintain a visible presence throughout the facility.

Employee Training and Procedures

Employees are instructed to report suspicious activity, disturbances, safety concerns, or emergencies to management immediately.

Staff procedures include:

- Monitoring guest activity
- Maintaining clear entry and exit pathways
- Following cash handling procedures
- Reporting incidents promptly
- Assisting with emergency response when necessary

Management reserves the right to refuse service or remove disruptive individuals when necessary to maintain a safe environment for guests and employees.

Coordination with Local Authorities

Sam's Ristorante & Pizzeria will cooperate fully with local law enforcement, emergency responders, and regulatory agencies when needed.

Emergency services can be contacted immediately in the event of:

- Criminal activity
- Medical emergencies
- Fire or safety hazards
- Disturbances or threats to public safety

Commitment to Safety

Sam's Ristorante & Pizzeria is committed to maintaining a professional, safe, family-friendly, and responsibly managed establishment. Through active management oversight,

Call Number	Event Date	Location	Situation Reported	Call Disposition	Agency
26-106367	05/19/2026 08:03:32 AM	6075 E Riverside Blvd	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	Rockford Police Department
26-105225	05/17/2026 10:18:05 PM	6075 E Riverside Blvd	DISORDERLY	RPT - REPORT	Rockford Police Department
26-092144	05/01/2026 11:01:01 AM	6075 E RIVERSIDE BLVD	CRU	RPT - REPORT	Rockford Police Department
26-088734	04/27/2026 09:03:18 AM	6075 E Riverside Blvd	CRU	RPT - REPORT	Rockford Police Department
26-058133	03/20/2026 08:21:05 AM	6075 E RIVERSIDE BLVD	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
25-262610	12/03/2025 09:42:11 AM	6075 E Riverside Blvd	TRAFFIC COMPLAINT	RE-ASSIGN/CHANGE OF CALL(UNIT) / ADV - ADVISED	Rockford Police Department
25-240324	11/03/2025 09:06:43 AM	6075 E Riverside Blvd	911 INFORMATION	NRPT - NO REPORT	Rockford Police Department
25-221767	10/09/2025 12:08:39 PM	6075 E Riverside Blvd	INFORMATION FOR POLICE	NRPT - NO REPORT	Rockford Police Department
25-203877	09/17/2025 03:19:40 PM	6075 E Riverside Blvd	THEFT REPORT	RPT - REPORT	Rockford Police Department
25-203877	09/17/2025 03:19:40 PM	6075 E Riverside Blvd	THEFT REPORT	RPT - REPORT	Rockford Police Department
25-203877	09/17/2025 03:19:40 PM	6075 E Riverside Blvd	THEFT REPORT	RPT - REPORT	Rockford Police Department
25-203647	09/17/2025 11:33:40 AM	6075 E Riverside Blvd	CRU	RPT - REPORT	Rockford Police Department
25-203630	09/17/2025 11:18:32 AM	6075 E Riverside Blvd	CRU	RPT - REPORT	Rockford Police Department
25-087260	04/28/2025 12:47:36 PM	6075 E Riverside Blvd	DISORDERLY	RE-ASSIGN/CHANGE OF CALL(UNIT) / UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	Rockford Police Department
25-053157	03/15/2025 11:24:35 PM	6075 E Riverside Blvd	ALARM - BURGLAR	RE-ASSIGN/CHANGE OF CALL(UNIT) / CALLER CANCELLED	Rockford Police Department
24-199819	09/05/2024 06:26:53 AM	6075 E Riverside Blvd	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT	Rockford Police Department
24-136615	06/22/2024 09:45:26 PM	6075 E Riverside Blvd	911 DUPLICATE CALL	DUP - DUPLICATE	Rockford Police Department
24-136614	06/22/2024 09:45:26 PM	6075 E Riverside Blvd	911 DUPLICATE CALL	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
24-101187	05/11/2024 09:26:04 PM	6075 E Riverside Blvd	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
24-097982	05/08/2024 08:10:48 AM	6075 E Riverside Blvd	ALARM - BURGLAR	CALLER CANCELLED	Rockford Police Department
24-093657	05/02/2024 07:35:44 PM	6075 E Riverside Blvd	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	Rockford Police Department

Exhibit H
6075 East Riverside Blvd.
#026-LTAB-017

Rockford, IL June 22, 2026
LTAB Meeting of June 16, 2026

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred 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 restaurant and banquet hall in the name of Gerlando Galluzzo / Sam's Ristorante & Pizzeria LLC dba Sam's Ristorante & Pizzeria in a C-1, Limited Office Zoning District, C-2, Limited Commercial Zoning District and a C-3, General Commercial Zoning District for the property described as:

A/K/A: 6075 East Riverside Boulevard
PIN: 12-03-301-035

hereby recommends that the actions of the Liquor and Tobacco Advisory Board be **Sustained** thereby recommending that City Council **APPROVE** 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 restaurant and banquet hall in the name of Gerlando Galluzzo / Sam's Ristorante & Pizzeria LLC dba Sam's Ristorante & Pizzeria in a C-1, Limited Office Zoning District, C-2, Limited Commercial Zoning District and a C-3, General Commercial Zoning District at 6075 East Riverside Boulevard.

Approval is based on the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Compliance with all City of Rockford Code of Ordinances including Liquor Codes.
3. The sale of liquor by the drink to be in conjunction with a restaurant and banquet hall.
4. The location of video gaming terminals as shown within Exhibit E.
5. The restaurant shall not operate as a nightclub.
6. The hours of operation are limited to Monday through Sunday 10:00 a.m. to 12:00 a.m. (midnight).
7. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
8. All outstanding general ordinance fines must be paid prior to the issuance of the license.
9. All conditions must be met prior to issuance of license and establishment of use.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

Committee Action Taken:

Logemann: Ayes:____ Nays:____ Absent:____
Prunty: Ayes:____ Nays:____ Absent:____
Torina: Ayes:____ Nays:____ Absent:____
Bonne: Ayes:____ Nays:____ Absent:____
Bell: Ayes:____ Nays:____ Absent:____

_____
Jonathan Logemann, Chairman

_____
Aprel Prunty, Vice-Chairman

_____
Gabrielle Torina

_____
Mark Bonne

_____
Tamir Bell

Meeting of June 16, 2026
026-LTAB-017

THE CITY OF ROCKFORD ILLINOIS, USA

PLANNING & ZONING REPORT

Liquor and Tobacco Advisory Board Meeting of June 16, 2026

File # 026-LTAB-018

APPLICANT: Ashvin Patel / MaxMart Liquor, LLC dba MaxMart

LOCATION: 922 Kilburn Avenue

REQUESTED ACTION: The sale of packaged liquor (Class PKG) and the sale of tobacco products in conjunction with a liquor store a C-3, General Commercial Zoning District.

EXISTING USE: Liquor store with the sale of packaged liquor and tobacco products

PROPOSED USE: Liquor store with the sale of packaged liquor and tobacco products

DIMENSIONS: Irregular shape **SQUARE FOOTAGE:** 21,369 sq. ft.

ADJACENT ZONING AND LAND USES:

NORTH:	C-3 and I-1	Arntzen
EAST:	C-3	Alonso's Body Shop, Shell Gas Station
SOUTH:	R-2 and C-3	Lifescape Community Services, Inc., Billboard, Vacant land
WEST:	C-3	Strip Center; Lee's Cleaner

YEAR 2040 PLAN: Industrial and Utilities

HISTORY:

File #020-LTAB-087 The sale of packaged liquor in conjunction with a liquor store and video gaming and the sale of tobacco products in conjunction with a liquor store in a C-3, General Commercial Zoning District was approved on October 7, 2020 for the property located at 922 Kilburn Avenue. This is the subject property.

File #017-LTAB-015 The sale of tobacco products in conjunction with a grocery store in a C-3 General Commercial Zoning District was approved on November 8, 2017 for the property located at 922 Kilburn Avenue. This is the subject property.

File #014-LTAB-030 The sale of tobacco products in conjunction with a gas station in a C-3 General Commercial Zoning District was approved on April 21, 1981 for the property located at 913 Kilburn Avenue. This property is located directly east of the subject property.

File #157-88: A Special Use Permit for the sale of packaged liquor in a CC, Commercial Community Zoning District was approved on February 6, 1989 for the property located at 922 Kilburn Avenue. This is the subject property.

File #014-84: A Modification of a Special Use Permit to establish a fast-food/carry out facility and a Variation to exempt the property from the landscaping requirements in a CC, Commercial Community Zoning District

was approved on March 5, 1984 for the property located at 913 Kilburn Avenue. This property is located directly east of the subject property.

REVIEW COMMENTS: The Applicant is requesting the sale of packaged liquor (Class PKG) and the sale of tobacco products in conjunction with a liquor store a C-3, General Commercial Zoning District. Exhibit A shows that the subject property is located on the northwest corner of the School Street and Kilburn Avenue intersection. The subject property is surrounded by commercial, industrial, and residential uses (Exhibits B & C).

Due to a change in ownership, new liquor and tobacco licenses are required. The Applicant, Ashvin Patel, is President of MaxMart Liquor, LLC. Within the Liquor Application, it is indicated that the on-premises day-to-day operation of MaxMart will be managed by the Applicant.

Exhibit D is a map identifying businesses with a liquor license. The yellow dots identify the sale of beer and wine by the drink. The green dot is for a full liquor license for the sale of liquor by the drink. The red dot is for packaged liquor sales. The yellow star is the subject property.

Exhibit E is the site plan for the subject property that shows the existing building and indicates that there are 22 parking spaces; however, the landscaping, and dumpster enclosure are not shown. The liquor store is approximately 6,288 square feet. The liquor store requires 25 parking spaces (using the four spaces per 1,000 square feet of retail space required for retail sales uses). Staff feels that a detailed site plan showing the property lines, building, striped parking spaces with dimensions, landscaping areas with plant species, and dumpster enclosure with dumpster enclosure detail should be submitted.

The Applicants submitted Exhibit F, an interior floor plan that shows the interior layout of the liquor store. The interior floor plan shows there is a cooler, shelving in the middle of the store, checkout registers, an office, storage rooms, and bathrooms; however, the packaged liquor and tobacco products are not shown (Exhibit F). Staff feels that a detailed interior floor plan showing the locations of the packaged liquor and tobacco products for sale should be submitted.

Exhibit G is the business plan for MaxMart Liquor, LLC. The Applicant indicates, "food service is quick service food program to support responsible alcohol consumption and increase customer retention will be 11:00 A.M. until 1 hour before closing" (Exhibit G). The hours and days of operation and days will be 9:00 A.M. to 10:00 P.M. Monday through Thursday, 9:00 A.M. to 12:00 A.M. (Midnight) Friday and Saturday, and 10:00 A.M. to 10:00 P.M. on Sunday. Within Exhibit G, the Applicant indicates that the amount of alcohol sales of the business is 65-70% and food sales is 30-35%. The Applicant indicated on the Liquor Application that the amount of alcohol sales of the business is 60%, food/non-alcoholic beverage sales are 25% and other revenue is 15%. On the Tobacco Application, the Applicant indicates the amount of anticipated tobacco sales of gross annual sales of the business will be 10%.

Exhibit H is the security plan MaxMart Liquor, LLC. The Applicant indicates that the security staff will be 0-1 on weekdays and 1-2 weekends/peak hours, 24/7 digital CCTV system with a minimum 30-day storage, BASSETT

certified staff and open communication with the Rockford Police Department (Exhibit H). The Applicant also indicated on the Liquor and Tobacco Applications that security would not be hired if a written request were received from the liquor commissioner.

Exhibit I is a letter to the Members of the Liquor Commission from the Applicant. The Applicant, explains, "Maxmart Liquor LLC is proposed as a professionally operated retail liquor establishment with an enhanced customer experience that includes complementary food service and limited well-controlled entertainment with a goal to create a clean, safe, and community-oriented business that serves residents responsibly while contributing positively to the surrounding area" (Exhibit I). The Applicant states, "the business model is primarily focused on retail liquor sales for off-premises consumption, with a structured plan to offer food service during peak hours to encourage responsible consumption" (Exhibit I).

Additionally, the Applicant explains, "we are fully committed to complying with all applicable state and local regulations, all staff will be trained and certified in responsible alcohol service (BASSET), and strict policies will be enforced regarding age verification, refusal of service to intoxicated individuals, and general safety" (Exhibit I). Finally, the Applicant states, "Maxmart Liquor LLC is dedicated to being a responsible member of the Rockford business community and we will enforce a no-loitering policy, maintain the cleanliness of the premises and surrounding areas, and remain responsive to any concerns" (Exhibit I).

Exhibit J shows that there have been 47 calls for service for the Police Department in the past 24 months for 922 Kilburn Avenue.

While posting the property, Staff observed missing perimeter landscaping, which will need to replaced.

Staff supports the sale of packaged liquor and the sale of tobacco products requests with limited hours as were previously granted by the City Council for the subject property. Staff feels that the Applicants' request is reasonable for the use of the subject property. Staff recommends approval of the applicants' requests subject to conditions.

RECOMMENDATION: Staff recommends **APPROVAL** of the sale of packaged liquor (Class PKG) in conjunction with a liquor store and **APPROVAL** of the sale of tobacco products in conjunction with a liquor store in a C-3, General Commercial Zoning District, based on the following conditions:

1. Meet all Applicable Building and Fire Codes.
2. Compliance with all City of Rockford Code of Ordinances including Liquor and Tobacco Codes.
3. Submittal of a detailed site plan showing the property lines, building, striped parking spaces with dimensions, landscaping areas with plant species, and dumpster enclosure with dumpster enclosure detail for Staff review and approval.
4. Replace the missing landscaping material by August 1, 2026.
5. Submittal of a revised interior floor plan that indicates the location of the packaged liquor and tobacco products for Staff review and approval.
6. The sale of packaged liquor and tobacco products shall be limited to the

submitted revised floor plan.

7. The hours of operation and days will be 9:00 A.M. to 10:00 P.M. Monday through Thursday, 9:00 A.M. to 12:00 A.M. (Midnight) Friday and Saturday and 10:00 A.M. to 10:00 P.M. on Sunday.
8. Licensee shall hire private security licensed by the state upon written request of the liquor commissioner.
9. There shall be no single serving sales of beer or wine in volumes of 16oz. or less.
10. The sale of rose tubes, airplane-sizes bottles (50 ml (1.7 ounces) or less) and any other products that can be deemed to be easily manufactured into drug paraphernalia is prohibited.
11. The windows shall not be covered with bars or other devices that block the window.
12. The sale of water pipes and "huka" or "hookah" pipes are prohibited.
13. Window display signage is limited to 20% of window area.
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 the issuance of the license
16. All conditions must be met prior to issuance of license and establishment of use.

SC: DM 06/8/26

Exhibit A
922 Kilburn Avenue
#026-LTAB-018
LEE
BRUCE
LAPP
BLINN
WHITMAN
SCHOOL
TANNER
KILBURN
MAPLE
ACORN
HORSMAN
RE
I2
I1
C3
R1
R2
R3

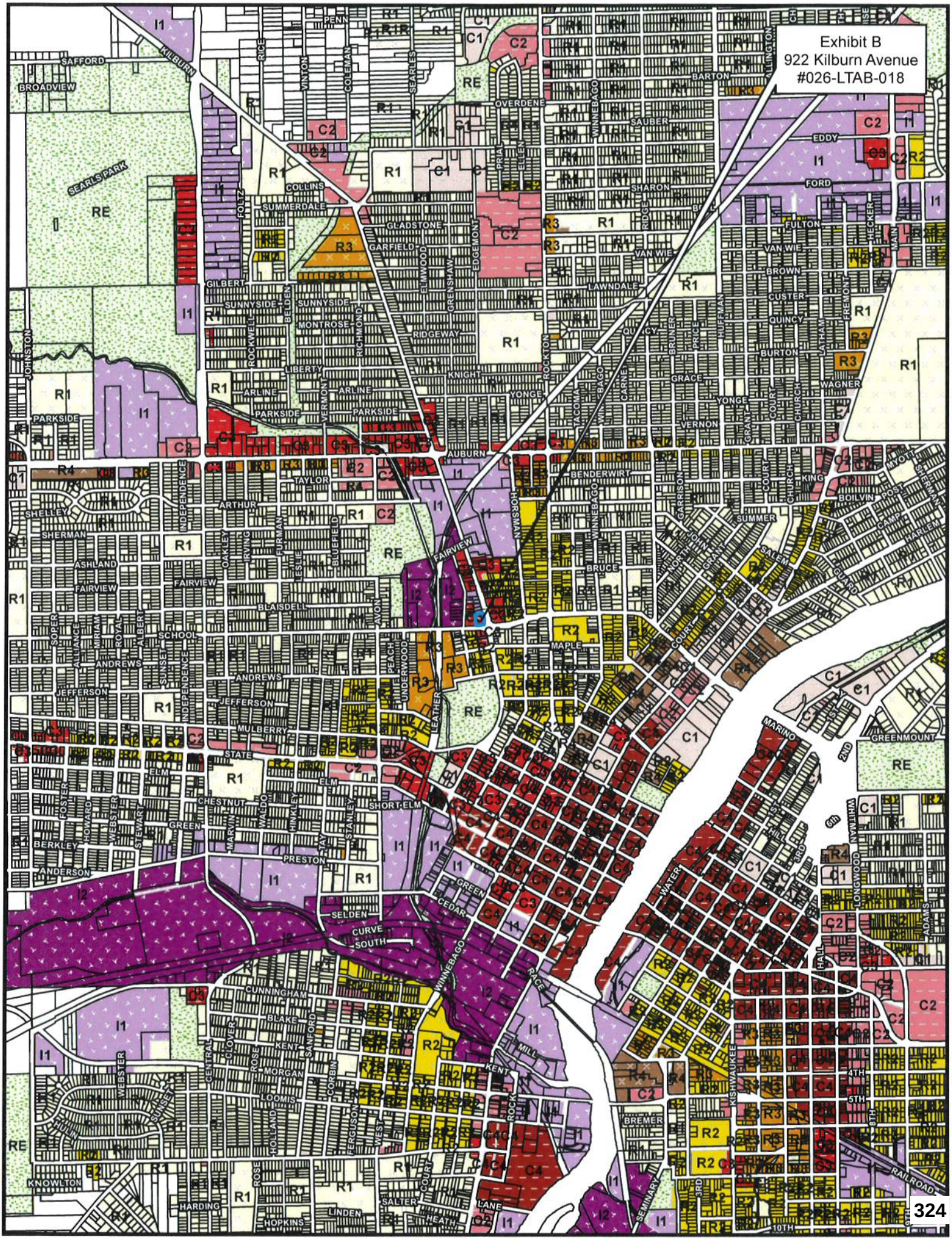
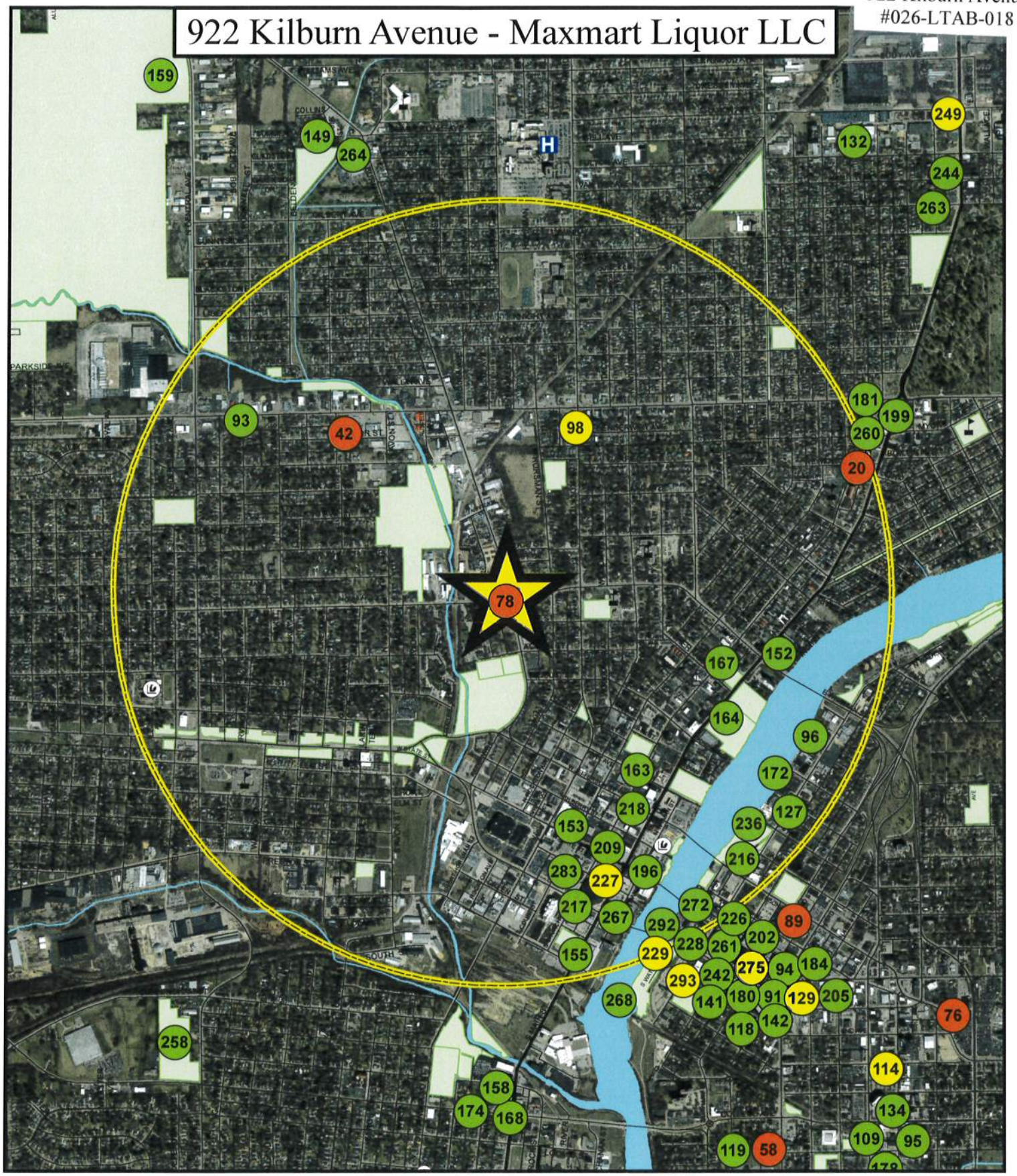


Exhibit B
922 Kilburn Avenue
#026-LTAB-018

Exhibit C
922 Kilburn Avenue
#026-LTAB-018
LEE
BRUCE
LAPP
BLINN
WHITMAN
SCHOOL
TANNER
KILBURN
MAPLE
HORSMAN
ACORN

Exhibit D
922 Kilburn Avenue
#026-LTAB-018



Key

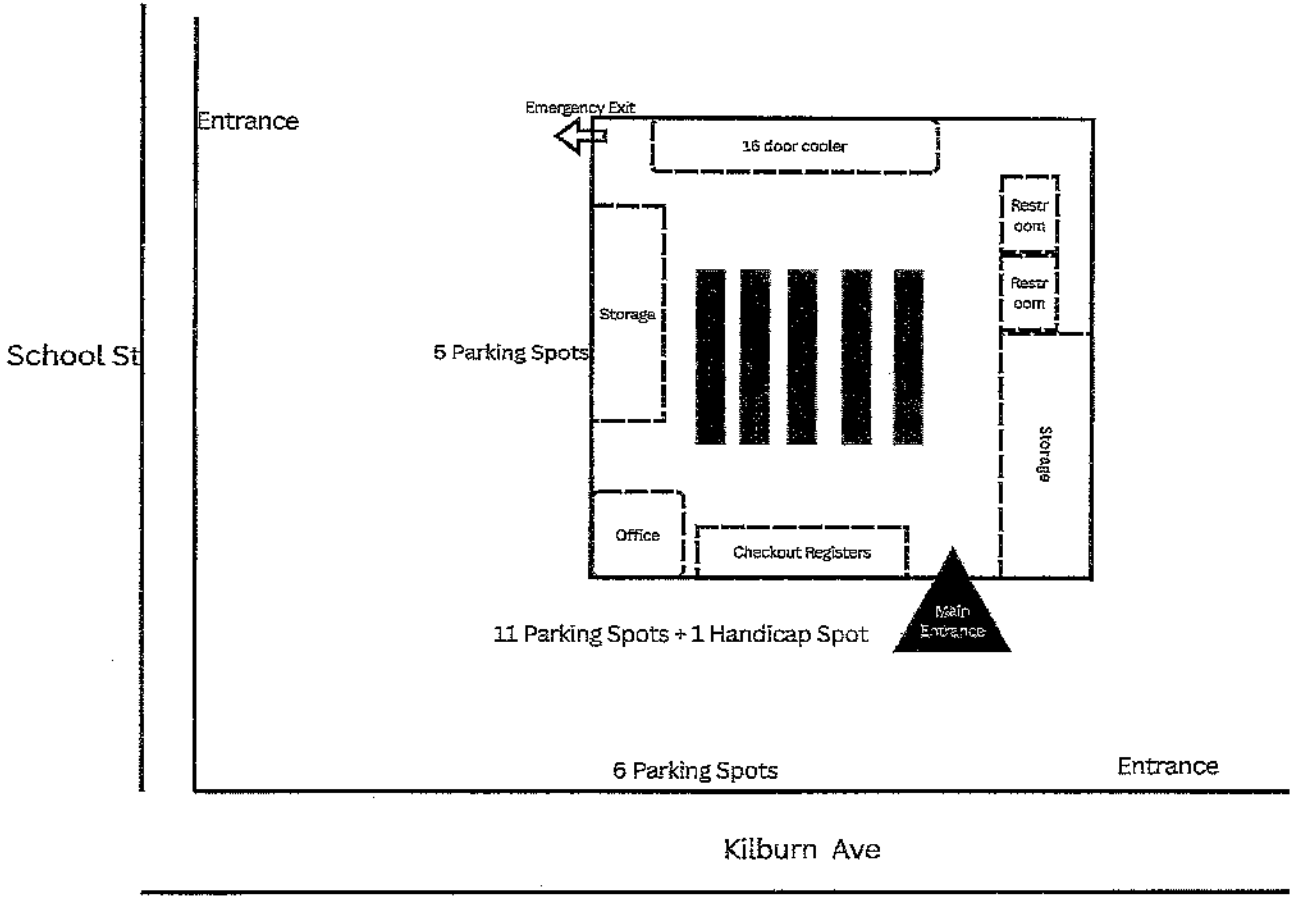
- College/University
- School (K-12)
- City/Village Hall
- Parks
- Forest Preserves
- Sale by the Drink (Beer and Wine)
- Sale by the Drink (Full Liquor)
- Package Liquor Sales

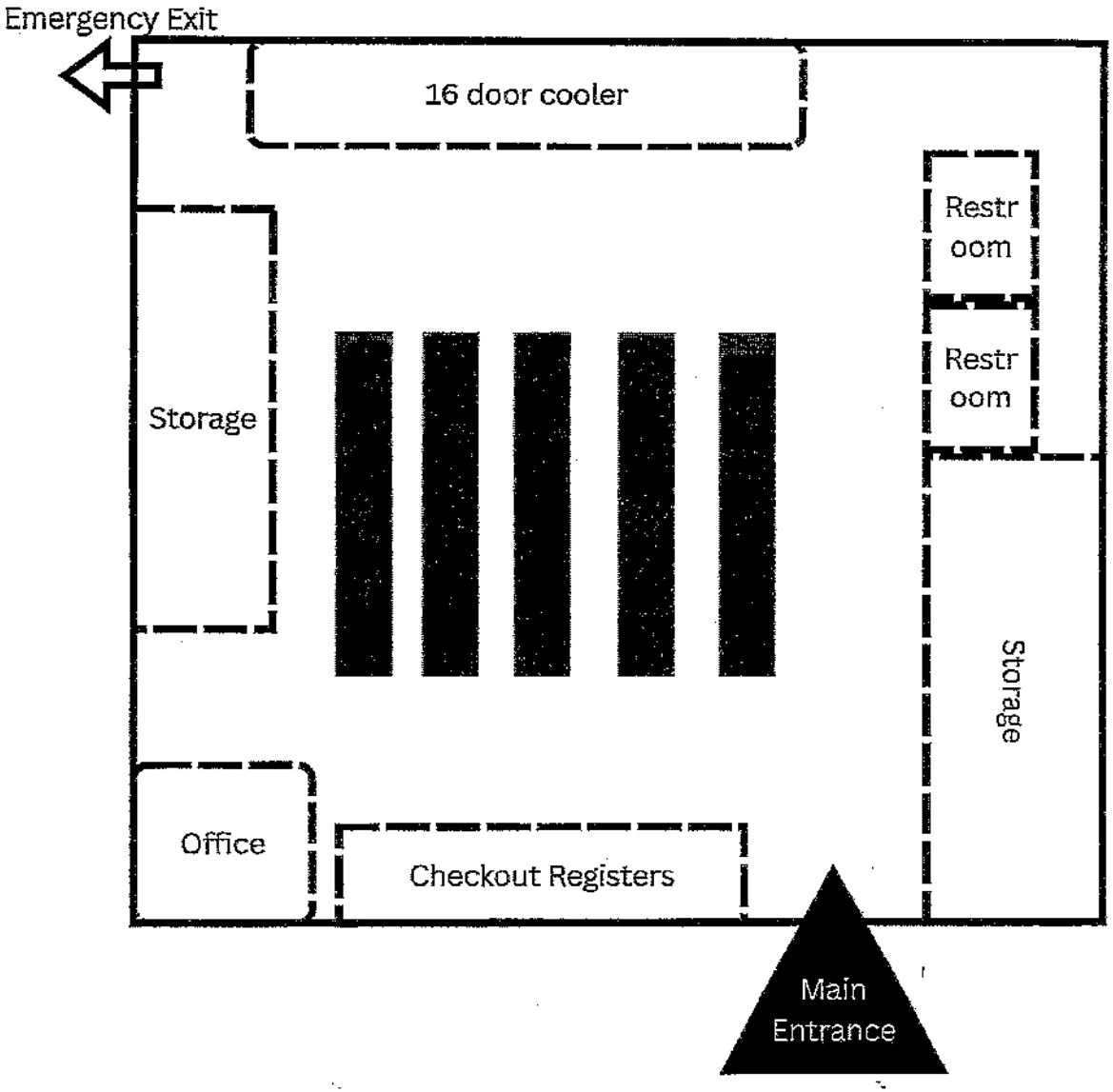
CITY OF ROCKFORD, ILLINOIS

LIQUOR LICENSE LOCATIONS-2024

2024

ROCKFORD


Entrance
Emergency Exit
16 door cooler
Restr oom
Restr oom
Storage
5 Parking Spots
School St
Storage
Office
Checkout Registers
Main Entrance
11 Parking Spots + 1 Handicap Spot
6 Parking Spots
Entrance
Kilburn Ave


Emergency Exit
16 door cooler
Restr oom
Restr oom
Storage
Storage
Office
Checkout Registers
Main Entrance

Maxmart Liquor LLC

Business Plan & Operational Details

RECEIVED
MAY 1 2026
CITY OF ROCKFORD LEGAL DEPARTMENT

Hours of Operation

Mon-Thu 09:00 AM – 10:00 PM
Fri–Sat: 9:00 AM – 12:00 AM
Sun: 10:00 AM – 10:00 PM

Food Service:
Daily: 11:00 AM – 1 hour before closing

Food Service Concept

Quick-service food program to support responsible alcohol consumption and increase customer retention.

Menu

- Nacho cheese, Hot dogs, Pizza

Target Audience

Residents, professionals, moderate alcohol consumers.

Sales Mix

Alcohol: 65–70%
Food: 30–35%

Safety & Compliance

21+ ID verification, BASSET training, CCTV, no service to intoxicated individuals.

Community Commitment

No loitering, clean premises, cooperation with local authorities.

SECURITY PLAN MAXMART LIQUOR

Applicant: Maxmart Liquor LLC
Location: 922 Kilburn Ave, Rockford, IL 61101
License Type: Liquor Store

---

1. PURPOSE

This security plan is designed to ensure the safety of customers, employees, and surrounding community, while maintaining full compliance with the City of Rockford Liquor Commission requirements.

The plan addresses:

- Crime prevention
- Responsible alcohol service
- Crowd control
- Neighborhood impact mitigation

---

2. SECURITY PERSONNEL

Staffing Levels

- **Weekdays:** 0–1 security personnel (depending on traffic)
- **Weekends/Peak Hours:** 1–2 trained security personnel

Qualifications

- All security personnel will:
    - Hold valid Illinois PERC (Permanent Employee Registration Card) if applicable
    - Be trained in:
        - Conflict de-escalation
        - ID verification
        - Alcohol compliance laws (BASSET awareness)

Duties

SECURITY PLAN MAXMART LIQUOR

- Monitor entrances/exits
- Verify IDs (If on-premise consumption)
- Patrol parking and perimeter
- Respond to disturbances
- Coordinate with local law enforcement when necessary

---

3. SURVEILLANCE SYSTEM

- **24/7 digital CCTV system** covering:
  - Entry/exit doors
  - Cash register areas
  - Sales floor
  - Parking lot and exterior perimeter
- Cameras will:
  - Record continuously
  - Store footage for minimum **30 days**
- System accessible to management and law enforcement upon request

---

4. ACCESS CONTROL

- Clearly defined **single main entrance/exit**
- Emergency exits alarmed and monitored
- No loitering policy enforced outside premises
- After-hours access restricted to authorized personnel only

---

5. ID VERIFICATION & ALCOHOL CONTROL

- Strict **21+ verification policy**

SECURITY PLAN MAXMART LIQUOR

- Acceptable IDs:
    - Driver's license
    - State ID
    - Passport
- Use of ID scanning system (optional but recommended)
- Staff trained under **Illinois BASSET certification** (mandatory in Rockford)

---

6. DRESS CODE (If Applicable)

- No gang-related attire
- No face coverings (except medical/religious)
- No excessively baggy clothing that conceals identity

---

7. DISORDERLY CONDUCT MANAGEMENT PLAN

As required by the City of Rockford, this plan addresses **three key areas:**

A. Interior of Premises

- Staff trained to identify intoxication
- Refuse service when necessary
- Immediate removal of disruptive individuals
- Incident log maintained

B. Parking Areas

- Regular patrols by staff/security
- Lighting installed throughout lot
- Loitering and illegal activity prohibited
- Coordination with police if issues arise

C. Adjacent Public Areas

SECURITY PLAN MAXMART LIQUOR

- Staff monitor sidewalks and nearby areas
- Customers discouraged from lingering outside
- Clear signage: "No Loitering / No Open Containers"

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8. LIGHTING & SAFETY

- Bright exterior LED lighting for:
  - Parking lot
  - Building perimeter
- Interior lighting sufficient for visibility and camera clarity
- Emergency lighting and exit signage installed

---

9. CASH HANDLING & ROBBERY PREVENTION

- Limited cash kept in registers
- Safe installed on-site
- Regular cash drops
- Signage: "Minimal Cash on Premises"
- Employees trained on robbery response procedures

---

10. EMPLOYEE TRAINING

- All staff will complete:
  - **BASSET certification (required annually)**
  - Internal training on:
    - Responsible alcohol sales
    - Conflict resolution
    - Emergency procedures

SECURITY PLAN MAXMART LIQUOR

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11. COOPERATION WITH LAW ENFORCEMENT

- Maintain open communication with Rockford Police Department
- Provide surveillance footage upon request
- Report incidents immediately
- Participate in community safety initiatives

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12. HOURS & CROWD MANAGEMENT

- Business hours aligned with Rockford ordinance limits
- No overcrowding beyond occupancy limits
- Staff monitor capacity during peak times

---

13. EMERGENCY RESPONSE PLAN

- Procedures in place for:
    - Fights/disturbances
    - Medical emergencies
    - Fire evacuation
- Emergency contacts posted and accessible
- Staff trained in basic first aid

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14. COMPLIANCE STATEMENT

This security plan complies with the City of Rockford requirement that applicants submit:

- Number and qualifications of security staff
- Dress code (if applicable)
- Plan to control disorderly activity in:

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CITY OF ROCKFORD LEGAL DEPARTMENT

Maxmart Liquor LLC

Date: May 1st 2026

Dear Members of the Liquor Commission,

I am writing to respectfully submit the application for a liquor license on behalf of Maxmart Liquor LLC, located in 922 Kilburn Ave, Rockford, IL 61101.

Maxmart Liquor LLC is proposed as a professionally operated retail liquor establishment with an enhanced customer experience that includes complementary food service and limited, well-controlled entertainment. Our goal is to create a clean, safe, and community-oriented business that serves residents responsibly while contributing positively to the surrounding area.

The business model is primarily focused on retail liquor sales for off-premises consumption, with a structured plan to offer food service during peak hours to encourage responsible consumption.

We are fully committed to complying with all applicable state and local regulations. All staff will be trained and certified in responsible alcohol service (BASSET), and strict policies will be enforced regarding age verification, refusal of service to intoxicated individuals, and general safety.

Maxmart Liquor LLC is dedicated to being a responsible member of the Rockford business community. We will enforce a no-loitering policy, maintain the cleanliness of the premises and surrounding areas, and remain responsive to any concerns.

Thank you for your time and consideration.

Sincerely,
Ashvin Patel
Owner, Maxmart Liquor LLC
Phone: +1-763-639-7882
Email: Ashvinkpatel@gmail.com

Call Number	Event Date	Location	Situation Reported	Call Disposition	Agency
26-112557	05/26/2026 11:43:32 AM	922 KILBURN AVE	MISCELLANEOUS ROUTINE	NRPT - NO REPORT	Rockford Police Department
26-110478	05/23/2026 06:40:31 PM	922 KILBURN AVE	TRAFFIC STOP	ADV - ADVISED / ADV - ADVISED	Rockford Police Department
26-069682	04/03/2026 05:54:23 PM	922 Kilburn Ave	ACCIDENT HIT AND RUN	ADV - ADVISED	Rockford Police Department
26-047647	03/06/2026 07:47:41 PM	922 Kilburn Ave	DRIVING UNDER THE INFLUENCE	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
26-044309	03/02/2026 04:24:41 PM	922 KILBURN AVE	TRAFFIC STOP	ADV - ADVISED	Rockford Police Department
26-028310	02/09/2026 12:05:37 PM	922 KILBURN AVE	DIRECTED ASSIGNMENT	RPT - REPORT	Rockford Police Department
26-021040	01/30/2026 12:39:19 PM	922 KILBURN AVE	SUSPICIOUS VEHICLE	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
25-273779	12/19/2025 12:55:52 AM	922 Kilburn Ave	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	Rockford Police Department
25-250574	11/16/2025 05:35:15 PM	922 KILBURN AVE	TRAFFIC STOP	ADV - ADVISED	Rockford Police Department
25-222969	10/10/2025 11:06:07 PM	922 Kilburn Ave	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
25-218634	10/05/2025 12:42:58 PM	922 KILBURN AVE	CRIMINAL TRESPASS	RPT - REPORT	Rockford Police Department
25-211097	09/26/2025 12:16:53 PM	922 Kilburn Ave	DISORDERLY	RPT - REPORT	Rockford Police Department
25-207523	09/22/2025 09:26:13 AM	922 KILBURN AVE	FOLLOW-UP	NRPT - NO REPORT	Rockford Police Department
25-194014	09/05/2025 03:28:03 PM	922 KILBURN AVE	FOLLOW-UP	NRPT - NO REPORT	Rockford Police Department
25-193928	09/05/2025 01:49:46 PM	922 KILBURN AVE	FOLLOW-UP	RPT - REPORT	Rockford Police Department
25-184066	08/24/2025 02:49:17 PM	922 Kilburn Ave	911 MISDIAL	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
25-172013	08/10/2025 03:56:45 PM	922 Kilburn Ave	DISORDERLY	NRPT - NO REPORT	Rockford Police Department
25-165695	08/02/2025 03:12:15 PM	922 Kilburn Ave	DISORDERLY	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	Rockford Police Department
25-127000	06/16/2025 03:00:55 PM	922 Kilburn Ave	DISORDERLY	UTL - UNABLE TO LOCATE	Rockford Police Department
25-086576	04/27/2025 03:00:33 PM	922 KILBURN AVE	DISORDERLY	RPT - REPORT	Rockford Police Department
25-073000	04/11/2025 09:13:11 AM	922 Kilburn Ave	SUSPICIOUS PERSON	ADV - ADVISED	Rockford Police Department
25-068936	04/05/2025 03:20:03 PM	922 Kilburn Ave	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
25-024111	02/04/2025 08:32:45 PM	922 Kilburn Ave	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
25-008020	01/12/2025 06:17:06 PM	922 Kilburn Ave	ACCIDENT PROPERTY DAMAGE	RPT - REPORT	Rockford Police Department
24-287250	12/27/2024 03:21:42 PM	922 Kilburn Ave	911 DUPLICATE CALL	DUP - DUPLICATE	Rockford Police Department
24-287249	12/27/2024 03:21:13 PM	922 Kilburn Ave	BATTERY W/WEAPON	RPT - REPORT / RPT - REPORT / RPT - REPORT	Rockford Police Department

24-283004	12/20/2024 04:03:44 PM	922 Kilburn Ave	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
24-247648	11/02/2024 12:41:31 AM	922 Kilburn Ave	TRAFFIC STOP	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
24-231014	10/12/2024 10:27:46 AM	922 Kilburn Ave	BUILDING CHECK	NRPT - NO REPORT	Rockford Police Department
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24-223848	10/03/2024 04:04:00 PM	922 Kilburn Ave	DISORDERLY	RPT - REPORT / RPT - REPORT	Rockford Police Department
24-219059	09/28/2024 01:05:25 AM	922 Kilburn Ave	911 DUPLICATE CALL	DUP - DUPLICATE	Rockford Police Department
24-218965	09/27/2024 10:08:52 PM	922 Kilburn Ave	911 DUPLICATE CALL	DUP - DUPLICATE	Rockford Police Department
24-218966	09/27/2024 10:08:33 PM	922 Kilburn Ave	911 DUPLICATE CALL	DUP - DUPLICATE	Rockford Police Department
24-218964	09/27/2024 10:08:14 PM	922 Kilburn Ave	SHOTSPOTTER NOTIFICATION	DUP - DUPLICATE	Rockford Police Department
24-218961	09/27/2024 10:07:26 PM	922 Kilburn Ave	BATTERY W/WEAPON	RPT - REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / RPT - REPORT / RPT - REPORT	Rockford Police Department
24-201786	09/07/2024 12:45:41 PM	922 Kilburn Ave	CUSTOMER MANAGEMENT DISPUTE	RPT - REPORT / RPT - REPORT	Rockford Police Department
24-153981	07/12/2024 09:35:33 PM	922 Kilburn Ave	WELFARE CHECK	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
24-147783	07/05/2024 06:26:48 PM	922 Kilburn Ave	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
24-147776	07/05/2024 06:17:44 PM	922 Kilburn Ave	911 DUPLICATE CALL	DUP - DUPLICATE	Rockford Police Department
24-147765	07/05/2024 06:08:09 PM	922 Kilburn Ave	SHOPLIFTING	RPT - REPORT	Rockford Police Department
24-142583	06/29/2024 09:32:07 PM	922 Kilburn Ave	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	Rockford Police Department
24-142323	06/29/2024 04:54:24 PM	922 Kilburn Ave	THEFT JUST OCCURRED	RPT - REPORT	Rockford Police Department
24-132604	06/18/2024 11:33:48 AM	922 Kilburn Ave	DIRECTED ASSIGNMENT	NRPT - NO REPORT	Rockford Police Department
24-116077	05/29/2024 07:06:00 PM	922 Kilburn Ave	MISCELLANEOUS ROUTINE	NRPT - NO REPORT	Rockford Police Department
24-094665	05/03/2024 11:14:28 PM	922 Kilburn Ave	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	Rockford Police Department

Rockford, IL June 22, 2026
LTAB Meeting of June 16, 2026

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred the sale of packaged liquor (Class PKG) and the sale of tobacco products in conjunction with a liquor store in the name of Ashvin Patel / MaxMart Liquor, LLC dba MaxMart in a C-3, General Commercial Zoning District for the property described as:

A/K/A: 922 Kilburn Avenue
PIN: 11-15-476-026

hereby recommends that the actions of the Liquor and Tobacco Advisory Board be **Sustained** thereby recommending that City Council **APPROVE** the sale of packaged liquor (Class PKG) and **APPROVE** the sale of tobacco products in conjunction with a liquor store in the name of Ashvin Patel / MaxMart Liquor, LLC dba MaxMart in a C-3, General Commercial Zoning District at 922 Kilburn Avenue.

Approval is based on the following conditions:

1. Meet all Applicable Building and Fire Codes.
2. Compliance with all City of Rockford Code of Ordinances including Liquor and Tobacco Codes.
3. Submittal of a detailed site plan showing the property lines, building, striped parking spaces with dimensions, landscaping areas with plant species, and dumpster enclosure with dumpster enclosure detail for Staff review and approval.
4. Replace the missing landscaping material by August 1, 2026.
5. Submittal of a revised interior floor plan that indicates the location of the packaged liquor and tobacco products for Staff review and approval.
6. The sale of packaged liquor and tobacco products shall be limited to the submitted revised floor plan.
7. The hours of operation and days will be 9:00 A.M. to 10:00 P.M. Monday through Thursday, 9:00 A.M. to 12:00 A.M. (Midnight) Friday and Saturday and 10:00 A.M. to 10:00 P.M. on Sunday.
8. Licensee shall hire private security licensed by the state upon written request of the liquor commissioner.
9. There shall be no single serving sales of beer or wine in volumes of 16 oz. or less.
10. The sale of rose tubes, airplane-sizes bottles (50 ml (1.7 ounces) or less) and any other products that can be deemed to be easily manufactured into drug paraphernalia is prohibited.
11. The windows shall not be covered with bars or other devices that block the window.
12. The sale of water pipes and "huka" or "hookah" pipes are prohibited.
13. Window display signage is limited to 20% of window area.
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 the issuance of the license
16. All conditions must be met prior to issuance of license and establishment of use.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

Committee Action Taken:

Logemann: Ayes:____ Nays:____ Absent:____
Prunty: Ayes:____ Nays:____ Absent:____
Torina: Ayes:____ Nays:____ Absent:____
Bonne: Ayes:____ Nays:____ Absent:____
Bell: Ayes:____ Nays:____ Absent:____

_____
Jonathan Logemann, Chairman

_____
Aprel Prunty, Vice-Chairman

_____
Gabrielle Torina

_____
Mark Bonne

_____
Tamir Bell

Meeting of June 16, 2026
026-LTAB-018

THE CITY OF ROCKFORD ILLINOIS, USA

PLANNING & ZONING REPORT

Liquor and Tobacco Advisory Board Meeting of June 16, 2026

File # 026-LTAB-019

APPLICANTS: Emily Ann Marrufo / Marrufo's Tacos LLC dba Marrufo's Tacos

LOCATION: 3222 South Alpine Road

REQUESTED ACTION: The sale of liquor by the drink (Class NG-L) in conjunction with a restaurant in an I-1, Light Industrial Zoning District.

EXISTING USE: Restaurant

PROPOSED USE: The sale of liquor by the drink in conjunction with a restaurant

DIMENSIONS: Irregular Shape **Acres:** 2.08 acres

ADJACENT ZONING AND LAND USES:

NORTH:	C-2, I-1	Shell Gas, 5 Alarm Coin Laundry, Jo-Jo's Pizza Pub & Slots, Cube Smart
EAST:	I-1	Vacant commercial, Gold Exchange, Bento & Bowl
SOUTH:	C-3	Various Strip Center Tenants
WEST:	R-1; C-2	Vacant land, National Coatings & Supply

YEAR 2040 PLAN: C Commercial & Retail

HISTORY:

File #021-LTAB-036: 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 was approved January 6, 2021 for the property located at 4344 Sandy Hollow Road. This property is located 1,520 feet south west of the subject property.

File #013-LTAB-032: The sale of liquor by the drink in conjunction with a restaurant and the sale liquor by the drink with an outdoor seating area in a C-2, Limited Commercial District was approved July 16, 2013 for 3110 South Alpine Road. This property is located directly north of the subject property.

File #010-LTAB-008: The sale of beer and wine by the drink in conjunction with a sit-down restaurant in a C-2, Limited Commercial District was approved July 6, 2010 for 4358 Sandy Hollow Road. This property is located 1,520 feet south west of the subject property.

REVIEW COMMENTS: The Applicant is requesting the sale of liquor by the drink (Class NG-L) in conjunction with a restaurant in an I-1, Light Industrial Zoning District. Exhibit A shows that the subject property is located on the southeast corner of South Alpine Road and American Road. The neighborhood is a mixture of commercial uses (Exhibits B and C).

The Applicant, Emily Marrufo, is the owner of Marrufo's Tacos LLC. The Applicant is proposing liquor sales by the drink and this will be a new license, which requires the license to be reviewed by the Liquor and Tobacco Advisory Board.

Exhibit D is a map identifying businesses with a liquor license. The yellow dots identify the sale of beer and wine by the drink. The green dot is for a full liquor license for the sale of liquor by the drink. The red dot is for packaged liquor sales. The yellow star is the subject property.

Exhibit E is the layout of the property that shows the strip center and the layout of the parking lot. The building is approximately 4,810 square and the majority of the mall consists of retail. Marrufos Tacos LLC will occupy a 1,200 square feet tenant space in the southwest corner of the strip center. Based on the square footage of the space and use, 16 parking spaces are required (using the 13.3 spaces per 1,000 square feet required for food and beverage establishment uses). Exhibit E shows that that there are 99 parking spaces in the center.

Exhibit F is the proposed interior floor plan for the restaurant. The submitted interior floor plan shows a dining area with eight (8) tables with seating for 36 customers. There will be a salsa bar, aguas frescas, margarita mix machine, cooler with bottled beer, and soda machine. The remaining portion of the restaurant will consist of a service counter, kitchen, bathrooms, dish sink, mop sink and a storage area.

Exhibit G is the business plan for Marrufo's Tacos LLC. The Applicant states, "Marrufo's Tacos is a family-owned Mexican restaurant specializing in authentic street-style tacos, fresh salsas, and traditional sides and our mission is to provide a warm, vibrant dining experience that blends cultural authenticity with modern service" (Exhibit G). The Applicant explains, "We are seeking a liquor license to serve beer and select cocktails (margaritas) to complement our menu, enhance customer experience, and increase revenue" (Exhibit G). The Applicant states, "all servers will be BASSET-certified and with a strict ID verification policy in place" (Exhibit G).

Furthermore, within Exhibit G, the Applicant explains the proposed days and hours of operation will be 10:00 A.M. to 9:00 P.M. Monday through Saturday. The restaurant will be closed on Sunday. The Applicant did not provide a breakdown on the percentages of the projected food to alcohol sales within Exhibit G or the liquor application.

Exhibit H is the security plan provided by the Applicant. The Applicant's security plan will consist of age verification procedures, access control, surveillance cameras and lighting, incident response procedures, alcohol storage and inventory control, staff training and compliance, emergency preparedness and a commitment to community safety (Exhibit H). The Applicant indicated on the Liquor Application that security would be hired if a written request were received from the liquor commissioner.

Exhibit J shows the calls of service for the last 24 months indicating there has been 1 call for service 3222 South Alpine Road.

Staff feels that the applicant's request is reasonable for the use of the subject property. Staff recommends approval of the applicant's request subject to conditions.

RECOMMENDATION: Staff recommends **APPROVAL** of the sale of liquor by the drink (Class NG-L) in conjunction with a restaurant in an I-1, Light Industrial Zoning District based on the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Compliance with all City of Rockford Code of Ordinances including Liquor Codes
3. The hours of operation will be limited to 10:00 A.M. to 9:00 P.M. Monday through Saturday.
4. Window display signage is limited to 20% of window area.
5. The windows shall not be covered with bars or other devices that block the windows.
6. The restaurant shall not have a cover charge, dance floor, live entertainment or any DJs.
7. The restaurant shall not operate as a nightclub.
8. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
9. All outstanding general ordinance fines must be paid prior to the issuance of the license.
10. All conditions must be met prior to issuance of license and establishment of use.

SC: DM 6/8/26

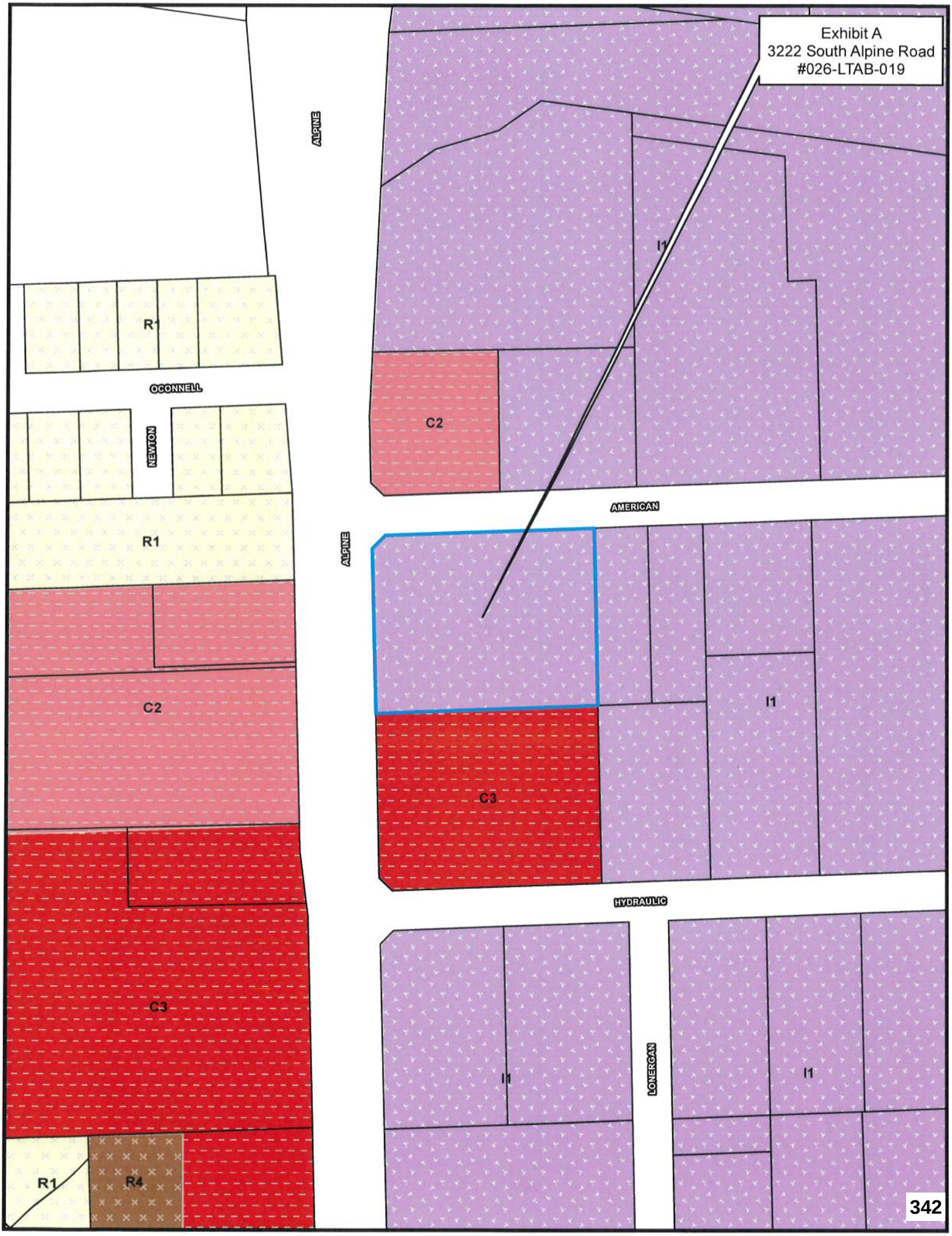


Exhibit A
3222 South Alpine Road
#026-LTAB-019
ALPINE
ALPINE
R1
OCONNELL
NEWTON
R1
C2
C2
C3
C3
R1
R4
I1
C2
AMERICAN
I1
I1
HYDRAULIC
I1
LONERGAN
I1
342

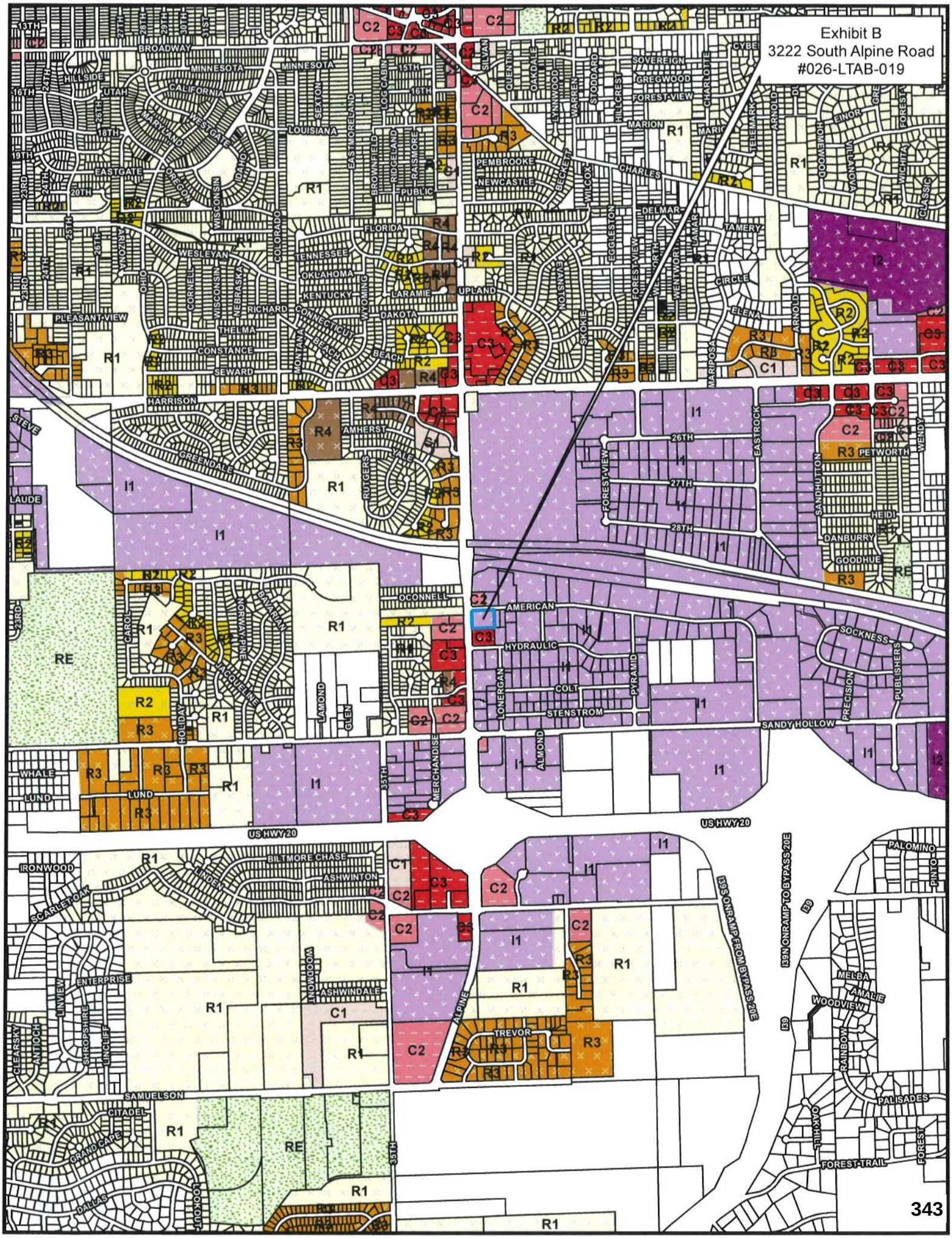
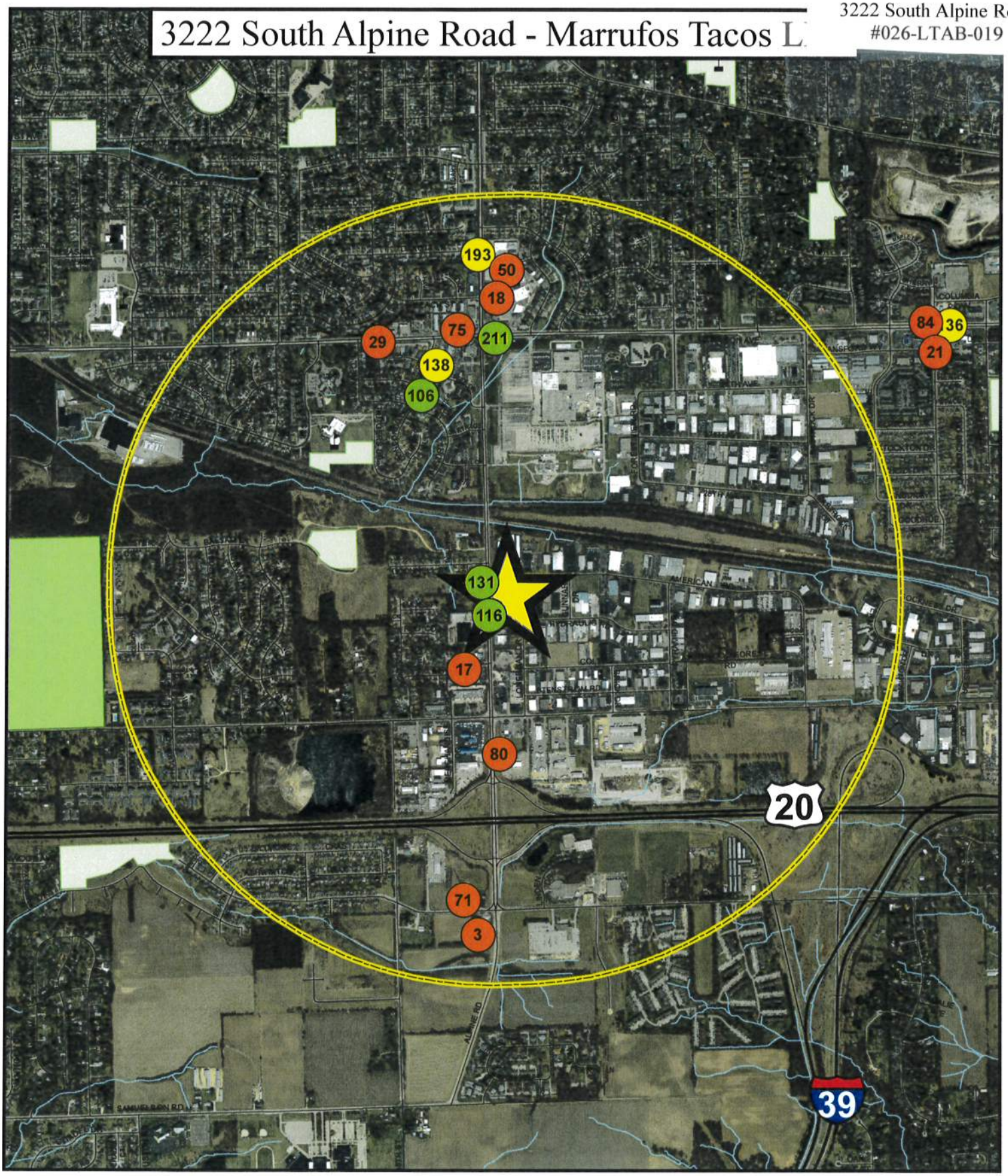
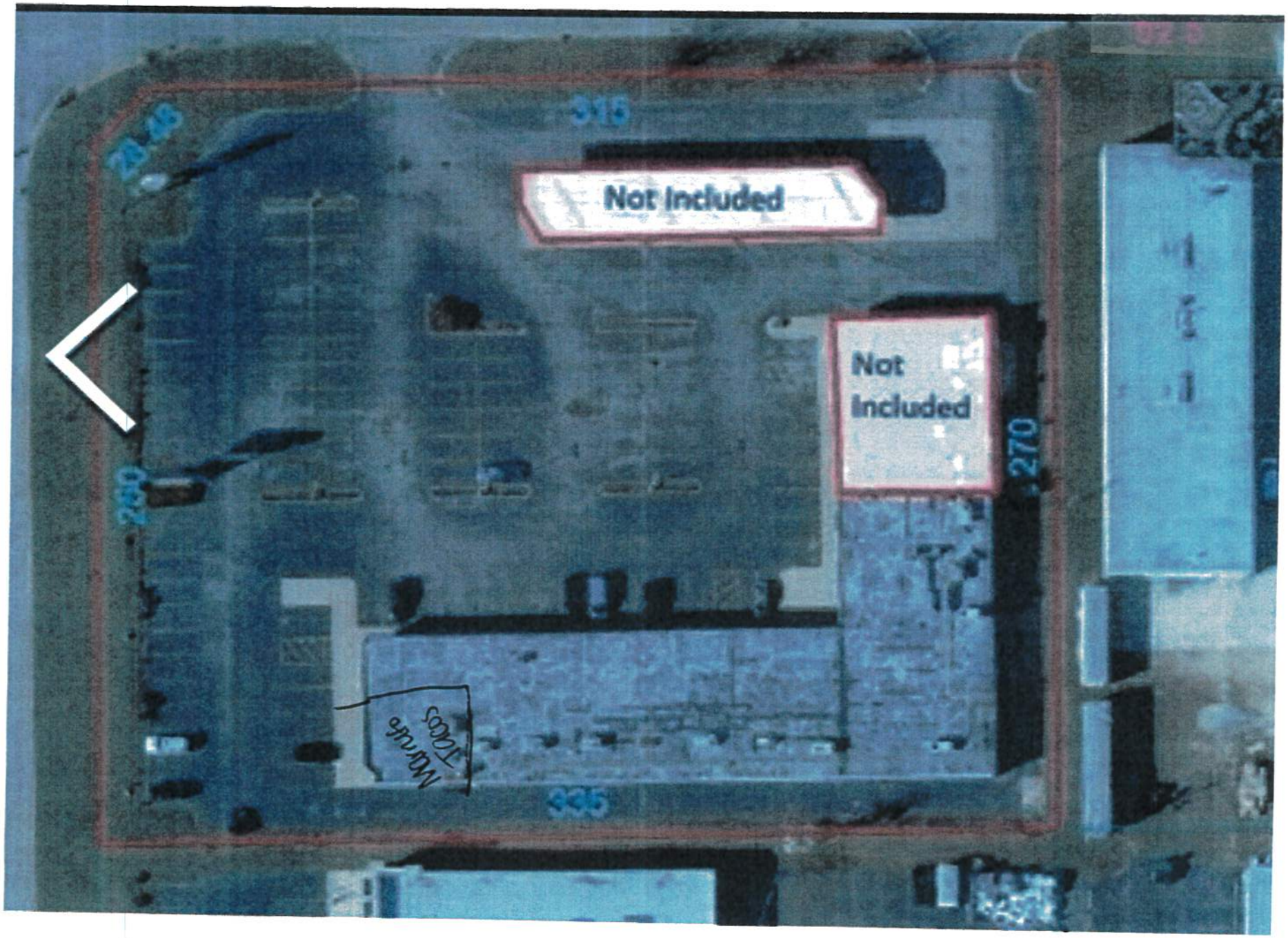


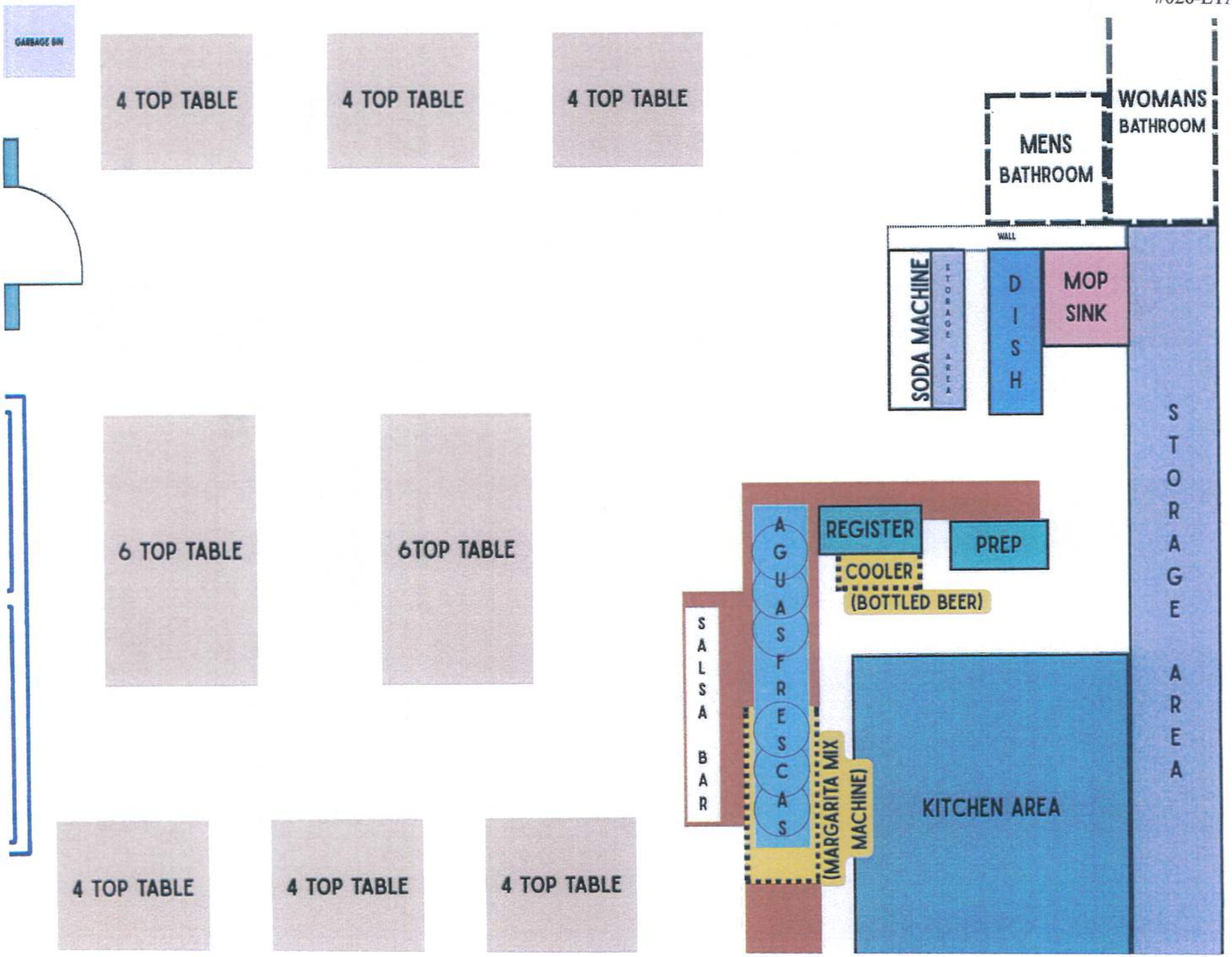
Exhibit B
3222 South Alpine Road
#026-LTAB-019
US HWY 20
AMERICAN
HYDRAULIC
COLT
STENSTROM
SANDY HOLLOW
OCONNELL
HARRISON
BROADWAY
MINNESOTA
LOUISIANA
EASTGATE
PLEASANT VIEW
WESLEYAN
FLORIDA
TENNESSEE
OKLAHOMA
KENTUCKY
LARAMIE
UPLAND
DAKOTA
SEWARD
CONSTANCE
THELMA
RICHARD
CONNECTICUT
BEACH
MONTANA
AMHERST
GREENDALE
LAUDE
STEVE
PEMBROOKE
NEWCASTLE
PUBLIC
MARION
CHARLES
DELMAR
TAMERY
CIRCLE
ELENA
MARIPOSA
SOVEREIGN
GREGWOOD
FOREST VIEW
CYBELE
SILVAN
QUENTIN
OAKWOOD
LYNNWOOD
WARREN
STODDARD
HILLCREST
CHARLOTTE
ARNOLD
TELEMARK
BINOR
FORESTA
WICHITA
CLASSIC
ROOSEVELT
VILLANOVA
BECKETT
WILCOX
EGGLESTON
NOLSWAY
SKOKIE
WENTWORTH
FOREST VIEW
EASTROCK
SANDHUTTON
PETWORTH
WENDY
HEIDI
DANBURRY
GOODHUE
SOCKNESS
PUBLISHERS
PRECISION
PYRAMID
LONERGAN
ALMOND
MERCHANDISE
35TH
HOLIDAY
LAMOND
GLEN
JACQUELINE
BAYARIAN
CAROL
RUTGERS
ZANE
WHALE
LUND
IRONWOOD
SCARLETOAK
BILTMORE CHASE
ASHWINTON
LINDEN
ENTERPRISE
LINVIEW
SHROPSHIRE
LINCLIFF
CLEARSKY
ANTIOCH
WOODMONT
ASHWINDALE
ALPINE
TREVOR
SAMUELSON
CITADEL
GRAND CAPE
DALLAS
OAKHILL
PALISADES
FOREST TRAIL
FOREST
RAINBOW
MELBA
AMALIE
WOODVIEW
PALOMINO
PINTO
I39 S ONRAMP FROM BYPASS 20E
I39 N ONRAMP TO BYPASS 20E
I39
R1
R2
R3
R4
C1
C2
C3
I1
I2
RE

Exhibit C
3222 South Alpine Road
#026-LTAB-019
ALPINE
OCONNELL
NEWTON
AMERICAN
ALPINE
HYDRAULIC
LONERGAN

Exhibit D
3222 South Alpine Road
#026-LTAB-019




315
Not Included
Not Included
270
260
335
Manufactured Homes


GARBAGE BIN
4 TOP TABLE
4 TOP TABLE
4 TOP TABLE
WOMANS BATHROOM
MENS BATHROOM
WALL
SODA MACHINE
STORAGE AREA
DISH
MOP SINK
STORAGE AREA
6 TOP TABLE
6TOP TABLE
REGISTER
PREP
COOLER
(BOTTLED BEER)
AGUAS FRESCAS
SALSA BAR
(MARGARITA MIX MACHINE)
KITCHEN AREA
4 TOP TABLE
4 TOP TABLE
4 TOP TABLE

RECEIVED
MAY 11 2026
CITY OF ROCKFORD LEGAL DEPARTMENT

Business Plan – Marrufos Tacos

1. Executive Summary

Marrufos Tacos is a family-owned Mexican restaurant specializing in authentic street-style tacos, fresh salsas, and traditional sides. Located in the heart of Rockford, our mission is to provide a warm, vibrant dining experience that blends cultural authenticity with modern service.

We are seeking a liquor license to serve beer and select cocktails (margaritas) to complement our menu, enhance customer experience, and increase revenue.

2. Business Description

- **Name:** Marrufos Tacos, LLC
- **Address:** 3222 S. Alpine Road Rockford IL 61109
- **Type:** Full-service restaurant with dine-in, takeout, and catering options
- **Hours of Operation:** Mon–Sat 10AM–9PM, Sun CLOSED
- **Seating Capacity:** 44 indoor

3. Market Analysis

- **Target Market:** Local residents, downtown workers, and visitors seeking authentic Mexican cuisine.
- **Competition:** Other Mexican restaurants in Rockford.
- **Competitive Advantage:** Fresh, locally sourced ingredients, unique family recipes, fairly priced with daily specials and a festive atmosphere.

4. Menu & Beverage Program

- **Food:** Tacos, burritos, quesadillas, bowls, loaded fries/nachos, salsa bar.
- **Beverages:** Fountain drinks and non-alcoholic aguas frescas. Hope to include bottles beers (Corona, Modelo, Miller Lite) and flavored house made margaritas (lime, strawberry and mango)
- **Responsible Service:** All servers will be BASSET-certified; strict ID verification policy in place.

5. Operations Plan

- **Staffing:** 10 employees (kitchen, servers, management).
- **Training:** Alcohol safety, customer service, and food handling certifications.
- **Suppliers:** Local produce vendors, regional meat suppliers, licensed alcohol distributors.

6. Marketing Strategy

- Social media campaigns (Instagram, Facebook, TikTok).
- Partnerships with local influencers and food vloggers.

7. Financial Projections *(Year 1)*

- **Startup Costs:** equipment, licenses – $10,000.
- **Monthly Revenue Goal:** $5,000-10,000
- **Net Profit Margin:** 2-5 months

8. Compliance & Community Impact

- Adherence to Rockford liquor ordinances and Illinois Liquor Control Commission regulations.
- Commitment to preventing over-service and underage drinking.

SECURITY PLAN – Marrufos Tacos

1. Business Overview

Marrufos Tacos is a family-friendly Mexican restaurant located in Rockford, Illinois, offering dine-in and carry-out service. Alcohol service will be limited to beer and select cocktails, served only to patrons 21 years of age or older.

2. Hours of Operation

- Mondays–Saturdays: 10:00 AM – 9:00 PM
- Sundays: CLOSED
- Alcohol service will end 30 minutes before closing.

3. Age Verification Procedures

- All servers and bartenders will be BASSET-certified (Beverage Alcohol Sellers and Servers Education and Training).
- IDs will be checked for all patrons appearing under 35 years old.
- Only valid, government-issued photo IDs will be accepted.
- Staff will be trained to detect fake IDs and refuse service when in doubt.

4. Security Personnel

- A trained floor manager will be on duty during all hours of alcohol service.
- On high-traffic nights (Friday/Saturday), one additional staff member will monitor entrances and exits.

5. Surveillance & Lighting

- High-definition security cameras will cover all entrances, exits, bar areas, and dining spaces.
- Footage will be stored for a minimum of **30 days** and made available to law enforcement upon request.
- Exterior lighting will be maintained to ensure visibility in parking areas.

6. Incident Response Procedures

- Any disturbance, intoxicated patron, or suspected illegal activity will be documented in an **Incident Log**.
- Staff will immediately notify management and, if necessary, contact the Rockford Police Department.
- Patrons who are visibly intoxicated will be refused service and offered safe transportation options (e.g., taxi, rideshare).

7. Alcohol Storage & Inventory Control

- All alcohol will be stored in locked areas when not in use.
- Inventory will be tracked weekly to prevent theft or unauthorized use.

8. Staff Training & Compliance

- All employees will complete annual refresher training on alcohol laws, safety, and emergency procedures.
- Management will review and update the security plan annually or as required by law.

9. Emergency Preparedness

- Fire exits will be clearly marked and unobstructed.
- Staff will be trained in evacuation procedures and first aid basics.
- A first aid kit will be accessible at all times.

10. Commitment to Community Safety

Marrufos Tacos is committed to operating responsibly, preventing underage drinking, and maintaining a safe, welcoming environment for all guests.

Call Number	Event Date	Location	Situation Reported	Call Disposition	Agency
24-141235	06/28/2024 11:41:49 AM	3222 S Alpine Rd	ABANDONED VEHICLE	RE-ASSIGN/CHANGE OF CALL(UNIT) / ADV - ADVISED	Rockford Police Department

Rockford, IL June 22, 2026
LTAB Meeting of June 16, 2026

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred the sale of liquor by the drink (Class NG-L) in conjunction with a restaurant in the name of Emily Ann Marrufo / Marrufo's Tacos LLC dba Marrufo's Tacos in an I-1, Light Industrial Zoning District for the property described as:

A/K/A: 3222 South Alpine Road
PIN: 16-05-403-000, 16-05-403-001 and 16-05-403-002

hereby recommends that the actions of the Liquor and Tobacco Advisory Board be **Sustained** thereby recommending that City Council **APPROVE** the sale of liquor by the drink (Class NG-L) in conjunction with a restaurant in the name of Emily Ann Marrufo / Marrufo's Tacos LLC dba Marrufo's Tacos in an I-1, Light Industrial Zoning District at 3222 South Alpine Road.

Approval is based on the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Compliance with all City of Rockford Code of Ordinances including Liquor Codes
3. The hours of operation will be limited to 10:00 A.M. to 9:00 P.M. Monday through Saturday.
4. Window display signage is limited to 20% of window area.
5. The windows shall not be covered with bars or other devices that block the windows.
6. The restaurant shall not have a cover charge, dance floor, live entertainment or any DJs.
7. The restaurant shall not operate as a nightclub.
8. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
9. All outstanding general ordinance fines must be paid prior to the issuance of the license.
10. All conditions must be met prior to issuance of license and establishment of use.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

Committee Action Taken:

Logemann: Ayes:____ Nays:____ Absent:____
Prunty: Ayes:____ Nays:____ Absent:____
Torina: Ayes:____ Nays:____ Absent:____
Bonne: Ayes:____ Nays:____ Absent:____
Bell: Ayes:____ Nays:____ Absent:____

Meeting of June 16, 2026
026-LTAB-019

_____
Jonathan Logemann, Chairman

_____
Aprel Prunty, Vice-Chairman

_____
Gabrielle Torina

_____
Mark Bonne

_____
Tamir Bell

THE CITY OF ROCKFORD ILLINOIS, USA

PLANNING & ZONING REPORT

Liquor and Tobacco Advisory Board Meeting of June 16, 2026

File # 026-LTAB-020

APPLICANT: Dimple Amit Naik / Wings Rockford IL, LLC dba Wing Snob Rockford

LOCATION: 7054 Walton Street

REQUESTED ACTION: The sale of beer and wine (Class WB50) by the drink in conjunction with a restaurant and video gaming terminals in a C-2, Limited Commercial Zoning District

EXISTING USE: Vacant tenant space

PROPOSED USE: Restaurant with liquor sales and video gaming terminals

DIMENSIONS: See attached Exhibit D

ADJACENT ZONING AND LAND USES:

NORTH:	C-2	Red Robin
EAST:	C-2	Ashley Furniture, Planet Fitness, Urban Air
SOUTH:	C-2	McDonald's
WEST:	C-2	Plaza on State Street

YEAR 2040 PLAN: C Retail

HISTORY: **File #024-LTAB-005**: The sale of liquor by the drink in conjunction with a restaurant with outdoor seating area in a C-3, Commercial General Zoning District was approved on May 8, 2024 for the property located at 7616 Walton Street. This is three (3) blocks east of the subject property.

File #020-LTAB-065: The sale of liquor by the drink in conjunction with a video gaming facility and bar in a C-3, General Commercial Zoning District was approved on June 3, 2020 for the property located at 7616 Walton Street. This is three (3) blocks east of the subject property.

REVIEW COMMENTS: The Applicant is requesting the sale of beer and wine (Class WB50) by the drink in conjunction with a restaurant and video gaming terminals in a C-2, Limited Commercial Zoning District. The subject property is part of a strip center that has multiple tenants. The Applicant is currently under construction for the build-out for Wing Snob. This is located on the east side of South Perryville Road and north of Walton Street.

Because this will be a new liquor license must be reviewed under the Applicant. The review process requires the Applicant to submit a completed license application, security plan (if applicable) and business plan.

Additional items may be required regarding the use approval of the site and intended business.

Exhibit D is a map identifying businesses with a liquor license. The yellow dots identify the sale of beer and wine by the drink. The green dot is for a full liquor license for the sale of liquor by the drink. The red dot is for packaged liquor sales. The yellow star is the subject property.

Exhibit E is the site plan. The property is 1 of 8 tenant spaces within the strip center. The exhibit shows the location of the proposed tenant space. The building is approximately 14,600 square feet. The tenant is 2,000 square feet. Based on the required parking for a restaurant, a total of 27 parking spaces would be required. The property provides 94 parking spaces. There is a parking agreement with the adjacent property east for additional parking since the building has a total of six (6) restaurants. Exhibit F shows the tenant space layout within the building.

Exhibit G is the interior floor plan of the restaurant. The restaurant will have a total of six (6) tables. There will be seating for 24. The tenant space will have a full service kitchen, bathrooms, service area and the gaming area. The gaming area does not show the number of video gaming terminals but they are limited to five machines at this time. The gaming area will be north of the main entrance area.

Exhibit H is the exterior view of the building looking north. As you can see, it has two separate entrances. The tenant will be located within the middle of the building.

Exhibit I is the business plan. The proposed restaurant will operate as a dine-in, delivery and takeout orders. The restaurant will operate as a traditional restaurant and not have a bar, lounge or entertainment options. The restaurant will have lunch and dinner options. It will be opened from Sunday through Thursday 11:00 a.m. to 11:00 p.m. and Friday and Saturday 11:00 a.m. to 12:00 a.m. (midnight). A menu was not provided but will have the typical wing options with traditional and boneless, cauli-wings, chicken tenders, sandwiches, and loaded fries. The alcohol options will be bottled/can beer and wine. The targeted audience is local residents and general public. The food ratio will be 90% food and 10% alcohol. There will not be a cover charge or outdoor seating.

Exhibit J is the security plan. The exhibit indicates that the employees will be trained to check properly for IDs for alcohol purchases and how to follow safety procedures when serving alcohol. A manager on site will be supervising the premises, customers and employees during operating hours. There will not be a dress code. There is a zero-tolerance policy for disorderly conduct. Management and staff will monitor activities inside and outdoors. There are procedures in place for everyone to follow in case of incidents.

Exhibit K is the calls for service for the last two (2) years. The property has had a total of 2 calls for service.

As of the date of this report, the video gaming data is as follows:

- **TOTAL NUMBER OF CITY OF ROCKFORD VIDEO GAMING LICENSES ISSUED: 515**
- **TOTAL NUMBER OF AUTHORIZED VGTS IN THE CITY OF ROCKFORD NOT YET ISSUED: 62**
- **TOTAL NUMBER OF AUTHORIZED VGTS IN THE CITY OF ROCKFORD: (515 + 62) = 577**
- **IF WING SNOB IS APPROVED: (577 + 5) = 582**

Staff feels that the request is consistent with other restaurant establishments in the area. Staff feels that adding video gaming terminals will not be detrimental to the existing businesses or the surrounding area. Staff is of the opinion this request is reasonable and supports this request subject to conditions.

RECOMMENDATION: Staff recommends **APPROVAL** of the sale of beer and wine (Class WB50) by the drink in conjunction with a restaurant and video gaming terminals in a C-2, Limited Commercial Zoning District, subject to the following conditions:

1. Meet all Applicable Building and Fire Codes
2. Compliance with all City of Rockford Code of Ordinances including Liquor Codes.
3. Window display signage is limited to 20% of window area
4. The windows shall not be covered with bars or other devices that block the windows
5. The sale of beer and wine by the drink to be in conjunction with a restaurant.
6. The hours of operation are limited to Sunday through Thursday 11:00 a.m. to 11:00 p.m. and Friday and Saturday 11:00 a.m. to 12:00 a.m. (midnight).
7. The proposed use shall not have a cover charge, dance floor, any DJs or live entertainment.
8. The proposed use shall not operate as a nightclub.
9. The sale of beer and wine by the drink shall be limited to the tenant space shown as Exhibit F.
10. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
11. All outstanding general ordinance fines must be paid prior to the issuance of the license.
12. All conditions must be met prior to issuance of license and establishment of use.

SC: BM 06/08/2026

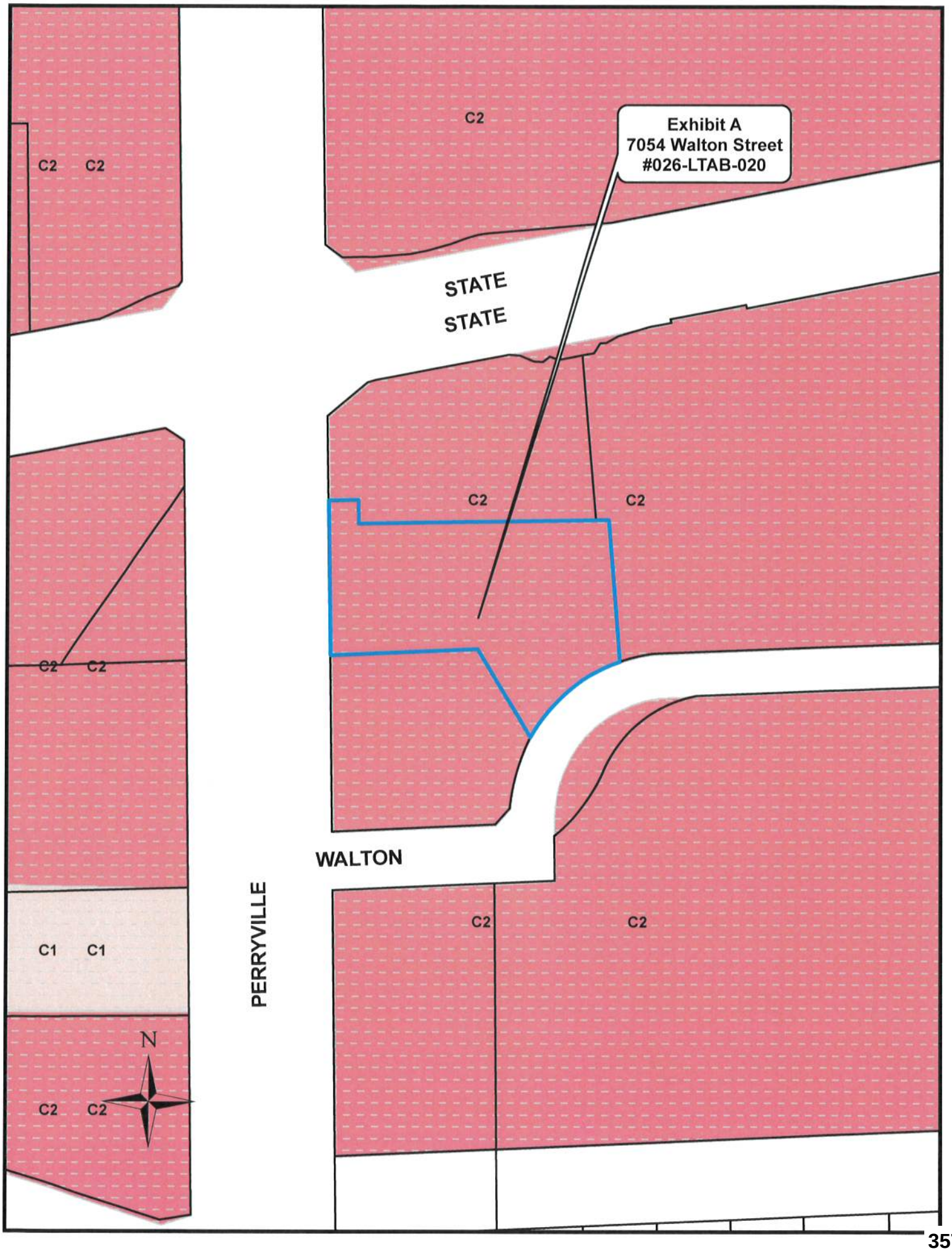


Exhibit A
7054 Walton Street
#026-LTAB-020
C2
C2 C2
STATE
STATE
C2
C2
C2 C2
WALTON
PERRYVILLE
C1 C1
C2
C2
N
C2 C2

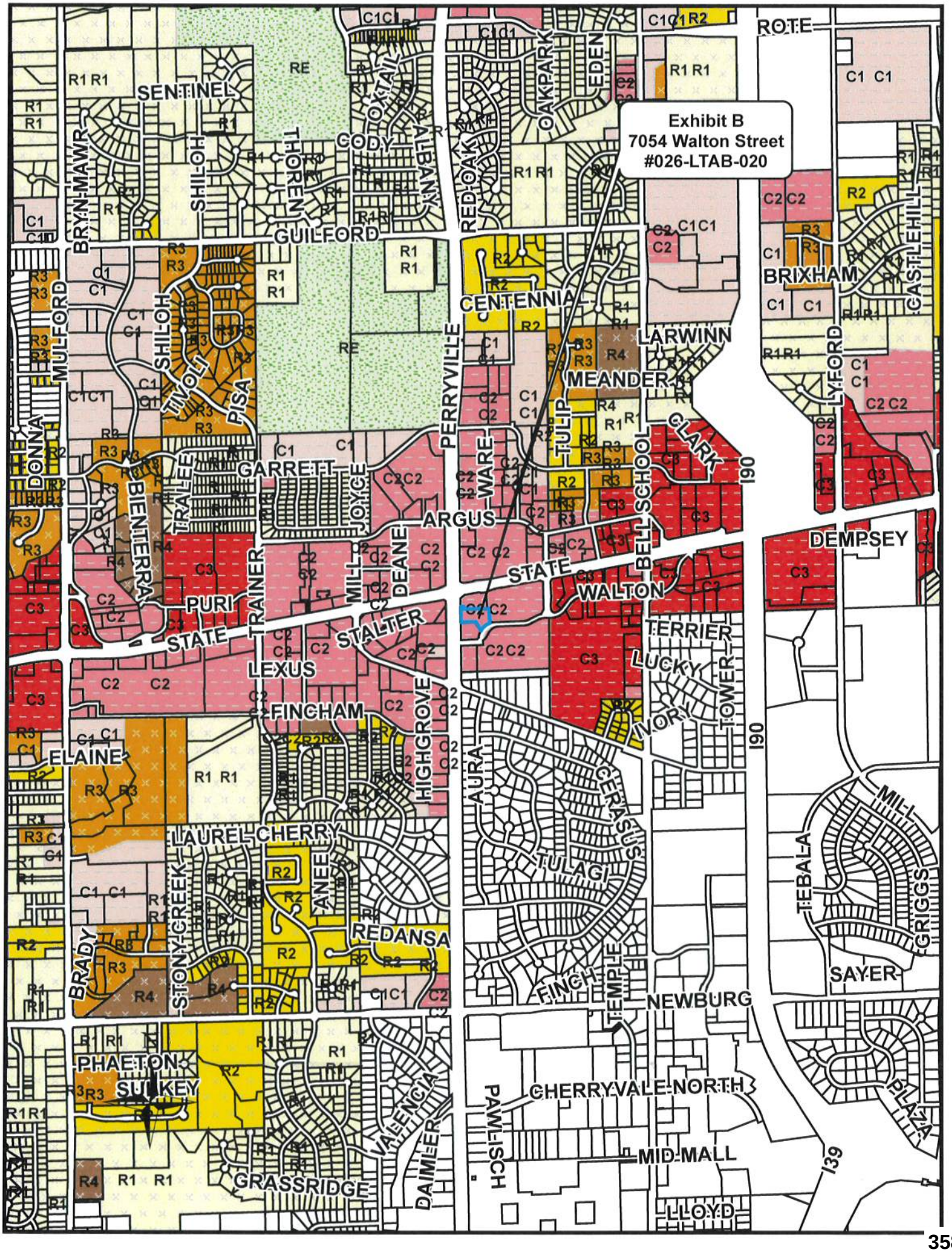
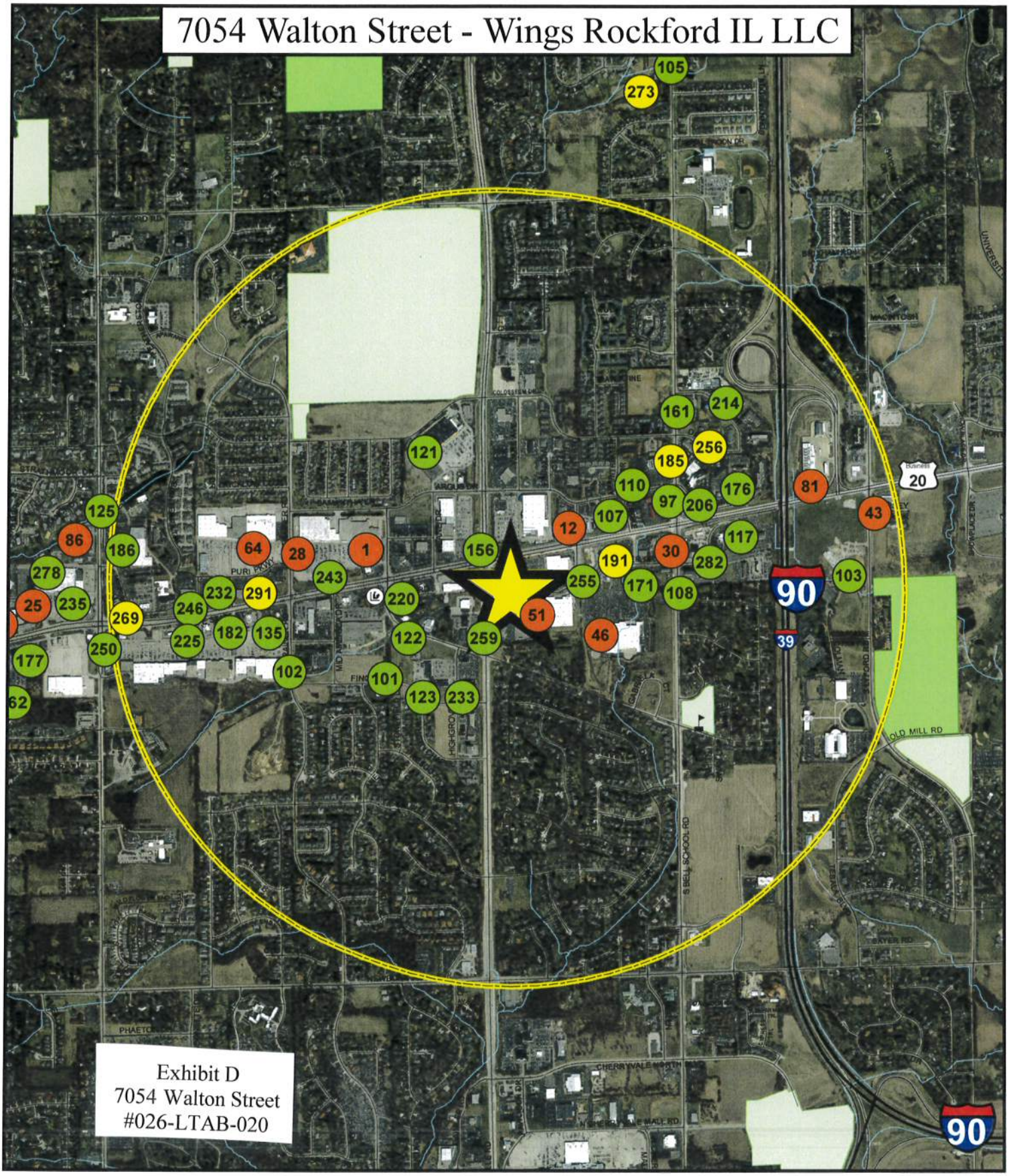


Exhibit B
7054 Walton Street
#026-LTAB-020
ROTE
SENTINEL
BRYN MAWR
SHILOH
THORNEN
CODY
FOXTAIL
ALBANY
OAKPARK
EDEN
RED OAK
GUILFORD
MULFORD
DONNA
TYLOL
PISA
TRALEE
BIENTERRA
GARRETT
JOYCE
PERRYVILLE
CENTENNIAL
WARE
TULIP
LARWINN
MEANDER
BRIXHAM
CASTLEHILL
LYFORD
CLARK
BELL SCHOOL
190
ARGUS
DEMPSEY
STATE
WALTON
TRAINER
MILL
DEANE
PURI
STALTER
LEXUS
FINGHAM
HIGHGROVE
TERRIER
LUCKY
IVORY
TOWER
ELAINE
AURA
CERASUS
TULAGI
TEBALA
MILL
GRIGGS
LAUREL
CHERRY
ANEE
REDANSA
BRADY
STONY CREEK
SAYER
FINCH
TEMPLE
NEWBURG
PHAETON
SULKEY
CHERRYVALE NORTH
PLAZA
VALENCIA
DAIMLER
PAWLISCH
MID-MALL
139
GRASSRIDGE
LLOYD

Exhibit C
7054 Walton Street
#026-LTAB-020
STATE
STATE
WALTON
PERRYVILLE
N


7054 Walton Street - Wings Rockford IL LLC
105
273
161
214
256
185
121
110
176
81
97
206
125
107
43
86
186
64
28
1
12
117
156
30
191
282
278
243
255
103
25
235
232
291
220
171
108
246
269
51
182
135
122
259
46
225
177
250
102
101
123
233
62
90
39
OLD MILL RD
Exhibit D
7054 Walton Street
#026-LTAB-020
Key
College/University
School (K-12)
City/Village Hall
Parks
Forest Preserves
Sale by the Drink (Beer and Wine)
Sale by the Drink (Full Liquor)
Package Liquor Sales
CITY OF ROCKFORD, ILLINOIS
LIQUOR LICENSE LOCATIONS-2024
2024
ROCKFORD
SCALE
ROCKFORD

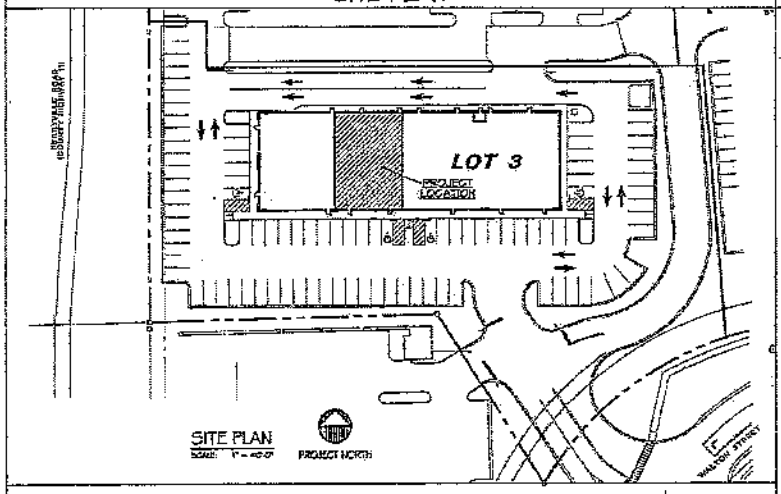
(5) Exterior Site Plan

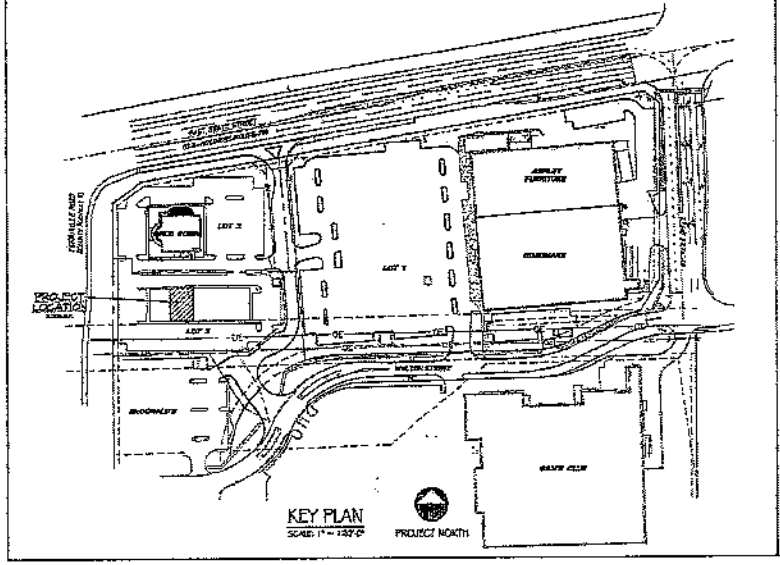
RECEIVED
MAY 8 2026
CITY OF ROCKFORD LEGAL DEPARTMENT

PROPOSED VANILLA BOX BUILDOUT FOR MANAGEMENT

7054 WALTON ST. ROCKFORD, ILLINOIS

SITE PLAN





SHEET INDEX

SHEET #	DESCRIPTION
T1	TITLE SHEET
A1	FLOOR PLAN, REVISED ELEVATION AND FRAME ELEVATIONS, & WALL DETAILS
FP-1	SPRINKLER SYSTEM FLOOR PLAN, FIRE PROTECTION NOTES, SCHEDULES, AND SPECIFICATION
P-1	PLUMBING FLOOR PLAN, DETAILS, AND SPECIFICATION
M-1	HVAC PLAN, DETAILS, SCHEDULES, AND SPECIFICATION
E-1	POWER & SYSTEMS FLOOR PLAN, NOTES, AND SPECIFICATION

Exhibit E
7054 Walton Street
#026-LTAB-020

PLAN REVIEW INFORMATION

- 2015 IBC (INTERNATIONAL BUILDING CODE
- 2015 IMC (INTERNATIONAL MECHANICAL CODE
- 2015 IFC (INTERNATIONAL FIRE CODE)
- 2011 NEC (NATIONAL ELECTRICAL CODE)
- 2015 IEC (INTERNATIONAL ENERGY CODE
- 1989 ICC (ILLINOIS ACCESSIBILITY CODE

Legacy Designs, Inc.

STATEMENT OF COMPLIANCE

REVISIONS	
RUBLOFF ARCHITECTURAL GROUP, INC.	4949 HARRISON AVENUE SUITE 210, ROCKFORD, ILLINOIS 61108, PHONE: (815) 397-3100, FAX: (815) 398-2221
PROJECT NO.: MANTOUTLOT	DRAWN BY: KJ
DATE: 03-27-26	CHECKED BY: RJS
SCALE: AS NOTED	
SHEET	T-1
OF	1

PROPOSED VANILLA BOX BUILDOUT FOR
OUTLOT 3/ROCKFORD, ILLINOIS

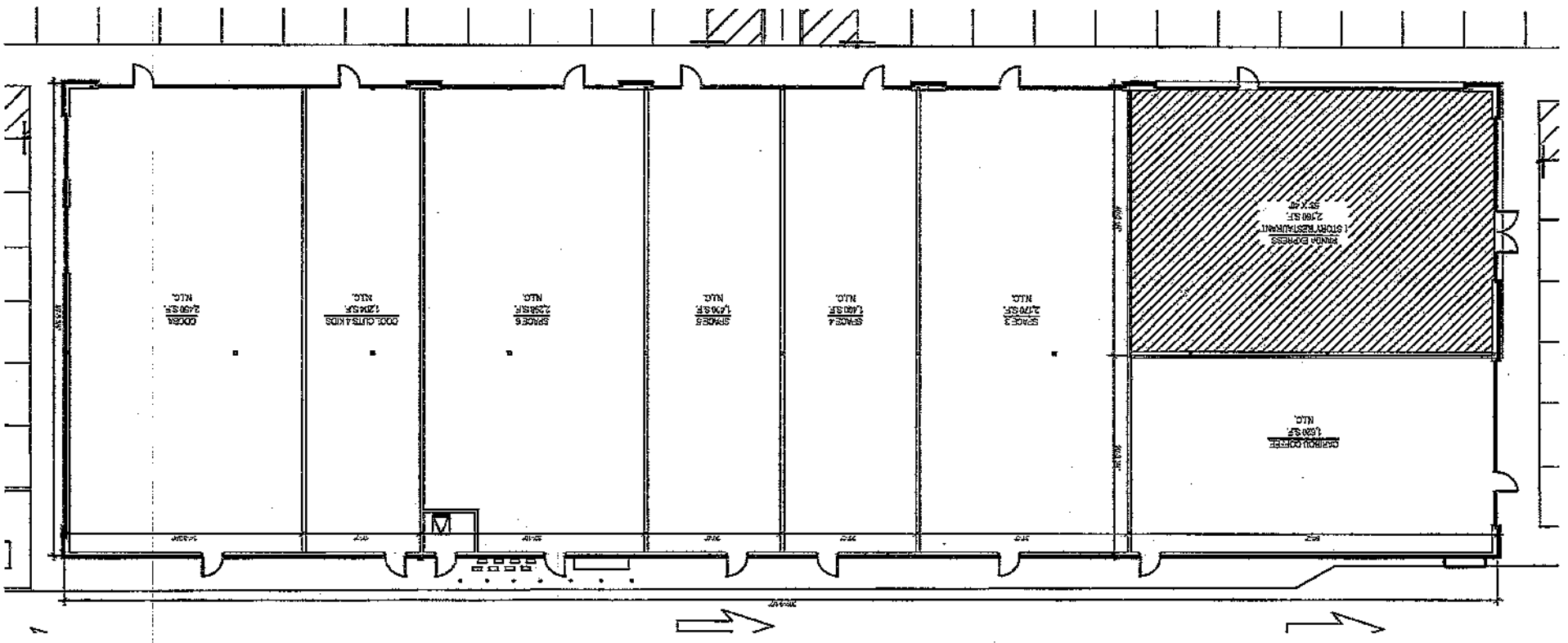


Exhibit F
7054 Walton Street
#026-LTAB-020

OCCUPANCY CALCULATIONS

KITCHEN / PACKAGING (COMMERCIAL)			
	OCCUPANCY LOAD:	1 PERSON / 200	SQ.FT
	FLOOR AREA:	617	SQ.FT
	TOTAL OCCUPANTS:	4	PERSONS
SALES / CUSTMER			
	OCCUPANCY LOAD:	1 PERSON / 60 SQ.FT	
	FLOOR AREA:	240	SQ.FT
	TOTAL OCCUPANTS:	4	PERSONS
STORAGE / WASH AREA			
	OCCUPANCY LOAD:	1 PERSON / 300	SQ.FT
	FLOOR AREA:	417	SQ.FT
	TOTAL OCCUPANTS:	1.5	PERSONS
DINING			
	OCCUPANCY LOAD:	1 PERSON / 60 SQ.FT	
	FLOOR AREA:	519	SQ.FT
	TOTAL OCCUPANTS:	8	PERSONS
TOILET			
	OCCUPANCY LOAD:	1 PERSON / 50 SQ.FT	
	FLOOR AREA:	139	SQ.FT
	TOTAL OCCUPANTS:	2.5	PERSONS
	TOTAL OCCUPANTS:	22	PERSONS

EGRESS CAPACITY CALCULATIONS

HORIZONTAL EGRESS

DOORS = 0.2 PER OCCUPANT

35" DOORS = 180 OCCUPANTS

MAXIMUM TRAVEL DISTANCE

BUSINESS - MAX TRAVEL DISTANCE = 200 FT

EGRESS PLANS NOTES

1. EXIT SIGN – REFER TO ELECTRICAL
2. WALL MOUNTED FIRE EXTINGUISHER, REFER TO NOTES ABOVE FOR ADDITIONAL INFORMATION
3. FIRE ALARM DEVICE REFER TO ELECTRICAL PLAN
4. RELOCATED FIRE ALARM DEVICES

Occupancy Plan Symbol

SYMBOL	TAG	DESCRIPTION
		FIRE EXTINGUISHER WALL MOUNTED
		SMOKE DETECTOR
		EMERGENCY LIGHT COMBO
		EMERGENCY LIGHT
		CEILING MOUNTED EMERGENCY LIGHT

FLOOR PLAN KEY NOTES

1. PROVIDE FURRING + DRYWALL, SEE DETAIL 1/A4.0. PROVIDE WOOD BASE IN DINING AREA AT DRYWALL SEAM TYP.
2. REPAIR EXIST. DRYWALL AS REQ. & PROVIDE 1/4" DRYWALL FLUSH WITH EXIST. DRYWALL ABOVE. PROVIDE CROWN MOLDING IN DINING AREA AT DRYWALL SEAM TYP.

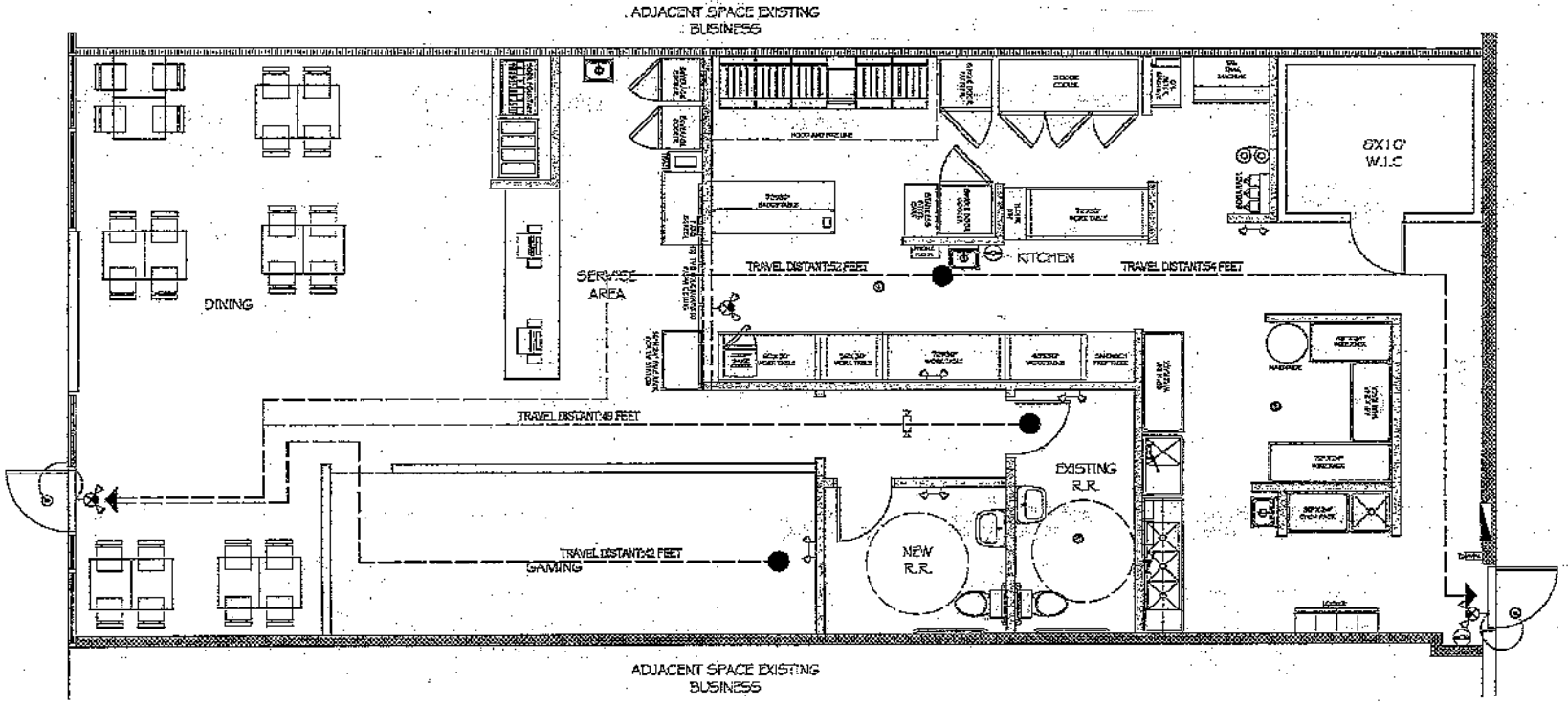
GENERAL NOTES

1. ALL VOIDS BETWEEN FLOORING, WALLS CEILINGS AND EQUIPMENT WILL BE SEALED WITH SILICON SEALANT.
2. ALL LIGHTING WILL BE PROVIDED WITH SHIELDING OR SHATTERPROOF BULBS.

FLOOR PLAN KEY NOTES

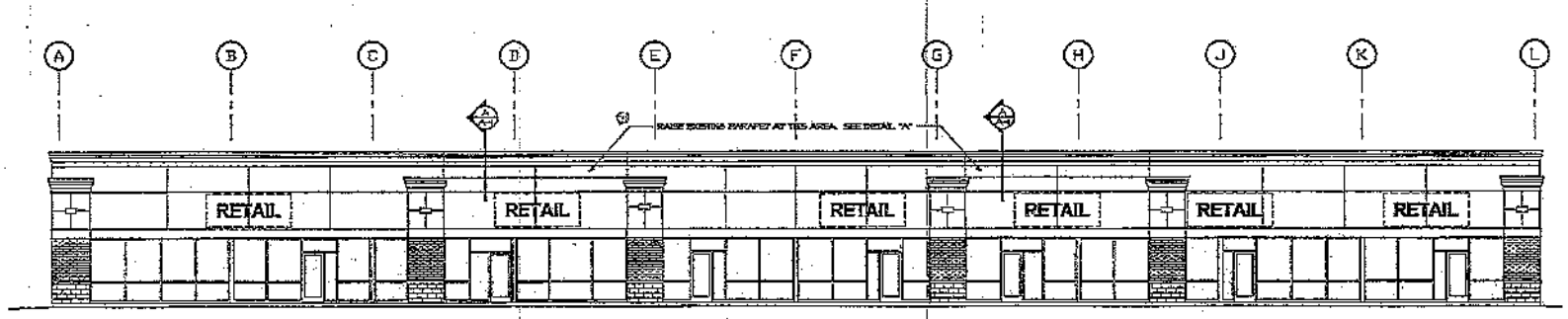
1. OPEN TO STRUCTURE ABOVE COOLER

Exhibit G
7054 Walton Street
#026-LTAB-020



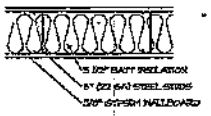
WING SNOB
PROPOSED TENANT BUILD OUT
7054 WALTON ST, ROCKFORD

LIFE SAFETY FLOOR PLAN
G1.1



REVISED FRONT ELEVATION
SCALE 1/8" = 1'-0"

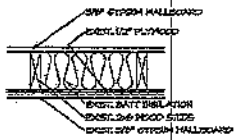
Exhibit H
7054 Walton Street
#026-LTAB-020



1 A-1 WALL ASSEMBLY

WALLBOARD, GYPSUM
5/8" THICK, 4' WIDE PANELS, ATTACHED TO STEEL STUDS AND FLOOR AND CEILING TRACK WITH 1" LONG, TYPE S SELF-DRILLING STEEL SCREWS SPACED 24" O.C. ALONG EDGES OF BOARD AND 24" O.C. IN THE FIELD OF THE BOARD. JOINTS OFFSET VERTICALLY AND STAGGERED ON OPPOSITE SIDES OF THE ASSEMBLY.
U.S. GYPSUM CO. - TYPE C, FOR INTERIOR SHOWROOMS ONLY.

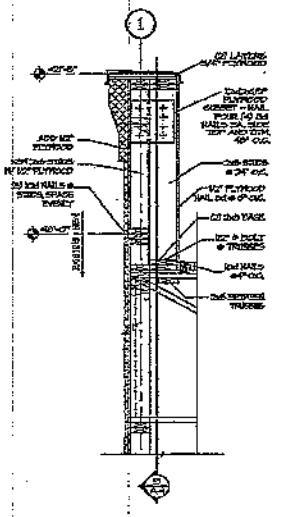
JOINT TAPE AND COMPOUND
VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS. PAPER TAPE, 2" WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.



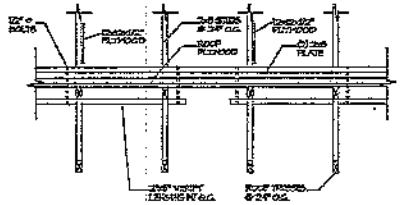
2 A-1 WALL ASSEMBLY

WALLBOARD, GYPSUM
5/8" THICK, 4' WIDE PANELS, ATTACHED TO WOOD STUDS AND FLOOR AND CEILING HOLDERS WITH 1" LONG, TYPE S SELF-DRILLING STEEL SCREWS SPACED 24" O.C. ALONG EDGES OF BOARD AND 12" O.C. IN THE FIELD OF THE BOARD. JOINTS ORIENTED VERTICALLY AND STAGGERED ON OPPOSITE SIDES OF THE ASSEMBLY.
U.S. GYPSUM CO. - TYPE C, FOR INTERIOR SHOWROOMS ONLY.

JOINT TAPE AND COMPOUND PER 2
VINYL, DRY OR PREMIXED JOINT COMPOUND, APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS. PAPER TAPE, 2" WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS.



A REVISED WALL SECTION
SCALE 3/4" = 1'-0"

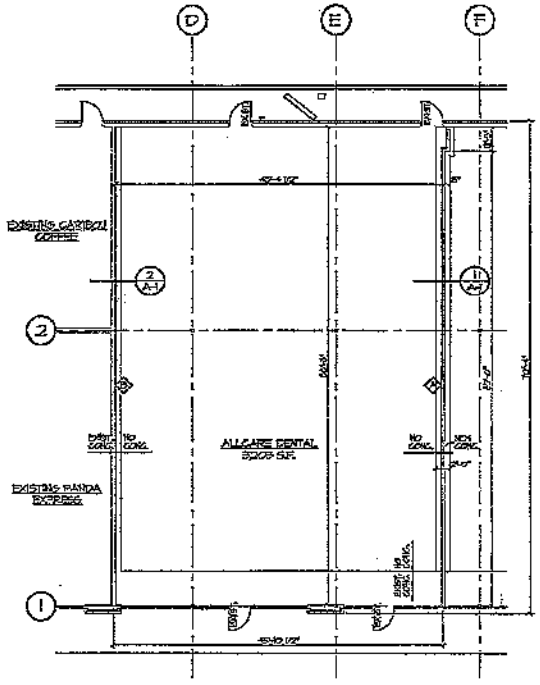


B TRUSS SECTION DETAIL
SCALE 3/4" = 1'-0"

INTERIOR PARTITION SCHEDULE

1 5/8" TYPE X GWB OVER 3/4" 22 GA. METAL STUD @16" O.C. FROM FLOOR TO UNDERSIDE OF ROOF DECK. TAPED AND SANDED - READY FOR PAINT. SEE DETAIL 1.

2 5/8" TYPE X GWB OVER EXISTING 2x6 WOOD STUD SHEAR WALL W/ BATT INSULATION FROM FLOOR TO UNDERSIDE OF ROOF DECK. TAPED, SANDED, AND READY FOR PAINT. SEE DETAIL 2.



FLOOR PLAN
SCALE 1/8" = 1'-0"
North

PROPOSED VANILLA BOX BUILDOUT FOR
OUTLOT B/ROCKFORD, ILLINOIS

RUBLOFF ARCHITECTURAL GROUP, INC.
4918 HARRISON AVENUE ROCKFORD 990
ROCKFORD, ILLINOIS 61108
PHONE (815) 397-3100 FAX (815) 397-4271

REVISIONS			
FILE: MASTERKEY WAL-MART/OUTLOT B/VALLOWEY-1.DWG		SCALE: 3/8 NOTED	
DATE: 03-27-07	DRAWN BY: KS	CHECKED BY: K.S.	

SHEET A-1 | 1 of 1

RECEIVED
MAY 8 2026
CITY OF ROCKFORD LEGAL DEPARTMENT

Attachment 2 - Detailed Business Plan

Liquor License Application - Wing Snob

Applicant / Legal Entity	Wings Rockford IL LLC
Business Name	Wing Snob
Premises Address	7054 Walton Street, Rockford, IL 61108
Type of Business	Restaurant - Chicken Wings / Casual Dining
Liquor License Request	Beer and Wine Only

1. Nature and Use of the Business

Wing Snob will operate as a casual restaurant specializing in chicken wings and related food items. The primary purpose of the business is food service, including dine-in, carryout, and delivery/takeout orders.

The restaurant will not operate as a bar, tavern, nightclub, lounge, or entertainment venue. Alcoholic beverages, if approved by the City of Rockford, will be offered only as a secondary and incidental service to support the restaurant's food operations.

If video gaming terminals are later approved by the City of Rockford, the Illinois Gaming Board, and any other applicable authority, they will remain secondary and incidental to the restaurant's primary food-service operation. The business will not operate as a gaming lounge.

The business is intended to serve customers looking for casual dining, quick-service meals, lunch, dinner, takeout, and family-friendly restaurant options.

2. Days and Hours of Operation

The proposed restaurant hours are:

Day	Hours
Monday	11:00 AM - 11:00 PM
Tuesday	11:00 AM - 11:00 PM
Wednesday	11:00 AM - 11:00 PM
Thursday	11:00 AM - 11:00 PM
Friday	11:00 AM - 12:00 Midnight
Saturday	11:00 AM - 12:00 Midnight
Sunday	11:00 AM - 11:00 PM

3. Food Service Hours

Food service will be available during all operating hours. The restaurant's main business activity will be food preparation and food sales.

4. Proposed Menu

Wing Snob's menu will include chicken wings and related casual dining items. Menu categories are expected to include, but are not limited to:

- Traditional wings
- Boneless wings
- Cauli-wings
- Chicken tenders
- Fan packs
- Sandwiches
- Loaded fries

Exhibit I
7054 Walton Street
#026-LTAB-020

- Crispy chicken minis
- 6-piece meal deals
- 8-piece meal deals
- 10-piece meal deals
- Sides and non-alcoholic beverages

A copy of the proposed menu may be provided with the application packet if requested by the City.

5. Proposed Alcohol Service

The applicant is requesting approval for beer and wine only.

The proposed alcoholic beverage offerings may include:

- Bottled beer
- Canned beer
- Wine

No hard liquor, spirits, margaritas, or mixed cocktails are proposed under this application.

Alcohol service will be incidental to the restaurant's food service operations. The sale of alcohol will not be the primary business activity. Alcohol will be served only in compliance with all City of Rockford and State of Illinois liquor laws.

Employees involved in alcohol service will be trained to verify age, check identification, refuse service to underage or intoxicated individuals, and follow all applicable liquor control requirements.

6. Target Audience

The restaurant's target customers include:

- Local residents
- Families
- Nearby employees and business customers
- Shoppers and visitors in the surrounding commercial area
- Lunch and dinner customers
- Carryout and delivery customers
- Customers seeking casual restaurant dining

The business is intended to operate as a food-focused restaurant serving the general public in a safe and responsible manner.

7. Anticipated Food Sales vs. Alcohol Sales

The applicant anticipates that food and non-alcoholic beverage sales will make up the substantial majority of total sales.

The estimated sales ratio is:

- Food and non-alcoholic beverages: approximately 90% to 95%
- Beer and wine sales: approximately 5% to 10%

This estimate reflects the applicant's intent to operate primarily as a restaurant, with alcohol service offered only as a limited, complementary option for eligible customers.

8. Entertainment

No live entertainment, DJ, dancing, karaoke, nightclub activity, ticketed events, or similar entertainment use is proposed at this time.

If the business later decides to add any form of entertainment that requires City review or approval, the applicant will contact the City of Rockford in advance and comply with any applicable requirements before implementing such changes.

9. Cover Charge

No cover charge will be required to enter the premises.

Customers will be permitted to enter the restaurant for regular food service, carryout, and dine-in purposes without any admission fee.

10. Outdoor Seating

No outdoor seating or patio alcohol service is proposed at this time.

Alcohol service, if approved, will be limited to the licensed interior premises unless otherwise approved by the City.

11. Parking and Cross-Parking Access

Customer parking will be provided through available parking serving the premises and through an approved cross-parking access contract. The applicant has obtained the cross-parking access contract and will attach a copy of that agreement with this liquor license application. The applicant understands that parking must comply with applicable City requirements and will provide the approved cross-parking agreement, any required site plan, parking exhibit, and related documentation as part of the overall application and permitting process.

12. Proposed Video Gaming

The applicant is applying for video gaming terminals at the premises, subject to all required approvals from the City of Rockford, the Illinois Gaming Board, and any other applicable authority.

Any video gaming terminals, if approved, will be secondary and incidental to the restaurant's primary food-service operation. The business will not operate as a gaming lounge, bar, nightclub, or adult entertainment venue. Video gaming will be offered only in compliance with applicable City and State requirements, including age restrictions, licensing, placement requirements, and responsible operation standards.

13. Compliance and Responsible Operation

The applicant is committed to operating the restaurant in a responsible, safe, and lawful manner. Management will maintain procedures for:

- Verifying customer age before alcohol service
- Refusing service to underage individuals
- Refusing service to intoxicated individuals
- Monitoring customer conduct inside the premises
- Maintaining food-focused restaurant operations
- Complying with City of Rockford and State of Illinois liquor laws
- Cooperating with City officials, inspectors, and law enforcement as needed

The applicant understands that the Mayor and City may rely on the representations made in this business plan when reviewing the liquor license application.

Submitted by:

Wings Rockford IL LLC
Dimple Naik

Wing Snob
7054 Walton Street
Rockford, IL 61108

RECEIVED

MAY 8 2026

CITY OF ROCKFORD LEGAL DEPARTMENT

Attachment 6 - Security Plan

Wing Snob - Liquor License Application

Applicant / Legal Entity: Wings Rockford IL LLC
Business Name: Wing Snob
Premises Address: 7054 Walton Street, Rockford, IL 61108
Business Type: Restaurant - Chicken Wings / Casual Dining
Liquor License Request: Beer and Wine Only

1. Purpose of Security Plan

Wing Snob will operate as a casual restaurant specializing in chicken wings, sandwiches, tenders, fries, meal deals, and related food items. The primary purpose of the premises is restaurant food service, including dine-in, carryout, and delivery/takeout orders.

Alcohol service, if approved, will be limited to beer and wine and will be incidental to the restaurant's primary food-service operation. The business will not operate as a bar, nightclub, tavern, lounge, or entertainment venue.

This security plan describes the procedures Wing Snob will use to maintain a safe, orderly, and responsible restaurant environment for customers, employees, neighboring businesses, and the public.

2. Security Personnel

Wing Snob does not anticipate using dedicated security guards during normal restaurant operations. The premises will be monitored and supervised by an on-duty manager and trained restaurant employees during all operating hours.

The on-duty manager will be responsible for supervising the premises, monitoring customer conduct, addressing safety concerns, and contacting law enforcement if necessary.

If business conditions, special circumstances, or City requirements later create a need for additional security personnel, Wing Snob will evaluate and implement appropriate security staffing.

3. Qualifications and Training of Personnel

Managers and employees responsible for alcohol service will be trained regarding responsible alcohol service and customer safety procedures. Training will include:

- Verifying customer age before alcohol service
- Checking valid government-issued identification
- Refusing alcohol service to underage individuals
- Refusing alcohol service to visibly intoxicated individuals

Exhibit J
7054 Walton Street
#026-LTAB-020

- Monitoring customer behavior inside the premises
- Reporting concerns to the on-duty manager
- Following incident response procedures
- Cooperating with law enforcement and City officials when needed

Where required, employees involved in alcohol service will complete BASSET or other applicable responsible beverage service training.

4. Customer Dress Code

Wing Snob does not plan to enforce a formal customer dress code. The business will operate as a casual restaurant.

Customers must wear appropriate attire consistent with a public restaurant environment, including shoes and shirts. Management reserves the right to refuse service to anyone who is disorderly, unsafe, disruptive, intoxicated, threatening, or otherwise violating restaurant policy or applicable law.

5. Plan for Controlling and Addressing Disorderly Activity

Wing Snob will maintain a zero-tolerance approach toward disorderly, unsafe, or unlawful conduct. This includes, but is not limited to:

- Fighting
- Harassment
- Threatening behavior
- Public intoxication
- Illegal drug activity
- Loitering
- Vandalism
- Disturbing other customers or neighboring businesses
- Attempting to purchase alcohol while underage
- Attempting to purchase alcohol while visibly intoxicated

If disorderly activity occurs, employees will immediately notify the on-duty manager. The manager will assess the situation and take appropriate action. The general response procedure will be:

1. Notify the on-duty manager.
2. Calmly address the issue if it is safe to do so.
3. Refuse alcohol service when appropriate.
4. Ask the individual to leave the premises if necessary.
5. Contact law enforcement if the situation cannot be safely controlled.
6. Document the incident internally.

Employees will not physically engage with disorderly individuals unless necessary for immediate personal safety. Law enforcement will be contacted when needed.

6. Parking Areas Used by Patrons

Wing Snob customers will use the parking areas serving the premises and the approved cross-parking access arrangement associated with the location.

Management and employees will make reasonable efforts to monitor parking areas used by customers during business operations. Staff will report unsafe activity, suspicious activity, loitering, disorderly conduct, or parking-related concerns to the on-duty manager.

If a parking area issue cannot be safely addressed by management, law enforcement or property management will be contacted as appropriate. Customers will not be permitted to consume open alcoholic beverages in parking areas.

7. Public Areas Immediately Adjacent to the Premises

Wing Snob will make reasonable efforts to maintain an orderly environment near the entrance, sidewalk, and areas immediately adjacent to the restaurant.

Staff will monitor for loitering, disorderly conduct, intoxicated behavior, and unsafe activity near the premises. If any issue is observed, employees will notify the on-duty manager, who will address the situation or contact law enforcement if needed.

The business will not permit customers to leave the licensed premises with open alcoholic beverages unless expressly allowed by applicable law and license terms.

8. Interior of the Licensed Premises

The interior of Wing Snob will be monitored by the on-duty manager and employees during operating hours.

Alcohol service will be limited to beer and wine only. Employees will verify that customers purchasing or consuming alcohol are at least 21 years of age. Alcohol will not be served to minors or visibly intoxicated individuals.

The restaurant will maintain a food-focused environment. Alcohol sales are expected to be secondary and incidental to the primary restaurant operation. Management will monitor the dining area, service counter, restrooms, and customer areas for safety, cleanliness, and appropriate customer conduct.

9. Video Gaming Security and Age Control

Wing Snob may apply for video gaming terminals, subject to all required approvals from the City of Rockford, the Illinois Gaming Board, and any other applicable authority.

If video gaming terminals are approved, they will be operated in compliance with all applicable City and State requirements. Video gaming will be secondary and incidental to the restaurant's primary food-service operation.

Management will ensure that only eligible customers are permitted to use video gaming terminals. Employees will monitor the gaming area during business operations and will verify age when required. Any suspected underage gaming, misuse of machines, disorderly conduct, or violation of applicable gaming rules will be addressed immediately by management.

No video gaming terminals will be installed or operated unless all required approvals have been obtained.

10. Incident Documentation

Wing Snob will maintain internal procedures for documenting significant incidents. Incidents that may be documented include:

- Refusal of alcohol service
- Disorderly conduct
- Police calls
- Customer removal from premises
- Parking lot disturbances
- Safety concerns
- Suspected underage alcohol or gaming activity
- Any other incident requiring management attention

Incident documentation will help management review and address safety concerns and maintain responsible operations.

11. Management Responsibility

The on-duty manager will be responsible for implementing this security plan during business hours. Management will ensure that employees understand their responsibilities related to customer safety, responsible alcohol service, disorderly conduct response, and cooperation with City officials or law enforcement.

Wing Snob is committed to operating as a safe, responsible, restaurant-focused business at 7054 Walton Street, Rockford, Illinois.

Submitted by:
Wings Rockford IL LLC

Dimple Naik
Wing Snob
7054 Walton Street
Rockford, IL 61108

Call Number	Event Date	Location	Situation Reported	Call Disposition	Agency
26-071564	04/06/2026 01:28:03 PM	7054 Walton St	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	Rockford Police Department
25-134075	06/25/2025 01:17:58 PM	7054 Walton St	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	Rockford Police Department

Exhibit K
7054 Walton Street
#026-LTAB-020

Rockford, IL June 22, 2026
LTAB Meeting of June 16, 2026

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred the sale of beer and wine (Class WB50) by the drink in conjunction with a restaurant and video gaming terminals in the name of Dimple Amit Naik / Wings Rockford IL, LLC dba Wing Snob Rockford in a C-2, Limited Commercial Zoning District for the property described as:

A/K/A: 7054 Walton Street
PIN: 12-23-351-005

hereby recommends that the actions of the Liquor and Tobacco Advisory Board be **Sustained** thereby recommending that City Council **APPROVE** the sale of beer and wine (Class WB50) by the drink in conjunction with a restaurant and video gaming terminals in the name of Dimple Amit Naik / Wings Rockford IL, LLC dba Wing Snob Rockford in a C-2, Limited Commercial Zoning District at 7054 Walton Street.

Approval is based on the following conditions:

1. Meet all Applicable Building and Fire Codes
2. Compliance with all City of Rockford Code of Ordinances including Liquor Codes.
3. Window display signage is limited to 20% of window area
4. The windows shall not be covered with bars or other devices that block the windows
5. The sale of beer and wine by the drink to be in conjunction with a restaurant.
6. The hours of operation are limited to Sunday through Thursday 11:00 a.m. to 11:00 p.m. and Friday and Saturday 11:00 a.m. to 12:00 a.m. (midnight).
7. The proposed use shall not have a cover charge, dance floor, any DJs or live entertainment.
8. The proposed use shall not operate as a nightclub.
9. The sale of beer and wine by the drink shall be limited to the tenant space shown as Exhibit F.
10. Any pending general ordinance case(s) must be resolved prior to issuance of the license.
11. All outstanding general ordinance fines must be paid prior to the issuance of the license.
12. All conditions must be met prior to issuance of license and establishment of use.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

Committee Action Taken:

Logemann: Ayes:____ Nays:____ Absent:____
Prunty: Ayes:____ Nays:____ Absent:____
Torina: Ayes:____ Nays:____ Absent:____
Bonne: Ayes:____ Nays:____ Absent:____
Bell: Ayes:____ Nays:____ Absent:____

_____
Jonathan Logemann, Chairman

_____
Aprel Prunty, Vice-Chairman

_____
Gabrielle Torina

_____
Mark Bonne

_____
Tamir Bell

Meeting of June 16, 2026
026-LTAB-020

THE CITY OF ROCKFORD ILLINOIS, USA

Carrie Hagerty
Director
Finance Department

June 22, 2026

Kevin Frost, Chair
Finance and Personnel Committee

Transmittal Letter
Encumbered and Non-Encumbered Voucher Reports

The accompanying reports and related exhibits of encumbrances and non-encumbered vouchers have been properly examined by the Finance Department to the extent of those procedures and responsibilities set forth in the City of Rockford code of ordinances for the Finance Department.

In my opinion, the obligations as shown by the attached Finance and Personnel Committee report for:

Total Vouchers: **$15,480,571.48**

are valid commitments and obligations of the City of Rockford and have been properly classified to the proper fund and account. The Rockford Public Library accounts payable is listed for information purposes only. These accounts are payable by its respective board.

Sincerely yours,

Carrie Hagerty

Carrie Hagerty
Finance Director

cc: Finance and Personnel Committee

THE CITY OF ROCKFORD ILLINOIS, USA

June 22, 2026

To the City Council of the City of Rockford:

Council Members:

Whereas the weekly encumbrances and non-encumbered vouchers have been reviewed and approved by the Finance and Personnel Committee:

Be it resolved that the City Council, pursuant to rule 16, approve the encumbrances and payment of non-encumbered vouchers as submitted by the Finance Director as shown and itemized by the attached exhibits and listings.

Exhibits:

Total Vouchers: **$15,480,571.48**

Respectfully submitted:_____
Chairman

_____

_____

_____

_____

June 22, 2026

Finance Department
Summary of Vouchers by Fund
Finance and Personnel Committee

Funds to be Expended From:

General Fund	$	3,761,186.06
CIP		3,069,753.37
Health & Life Insurance		2,734,427.80
Water		1,623,723.36
Health & Human Services		782,318.21
Redevelopment		676,171.23
Information Services		547,503.65
Risk Management		461,619.00
Health Insurance Medical		367,796.57
Central Garage		304,651.89
Motor Vehicle Parking		264,489.82
River North TIF		188,934.60
Deferred Compensation		167,349.25
Building Maintenance		106,983.90
Community Development		95,148.42
Amerock Hotel TIF		89,450.76
Rockford Global Trade Port TIF		20,328.46
Family Justice Center		10,936.06
Mulford State TIF		2,800.00
911 Communications		750.95
Library		204,248.12
Total	**$**	**15,480,571.48**

CITY OF ROCKFORD
SIGNIFICANT VOUCHERS
June 22, 2026

FUND	ITEMS	COST
Health & Life	HSA & PPO Medical & Administration	2,575,759
	Employee Prescription Drugs	324,037
	Stop/Loss Insurance	153,104
CIP	Davis Park Improvements	1,381,434
	Newburg Road Resurfacing	1,032,937
	11th Street Reconstruction	645,427
	Well 45 Reservoir Replacement	536,068
	Auburn St Improvements	402,313
	Contracted Engineering Services	361,698
	Multi Use Path Maintenance	325,372
	Alpine Road Improvements	135,244
General	City Wide Garbage Collection	975,033
	Purchase of Fire Apparatus	424,462
	Street Light Electric	374,064
	Station 11 Renovation	186,842
	RMTD Subsidy	155,750
	City Wide Property Taxes	114,042
	Basic Law Enforcement (11 Recruits)	89,947
	Fire Turnout Gear	83,734
IT	Microsoft Office Suite Renewal	487,597
Water	IEPA Loan Payments	415,252
	Lead Service Replacement	130,172
Risk	Policy Renewal	405,714
Health & Human Services	ILHEAP Assistance	371,130
	Weatherization Program	161,305
Parking	Management Services	242,098
Central Garage	City Wide Fuel Purchases	221,269
Community Development	River North TIF Payment	188,935
Redevelopment	RACVB Pass-through	156,859
Library	HSA & PPO Medical & Administration	102,772

Total Vouchers - $15,480,571.48

THE CITY OF ROCKFORD ILLINOIS, USA

VOUCHER DETAIL

June 22, 2026

Vendor	Fund	Department / Division	Expense Code / Description	Amount	Total By Vendor
4 REAL PROP INC	GENERAL FUND		UTIL TAX REC WATER	$5.55	**$5.55**
425 MANUFACTURING INC	WATER		SMALL EQUIPMENT AND TOOLS WATER WRENCH 5 INCH INV 14090	$135.00	**$135.00**
7820 VENUS LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 7902 VENUS DR # 4	$468.00	**$468.00**
ABM INDUSTRY GROUPS LLC	BUILDING MAINTENANCE		SERVICE CONTRACTS FAMILY PEACE CENTER PARKING	$113.00	**$242,098.47**
ABM INDUSTRY GROUPS LLC	BUILDING MAINTENANCE		SERVICE CONTRACTS FAMILY PEACE CENTER PARKING	$1,260.00	
ABM INDUSTRY GROUPS LLC	MOTOR VEHICLE PARKING		SERVICE CONTRACTS PARKING MANAGEMENT RFP 825-PW	$114,296.83	
ABM INDUSTRY GROUPS LLC	MOTOR VEHICLE PARKING		SERVICE CONTRACTS PARKING MANAGEMENT RFP 825-PW	$126,428.64	
ACEVEDO, SABIER FELIX / CORDERO, KAROLYN	GENERAL FUND		UTIL TAX REC WATER	$167.77	**$167.77**
ADOBE INC	LIBRARY		SERVICE CONTRACTS ADOBE ACROBAT PRO CREATIVE CLOUD SUBSCRIPTIONS	$5,095.32	**$5,095.32**
AED ESSENTIALS	BUILDING MAINTENANCE		SERVICE CONTRACTS USED PHILIPS FRX AED INV 11731	$4,861.00	**$7,209.00**
AED ESSENTIALS	BUILDING MAINTENANCE		SERVICE CONTRACTS USED PHILIPS FRX AED INV 11731	$1,800.00	
AED ESSENTIALS	GENERAL FUND		SMALL EQUIPMENT AND TOOLS FIRE DEPARTMENT- EMS SUPPLIES	$548.00	
AFSCME COUNCIL 31	GENERAL FUND		AFCSME PEOPLE N/A	$128.70	**$128.70**
AIDA NAFTALIEYEV	WATER		ACCOUNTS RECEIVABLE	$212.96	**$212.96**
AIR ONE EQUIPMENT INC	GENERAL FUND		MAINT-EQUIPMENT	$20.00	**$17,226.93**
AIR ONE EQUIPMENT INC	GENERAL FUND		MAINT-EQUIPMENT	$969.93	
AIR ONE EQUIPMENT INC	GENERAL FUND		MAINT-EQUIPMENT	$927.00	
AIR ONE EQUIPMENT INC	GENERAL FUND		MAINT-EQUIPMENT	$1,101.00	
AIR ONE EQUIPMENT INC	GENERAL FUND		MAINT-EQUIPMENT	$171.00	
AIR ONE EQUIPMENT INC	GENERAL FUND		SMALL EQUIPMENT AND TOOLS	$7,420.00	
AIR ONE EQUIPMENT INC	GENERAL FUND		SMALL EQUIPMENT AND TOOLS	$6,618.00	
AL COX	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 1325 RURAL ST # 3	$825.00	**$1,569.00**
AL COX	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 1329 RURAL ST # 5	$744.00	
ALEXANDER CHEMICAL CORPORATION	WATER		WATER SUPPLIES & MATERIAL WATER TREATMENT CHEMICALS BID	$7,111.00	**$12,296.50**
ALEXANDER CHEMICAL CORPORATION	WATER		WATER SUPPLIES & MATERIAL WATER TREATMENT CHEMICALS BID	$5,185.50	
ALFRED BENESCH & COMPANY	CIP		ENG SERVICES-DESIGN ALPINE RD IMPROVEMENTS DESIGN ENG	$79,205.23	**$176,303.79**
ALFRED BENESCH & COMPANY	CIP		ENG SERVICES-DESIGN ALPINE RD IMPROVEMENTS DESIGN ENG	$56,038.76	
ALFRED BENESCH & COMPANY	CIP		ENG SERVICES-DESIGN ALPINE/NEWBURG INTERSECTION IMPROVEMENTS DESIGN	$28,775.39	
ALFRED BENESCH & COMPANY	CIP		ENG SERVICES-DESIGN ALPINE/NEWBURG INTERSECTION IMPROVEMENTS DESIGN	$12,284.41	
ALFRED BENESCH & COMPANY	CIP		TRANF FRM MOTOR FUEL FD ALPINE RD IMPROVEMENTS DESIGN ENG	($79,205.23)	
ALFRED BENESCH & COMPANY	CIP		TRANF FRM MOTOR FUEL FD ALPINE RD IMPROVEMENTS DESIGN ENG	($56,038.76)	
ALFRED BENESCH & COMPANY	CIP		TRANF FRM MOTOR FUEL FD ALPINE/NEWBURG INTERSECTION IMPROVEMENTS DESIGN	($28,775.39)	
ALFRED BENESCH & COMPANY	CIP		TRANF FRM MOTOR FUEL FD ALPINE/NEWBURG INTERSECTION IMPROVEMENTS DESIGN	($12,284.41)	
ALFRED BENESCH & COMPANY	CIP		TRANF TO CPTL IMPROVE FD ALPINE RD IMPROVEMENTS DESIGN ENG	$79,205.23	
ALFRED BENESCH & COMPANY	CIP		TRANF TO CPTL IMPROVE FD ALPINE RD IMPROVEMENTS DESIGN ENG	$56,038.76	

Vendor	Fund	Department / Division	Expense Code / Description	Amount	Total By Vendor
ALFRED BENESCH & COMPANY	CIP		TRANF TO CPTL IMPROVE FD ALPINE/NEWBURG INTERSECTION IMPROVEMENTS DESIGN	$28,775.39	
ALFRED BENESCH & COMPANY	CIP		TRANF TO CPTL IMPROVE FD ALPINE/NEWBURG INTERSECTION IMPROVEMENTS DESIGN	$12,284.41	
ALL STATES AG PARTS LLC	CENTRAL GARAGE		MAINT-VEHICLES HYDRAULIC AND AIR LINE FITTINGS	$256.62	**$287.92**
ALL STATES AG PARTS LLC	CENTRAL GARAGE		MAINT-VEHICLES HYDRAULIC AND AIR LINE FITTINGS	$31.30	
ALLEN GALLUZZO HERVRIN LEAKE LLC	LIBRARY		PROF FEE LEGAL LEGAL SERVICES	$17,954.50	**$17,954.50**
ALLEN, BRANDON D.	GENERAL FUND		UTIL TAX REC WATER	$62.69	**$62.69**
ALTORFER INDUSTRIES INC	WATER		SERVICE CONTRACTS NON-COMPETITIVE- GENERATOR & S	$5,112.37	**$8,775.37**
ALTORFER INDUSTRIES INC	WATER		SERVICE CONTRACTS NON-COMPETITIVE- GENERATOR & S	$3,663.00	
ALVAREZ, GUILLERMO / AYALA, JUANA	GENERAL FUND		UTIL TAX REC WATER	$81.85	**$81.85**
AMANDAH LEBRAY	HEALTH & HUMAN SERVICES		LAST MONTHS RENT CSBG-DCA - HORN	$731.00	**$2,862.00**
AMANDAH LEBRAY	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE CSBG-DCA - HORN	$731.00	
AMANDAH LEBRAY	HEALTH & HUMAN SERVICES		SECURITY DEPOSITS CSBG-DCA - HORN	$1,400.00	
AMAZONCOM SERVICES INC	LIBRARY		BOOKS ADULT SERVICES BOOK	$14.99	**$3,411.14**
AMAZONCOM SERVICES INC	LIBRARY		BOOKS RENTAL BOOK	$7.02	
AMAZONCOM SERVICES INC	LIBRARY		BOOKS RENTAL BOOKS	$22.08	
AMAZONCOM SERVICES INC	LIBRARY		COMPUTER NONCAPITAL APPLE IPAD	$1,327.92	
AMAZONCOM SERVICES INC	LIBRARY		COMPUTER NONCAPITAL PEN CLICK CLEANER	$160.35	
AMAZONCOM SERVICES INC	LIBRARY		COMPUTER NONCAPITAL POWER CABLE	$9.49	
AMAZONCOM SERVICES INC	LIBRARY		GROUP PROGRAMS/EXHIBITS MOBILE PROGRAMMING SUPPLIES	$120.70	
AMAZONCOM SERVICES INC	LIBRARY		GROUP PROGRAMS/EXHIBITS MOBILE SRC OUTREACH SUPPLIES	$150.43	
AMAZONCOM SERVICES INC	LIBRARY		GROUP PROGRAMS/EXHIBITS MOBILE SUPPLIES-UNITED FOR LITERACY GRANT	$375.03	
AMAZONCOM SERVICES INC	LIBRARY		GROUP PROGRAMS/EXHIBITS PROGRAMMING SUPPLIES	$40.95	
AMAZONCOM SERVICES INC	LIBRARY		GROUP PROGRAMS/EXHIBITS SRC SUPPLIES FOUNDATION	$310.75	
AMAZONCOM SERVICES INC	LIBRARY		GROUP PROGRAMS/EXHIBITS TOY FOR PROGRAMMING	$9.94	
AMAZONCOM SERVICES INC	LIBRARY		OFFICE GENERAL SUPPLIES 250TH GRANT-MO PROGRAMMING	$50.68	
AMAZONCOM SERVICES INC	LIBRARY		OFFICE GENERAL SUPPLIES DESK ORGANIZER	$55.24	
AMAZONCOM SERVICES INC	LIBRARY		OFFICE GENERAL SUPPLIES LAMINATING POUCHES / DISPOSABLE BOWLS	$38.41	
AMAZONCOM SERVICES INC	LIBRARY		OFFICE GENERAL SUPPLIES MARKETING MATERIALS	$171.79	
AMAZONCOM SERVICES INC	LIBRARY		OFFICE GENERAL SUPPLIES NOTEBOOK JOURNAL	$21.96	
AMAZONCOM SERVICES INC	LIBRARY		OFFICE GENERAL SUPPLIES PAPER CLIPS	$6.80	
AMAZONCOM SERVICES INC	LIBRARY		OFFICE GENERAL SUPPLIES SCOTCH BOOK TAPE	$40.02	
AMAZONCOM SERVICES INC	LIBRARY		OFFICE GENERAL SUPPLIES SRC SUPPLIES-RPLF	$476.59	
AMERICAN CHECKED INC	GENERAL FUND		PROF FEES - MISC BACKGROUND CHECKS FOR NEW HIRES	$840.07	**$1,247.33**
AMERICAN CHECKED INC	GENERAL FUND		PROF FEES - MISC BACKGROUND CHECKS FOR SUMMER INTERNS	$407.26	
AMY PIERCE	REDEVELOPMENT		FOOD FIELD AUDIT GRAYS IGA	$10.65	**$10.65**

Vendor	Fund	Department / Division	Expense Code / Description	Amount	Total By Vendor
ANCHOR HOUSING LP VI	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 417 N ROCKTON AVE # 1	$650.00	**$1,875.00**
ANCHOR HOUSING LP VI	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 524 LOCUST ST # 202	$675.00	
ANCHOR HOUSING LP VI	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 539 N ROCKTON AVE # 1	$550.00	
ANCHOR HOUSING LP VIII	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 314 FISHER AVE # 2	$650.00	**$1,375.00**
ANCHOR HOUSING LP VIII	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 404 N COURT ST # 5	$725.00	
ANDERSON ROCK RIVER FORD	CENTRAL GARAGE		MAINT-VEHICLES FORD AUTOMOTIVE PARTS/SUPPLIES	$154.80	**$746.92**
ANDERSON ROCK RIVER FORD	CENTRAL GARAGE		VEHICLE VENDOR SERVICE GARAGE COMMERCIAL LABOR BID NO	$80.76	
ANDERSON ROCK RIVER FORD	CENTRAL GARAGE		VEHICLE VENDOR SERVICE GARAGE COMMERCIAL LABOR BID NO	$511.36	
ANDERSON, BARTON/KAREN	GENERAL FUND		UTIL TAX REC WATER	$24.25	**$24.25**
ANNA GARRISON	GENERAL FUND		TRAVEL A GARRISON - 6/24/26-6/25/26 - CHICAGO IL	$74.00	**$148.00**
ANNA GARRISON	GENERAL FUND		TRAVEL GARRISON - 05/18-05/20/26 - LAS VEGAS NV	$74.00	
ANNA GRZELAK	FAMILY JUSTICE CENTER		TRAVEL GRZELAK - 05/18-05/21/26 - DALLAS TX	$118.36	**$118.36**
ANNE L WILKERSON	GENERAL FUND		TRAVEL WILKERSON - 6/28 - 7/1/26 - CHICAGO IL	$381.15	**$381.15**
ANNELY GARCIA-MEDRANO	GENERAL FUND		CLEANUPS PROPERTY CLEAN-UPS BID NO 1223	$1,800.00	**$1,800.00**
APPLIED PAVEMENT TECHNOLOGY INC	CIP		ENG SERVICES-DESIGN CW PAVEMENT CONDITION INVENTORY	$39,183.50	**$39,183.50**
ARC DESIGN RESOURCES INC	MULFORD STATE TIF		ENG SERVICES-DESIGN STATE MULFORD SIDEWALK AND CROSS WALK DESIGN ENG	$2,800.00	**$2,800.00**
ARCO MECHANICAL EQUIPMENT SALES CO	GENERAL FUND		MISCELLANEOUS CONTRACTUAL SERVICE INV 23366 06/09/26	$910.00	**$1,910.00**
ARCO MECHANICAL EQUIPMENT SALES CO	GENERAL FUND		MISCELLANEOUS CONTRACTUAL SERVICE INV 23367 06/09/26	$500.00	
ARCO MECHANICAL EQUIPMENT SALES CO	GENERAL FUND		MISCELLANEOUS CONTRACTUAL SERVICE INV 23368 06/09/26	$500.00	
ARENA HOLDINGS I LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 109 PENNSYLVANIA AVE # 8	$115.00	**$115.00**
ASHLEY N COTTON	LIBRARY		LIBR FEE LOST/DAMAGE BOOK LOST BOOK RETURNED	$24.00	**$24.00**
ASSOCIATED BANK N A	GENERAL FUND		PCARD UNALLOCATED CHARGES PCARD CITY-8457	$206,047.69	**$206,047.69**
AT&T	GENERAL FUND		TELEPHONE 831-000-1881 640 - 05/22/26-06/21/26	$64.02	**$6,506.99**
AT&T	GENERAL FUND		WIRELESS SERVICE 028-313-0163 324-04/26/26-05/25/26	$36.24	
AT&T	GENERAL FUND		WIRELESS SERVICE 028-313-0163 324-04/26/26-05/25/26	$39.68	
AT&T	INFORMATION SERVICES		SERVICE CONTRACTS 8159632605372 - 06/07/26-07/06/26	$53.54	
AT&T	INFORMATION SERVICES		SERVICE CONTRACTS 8310005136312 - 05/05/26-06/04/26	$1,851.79	
AT&T	INFORMATION SERVICES		SERVICE CONTRACTS 8310005136346 - 06/05/26-07/04/26	$2,816.92	
AT&T	INFORMATION SERVICES		TELEPHONE 831-000-1881 640 - 05/19/26-06/18/26	$883.01	
AT&T	MOTOR VEHICLE PARKING		TELEPHONE 831-000-1881 640 - 05/01/26-05/31/26	$68.91	
AT&T	MOTOR VEHICLE PARKING		TELEPHONE 831-000-1881 640 - 05/19/26-06/18/26	$692.88	
ATTORNEY DAVID M GILL	RISK MANAGEMENT		RISK-CLAIMS SETTLEMENT AGREEMENT CABELLO V COR	$53,428.00	**$53,428.00**
AUTOMATED MERCHANT SYSTEMS LLC	REDEVELOPMENT		SERVICE CONTRACTS ONLINE PAYMENT OPTIONS FOR MET	$20.00	**$307.00**
AUTOMATED MERCHANT SYSTEMS LLC	REDEVELOPMENT		SERVICE CONTRACTS ONLINE PAYMENT OPTIONS FOR MET	$50.00	
AUTOMATED MERCHANT SYSTEMS LLC	REDEVELOPMENT		SERVICE CONTRACTS ONLINE PAYMENT OPTIONS FOR MET	$237.00	

Vendor	Fund	Department / Division	Expense Code / Description	Amount	Total By Vendor
AVILA BROTHER'S RENTALS LLC	GENERAL FUND		UTIL TAX REC WATER	$79.71	**$79.71**
AVILA REALTY GP LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE IDHS-HP - ROBINSON	$863.00	**$2,663.00**
AVILA REALTY GP LLC	HEALTH & HUMAN SERVICES		SECURITY DEPOSITS IDHS-HP - ROBINSON	$1,800.00	
AXON ENTERPRISE INC	GENERAL FUND		SERVICE CONTRACTS BODY WORN CAMERAS AND TASERS 1	$3,410.44	**$3,410.44**
AYDEN VALADEZ	HEALTH & HUMAN SERVICES			$4.40	**$66.00**
AYDEN VALADEZ	HEALTH & HUMAN SERVICES			$4.40	
AYDEN VALADEZ	HEALTH & HUMAN SERVICES			$4.40	
AYDEN VALADEZ	HEALTH & HUMAN SERVICES			$17.60	
AYDEN VALADEZ	HEALTH & HUMAN SERVICES			$17.60	
AYDEN VALADEZ	HEALTH & HUMAN SERVICES			$17.60	
B & H OFFICE FURNITURE INC	BUILDING MAINTENANCE		EQUIP & FURNITURE NONCAPITAL HIGH BACK FLIP ARM EXECUTIVE CHAIR INV 670	$400.00	**$400.00**
B & H TECHNICAL SERVICES INC	GENERAL FUND		SERVICE CONTRACTS MAINTENANCE AGREEEMENT INV 6-145ma26 6/1/26	$186.00	**$186.00**
BAILEY, R	GENERAL FUND		UTIL TAX REC WATER	$31.82	**$31.82**
BALSLEY PRINTING	GENERAL FUND		PRINTING & PUBLICATION CITY-WIDE PRINTING SERVICES JP	$40.00	**$200.00**
BALSLEY PRINTING	GENERAL FUND		PRINTING & PUBLICATION CITY-WIDE PRINTING SERVICES JP	$80.00	
BALSLEY PRINTING	WATER		PRINTING & PUBLICATION CITY-WIDE PRINTING SERVICES JP	$80.00	
BANKERS HEALTHCARE GROUP LLC	GENERAL FUND		WAGE EARNERS HILSON-REF 1247651	$609.62	**$609.62**
BBGB PROPERTIES LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 13517 HARVEST WAY UNIT F	$1,141.00	**$1,141.00**
BELOIT HEALTH SYSTEM INC	GENERAL FUND		WAGE EARNERS SUMNER 25-SC-2238	$646.34	**$646.34**
BENEVATE INC	COMMUNITY DEVELOPMENT		SERVICE CONTRACTS NEIGHBORLY ACCESS 2026	$2,983.50	**$29,672.00**
BENEVATE INC	COMMUNITY DEVELOPMENT		SERVICE CONTRACTS NEIGHBORLY ACCESS 2026	$5,304.00	
BENEVATE INC	COMMUNITY DEVELOPMENT		SERVICE CONTRACTS NEIGHBORLY ACCESS 2026	$14,091.50	
BENEVATE INC	COMMUNITY DEVELOPMENT		SERVICE CONTRACTS NEIGHBORLY ACCESS 2026	$2,320.50	
BENEVATE INC	GENERAL FUND		SERVICE CONTRACTS NEIGHBORLY ACCESS 2026	$2,320.50	
BENEVATE INC	GENERAL FUND		SERVICE CONTRACTS NEIGHBORLY ACCESS 2026	$2,652.00	
BENJAMIN LARSEN JR	WATER		FOOD MEAL REIMBURSEMENT	$11.00	**$11.00**
BENNETT, BROCK A / VICTORIA E	GENERAL FUND		UTIL TAX REC WATER	$69.41	**$69.41**
BLANTON, J	GENERAL FUND		UTIL TAX REC WATER	$9.43	**$9.43**
BLITT & GAINES PC	GENERAL FUND		WAGE EARNERS MADISON 2024AR000556	$341.74	**$341.74**
BLUE CROSS BLUE SHIELD OF ILLINOIS	LIBRARY		HEALTH INSURANCE JULY HEALTH INS	$16,943.12	**$102,772.33**
BLUE CROSS BLUE SHIELD OF ILLINOIS	LIBRARY		LIBRARY HEALTH INSURANCE JULY HEALTH INS	$85,829.21	
BLUEPOINT ALERT SOLUTIONS LLC	BUILDING MAINTENANCE		SERVICE CONTRACTS ANNUAL C2 AND MONITORING SERVICE FEE AT CITY HALL	$2,307.00	**$2,307.00**
BOARD, RANDALL A JR	GENERAL FUND		UTIL TAX REC WATER	$68.88	**$68.88**
BOMAR HEATING & COOLING INC	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT ESV26-66 - RYAN	$5,667.00	**$6,275.00**
BOMAR HEATING & COOLING INC	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT ESV26-68 - LASTAR	$608.00	

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BOVES AUTO AND TRUCK SERVICE LLC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE	$119.99	**$2,878.03**
BOVES AUTO AND TRUCK SERVICE LLC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE	$366.09	
BOVES AUTO AND TRUCK SERVICE LLC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE	$152.99	
BOVES AUTO AND TRUCK SERVICE LLC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE	$297.31	
BOVES AUTO AND TRUCK SERVICE LLC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE	$156.24	
BOVES AUTO AND TRUCK SERVICE LLC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE	$156.24	
BOVES AUTO AND TRUCK SERVICE LLC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE	$256.88	
BOVES AUTO AND TRUCK SERVICE LLC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE	$156.24	
BOVES AUTO AND TRUCK SERVICE LLC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE	$261.92	
BOVES AUTO AND TRUCK SERVICE LLC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE	$179.87	
BOVES AUTO AND TRUCK SERVICE LLC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE	$70.00	
BOVES AUTO AND TRUCK SERVICE LLC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE	$157.87	
BOVES AUTO AND TRUCK SERVICE LLC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE	$178.56	
BOVES AUTO AND TRUCK SERVICE LLC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE	$171.59	
BOVES AUTO AND TRUCK SERVICE LLC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE	$156.24	
BOVES AUTO AND TRUCK SERVICE LLC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE	$40.00	
BOYS & GIRLS CLUB OF ROCKFORD	FAMILY JUSTICE CENTER		SERVICE CONTRACTS PROGRAM SUPPORT WORK - PO	$26.78	**$26.78**
BRAD FOSBERG	GENERAL FUND		LIQUOR LICENSE RECEIVABLE	$11.25	**$11.25**
BRAD MANNING FORD INC	CENTRAL GARAGE		MAINT-VEHICLES	$77.28	**$6,097.32**
BRAD MANNING FORD INC	CENTRAL GARAGE		MAINT-VEHICLES	$157.76	
BRAD MANNING FORD INC	CENTRAL GARAGE		MAINT-VEHICLES	$10.26	
BRAD MANNING FORD INC	CENTRAL GARAGE		MAINT-VEHICLES	$1,260.39	
BRAD MANNING FORD INC	CENTRAL GARAGE		MAINT-VEHICLES	$166.29	
BRAD MANNING FORD INC	CENTRAL GARAGE		MAINT-VEHICLES	$166.29	
BRAD MANNING FORD INC	CENTRAL GARAGE		MAINT-VEHICLES	$237.57	
BRAD MANNING FORD INC	CENTRAL GARAGE		MAINT-VEHICLES	$971.95	
BRAD MANNING FORD INC	CENTRAL GARAGE		MAINT-VEHICLES	$696.54	
BRAD MANNING FORD INC	CENTRAL GARAGE		MAINT-VEHICLES	$329.71	
BRAD MANNING FORD INC	CENTRAL GARAGE		MAINT-VEHICLES	$18.79	
BRAD MANNING FORD INC	CENTRAL GARAGE		MAINT-VEHICLES	$38.23	
BRAD MANNING FORD INC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE GARAGE COMMERCIAL LABOR BID NO	$429.10	
BRAD MANNING FORD INC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE GARAGE COMMERCIAL LABOR BID NO	$1,008.06	
BRAD MANNING FORD INC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE GARAGE COMMERCIAL LABOR BID NO	$429.10	
BRAD MANNING FORD INC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE GARAGE COMMERCIAL LABOR BID NO	$100.00	
BRANDEN D MULDER	CIP		MAINT-INFRASTRUCTURE-NON CAP 1085 JAMES DR AND AMHERST LN	$3,879.80	**$3,879.80**

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BRANDON HARVEY	HEALTH & HUMAN SERVICES		TRAVEL HARVEY - 06/08-06/09/26 - SPRINGFIELD IL	$66.00	**$96.01**
BRANDON HARVEY	HEALTH & HUMAN SERVICES		TRAVEL HARVEY - 06/09/26 - SPRINGFIELD IL	$30.01	
BRANDON MATHER	GENERAL FUND		TRAVEL MATHER - 05/10-05/15/26 - ANDOVER MN	$89.34	**$89.34**
BRENZ, JOSHUA F / NICHOLE S	GENERAL FUND		UTIL TAX REC WATER	$22.01	**$22.01**
BRETT A BRENDEL	GENERAL FUND		EDUCATION AND TRAINING BRENDEL - 05/15/26 - ROCKFORD IL	$230.00	**$230.00**
BRIAN M PARK	GENERAL FUND		TRAVEL PARK - 06/10-06/11/26 - GLENVIEW IL	$224.75	**$224.75**
BRIDGEPAY NETWORK SOLUTIONS LLC	REDEVELOPMENT		CREDIT CARD SERVICE FEE ONLINE PAYMENT OPTIONS FOR MET	$37.30	**$37.30**
BRINKS INCORPORATED	GENERAL FUND		SERVICE CONTRACTS 6/1/26-6/30/26	$502.45	**$2,219.79**
BRINKS INCORPORATED	GENERAL FUND		SERVICE CONTRACTS 6/1/26-6/30/26	$1,717.34	
BRIO PROPERTIES LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 119 SOUTH 3RD STREET # 4	$506.00	**$506.00**
BRODART CO	LIBRARY		BOOKS CHILDREN MATERIALS & PROCESSING	$29.90	**$876.22**
BRODART CO	LIBRARY		BOOKS CHILDREN MATERIALS & PROCESSING	$11.43	
BRODART CO	LIBRARY		BOOKS CHILDREN MATERIALS & PROCESSING	$15.48	
BRODART CO	LIBRARY		BOOKS CHILDREN MATERIALS & PROCESSING	$56.74	
BRODART CO	LIBRARY		BOOKS CHILDREN MATERIALS & PROCESSING	$445.44	
BRODART CO	LIBRARY		BOOKS RENTAL MATERIALS & PROCESSING	$32.33	
BRODART CO	LIBRARY		SERVICE CONTRACTS MATERIALS & PROCESSING	$7.70	
BRODART CO	LIBRARY		SERVICE CONTRACTS MATERIALS & PROCESSING	$3.85	
BRODART CO	LIBRARY		SERVICE CONTRACTS MATERIALS & PROCESSING	$3.85	
BRODART CO	LIBRARY		SERVICE CONTRACTS MATERIALS & PROCESSING	$15.40	
BRODART CO	LIBRARY		SERVICE CONTRACTS MATERIALS & PROCESSING	$254.10	
BROSKI ENTERPRISES INC	LIBRARY		COMPUTER NONCAPITAL WIRELESS ACCESS POINTS	$16,771.90	**$16,771.90**
BROWN, PERRY	GENERAL FUND		UTIL TAX REC WATER	$42.80	**$42.80**
BRYCE DAVIS	GENERAL FUND		TRAVEL DAVIS - 06/15/26 - EAU CLAIRE WI	$50.01	**$50.01**
BURTON, LUCILLE	GENERAL FUND		UTIL TAX REC WATER	$7.62	**$7.62**
BY ANY DREAMS NECESSARY GROUP LLC	FAMILY JUSTICE CENTER		SERVICE CONTRACTS YOUTH LEADERSHIP DEVELOPMENT SERVICES - PO	$2,114.20	**$2,114.20**
C & E SPECIALTIES INC	GENERAL FUND		CLOTHING FINANCE APPAREL ORDER 2026 - GRAHAM	$96.22	**$6,785.53**
C & E SPECIALTIES INC	GENERAL FUND		CLOTHING FINANCE APPAREL ORDER 2026 - MITCHELL	$105.07	
C & E SPECIALTIES INC	GENERAL FUND		CLOTHING FINANCE APPAREL ORDER 2026 - PEREZ	$98.07	
C & E SPECIALTIES INC	GENERAL FUND		CLOTHING FINANCE APPAREL ORDER 2026 - WILKERSON	$152.56	
C & E SPECIALTIES INC	GENERAL FUND		CLOTHING FIRE STATION UNIFORM CLOTHING	$310.00	
C & E SPECIALTIES INC	GENERAL FUND		SMALL EQUIPMENT AND TOOLS RECRUITING ITEMS	$2,843.86	
C & E SPECIALTIES INC	GENERAL FUND		SMALL EQUIPMENT AND TOOLS RFD 911 RUN INV I362004 06/03/2026	$2,643.75	
C & E SPECIALTIES INC	GENERAL FUND		SMALL EQUIPMENT AND TOOLS T SHIRTS FOR YOUTH ACADEMY	$536.00	
CAMIL ASANI	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 2725 19TH AVE	$1,460.00	**$2,113.00**

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CAMIL ASANI	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 2916 CHARLES ST UNIT B	$653.00	
CAR WASH PARTNERS LLC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE MAY 2026 CAR WASHES	$108.00	**$1,504.00**
CAR WASH PARTNERS LLC	GENERAL FUND		VEHICLE VENDOR SERVICE MAY 2026 CAR WASHES	$64.00	
CAR WASH PARTNERS LLC	GENERAL FUND		VEHICLE VENDOR SERVICE MAY 2026 CAR WASHES	$92.00	
CAR WASH PARTNERS LLC	GENERAL FUND		VEHICLE VENDOR SERVICE MAY 2026 CAR WASHES	$192.00	
CAR WASH PARTNERS LLC	GENERAL FUND		VEHICLE VENDOR SERVICE MAY 2026 CAR WASHES	$276.00	
CAR WASH PARTNERS LLC	GENERAL FUND		VEHICLE VENDOR SERVICE MAY 2026 CAR WASHES	$316.00	
CAR WASH PARTNERS LLC	GENERAL FUND		VEHICLE VENDOR SERVICE MAY 2026 CAR WASHES	$456.00	
CARLOS JONES	FAMILY JUSTICE CENTER		FOOD CATERING - PO	$447.50	**$1,222.50**
CARLOS JONES	FAMILY JUSTICE CENTER		FOOD CATERING - PO VETERANS MEMORIAL HALL	$775.00	
CARRIE L HAGERTY	GENERAL FUND		TRAVEL HAGERTY - 6/28 - 7/1/26 - CHICAGO IL	$381.15	**$381.15**
CDW GOVERNMENT INC	INFORMATION SERVICES		MAINT-OFFICE & FURNITURE EMAIL ENCRYPTION - PO	$5,520.00	**$502,254.72**
CDW GOVERNMENT INC	INFORMATION SERVICES		MAINT-OFFICE & FURNITURE TENABLE LICENSE RENEWAL -	$5,067.10	
CDW GOVERNMENT INC	INFORMATION SERVICES		SERVICE CONTRACTS MICROSOFT OFFICE SUITE & SECUR	$487,597.27	
CDW GOVERNMENT INC	LIBRARY		SERVICE CONTRACTS SOLARWINDS DAMEWARE REMOTE SUB	$4,070.35	
CENTER FOR PUBLIC SAFETY EXCELLENCE	GENERAL FUND		MISCELLANEOUS CONTRACTUAL SITE VISIT EXPENSES FOR PEER TEAM INV 05-20614	$8,072.40	**$8,072.40**
CHRISTOPHER A TUMEO	GENERAL FUND		EDUCATION AND TRAINING TUMEO - 03/25-05/19/26 - ONLINE COURSES	$762.00	**$762.00**
CHRISTOPHER GREENWOOD	HEALTH & HUMAN SERVICES		TRAVEL GREENWOOD - 06/08-06/10/26 - SPRINGFIELD IL	$66.00	**$99.00**
CHRISTOPHER GREENWOOD	HEALTH & HUMAN SERVICES		TRAVEL GREENWOOD - 06/08-06/10/26 - SPRINGFIELD IL	$33.00	
CINTAS CORPORATION NO 2	BUILDING MAINTENANCE		LINENS AND LAUNDRY	$31.85	**$2,058.97**
CINTAS CORPORATION NO 2	BUILDING MAINTENANCE		LINENS AND LAUNDRY	$53.15	
CINTAS CORPORATION NO 2	BUILDING MAINTENANCE		LINENS AND LAUNDRY	$34.51	
CINTAS CORPORATION NO 2	BUILDING MAINTENANCE		LINENS AND LAUNDRY	$46.46	
CINTAS CORPORATION NO 2	BUILDING MAINTENANCE		LINENS AND LAUNDRY	$61.30	
CINTAS CORPORATION NO 2	BUILDING MAINTENANCE		LINENS AND LAUNDRY	$16.04	
CINTAS CORPORATION NO 2	BUILDING MAINTENANCE		LINENS AND LAUNDRY	$36.46	
CINTAS CORPORATION NO 2	BUILDING MAINTENANCE		LINENS AND LAUNDRY	$31.85	
CINTAS CORPORATION NO 2	BUILDING MAINTENANCE		LINENS AND LAUNDRY	$44.81	
CINTAS CORPORATION NO 2	BUILDING MAINTENANCE		LINENS AND LAUNDRY	$34.51	
CINTAS CORPORATION NO 2	BUILDING MAINTENANCE		LINENS AND LAUNDRY	$46.46	
CINTAS CORPORATION NO 2	BUILDING MAINTENANCE		LINENS AND LAUNDRY	$53.15	
CINTAS CORPORATION NO 2	BUILDING MAINTENANCE		LINENS AND LAUNDRY	$61.30	
CINTAS CORPORATION NO 2	BUILDING MAINTENANCE		LINENS AND LAUNDRY	$16.04	
CINTAS CORPORATION NO 2	BUILDING MAINTENANCE		LINENS AND LAUNDRY	$36.46	
CINTAS CORPORATION NO 2	BUILDING MAINTENANCE		MAINT-BUILDING FLOOR MATS - 612 N CHURCH	$14.35	

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CINTAS CORPORATION NO 2	BUILDING MAINTENANCE		MAINT-BUILDING FLOOR MATS - 612 N CHURCH	$14.78	
CINTAS CORPORATION NO 2	BUILDING MAINTENANCE		MAINT-BUILDING FLOOR MATS - FAIRGROUNDS	$12.90	
CINTAS CORPORATION NO 2	BUILDING MAINTENANCE		MAINT-BUILDING FLOOR MATS - FAIRGROUNDS	$13.29	
CINTAS CORPORATION NO 2	BUILDING MAINTENANCE		MEDICINE AND DRUGS FIRST AID AND PPO SUPPLIES	$230.14	
CINTAS CORPORATION NO 2	CENTRAL GARAGE		LINENS AND LAUNDRY	$41.85	
CINTAS CORPORATION NO 2	CENTRAL GARAGE		LINENS AND LAUNDRY	$55.83	
CINTAS CORPORATION NO 2	CENTRAL GARAGE		LINENS AND LAUNDRY	$41.85	
CINTAS CORPORATION NO 2	CENTRAL GARAGE		LINENS AND LAUNDRY	$55.83	
CINTAS CORPORATION NO 2	GENERAL FUND		LINENS AND LAUNDRY	$10.40	
CINTAS CORPORATION NO 2	GENERAL FUND		LINENS AND LAUNDRY	$4.12	
CINTAS CORPORATION NO 2	GENERAL FUND		LINENS AND LAUNDRY	$11.96	
CINTAS CORPORATION NO 2	GENERAL FUND		LINENS AND LAUNDRY	$10.40	
CINTAS CORPORATION NO 2	GENERAL FUND		LINENS AND LAUNDRY	$4.12	
CINTAS CORPORATION NO 2	GENERAL FUND		LINENS AND LAUNDRY	$11.96	
CINTAS CORPORATION NO 2	GENERAL FUND		RENTAL EQUIPMENT	$29.66	
CINTAS CORPORATION NO 2	GENERAL FUND		RENTAL EQUIPMENT	$41.46	
CINTAS CORPORATION NO 2	GENERAL FUND		RENTAL EQUIPMENT	$3.53	
CINTAS CORPORATION NO 2	GENERAL FUND		RENTAL EQUIPMENT	$70.25	
CINTAS CORPORATION NO 2	GENERAL FUND		RENTAL EQUIPMENT	$49.96	
CINTAS CORPORATION NO 2	GENERAL FUND		RENTAL EQUIPMENT	$29.66	
CINTAS CORPORATION NO 2	GENERAL FUND		RENTAL EQUIPMENT	$3.53	
CINTAS CORPORATION NO 2	GENERAL FUND		RENTAL EQUIPMENT	$41.46	
CINTAS CORPORATION NO 2	GENERAL FUND		RENTAL EQUIPMENT	$70.25	
CINTAS CORPORATION NO 2	GENERAL FUND		RENTAL EQUIPMENT	$49.96	
CINTAS CORPORATION NO 2	GENERAL FUND		RENTAL EQUIPMENT	$29.66	
CINTAS CORPORATION NO 2	GENERAL FUND		RENTAL EQUIPMENT	$41.46	
CINTAS CORPORATION NO 2	GENERAL FUND		SERVICE CONTRACTS	$3.80	
CINTAS CORPORATION NO 2	GENERAL FUND		SERVICE CONTRACTS	$26.75	
CINTAS CORPORATION NO 2	GENERAL FUND		SERVICE CONTRACTS	$25.44	
CINTAS CORPORATION NO 2	GENERAL FUND		SERVICE CONTRACTS	$10.00	
CINTAS CORPORATION NO 2	GENERAL FUND		SERVICE CONTRACTS	$5.00	
CINTAS CORPORATION NO 2	GENERAL FUND		SERVICE CONTRACTS	$10.00	
CINTAS CORPORATION NO 2	GENERAL FUND		SERVICE CONTRACTS	$5.00	
CINTAS CORPORATION NO 2	GENERAL FUND		SERVICE CONTRACTS	$5.00	
CINTAS CORPORATION NO 2	GENERAL FUND		SERVICE CONTRACTS	$10.00	

Vendor	Fund	Department / Division	Expense Code / Description	Amount	Total By Vendor
CINTAS CORPORATION NO 2	GENERAL FUND		SERVICE CONTRACTS	$3.80	
CINTAS CORPORATION NO 2	GENERAL FUND		SERVICE CONTRACTS	$5.00	
CINTAS CORPORATION NO 2	GENERAL FUND		SERVICE CONTRACTS	$5.15	
CINTAS CORPORATION NO 2	GENERAL FUND		SERVICE CONTRACTS	$19.68	
CINTAS CORPORATION NO 2	GENERAL FUND		SERVICE CONTRACTS	$26.26	
CINTAS CORPORATION NO 2	GENERAL FUND		SERVICE CONTRACTS	$10.30	
CINTAS CORPORATION NO 2	WATER		LINENS AND LAUNDRY	$2.26	
CINTAS CORPORATION NO 2	WATER		LINENS AND LAUNDRY	$30.34	
CINTAS CORPORATION NO 2	WATER		LINENS AND LAUNDRY	$8.24	
CINTAS CORPORATION NO 2	WATER		LINENS AND LAUNDRY	$14.17	
CINTAS CORPORATION NO 2	WATER		LINENS AND LAUNDRY	$52.53	
CINTAS CORPORATION NO 2	WATER		LINENS AND LAUNDRY	$2.26	
CINTAS CORPORATION NO 2	WATER		LINENS AND LAUNDRY	$30.34	
CINTAS CORPORATION NO 2	WATER		LINENS AND LAUNDRY	$8.24	
CINTAS CORPORATION NO 2	WATER		LINENS AND LAUNDRY	$14.17	
CINTAS CORPORATION NO 2	WATER		LINENS AND LAUNDRY	$52.53	
CINTAS CORPORATION NO 2	WATER		SERVICE CONTRACTS	$4.53	
CINTAS CORPORATION NO 2	WATER		SERVICE CONTRACTS	$32.34	
CINTAS CORPORATION NO 2	WATER		SERVICE CONTRACTS	$4.53	
CINTAS CORPORATION NO 2	WATER		SERVICE CONTRACTS	$32.34	
CIVICPLUS LLC	GENERAL FUND		BOOKS INVOICE 374935 DATE 5-31-26 MUNICODE BINDER UPDATE	$6,091.99	**$6,091.99**
CLEAN HARBORS ENVIRONMENTAL	GENERAL FUND		SERVICE CONTRACTS HOUSEHOLD HAZARDOUS WASTE BID	$15,749.56	**$15,749.56**
CLIENTFIRST CONSULTING GROUP LLC	LIBRARY		SERVICE CONTRACTS E-RATE	$292.50	**$1,346.25**
CLIENTFIRST CONSULTING GROUP LLC	LIBRARY		SERVICE CONTRACTS E-RATE	$1,053.75	
COMCAST FINANCIAL AGENCY	LIBRARY		DATA TRANSFER SERVICE INTERNET	$294.30	**$294.30**
COMMONWEALTH EDISON COMPANY	BUILDING MAINTENANCE		UTILITIES-BLDG & OFF 04/16/26-05/15/26-713 E STATE	$96.28	**$650,705.81**
COMMONWEALTH EDISON COMPANY	BUILDING MAINTENANCE		UTILITIES-BLDG & OFF 04/17/26-05/18/26-SIGN 3921 E	$102.69	
COMMONWEALTH EDISON COMPANY	BUILDING MAINTENANCE		UTILITIES-BLDG & OFF 04/24/26-05/26/26-1052 RESEARC	$44.24	
COMMONWEALTH EDISON COMPANY	BUILDING MAINTENANCE		UTILITIES-BLDG & OFF 04/24/26-05/26/26-700 RESEARCH	$39.87	
COMMONWEALTH EDISON COMPANY	BUILDING MAINTENANCE		UTILITIES-BLDG & OFF 05/05/26-06/04/26-500 S INDEPE	$326.17	
COMMONWEALTH EDISON COMPANY	BUILDING MAINTENANCE		UTILITIES-BLDG & OFF 05/07/26-06/08/26-6540 PORTER	$43.62	
COMMONWEALTH EDISON COMPANY	BUILDING MAINTENANCE		UTILITIES-BLDG & OFF 05/10/26-06/09/26-425 E STATE	$5,829.79	
COMMONWEALTH EDISON COMPANY	BUILDING MAINTENANCE		UTILITIES-BLDG & OFF ACCOUNT# 1515013333	$488.01	
COMMONWEALTH EDISON COMPANY	BUILDING MAINTENANCE		UTILITIES-STR LIGHT 05/05/26-06/04/26-214 N CHURCH	$94.80	
COMMONWEALTH EDISON COMPANY	BUILDING MAINTENANCE		UTILITIES-STR LIGHT 05/05/26-06/04/26-214 N CHURCH	$34.25	

Vendor	Fund	Department / Division	Expense Code / Description	Amount	Total By Vendor
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-BLDG & OFF 04/16/26-05/15/26-623 N ALPINE	$56.63	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-BLDG & OFF 05/05/26-06/04/26-1E PIERPONT	$43.90	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 02/06/26-03/06/26-215 WYMAN ST	$106.68	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 02/09/26-03/10/26-211 ELM ST	$684.22	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 03/06/26-04/06/26-215 WYMAN ST	$123.87	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 03/18/26-04/17/26-716 22ND AVE	$166,510.10	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 04/06/26-04/29/26-215 WYMAN ST	$105.27	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 04/09/26-05/08/26-CHURCH & MAI	$38.38	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 04/15/26-05/14/26-NE CORNER AN	$93.61	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 04/19/26-05/18/26-4100 1/2 E S	$109.80	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 04/19/26-05/18/26-4437 1/2 E S	$135.62	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 04/20/26-05/19/26-1625 W STATE	$20.86	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 04/20/26-05/19/26-313 7TH ST	$215.17	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 04/21/26-05/20/26-AIRPORT DR &	$76.36	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 04/21/26-05/20/26-SE CORNER OF	$60.21	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 04/22/26-05/21/26-2315 HARRISO	$126.72	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 04/22/26-05/21/26-LITE 2525 25	$48.34	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 04/23/26-05/22/26-110 15TH AVE	$75.55	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 04/23/26-05/25/26-1500 HARRISO	$134.44	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 04/23/26-05/25/26-1911 HARRISO	$104.45	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 04/24/26-05/26/26-PRAIRE RD N/	$213.88	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 04/26/26-05/26/26-NW CORNER OF	$47.44	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 04/26/26-05/26/26-SE CORNER OF	$47.04	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 04/27/26-05/27/26-7561 E STATE	$219.30	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 05/04/26-06/03/26-128 N PIERPO	$645.03	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 05/04/26-06/03/26-610 S MAIN S	$60.92	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 05/04/26-06/03/26-CEDAR & S MA	$140.27	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 05/04/26-06/03/26-CHESTNUT & S	$122.49	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 05/04/26-06/03/26-NW CORNER OF	$228.91	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 05/04/26-06/03/26-ROCK ST WEST	$107.83	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 05/04/26-06/03/26-SW CORNER OF	$173.15	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 05/04/26-06/03/26-W STATE ST &	$165.08	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 05/04/26-06/03/26-W STATE ST &	$174.52	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 05/05/26-06/04/26-111 N MAIN S	$105.75	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 05/05/26-06/04/26-215 WYMAN ST	$104.13	

Vendor	Fund	Department / Division	Expense Code / Description	Amount	Total By Vendor
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 05/06/26-06/07/26-2010 N MAIN	$88.85	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 05/07/26-06/08/26-2640 N MAIN	$95.62	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 05/07/26-06/08/26-4060 N ROCKT	$57.60	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 05/08/26-06/09/26-1003 S MAIN	$2.91	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 05/08/26-06/09/26-1012 S MAIN	$24.06	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 05/08/26-06/09/26-1524 S MAIN	$2,638.01	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 05/08/26-06/09/26-425 E STATE	$14.77	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 05/08/26-06/09/26-534 DIVISION	$10.36	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 05/08/26-06/09/26-600 AUBURN S	$65.68	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 05/08/26-06/09/26-NE MULFORD R	$19.80	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 05/08/26-06/09/26-NW FORESTVIE	$160.49	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 05/08/26-06/09/26-NW HARRISON	$159.02	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 05/08/26-06/09/26-SE STOWMARKE	$176.55	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 05/14/26-06/11/26-716 22ND AVE	$29.76	
COMMONWEALTH EDISON COMPANY	GENERAL FUND		UTILITIES-STR LIGHT 06/03/26-06/08/26-SW CORNER OF	$49.88	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES			$159.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES			$195.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES			$189.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES			$105.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES			$86.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES			$50.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #538099	$1,464.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #538099	$10,153.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #538650	$24,878.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #538728	$2,592.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #538728	$6,780.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #538803	$6,050.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #538873	$348.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #538873	$1,869.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #538882	$2,494.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #538882	$9,685.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #538961	$1,379.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #538961	$19,484.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #539036	$1,206.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #539036	$19,150.00	

Vendor	Fund	Department / Division	Expense Code / Description	Amount	Total By Vendor
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #539060	$2,312.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #539107	$17,276.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #539196	$277.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #539196	$11,950.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #539279	$8,397.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #539301	$1,126.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #539354	$19,595.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538099	$278.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538099	$755.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538099	$978.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538650	$1,386.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538650	$3,320.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538650	$3,322.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538728	$2,240.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538728	$4,369.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538728	$4,618.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538803	$930.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538803	$1,525.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538803	$2,969.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538873	$352.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538873	$489.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538882	$312.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538882	$244.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538882	$2,105.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538961	$172.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538961	$76.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538961	$6,174.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539036	$659.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539036	$1,184.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539036	$6,761.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539060	$457.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539060	$497.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539107	$2,890.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539107	$4,540.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539107	$13,854.00	

Vendor	Fund	Department / Division	Expense Code / Description	Amount	Total By Vendor
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539196	$1,296.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539196	$4,877.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539279	$867.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539279	$63.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539279	$3,097.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539301	$105.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539354	$145.00	
COMMONWEALTH EDISON COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539354	$7,127.00	
COMMONWEALTH EDISON COMPANY	LIBRARY		UTILITIES-BLDG & OFF 03/04/26-04/03/26-1238 S WINNE	$2,517.82	
COMMONWEALTH EDISON COMPANY	LIBRARY		UTILITIES-BLDG & OFF 04/03/26-05/04/26-1238 S WINNE	$3,095.19	
COMMONWEALTH EDISON COMPANY	MOTOR VEHICLE PARKING		UTILITIES-BLDG & OFF 05/04/26-06/03/26-120 S MAIN S	$124.47	
COMMONWEALTH EDISON COMPANY	MOTOR VEHICLE PARKING		UTILITIES-BLDG & OFF 05/04/26-06/03/26-211 ELM ST U	$725.72	
COMMONWEALTH EDISON COMPANY	MOTOR VEHICLE PARKING		UTILITIES-BLDG & OFF 05/04/26-06/03/26-211 S CHURCH	$165.39	
COMMONWEALTH EDISON COMPANY	MOTOR VEHICLE PARKING		UTILITIES-BLDG & OFF 05/05/26-06/04/26-301 W STATE	$932.96	
COMMONWEALTH EDISON COMPANY	MOTOR VEHICLE PARKING		UTILITIES-BLDG & OFF 05/08/26-06/09/26-1002 S MAIN	$52.53	
COMMONWEALTH EDISON COMPANY	MOTOR VEHICLE PARKING		UTILITIES-STR LIGHT 04/16/26-05/15/26-110 KISHWAUK	$61.95	
COMMONWEALTH EDISON COMPANY	MOTOR VEHICLE PARKING		UTILITIES-STR LIGHT 04/20/26-05/19/26-313 7TH ST	$59.20	
COMMONWEALTH EDISON COMPANY	MOTOR VEHICLE PARKING		UTILITIES-STR LIGHT 04/22/26-05/21/26-1401 8TH ST	$63.92	
COMMONWEALTH EDISON COMPANY	MOTOR VEHICLE PARKING		UTILITIES-STR LIGHT 05/04/26-06/03/26-130 S MAIN S	$189.21	
COMMONWEALTH EDISON COMPANY	MOTOR VEHICLE PARKING		UTILITIES-STR LIGHT 05/04/26-06/03/26-302 S MAIN S	$104.09	
COMMONWEALTH EDISON COMPANY	MOTOR VEHICLE PARKING		UTILITIES-STR LIGHT 05/04/26-06/03/26-322 W STATE	$75.74	
COMMONWEALTH EDISON COMPANY	MOTOR VEHICLE PARKING		UTILITIES-STR LIGHT 05/04/26-06/03/26-330 CEDAR ST	$314.31	
COMMONWEALTH EDISON COMPANY	MOTOR VEHICLE PARKING		UTILITIES-STR LIGHT 05/05/26-06/04/26-101 MULBERRY	$503.99	
COMMONWEALTH EDISON COMPANY	MOTOR VEHICLE PARKING		UTILITIES-STR LIGHT 05/06/26-06/05/26-1429 LATHAM	$62.50	
COMMONWEALTH EDISON COMPANY	MOTOR VEHICLE PARKING		UTILITIES-STR LIGHT 05/06/26-06/05/26-510 TONER AV	$57.39	
COMMONWEALTH EDISON COMPANY	MOTOR VEHICLE PARKING		UTILITIES-STR LIGHT 05/08/26-06/09/26-114 S MADISO	$63.69	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 01/05/26-02/02/26-1206 ELMWOOD	$3,770.31	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 02/02/26-03/03/26-1206 ELMWOOD	$3,205.80	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 03/03/26-04/02/26-1206 ELMWOOD	$3,709.78	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 04/02/26-05/01/26-1206 ELMWOOD	$2,958.06	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 04/16/26-05/15/26-2301 HIGHCRE	$48.16	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 04/16/26-05/15/26-WELLHSE 13 4	$1,039.92	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 04/16/26-05/15/26-ZONE CONTROL	$30.17	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 04/16/26-05/15/26-ZONE CONTROL	$24.98	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 04/17/26-05/18/26-ZONE CONTROL	$50.71	

Vendor	Fund	Department / Division	Expense Code / Description	Amount	Total By Vendor
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 04/17/26-05/18/26-ZONE CONTROL	$46.50	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 04/21/26-05/20/26-2310 WENTWOR	$117.74	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 04/23/26-05/22/26-2600 HARRISO	$75.82	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26- ZONE CONTRO	$56.93	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-0 S CEDAR ST	$44.27	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-1141 CEDAR S	$14,363.37	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-1206 ELMWOOD	$4,165.52	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-1404 RIVER B	$6,407.04	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-1409 S JOHNS	$8,436.54	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-1780 BELL SC	$6,418.28	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-205 DAISYFIE	$5,721.31	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-2513 SANDYHO	$44.27	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-2526 PELHAM	$13,590.43	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-2604 19TH AV	$8,262.86	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-2708 CROSBY	$5,777.38	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-2929 SAMUELS	$69.02	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-2944 BILDAHL	$331.61	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-3400 HIGHCRE	$44.27	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-3447 PUBLISH	$13,346.94	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-3788 CHRISTO	$112.16	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-3945 DAWES R	$1,671.92	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-4141 SAMUELS	$5,190.07	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-4316 NEWBURG	$13,922.64	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-4750 PEPPER	$14,808.10	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-4834 N ROCKT	$126.19	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-5110 AUBURN	$1,110.02	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-5250 OWEN CE	$957.86	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-5516 E STATE	$8,314.97	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-5602 SPRINGC	$128.16	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-5834 GUILFOR	$811.06	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-6475 CESSNA	$226.65	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-6544 PALO VE	$13,249.88	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-6733 NEWBURG	$11,099.21	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-788 N LYFORD	$9,274.59	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-930 ARTHUR A	$101.05	

Vendor	Fund	Department / Division	Expense Code / Description	Amount	Total By Vendor
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/02/26-ZONE CONTROL	$66.36	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/03/26-1100 PRESTON	$232.47	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/01/26-06/03/26-2102 HUFFMAN	$8,971.91	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/03/26-06/02/26-7423 SPRINGB	$10,291.50	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 05/04/26-06/03/26-7500 AUBURN	$53.32	
COMMONWEALTH EDISON COMPANY	WATER		WATER POWER EXPENSE 12/02/25-01/05/26-1206 ELMWOOD	$2,256.66	
COMMUNITY OF CHRIST % KRIS PEELE	GENERAL FUND		UTIL TAX REC WATER	$45.65	**$45.65**
COMPLETE MECHANICAL SOLUTIONS LLC	BUILDING MAINTENANCE		MAINT-BUILDING HVAC SERVICES 225-PW-017	$226.50	**$528.50**
COMPLETE MECHANICAL SOLUTIONS LLC	BUILDING MAINTENANCE		MAINT-BUILDING HVAC SERVICES 225-PW-017	$302.00	
COMPLETE REALTY & PROPERTY MANAGEMENT	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 108 SOUTH STATE ST # 1	$911.00	**$911.00**
CONDY HOLDINGS LLC	WATER		WATER SUPPLIES & MATERIAL POLYPHOSPHATE TREATMENT CHEMIC	$3,690.62	**$24,285.61**
CONDY HOLDINGS LLC	WATER		WATER SUPPLIES & MATERIAL POLYPHOSPHATE TREATMENT CHEMIC	$13,211.26	
CONDY HOLDINGS LLC	WATER		WATER SUPPLIES & MATERIAL WATER TREATMENT CHEMICALS BID	$5,791.00	
CONDY HOLDINGS LLC	WATER		WATER SUPPLIES & MATERIAL WATER TREATMENT CHEMICALS BID	$1,592.73	
CONNOR BELTRAN	LIBRARY		COMPUTER NONCAPITAL VERKADA CAMERA	$6,679.00	**$6,679.00**
CONSENSUS CLOUD SOLUTIONS LLC	INFORMATION SERVICES		SERVICE CONTRACTS EFAX SOFTWARE - PO	$2,247.14	**$4,456.68**
CONSENSUS CLOUD SOLUTIONS LLC	INFORMATION SERVICES		SERVICE CONTRACTS EFAX SOFTWARE - PO	$2,209.54	
CONSERV FS INC	GENERAL FUND		PUBLIC WORKS 50GAL RANGER PRO INV 45068714	$1,874.75	**$4,872.74**
CONSERV FS INC	GENERAL FUND		PUBLIC WORKS PACK OF PESTICIDE FLAG WITH WIRE POST 21IN INV 450	$14.99	
CONSERV FS INC	GENERAL FUND		SMALL EQUIPMENT AND TOOLS PARTS AND LABOR INV 260512084643 05/12/26	$2,983.00	
CORNWELL ENGINEERING GROUP	WATER		SERVICE CONTRACTS CORROSION CONTROL STUDY PHASE 2	$11,687.41	**$11,687.41**
COURT STREET UNITED METHODIST CHURCH	HEALTH & HUMAN SERVICES		RENTAL BUILDING CLASSROOM RENT EARLY START	$150.00	**$300.00**
COURT STREET UNITED METHODIST CHURCH	HEALTH & HUMAN SERVICES		RENTAL BUILDING CLASSROOM RENT EARLY START	$150.00	
COX, JOHNNY F JR/ VALERIE	GENERAL FUND		UTIL TAX REC WATER	$112.05	**$112.05**
COYLE-KILEY INSURANCE AGENCY INC	RISK MANAGEMENT		RISK-POLICIES INSURANCE POLICIES IRONTX 13174303 6/26-6/29/27	$998.00	**$998.00**
CREEKVIEW APTS MA LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 4824 CREEKVIEW RD # 6	$1,025.00	**$1,025.00**
CURALINC LLC	HEALTH & LIFE INSURANCE		SERVICE CONTRACTS EAP SERVICES 118-HR-007/ 7/1/26-9/1/26	$4,142.22	**$4,142.22**
CURTIS R GAZOUSKI	GENERAL FUND		EDUCATION AND TRAINING GAZOUSKI - 05/15/26 - ROCKFORD IL	$230.00	**$230.00**
CW ROCKFORD INC	FAMILY JUSTICE CENTER		OFFICE GENERAL SUPPLIES TONER CARTRIDGES - PO	$749.92	**$3,070.33**
CW ROCKFORD INC	GENERAL FUND		OFFICE GENERAL SUPPLIES TONER CARTRIDGES - PO	$212.49	
CW ROCKFORD INC	GENERAL FUND		OFFICE GENERAL SUPPLIES TONER CARTRIDGES - PO	$453.49	
CW ROCKFORD INC	GENERAL FUND		OFFICE GENERAL SUPPLIES TONER CARTRIDGES - PO	$241.00	
CW ROCKFORD INC	GENERAL FUND		OFFICE GENERAL SUPPLIES TONER CARTRIDGES - PO	$309.98	
CW ROCKFORD INC	GENERAL FUND		OFFICE GENERAL SUPPLIES TONER CARTRIDGES - PO	$453.49	
CW ROCKFORD INC	GENERAL FUND		OFFICE GENERAL SUPPLIES TONER CARTRIDGES - PO	$139.99	

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CW ROCKFORD INC	GENERAL FUND		OFFICE GENERAL SUPPLIES TONER CARTRIDGES - PO	$509.97	
D P S INDUSTRIES LLC	WATER		POSTAGE 1263 ENVELOPES & LETTERS FOR PHASE 8 FINAL NOTICE	$757.86	**$3,409.95**
D P S INDUSTRIES LLC	WATER		PRINTING & PUBLICATION 1263 ENVELOPES & LETTERS FOR PHASE 8 FINAL NOTICE	$2,652.09	
DCCI ENTERPRISES INC	BUILDING MAINTENANCE		MAINT-BUILDING	$47.19	**$470.29**
DCCI ENTERPRISES INC	BUILDING MAINTENANCE		MAINT-BUILDING	$9.89	
DCCI ENTERPRISES INC	BUILDING MAINTENANCE		MAINT-BUILDING	$76.92	
DCCI ENTERPRISES INC	BUILDING MAINTENANCE		MAINT-BUILDING FACILITY MAINTENANCE-HARDWARE	$16.90	
DCCI ENTERPRISES INC	BUILDING MAINTENANCE		MAINT-BUILDING FACILITY MAINTENANCE-HARDWARE	$48.56	
DCCI ENTERPRISES INC	BUILDING MAINTENANCE		MAINT-BUILDING FACILITY MAINTENANCE-HARDWARE	$15.91	
DCCI ENTERPRISES INC	BUILDING MAINTENANCE		MAINT-BUILDING FACILITY MAINTENANCE-HARDWARE	$57.86	
DCCI ENTERPRISES INC	BUILDING MAINTENANCE		MAINT-BUILDING FACILITY MAINTENANCE-HARDWARE	$16.72	
DCCI ENTERPRISES INC	WATER		WATER SUPPLIES & MATERIAL FACILITY MAINTENANCE-HARDWARE	$7.63	
DCCI ENTERPRISES INC	WATER		WATER SUPPLIES & MATERIAL FACILITY MAINTENANCE-HARDWARE	$59.60	
DCCI ENTERPRISES INC	WATER		WATER SUPPLIES & MATERIAL FACILITY MAINTENANCE-HARDWARE	$56.64	
DCCI ENTERPRISES INC	WATER		WATER SUPPLIES & MATERIAL FACILITY MAINTENANCE-HARDWARE	$8.81	
DCCI ENTERPRISES INC	WATER		WATER SUPPLIES & MATERIAL FACILITY MAINTENANCE-HARDWARE	$47.66	
DEANNA LARSEN	GENERAL FUND		TRAVEL LARSEN - 6/28 - 7/1/26 - CHICAGO IL	$255.00	**$255.00**
DEANNA REYNOLDS	HEALTH & HUMAN SERVICES		STAFF MILEAGE REIMBURSEMENT REYNOLDS - 05/04/26-05/20/26 - ROCKORD IL	$27.55	**$27.55**
DECISION OPTIMIZATION TECHONOLOGY	CIP		COMPUTER NONCAPITAL CW ASSET LIFE CYCLE ANNUAL MX RENEWAL	$15,000.00	**$15,000.00**
DELICIOUS UNLIMITED HOLDINGS LLC	HEALTH & HUMAN SERVICES		OTHER CONTRACTUAL SERVICE 06/01/26-06/05/26	$8.00	**$1,013.14**
DELICIOUS UNLIMITED HOLDINGS LLC	HEALTH & HUMAN SERVICES		OTHER CONTRACTUAL SERVICE 06/01/26-06/05/26	$497.57	
DELICIOUS UNLIMITED HOLDINGS LLC	HEALTH & HUMAN SERVICES		OTHER CONTRACTUAL SERVICE 06/08/26-06/12/26	$10.00	
DELICIOUS UNLIMITED HOLDINGS LLC	HEALTH & HUMAN SERVICES		OTHER CONTRACTUAL SERVICE 06/08/26-06/12/26	$497.57	
DELL INC	INFORMATION SERVICES		COMPUTER NONCAPITAL TECHNOLOGY SOLUTIONS PRODUCTS	$2,086.34	**$6,199.60**
DELL INC	WATER		COMPUTER NONCAPITAL TECHNOLOGY SOLUTIONS PRODUCTS	$4,113.26	
DELONG CAR WASH	CENTRAL GARAGE		VEHICLE VENDOR SERVICE MAY 2026 CARWASHES INV 050126053126	$1,458.00	**$1,458.00**
DELTA FIRE & SAFETY INC	GENERAL FUND		CLOTHING FIRE DEPT-FIREFIGHTER TURNOUT	$83,734.18	**$83,734.18**
DENNIS C HARMS-TRUSTEE	GENERAL FUND		COMM DEVELOP PROJECT 2026 PROPERTY TAX REFUND FOR 242 LILAC LN YEAR 1	$8,427.65	**$8,427.65**
DIAMOND, JAMES F	GENERAL FUND		UTIL TAX REC WATER	$18.86	**$18.86**
DINGES PARTNERS GROUP LLC	GENERAL FUND		CLOTHING BULLARD HELMET FRONT INV 87714 06/12/26	$128.75	**$128.75**
DOBBINS, LENORE A	GENERAL FUND		UTIL TAX REC WATER	$269.41	**$269.41**
DOLPHIN, JACK / JUDY	WATER		ACCOUNTS RECEIVABLE	$15.50	**$15.50**
DORA AVILA	HEALTH & HUMAN SERVICES		TRAVEL AVILA - 06/03/26 - CHICAGO IL	$55.00	**$55.00**
DPI CONSTRUCTION INC	GENERAL FUND		SERVICE CONTRACTS CITY-WIDE INLET REPAIRS 2024 B	$5,312.57	**$5,312.57**
DRAKE, T D	GENERAL FUND		UTIL TAX REC WATER	$47.34	**$47.34**

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DYOPATH LLC	LIBRARY		SERVICE CONTRACTS ON SITE SUPPORT MAY 2026	$6,713.74	**$6,713.74**
DYTECH AUTO GROUP INC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE	$97.00	**$3,464.23**
DYTECH AUTO GROUP INC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE	$97.00	
DYTECH AUTO GROUP INC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE	$1,342.99	
DYTECH AUTO GROUP INC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE	$78.81	
DYTECH AUTO GROUP INC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE	$174.60	
DYTECH AUTO GROUP INC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE	$77.36	
DYTECH AUTO GROUP INC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE	$1,519.11	
DYTECH AUTO GROUP INC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE	$77.36	
EDGE VIEW PROPERTIES LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE CSBG-DCA - SZYDLOWSKI	$1,400.00	**$1,400.00**
EDITH DUNK	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 4536 APPLE ORCHARD LN	$1,279.00	**$1,279.00**
ELGIN SWEEPING SERVICES INC	GENERAL FUND		SERVICE CONTRACTS CITY-WIDE STREET SWEEPING - 20	$475.00	**$8,905.00**
ELGIN SWEEPING SERVICES INC	GENERAL FUND		SERVICE CONTRACTS CITY-WIDE STREET SWEEPING - 20	$1,610.00	
ELGIN SWEEPING SERVICES INC	GENERAL FUND		SERVICE CONTRACTS CITY-WIDE STREET SWEEPING - 20	$6,440.00	
ELGIN SWEEPING SERVICES INC	GENERAL FUND		SERVICE CONTRACTS CITY-WIDE STREET SWEEPING - 20	$380.00	
ELLISON, RICHARD	GENERAL FUND		UTIL TAX REC WATER	$9.64	**$9.64**
EMERALD PROPERTY MANAGEMENT OF ROCKFORD	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 1112 N MAIN ST #3	$627.00	**$1,477.00**
EMERALD PROPERTY MANAGEMENT OF ROCKFORD	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 1216 CROSBY ST	$850.00	
EMERGENCY SERVICES PARTNERS LLC	GENERAL FUND		CONTRACTED JANITORIAL SER WORK PERFORMED INV 10772 06/03/26	$1,233.00	**$1,233.00**
EMPOWER TRUST COMPANY, LLC	DEFERRED COMPENSATION		DEFERRED COMPENSATION	$6,324.66	**$6,324.66**
EMS MANAGEMENT & CONSULTANTS INC	GENERAL FUND		AMBULANCE FEE RECV EMS MEDICAL BILLING	$3,672.95	**$34,633.46**
EMS MANAGEMENT & CONSULTANTS INC	GENERAL FUND		SERVICE CONTRACTS EMS MEDICAL BILLING	$29,709.87	
EMS MANAGEMENT & CONSULTANTS INC	GENERAL FUND		SERVICE CONTRACTS MGMT SVC - COLLECTIONS	$1,250.64	
ENTERPRISE FM TRUST	BUILDING MAINTENANCE		RENTAL CAR - ENTERPRISE LEASE VEHICLE LEASE PROGRAM 11/26/20	$1,044.20	**$19,192.37**
ENTERPRISE FM TRUST	CIP		RENTAL CAR - ENTERPRISE LEASE VEHICLE LEASE PROGRAM 11/26/20	$2,285.02	
ENTERPRISE FM TRUST	GENERAL FUND		RENTAL CAR - ENTERPRISE LEASE VEHICLE LEASE PROGRAM 11/26/20	$135.33	
ENTERPRISE FM TRUST	GENERAL FUND		RENTAL CAR - ENTERPRISE LEASE VEHICLE LEASE PROGRAM 11/26/20	$389.87	
ENTERPRISE FM TRUST	GENERAL FUND		RENTAL CAR - ENTERPRISE LEASE VEHICLE LEASE PROGRAM 11/26/20	$509.53	
ENTERPRISE FM TRUST	GENERAL FUND		RENTAL CAR - ENTERPRISE LEASE VEHICLE LEASE PROGRAM 11/26/20	$509.53	
ENTERPRISE FM TRUST	GENERAL FUND		RENTAL CAR - ENTERPRISE LEASE VEHICLE LEASE PROGRAM 11/26/20	$541.30	
ENTERPRISE FM TRUST	GENERAL FUND		RENTAL CAR - ENTERPRISE LEASE VEHICLE LEASE PROGRAM 11/26/20	$1,611.92	
ENTERPRISE FM TRUST	GENERAL FUND		RENTAL CAR - ENTERPRISE LEASE VEHICLE LEASE PROGRAM 11/26/20	$1,969.80	
ENTERPRISE FM TRUST	GENERAL FUND		RENTAL EQUIPMENT VEHICLE LEASE PROGRAM 11/26/20	$541.30	
ENTERPRISE FM TRUST	HEALTH & HUMAN SERVICES		RENTAL EQUIPMENT VEHICLE LEASE PROGRAM 11/26/20	$1,128.95	
ENTERPRISE FM TRUST	WATER		RENTAL CAR - ENTERPRISE LEASE VEHICLE LEASE PROGRAM 11/26/20	$55.55	

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ENTERPRISE FM TRUST	WATER		RENTAL CAR - ENTERPRISE LEASE VEHICLE LEASE PROGRAM 11/26/20	$55.55	
ENTERPRISE FM TRUST	WATER		RENTAL CAR - ENTERPRISE LEASE VEHICLE LEASE PROGRAM 11/26/20	$668.97	
ENTERPRISE FM TRUST	WATER		RENTAL CAR - ENTERPRISE LEASE VEHICLE LEASE PROGRAM 11/26/20	$699.06	
ENTERPRISE FM TRUST	WATER		RENTAL CAR - ENTERPRISE LEASE VEHICLE LEASE PROGRAM 11/26/20	$894.09	
ENTERPRISE FM TRUST	WATER		RENTAL CAR - ENTERPRISE LEASE VEHICLE LEASE PROGRAM 11/26/20	$1,082.60	
ENTERPRISE FM TRUST	WATER		RENTAL CAR - ENTERPRISE LEASE VEHICLE LEASE PROGRAM 11/26/20	$1,237.63	
ENTERPRISE FM TRUST	WATER		RENTAL CAR - ENTERPRISE LEASE VEHICLE LEASE PROGRAM 11/26/20	$1,878.54	
ENTERPRISE FM TRUST	WATER		RENTAL CAR - ENTERPRISE LEASE VEHICLE LEASE PROGRAM 11/26/20	$1,953.63	
ENVISION HEALTHCARE INC	LIBRARY		HEALTH INSURANCE ADMINISTRATION FEE	$480.00	**$6,917.88**
ENVISION HEALTHCARE INC	LIBRARY		HEALTH INSURANCE CLAIMS 052226	$120.12	
ENVISION HEALTHCARE INC	LIBRARY		HEALTH INSURANCE CLAIMS 060926	$6,317.76	
ERDEM, MURAT	GENERAL FUND		ACCOUNTS RECEIVABLE	$57.80	**$57.80**
ERICK ECKERSTROM	GENERAL FUND		TRAVEL ECKERSTROM - 03/28-04/18/26 - ROCKFORD IL	$7.61	**$7.61**
ESTRADA, KESIA	GENERAL FUND		UTIL TAX REC WATER	$57.60	**$57.60**
EVERGREEN IRRIGATION INC	BUILDING MAINTENANCE		SERVICE CONTRACTS	$357.92	**$3,737.90**
EVERGREEN IRRIGATION INC	BUILDING MAINTENANCE		SERVICE CONTRACTS	$353.80	
EVERGREEN IRRIGATION INC	GENERAL FUND		SERVICE CONTRACTS	$330.00	
EVERGREEN IRRIGATION INC	GENERAL FUND		SERVICE CONTRACTS	$150.00	
EVERGREEN IRRIGATION INC	GENERAL FUND		SERVICE CONTRACTS	$350.00	
EVERGREEN IRRIGATION INC	MOTOR VEHICLE PARKING		SERVICE CONTRACTS	$1,271.18	
EVERGREEN IRRIGATION INC	MOTOR VEHICLE PARKING		SERVICE CONTRACTS	$185.00	
EVERGREEN IRRIGATION INC	MOTOR VEHICLE PARKING		SERVICE CONTRACTS	$185.00	
EVERGREEN IRRIGATION INC	MOTOR VEHICLE PARKING		SERVICE CONTRACTS	$185.00	
EVERGREEN IRRIGATION INC	MOTOR VEHICLE PARKING		SERVICE CONTRACTS	$370.00	
EVERLAST BLACKTOP INC	CIP		CONSTRUCTION PROJ CW MULTI USE PATH MAINTENANCE 2025	$323,571.95	**$323,571.95**
EXPRESS SCRIPTS INC	HEALTH & LIFE INSURANCE		PHARMACY SCRIPT-SAVE PRESCRIPTION DRUGS / PHARMACY	$324,036.51	**$324,036.51**
FARBO, WILLIAM J / CASSANDRA	GENERAL FUND		UTIL TAX REC WATER	$25.29	**$25.29**
FARE SOLDI LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 1023 RIDGE AVE # 1	$900.00	**$7,680.00**
FARE SOLDI LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 1422 WHITNEY BLVD	$1,207.00	
FARE SOLDI LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 1924 E STATE ST # 3	$528.00	
FARE SOLDI LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 53 LIBERTY BLVD	$1,600.00	
FARE SOLDI LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 724 MONTAGUE RD # 1	$735.00	
FARE SOLDI LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 7921 ELM AVE	$1,250.00	
FARE SOLDI LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 834 ISLAND AVE	$1,460.00	
FARONICS TECHNOLOGIES USA INC	LIBRARY		SERVICE CONTRACTS DEEP FREEZE MDM SUBSCRIPTION	$31.20	**$31.20**

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FAV INVESTMENTS LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 1130 N MAIN ST	$1,248.00	**$7,470.00**
FAV INVESTMENTS LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 2821 KENMORE AVE	$1,561.00	
FAV INVESTMENTS LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 719 OAKLEY	$1,561.00	
FAV INVESTMENTS LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE IDHS-RRH - WHITMAN	$3,100.00	
FCS LLC	GENERAL FUND		SERVICE CONTRACTS	$9,246.00	**$29,429.92**
FCS LLC	GENERAL FUND		SERVICE CONTRACTS	$323.90	
FCS LLC	GENERAL FUND		SERVICE CONTRACTS	$535.35	
FCS LLC	GENERAL FUND		SERVICE CONTRACTS	$622.92	
FCS LLC	GENERAL FUND		SERVICE CONTRACTS	$341.90	
FCS LLC	WATER		SERVICE CONTRACTS	$697.98	
FCS LLC	WATER		SERVICE CONTRACTS	$408.26	
FCS LLC	WATER		SERVICE CONTRACTS	$473.24	
FCS LLC	WATER		SERVICE CONTRACTS	$461.86	
FCS LLC	WATER		SERVICE CONTRACTS	$635.42	
FCS LLC	WATER		SERVICE CONTRACTS	$552.50	
FCS LLC	WATER		SERVICE CONTRACTS	$912.50	
FCS LLC	WATER		SERVICE CONTRACTS	$858.26	
FCS LLC	WATER		SERVICE CONTRACTS	$908.90	
FCS LLC	WATER		SERVICE CONTRACTS	$888.58	
FCS LLC	WATER		SERVICE CONTRACTS	$712.35	
FCS LLC	WATER		SERVICE CONTRACTS	$522.50	
FCS LLC	WATER		SERVICE CONTRACTS	$515.90	
FCS LLC	WATER		SERVICE CONTRACTS	$526.92	
FCS LLC	WATER		SERVICE CONTRACTS	$462.50	
FCS LLC	WATER		SERVICE CONTRACTS	$745.94	
FCS LLC	WATER		SERVICE CONTRACTS	$355.58	
FCS LLC	WATER		SERVICE CONTRACTS	$339.30	
FCS LLC	WATER		SERVICE CONTRACTS	$354.46	
FCS LLC	WATER		SERVICE CONTRACTS	$339.62	
FCS LLC	WATER		SERVICE CONTRACTS	$326.70	
FCS LLC	WATER		SERVICE CONTRACTS	$1,232.42	
FCS LLC	WATER		SERVICE CONTRACTS	$339.62	
FCS LLC	WATER		SERVICE CONTRACTS	$370.16	
FCS LLC	WATER		SERVICE CONTRACTS	$326.70	
FCS LLC	WATER		SERVICE CONTRACTS	$456.10	

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FCS LLC	WATER		SERVICE CONTRACTS	$689.84	
FCS LLC	WATER		SERVICE CONTRACTS	$118.00	
FCS LLC	WATER		SERVICE CONTRACTS	$340.90	
FCS LLC	WATER		SERVICE CONTRACTS	$340.90	
FCS LLC	WATER		SERVICE CONTRACTS	$339.30	
FCS LLC	WATER		SERVICE CONTRACTS	$324.14	
FCS LLC	WATER		SERVICE CONTRACTS	$324.30	
FCS LLC	WATER		SERVICE CONTRACTS	$466.88	
FCS LLC	WATER		SERVICE CONTRACTS	$331.62	
FCS LLC	WATER		SERVICE CONTRACTS	$359.70	
FEHR-GRAHAM & ASSOCIATES	CIP		ENG SERVICES-CONSTRUCTION	$4,968.25	**$277,145.84**
FEHR-GRAHAM & ASSOCIATES	CIP		ENG SERVICES-CONSTRUCTION	$1,794.75	
FEHR-GRAHAM & ASSOCIATES	CIP		ENG SERVICES-CONSTRUCTION 11TH ST PH2 CONSTRUCTION ENGINEERING	$29,409.50	
FEHR-GRAHAM & ASSOCIATES	CIP		ENG SERVICES-CONSTRUCTION MADISON ST PH 2 CONSTRUCTION ENGINEERING	$96.00	
FEHR-GRAHAM & ASSOCIATES	CIP		ENG SERVICES-CONSTRUCTION MADISON ST PH 2 CONSTRUCTION ENGINEERING	$694.75	
FEHR-GRAHAM & ASSOCIATES	CIP		ENG SERVICES-DESIGN	$1,512.00	
FEHR-GRAHAM & ASSOCIATES	CIP		ENG SERVICES-DESIGN	$5,392.25	
FEHR-GRAHAM & ASSOCIATES	CIP		ENG SERVICES-DESIGN	$1,666.25	
FEHR-GRAHAM & ASSOCIATES	CIP		ENG SERVICES-DESIGN	$1,811.00	
FEHR-GRAHAM & ASSOCIATES	CIP		ENG SERVICES-DESIGN	$1,582.00	
FEHR-GRAHAM & ASSOCIATES	CIP		ENG SERVICES-DESIGN HIGHCREST MUP PH II	$7,384.55	
FEHR-GRAHAM & ASSOCIATES	CIP		ENG SERVICES-DESIGN HIGHCREST MUP PH II	$7,610.88	
FEHR-GRAHAM & ASSOCIATES	CIP		ENG SERVICES-DESIGN HIGHCREST MUP PH II	$11,733.10	
FEHR-GRAHAM & ASSOCIATES	CIP		TRANF FRM MOTOR FUEL FD HIGHCREST MUP PH II	($7,384.55)	
FEHR-GRAHAM & ASSOCIATES	CIP		TRANF FRM MOTOR FUEL FD HIGHCREST MUP PH II	($7,610.88)	
FEHR-GRAHAM & ASSOCIATES	CIP		TRANF FRM MOTOR FUEL FD HIGHCREST MUP PH II	($11,733.10)	
FEHR-GRAHAM & ASSOCIATES	CIP		TRANF FRM WATER UTILITY	($1,512.00)	
FEHR-GRAHAM & ASSOCIATES	CIP		TRANF FRM WATER UTILITY	($4,968.25)	
FEHR-GRAHAM & ASSOCIATES	CIP		TRANF FRM WATER UTILITY	($5,392.25)	
FEHR-GRAHAM & ASSOCIATES	CIP		TRANF FRM WATER UTILITY	($1,794.75)	
FEHR-GRAHAM & ASSOCIATES	CIP		TRANF FRM WATER UTILITY	($2,883.81)	
FEHR-GRAHAM & ASSOCIATES	CIP		TRANF FRM WATER UTILITY	($1,666.25)	
FEHR-GRAHAM & ASSOCIATES	CIP		TRANF FRM WATER UTILITY	($14.62)	
FEHR-GRAHAM & ASSOCIATES	CIP		TRANF FRM WATER UTILITY	($1,811.00)	
FEHR-GRAHAM & ASSOCIATES	CIP		TRANF FRM WATER UTILITY	($9,564.50)	

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FEHR-GRAHAM & ASSOCIATES	CIP		TRANF FRM WATER UTILITY	($1,027.81)	
FEHR-GRAHAM & ASSOCIATES	CIP		TRANF FRM WATER UTILITY	($16,913.81)	
FEHR-GRAHAM & ASSOCIATES	CIP		TRANF FRM WATER UTILITY	($2,577.12)	
FEHR-GRAHAM & ASSOCIATES	CIP		TRANF FRM WATER UTILITY	($1,582.00)	
FEHR-GRAHAM & ASSOCIATES	CIP		TRANF FRM WATER UTILITY MADISON ST PH 2 CONSTRUCTION ENGINEERING	($96.00)	
FEHR-GRAHAM & ASSOCIATES	CIP		TRANF TO CPTL IMPROVE FD HIGHCREST MUP PH II	$7,384.55	
FEHR-GRAHAM & ASSOCIATES	CIP		TRANF TO CPTL IMPROVE FD HIGHCREST MUP PH II	$7,610.88	
FEHR-GRAHAM & ASSOCIATES	CIP		TRANF TO CPTL IMPROVE FD HIGHCREST MUP PH II	$11,733.10	
FEHR-GRAHAM & ASSOCIATES	CIP		WATER IN-HOUSE CIP	$2,883.81	
FEHR-GRAHAM & ASSOCIATES	CIP		WATER IN-HOUSE CIP	$14.62	
FEHR-GRAHAM & ASSOCIATES	CIP		WATER IN-HOUSE CIP	$9,564.50	
FEHR-GRAHAM & ASSOCIATES	CIP		WATER IN-HOUSE CIP	$1,027.81	
FEHR-GRAHAM & ASSOCIATES	CIP		WATER IN-HOUSE CIP	$16,913.81	
FEHR-GRAHAM & ASSOCIATES	CIP		WATER IN-HOUSE CIP	$2,577.12	
FEHR-GRAHAM & ASSOCIATES	COMMUNITY DEVELOPMENT		SERVICE CONTRACTS BROWNFIELD REDEVELOPMENT CW A	$27,117.50	
FEHR-GRAHAM & ASSOCIATES	GENERAL FUND		ENG SERVICES-CONSTRUCTION	$36,917.25	
FEHR-GRAHAM & ASSOCIATES	GENERAL FUND		ENG SERVICES-DESIGN	$2,519.50	
FEHR-GRAHAM & ASSOCIATES	GENERAL FUND		MISCELLANEOUS	($2,519.50)	
FEHR-GRAHAM & ASSOCIATES	GENERAL FUND		MISCELLANEOUS	($36,917.25)	
FEHR-GRAHAM & ASSOCIATES	GENERAL FUND		REVENUE COLLECTED-ADVANCE	$2,519.50	
FEHR-GRAHAM & ASSOCIATES	GENERAL FUND		REVENUE COLLECTED-ADVANCE	$36,917.25	
FEHR-GRAHAM & ASSOCIATES	GENERAL FUND		SERVICE CONTRACTS 2026 BROWNSFIELD ASSESSMENT AS	$555.67	
FEHR-GRAHAM & ASSOCIATES	GENERAL FUND		SERVICE CONTRACTS LUST CLOSURE ASSIST 1105 N 2ND ST	$63.89	
FEHR-GRAHAM & ASSOCIATES	WATER		CONSTRUCTION-IN-PROGRESS	$1,512.00	
FEHR-GRAHAM & ASSOCIATES	WATER		CONSTRUCTION-IN-PROGRESS	$4,968.25	
FEHR-GRAHAM & ASSOCIATES	WATER		CONSTRUCTION-IN-PROGRESS	$5,392.25	
FEHR-GRAHAM & ASSOCIATES	WATER		CONSTRUCTION-IN-PROGRESS	$1,794.75	
FEHR-GRAHAM & ASSOCIATES	WATER		CONSTRUCTION-IN-PROGRESS	$2,883.81	
FEHR-GRAHAM & ASSOCIATES	WATER		CONSTRUCTION-IN-PROGRESS	$14.62	
FEHR-GRAHAM & ASSOCIATES	WATER		CONSTRUCTION-IN-PROGRESS	$1,666.25	
FEHR-GRAHAM & ASSOCIATES	WATER		CONSTRUCTION-IN-PROGRESS	$1,811.00	
FEHR-GRAHAM & ASSOCIATES	WATER		CONSTRUCTION-IN-PROGRESS	$9,564.50	
FEHR-GRAHAM & ASSOCIATES	WATER		CONSTRUCTION-IN-PROGRESS	$1,027.81	
FEHR-GRAHAM & ASSOCIATES	WATER		CONSTRUCTION-IN-PROGRESS	$16,913.81	
FEHR-GRAHAM & ASSOCIATES	WATER		CONSTRUCTION-IN-PROGRESS	$2,577.12	

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FEHR-GRAHAM & ASSOCIATES	WATER		CONSTRUCTION-IN-PROGRESS	$1,582.00	
FEHR-GRAHAM & ASSOCIATES	WATER		CONSTRUCTION-IN-PROGRESS MADISON ST PH 2 CONSTRUCTION ENGINEERING	$96.00	
FEHR-GRAHAM & ASSOCIATES	WATER		SERVICE CONTRACTS	$8,651.44	
FEHR-GRAHAM & ASSOCIATES	WATER		SERVICE CONTRACTS	$43.88	
FEHR-GRAHAM & ASSOCIATES	WATER		SERVICE CONTRACTS	$28,693.50	
FEHR-GRAHAM & ASSOCIATES	WATER		SERVICE CONTRACTS	$3,083.44	
FEHR-GRAHAM & ASSOCIATES	WATER		SERVICE CONTRACTS	$50,741.44	
FEHR-GRAHAM & ASSOCIATES	WATER		SERVICE CONTRACTS	$7,731.38	
FEHR-GRAHAM & ASSOCIATES	WATER		SERVICE CONTRACTS WELL NO 6 RESERVOIR REHABILITATION	$2,390.00	
FENN, DELORES M	GENERAL FUND		UTIL TAX REC WATER	$40.02	**$40.02**
FERGUSON US HOLDINGS INC	WATER		WATER SUPPLIES & MATERIAL WATER PRODUCTION SUPPLIES & MA	$67.87	**$67.87**
FERRELLGAS LP	GENERAL FUND		SERVICE CONTRACTS RENTAL AT TRAINING ACADEMY INV RN11277714 02/25/26	$12.00	**$12.00**
FILIPPINI LAW FIRM LLP	RISK MANAGEMENT		PROF FEE LEGAL INVOICES 22663 AND 22546 PROFESSIONAL SERVICES	$390.00	**$1,479.00**
FILIPPINI LAW FIRM LLP	RISK MANAGEMENT		PROF FEE LEGAL INVOICES 22663 AND 22546 PROFESSIONAL SERVICES	$1,089.00	
FIRE-DEX GW LLC	GENERAL FUND		CLOTHING TURN OUT GEAR INSPECTION REPAI	$94.10	**$4,844.45**
FIRE-DEX GW LLC	GENERAL FUND		LINENS AND LAUNDRY TURN OUT GEAR INSPECTION REPAI	$4,750.35	
FIRST CHOICE RESEARCH AND INVESTIGATIONS LLC	GENERAL FUND		SERVICE CONTRACTS POLICE DEPARTMENT BACKGROUND S	$1,194.00	**$1,194.00**
FIRST STUDENT INC	HEALTH & HUMAN SERVICES		SERVICE CONTRACTS 05/2026 - HEAD START TRANSPORTATION SERV	$51,006.00	**$51,006.00**
FLEXIBLE BENEFIT SERVICE LLC	LIBRARY		HEALTH INSURANCE COBRA MONTHLY ACH FEE 05/01/26-05/31/26	$66.70	**$66.70**
FLINTRIDGE 1 LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 4863 FLINTRIDGE CT #3	$289.00	**$289.00**
FLORES, KARI	GENERAL FUND		UTIL TAX REC WATER	$33.13	**$33.13**
FLORES, RAFAEL	GENERAL FUND		UTIL TAX REC WATER	$5.66	**$5.66**
FOREST CITY SHREDDING INC	GENERAL FUND		SERVICE CONTRACTS CITY WIDE SHREDDING SERVICES	$150.00	**$495.00**
FOREST CITY SHREDDING INC	GENERAL FUND		SERVICE CONTRACTS CITY WIDE SHREDDING SERVICES	$50.00	
FOREST CITY SHREDDING INC	GENERAL FUND		SERVICE CONTRACTS CITY WIDE SHREDDING SERVICES	$50.00	
FOREST CITY SHREDDING INC	GENERAL FUND		SERVICE CONTRACTS CITY WIDE SHREDDING SERVICES	$57.50	
FOREST CITY SHREDDING INC	GENERAL FUND		SERVICE CONTRACTS CITY WIDE SHREDDING SERVICES	$65.00	
FOREST CITY SHREDDING INC	GENERAL FUND		SERVICE CONTRACTS CITY WIDE SHREDDING SERVICES	$72.50	
FOREST CITY SHREDDING INC	HEALTH & HUMAN SERVICES		SERVICE CONTRACTS PAPER SHREDDING	$35.50	
FOREST CITY SHREDDING INC	HEALTH & HUMAN SERVICES		SERVICE CONTRACTS PAPER SHREDDING	$2.50	
FOREST CITY SHREDDING INC	HEALTH & HUMAN SERVICES		SERVICE CONTRACTS PAPER SHREDDING	$3.50	
FOREST CITY SHREDDING INC	HEALTH & HUMAN SERVICES		SERVICE CONTRACTS PAPER SHREDDING	$8.50	
FORT, MARIAN JOAN	GENERAL FUND		UTIL TAX REC WATER	$126.26	**$126.26**
FOSS LANDSCAPES INC	REDEVELOPMENT		SERVICE CONTRACTS DAVIS PARK IRRIGATION	$1,000.00	**$1,000.00**
FOUR RIVERS SANITATION AUTHORITY	GENERAL FUND		REIMB OTHER AGENCIES PCB TESTING	$425.00	**$425.00**

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FRANKIE ENTERPRISES LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 2622 HANSON ST # 3	$600.00	**$600.00**
G & O LANDSCAPING INC	GENERAL FUND		SERVICE CONTRACTS SERVICE TO MOW BOTH SIDES OF NEW PARTS O FW STATE	$853.00	**$1,706.00**
G & O LANDSCAPING INC	GENERAL FUND		SERVICE CONTRACTS SERVICE TO MOW BOTH SIDES OF NEW PARTS O FW STATE	$853.00	
GAILE BIRCH	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 4322 MILA AVE	$1,160.00	**$1,160.00**
GAMON, KLAIRE / WALTER JR /ADEE, JOHN	GENERAL FUND		UTIL TAX REC WATER	$51.00	**$51.00**
GANN, MICHAEL C / PATRICIA S TRUSTEES	GENERAL FUND		UTIL TAX REC WATER	$232.17	**$232.17**
GATEHOUSE MEDIA ILLINOIS HOLDING INC	GENERAL FUND		ADVERTISING AVERTISING JOB FOR THE CITY OF ROCKFORD	$2,550.00	**$2,550.00**
GENUINE PARTS COMPANY	CENTRAL GARAGE		MAINT-VEHICLE MISCEL	$30.66	**$446.64**
GENUINE PARTS COMPANY	CENTRAL GARAGE		MAINT-VEHICLES	($494.65)	
GENUINE PARTS COMPANY	CENTRAL GARAGE		MAINT-VEHICLES	$33.72	
GENUINE PARTS COMPANY	CENTRAL GARAGE		MAINT-VEHICLES	$1.70	
GENUINE PARTS COMPANY	CENTRAL GARAGE		MAINT-VEHICLES	$156.36	
GENUINE PARTS COMPANY	CENTRAL GARAGE		MAINT-VEHICLES	$10.05	
GENUINE PARTS COMPANY	CENTRAL GARAGE		MAINT-VEHICLES	$201.37	
GENUINE PARTS COMPANY	CENTRAL GARAGE		MAINT-VEHICLES	$53.55	
GENUINE PARTS COMPANY	CENTRAL GARAGE		MAINT-VEHICLES	$31.33	
GENUINE PARTS COMPANY	CENTRAL GARAGE		MAINT-VEHICLES	$389.63	
GENUINE PARTS COMPANY	CENTRAL GARAGE		MAINT-VEHICLES	$32.92	
GEOSTAR MECHANICAL INC	REDEVELOPMENT		SERVICE CONTRACTS WATER HVAC & PLUMBING SERVICES	$2,077.10	**$7,214.60**
GEOSTAR MECHANICAL INC	REDEVELOPMENT		SERVICE CONTRACTS WATER HVAC & PLUMBING SERVICES	$1,600.00	
GEOSTAR MECHANICAL INC	REDEVELOPMENT		SERVICE CONTRACTS WATER HVAC & PLUMBING SERVICES	$2,940.00	
GEOSTAR MECHANICAL INC	WATER		SERVICE CONTRACTS WATER HVAC & PLUMBING SERVICES	$440.00	
GEOSTAR MECHANICAL INC	WATER		SERVICE CONTRACTS WATER HVAC & PLUMBING SERVICES	$157.50	
GIAMALVA, HAILEE K / MYERS, EVAN M	GENERAL FUND		UTIL TAX REC WATER	$66.25	**$66.25**
GIBBS, G	GENERAL FUND		UTIL TAX REC WATER	$83.24	**$83.24**
GOELLNER ENTERPRISES, INC	GENERAL FUND		UTIL TAX REC WATER	$59.17	**$135.94**
GOELLNER ENTERPRISES, INC	GENERAL FUND		UTIL TAX REC WATER	$76.77	
GONZALEZ, JESUS/ MARGARITA	GENERAL FUND		UTIL TAX REC WATER	$248.51	**$248.51**
GOVERNMENT FORMS AND SUPPLIES LLC	GENERAL FUND		PRINTING & PUBLICATION WHITE C FOLD FORM	$161.15	**$322.30**
GOVERNMENT FORMS AND SUPPLIES LLC	GENERAL FUND		PRINTING & PUBLICATION WHITE C FOLD FORM	$161.15	
GREAT SOUTHERN LIFE INSURANCE	GENERAL FUND		LIFE INSURANCE	$48.74	**$48.74**
GREATER ROCKFORD AIRPORT AUTHORITY	ROCKFORD GLOBAL TRADE PORT TIF		COMM DEVELOP PROJECT GREATER ROCKFORD AIRPORT LEASE PAYMENT	$5,481.00	**$5,481.00**
GREATER ROCKFORD AUTO AUCTION INC	GENERAL FUND		MAINT-VEHICLES TOW SERVICE FROM W CHICAGO TO CITY YARDS	$455.30	**$455.30**
GREEN BATTERY DISTRIBUTION INC	CENTRAL GARAGE		MAINT-VEHICLES AUTOMOTIVE REPAIR PARTS & SUPP	$200.60	**$802.40**
GREEN BATTERY DISTRIBUTION INC	CENTRAL GARAGE		MAINT-VEHICLES AUTOMOTIVE REPAIR PARTS & SUPP	$200.60	

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GREEN BATTERY DISTRIBUTION INC	CENTRAL GARAGE		MAINT-VEHICLES AUTOMOTIVE REPAIR PARTS & SUPP	$401.20	
GREEN ROAD TIRE RECYCLING	GENERAL FUND		SERVICE CONTRACTS TIRE COLLECTION & RECYCLING SE	$761.00	**$4,871.50**
GREEN ROAD TIRE RECYCLING	GENERAL FUND		SERVICE CONTRACTS TIRE COLLECTION & RECYCLING SE	$783.50	
GREEN ROAD TIRE RECYCLING	GENERAL FUND		SERVICE CONTRACTS TIRE COLLECTION & RECYCLING SE	$600.00	
GREEN ROAD TIRE RECYCLING	GENERAL FUND		SERVICE CONTRACTS TIRE COLLECTION & RECYCLING SE	$782.50	
GREEN ROAD TIRE RECYCLING	GENERAL FUND		SERVICE CONTRACTS TIRE COLLECTION & RECYCLING SE	$224.00	
GREEN ROAD TIRE RECYCLING	GENERAL FUND		SERVICE CONTRACTS TIRE COLLECTION & RECYCLING SE	$1,720.50	
GROWING LIBRARIES LLC	LIBRARY		SERVICE CONTRACTS GROWING LIBRARIES YEAR 1 ANNUAL SUBSCRIPTION	$9,499.00	**$9,499.00**
GUERRERO, SAUL	GENERAL FUND		UTIL TAX REC WATER	$56.70	**$56.70**
GULER APPLIANCE	BUILDING MAINTENANCE		MAINT-BUILDING REFRIGERATOR DELIVERED AND INSTALLED AT FIRE STATI	$1,928.00	**$1,928.00**
HALRON LUBRICANTS INC	GENERAL FUND		FUEL AND LUBRICANTS TRUCK FLUIDS	$228.22	**$228.22**
HANSON PROFESSIONAL SERVICES	CIP		ENG SERVICES-DESIGN 1ST & 2ND ST BRIDGE PRELIM ENG	$2,501.70	**$2,501.70**
HARMONY 5 PROPERTIES LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 3104 SCHOOL ST	$1,200.00	**$1,200.00**
HBK WATER METER SERVICE INC	WATER		WATER SUPPLIES & MATERIAL 2 INCH METER PARTS	$1,686.63	**$1,686.63**
HD SUPPLY INC	BUILDING MAINTENANCE		MAINT-JANITORIAL & CLNG	$2,147.45	**$12,520.55**
HD SUPPLY INC	BUILDING MAINTENANCE		MAINT-JANITORIAL & CLNG	$253.75	
HD SUPPLY INC	GENERAL FUND		MAINT-JANITORIAL & CLNG	($74.68)	
HD SUPPLY INC	GENERAL FUND		MAINT-JANITORIAL & CLNG	$608.42	
HD SUPPLY INC	GENERAL FUND		MAINT-JANITORIAL & CLNG	$113.01	
HD SUPPLY INC	GENERAL FUND		MAINT-JANITORIAL & CLNG	$56.97	
HD SUPPLY INC	GENERAL FUND		MAINT-JANITORIAL & CLNG	$56.97	
HD SUPPLY INC	GENERAL FUND		MAINT-JANITORIAL & CLNG	($158.51)	
HD SUPPLY INC	GENERAL FUND		MAINT-JANITORIAL & CLNG	$579.56	
HD SUPPLY INC	GENERAL FUND		MAINT-JANITORIAL & CLNG	$596.26	
HD SUPPLY INC	GENERAL FUND		MAINT-JANITORIAL & CLNG	$137.84	
HD SUPPLY INC	GENERAL FUND		MAINT-JANITORIAL & CLNG	$244.14	
HD SUPPLY INC	WATER		SMALL EQUIPMENT AND TOOLS HD SUPPLY USA BLUE BOOK	$264.52	
HD SUPPLY INC	WATER		SMALL EQUIPMENT AND TOOLS HD SUPPLY USA BLUE BOOK	$2,564.90	
HD SUPPLY INC	WATER		SMALL EQUIPMENT AND TOOLS REED SOIL PIPE CUTTER	$5,129.95	
HEALTH CARE SERVICE CORPORATION	HEALTH & LIFE INSURANCE		ADMINISTRATION SRVC FEE MAY 2026 - HSA & PPO MEDICAL & ADMINISTR	$4,515.00	**$2,575,759.41**
HEALTH CARE SERVICE CORPORATION	HEALTH & LIFE INSURANCE		ADMINISTRATION SRVC FEE MAY 2026 - HSA & PPO MEDICAL & ADMINISTR	$72,172.71	
HEALTH CARE SERVICE CORPORATION	HEALTH & LIFE INSURANCE		INSURANCE DENTAL CLAIMS MAY 2026 - HSA & PPO MEDICAL & ADMINISTR	$99,893.14	
HEALTH CARE SERVICE CORPORATION	HEALTH & LIFE INSURANCE		INSURANCE MEDICAL CLAIMS MAY 2026 - HSA & PPO MEDICAL & ADMINISTR	$2,068,302.23	
HEALTH CARE SERVICE CORPORATION	HEALTH INSURANCE MEDICAL		ADMINISTRATION SRVC FEE MAY 2026 - HSA & PPO MEDICAL & ADMINISTR	$5,933.17	
HEALTH CARE SERVICE CORPORATION	HEALTH INSURANCE MEDICAL		INSURANCE MEDICAL CLAIMS MAY 2026 - HSA & PPO MEDICAL & ADMINISTR	$261,124.10	

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HEALTH CARE SERVICE CORPORATION	HEALTH INSURANCE MEDICAL		PHARMACY SCRIPT-SAVE MAY 2026 - HSA & PPO MEDICAL & ADMINISTR	$63,819.06	
HEARD, MELISSA	GENERAL FUND		UTIL TAX REC WATER	$32.56	**$32.56**
HERITAGE BT PROPERTIES LLC	GENERAL FUND		UTIL TAX REC WATER	$67.75	**$117.98**
HERITAGE BT PROPERTIES LLC	WATER		ACCOUNTS RECEIVABLE	$50.23	
HILLHOUSE, DAVID L	GENERAL FUND		UTIL TAX REC WATER	$8.94	**$8.94**
HOLMSTROM KENNEDY PC	GENERAL FUND		OTHER CONTRACTUAL SERVICE FIRE & POLICE COMMISSIONERS	$1,125.00	**$1,125.00**
HOWE, JACOB M.	WATER		ACCOUNTS RECEIVABLE	$141.45	**$141.45**
HR GREEN INC	CIP		ENG SERVICES-DESIGN BEVERLY PARK FLOODPLAIN RECONNECTION DES ENGINEER	$15,142.16	**$72,901.91**
HR GREEN INC	CIP		ENG SERVICES-DESIGN HARRISON AVE BRIDGE OVER ROCK RIVER REPAIRS	$31,499.00	
HR GREEN INC	CIP		ENG SERVICES-DESIGN KEITH CREEK WIDENING DESIGN ENG	$25,176.50	
HR GREEN INC	CIP		ENG SERVICES-DESIGN ROCK RIVER EROSION REPAIR DESIGN ENGINEERING	$1,084.25	
HUB PRINTING	GENERAL FUND		PRINTING & PUBLICATION DOOR HANGERS FOR COMMUNITY SERVICES HOUSES	$638.63	**$638.63**
HYTECH AUTOMOTIVE INC	HEALTH & HUMAN SERVICES		CLIENT VEHICLE REPAIR CSBG-DCA-CASTLEBERRY	$2,458.83	**$2,458.83**
IL FAZIO PROPERTIES III LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 5169 E STATE ST C-109	$615.00	**$615.00**
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY	WATER		EPA BONDS PAYABLE DRINKING WATER PROJECT # L17-2992	$371,327.26	**$415,252.37**
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY	WATER		INTEREST GOB DRINKING WATER PROJECT # L17-2992	$43,925.11	
ILLINOIS NURSING ACADEMY	HEALTH & HUMAN SERVICES		CLIENT EDUCATION CSBG-DCA - DAVIS-ELLIS	$1,100.00	**$12,100.00**
ILLINOIS NURSING ACADEMY	HEALTH & HUMAN SERVICES		CLIENT EDUCATION CSBG-DCA - DISMUKE	$1,100.00	
ILLINOIS NURSING ACADEMY	HEALTH & HUMAN SERVICES		CLIENT EDUCATION CSBG-DCA - GRAHAM	$1,100.00	
ILLINOIS NURSING ACADEMY	HEALTH & HUMAN SERVICES		CLIENT EDUCATION CSBG-DCA - HOLLINS	$1,100.00	
ILLINOIS NURSING ACADEMY	HEALTH & HUMAN SERVICES		CLIENT EDUCATION CSBG-DCA - JOHNSON	$1,100.00	
ILLINOIS NURSING ACADEMY	HEALTH & HUMAN SERVICES		CLIENT EDUCATION CSBG-DCA - KASHONA	$1,100.00	
ILLINOIS NURSING ACADEMY	HEALTH & HUMAN SERVICES		CLIENT EDUCATION CSBG-DCA - LITTLEJOHN	$1,100.00	
ILLINOIS NURSING ACADEMY	HEALTH & HUMAN SERVICES		CLIENT EDUCATION CSBG-DCA - MARQUEZ	$1,100.00	
ILLINOIS NURSING ACADEMY	HEALTH & HUMAN SERVICES		CLIENT EDUCATION CSBG-DCA - MURPHY	$1,100.00	
ILLINOIS NURSING ACADEMY	HEALTH & HUMAN SERVICES		CLIENT EDUCATION CSBG-DCA - SIMS	$1,100.00	
ILLINOIS NURSING ACADEMY	HEALTH & HUMAN SERVICES		CLIENT EDUCATION CSBG-DCA - TOMLINSON	$1,100.00	
ILLINOIS STATE TOLL HIGHWAY AUTHORITY	CENTRAL GARAGE		VEHICLE VENDOR SERVICE TOLL FINES INV VN5109176045	$56.90	**$101.30**
ILLINOIS STATE TOLL HIGHWAY AUTHORITY	CENTRAL GARAGE		VEHICLE VENDOR SERVICE TOLL FINES INV VN5510010650	$44.40	
INDIANA STATE CENTRAL COLLECTION UNIT	GENERAL FUND		MISC CHILD SUPPORT A. ROBERTSON #0008517000	$738.00	**$738.00**
INDUSTRIAL ORGANIZATIONAL SOLUTIONS INC	GENERAL FUND		SERVICE CONTRACTS FD CAPTN DIST CHIEF PROCESS INV C65904A 5/31/26	$36,192.34	**$36,192.34**
INGNACIO, DANTE C SR / THELMA	WATER		ACCOUNTS RECEIVABLE	$57.00	**$57.00**
INGRAM LIBRARY SERVICES LLC	LIBRARY		BOOKS ADULT SERVICES MATERIALS & PROCESSING	$501.51	**$1,545.02**
INGRAM LIBRARY SERVICES LLC	LIBRARY		BOOKS ADULT SERVICES MATERIALS & PROCESSING	$624.03	
INGRAM LIBRARY SERVICES LLC	LIBRARY		BOOKS ADULT SERVICES MATERIALS & PROCESSING	$154.91	

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INGRAM LIBRARY SERVICES LLC	LIBRARY		BOOKS ADULT SERVICES MATERIALS & PROCESSING	$17.99	
INGRAM LIBRARY SERVICES LLC	LIBRARY		BOOKS RENTAL MATERIALS & PROCESSING	$41.10	
INGRAM LIBRARY SERVICES LLC	LIBRARY		BOOKS RENTAL MATERIALS & PROCESSING	$22.48	
INGRAM LIBRARY SERVICES LLC	LIBRARY		SERVICE CONTRACTS MATERIALS & PROCESSING	$68.25	
INGRAM LIBRARY SERVICES LLC	LIBRARY		SERVICE CONTRACTS MATERIALS & PROCESSING	$75.00	
INGRAM LIBRARY SERVICES LLC	LIBRARY		SERVICE CONTRACTS MATERIALS & PROCESSING	$36.75	
INGRAM LIBRARY SERVICES LLC	LIBRARY		SERVICE CONTRACTS MATERIALS & PROCESSING	$3.00	
INGRID A HARGOVE	GENERAL FUND		OTHER CONTRACTUAL SERVICE FIRE & POLICE COMMISSIONERS	$500.00	**$500.00**
INNOVATION TITLE LLC	GENERAL FUND		UTIL TAX REC WATER	$214.06	**$214.06**
INTERACTIVE DATA LLC	GENERAL FUND		MISCELLANEOUS CONTRACTUAL INFORMATION SEARCHES FOR ISB	$164.00	**$164.00**
INTERFLEX PAYMENTS LLC	GENERAL FUND		FLEXIBLE SPENDING ACCOUNTS	$777.00	**$65,003.98**
INTERFLEX PAYMENTS LLC	GENERAL FUND		FLEXIBLE SPENDING ACCOUNTS	$2,878.82	
INTERFLEX PAYMENTS LLC	GENERAL FUND		FLEXIBLE SPENDING ACCOUNTS	$22,498.27	
INTERFLEX PAYMENTS LLC	HEALTH & LIFE INSURANCE		ADMINISTRATION SRVC FEE FSA & HSA ADMINISTRATION SERVI	$1,929.65	
INTERFLEX PAYMENTS LLC	HEALTH INSURANCE MEDICAL		ADMINISTRATION SRVC FEE FSA & HSA ADMINISTRATION SERVI	$747.40	
INTERFLEX PAYMENTS LLC	HEALTH INSURANCE MEDICAL		HEALTH INSURANCE	$5,510.00	
INTERFLEX PAYMENTS LLC	HEALTH INSURANCE MEDICAL		HEALTH INSURANCE	$30,662.84	
ISAAC BROWN	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE IDHS-HP - JEFFERSON	$2,700.00	**$2,700.00**
ITRON INC	WATER		SERVICE CONTRACTS HARDWARE SOFTWARE HAND HELD DE	$1,699.50	**$1,699.50**
IVAN RIVAS LOPEZ	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 2206 9TH AVE	$950.00	**$950.00**
J J KELLER & ASSOCIATES INC	GENERAL FUND		SERVICE CONTRACTS SAFETY MANAGEMENT SYSTEM - 2026 ANNUAL RENEWAL	$564.96	**$7,062.00**
J J KELLER & ASSOCIATES INC	GENERAL FUND		SERVICE CONTRACTS SAFETY MANAGEMENT SYSTEM - 2026 ANNUAL RENEWAL	$1,624.26	
J J KELLER & ASSOCIATES INC	GENERAL FUND		SERVICE CONTRACTS SAFETY MANAGEMENT SYSTEM - 2026 ANNUAL RENEWAL	$1,624.26	
J J KELLER & ASSOCIATES INC	GENERAL FUND		SERVICE CONTRACTS SAFETY MANAGEMENT SYSTEM - 2026 ANNUAL RENEWAL	$1,624.26	
J J KELLER & ASSOCIATES INC	WATER		SERVICE CONTRACTS SAFETY MANAGEMENT SYSTEM - 2026 ANNUAL RENEWAL	$1,624.26	
J J PARIS	BUILDING MAINTENANCE		SERVICE CONTRACTS PESTICIDE/HERBICIDE APPLICATIO	$1,695.00	**$24,904.95**
J J PARIS	BUILDING MAINTENANCE		SERVICE CONTRACTS SERVICE TO CLEAN UP AND MULCH 325 S MADISON INV 14	$3,075.00	
J J PARIS	BUILDING MAINTENANCE		SERVICE CONTRACTS SERVICE TO MOW LANE ST AND S MAIN INV 14089	$330.00	
J J PARIS	BUILDING MAINTENANCE		SERVICE CONTRACTS SERVICE TO MOW LANE ST AND S MAIN INV 14089	$90.00	
J J PARIS	GENERAL FUND		SERVICE CONTRACTS CITY WIDE WEED ABATEMENT 524-C	$340.00	
J J PARIS	GENERAL FUND		SERVICE CONTRACTS DELIVER MULCH TO ROUND A BOUT INV 14044	$800.00	
J J PARIS	GENERAL FUND		SERVICE CONTRACTS DELIVER MULCH TO ROUND A BOUT INV 14044	$1,215.00	
J J PARIS	GENERAL FUND		SERVICE CONTRACTS DRAINAGE AREAS EMBANKMENT TURF	$2,330.00	
J J PARIS	GENERAL FUND		SERVICE CONTRACTS DRAINAGE AREAS EMBANKMENT TURF	$85.00	
J J PARIS	GENERAL FUND		SERVICE CONTRACTS DRAINAGE AREAS EMBANKMENT TURF	$9,750.00	

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J J PARIS	GENERAL FUND		SERVICE CONTRACTS MOWING AT ALPINE AND MARSH INV 14077	$80.00	
J J PARIS	GENERAL FUND		SERVICE CONTRACTS MOWING AT OLD YARD & COAL BINS INV 14090	$110.00	
J J PARIS	GENERAL FUND		SERVICE CONTRACTS MOWING AT OLD YARD & COAL BINS INV 14090	$3,719.95	
J J PARIS	GENERAL FUND		SERVICE CONTRACTS MULCH AT SPRING HILL CLOSE INV 14087	$440.00	
J J PARIS	GENERAL FUND		SERVICE CONTRACTS SERVICE TO MOW 11TH ST AND HARRISON INV 14036	$190.00	
J J PARIS	GENERAL FUND		SERVICE CONTRACTS SERVICE TO MOW 11TH ST AND HARRISON INV 14036	$385.00	
J J PARIS	GENERAL FUND		SERVICE CONTRACTS SERVICE TO MOW 11TH ST AND HARRISON INV 14036	$85.00	
J J PARIS	WATER		SERVICE CONTRACTS RESTORATION AT DICKS SPORTING GOODS INV 14088	$185.00	
JACKSON, CAROL	GENERAL FUND		UTIL TAX REC WATER	$117.05	**$117.05**
JACOB WILSON	GENERAL FUND		TRAVEL WILSON - 06/21/26-06/26-26 - ROCHESTER MN	$360.00	**$360.00**
JACQUELINE AGUILAR	GENERAL FUND		UTIL TAX REC WATER	$11.73	**$11.73**
JALEN TABILANGAN	WATER		FOOD MEAL REIMBURSEMENT	$11.00	**$11.00**
JEFF IRELAN	HEALTH & HUMAN SERVICES		CLIENT HOME REPAIR CSBG-DCA-RUTZ	$2,245.00	**$2,245.00**
JENSEN, TIMOTHY S / CONSTANCE S	GENERAL FUND		UTIL TAX REC WATER	$50.55	**$50.55**
JEREMY LOPEZ JOHNSON	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 1131 N MAIN ST #1 LOWER	$1,175.00	**$1,175.00**
JESUS ZAVALA	GENERAL FUND		TECHNOLOGY FEE JESUS ZAVARA REIMBURSEMENT	$93.50	**$935.00**
JESUS ZAVALA	GENERAL FUND		ZONING FEES & SERVICES JESUS ZAVARA REIMBURSEMENT	$841.50	
JOANN CASH	HEALTH & HUMAN SERVICES		STAFF MILEAGE REIMBURSEMENT CASH - 05/01-05/28/26 - ROCKFORD IL	$234.90	**$234.90**
JOANN JONES	FAMILY JUSTICE CENTER		TRAVEL JONES - 05/18-05/21/26 - DALLAS TX	$118.34	**$118.34**
JOE COOLING & SONS INC	GENERAL FUND		PUBLIC WORKS 5CYDS SCREENED PREMIUM TOPSOIL INV 220739	$110.00	**$1,606.00**
JOE COOLING & SONS INC	WATER		WATER SUPPLIES & MATERIAL TOP SOIL- WATER DEPARTMENT	$220.00	
JOE COOLING & SONS INC	WATER		WATER SUPPLIES & MATERIAL TOP SOIL- WATER DEPARTMENT	$220.00	
JOE COOLING & SONS INC	WATER		WATER SUPPLIES & MATERIAL TOP SOIL- WATER DEPARTMENT	$264.00	
JOE COOLING & SONS INC	WATER		WATER SUPPLIES & MATERIAL TOP SOIL- WATER DEPARTMENT	$264.00	
JOE COOLING & SONS INC	WATER		WATER SUPPLIES & MATERIAL TOP SOIL- WATER DEPARTMENT	$264.00	
JOE COOLING & SONS INC	WATER		WATER SUPPLIES & MATERIAL TOP SOIL- WATER DEPARTMENT	$264.00	
JOHN ETHAN MCGUIRE	GENERAL FUND		FUEL J MCGUIRE FUEL REIMBURSEMENT	$20.00	**$20.00**
JOHN GUSE	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 2131 15TH ST	$1,450.00	**$2,900.00**
JOHN GUSE	HEALTH & HUMAN SERVICES		SECURITY DEPOSITS 2131 15TH ST-DEPOSIT	$1,450.00	
JOHNSON CONTROLS INC	HEALTH & HUMAN SERVICES		HEALTH AND SAFETY JOB 2026-023-201-15	$3,310.68	**$161,304.99**
JOHNSON CONTROLS INC	HEALTH & HUMAN SERVICES		HEALTH AND SAFETY JOB 2026-023-201-15	$3,989.08	
JOHNSON CONTROLS INC	HEALTH & HUMAN SERVICES		HEALTH AND SAFETY JOB 2026-023-201-15	$3,602.80	
JOHNSON CONTROLS INC	HEALTH & HUMAN SERVICES		HEALTH AND SAFETY JOB 2026-023-201-4	$1,636.86	
JOHNSON CONTROLS INC	HEALTH & HUMAN SERVICES		HEALTH AND SAFETY JOB 2026-023-201-4	$3,988.80	
JOHNSON CONTROLS INC	HEALTH & HUMAN SERVICES		HEALTH AND SAFETY JOB 2026-023-201-4	$383.04	

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JOHNSON CONTROLS INC	HEALTH & HUMAN SERVICES		HEALTH AND SAFETY JOB 2026-023-201-8	$3,269.86	
JOHNSON CONTROLS INC	HEALTH & HUMAN SERVICES		HEALTH AND SAFETY JOB 2026-023-201-8	$3,989.08	
JOHNSON CONTROLS INC	HEALTH & HUMAN SERVICES		HEALTH AND SAFETY JOB 2026-023-201-8	$70.28	
JOHNSON CONTROLS INC	HEALTH & HUMAN SERVICES		HEALTH AND SAFETY JOB 2026-023-201-9	$2,126.46	
JOHNSON CONTROLS INC	HEALTH & HUMAN SERVICES		HEALTH AND SAFETY JOB 2026-023-201-9	$3,918.80	
JOHNSON CONTROLS INC	HEALTH & HUMAN SERVICES		HEALTH AND SAFETY JOB 2026-023-201-9	$3,307.40	
JOHNSON CONTROLS INC	HEALTH & HUMAN SERVICES		MATERIALS AND LABOR JOB 2026-023-201-15	$13,995.67	
JOHNSON CONTROLS INC	HEALTH & HUMAN SERVICES		MATERIALS AND LABOR JOB 2026-023-201-15	$12,033.50	
JOHNSON CONTROLS INC	HEALTH & HUMAN SERVICES		MATERIALS AND LABOR JOB 2026-023-201-15	$565.40	
JOHNSON CONTROLS INC	HEALTH & HUMAN SERVICES		MATERIALS AND LABOR JOB 2026-023-201-4	$18,346.10	
JOHNSON CONTROLS INC	HEALTH & HUMAN SERVICES		MATERIALS AND LABOR JOB 2026-023-201-4	$13,236.98	
JOHNSON CONTROLS INC	HEALTH & HUMAN SERVICES		MATERIALS AND LABOR JOB 2026-023-201-4	$122.40	
JOHNSON CONTROLS INC	HEALTH & HUMAN SERVICES		MATERIALS AND LABOR JOB 2026-023-201-8	$16,389.72	
JOHNSON CONTROLS INC	HEALTH & HUMAN SERVICES		MATERIALS AND LABOR JOB 2026-023-201-8	$11,747.28	
JOHNSON CONTROLS INC	HEALTH & HUMAN SERVICES		MATERIALS AND LABOR JOB 2026-023-201-8	$3,307.40	
JOHNSON CONTROLS INC	HEALTH & HUMAN SERVICES		MATERIALS AND LABOR JOB 2026-023-201-9	$19,114.12	
JOHNSON CONTROLS INC	HEALTH & HUMAN SERVICES		MATERIALS AND LABOR JOB 2026-023-201-9	$11,586.18	
JOHNSON CONTROLS INC	HEALTH & HUMAN SERVICES		MATERIALS AND LABOR JOB 2026-023-201-9	$7,267.10	
JONATHAN A VARGAS	GENERAL FUND		TRAVEL VARGAS - 06/21/26-06/26/26 - ROCHESTER MN	$360.00	**$360.00**
JONATHAN REIDY	GENERAL FUND		OTHER CONTRACTUAL SERVICE FIRE & POLICE COMMISSIONERS	$500.00	**$500.00**
JORGE MORALES	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 3137 SEWELL ST	$1,099.00	**$1,099.00**
JOSEPH B KOSEK	GENERAL FUND		OTHER CONTRACTUAL SERVICE CODE VIOLATION HEARING OFFICER	$1,140.00	**$3,201.50**
JOSEPH B KOSEK	GENERAL FUND		OTHER CONTRACTUAL SERVICE CODE VIOLATION HEARING OFFICER	$997.50	
JOSEPH B KOSEK	MOTOR VEHICLE PARKING		SERVICE CONTRACTS CODE VIOLATION HEARING OFFICER	$1,064.00	
JUDITH GOUDY	HEALTH & HUMAN SERVICES		TRAVEL GOUDY - 06/07-06/13/26 - ORLANDO FL	$315.98	**$427.00**
JUDITH GOUDY	HEALTH & HUMAN SERVICES		TRAVEL GOUDY - 06/07-06/13/26 - ORLANDO FL	$111.02	
JUSTIN LOPEZ	GENERAL FUND		CLEANUPS PROPERTY CLEAN-UPS BID NO 1223	$400.00	**$9,625.00**
JUSTIN LOPEZ	GENERAL FUND		SERVICE CONTRACTS CITY WIDE WEED ABATEMENT 524-C	$3,625.00	
JUSTIN LOPEZ	GENERAL FUND		SERVICE CONTRACTS CITY WIDE WEED ABATEMENT 524-C	$5,600.00	
JUSTIN REID	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 3514 N MAIN ST	$1,561.00	**$1,561.00**
JUSTIN WOOD AND TABITHA WOOD	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 2929 KINSEY AVE	$1,200.00	**$1,200.00**
KADI LLC	GENERAL FUND		UTIL TAX REC WATER	$18.68	**$18.68**
KAITLYN CORL	GENERAL FUND		EDUCATION AND TRAINING CORL - 01/12-05/08/26 - ONLINCE COURSES	$950.00	**$950.00**
KALEN, FRANK L / DONNA L	GENERAL FUND		ACCOUNTS RECEIVABLE	$22.81	**$22.81**
KATIE OBRIEN	911 COMMUNICATIONS		CLOTHING BOOT REIMBURSEMENT FOR 911 EMPLOYEE	$150.00	**$150.00**

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KAZIM HUSSAIN	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 1702 S 5TH ST # 1	$1,100.00	**$1,100.00**
KBLOCK AUTOMOTIVE LLC	GENERAL FUND		VEHICLE VENDOR SERVICE VEHICLE SERVICE INV 6170489 05/22/2026	$5,300.53	**$5,300.53**
KELSO BURNETT CO	BUILDING MAINTENANCE		SERVICE CONTRACTS ANNUAL TESTING AND INSP OF FIRE ALARM SYSTEM AT FP	$676.00	**$676.00**
KHULLAR, AASHISH	GENERAL FUND		UTIL TAX REC WATER	$47.59	**$47.59**
KIESLER POLICE SUPPLY INC	GENERAL FUND		SMALL EQUIPMENT AND TOOLS SAFARILAND SOLIS PADDLE HOLSTERS FOR TRAINING	$871.25	**$871.25**
KING PROPERTIES OF NORTHERN ILLINOIS LLC	GENERAL FUND		UTIL TAX REC WATER	$84.93	**$195.05**
KING PROPERTIES OF NORTHERN ILLINOIS LLC	GENERAL FUND		UTIL TAX REC WATER	$110.12	
KIRKPATRICK, KIM / PAMELA	GENERAL FUND		UTIL TAX REC WATER	$66.88	**$66.88**
KRISTEN HUGHES	HEALTH & HUMAN SERVICES		STAFF MILEAGE REIMBURSEMENT HUGHES - 05/07-05/28/26 - ROCKFORD IL	$63.08	**$63.08**
KRISTIN DORSEY	GENERAL FUND		FOOD KRISTIN DORSEY - ICE - 911 RUN	$34.74	**$34.74**
KRUEGER INTERNATIONAL INC	GENERAL FUND		EQUIP & FURNITURE NONCAPITAL EOC FURNITURE QUOTE NO26ORL-779253/C 02/13/26	$444.60	**$1,740.87**
KRUEGER INTERNATIONAL INC	GENERAL FUND		EQUIP & FURNITURE NONCAPITAL EOC FURNITURE QUOTE NO26ORL-779253/C 02/13/26	$1,296.27	
KRUSE, MELVIN	GENERAL FUND		UTIL TAX REC WATER	$72.12	**$72.12**
LAFAYETTE APARTMENTS LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 411 MULBERRY ST #211	$606.00	**$1,106.00**
LAFAYETTE APARTMENTS LLC	HEALTH & HUMAN SERVICES		SECURITY DEPOSITS 411 MULBERRY ST #211-DEPOSIT	$500.00	
LAMEYERS AUTO SERVICE INC	HEALTH & HUMAN SERVICES		CLIENT VEHICLE REPAIR CSBG-DCA - ALLEN	$3,000.00	**$3,000.00**
LANGTON SNOW SOLUTIONS INC	BUILDING MAINTENANCE		SERVICE CONTRACTS GATEWAY LANDSCAPING BID NO 222	$693.00	**$693.00**
LARSON & DARBY GROUP	FAMILY JUSTICE CENTER		ENG SERVICES-DESIGN FPC DESIGN ENGINEERING	$1,266.50	**$8,526.50**
LARSON & DARBY GROUP	FAMILY JUSTICE CENTER		ENG SERVICES-DESIGN FPC DESIGN ENGINEERING	$3,260.00	
LARSON & DARBY GROUP	GENERAL FUND		ENGINEERING-DESIGN PROFESSIONAL SERVICES FOR ARCHITECTUAL DESIGN	$4,000.00	
LARSON, JEROME E	GENERAL FUND		UTIL TAX REC WATER	$87.80	**$87.80**
LDR CLEANING & RESTORATION INC	GENERAL FUND		DEMOLITION-STRUCTURE 3987 BILTMORE CHASE BOARD UP	$890.00	**$4,185.00**
LDR CLEANING & RESTORATION INC	GENERAL FUND		DEMOLITION-STRUCTURE EMERGENCY VACANT PROPERTY BOAR	$1,045.00	
LDR CLEANING & RESTORATION INC	GENERAL FUND		DEMOLITION-STRUCTURE EMERGENCY VACANT PROPERTY BOAR	$1,530.00	
LDR CLEANING & RESTORATION INC	GENERAL FUND		DEMOLITION-STRUCTURE EMERGENCY VACANT PROPERTY BOAR	$720.00	
LEE, STACEY L	GENERAL FUND		UTIL TAX REC WATER	$1,695.53	**$1,695.53**
LESLIE HAZELBAUER-WETTER	HEALTH & HUMAN SERVICES		TRAVEL HAZELBAUER-WETTER - 06/07-06/13/26 - ORLANDO FL	$315.98	**$427.00**
LESLIE HAZELBAUER-WETTER	HEALTH & HUMAN SERVICES		TRAVEL HAZELBAUER-WETTER - 06/07-06/13/26 - ORLANDO FL	$111.02	
LEVEL ONE LLC	GENERAL FUND		BILLING PENALTIES UTILITY BILL PRINTING RFP NO 1	($4,173.39)	**$14,713.25**
LEVEL ONE LLC	GENERAL FUND		CREDIT CARD SERVICE FEE UTILITY BILL PRINTING RFP NO 1	$44,497.56	
LEVEL ONE LLC	GENERAL FUND		CREDIT CARD SERVICE FEE UTILITY BILL PRINTING RFP NO 1	($26,000.00)	
LEVEL ONE LLC	GENERAL FUND		SERVICE CONTRACTS UTILITY BILL PRINTING RFP NO 1	$389.08	
LIBRARY JOURNALS LLC	LIBRARY		BOOKS NEURODIVERSITY GUIDE FOR LIBRARY LEADERS 3-25-26	$841.50	**$841.50**
LIEBGOTT, JESSICA	GENERAL FUND		UTIL TAX REC WATER	$50.39	**$50.39**
LILLY, JEFFERY	GENERAL FUND		UTIL TAX REC WATER	$345.52	**$345.52**

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LINDA MITCHELL	GENERAL FUND		TRAVEL MITCHELL - 6/28 - 7/1/26 - CHICAGO IL	$255.00	**$255.00**
LISA BEARDSWORTH	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 1412 24TH ST	$1,548.00	**$2,498.00**
LISA BEARDSWORTH	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 1809 2ND AVE	$950.00	
LISA M FORMICA	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE IDHS-HP - JOHN	$2,900.00	**$4,900.00**
LISA M FORMICA	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE SNAP-BRP - JOHN	$2,000.00	
LIZA GRISALES-BUELL	FAMILY JUSTICE CENTER		SERVICE CONTRACTS WELLNESS WORKSHOP - PO	$207.22	**$207.22**
LOGSDON STATIONERS INC	BUILDING MAINTENANCE		OFFICE GENERAL SUPPLIES	$114.15	**$370.72**
LOGSDON STATIONERS INC	GENERAL FUND		OFFICE GENERAL SUPPLIES	$105.90	
LOGSDON STATIONERS INC	GENERAL FUND		OFFICE GENERAL SUPPLIES	$21.11	
LOGSDON STATIONERS INC	GENERAL FUND		OFFICE GENERAL SUPPLIES	$129.56	
LORRAINE WEATHERS	CIP		MAINT-INFRASTRUCTURE-NON CAP 2026 WORKFORCE DEVELOPMENT SIDEWALKS	$69,446.00	**$69,446.00**
LOUIS BAGEANIS	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 403 N LONGWOOD # 4	$316.00	**$3,575.00**
LOUIS BAGEANIS	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 4529 APPLE ORCHARD LN	$1,200.00	
LOUIS BAGEANIS	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 529 NORTH MAIN ST # 206	$307.00	
LOUIS BAGEANIS	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE CSBG-DCA - HOLLINS	$412.00	
LOUIS BAGEANIS	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE CSBG-DCA - SIMMONS	$1,310.00	
LOUIS BAGEANIS	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE CSBG-DCA - WRIGHT	$30.00	
LRC CONCORD COMMONS LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE CSBG-DCA - HENLEY	$1,343.00	**$1,343.00**
LUIS E DURAN	GENERAL FUND		FOOD REIMB LUIS DURAN FOR FIRE CHIEF MEETING FEE	$40.00	**$40.00**
LYDIA S MEYER TRUSTEE	GENERAL FUND		MISC DEDUCTIONS	$475.00	**$475.00**
M SPINELLO & SON LOCKSMITHS	BUILDING MAINTENANCE		MAINT-BUILDING KEY AND LOCK MAINTENANCE	$33.50	**$131.50**
M SPINELLO & SON LOCKSMITHS	CENTRAL GARAGE		MAINT-VEHICLES KEY AND LOCK MAINTENANCE	$98.00	
MACQUEEN EQUIPMENT LLC	GENERAL FUND		MAINT-VEHICLES FIRE APPARATUS PARTS FIRE DEPA	$129.20	**$424,462.35**
MACQUEEN EQUIPMENT LLC	GENERAL FUND		MAINT-VEHICLES FIRE APPARATUS PARTS FIRE DEPA	$388.49	
MACQUEEN EQUIPMENT LLC	GENERAL FUND		MAINT-VEHICLES FIRE APPARATUS PARTS FIRE DEPA	$232.69	
MACQUEEN EQUIPMENT LLC	GENERAL FUND		MAINT-VEHICLES FIRE APPARATUS PARTS FIRE DEPA	$156.97	
MACQUEEN EQUIPMENT LLC	GENERAL FUND		VEHICLE & OPERATING EQUIP 1 DEMERS MPX170 FORD F550 4X4 DIESEL TYPE	$423,555.00	
MANSAVAGE, DEAN M	GENERAL FUND		UTIL TAX REC WATER	$70.97	**$70.97**
MANUEL URBIETA	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE CSBG-DCA - JOHNSON-SAWTELLE	$1,900.00	**$4,750.00**
MANUEL URBIETA	HEALTH & HUMAN SERVICES		SECURITY DEPOSITS CSBG-DCA - JOHNSON-SAWTELLE	$850.00	
MANUEL URBIETA	HEALTH & HUMAN SERVICES		SECURITY DEPOSITS IDHS-SD - JOHNSON-SAWTELLE	$2,000.00	
MAPLESHADE PROPERTIES MGT LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 410 N COURT ST # 105	$635.00	**$635.00**
MARCO ANTONIO DE PAZ	BUILDING MAINTENANCE		MAINT-GROUNDS LAWN CARE 05/01-05/28	$275.00	**$275.00**
MARIA PENDERMONTE	HEALTH & HUMAN SERVICES		CLIENT VEHICLE REPAIR CSBG-DCA - HANSON	$3,000.00	**$3,000.00**
MARK ALCORN ENTERPRISES	HEALTH & HUMAN SERVICES		CLIENT VEHICLE REPAIR CSBG-DCA - MCDONALD	$3,000.00	**$3,000.00**

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MARTINEZ RODRIGUEZ, KARLA PATRICIA	GENERAL FUND		UTIL TAX REC WATER	$5.29	**$5.29**
MARTINEZ, FRANCISCO	GENERAL FUND		UTIL TAX REC WATER	$12.27	**$12.27**
MARY TRUJILLO	FAMILY JUSTICE CENTER		TRAVEL CO-RESPONDER CONF - 6/07 - 6/10/26 - DALLAS TX	$60.95	**$121.89**
MARY TRUJILLO	FAMILY JUSTICE CENTER		TRAVEL CO-RESPONDER CONF 6/07 - 6/10/26 - DALLAS TX	$60.94	
MATTHEW BENDER & COMPANY INC	GENERAL FUND		SERVICE CONTRACTS RECORD SEARCHES	$844.34	**$844.34**
MATTHEW EBERT	GENERAL FUND		EDUCATION AND TRAINING EBERT - 03/23-05/15/26 - ONLINE COURSES	$760.00	**$760.00**
MATTHEW EICKHOFF	GENERAL FUND		PHOTOGRAPHY & REPRODUCTN RECRUIT ACADEMY VIDEO EDIT INV 386185-000396	$3,650.00	**$3,650.00**
MCCARTHY PROPERTY MANAGEMENT INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 1223 S. COURT ST	$850.00	**$9,585.00**
MCCARTHY PROPERTY MANAGEMENT INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 1508 MIDWAY DRIVE	$1,550.00	
MCCARTHY PROPERTY MANAGEMENT INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 2021 16TH AVE # 2	$1,050.00	
MCCARTHY PROPERTY MANAGEMENT INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 205 CARLTON TERRACE	$1,150.00	
MCCARTHY PROPERTY MANAGEMENT INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 2439 HOLMES ST UNIT A	$595.00	
MCCARTHY PROPERTY MANAGEMENT INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 3227 ALIDA ST	$1,205.00	
MCCARTHY PROPERTY MANAGEMENT INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 828 8TH AVE	$800.00	
MCCARTHY PROPERTY MANAGEMENT INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE CSBG-DCA - BLAKLEY	$85.00	
MCCARTHY PROPERTY MANAGEMENT INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE IDHS-SD - BLAKLEY	$610.00	
MCCARTHY PROPERTY MANAGEMENT INC	HEALTH & HUMAN SERVICES		SECURITY DEPOSITS CSBG-DCA - BLAKLEY	$300.00	
MCCARTHY PROPERTY MANAGEMENT INC	HEALTH & HUMAN SERVICES		SECURITY DEPOSITS IDHS-SD - BLAKLEY	$1,390.00	
MECHANICAL INC	BUILDING MAINTENANCE		MAINT-BUILDING HVAC SERVICES 225-PW-017	$8,636.00	**$19,202.82**
MECHANICAL INC	BUILDING MAINTENANCE		MAINT-BUILDING HVAC SERVICES 225-PW-017	$383.82	
MECHANICAL INC	BUILDING MAINTENANCE		MAINT-BUILDING HVAC SERVICES 225-PW-017	$10,183.00	
MEEKS, ANDREW J	GENERAL FUND		UTIL TAX REC WATER	$68.92	**$68.92**
MERCY HEALTH SYSTEM CORPORATION	GENERAL FUND		PROF FEE MEDICAL MHS RANDOM DRUG TESTING PROGRAM	$598.50	**$598.50**
MERIDIAN NURSERY INC	MOTOR VEHICLE PARKING		PUBLIC WORKS 10YDS CHOC MULCH INV 2026-1	$425.00	**$425.00**
METLIFE	GENERAL FUND		VOLUNTARY LEGAL CITY OF ROCKFORD #122407	$3,704.40	**$36,672.40**
METLIFE	GENERAL FUND		VOLUNTARY LIFE CITY OF ROCKFORD #122407	$26,635.34	
METLIFE	HEALTH & LIFE INSURANCE		INSURANCE EXPENSE JULY 2026 LIFE/ADD INSURANCE	$6,332.66	
MICHAEL BRANUM	HEALTH & HUMAN SERVICES		CLIENT VEHICLE REPAIR CSBG-DCA - HARPER	$3,000.00	**$3,000.00**
MICHAEL COOGAN	GENERAL FUND		EDUCATION AND TRAINING COOGAN - 04/28-05/26/26 - EAST PEORIA IL	$50.00	**$50.00**
MICHAEL HAWK	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 1345 7TH AVE # 2	$900.00	**$900.00**
MIDWEST MAILWORKS INC	GENERAL FUND		POSTAGE MAIL PICKUP SERVICE D3	$72.44	**$133.57**
MIDWEST MAILWORKS INC	GENERAL FUND		POSTAGE MAIL PICKUP SERVICE D3	$61.13	
MIDWEST TAPE	LIBRARY		BOOKS RENTAL MATERIALS & PROCESSING	$34.47	**$2,069.66**
MIDWEST TAPE	LIBRARY		FILMS MATERIALS & PROCESSING	$396.17	
MIDWEST TAPE	LIBRARY		FILMS MATERIALS & PROCESSING	$665.58	

Vendor	Fund	Department / Division	Expense Code / Description	Amount	Total By Vendor
MIDWEST TAPE	LIBRARY		FILMS MATERIALS & PROCESSING	$17.24	
MIDWEST TAPE	LIBRARY		FILMS MATERIALS & PROCESSING	$14.99	
MIDWEST TAPE	LIBRARY		FILMS MATERIALS & PROCESSING	$53.98	
MIDWEST TAPE	LIBRARY		FILMS MATERIALS & PROCESSING	$283.38	
MIDWEST TAPE	LIBRARY		FILMS MATERIALS & PROCESSING	$191.93	
MIDWEST TAPE	LIBRARY		FILMS MATERIALS & PROCESSING	$35.99	
MIDWEST TAPE	LIBRARY		SERVICE CONTRACTS MATERIALS & PROCESSING	$59.73	
MIDWEST TAPE	LIBRARY		SERVICE CONTRACTS MATERIALS & PROCESSING	$155.60	
MIDWEST TAPE	LIBRARY		SERVICE CONTRACTS MATERIALS & PROCESSING	$5.92	
MIDWEST TAPE	LIBRARY		SERVICE CONTRACTS MATERIALS & PROCESSING	$5.92	
MIDWEST TAPE	LIBRARY		SERVICE CONTRACTS MATERIALS & PROCESSING	$10.44	
MIDWEST TAPE	LIBRARY		SERVICE CONTRACTS MATERIALS & PROCESSING	$62.24	
MIDWEST TAPE	LIBRARY		SERVICE CONTRACTS MATERIALS & PROCESSING	$37.44	
MIDWEST TAPE	LIBRARY		SERVICE CONTRACTS MATERIALS & PROCESSING	$38.64	
MILLER ENGINEERING CO	BUILDING MAINTENANCE		MAINT-BUILDING ELECTRICAL SERVICES 225-PW-019	$580.00	**$580.00**
MISSOURI NETWORK ALLIANCE LLC	LIBRARY		DATA TRANSFER SERVICE MONTHLY SERVICE INTERNET / WAN	$456.94	**$456.94**
MISTRETTA, M P	GENERAL FUND		UTIL TAX REC WATER	$24.03	**$24.03**
MOBILE COMMUNICATIONS AMERICA INC	GENERAL FUND		MAINT-COMMUNICATION EQUIP RADIO REPAIR SERVICE	$191.70	**$191.70**
MORGAN STANLEY DOMESTIC HOLDING INC	GENERAL FUND		BRIGHT START	$1,090.00	**$1,090.00**
MORGAN STANLEY DOMESTIC HOLDINGS INC	GENERAL FUND		BRIGHT START	$50.00	**$50.00**
MOTOROLA SOLUTIONS INC	GENERAL FUND		SERVICE CONTRACTS JUNE 2026 - PORTABLE RADIO RENTAL	$21,160.00	**$21,160.00**
MWSTAR WASTE HOLDINGS CORP	BUILDING MAINTENANCE		GARBAGE COLLECTION GARBAGE PICKUP - 06/01/26-06/30/26	$804.61	**$804.61**
N TRAK GROUP LLC	CIP		CONSTRUCTION PROJ 11TH ST RECONSTRUCTION PHI CONSTRUCTION	$1,000.00	**$1,154,306.63**
N TRAK GROUP LLC	CIP		CONSTRUCTION PROJ 11TH ST RECONSTRUCTION PHI CONSTRUCTION	$568,763.29	
N TRAK GROUP LLC	CIP		CONSTRUCTION PROJ 11TH ST RECONSTRUCTION PHI CONSTRUCTION	$46,254.10	
N TRAK GROUP LLC	CIP		TRANF FRM WATER UTILITY 11TH ST RECONSTRUCTION PHI CONSTRUCTION	($1,000.00)	
N TRAK GROUP LLC	GENERAL FUND		CONSTRUCTION PROJ AUBURN ST IMPROVEMENTS PH1 CENTRAL-N MAIN	$35,495.71	
N TRAK GROUP LLC	GENERAL FUND		CONSTRUCTION PROJ AUBURN ST IMPROVEMENTS PH1 CENTRAL-N MAIN	$366,817.10	
N TRAK GROUP LLC	GENERAL FUND		MISCELLANEOUS AUBURN ST IMPROVEMENTS PH1 CENTRAL-N MAIN	($366,817.10)	
N TRAK GROUP LLC	GENERAL FUND		MISCELLANEOUS AUBURN ST IMPROVEMENTS PH1 CENTRAL-N MAIN	($35,495.71)	
N TRAK GROUP LLC	GENERAL FUND		REVENUE COLLECTED-ADVANCE AUBURN ST IMPROVEMENTS PH1 CENTRAL-N MAIN	$402,312.81	
N TRAK GROUP LLC	WATER		CONSTRUCTION-IN-PROGRESS 11TH ST RECONSTRUCTION PHI CONSTRUCTION	$1,000.00	
N TRAK GROUP LLC	WATER		SERVICE CONTRACTS ON-CALL PRIVATE LEAD SERVICE R	$130,172.00	
N TRAK GROUP LLC	WATER		WATER SUPPLIES & MATERIAL PUBLIC WORKS MATERIAL BID NO 6	$2,842.21	
N TRAK GROUP LLC	WATER		WATER SUPPLIES & MATERIAL PUBLIC WORKS MATERIAL BID NO 6	$2,842.22	

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N TRAK GROUP LLC	WATER		WATER SUPPLIES & MATERIAL PUBLIC WORKS MATERIAL BID NO 6	$60.00	
N TRAK GROUP LLC	WATER		WATER SUPPLIES & MATERIAL PUBLIC WORKS MATERIAL BID NO 6	$60.00	
NATIONAL VISION ADMINISTRATORS LLC	GENERAL FUND		FLEXIBLE VISION JUNE 2026 - VISION CONTRACT	$15,718.94	**$15,718.94**
NATIONWIDE RETIREMENT SOLUTIONS	DEFERRED COMPENSATION		DEFERRED COMPENSATION	$122,830.16	**$122,830.16**
NESNAH GROUP LLC	CENTRAL GARAGE		FUEL AND LUBRICANTS GASOLINE AND RELATED ITEMS BID	$30,909.30	**$30,909.30**
NGUYEN, LOI/LE THU THI	GENERAL FUND		UTIL TAX REC WATER	$85.68	**$85.68**
NICHOLSON HARDWARE	BUILDING MAINTENANCE		MAINT-BUILDING	$78.59	**$1,344.01**
NICHOLSON HARDWARE	BUILDING MAINTENANCE		MAINT-BUILDING	$32.26	
NICHOLSON HARDWARE	BUILDING MAINTENANCE		MAINT-BUILDING	$53.46	
NICHOLSON HARDWARE	BUILDING MAINTENANCE		MAINT-BUILDING	$26.09	
NICHOLSON HARDWARE	BUILDING MAINTENANCE		MAINT-BUILDING	$7.59	
NICHOLSON HARDWARE	BUILDING MAINTENANCE		MAINT-BUILDING	$30.38	
NICHOLSON HARDWARE	BUILDING MAINTENANCE		MAINT-BUILDING	$8.80	
NICHOLSON HARDWARE	BUILDING MAINTENANCE		MAINT-BUILDING	$50.80	
NICHOLSON HARDWARE	BUILDING MAINTENANCE		MAINT-BUILDING	$37.96	
NICHOLSON HARDWARE	BUILDING MAINTENANCE		MAINT-BUILDING	$30.01	
NICHOLSON HARDWARE	BUILDING MAINTENANCE		MAINT-BUILDING	$28.75	
NICHOLSON HARDWARE	BUILDING MAINTENANCE		MAINT-BUILDING	$11.77	
NICHOLSON HARDWARE	BUILDING MAINTENANCE		MAINT-BUILDING	$14.22	
NICHOLSON HARDWARE	BUILDING MAINTENANCE		MAINT-BUILDING	$53.88	
NICHOLSON HARDWARE	BUILDING MAINTENANCE		MAINT-BUILDING	$45.37	
NICHOLSON HARDWARE	BUILDING MAINTENANCE		MAINT-BUILDING	$43.16	
NICHOLSON HARDWARE	BUILDING MAINTENANCE		MAINT-BUILDING	$71.20	
NICHOLSON HARDWARE	BUILDING MAINTENANCE		MAINT-BUILDING	$38.89	
NICHOLSON HARDWARE	BUILDING MAINTENANCE		MAINT-BUILDING	$8.53	
NICHOLSON HARDWARE	BUILDING MAINTENANCE		MAINT-BUILDING	$11.77	
NICHOLSON HARDWARE	BUILDING MAINTENANCE		MAINT-BUILDING	$16.52	
NICHOLSON HARDWARE	BUILDING MAINTENANCE		MAINT-BUILDING	$61.09	
NICHOLSON HARDWARE	GENERAL FUND		PUBLIC WORKS	$3.33	
NICHOLSON HARDWARE	GENERAL FUND		PUBLIC WORKS	$11.00	
NICHOLSON HARDWARE	GENERAL FUND		SMALL EQUIPMENT AND TOOLS	$9.02	
NICHOLSON HARDWARE	GENERAL FUND		SMALL EQUIPMENT AND TOOLS FACILITY MAINTENANCE-HARDWARE	$68.55	
NICHOLSON HARDWARE	LIBRARY		MAINT-BUILDING 2ND FLOOR COFFEE TABLES	$26.46	
NICHOLSON HARDWARE	LIBRARY		MAINT-BUILDING BED BUG SPRAY	$21.95	
NICHOLSON HARDWARE	LIBRARY		MAINT-BUILDING BED BUG SPRAY	$21.95	

Vendor	Fund	Department / Division	Expense Code / Description	Amount	Total By Vendor
NICHOLSON HARDWARE	LIBRARY		MAINT-BUILDING FITTING SALT SPREADER	$32.18	
NICHOLSON HARDWARE	LIBRARY		MAINT-BUILDING MAIN SHOP VICE AND DRILL PRESS	$16.84	
NICHOLSON HARDWARE	LIBRARY		MAINT-BUILDING NORDLOFF THEATRE VENT	$34.89	
NICHOLSON HARDWARE	LIBRARY		MAINT-BUILDING PARTS NORDLOFF THEATRE WATER HEATER VENT	$76.93	
NICHOLSON HARDWARE	LIBRARY		MAINT-BUILDING PKG GARAGE TOUCHPAD	$10.99	
NICHOLSON HARDWARE	LIBRARY		MAINT-BUILDING REPAIR 2ND FLOOR HANDICAP TOILET	$16.57	
NICHOLSON HARDWARE	LIBRARY		MAINT-BUILDING REPAIR BAR 3RD FLOOR TERACE	$3.65	
NICHOLSON HARDWARE	LIBRARY		MAINT-BUILDING TERRO LIQUID ANT BAITS	$6.49	
NICHOLSON HARDWARE	LIBRARY		MAINT-BUILDING TOILET PARTS MAIN / KEY CARD MAINTENANCE	$48.45	
NICHOLSON HARDWARE	LIBRARY		OFFICE GENERAL SUPPLIES DRILL BITS	$14.84	
NICHOLSON HARDWARE	LIBRARY		OFFICE GENERAL SUPPLIES DUMPSTER KEYS	$3.00	
NICHOLSON HARDWARE	LIBRARY		OFFICE GENERAL SUPPLIES FITTING SALT SPREADER	$4.91	
NICHOLSON HARDWARE	LIBRARY		OFFICE GENERAL SUPPLIES FITTING SALT SPREADER	$4.99	
NICHOLSON HARDWARE	LIBRARY		OFFICE GENERAL SUPPLIES MAINT SUPPLIES	$35.66	
NICHOLSON HARDWARE	LIBRARY		OFFICE GENERAL SUPPLIES MO ROOF LEAK	$2.18	
NICHOLSON HARDWARE	LIBRARY		OFFICE GENERAL SUPPLIES PAINT AT EAST	$28.45	
NICHOLSON HARDWARE	LIBRARY		OFFICE GENERAL SUPPLIES REPLACEMENT KEY CARDS	$75.32	
NICHOLSON HARDWARE	MOTOR VEHICLE PARKING		PUBLIC WORKS	$4.32	
NJ REAL ESTATE HOLDINGS LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 2021 KILBURN AVE	$506.00	**$2,306.00**
NJ REAL ESTATE HOLDINGS LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 211 FOREST AVE	$1,800.00	
NO 5 PROPERTIES LLC	GENERAL FUND		UTIL TAX REC WATER	$8.88	**$8.88**
NOLAN, HEATHER	GENERAL FUND		UTIL TAX REC WATER	$6.76	**$6.76**
NORCOMM PUBLIC SAFETY COMMUNICATIONS INC	GENERAL FUND		SERVICE CONTRACTS FIRE DEPT RADIO MAINTENANCE HE	$1,280.00	**$1,280.00**
NORIEGA, MANUEL/ ESPINOSA, DEYSI MORALES	GENERAL FUND		UTIL TAX REC WATER	$181.37	**$181.37**
NORTHERN ILLINOIS GAS COMPANY	BUILDING MAINTENANCE		UTILITIES - GAS 214 N CHURCH ST	$405.44	**$123,956.84**
NORTHERN ILLINOIS GAS COMPANY	BUILDING MAINTENANCE		UTILITIES-BLDG & OFF 1311 N MAIN ST	$101.73	
NORTHERN ILLINOIS GAS COMPANY	BUILDING MAINTENANCE		UTILITIES-BLDG & OFF 211 ELM ST B	$65.33	
NORTHERN ILLINOIS GAS COMPANY	BUILDING MAINTENANCE		UTILITIES-BLDG & OFF 211 ELM ST COMMONS	$71.84	
NORTHERN ILLINOIS GAS COMPANY	BUILDING MAINTENANCE		UTILITIES-BLDG & OFF 311 N MAIN ST	$844.67	
NORTHERN ILLINOIS GAS COMPANY	BUILDING MAINTENANCE		UTILITIES-BLDG & OFF 504 S INDEPENDENCE	$1,301.95	
NORTHERN ILLINOIS GAS COMPANY	GENERAL FUND		UTILITIES-BLDG & OFF 1007 15TH ST	$52.65	
NORTHERN ILLINOIS GAS COMPANY	GENERAL FUND		UTILITIES-BLDG & OFF 128 N PIERPONT AV	$302.40	
NORTHERN ILLINOIS GAS COMPANY	GENERAL FUND		UTILITIES-BLDG & OFF 2117 CALGARY CT STA 11	$214.63	
NORTHERN ILLINOIS GAS COMPANY	GENERAL FUND		UTILITIES-BLDG & OFF 2221 N WINNEBAGO ST	$49.36	
NORTHERN ILLINOIS GAS COMPANY	GENERAL FUND		UTILITIES-BLDG & OFF 2323 SAWYER RD	$241.08	

Vendor	Fund	Department / Division	Expense Code / Description	Amount	Total By Vendor
NORTHERN ILLINOIS GAS COMPANY	GENERAL FUND		UTILITIES-BLDG & OFF 312 IRVING AVE	$41.20	
NORTHERN ILLINOIS GAS COMPANY	GENERAL FUND		UTILITIES-BLDG & OFF 3329 W STATE ST	$260.44	
NORTHERN ILLINOIS GAS COMPANY	GENERAL FUND		UTILITIES-BLDG & OFF 3407 RURAL ST	$200.56	
NORTHERN ILLINOIS GAS COMPANY	GENERAL FUND		UTILITIES-BLDG & OFF 4400 NEWBURG	$65.47	
NORTHERN ILLINOIS GAS COMPANY	GENERAL FUND		UTILITIES-BLDG & OFF 4801 SHEPHARD TRL	$624.59	
NORTHERN ILLINOIS GAS COMPANY	GENERAL FUND		UTILITIES-BLDG & OFF 501 TRAINER RD	$243.49	
NORTHERN ILLINOIS GAS COMPANY	GENERAL FUND		UTILITIES-BLDG & OFF 528 WOODLAWN AVE	$332.57	
NORTHERN ILLINOIS GAS COMPANY	GENERAL FUND		UTILITIES-BLDG & OFF 557 S NEW TOWNE DR	$318.22	
NORTHERN ILLINOIS GAS COMPANY	GENERAL FUND		UTILITIES-BLDG & OFF 6733 NEWBURG RD	$63.70	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #538638	$371.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #538638	$5,517.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #538711	$13,635.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #538789	$2,645.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #538863	$9,025.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #538944	$1,273.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #538944	$12,974.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #539029	$7,896.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #539093	$2,654.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #539093	$5,753.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #539179	$302.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #539179	$9,806.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #539263	$5,440.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #539335	$6,997.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538638	$3,381.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538638	$122.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538711	$4,326.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538711	$248.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538711	$108.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538789	$1,855.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538789	$112.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538789	$514.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538863	$842.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538863	$581.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538944	$492.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538944	$253.00	

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NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538944	$2,163.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539029	$341.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539029	$357.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539029	$2,297.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539093	$5,120.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539093	$385.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539093	$2,632.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539179	$686.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539179	$235.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539179	$2,097.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539263	$488.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539263	$122.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539263	$1,071.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539335	$108.00	
NORTHERN ILLINOIS GAS COMPANY	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539335	$2,408.00	
NORTHERN ILLINOIS GAS COMPANY	MOTOR VEHICLE PARKING		UTILITIES-BLDG & OFF 117 S WYMAN	$84.81	
NORTHERN ILLINOIS GAS COMPANY	MOTOR VEHICLE PARKING		UTILITIES-BLDG & OFF 211 ELM ST C	$76.71	
NORTHERN ILLINOIS GAS COMPANY	MOTOR VEHICLE PARKING		UTILITIES-BLDG & OFF 311 N MAIN ST	$362.00	
NORTHERN ILLINOIS UNIVERSITY	GENERAL FUND		MISCELLANEOUS CONTRACTUAL AUDITORIUM RENTAL INV REC007998 06/11/26	$500.00	**$500.00**
NORTHMEN INC	GENERAL FUND		UTIL TAX REC WATER	$13.67	**$13.67**
NRG ENERGY INC	BUILDING MAINTENANCE		UTILITIES-BLDG & OFF 67937348379 - MAY-2026	$433.26	**$433.26**
OLSON HOME & APARTMENT RENTAL LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 2008 HUTCHINS AVE	$606.00	**$606.00**
OMNI HOLDINGS SERIES LLC - OMNI NORTH	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 2509 LAWNDALE	$750.00	**$1,892.00**
OMNI HOLDINGS SERIES LLC - OMNI NORTH	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 806 N COURT ST 106	$442.00	
OMNI HOLDINGS SERIES LLC - OMNI NORTH	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 806 N COURT ST 209	$700.00	
OMNI HOLDINGS SERIES LLC - OMNI ROCKFORD	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 2927 GRINNELL CT # 9	$696.00	**$696.00**
OMNI HOLDINGS SERIES LLC - OMNI SOUTH	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE	$144.60	**$3,377.00**
OMNI HOLDINGS SERIES LLC - OMNI SOUTH	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE	$578.40	
OMNI HOLDINGS SERIES LLC - OMNI SOUTH	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 2214 AUBURN ST #9	$750.00	
OMNI HOLDINGS SERIES LLC - OMNI SOUTH	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 2214 AUBURN ST #9- MAY	$344.00	
OMNI HOLDINGS SERIES LLC - OMNI SOUTH	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE IDHS-RRH - OAKES	$1,560.00	
OMNI HOLDINGS SERIES LLC - RIVERS EDGE	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 719 BELMONT BLVD #208	$184.00	**$934.00**
OMNI HOLDINGS SERIES LLC - RIVERS EDGE	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 719 BELMONT BLVD #308	$750.00	
ON TIME EMBROIDERY INC	911 COMMUNICATIONS		CLOTHING	$237.00	**$2,546.00**
ON TIME EMBROIDERY INC	911 COMMUNICATIONS		CLOTHING	$237.00	

Vendor	Fund	Department / Division	Expense Code / Description	Amount	Total By Vendor
ON TIME EMBROIDERY INC	911 COMMUNICATIONS		CLOTHING	$98.00	
ON TIME EMBROIDERY INC	GENERAL FUND		CLOTHING	$158.00	
ON TIME EMBROIDERY INC	GENERAL FUND		CLOTHING	$316.00	
ON TIME EMBROIDERY INC	GENERAL FUND		CLOTHING	$306.00	
ON TIME EMBROIDERY INC	GENERAL FUND		CLOTHING	$98.00	
ON TIME EMBROIDERY INC	GENERAL FUND		CLOTHING	$98.00	
ON TIME EMBROIDERY INC	GENERAL FUND		CLOTHING	$49.00	
ON TIME EMBROIDERY INC	GENERAL FUND		CLOTHING	$316.00	
ON TIME EMBROIDERY INC	GENERAL FUND		CLOTHING	$237.00	
ON TIME EMBROIDERY INC	GENERAL FUND		CLOTHING	$33.00	
ON TIME EMBROIDERY INC	GENERAL FUND		CLOTHING	$42.00	
ON TIME EMBROIDERY INC	GENERAL FUND		CLOTHING	$45.00	
ON TIME EMBROIDERY INC	GENERAL FUND		CLOTHING	$39.00	
ON TIME EMBROIDERY INC	GENERAL FUND		CLOTHING	$45.00	
ON TIME EMBROIDERY INC	GENERAL FUND		CLOTHING	$48.00	
ON TIME EMBROIDERY INC	GENERAL FUND		CLOTHING	$45.00	
ON TIME EMBROIDERY INC	GENERAL FUND		CLOTHING	$33.00	
ON TIME EMBROIDERY INC	GENERAL FUND		CLOTHING	$27.00	
ON TIME EMBROIDERY INC	GENERAL FUND		CLOTHING	$39.00	
ON-LINE SECURITY SYSTEMS LLC	BUILDING MAINTENANCE		SERVICE CONTRACTS SECURITY SERVICES MAY 2026	$15,724.00	**$24,124.00**
ON-LINE SECURITY SYSTEMS LLC	MOTOR VEHICLE PARKING		CONCOURSE SECURITY SERVICES RFP NO 424-P	$2,100.00	
ON-LINE SECURITY SYSTEMS LLC	MOTOR VEHICLE PARKING		PIONEER DECK SECURITY SERVICES RFP NO 424-P	$2,100.00	
ON-LINE SECURITY SYSTEMS LLC	MOTOR VEHICLE PARKING		STATE & MAIN-METRO DECK SECURITY SERVICES RFP NO 424-P	$2,100.00	
ON-LINE SECURITY SYSTEMS LLC	MOTOR VEHICLE PARKING		WYMAN & ELM DECK SECURITY SERVICES RFP NO 424-P	$2,100.00	
ORVILLE KREITZMANN	GENERAL FUND		TRAVEL KREITZMANN - 06/16 - 06/19/2026 - ATLANTA GA	$220.00	**$220.00**
PACE ANALYTICAL SERVICE LLC	WATER		SERVICE CONTRACTS WATER QUALITY TESTING	$9,322.00	**$9,322.00**
PARTS AUTHORITY LLC	CENTRAL GARAGE		MAINT-VEHICLES AUTOMOTIVE REPAIR PARTS & SUPP	$304.60	**$601.60**
PARTS AUTHORITY LLC	CENTRAL GARAGE		MAINT-VEHICLES AUTOMOTIVE REPAIR PARTS & SUPP	$60.75	
PARTS AUTHORITY LLC	CENTRAL GARAGE		MAINT-VEHICLES AUTOMOTIVE REPAIR PARTS & SUPP	$128.25	
PARTS AUTHORITY LLC	CENTRAL GARAGE		MAINT-VEHICLES AUTOMOTIVE REPAIR PARTS & SUPP	$108.00	
PATRICIA L ROHDE	GENERAL FUND		TRAVEL ROHDE - 6/28 - 7/1/26 - CHICAGO IL	$255.00	**$255.00**
PATRICK S FORTUNATO	GENERAL FUND		MISCELLANEOUS CONTRACTUAL INSTALLATION INV 1826 06/07/26	$2,650.00	**$2,650.00**
PB 7 & PA #6	GENERAL FUND		POLICE UNION DUES/RELIEF/OTHER PD DUES #256-0331901-6-307	$11,543.16	**$11,543.16**
PEACEKEEPER PRODUCTS INTERNATIONAL	GENERAL FUND		SMALL EQUIPMENT AND TOOLS PEACEKEEPER BATONS AND HOLSTERS FOR TRAINING	$3,291.58	**$3,291.58**
PEARSON PLUMBING & HEATING CO	BUILDING MAINTENANCE		SERVICE CONTRACTS PEST CONTROL - JOINT PURCHASE	$50.00	**$2,952.50**

Vendor	Fund	Department / Division	Expense Code / Description	Amount	Total By Vendor
PEARSON PLUMBING & HEATING CO	BUILDING MAINTENANCE		SERVICE CONTRACTS PEST CONTROL - JOINT PURCHASE	$50.00	
PEARSON PLUMBING & HEATING CO	BUILDING MAINTENANCE		SERVICE CONTRACTS PEST CONTROL - JOINT PURCHASE	$61.00	
PEARSON PLUMBING & HEATING CO	BUILDING MAINTENANCE		SERVICE CONTRACTS PEST CONTROL - JOINT PURCHASE	$61.00	
PEARSON PLUMBING & HEATING CO	BUILDING MAINTENANCE		SERVICE CONTRACTS PEST CONTROL - JOINT PURCHASE	$61.00	
PEARSON PLUMBING & HEATING CO	BUILDING MAINTENANCE		SERVICE CONTRACTS PEST CONTROL - JOINT PURCHASE	$66.00	
PEARSON PLUMBING & HEATING CO	BUILDING MAINTENANCE		SERVICE CONTRACTS PEST CONTROL - JOINT PURCHASE	$72.00	
PEARSON PLUMBING & HEATING CO	BUILDING MAINTENANCE		SERVICE CONTRACTS PEST CONTROL - JOINT PURCHASE	$72.00	
PEARSON PLUMBING & HEATING CO	BUILDING MAINTENANCE		SERVICE CONTRACTS PEST CONTROL - JOINT PURCHASE	$77.00	
PEARSON PLUMBING & HEATING CO	BUILDING MAINTENANCE		SERVICE CONTRACTS PEST CONTROL - JOINT PURCHASE	$94.00	
PEARSON PLUMBING & HEATING CO	BUILDING MAINTENANCE		SERVICE CONTRACTS PEST CONTROL - JOINT PURCHASE	$99.00	
PEARSON PLUMBING & HEATING CO	BUILDING MAINTENANCE		SERVICE CONTRACTS PEST CONTROL - JOINT PURCHASE	$705.00	
PEARSON PLUMBING & HEATING CO	BUILDING MAINTENANCE		SERVICE CONTRACTS PEST CONTROL - JOINT PURCHASE	$50.00	
PEARSON PLUMBING & HEATING CO	BUILDING MAINTENANCE		SERVICE CONTRACTS PEST CONTROL - JOINT PURCHASE	$50.00	
PEARSON PLUMBING & HEATING CO	BUILDING MAINTENANCE		SERVICE CONTRACTS PEST CONTROL - JOINT PURCHASE	$61.00	
PEARSON PLUMBING & HEATING CO	BUILDING MAINTENANCE		SERVICE CONTRACTS PEST CONTROL - JOINT PURCHASE	$61.00	
PEARSON PLUMBING & HEATING CO	BUILDING MAINTENANCE		SERVICE CONTRACTS PEST CONTROL - JOINT PURCHASE	$61.00	
PEARSON PLUMBING & HEATING CO	BUILDING MAINTENANCE		SERVICE CONTRACTS PEST CONTROL - JOINT PURCHASE	$66.00	
PEARSON PLUMBING & HEATING CO	BUILDING MAINTENANCE		SERVICE CONTRACTS PEST CONTROL - JOINT PURCHASE	$72.00	
PEARSON PLUMBING & HEATING CO	BUILDING MAINTENANCE		SERVICE CONTRACTS PEST CONTROL - JOINT PURCHASE	$72.00	
PEARSON PLUMBING & HEATING CO	BUILDING MAINTENANCE		SERVICE CONTRACTS PEST CONTROL - JOINT PURCHASE	$77.00	
PEARSON PLUMBING & HEATING CO	BUILDING MAINTENANCE		SERVICE CONTRACTS PEST CONTROL - JOINT PURCHASE	$94.00	
PEARSON PLUMBING & HEATING CO	BUILDING MAINTENANCE		SERVICE CONTRACTS PEST CONTROL - JOINT PURCHASE	$99.00	
PEARSON PLUMBING & HEATING CO	BUILDING MAINTENANCE		SERVICE CONTRACTS PEST CONTROL - JOINT PURCHASE	$705.00	
PEARSON PLUMBING & HEATING CO	BUILDING MAINTENANCE		SERVICE CONTRACTS PEST CONTROL - JOINT PURCHASE	$16.50	
PENA, CEDRIC / JULISSA	GENERAL FUND		UTIL TAX REC WATER	$12.55	**$12.55**
PERSPECTIVES LTD	LIBRARY		SERVICE CONTRACTS EMPLOYEE ASSISTANCE	$147.07	**$147.07**
PETER CRANE	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 616 ACORN ST #1W	$1,000.00	**$1,000.00**
PETERBILT OF WISCONSIN	GENERAL FUND		MAINT-VEHICLES FIRE APPARATUS SUPPLIES AND SE	$172.11	**$275.32**
PETERBILT OF WISCONSIN	GENERAL FUND		MAINT-VEHICLES FIRE APPARATUS SUPPLIES AND SE	$53.26	
PETERBILT OF WISCONSIN	GENERAL FUND		MAINT-VEHICLES FIRE APPARATUS SUPPLIES AND SE	$49.95	
PETROLEUM TRADERS CORP	CENTRAL GARAGE		FUEL AND LUBRICANTS GASOLINE AND RELATED ITEMS BID	$28,021.18	**$28,021.18**
POLICE RELIEF C/O ROBERT W BAIRD	GENERAL FUND		POLICE UNION DUES/RELIEF/OTHER PD RELIEF ACCT ENDING #8435	$11,460.40	**$11,460.40**
POLK, RICHARD JR	GENERAL FUND		UTIL TAX REC WATER	$11.02	**$11.02**
POMPS TIRE SERVICE INC	CENTRAL GARAGE		MAINT-VEHICLES TIRE AND TIRE REPAIRS BID NO 1	$1,947.52	**$3,931.61**
POMPS TIRE SERVICE INC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE TIRE AND TIRE REPAIRS BID NO 1	$456.45	

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POMPS TIRE SERVICE INC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE TIRE AND TIRE REPAIRS BID NO 1	$181.56	
POMPS TIRE SERVICE INC	CENTRAL GARAGE		VEHICLE VENDOR SERVICE TIRE AND TIRE REPAIRS BID NO 1	$1,346.08	
POSITIVE PROMOTIONS	GENERAL FUND		SMALL EQUIPMENT AND TOOLS RECRUITING ITEMS FOR JUNETEENTH	$568.52	**$568.52**
POSITIVE RESULTS PROPERTY MANAGEMENT LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 2031 LAKE SHORE DR 4A	$721.00	**$3,022.00**
POSITIVE RESULTS PROPERTY MANAGEMENT LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 3420 HARRISON AVE # 4	$1,075.00	
POSITIVE RESULTS PROPERTY MANAGEMENT LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 536 BIESTER DRIVE # 3	$594.00	
POSITIVE RESULTS PROPERTY MANAGEMENT LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 919 MCKINLEY AVE # 2	$632.00	
POSKA, ROLAND	GENERAL FUND		UTIL TAX REC WATER	$127.06	**$127.06**
PRECISION DRIVE & CONTROL	WATER		SERVICE CONTRACTS MOTOR REPAIR AND MAINTENANCE 1	$978.14	**$978.14**
PREMISE DEVELOPMENT GROUP	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE IDHS-RRH - TAYLOR	$2,500.00	**$2,500.00**
PRESLEY LLC	GENERAL FUND		ACCOUNTS RECEIVABLE	$2,563.62	**$2,563.62**
PROFESSIONAL ENVIRONMENTAL ENGINEERS INC	COMMUNITY DEVELOPMENT		SERVICE CONTRACTS 2321 N COURT ST ER	$3,295.00	**$3,295.00**
PROFESSIONAL GRAPHICS INC	GENERAL FUND		PUBLIC WORKS 4 CHEAP TRICK SIGNS INV A0035605	$534.98	**$534.98**
PULSE TECHNOLOGY OF ILLINOIS	LIBRARY		SERVICE CONTRACTS BIG SCREEN	$2,494.58	**$2,494.58**
R CARR RENTAL PROPERTIES OF GEORGIA LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 3327 DARWOOD DR	$871.00	**$871.00**
RAASCH FAMILY TRUST	GENERAL FUND		UTIL TAX REC WATER	$164.68	**$164.68**
RAMIREZ MENDEZ, IGNACIO ALFONSO	GENERAL FUND		UTIL TAX REC WATER	$22.47	**$22.47**
RCS GROUNDS MAINTENANCE	WATER		MAINT-BUILDING GROUNDS MAINTENANCE WATER SITE	$3,742.20	**$13,814.95**
RCS GROUNDS MAINTENANCE	WATER		MAINT-BUILDING GROUNDS MAINTENANCE WATER SITE	$3,594.90	
RCS GROUNDS MAINTENANCE	WATER		MAINT-BUILDING GROUNDS MAINTENANCE WATER SITE	$3,423.05	
RCS GROUNDS MAINTENANCE	WATER		MAINT-BUILDING GROUNDS MAINTENANCE WATER SITE	$3,054.80	
REALTY INCOME CORPORATION	GENERAL FUND		ACCOUNTS RECEIVABLE	$14,690.82	**$14,690.82**
REBECCA HAFLICH	LIBRARY		EDUCATION AND TRAINING ALA ANNUAL CONFERENCE 2026	$590.01	**$590.01**
REEVES TECHNOLOGY GROUP	GENERAL FUND		EQUIP & FURNITURE NONCAPITAL CAMERA SYSTEM FOR NARCOTICS	$20,375.00	**$20,375.00**
REGION 1 JOINT PLANNING COMMISSION	FAMILY JUSTICE CENTER		SERVICE CONTRACTS DATA TA - PO	$1,381.25	**$3,531.25**
REGION 1 JOINT PLANNING COMMISSION	GENERAL FUND		SERVICE CONTRACTS DATA CONSULTING - PO	$2,150.00	
REGION ROCKFORD LLC	HEALTH & HUMAN SERVICES		SECURITY DEPOSITS CSBG-DCA - RAWLS	$3,000.00	**$3,000.00**
RENEW ROCKFORD LLC	GENERAL FUND		UTIL TAX REC WATER	$97.93	**$97.93**
REZA, LOUIS X / REZA, NICHOLAS D	GENERAL FUND		UTIL TAX REC WATER	$56.07	**$56.07**
RICHARD J DIEHL JR	WATER		ACCOUNTS RECEIVABLE	$13.72	**$13.72**
RICHARD MACIAS	GENERAL FUND		EDUCATION AND TRAINING MACIAS - 05-12-26 - ROCKFORD IL	$240.00	**$470.00**
RICHARD MACIAS	GENERAL FUND		EDUCATION AND TRAINING MACIAS - 05-15-26 - ROCKFORD IL	$230.00	
RICK WOLSKI	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 4232 MIDDLEBURY AVE # D	$585.00	**$2,385.00**
RICK WOLSKI	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE IDHS-HP - FISK	$1,800.00	
RIVERFRONT MUSEUM PARK	HEALTH & HUMAN SERVICES		EDUCATION AND TRAINING CLASSROOM RENTAL HS T/TA	$300.00	**$300.00**

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ROBERT W BAIRD & CO. INCORPRATED	GENERAL FUND		POLICE UNION DUES/RELIEF/OTHER	$1,868.68	**$1,868.68**
ROBYN GUSTAFSON	GENERAL FUND		FOOD ROBYN GUSTAFSON - FRUIT & GRANOLA BARS - 911 RUN	$21.90	**$21.90**
ROCK ENERGY COOPERATIVE	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #538704	$542.00	**$2,692.00**
ROCK ENERGY COOPERATIVE	HEALTH & HUMAN SERVICES		EMERGENCY ENERGY ASSIT LIHEAP REGISTER #539407	$162.00	
ROCK ENERGY COOPERATIVE	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538704	$496.00	
ROCK ENERGY COOPERATIVE	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #538992	$1,062.00	
ROCK ENERGY COOPERATIVE	HEALTH & HUMAN SERVICES		ENERGY ASSIT PAYMENTS LIHEAP REGISTER #539407	$430.00	
ROCK ROAD COMPANIES INC	CIP		CONSTRUCTION PROJ NEWBURG ROAD RESURFACING	$1,032,937.19	**$1,035,998.42**
ROCK ROAD COMPANIES INC	GENERAL FUND		PUBLIC WORKS	$557.44	
ROCK ROAD COMPANIES INC	GENERAL FUND		PUBLIC WORKS	$557.44	
ROCK ROAD COMPANIES INC	GENERAL FUND		PUBLIC WORKS PUBLIC WORKS MATERIALS BID NO	$274.70	
ROCK ROAD COMPANIES INC	GENERAL FUND		PUBLIC WORKS PUBLIC WORKS MATERIALS BID NO	$288.10	
ROCK ROAD COMPANIES INC	GENERAL FUND		PUBLIC WORKS PUBLIC WORKS MATERIALS BID NO	$271.35	
ROCK ROAD COMPANIES INC	GENERAL FUND		PUBLIC WORKS PUBLIC WORKS MATERIALS BID NO	$548.73	
ROCK ROAD COMPANIES INC	GENERAL FUND		PUBLIC WORKS PUBLIC WORKS MATERIALS BID NO	$563.47	
ROCKFLOW LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE FED-ESC-SCOTT	$1,197.00	**$4,197.00**
ROCKFLOW LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE FED-ESG-SCOTT	$3,000.00	
ROCKFORD AREA CONVENTION AND VISITORS BUREAU	REDEVELOPMENT		OTHER CONTRACTUAL SERVICE TOURISM LOCAL SALES TAX COLLECTION	$156,859.14	**$156,859.14**
ROCKFORD ART MUSEUM	GENERAL FUND		MISCELLANEOUS CONTRACTUAL GREENWICH VILLAGE ART FAIR SPONSORSHIP - PO	$1,000.00	**$1,000.00**
ROCKFORD BUSINESS SYSTEMS INC	LIBRARY		SERVICE CONTRACTS COPIER MAINT CONTRACT	$1,151.22	**$1,151.22**
ROCKFORD CARPETLAND USA INC	BUILDING MAINTENANCE		MAINT-BUILDING CARPET FOR WELLNESS ROOM AT CITY HALL INV 100377	$6,443.00	**$15,027.00**
ROCKFORD CARPETLAND USA INC	BUILDING MAINTENANCE		MAINT-BUILDING CARPET INSTALLED AT WELLNESS CENTER INV 100813	$8,584.00	
ROCKFORD FIRE FIGHTERS	GENERAL FUND		FIRE UNION DUES	$2,004.48	**$2,004.48**
ROCKFORD HOUSING AUTHORITY	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE SNAP-BRP - PARHAM	$1,627.00	**$1,627.00**
ROCKFORD MASS TRANSIT DISTRICT	GENERAL FUND		TRANSIT SUBSIDY RMTD - ANNUAL SUBSIDY	$155,750.00	**$155,750.00**
ROCKFORD MORGAN LLC	RIVER NORTH TIF		COMM DEVELOP PROJECT ROCKFORD MORGAN LLC TIF PAYMENT	$188,934.60	**$188,934.60**
ROCKFORD MUNICIPAL EMPLOYEES CREDIT	GENERAL FUND		CREDIT UNION	$144,290.50	**$144,290.50**
ROCKFORD PARK DISTRICT	HEALTH & HUMAN SERVICES		RENTAL BUILDING FAIRGROUNDS RENT	$1,800.00	**$4,800.00**
ROCKFORD PARK DISTRICT	HEALTH & HUMAN SERVICES		RENTAL BUILDING FAIRGROUNDS RENT	$600.00	
ROCKFORD PARK DISTRICT	HEALTH & HUMAN SERVICES		RENTAL BUILDING FAIRGROUNDS RENT	$1,800.00	
ROCKFORD PARK DISTRICT	HEALTH & HUMAN SERVICES		RENTAL BUILDING FAIRGROUNDS RENT	$600.00	
RODOLFO R VALDEZ	GENERAL FUND		OTHER CONTRACTUAL SERVICE FIRE & POLICE COMMISSIONERS	$500.00	**$500.00**
ROMERO SANCHEZ, NICOLAS / MELITON, VICTO	GENERAL FUND		UTIL TAX REC WATER	$4.35	**$4.35**
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$62.00	**$15,601.00**
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$10.00	

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ROSECRANCE INC	HEALTH & HUMAN SERVICES			$63.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$22.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$81.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$81.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$295.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$285.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$22.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$48.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$50.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$139.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$228.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$50.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$22.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$24.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$101.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$157.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$118.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$65.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$27.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$124.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$22.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$22.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$37.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$215.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$62.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$102.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$39.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$54.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$145.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$138.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$62.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$99.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$25.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$63.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$50.00	

Vendor	Fund	Department / Division	Expense Code / Description	Amount	Total By Vendor
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$241.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$50.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$117.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$50.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$23.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$180.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$45.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$241.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$197.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$50.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES			$50.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 1014 CROSBY ST #3	$459.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 1014 CROSBY ST 1	$700.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 1014 CROSBY ST 2	$700.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 1511 BENTON ST	$1,050.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 2014 AUBURN ST #2	$217.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 215 CARLTON TERR # 3	$340.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 215 CARLTON TERR #1	$700.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 215 CARLTON TERR #2	$406.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 2406 AUBURN ST # 3	$292.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 2406 AUBURN ST # 4	$551.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 2406 AUBURN ST # 8	$700.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 2406 AUBURN ST #1	$412.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 2406 AUBURN ST #2	$311.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 2406 AUBURN ST 7	$420.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 3315 1/2 DARWOOD DRIVE	$465.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 3315 DARWOOD DRIVE	$733.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 3317 1/2 DARWOOD DRIVE	$390.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 3317 DARWOOD DR	$481.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 4802 JAVELIN # 1	$478.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 4802 JAVELIN # 2	$261.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 4802 JAVELIN # 6	$291.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 4802 JAVELIN 4	$429.00	
ROSECRANCE INC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 963 N MAIN ST # 10	$362.00	
ROVER CAPITAL LLC	GENERAL FUND		UTIL TAX REC WATER	$5.32	**$5.32**

Vendor	Fund	Department / Division	Expense Code / Description	Amount	Total By Vendor
RRD HOLDING COMPANY	GENERAL FUND		GARBAGE COLLECTION GARBAGE COLLECTION & DISPOSAL	$974,988.59	**$975,032.53**
RRD HOLDING COMPANY	GENERAL FUND		SERVICE CONTRACTS JUNE 2026 - GARBAGE COLLECTION & DISPOSAL	$43.94	
RUSSELL, LAVENIA M	WATER		ACCOUNTS RECEIVABLE	$3.78	**$3.78**
RYAN LLC	LIBRARY		SERVICE CONTRACTS SOUTH INDUSTRIAL TIF CONSULTING	$945.00	**$945.00**
RYAXAR LLC	GENERAL FUND		UTIL TAX REC WATER	$4.04	**$4.04**
S J CARLSON FIRE PROTECTION INC	MOTOR VEHICLE PARKING		SERVICE CONTRACTS FIRE SPRINKLER SYSTEM SERVICES	$599.72	**$599.72**
SAFE AT HOME INC	COMMUNITY DEVELOPMENT		LOANS AND GRANTS 232 MIRIAM AVE RADON CLEARANCE	$150.00	**$450.00**
SAFE AT HOME INC	COMMUNITY DEVELOPMENT		SERVICE CONTRACTS 1326 BOILVIN AVE RADON	$150.00	
SAFE AT HOME INC	COMMUNITY DEVELOPMENT		SERVICE CONTRACTS 517 ISLAND AVE RADON	$150.00	
SAINT MATTHEW INVESTMENT LLC	WATER		ACCOUNTS RECEIVABLE	$190.69	**$190.69**
SANDRA J ADAMS	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 3311 DARWOOD DR	$900.00	**$1,270.00**
SANDRA J ADAMS	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 3316 1/2 DARWOOD	$370.00	
SANTIAGO APREDA	GENERAL FUND		EDUCATION AND TRAINING APREDA - 03/09/26 - CHAMPAIGN IL	$1,550.00	**$1,550.00**
SARA KASZCZUK	HEALTH & HUMAN SERVICES		TRAVEL KASZCZUK - 06/07-06/13/26 - ORLANDO FL	$427.00	**$427.00**
SCANDROLI CONSTRUCTION CO	CIP		CONSTRUCTION PROJ WELL NO 45 RESERVOIR REPLACEMENT AND SITE MODIFIC	$536,067.56	**$536,067.56**
SCANDROLI CONSTRUCTION CO	CIP		TRANF FRM WATER UTILITY WELL NO 45 RESERVOIR REPLACEMENT AND SITE MODIFIC	($536,067.56)	
SCANDROLI CONSTRUCTION CO	WATER		CONSTRUCTION-IN-PROGRESS WELL NO 45 RESERVOIR REPLACEMENT AND SITE MODIFIC	$536,067.56	
SCHNUCK MARKETS INC	HEALTH & HUMAN SERVICES		FOOD POLICY COUNCIL	$9.15	**$12.37**
SCHNUCK MARKETS INC	HEALTH & HUMAN SERVICES		FOOD POLICY COUNCIL	$3.22	
SCHWARTZLOW, RANDALL	GENERAL FUND		UTIL TAX REC WATER	$26.28	**$26.28**
SCOTT, EVELYN T	GENERAL FUND		UTIL TAX REC WATER	$93.90	**$93.90**
SECRETARY OF STATE	CENTRAL GARAGE		VEHICLE VENDOR SERVICE SECRETARY OF STATE LICENSE PLA	$9.00	**$77.00**
SECRETARY OF STATE	CENTRAL GARAGE		VEHICLE VENDOR SERVICE SECRETARY OF STATE LICENSE PLA	$53.00	
SECRETARY OF STATE	GENERAL FUND		EDUCATION AND TRAINING KLEMM - 05/28/26 - ONLINE	$15.00	
SERRANO, MARCUS/HELL, MALIQUE	GENERAL FUND		UTIL TAX REC WATER	$3.11	**$3.11**
SHUN, ANTHONY	GENERAL FUND		UTIL TAX REC WATER	$12.94	**$12.94**
SIGNS ROCKFORD LLC	GENERAL FUND		ADVERTISING SPONSOR BANNER INV I-97427 06/09/26	$109.00	**$109.00**
SIMON G LICON	BUILDING MAINTENANCE		FOOD MEAL REIMBURSEMENT	$10.95	**$10.95**
SKYRISE LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 837 N MAIN ST # 1212	$995.00	**$995.00**
SLABAUGH & SON BUILDERS LLC	GENERAL FUND		CLEANUPS PROPERTY CLEAN-UPS BID NO 1223	$761.30	**$761.30**
SPECIALTY CONSULTING INC	COMMUNITY DEVELOPMENT		SERVICE CONTRACTS LEAD RISK ASSESSMENT AND CLEAR	$940.00	**$1,740.00**
SPECIALTY CONSULTING INC	COMMUNITY DEVELOPMENT		SERVICE CONTRACTS LEAD RISK ASSESSMENT AND CLEAR	$800.00	
SSM HEALTH CARE GROUP	GENERAL FUND		SERVICE CONTRACTS MAY 2026 TOXICOLOGY SERVICES FOR TRAFFIC	$1,525.00	**$1,525.00**
STATE OF WI, DEPT OF CHILDREN & FAMILIES	GENERAL FUND		MISC CHILD SUPPORT	$2,396.73	**$2,396.73**
STATELINE RENTAL PROPERTIES	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 1136 N CHURCH ST # 4	$950.00	**$950.00**

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STEALTH PARTNER GROUP LLC	HEALTH & LIFE INSURANCE		INSURANCE EXPENSE 01/01/26-12/31/26 STOP LOSS INSURANCE / MEDICAL	$153,103.68	**$153,103.68**
STEINER ELECTRIC COMPANY	GENERAL FUND		PUBLIC WORKS	$9,390.00	**$47,560.32**
STEINER ELECTRIC COMPANY	GENERAL FUND		PUBLIC WORKS	$5,760.00	
STEINER ELECTRIC COMPANY	GENERAL FUND		PUBLIC WORKS	$3,468.00	
STEINER ELECTRIC COMPANY	GENERAL FUND		PUBLIC WORKS	$99.39	
STEINER ELECTRIC COMPANY	GENERAL FUND		PUBLIC WORKS	$298.17	
STEINER ELECTRIC COMPANY	GENERAL FUND		PUBLIC WORKS	$238.50	
STEINER ELECTRIC COMPANY	GENERAL FUND		PUBLIC WORKS	$9,870.00	
STEINER ELECTRIC COMPANY	GENERAL FUND		PUBLIC WORKS TRAFFIC SIGNALS & LIGHTING BID	$5,760.00	
STEINER ELECTRIC COMPANY	GENERAL FUND		PUBLIC WORKS TRAFFIC SIGNALS & LIGHTING BID	$111.51	
STEINER ELECTRIC COMPANY	GENERAL FUND		PUBLIC WORKS TRAFFIC SIGNALS & LIGHTING BID	$12,564.75	
STENES CONTRACTORS INC	COMMUNITY DEVELOPMENT		LOANS AND GRANTS 1122 WEST ST ERA CDBG REHAB	$9,122.81	**$37,691.25**
STENES CONTRACTORS INC	COMMUNITY DEVELOPMENT		LOANS AND GRANTS 1122 WEST ST ERA CDBG REHAB	$28,568.44	
STENSTROM CONSTRUCTION INC	CIP		BUILDINGS DAVIS PARK IMPROVEMENTS - BUILDINGS	$187,587.79	**$726,324.83**
STENSTROM CONSTRUCTION INC	CIP		BUILDINGS DAVIS PARK IMPROVEMENTS - BUILDINGS	$351,895.45	
STENSTROM CONSTRUCTION INC	GENERAL FUND		BUILDING-IMPROVEMENTS AWARDING BID FOR FIRE STATION 11 RENOVATION	$186,841.59	
STENSTROM EXCAVATION AND	CIP		LAND IMPROVEMENT DAVIS PARK SITE IMPROVEMENTS	$91,653.05	**$841,950.94**
STENSTROM EXCAVATION AND	CIP		OFFICE EQUIP & FURNT DAVIS PARK SITE IMPROVEMENTS	$27,000.00	
STENSTROM EXCAVATION AND	GENERAL FUND		MISCELLANEOUS DAVIS PARK SITE IMPROVEMENTS	($212,128.79)	
STENSTROM EXCAVATION AND	GENERAL FUND		OFFICE EQUIP & FURNT DAVIS PARK SITE IMPROVEMENTS	$212,128.79	
STENSTROM EXCAVATION AND	GENERAL FUND		REVENUE COLLECTED-ADVANCE DAVIS PARK SITE IMPROVEMENTS	$212,128.79	
STENSTROM EXCAVATION AND	REDEVELOPMENT		CONSTRUCTION PROJ - LIGHTING DAVIS PARK SITE IMPROVEMENTS	$233,090.00	
STENSTROM EXCAVATION AND	REDEVELOPMENT		CONSTRUCTION PROJ - LNDSCAPING DAVIS PARK SITE IMPROVEMENTS	$70,362.15	
STENSTROM EXCAVATION AND	REDEVELOPMENT		LAND IMPROVEMENT DAVIS PARK SITE IMPROVEMENTS	$207,716.95	
STEPHANIE CAREY	HEALTH & HUMAN SERVICES		SERVICE CONTRACTS SESSIONS 05-2026EHS	$227.50	**$1,527.50**
STEPHANIE CAREY	HEALTH & HUMAN SERVICES		SERVICE CONTRACTS SESSIONS 05-2026HS	$1,300.00	
STEVEN R NIEMCZYK	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE CSBG-DCA - ROBERTSON	$950.91	**$950.91**
STEVEN SCHABACKER	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 614 W LOCUST	$1,250.00	**$1,250.00**
STREICHERS INC	GENERAL FUND		SMALL EQUIPMENT AND TOOLS BALLISTIC SHIELD FOR DOMESTIC VIOLENCE UNIT	$6,520.00	**$14,070.60**
STREICHERS INC	GENERAL FUND		SMALL EQUIPMENT AND TOOLS EQUIPMENT NEEDS FOR PSRT	$7,550.60	
STURTEVANT 2K REAL ESTATE LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 2407 BROADWAY #1R	$206.00	**$206.00**
SUPER GAS INC	GENERAL FUND		LIQUOR LICENSE RECEIVABLE	$1,395.00	**$1,395.00**
SUTTON, ANITA & DAVID	GENERAL FUND		UTIL TAX REC WATER	$21.53	**$21.53**
SVL PRODUCTIONS INC	INFORMATION SERVICES		MAINT-OFFICE & FURNITURE AUDIO EQUIP RENTAL - PO	$370.00	**$1,110.00**
SVL PRODUCTIONS INC	INFORMATION SERVICES		MAINT-OFFICE & FURNITURE AUDIO EQUIP RENTAL - PO	$370.00	

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SVL PRODUCTIONS INC	INFORMATION SERVICES		MAINT-OFFICE & FURNITURE AUDIO EQUIP RENTAL - PO	$370.00	
SWANSON, BRENT / FULTON, JENA	GENERAL FUND		UTIL TAX REC WATER	$68.33	**$68.33**
SWEENEY, KAIN ALEXANDER	GENERAL FUND		UTIL TAX REC WATER	$68.74	**$68.74**
TALAFHA ENTEPRISES	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE CSBG-DCA - RICKETT	$4,200.00	**$4,200.00**
TAPIA, ROSA	GENERAL FUND		UTIL TAX REC WATER	$39.10	**$39.10**
TARDIO, JOSEPH LOUIS / NICOLE BERNADETTE	WATER		ACCOUNTS RECEIVABLE	$191.99	**$191.99**
TAURUS INVESTORS LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 409 N HORSMAN ST #3	$657.00	**$657.00**
TCI CONCRETE INC	BUILDING MAINTENANCE		MAINT-BUILDING REMOVE EXISTING SIDEWALK CURB AND MULCH ALONG BLDG	$9,845.00	**$28,395.00**
TCI CONCRETE INC	WATER		SERVICE CONTRACTS PCC PATCHING BID NO 1121-W-092	$18,550.00	
TEAIRIA ROBINSON	HEALTH & HUMAN SERVICES		TRAVEL ROBINSON - 06/08-06/10/26 - SPRINGFIELD IL	$99.00	**$99.00**
TEXAS COMPTROLLER OF PUBLIC ACCOUNTS	GENERAL FUND		UNCLAIMED PROPERTY CITY OF ROCKFORD 36-6006082	$265.81	**$265.81**
THE BOARD OF TRUSTEES OF THE UNIVERSITY OF	GENERAL FUND		EDUCATION AND TRAINING 11 RECRUITS - 01/05/26-04/23/26 - CHAMPAIGN IL	$89,947.00	**$89,947.00**
THE CHAD CAMPBELL TRUST	GENERAL FUND		UTIL TAX REC WATER	$62.71	**$62.71**
THE ESTATE OF	GENERAL FUND		UTIL TAX REC WATER	$140.53	**$140.53**
THE GOODYEAR TIRE & RUBBER COMPANY	CENTRAL GARAGE		MAINT-VEHICLES TIRE AND TIRE REPAIRS BID NO 1	$1,151.52	**$2,606.40**
THE GOODYEAR TIRE & RUBBER COMPANY	CENTRAL GARAGE		MAINT-VEHICLES TIRE AND TIRE REPAIRS BID NO 1	$1,454.88	
THE PETERS FAMILY TRUST DATED MARCH 30, 2012	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 1116 BLACKHAWK BLVD #4	$724.00	**$724.00**
THE SHERWIN-WILLIAMS CO INC	BUILDING MAINTENANCE		MAINT-BUILDING PAINT SUPPLIES & MATERIALS	$375.50	**$1,726.75**
THE SHERWIN-WILLIAMS CO INC	BUILDING MAINTENANCE		MAINT-BUILDING PAINT SUPPLIES & MATERIALS	$243.08	
THE SHERWIN-WILLIAMS CO INC	BUILDING MAINTENANCE		MAINT-BUILDING PAINT SUPPLIES & MATERIALS	$628.66	
THE SHERWIN-WILLIAMS CO INC	BUILDING MAINTENANCE		MAINT-BUILDING PAINT SUPPLIES & MATERIALS	$319.45	
THE SHERWIN-WILLIAMS CO INC	BUILDING MAINTENANCE		MAINT-BUILDING PAINT SUPPLIES & MATERIALS	$160.06	
THE TRAVELERS INDEMNITY COMPANY	RISK MANAGEMENT		RISK-POLICIES COMMERCIAL AND BUS AUTO PACKAGE 4-8-26 TO 4-8-27	$405,714.00	**$405,714.00**
THE WORKPLACE INC	GENERAL FUND		EMPLOYEE AGENCY WAGES	$1,681.68	**$15,512.09**
THE WORKPLACE INC	GENERAL FUND		EMPLOYEE AGENCY WAGES	$926.64	
THE WORKPLACE INC	GENERAL FUND		EMPLOYEE AGENCY WAGES	$1,505.28	
THE WORKPLACE INC	GENERAL FUND		EMPLOYEE AGENCY WAGES	$1,029.60	
THE WORKPLACE INC	GENERAL FUND		EMPLOYEE AGENCY WAGES	$1,481.76	
THE WORKPLACE INC	GENERAL FUND		EMPLOYEE AGENCY WAGES 46159	$952.38	
THE WORKPLACE INC	GENERAL FUND		PROF FEES - MISC	$110.00	
THE WORKPLACE INC	HEALTH & HUMAN SERVICES		EMPLOYEE AGENCY WAGES 46173	$418.27	
THE WORKPLACE INC	HEALTH & HUMAN SERVICES		EMPLOYEE AGENCY WAGES 46173	$139.43	
THE WORKPLACE INC	HEALTH & HUMAN SERVICES		EMPLOYEE AGENCY WAGES 46173	$2,702.70	
THE WORKPLACE INC	WATER		EMPLOYEE AGENCY WAGES	$705.60	
THE WORKPLACE INC	WATER		EMPLOYEE AGENCY WAGES	$1,234.80	

Vendor	Fund	Department / Division	Expense Code / Description	Amount	Total By Vendor
THE WORKPLACE INC	WATER		EMPLOYEE AGENCY WAGES	$882.00	
THE WORKPLACE INC	WATER		EMPLOYEE AGENCY WAGES	$1,741.95	
THOMAS, EARL, JR	GENERAL FUND		UTIL TAX REC WATER	$55.18	**$55.18**
TIMOTHY R MORRIS JR	GENERAL FUND		FOOD REIMB TIM MORRIS FOR FOOD AT FIRE INCIDENT 9TH ST	$118.25	**$118.25**
TINA ANGILERI	GENERAL FUND		MISCELLANEOUS SUPPLIES KEYS TO THE CITY - PO	$987.00	**$987.00**
TITLE UNDERWRITERS AGENCY INC OF ROCKFORD	COMMUNITY DEVELOPMENT		SERVICE CONTRACTS 517 ISLAND AVE REVISED TITLE SEARCH	$25.00	**$25.00**
T-MOBILE USA	LIBRARY		DATA TRANSFER SERVICE HOTSPOTS	$28.49	**$5,108.52**
T-MOBILE USA	LIBRARY		DATA TRANSFER SERVICE HOTSPOTS	$28.49	
T-MOBILE USA	LIBRARY		DATA TRANSFER SERVICE HOTSPOTS	$5,051.54	
TODAYS BUSINESS SOLUTIONS INC	LIBRARY		SERVICE CONTRACTS FAX PROGRAM 1ST QTR 2026	$203.04	**$203.04**
TORRES, JULIO / MARLENY	GENERAL FUND		UTIL TAX REC WATER	$53.47	**$53.47**
TOTAL PLUMBING & HEATING LTD	HEALTH & HUMAN SERVICES		CLIENT HOME REPAIR CSBG-DCA - COFIELD	$2,715.00	**$5,178.08**
TOTAL PLUMBING & HEATING LTD	HEALTH & HUMAN SERVICES		CLIENT HOME REPAIR CSBG-DCA - WHITAKER	$1,822.00	
TOTAL PLUMBING & HEATING LTD	HEALTH & HUMAN SERVICES		CLIENT HOME REPAIR INSTALL BALL VALVE FOR STOVE	$641.08	
TOVAR REALTORS LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 1025 1ST AVE # 5	$635.00	**$3,701.00**
TOVAR REALTORS LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE 2512 N ROCKTON AVE # 104	$566.00	
TOVAR REALTORS LLC	HEALTH & HUMAN SERVICES		RENTAL ASSISTANCE IDHS-HP - MYERS	$1,250.00	
TOVAR REALTORS LLC	HEALTH & HUMAN SERVICES		SECURITY DEPOSITS IDHS-HP - MYERS	$1,250.00	
TR EQUIPMENT INC	WATER		SERVICE CONTRACTS DEMO DEBRIS LAND FILL SITE FOR	$1,225.00	**$2,450.00**
TR EQUIPMENT INC	WATER		SERVICE CONTRACTS DEMO DEBRIS LAND FILL SITE FOR	$1,225.00	
TRAFFIC CONTROL AND PROTECTION LLC	GENERAL FUND		SERVICE CONTRACTS RENTAL OF TRAFFIC CONTROL DEVI	$584.25	**$584.25**
TRAFFIC CONTROL CORPORATION	GENERAL FUND		PUBLIC WORKS TRAFFIC SIGNALS & LIGHTING BID	$4,625.00	**$4,625.00**
TRANS UNION LLC	GENERAL FUND		SERVICE CONTRACTS PRE EMPLOYMENT SCREENINGS	$265.71	**$265.71**
TRANSAMERICA RETIREMENT SOLUTIONS	DEFERRED COMPENSATION		DEFERRED COMPENSATION	$38,194.43	**$92,872.60**
TRANSAMERICA RETIREMENT SOLUTIONS	GENERAL FUND		VEBA	$54,678.17	
TREE CARE ENTERPRISES INC	GENERAL FUND		SERVICE CONTRACTS TREE REMOVAL-4200 PRUNING	$1,860.00	**$1,860.00**
TRUSTMARK VOLUNTARY BENEFIT	GENERAL FUND		TRUSTMARK-EMPLOYEES	$6,318.48	**$6,318.48**
UNIFORM DEN EAST INC	911 COMMUNICATIONS		CLOTHING	$28.95	**$22,536.73**
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$1,103.20	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$1,075.25	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$1,154.25	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$1,131.25	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$1,173.45	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$1,180.45	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$1,146.20	

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UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$1,173.45	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$1,090.20	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$1,182.60	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$1,236.20	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$304.50	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$196.99	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$186.40	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$55.45	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$54.10	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$270.49	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$3,936.00	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$494.25	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$6.50	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$478.50	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$58.95	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$320.27	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$198.00	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$169.95	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$19.90	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$233.43	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$150.00	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$11.50	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$11.50	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$11.50	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	($63.00)	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$517.70	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$55.45	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$699.40	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$36.00	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$26.00	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$43.00	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$23.85	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$379.85	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$19.50	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$180.00	

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UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$131.00	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$80.00	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$43.00	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$40.50	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$63.00	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$169.40	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$77.00	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$20.95	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$80.50	
UNIFORM DEN EAST INC	GENERAL FUND		CLOTHING	$70.00	
UNION PACIFIC RAILROAD	CIP		ENG SERVICES-DESIGN 11TH STREET RAILROAD WORK	$1,543.34	**$1,606.34**
UNION PACIFIC RAILROAD	CIP		SERVICE CONTRACTS RR CROSSING PRELIMINARY ENG	$63.00	
UNITED PARCEL SERVICE	COMMUNITY DEVELOPMENT		LOANS AND GRANTS 1027 HASKELL AVE UPS	$58.17	**$58.17**
UNITED WAY OF ROCK RIVER VALLEY	GENERAL FUND		UNITED WAY	$1,184.50	**$1,184.50**
UNIVERSITY OF ILLINOIS FOUNDATION	GENERAL FUND		MISCELLANEOUS CONTRACTUAL RFD RECRUIT GRAD CEREMONY INV 0612026 06/15/26	$746.00	**$746.00**
USW HOLDING COMPANY LLC	BUILDING MAINTENANCE		SERVICE CONTRACTS PELLET SALT SOLAR SALT	$337.50	**$525.25**
USW HOLDING COMPANY LLC	GENERAL FUND		SERVICE CONTRACTS FIRE DEPARTMENT WATER BOTTLES	$187.75	
VARGAS, MARIO / MARIA	GENERAL FUND		UTIL TAX REC WATER	$85.03	**$85.03**
VCNA PRAIRIE LLC	WATER		WATER SUPPLIES & MATERIAL CONCRETE MATERIALS	$260.40	**$1,143.84**
VCNA PRAIRIE LLC	WATER		WATER SUPPLIES & MATERIAL CONCRETE MATERIALS	$179.69	
VCNA PRAIRIE LLC	WATER		WATER SUPPLIES & MATERIAL CONCRETE MATERIALS	$261.80	
VCNA PRAIRIE LLC	WATER		WATER SUPPLIES & MATERIAL CONCRETE MATERIALS	$262.40	
VCNA PRAIRIE LLC	WATER		WATER SUPPLIES & MATERIAL CONCRETE MATERIALS	$179.55	
VERIZON WIRELESS SERVICES LLC	GENERAL FUND		WIRELESS SERVICE 242265813-00001 - 04/29/26-05/28/26	$279.06	**$2,556.93**
VERIZON WIRELESS SERVICES LLC	GENERAL FUND		WIRELESS SERVICE 442017565-00001 - 04/29/26-05/28/26	$38.01	
VERIZON WIRELESS SERVICES LLC	GENERAL FUND		WIRELESS SERVICE 442017565-00001 - 04/29/26-05/28/26	$76.02	
VERIZON WIRELESS SERVICES LLC	GENERAL FUND		WIRELESS SERVICE 442017565-00001 - 04/29/26-05/28/26	$114.03	
VERIZON WIRELESS SERVICES LLC	LIBRARY		DATA TRANSFER SERVICE CRADLEPOINT ROUTER	$72.02	
VERIZON WIRELESS SERVICES LLC	WATER		WIRELESS SERVICE 242265813-00001 - 04/29/26-05/28/26	$1,977.79	
VETCOR OF LOVES PARK	GENERAL FUND		PROF FEE MEDICAL VET SERVICES FOR K-9 CRASH	$76.00	**$76.00**
VIB BROTHERS OF ROCKFORD LLC	GENERAL FUND		UTIL TAX REC WATER	$7.13	**$7.13**
VICKERMAN, WANDA	GENERAL FUND		UTIL TAX REC WATER	$59.45	**$59.45**
VIEYRA, RAMIRO MORA	GENERAL FUND		UTIL TAX REC WATER	$58.80	**$58.80**
VILLA, JUAN	GENERAL FUND		UTIL TAX REC WATER	$27.09	**$27.09**
VISIONARY INTEGRATION PROFESSIONALS LLC	INFORMATION SERVICES		CONSULTING FEE PROFESSIONAL SERVICES - PO	$350.00	**$350.00**

Vendor	Fund	Department / Division	Expense Code / Description	Amount	Total By Vendor
VITAL RECORDS HOLDINGS LLC	BUILDING MAINTENANCE		SERVICE CONTRACTS CITY WIDE PAPER SHREDDING SERV	$42.50	**$270.00**
VITAL RECORDS HOLDINGS LLC	GENERAL FUND		SERVICE CONTRACTS CITY WIDE PAPER SHREDDING SERV	$5.00	
VITAL RECORDS HOLDINGS LLC	GENERAL FUND		SERVICE CONTRACTS CITY WIDE PAPER SHREDDING SERV	$45.00	
VITAL RECORDS HOLDINGS LLC	GENERAL FUND		SERVICE CONTRACTS CITY WIDE PAPER SHREDDING SERV	$45.00	
VITAL RECORDS HOLDINGS LLC	GENERAL FUND		SERVICE CONTRACTS CITY WIDE PAPER SHREDDING SERV	$45.00	
VITAL RECORDS HOLDINGS LLC	GENERAL FUND		SERVICE CONTRACTS CITY WIDE PAPER SHREDDING SERV	$45.00	
VITAL RECORDS HOLDINGS LLC	HEALTH & HUMAN SERVICES		SERVICE CONTRACTS DATA DESTRUCTION/PAPER SHREDDING	$30.16	
VITAL RECORDS HOLDINGS LLC	HEALTH & HUMAN SERVICES		SERVICE CONTRACTS DATA DESTRUCTION/PAPER SHREDDING	$2.13	
VITAL RECORDS HOLDINGS LLC	HEALTH & HUMAN SERVICES		SERVICE CONTRACTS DATA DESTRUCTION/PAPER SHREDDING	$2.98	
VITAL RECORDS HOLDINGS LLC	HEALTH & HUMAN SERVICES		SERVICE CONTRACTS DATA DESTRUCTION/PAPER SHREDDING	$7.23	
VOIANCE LANGUAGE SERVICES LLC	FAMILY JUSTICE CENTER		SERVICE CONTRACTS TRANSLATION SERVICES - PO	$249.10	**$939.16**
VOIANCE LANGUAGE SERVICES LLC	GENERAL FUND		SERVICE CONTRACTS MAY 2026-OVER THE PHONE LANGUAGE INTERP	$690.06	
WATERSURPLUS INC	WATER		RENTAL EQUIPMENT WELL 9 TEMPORARY TREATMENT REN	$15,568.13	**$15,568.13**
WEX BANK	CENTRAL GARAGE		FUEL AND LUBRICANTS CITY-WIDE FUELING RFP NO 922-C	$93,632.45	**$221,268.76**
WEX BANK	CENTRAL GARAGE		FUEL AND LUBRICANTS CITY-WIDE FUELING RFP NO 922-C	$127,636.31	
WHITE, LAVERNE C	GENERAL FUND		UTIL TAX REC WATER	$48.85	**$48.85**
WILLIAM CHARLES CONSTRUCTION CO LLC	GENERAL FUND		SERVICE CONTRACTS TRAFFIC SIGNAL ELECTRICAL SERV	$2,789.00	**$2,789.00**
WILLIAM VICTORIA LLC	GENERAL FUND		UTIL TAX REC WATER	$64.38	**$64.38**
WINNEBAGO COUNTY MEMORIAL HALL	FAMILY JUSTICE CENTER		SERVICE CONTRACTS FACILITY RENTAL - PO 6/26/26 GRADUATION	$100.00	**$100.00**
WINNEBAGO COUNTY RECORDER	CIP		DEMOLITION-STRUCTURE RECORDING FEES MAY 2026	$18.00	**$2,514.59**
WINNEBAGO COUNTY RECORDER	CIP		SUBSCRIPTIONS MONTHLY LAREDO CHARGES - CITY	$149.71	
WINNEBAGO COUNTY RECORDER	CIP		TRANF FRM GENERAL FD RECORDING FEES MAY 2026	($18.00)	
WINNEBAGO COUNTY RECORDER	COMMUNITY DEVELOPMENT		SERVICE CONTRACTS RECORDING FEES MAY 2026	$18.00	
WINNEBAGO COUNTY RECORDER	COMMUNITY DEVELOPMENT		SERVICE CONTRACTS RECORDING FEES MAY 2026	$36.00	
WINNEBAGO COUNTY RECORDER	COMMUNITY DEVELOPMENT		SERVICE CONTRACTS RECORDING FEES MAY 2026	$18.00	
WINNEBAGO COUNTY RECORDER	GENERAL FUND		DEFERRED REVENUE RECORDING FEES MAY 2026	$18.00	
WINNEBAGO COUNTY RECORDER	GENERAL FUND		DEMOLITION-STRUCTURE RECORDING FEES MAY 2026	$18.00	
WINNEBAGO COUNTY RECORDER	GENERAL FUND		DEMOLITION-STRUCTURE RECORDING FEES MAY 2026	$54.00	
WINNEBAGO COUNTY RECORDER	GENERAL FUND		LOANS AND GRANTS RECORDING FEES MAY 2026	$18.00	
WINNEBAGO COUNTY RECORDER	GENERAL FUND		PROF FEE LEGAL MONTHLY LAREDO CHARGES - CITY	$318.71	
WINNEBAGO COUNTY RECORDER	GENERAL FUND		PROF FEE LEGAL RECORDING FEES MAY 2026	$6.30	
WINNEBAGO COUNTY RECORDER	GENERAL FUND		SERVICE CONTRACTS MONTHLY LAREDO CHARGES - CITY	$406.00	
WINNEBAGO COUNTY RECORDER	GENERAL FUND		SERVICE CONTRACTS RECORDING FEES MAY 2026	$36.00	
WINNEBAGO COUNTY RECORDER	GENERAL FUND		SERVICE CONTRACTS RECORDING FEES MAY 2026	$378.00	
WINNEBAGO COUNTY RECORDER	GENERAL FUND		SUBSCRIPTIONS MONTHLY LAREDO CHARGES - CITY	$413.61	

Vendor	Fund	Department / Division	Expense Code / Description	Amount	Total By Vendor
WINNEBAGO COUNTY RECORDER	GENERAL FUND		SUBSCRIPTIONS MONTHLY LAREDO CHARGES - CITY	$476.55	
WINNEBAGO COUNTY RECORDER	WATER		SUBSCRIPTIONS MONTHLY LAREDO CHARGES - CITY	$149.71	
WINNEBAGO COUNTY TREASURER	AMEROCK HOTEL TIF		PROPERTY TAXES 11-23-355-003	$88,481.68	**$114,041.50**
WINNEBAGO COUNTY TREASURER	AMEROCK HOTEL TIF		PROPERTY TAXES 11-23-355-007	$969.08	
WINNEBAGO COUNTY TREASURER	BUILDING MAINTENANCE		PROPERTY TAXES 11-34-477-001	$3,339.58	
WINNEBAGO COUNTY TREASURER	MOTOR VEHICLE PARKING		PROPERTY TAXES 11-23-312-008	$2,369.62	
WINNEBAGO COUNTY TREASURER	MOTOR VEHICLE PARKING		PROPERTY TAXES 11-23-312-009	$1,700.74	
WINNEBAGO COUNTY TREASURER	MOTOR VEHICLE PARKING		PROPERTY TAXES 11-23-312-011	$2,162.40	
WINNEBAGO COUNTY TREASURER	REDEVELOPMENT		PROPERTY TAXES 11-23-310-002	$87.94	
WINNEBAGO COUNTY TREASURER	REDEVELOPMENT		PROPERTY TAXES 11-26-260-002	$83.00	
WINNEBAGO COUNTY TREASURER	ROCKFORD GLOBAL TRADE PORT TIF		LOANS AND GRANTS 15-26-151-006	$2,037.82	
WINNEBAGO COUNTY TREASURER	ROCKFORD GLOBAL TRADE PORT TIF		LOANS AND GRANTS 15-26-151-007	$12,809.64	
WW GRAINGER INC	BUILDING MAINTENANCE		MAINT-BUILDING	$78.84	**$1,785.81**
WW GRAINGER INC	BUILDING MAINTENANCE		MAINT-BUILDING	$113.76	
WW GRAINGER INC	BUILDING MAINTENANCE		MAINT-BUILDING	$39.97	
WW GRAINGER INC	BUILDING MAINTENANCE		MAINT-BUILDING	$38.10	
WW GRAINGER INC	BUILDING MAINTENANCE		MAINT-BUILDING	$36.40	
WW GRAINGER INC	BUILDING MAINTENANCE		MAINT-BUILDING	$364.00	
WW GRAINGER INC	BUILDING MAINTENANCE		MAINT-BUILDING	$118.56	
WW GRAINGER INC	CENTRAL GARAGE		MAINT-BUILDING	$169.24	
WW GRAINGER INC	CENTRAL GARAGE		MAINT-VEHICLES	$43.23	
WW GRAINGER INC	CENTRAL GARAGE		SMALL EQUIPMENT AND TOOLS	$354.45	
WW GRAINGER INC	GENERAL FUND		SMALL EQUIPMENT AND TOOLS	$148.34	
WW GRAINGER INC	WATER		SMALL EQUIPMENT AND TOOLS	$103.48	
WW GRAINGER INC	WATER		WATER SUPPLIES & MATERIAL	$162.00	
WW GRAINGER INC	WATER		WATER SUPPLIES & MATERIAL	$15.44	
YECH, JASON	GENERAL FUND		UTIL TAX REC WATER	$27.75	**$27.75**
YOUSSI CUSTOM HOMES LLC	GENERAL FUND		UTIL TAX REC WATER	$84.70	**$84.70**
Z FINANCIAL	GENERAL FUND		UTIL TAX REC WATER	$100.21	**$100.21**
Z FINANCIAL ILLINOIS M PROPERTIES LLC	GENERAL FUND		UTIL TAX REC WATER	$71.46	**$371.52**
Z FINANCIAL ILLINOIS M PROPERTIES LLC	GENERAL FUND		UTIL TAX REC WATER	$85.01	
Z FINANCIAL ILLINOIS M PROPERTIES LLC	GENERAL FUND		UTIL TAX REC WATER	$156.54	
Z FINANCIAL ILLINOIS M PROPERTIES LLC	GENERAL FUND		UTIL TAX REC WATER	$58.51	
ZION WEST ENTERPRISE NFP	GENERAL FUND		MISCELLANEOUS CONTRACTUAL 5TH ANNUAL CHEFS TABLE SPONSORSHIP - PO	$1,000.00	**$1,000.00**
ZOHO CORPORATION	INFORMATION SERVICES		MAINT-OFFICE & FURNITURE SOFTWARE RENEWAL - 06/02/26-07/16/27	$35,711.00	**$35,711.00**

THE CITY OF ROCKFORD ILLINOIS, USA

VOUCHER DETAIL

June 22, 2026

Vendor	Fund	Department / Division	Expense Code / Description	Amount	Total By Vendor
TOTAL					**15,480,571.48**

City of Rockford
Travel, Training & Education Report
June 22, 2026

VENDOR NAME	ORG	FUND	DEPT	AMOUNT	DESCRIPTION	EMPLOYEE/DATES/LOCATION	JOB TITLE
ANNA GRZELAK	13202900	EMERGENCY SERVICES	DOMESTIC & COMMUNITY VIOLENCE	$ 118.36	CRIMES AGAINST WOMEN CONFERENCE	GRZELAK - 05/18-05/21/26 - DALLAS TX	MEDICAL RESPONSE PROG COORD
JOANN JONES	13202900	EMERGENCY SERVICES	DOMESTIC & COMMUNITY VIOLENCE	$ 118.34	CRIMES AGAINST WOMEN CONFERENCE	JONES - 05/18-05/21/26 - DALLAS TX	MEDICAL RESPONSE ADVOCATE
MARY TRUJILLO	13202900	EMERGENCY SERVICES	DOMESTIC & COMMUNITY VIOLENCE	$ 60.95	CORESPONDER CONFERENCE	CO-RESPONDER CONF - 6/07 - 6/10/26 - DALLAS TX	MENTAL HEALTH PRGRM MANAGER
MARY TRUJILLO	13202900	EMERGENCY SERVICES	DOMESTIC & COMMUNITY VIOLENCE	$ 60.94	CORESPONDER CONFERENCE	CO-RESPONDER CONF 6/07 - 6/10/26 - DALLAS TX	MENTAL HEALTH PRGRM MANAGER
BRYCE DAVIS	10101208	GENERAL FUND	VIOLENT CRIMES UNIT	$ 50.01	JURY TRIAL	DAVIS - 06/15/26 - EAU CLAIRE WI	POLICE INVESTIGATOR
THE BOARD OF TRUSTEES OF THE UNIVERSITY OF	10101238	GENERAL FUND	TRAINING & PERSONNEL UNIT	$ 89,947.00	BASIC LAW ENFORCEMENT CLASSES FOR 11 RECRUITS	11 RECRUITS - 01/05/26-04/23/26 - CHAMPAIGN IL	STAFF
ORVILLE KREITZMANN	10101235	GENERAL FUND	RECRUITING SERVICES	$ 220.00	BACKGROUND INVESTIGATION / LATERAL APPLICANT	KREITZMANN - 06/16 - 06/19/2026 - ATLANTA GA	TEMP BACKGROUND INVESTIGATOR
JACOB WILSON	10101207	GENERAL FUND	POL SWAT	$ 360.00	NTOA BASIC SWAT - ROCHESTER MN	WILSON - 06/21/26-06/26-26 - ROCHESTER MN	POLICE INVESTIGATOR
JONATHAN A VARGAS	10101207	GENERAL FUND	POL SWAT	$ 360.00	NTOA BASIC SWAT - ROCHESTER MN	VARGAS - 06/21/26-06/26/26 - ROCHESTER MN	POLICE OFFICER
SECRETARY OF STATE	10101732	GENERAL FUND	PERS EMPL TRAING & RELATIONS	$ 15.00	NOTARY RENEWAL	KLEMM - 05/28/26 - ONLINE	HUMAN RESOURCES GENERALIST
BRANDON MATHER	10101237	GENERAL FUND	IDENTIFICATIONS SERVICES UNIT	$ 89.34	PRACTICAL SHOOTING INCIDENT RECONSTRUCTION	MATHER - 05/10-05/15/26 - ANDOVER MN	POLICE INVESTIGATOR
BRIAN M PARK	10101288	GENERAL FUND	FIRE TRAINING	$ 224.75	NIPSTA HAZARDOUS MATERIALS INCIDENT COMMAND	PARK - 06/10-06/11/26 - GLENVIEW IL	FIRE CAPTAIN/COORD
SANTIAGO APREDA	10101290	GENERAL FUND	FIRE ADMIN-SUPERVISION	$ 1,550.00	FIREFIGHTER II NFPA 1010 ADVANCED TECHNICIAN	APREDA - 03/09/26 - CHAMPAIGN IL	FIREFIGHTER 51 HR
KAITLYN CORL	10101290	GENERAL FUND	FIRE ADMIN-SUPERVISION	$ 950.00	ETHICS IN PUBLIC SAFETY	CORL - 01/12-05/08/26 - ONLINCE COURSES	FIREFIGHTER 51 HR
CHRISTOPHER A TUMEO	10101290	GENERAL FUND	FIRE ADMIN-SUPERVISION	$ 762.00	TUITION REIMBURS-CHRIS TUMEO-FIRE PREVENTION	TUMEO - 03/25-05/19/26 - ONLINE COURSES	FIRE INSPECTOR
MATTHEW EBERT	10101290	GENERAL FUND	FIRE ADMIN-SUPERVISION	$ 760.00	FOUNDATIONS OF AMERICAN GOV	EBERT - 03/23-05/15/26 - ONLINE COURSES	FIREFIGHTER 51 HR
RICHARD MACIAS	10101290	GENERAL FUND	FIRE ADMIN-SUPERVISION	$ 240.00	PHTLS REFRESHER CLASS AED ESSENTIALS	MACIAS - 05-12-26 - ROCKFORD IL	FIREFIGHTER 51 HR
RICHARD MACIAS	10101290	GENERAL FUND	FIRE ADMIN-SUPERVISION	$ 230.00	ACLS AND PALS AED ESSENTIALS	MACIAS - 05-15-26 - ROCKFORD IL	FIREFIGHTER 51 HR
CURTIS R GAZOUSKI	10101290	GENERAL FUND	FIRE ADMIN-SUPERVISION	$ 230.00	AED ESSENTIALS	GAZOUSKI - 05/15/26 - ROCKFORD IL	FIRE LT
BRETT A BRENDEL	10101290	GENERAL FUND	FIRE ADMIN-SUPERVISION	$ 230.00	AED ESSENTIALS	BRENDEL - 05/15/26 - ROCKFORD IL	FIREFIGHTER 51 HR
ERICK ECKERSTROM	10101290	GENERAL FUND	FIRE ADMIN-SUPERVISION	$ 7.61	STATION MILEAGE REIMBURS-ERICK ECKERSTROM	ECKERSTROM - 03/28-04/18/26 - ROCKFORD IL	FIREFIGHTER 51 HR
DEANNA LARSEN	10101155	GENERAL FUND	FIN FINANCIAL REPORTING	$ 255.00	GFOA ANNUAL CONFERENCE	LARSEN - 6/28 - 7/1/26 - CHICAGO IL	PRINCIPAL ACCOUNTANT
LINDA MITCHELL	10101155	GENERAL FUND	FIN FINANCIAL REPORTING	$ 255.00	GFOA ANNUAL CONFERENCE	MITCHELL - 6/28 - 7/1/26 - CHICAGO IL	SENIOR ACCOUNTANT
PATRICIA L ROHDE	10101155	GENERAL FUND	FIN FINANCIAL REPORTING	$ 255.00	GFOA ANNUAL CONFERENCE	ROHDE - 6/28 - 7/1/26 - CHICAGO IL	ACCOUNTING MANAGER
ANNE L WILKERSON	10101151	GENERAL FUND	FIN FINANCIAL PLANNING	$ 381.15	GFOA CONFERENCE	WILKERSON - 6/28 - 7/1/26 - CHICAGO IL	CENTRAL SERVICES MANAGER
CARRIE L HAGERTY	10101150	GENERAL FUND	FIN ADMINISTRATION	$ 381.15	GFOA CONFERENCE	HAGERTY - 6/28 - 7/1/26 - CHICAGO IL	FINANCE DIRECTOR
ANNA GARRISON	10104580	GENERAL FUND	CD ECONOMIC DEVELOPMENT	$ 74.00	IEDA ANNUAL SUMMIT - CHICAGO IL	A GARRISON - 6/24/26-6/25/26 - CHICAGO IL	ECONOMIC DEV MANAGER
ANNA GARRISON	10104580	GENERAL FUND	CD ECONOMIC DEVELOPMENT	$ 74.00	ICSC LAS VEGAS	GARRISON - 05/18-05/20/26 - LAS VEGAS NV	ECONOMIC DEV MANAGER
MICHAEL COOGAN	10101560	GENERAL FUND	BLDG MECHANICAL INSPECTION	$ 50.00	FOX VALLEY CHAPTER IPIA MEETINGS	COOGAN - 04/28-05/26/26 - EAST PEORIA IL	RESID REMODELING INSP AFSB
TEAIRIA ROBINSON	53665672	HUM SERV	PROGRAM SUPPORT	$ 99.00	2026 CSBG ANNUAL MEETING	ROBINSON - 06/08-06/10/26 - SPRINGFIELD IL	COMMUNITY PROGRAMS MANAGER
CHRISTOPHER GREENWOOD	53665672	HUM SERV	PROGRAM SUPPORT	$ 66.00	2026 CSBG ANNUAL MEETING	GREENWOOD - 06/08-06/10/26 - SPRINGFIELD IL	COMMUNITY SERVICES DIRECTOR
LESLIE HAZELBAUER-WETTER	52135676	HUM SERV	HS PROG SUPP	$ 315.98	CONCIOUS DISCIPLINE INSTITUTE BIRTH - 5YRS	HAZELBAUER-WETTER - 06/07-06/13/26 - ORLANDO FL	PARTNER SERVICES TEAM LEADER
BRANDON HARVEY	57865704	HUM SERV	HS HM WEATH ASST	$ 66.00	IHLOAP POLICY WORKSHOP	HARVEY - 06/08-06/09/26 - SPRINGFIELD IL	WEATHERIZATION SPECIALIST II
BRANDON HARVEY	57865704	HUM SERV	HS HM WEATH ASST	$ 30.01	TRAVEL EXPENSE FUEL	HARVEY - 06/09/26 - SPRINGFIELD IL	WEATHERIZATION SPECIALIST II
SARA KASZCZUK	52175678	HUM SERV	HS HEAD START TECH ASSIST	$ 427.00	CONCIOUS DISCIPLINE INSTITUTE BIRTH - 5YRS	KASZCZUK - 06/07-06/13/26 - ORLANDO FL	HEAD START SITE COORDINATOR
JUDITH GOUDY	52175678	HUM SERV	HS HEAD START TECH ASSIST	$ 315.98	CONSCIOUS DISCIPLINE INSTITUTE BIRTH - 5YRS	GOUDY - 06/07-06/13/26 - ORLANDO FL	EARLY CHILDHOOD COACH / MENTOR
RIVERFRONT MUSEUM PARK	52175678	HUM SERV	HS HEAD START TECH ASSIST	$ 300.00	CLASSROOM RENTAL HS T/TA	CLASSROOM RENTAL HS T/TA	STAFF

City of Rockford

Travel, Training & Education Report

June 22, 2026

VENDOR NAME	ORG	FUND	DEPT	AMOUNT	DESCRIPTION	EMPLOYEE/DATES/LOCATION	JOB TITLE
CHRISTOPHER GREENWOOD	57965735	HUM SERV	HS ENERGY-EVAL PROJ-PROG SUPP	$ 33.00	2026 CSBG ANNUAL MEETING	GREENWOOD - 06/08-06/10/26 - SPRINGFIELD IL	COMMUNITY SERVICES DIRECTOR
JUDITH GOUDY	52775343	HUM SERV	EARLY HDST ARRA T & TA	$ 111.02	CONSCIOUS DISCIPLINE INSTITUTE BIRTH - 5YRS	GOUDY - 06/07-06/13/26 - ORLANDO FL	EARLY CHILDHOOD COACH / MENTOR
LESLIE HAZELBAUER-WETTER	52775343	HUM SERV	EARLY HDST ARRA T & TA	$ 111.02	CONCIOUS DISCIPLINE INSTITUTE BIRTH - 5YRS	HAZELBAUER-WETTER - 06/07-06/13/26 - ORLANDO FL	PARTNER SERVICES TEAM LEADER
DORA AVILA	52775342	HUM SERV	EARLY HDST ARRA PROG SUPP	$ 55.00	START EARLY THE POWER OF STARTING EARLY	AVILA - 06/03/26 - CHICAGO IL	HOMEVISIT TEACHER AFHE 49 WK
				$ 100,239.61			

Angela L. Hammer
Legal Director
Department of Law

MEMORANDUM

Date: June 22, 2026

To: Ald. Kevin Frost, Chair, Finance & Personnel Committee

From: Charlotte Hoss, City Attorney

RE: Lien Reduction Request from Z Financial

Staff is recommending approval of a 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.

The liens include the following:

$5,603.00 in mowing and clean-up costs;
$8,750.00 in fines in three code enforcement proceedings;
$795.50 in recording fees; and
$347.00 in administrative fees.

All properties are now in compliance.

425 East State Street Rockford, Illinois 61104-1068 USA
Phone: 779-348-7154 Fax: 779-235-5697 **www.rockfordil.gov**

Rockford, Illinois Date: June 22, 2026

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Council Members:

The Committee on Finance and Personnel having received a request hereby begs leave to report recommending **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. The Legal Director shall prepare the appropriate ordinance.

_____
Kevin Frost (Chair)

_____
Chad Tuneberg (Vice chair)

_____
Frank Beach

_____
Dawn Granath

_____
Jaime Salgado

Committee Action Taken:

Frost:	Ayes:___	Nays:____	Absent:____
Tuneberg:	Ayes:___	Nays:____	Absent:____
Beach:	Ayes:___	Nays:____	Absent:____
Granath:	Ayes:___	Nays:____	Absent:____
Salgado:	Ayes:___	Nays:____	Absent:____

CITY OF ROCKFORD
FIRE DEPARTMENT

Rebecca L. Tyo, FO
Fire Chief

DATE: **6/22/2026**

TO: Alderman Frost, Chair
Members of the Finance and Personnel Committee

FROM: *Rebecca Tyo, Fire Chief*

RE: **911 Staffing Financial Incentives**

CONTRACT DETAILS

Product/Service/Project: 911 Staffing Financial Incentives

Contract Term: One Time

Contract Amount: $ 64,617.01

Funding Source: Fire Department Operating Budget

NARRATIVE

The Rockford Fire Department 911 Division is currently experiencing a staffing shortage of approximately 28%, representing 10 vacant positions. This shortage has placed significant strain on operations and has resulted in increased reliance on overtime to maintain minimum staffing levels and ensure continuity of emergency communications services.

To improve attendance, reduce unplanned absences, and encourage voluntary overtime coverage during critical staffing shortages, the Department is requesting authorization to enter into a Memorandum of Agreement that includes the following temporary financial incentives for AFSCME-represented 911 Telecommunicators during the months of July and August:

CITY OF ROCKFORD
FIRE DEPARTMENT

Rebecca L. Tyo, FO
Fire Chief

Attendance Incentive

- A monthly stipend of **$1,000** for any employee who is present and available for all assigned shifts during the applicable month.

Voluntary Overtime Incentive

- Compensation at a rate of **two (2) times the employee's regular hourly rate** for employees who voluntarily accept overtime assignments to cover last-minute staffing shortages.

These non-precedential incentives are intended to provide immediate operational relief while the Division continues its recruitment, hiring, and training efforts to address long-term staffing needs.

The projected total cost of these incentives for the two-month period is **$64,617.01**. Funding would be provided through the Rockford Fire Department Operating Budget.

Approval of these temporary measures will assist the Department in maintaining adequate staffing levels, minimizing mandatory overtime, and ensuring the continued delivery of critical emergency communications services to the community.

Rockford, Illinois Date: June 22, 2026

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Council Members:

The Committee on Finance and Personnel having received a request hereby begs leave to report recommending **approval** of the Memorandum of Agreement with AFSCME Local 1058 regarding financial incentives for Telecommunicators. The Legal Director shall prepare the appropriate ordinance.

_____
Kevin Frost (Chair)

_____
Chad Tuneberg (Vice chair)

_____
Frank Beach

_____
Dawn Granath

_____
Jaime Salgado

Committee Action Taken:

Frost:	Ayes:___	Nays:____	Absent:____
Tuneberg:	Ayes:___	Nays:____	Absent:____
Beach:	Ayes:___	Nays:____	Absent:____
Granath:	Ayes:___	Nays:____	Absent:____
Salgado:	Ayes:___	Nays:____	Absent:____

MEMORANDUM

Date: June 22, 2026

To: Finance and Personnel Committee

From: Owen Carter, Deputy Director of Program Operations for Health & Human Services

Re: Acceptance of Rockford Housing Authority (RHA) Agreement

Health & Human Services Department/Community Services Division is seeking City Council approval to enter into an Intergovernmental Agreement (IGA) with 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.

The Agreement Purpose

To provide weatherization services and measures on Rockford Housing Authority's scattered-site properties, reducing energy costs.

How Agreement Funds Will Be Used

The agreement provides that Rockford Housing Authority will facilitate Weatherization services and measures on their scattered site properties, reducing their low-income clients' energy costs. The Community Services Division will finalize completed work in adherence with the Illinois Home Weatherization Assistance Program to reimburse the Rockford Housing Authority (RHA). The agreement does NOT require the City to bear any additional costs.

Rockford, Illinois Date: June 22, 2026

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Council Members:

The Committee on Finance and Personnel having received a request hereby begs leave to report recommending **approval/denial** of the Intergovernmental Agreement between the Rockford Housing Authority and the City of Rockford Human Services Department. The Legal Director shall prepare the appropriate ordinance.

_____
Kevin Frost (Chair)

_____
Chad Tuneberg (Vice chair)

_____
Frank Beach

_____
Dawn Granath

_____
Jaime Salgado

Frost:	Ayes:___	Nays:____	Absent:____
Tuneberg:	Ayes:___	Nays:____	Absent:____
Beach:	Ayes:___	Nays:____	Absent:____
Granath:	Ayes:___	Nays:____	Absent:____
Salgado:	Ayes:___	Nays:____	Absent:____

INTERGOVERNMENTAL AGREEMENT
BETWEEN CITY OF ROCKFORD AND ROCKFORD HOUSING AUTHORITY
FOR WEATHERIZATION PROGRAM SERVICES

THIS INTERGOVERENMENTAL AGREEMENT ("AGREEMENT") is entered into this _____ day of _____, 2026 by and between the City of Rockford, a municipality and body politic of the State of Illinois (hereinafter referred to as "CITY"), and the Rockford Housing Authority, a municipal corporation (hereinafter referred to as "RHA").

RECITALS

WHEREAS, the City and RHA are public agencies within the meaning of the Illinois Intergovernmental Cooperation Act, 5 ILCS §220/1, *et seq*., and are authorized by Article VII, Section 10 of the Constitution of the State of Illinois to cooperate for public purposes; and

WHEREAS, Article VII, Section 10, of the Illinois Constitution of 1970 and the Intergovernmental Cooperation Act, 5 ILCS § 220/1, *et seq*., authorizes units of local government to contract or otherwise associate among themselves to obtain or share services, to exercise, combine or transfer any power or function, in any manner not prohibited by law, to use their credit, revenues and other reserves to pay costs and to service debt related to intergovernmental activities: and

WHEREAS, the City and RHA additionally are "units of local government", as defined in Article VII, Section I, of the Illinois Constitution of 1970, and, therefore, pursuant to Section 10 of Article VII, have the power to contract among themselves to obtain or share services and to exercise, combine or transfer any power or function in any manner not prohibited by law or ordinance; and

WHEREAS, the RHA has entered into an Energy Services Agreement pursuant to 24 C.F. R. Section 990 et.al. with Johnson Controls Inc. (hereinafter referred to as "Johnson Controls") whereas Johnson Controls provides the RHA with certain energy conservation measures for the RHA; and

WHEREAS, the RHA entered into Energy Audit Agreement with Johnson Controls on August 28, 2023 which agreement extended the Energy Services Agreement to include energy conservation measures to RHA scattered site units such as weatherization services and measures; and

NOW THEREFORE, in consideration of the covenants and mutual agreements contained herein, the parties agree as follows:

I. AUTHORITY
This Agreement is entered into between the City and the RHA pursuant to the Illinois Intergovernmental Cooperation Act (5 ILCS 220/1 et. seq) the Housing Authorities Act (310 ILCS 10/1 et.seq.) and the Housing Cooperation Act (310 ILCS 15/1 et. seg.)

II. PURPOSE AND OBJECTIVE(S)
   a. To facilitate Weatherization services and measures on RHA scattered site properties thereby reducing energy costs for low-income households.
   b. To appropriate respective obligations of the parties to this Agreement for the above described services and measures.

III. TERMS OF THE AGREEMENT

a. The CITY agrees:

i. To reimburse eligible expenses for Weatherization Program services and measures made in connection to and in conjunction with the Illinois Home Weatherization Assistance Program (IHWAP) to Johnson Controls, the primary contractor for the RHA.

b. The RHA agrees:

i. To ensure their contractor (Johnson Controls) adheres to all provisions of the Illinois Home Weatherization Assistance Program as provided in the most current IHWAP Field Standards Manual provided by the Illinois Department of Commerce & Economic Opportunity (DCEO) and complies with all relevant City of Rockford ordinances.

ii. To ensure that their contractor (Johnson Controls) adheres to the prescribed market analysis presented by DCEO.

iii. RHA shall ensure their contractor (Johnson Controls) submit documentation of eligible expenses satisfactory to the City with each request for reimbursement which shall be approved by the City and RHA.

IV. INDEMNFICATION

RHA shall hold harmless and indemnify the City from any claims, losses, damages, judgments, liabilities, costs, expenses, or obligations including but limited to attorneys' fees and expenses, arising out of or resulting from RHA or its Contractor's errors, omissions, negligence, or misconduct related to the IHWAP.

V. EFFECTIVE DATE

This Agreement shall commence on the date of execution by all parties and is eligible for a single year extension as agreed in writing by all parties.

VI. SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon and inure of the benefit of the parties hereto and their respective successors and assigns.

VII. EXTENT OF AGREEMENT

This Agreement represents the entire Agreement between the City of Rockford and the Rockford Housing Authority and supersedes all prior negotiations, agreements and representations, either written or oral. None of the provisions of this Agreement may be waived, changed or modified except by an instrument, in writing duly executed by all parties hereto.

CITY OF ROCKFORD, IL

By: _____

Printed Name/Title:

_____

Date: _____

ATTEST:

_____

ROCKFORD HOUSING AUTHORITY

By:_____

Printed Name/Title:

_____

Date: _____

ATTEST:

_____

THE CITY OF ROCKFORD ILLINOIS, USA

PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of April 21, 2026
Laid over from February

File # 003-26
(REVISED)

APPLICANT: Midwest Yard Holdings, LLC

LOCATION: 2530, 2710, 2720 South Main Street

REQUESTED ACTION: A Special Use Permit for a Planned Use Development for an RV and Fifth Wheel only community in an R-1, Single family Residential Zoning District.

EXISTING USES: Mobile Home Park

PROPOSED USES: RV and Fifth Wheel only community

DIMENSIONS: Irregular shape **SQUARE FOOTAGE:** 15.49 acres

ADJACENT ZONING AND LAND USES:

NORTH:	R-1	Vacant land, Single family residences
EAST:	RE	Blackhawk Park
SOUTH:	County AG, R-3	Vacant land, Single-family residences
WEST:	C-3, RE	Vacant land, Klehm Arboretum and Botanical Gardens

YEAR 2040 PLAN: PA Priority Park Acquisition

SOILS REPORT: No soils report on file.

HISTORY: **File #063-21:** A Zoning Map Amendment from Winnebago County RMH and CC to City R-3, Multi-family Residential, a Special Use Permit for a mobile home park in an R-3, Multi-family Residential Zoning District was approved on March 21, 2022 for the property located at 4650, 4680, 47XX, 4848, and 49XX South Main Street. This is approximately 2 miles south of the subject property.

There's no other relevant immediate history.

REVIEW COMMENTS: The Applicant is requesting a Special Use Permit for a Planned Use Development for an RV and Fifth Wheel only community in an R-1, Single family Residential Zoning District. The subject property consists of 15.49 acres in size when combined. Exhibit A shows that the subject property and is located east of South Main Street and west of the Rock River.

The Applicant is Midwest Yard Holdings LLC. The subject property is zoned R-1, Single-family Residential Zoning District. The subject property was developed as a mobile home park in the County. This property was annexed into the City in 2001 and it is considered grandfathered. Over the years, numerous mobile homes were removed due to deteriorated and/or damaged mobile homes. The residential districts are intended to create, maintain, and promote a variety of housing opportunities for individual households and to

maintain the desired physical character of existing neighborhoods and developing areas consistent with the city's official comprehensive plan. These regulations are intended to ensure that permitted and special uses are compatible within each district. They are intended to maintain and protect residential property values and to promote the peace, quiet, and enjoyment of the city's residential areas by requiring setbacks and open spaces on the same lot as the residential development. The Applicant's proposal is to change this from a mobile home park to an RV and Fifth Wheel community, hence the Applicant requested the Special Use Permit for a Planned Use Development to allow for flexibility and allow more efficient use of land.

The Applicant submitted two different type of options for development of the site. Exhibit D is option 1. This option shows a total of 85 concrete pads. The pads are at different directions with private drives. There would be 15 feet in between each pad. The park office building would be up front by the main entrance and have parking for two (2) spaces including a handicap space. The setback off the rear property line along the Rock River would be 22 feet. The required setback off the property line along the Rock River is 50 feet per the ordinance but these are not permanent structures, just concrete pads for the RVs and 5th Wheels. There is an existing sanitary sewer lift station in that area as well.

Exhibit E is option 2. This option shows a total of 85 concrete pads. The setup shown is all angle pad parking. There would be 15 feet in between each pad. The park office building would be up front by the main entrance and have parking for two (2) spaces including a handicap space. The setback off the rear of property line along the Rock River would be 23 feet. The required setback off the property line along the Rock River is 50 feet per the ordinance but, again, these are not permanent structures, just concrete pads for the RVs and 5th Wheels. There is an existing sanitary sewer lift station in that area as well.

The Applicant submitted Exhibit F, an overlay of the site on an aerial of the subject property with the proposed landscaping. The exhibit shows landscaping proposed in two different spots along South Main Street. Exhibit G shows a closer view of the proposed locations. The proposal shows that there would be a combination of deciduous and evergreen trees and shrubs along with mixed perennials and ornamental grasses.

Exhibit H is the Applicant's statement. The Applicant indicates "The plan is to improve and refine the existing use of the site by removing the aging mobile homes over time, upgrading site infrastructure, improving site order with delineated concrete pads and asphalt interior roadways, enhanced streetscaping, and safety features." The goal is to retain a long term residential-style RV park to fill a needed gap between the recreational campground and traditional permanent housing. There will be operational principals to help manage the property that would include clear site rules, tenancy standards, provide regular maintenance and waste management, and provide tenant amenities including riverfront access. The plan is to phase out the existing mobile homes and transition it to an RV and Fifth Wheel only community. To complete this task, an assessment would be conducted to ensure that the improvements are done to improve the entire site.

Exhibit I is the findings of fact provided by the Applicant. The Applicant indicates "The project will meet all requirements and standards of PUD regulations. The project is an efficient use of the land. The proposed use will utilize land in a floodplain in a way that minimizes flood risk. The conversion from a mobile home park to a RV park means that the occupants will now be mobile. When a flood risk arises, the RVs or fifth wheels can be easily removed from the property. The improvements to be made to the property are allowed within a floodplain, including the installation of paved roadways allowing for easier movement within the property and better access to the property. The PUD also includes the installation of a multi-use path for the public to use along the property line adjacent to South Main Street. Additional landscaping, open space, and a park will be added to enhance the natural features of the site.

Exhibit J is the service calls for the last two years. There were a total of 141 service calls for 2530 South Main Street.

Since the property is located within the floodway and floodplain, this proposal is subject to compliance with the applicable regulations and submission to local and state reviewing agencies. The Applicant will need to work with our Public Works Department for this redevelopment. The site plan will need to incorporate the phased removal of existing mobile homes, installation of concrete pads and paved streets, stormwater improvements, landscaping, completion of the multi-purpose path along South Main Street, and inclusion of the proposed playground and associated site amenities. With these conditions in place, the redevelopment will modernize the site, improve infrastructure and public connectivity, and bring the property into greater conformity with current City standards. Staff feels that the Applicant's proposed request is reasonable and, therefore, Staff supports this request.

RECOMMENDATION: Staff recommends **APPROVAL** of a Special Use Permit for a Planned Use Development for an RV and Fifth Wheel only community in an R-1, Single-family Residential Zoning District, subject to the following condition:

1. Meet all applicable Building and Fire Codes.
2. Submittal of a final detailed site plan for staff's review and approval.
3. The Applicant shall work with Public Works Engineering Staff for the required floodplain/floodway development permits, development permits for the concrete pads, and development permit for the paving of the roads, including stormwater review.
4. The Applicant shall work with Engineering Staff on the installation and design of the multi-purpose path. Engineering Staff may allow cash-in-lieu of the multi-purpose path since this is adjacent to a State Route.
5. A one-lot subdivision plat is required to be submitted, reviewed, approved and recorded via the Subdivision Review Process.
6. The property shall be developed as per the approved one lot plat, site plan and landscaping plan approved by Staff.
7. Must phase out the existing mobile homes completely by August 1, 2028.
8. All Concrete pads must be installed by October 1, 2028.
9. All road must be paved by October 1, 2028.
10. All conditions must be met prior to establishment of use.

See attached findings of fact.

ADDENDUM:

In response to the staff report, recommendation and suggested conditions, the Applicant is providing this phasing proposal for consideration:

The project will be designed and engineered for the full 85-pad capacity from the outset, with infrastructure considerations to support full build-out. However, pad construction and greenfield utility lines will occur in phases to ensure the development scales with demonstrated demand while maintaining high site quality and occupancy.

Phase 1 — Initial Development (by May 2028)
Construct 35–40 pads (+ associated interior roadways)
Trigger: 1) real estate transaction and 2) notice to tenants of MHP closure (12 months per IL Mobile Home Park Act (210 ILCS 115/) and associated Mobile Home Landlord and Tenant Rights Act (765 ILCS 745/)

Phase 2 — Pad Expansion (by May 2030)
Add 20–25 additional pads (+ additional interior roadways to connect)
Trigger: occupancy of 70%+ of Phase 1 pads for 6 months

Phase 3 — Full Site Buildout (by May 2032)
Construct remaining pads up to 85 (+ additional interior roadways to connect)
Trigger: occupancy of 70%+ of Phase 2 pads for 6 months

FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT FOR A PLANNED USE DEVELOPMENT FOR AN RV AND FIFTH WHEEL ONLY COMMUNITY IN AN R-1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT LOCATED AT 2530, 2710, 2720 SOUTH MAIN STREET

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.

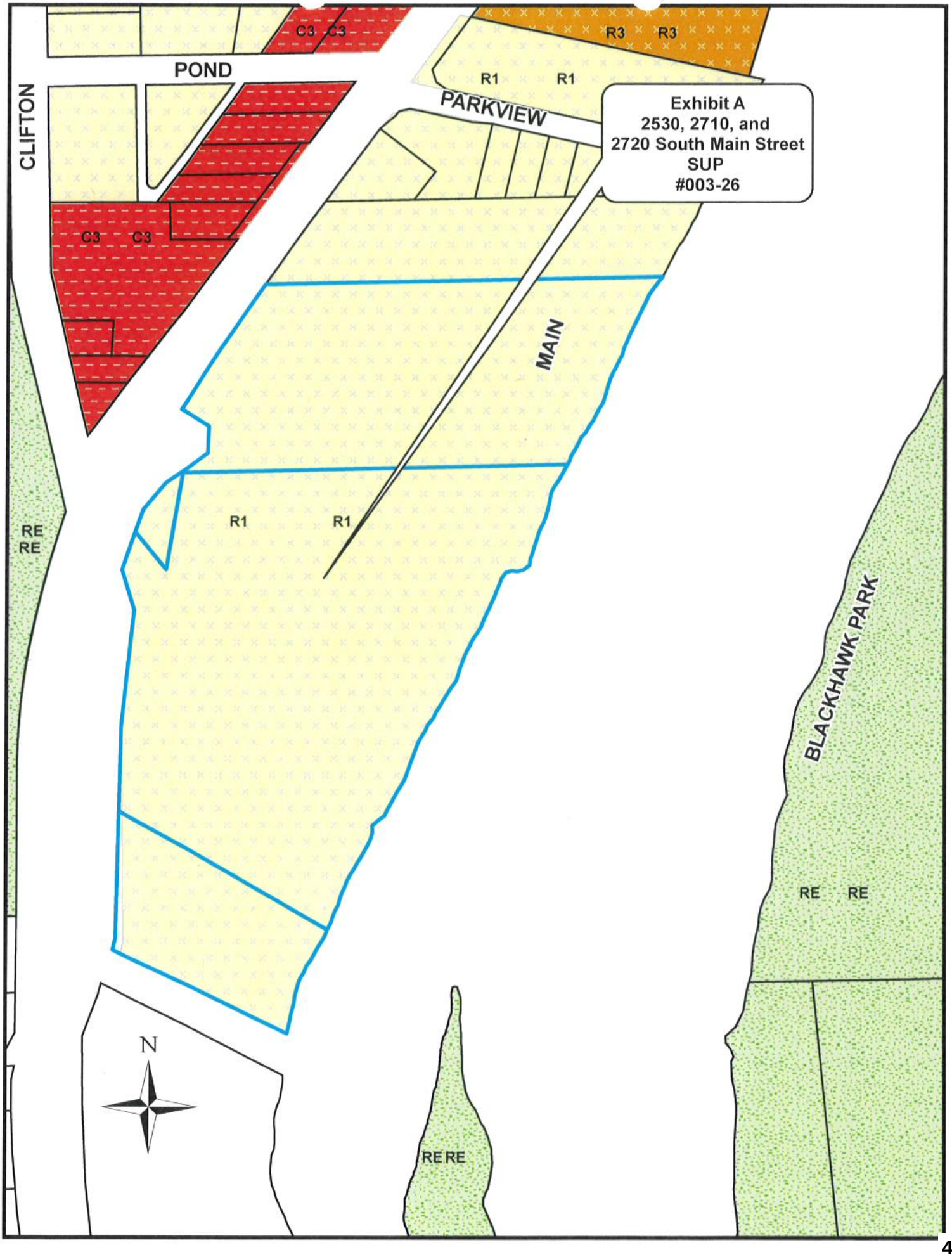
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.

3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.

4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.

5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

6. The special use shall conform to the applicable regulations of the R-1 District in which it is located.


C3 C3
POND
CLIFTON
R3 R3
R1 R1
PARKVIEW
Exhibit A
2530, 2710, and
2720 South Main Street
SUP
#003-26
C3 C3
MAIN
RE
RE
R1 R1
BLACKHAWK PARK
RE RE
N
RE RE

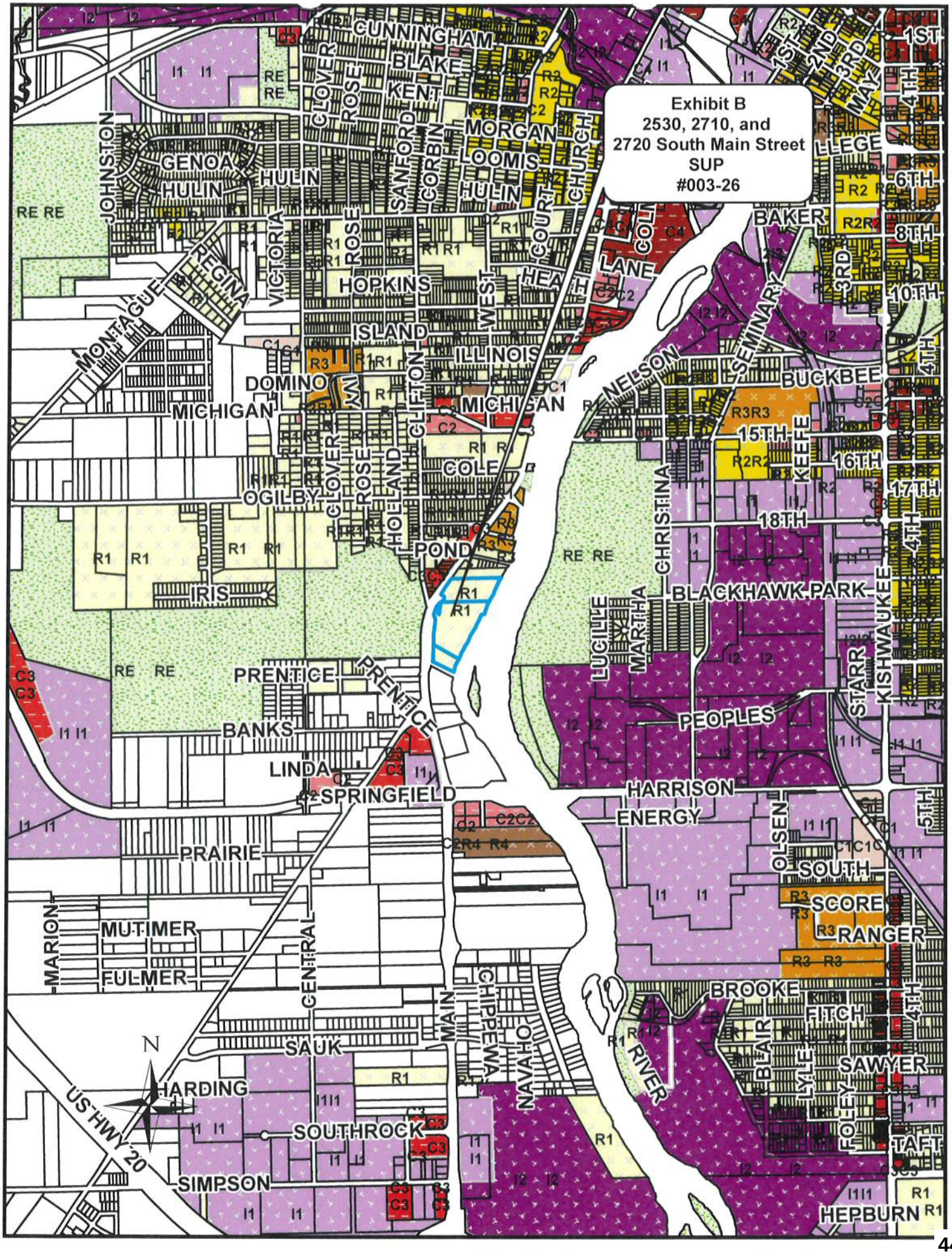
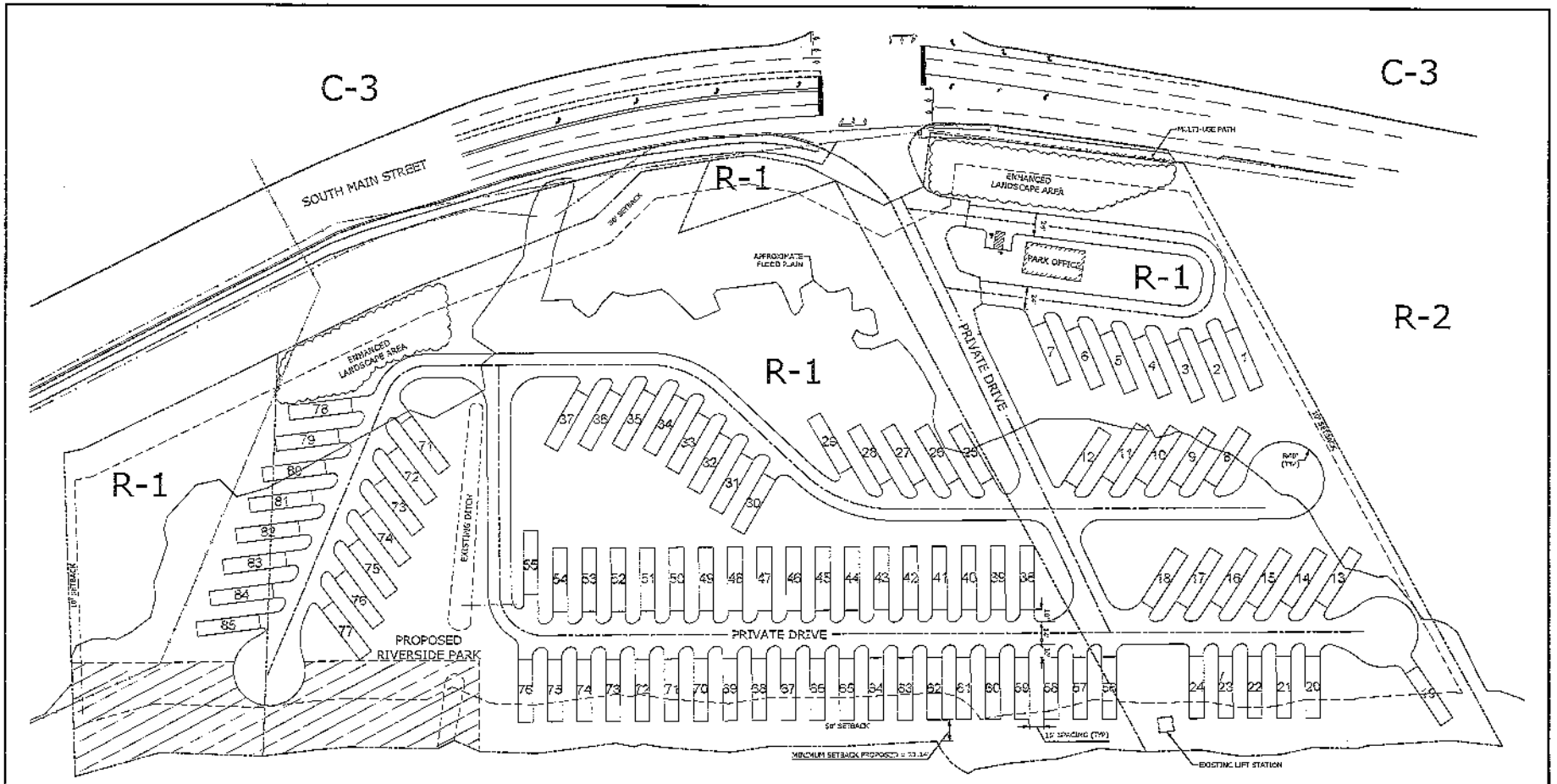


Exhibit B
2530, 2710, and
2720 South Main Street
SUP
#003-26
CUNNINGHAM
BLAKE
KENT
MORGAN
LOOMIS
HULIN
GENOA
JOHNSTON
CLOVER
ROSE
SANFORD
CORBIN
CHURCH
COURT
HOPKINS
WEST
ILLINOIS
MICHIGAN
DOMINO
ISLAND
CLIFTON
HOLLAND
OGILBY
POND
IRIS
COLE
LANE
BAKER
SEMINARY
NELSON
BUCKBEE
KEEFE
CHRISTINA
15TH
16TH
17TH
18TH
BLACKHAWK PARK
LUCILLE
MARTHA
STARR
KISHWAUKEE
PEOPLES
HARRISON
ENERGY
OLSEN
SOUTH
SCORE
RANGER
BROOKE
FITCH
SAWYER
BLAIR
LYLE
FOLEY
TAFT
HEPBURN
RIVER
PRENTICE
BANKS
LINDA
SPRINGFIELD
PRAIRIE
MUTIMER
FULMER
MARION
CENTRAL
MAIN
CHIPPEWA
NAVAHO
SAUK
HARDING
SOUTHROCK
SIMPSON
US HWY 20
N

Exhibit C
2530, 2710, and
2720 South Main Street
SUP
#003-26
CLIFTON
POND
PARKVIEW
MAIN
BLACKHAWK PARK
N



TOTAL SITES = 85

PROPERTY LINES ARE APPROXIMATE AND BASED OFF OF AERIAL IMAGERY FROM THE WINNEBAGO GIS SYSTEM.

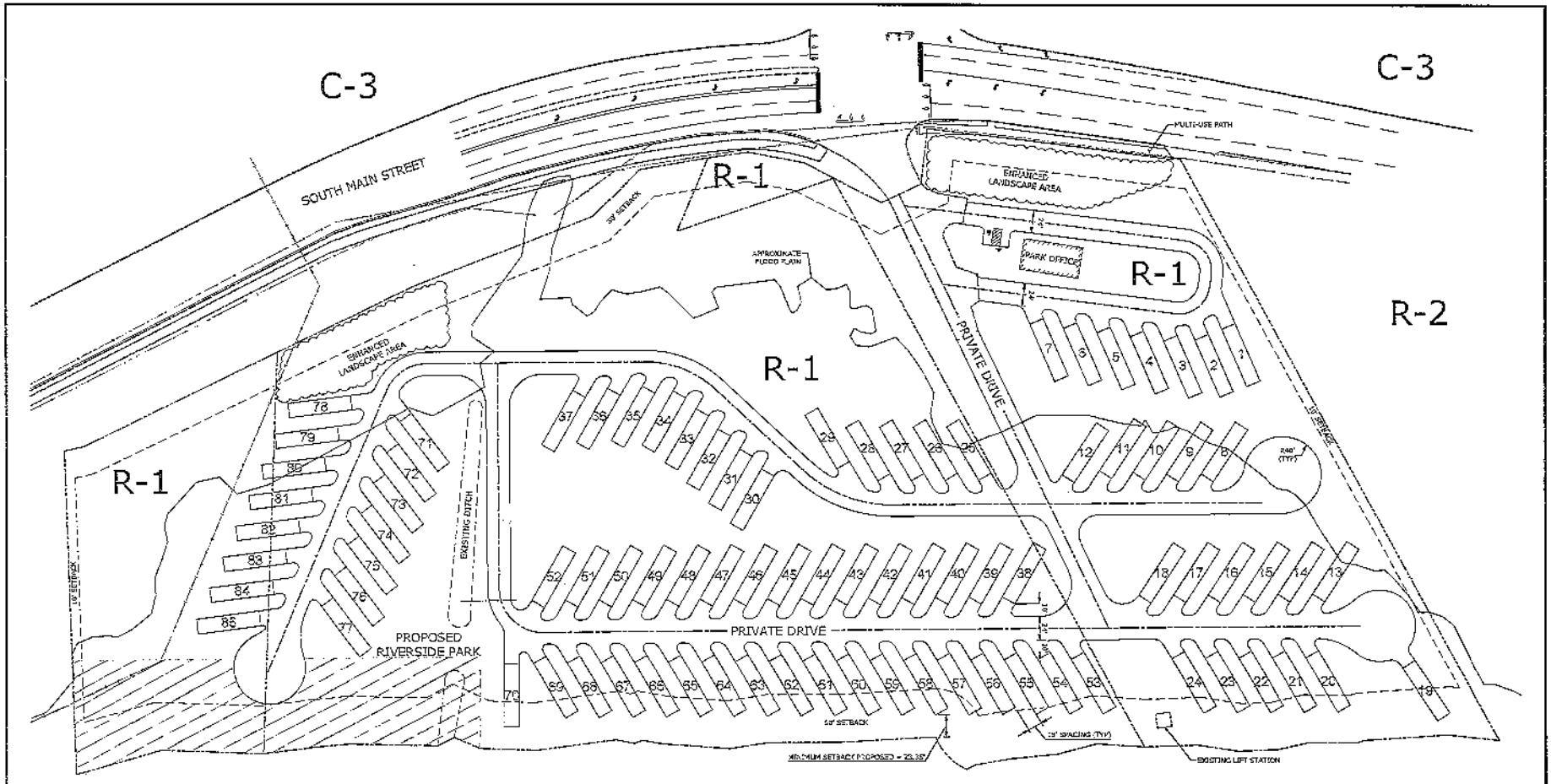
Exhibit D
2530, 2710, and 2720 South Main Street
SUP
#003-26

ARK DESIGN

S MAIN STREET REDEVELOPMENT 25225

SITE PLAN

OPTION 1



TOTAL SITES = 85

PROPERTY LINES ARE APPROXIMATE AND BASED OFF OF AERIAL IMAGERY FROM THE WINNEBAGO GIS SYSTEM.

ARK DESIGN	
S MAIN STREET REDEVELOPMENT	25225
SITE PLAN	
OPTION 2	

Exhibit E
2530, 2710, and 2720
South Main Street
SUP
#003-26

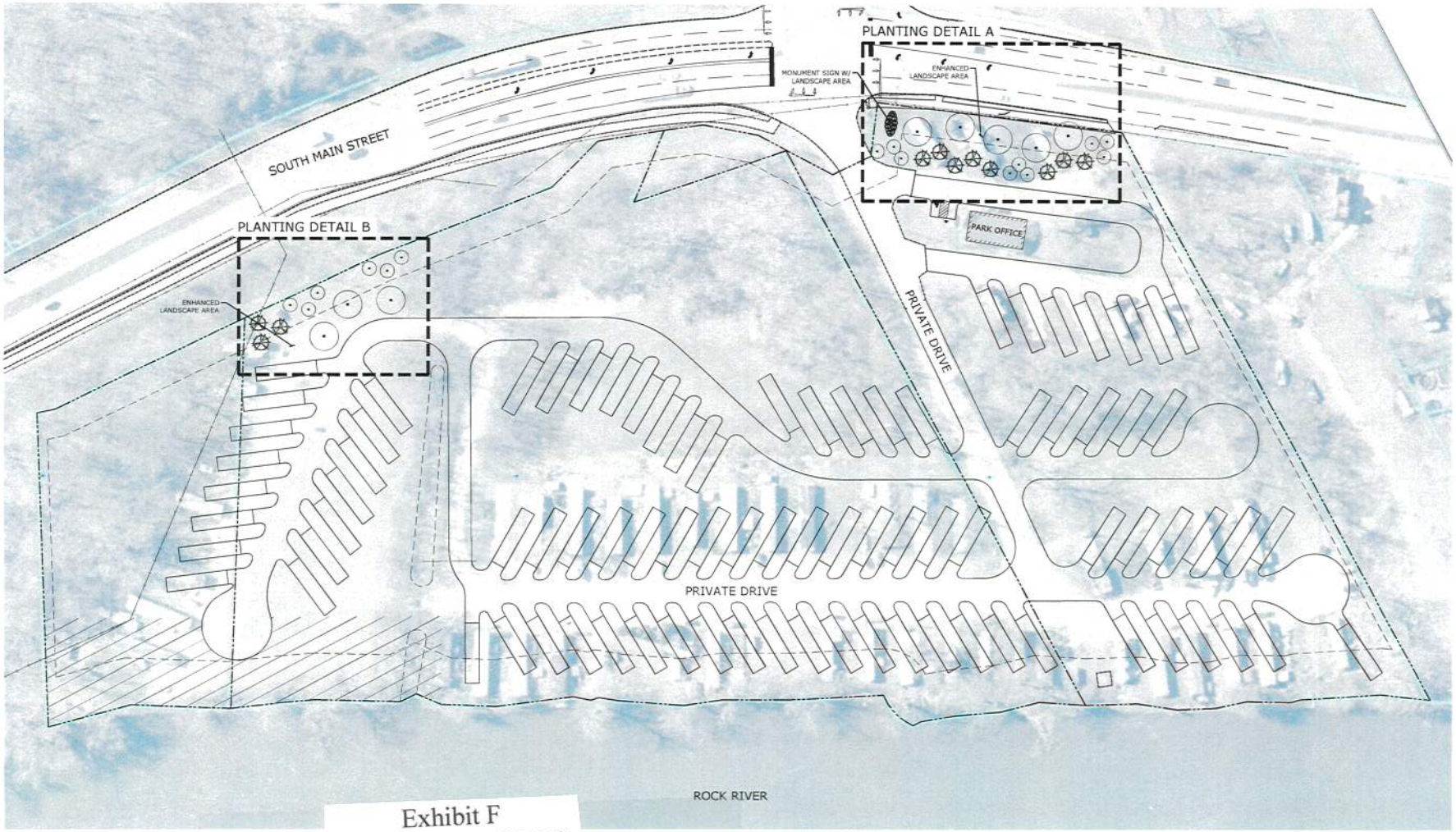


Exhibit F
2530, 2710, and 2720
South Main Street
SUP
#003-26

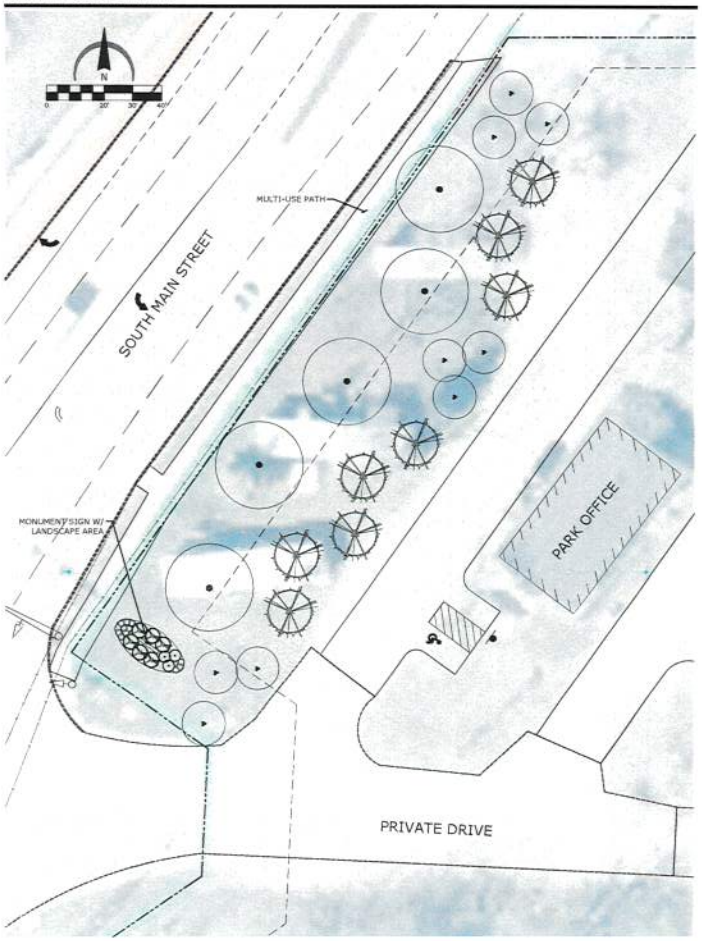
ARC DESIGN RESOURCES, INC.

S MAIN STREET REDEVELOPMENT 25225

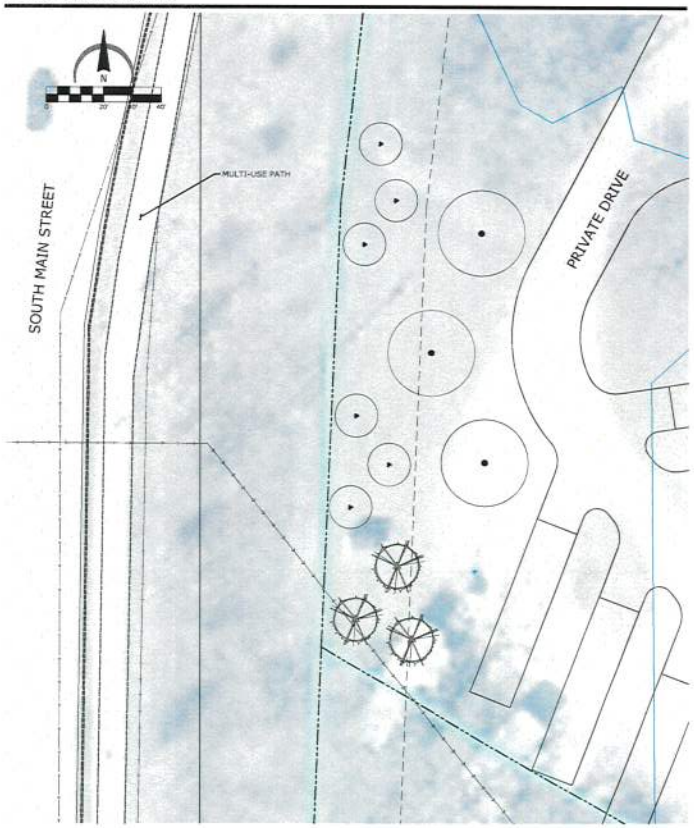
OVERALL LANDSCAPE PLAN

L01

PLANTING DETAIL A



PLANTING DETAIL B



LEGEND

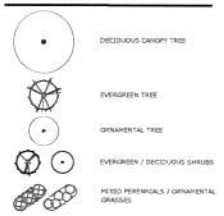


Exhibit G
2530, 2710, and 2720
South Main Street
SUP
#003-26

ARC DESIGN RESOURCES, INC.

S MAIN STREET REDEVELOPMENT 25225

LANDSCAPE PLAN DETAILS

L02

APPLICANT STATEMENT

Rock River Yards
2530 S. Main Street, Rockford IL 61102

Project Overview & Vision

This proposed PUD seeks to modernize and redevelop the existing Riverview 5th Wheel and Mobile Home Park into an RV- and 5th-Wheel-only community designed to serve long-term recreational vehicle residents, including tradespeople, traveling professionals, and regional RV owners seeking stable, well-maintained accommodations in the City of Rockford close to downtown and on the key South Main revitalization corridor.

The plan is to improve and refine the existing use of the site by removing the aging mobile homes over time, upgrading site infrastructure, improving site order with delineated concrete pads and asphalt interior roadways, enhanced streetscaping, and safety features.

Our vision is for Rock River Yards to be a centrally located, professionally managed RV community that serves workforce and trade-related residents who require long-term accommodation within the City of Rockford, filling a needed gap between transient recreational campgrounds and traditional permanent housing, diversifying the Rockford residential stock.

Rock River Yards

The proposed RV community called "Rock River Yards" is intended to function as a long-term residential-style RV park, not a short-term transient campground. The park will be organized into up to 85 pads and utility hookups designed to accommodate 5th Wheels and other RVs with paved internal roads, appropriate spacing, and turning points. The site will also feature a riverfront open space for tenants to enjoy.

Key operational principles will include:

- Clear site rules and tenancy standards
- Defined pad dimensions and spacing
- Individual electric utility metering
- Regular grounds maintenance and waste management
- Site management and oversight
- Tenant amenities and riverfront access

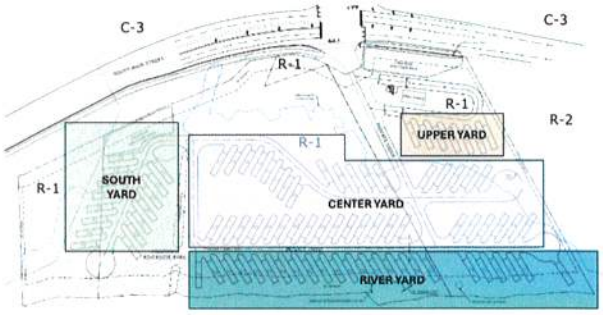


Exhibit H
2530, 2710, and 2720
South Main Street
SUP
#003-26

Site Improvements & Benefits

The proposed PUD enables the following improvements:

- From a mixed mobile home and 5th wheel site to an RV and 5th Wheel only community
- From ageing infrastructure to improved site layout, circulation, and utility systems
- From informal tenancy structures to professionally managed leases and billing
- From higher-risk site use (MHP in a federal floodplain) to lower-impact occupancy

The benefits to the City of Rockford of this PUD include reinvestment in an under-improved site along the South Main revitalization corridor. Support for workforce and traveling trade housing as the city expands its industrial and manufacturing base (e.g. Rockford Brake Manufacturing, Stellantis Belvedere, J.L. Clark, airport support services, etc.). Improved tax base stability and lower enforcement, maintenance, and compliance burden. The proposed PUD also lowers the flood risk to structures due to ability to remove RV and 5th wheels during flood events.

Phasing

Recognizing the scale of the site and the importance of stability the redevelopment is planned to occur in phases, allowing improvements to be implemented responsibly and in coordination with city oversight. Anticipated phases include:

1. Stabilization and transition from MHP (formalization of new management, phased MHP vacancies, infrastructure assessments & repairs, screening on South Main)
2. Infrastructure improvements (utility upgrades, existing pad renovations, phased internal road paving, site safety improvements)
3. Pad expansion build-out (addition of new pads and associated utilities)

Applicant Experience

While the Applicant is not a large institutional RV park or MHP operator, they bring relevant experience in real estate ownership, RV park and campground redevelopment, financial planning, and long-term asset management experience backed by private family capital. The Applicant is also supported by professional advisors all from within Rockford and the surrounding area.

Importantly, the Applicant's ownership model is long-term oriented, not speculative. Their intent is to own, operate, and reinvest in the property over many years, aligning incentives toward maintenance, compliance, and compatibility with the city and its residents' needs.

CRITERIA FOR APPROVAL OF SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT (PUD)

1. The design of the planned unit development presents an innovative and creative approach to the development of land and living environments.

The design of the project modernizes the current use of the property and converts it into a use not found in the City of Rockford. The current residential mobile home park will become a RV Park converting the use from residential mobile home use to use by RV's and fifth wheel trailers providing both residential and recreational use. The conversion will include installation of upgraded facilities, including paved roadways, new utilities, increased landscaping and a park. The PUD is a creative reutilization of the site which also improves the appearance of the site to the general public.

2. The planned unit development meets the requirements and standards of the planned unit development regulations.

The PUD will meet all requirements and standards of PUD regulations.

3. The physical design of the planned unit development efficiently utilizes the land and adequately provides for transportation and public facilities while preserving the natural features of the site.

The project is an efficient use of the land. The proposed use will utilize land in a floodplain in a way that minimizes flood risk. The conversion from a mobile home park to a RV park means that the occupants will now be mobile. When a flood risk arises, the RVs or fifth wheels can be easily removed from the property. The improvements to be made to the property are allowed within a floodplain, including the installation of paved roadways allowing for easier movement within the property and better access to the property.

The PUD also includes the installation of a multi-use path for the public to use along the property line adjacent to S. Main St. Additional landscaping, open space and a park will be added to enhance the natural features of the site.

4. Open space, common open space, and recreational facilities are provided as required.

The PUD will include the addition of common open space and a park.

5. The modifications in design standards from the subdivision control regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations.

Applicant is not aware of any modifications that are necessary.

6. The planned unit development is compatible with the adjacent properties and nearby land uses.

The PUD is compatible with the adjacent properties. The land is currently used for a residential mobile home park. The proposed use would include the addition of increased landscaping and the

addition of a multi-use path. The proposed use is still residential but differs from a traditional mobile home park.

7. The planned unit development fulfills the objectives of the official comprehensive plan and planning policies of the city.

The PUD fulfills the objectives of the official comprehensive plan and planning policies as the project utilizes and improves a piece of property that will be difficult to develop for other purposes. The property is located in a flood plain, which limits development opportunities. The proposed use and improvements are allowed in a flood plain.

The proposed use provides an option for increased residential use with a recreational component not currently existing in Rockford. In addition, the proposed use includes the installation of a public multi-use path, landscaping and a park area for recreational use. The property is currently shown as priority park acquisition on the 2020 land use plan. The proposed use is consistent with the spirit and intent of the proposed use on the land use plan since it contains a recreational component and will include the addition of a park and multi-use path.

8. The Zoning Board of Appeals shall be required to make written findings of fact based on the criteria for approval on a planned unit development application or any changes to a planned unit development.

Event Date	Call Number	Situation Reported	Call Disposition	Location	City
01/02/2024 01:25:52 AM	24-000759	NOISE COMPLAINT	ADV - ADVISED	2530 S Main St	Rockford
01/04/2024 11:57:36 PM	24-002928	WARRANT SERVICE	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / RE-ASSIGN/CHANGE OF CALL(UNIT) / DUP - DUPLICATE	2530 S Main St	Rockford
01/23/2024 11:29:45 AM	24-015580	CRU	RPT - REPORT	2530 S Main St	Rockford
01/28/2024 08:40:32 PM	24-019659	NOISE COMPLAINT	UTL - UNABLE TO LOCATE	2530 S Main St	Rockford
01/29/2024 09:34:50 PM	24-020429	NOISE COMPLAINT	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	2530 S Main St	Rockford
01/29/2024 09:43:28 PM	24-020433	BURGLARY CHECKED	RPT - REPORT / RPT - REPORT	2530 S Main St	Rockford
02/02/2024 09:06:51 PM	24-023593	WARRANT SERVICE	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
02/03/2024 01:25:35 PM	24-024107	DISORDERLY	CALLER CANCELLED	2530 S Main St	Rockford
02/11/2024 06:11:53 PM	24-030432	ANIMAL COMPLAINT	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
02/18/2024 11:42:35 AM	24-035369	HARRASSMENT	RPT - REPORT	2530 S Main St	Rockford
02/21/2024 01:28:57 PM	24-037795	NEIGHBORHOOD TROUBLE	CALLER CANCELLED	2530 S Main St	Rockford
02/23/2024 10:38:38 AM	24-039323	NEIGHBORHOOD TROUBLE	ADV - ADVISED / ADV - ADVISED	2530 S Main St	Rockford
02/25/2024 06:05:54 PM	24-040946	ANIMAL COMPLAINT	NRPT - NO REPORT	2530 S Main St	Rockford
02/27/2024 10:47:31 AM	24-042285	THEFT JUST OCCURRED	NRPT - NO REPORT	2530 S Main St	Rockford
03/02/2024 06:56:35 PM	24-045712	ANIMAL COMPLAINT	NRPT - NO REPORT	2530 S Main St	Rockford
03/11/2024 11:18:32 PM	24-052863	NOISE COMPLAINT	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
04/05/2024 09:09:02 AM	24-070852	SERVICE OTHER AGENCY LAW	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
04/05/2024 07:40:39 PM	24-071363	PHONE THREAT	ADV - ADVISED	2530 S Main St	Rockford
04/08/2024 01:54:27 AM	24-073014	NOISE COMPLAINT	ADV - ADVISED	2530 S Main St	Rockford
04/09/2024 11:06:50 PM	24-074765	DOMESTIC	RPT - REPORT / RPT - REPORT	2530 S Main St	Rockford
04/12/2024 04:42:28 PM	24-077038	CRU	RPT - REPORT	2530 S Main St	Rockford
04/14/2024 03:33:37 PM	24-078739	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	2530 S Main St	Rockford
04/18/2024 12:39:52 PM	24-081870	HARRASSMENT	ADV - ADVISED	2530 S Main St	Rockford
04/22/2024 07:56:15 PM	24-085348	WELFARE CHECK	NRPT - NO REPORT	2530 S Main St	Rockford
04/24/2024 03:28:56 PM	24-086781	THEFT REPORT	RPT - REPORT	2530 S Main St	Rockford
05/03/2024 09:48:49 AM	24-094010	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford
05/03/2024 07:14:13 PM	24-094475	SEX OFFENSE REPORT	RPT - REPORT	2530 S Main St	Rockford
05/11/2024 06:39:12 PM	24-101040	DOMESTIC	RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	2530 S Main St	Rockford
05/25/2024 12:43:33 AM	24-112359	MENTAL HEALTH ISSUES	[illegible] - UNFOUNDED	2530 S Main St	Rockford

Exhibit J
2530, 2710, and 2720
South Main Street
SUP
#003-26

05/25/2024 08:59:37 PM	24-113041	NOISE COMPLAINT	NRPT - NO REPORT	2530 S Main St	Rockford
05/30/2024 03:04:40 PM	24-116751	WELFARE CHECK	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
06/05/2024 10:36:35 PM	24-122052	CRIMINAL TRESPASS	NRPT - NO REPORT	2530 S Main St	Rockford
06/09/2024 06:21:35 PM	24-125185	DOMESTIC	RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	2530 S Main St	Rockford
06/12/2024 01:28:23 PM	24-127694	911 DUPLICATE CALL	DUP - DUPLICATE	2530 S Main St	Rockford
06/13/2024 12:10:57 PM	24-128491	DOMESTIC	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
06/14/2024 01:05:55 PM	24-129318	CRU	RPT - REPORT	2530 S Main St	Rockford
06/21/2024 11:45:42 PM	24-135936	DOMESTIC	RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	2530 S Main St	Rockford
07/09/2024 02:04:09 PM	24-151001	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford
07/12/2024 02:17:46 PM	24-153608	MEDICAL ASSIST	RPT - REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
07/14/2024 01:14:10 AM	24-155154	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	2530 S Main St	Rockford
07/26/2024 11:54:15 AM	24-166286	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford
07/26/2024 10:22:02 PM	24-166822	DOMESTIC	RPT - REPORT	2530 S Main St	Rockford
07/28/2024 01:10:07 PM	24-168055	WELFARE CHECK	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
08/13/2024 04:30:34 PM	24-181156	911 DUPLICATE CALL	DUP - DUPLICATE	2530 S Main St	Rockford
08/13/2024 04:30:49 PM	24-181155	LANDLORD TENANT DISPUTE	RPT - REPORT	2530 S Main St	Rockford
08/22/2024 02:19:06 PM	24-188311	WARRANT SERVICE	RPT - REPORT	2530 S Main St	Rockford
08/22/2024 02:43:42 PM	24-188335	NEIGHBORHOOD TROUBLE	ADV - ADVISED / ADV - ADVISED	2530 S Main St	Rockford
08/27/2024 05:03:11 PM	24-192435	OP VIOLATION	RPT - REPORT / RPT - REPORT	2530 S Main St	Rockford
08/28/2024 05:52:27 PM	24-193298	WELFARE CHECK	NRPT - NO REPORT	2530 S Main St	Rockford
08/30/2024 11:44:45 PM	24-195443	OP VIOLATION	RPT - REPORT	2530 S MAIN ST	Rockford
09/02/2024 05:34:38 PM	24-197661	NEIGHBORHOOD TROUBLE	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
09/02/2024 07:41:12 PM	24-197750	ANIMAL COMPLAINT	NRPT - NO REPORT	2530 S Main St	Rockford
09/08/2024 01:27:27 PM	24-202459	OP VIOLATION	RPT - REPORT	2530 S Main St	Rockford
09/10/2024 10:12:58 AM	24-203920	NEIGHBORHOOD TROUBLE	NRPT - NO REPORT	2530 S Main St	Rockford
09/14/2024 08:02:48 PM	24-207929	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford
09/21/2024 08:14:03 PM	24-213913	DOMESTIC	RPT - REPORT / RPT - REPORT	2530 S Main St	Rockford
09/22/2024 12:52:10 PM	24-214422	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
09/24/2024 05:27:27 PM	24-216195	OP PAPER SERVICE	RE-ASSIGN/CHANGE OF CALL(UNIT) / NRPT - NO REPORT	2530 S Main St	Rockford
09/26/2024 06:20:58 PM	24-217917	BURGLARY CHECKED	RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT / RPT - REPORT	2530 S Main St	Rockford
09/30/2024 09:39:07 AM	24-220983	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford

10/09/2024 09:47:45 AM	24-228495	MISCELLANEOUS ROUTINE	NRPT - NO REPORT / NRPT - NO REPORT	2530 S MAIN ST	Rockford
10/12/2024 01:09:55 PM	24-231123	PHONE THREAT	ADV - ADVISED	2530 S Main St	Rockford
10/15/2024 12:11:58 PM	24-233230	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford
10/15/2024 02:16:10 PM	24-233337	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford
10/16/2024 11:15:14 PM	24-234514	SUSPICIOUS INCIDENT	CALLER CANCELLED / CALLER CANCELLED / CALLER CANCELLED	2530 S Main St	Rockford
10/19/2024 09:17:32 PM	24-236983	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
10/24/2024 10:16:00 AM	24-240649	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford
10/24/2024 04:43:05 PM	24-241000	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford
11/04/2024 12:53:04 AM	24-248995	SERVICE OTHER AGENCY LAW	NRPT - NO REPORT / NRPT - NO REPORT	2530 S MAIN ST	Rockford
11/27/2024 02:03:06 PM	24-266308	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	2530 S Main St	Rockford
11/28/2024 04:11:46 PM	24-267033	DOMESTIC	RPT - REPORT / RPT - REPORT	2530 S Main St	Rockford
12/11/2024 07:46:36 PM	24-276536	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford
12/19/2024 09:30:55 PM	24-282419	DOMESTIC	RPT - REPORT / RPT - REPORT	2530 S Main St	Rockford
12/20/2024 03:04:48 PM	24-282946	WELFARE CHECK	RPT - REPORT	2530 S Main St	Rockford
12/20/2024 06:01:39 PM	24-283092	HARRASSMENT	ADV - ADVISED	2530 S Main St	Rockford
12/21/2024 01:43:26 PM	24-283622	MARIJUANA COMPLAINT	NRPT - NO REPORT	2530 S Main St	Rockford
12/23/2024 07:05:29 AM	24-284616	DOMESTIC	RPT - REPORT	2530 S Main St	Rockford
12/28/2024 10:28:43 AM	24-287738	PHONE THREAT	RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	2530 S Main St	Rockford
01/01/2025 07:23:06 PM	25-000594	MENTAL HEALTH ISSUES	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
01/04/2025 10:45:47 AM	25-002240	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford
01/07/2025 04:40:41 PM	25-004452	HARRASSMENT	ADV - ADVISED	2530 S Main St	Rockford
01/08/2025 03:01:42 PM	25-005161	FOLLOW-UP	NRPT - NO REPORT	2530 S Main St	Rockford
02/05/2025 02:45:21 PM	25-024662	OP PAPER SERVICE	NRPT - NO REPORT	2530 S Main St	Rockford
02/18/2025 03:11:54 PM	25-033736	JUVENILE PROBLEM	ADV - ADVISED / ADV - ADVISED	2530 S Main St	Rockford
02/28/2025 09:16:27 AM	25-040990	WELFARE CHECK	UTL - UNABLE TO LOCATE	2530 S Main St	Rockford
03/01/2025 11:43:02 AM	25-041986	NEIGHBORHOOD TROUBLE	NRPT - NO REPORT	2530 S Main St	Rockford
03/17/2025 10:27:10 AM	25-053979	RK-BATTERY	RPT - REPORT	2530 S Main St	Rockford
03/18/2025 03:18:56 PM	25-055081	DISORDERLY	RPT - REPORT / RPT - REPORT	2530 S Main St	Rockford
03/26/2025 01:56:22 PM	25-060844	CRU	RPT - REPORT	2530 S Main St	Rockford
03/27/2025 01:49:01 PM	25-061784	SERVICE OTHER AGENCY LAW	NRPT - NO REPORT	2530 S Main St	Rockford
04/02/2025 03:21:59 PM	25-066487	DISORDERLY	CALLER CANCELLED	2530 S Main St	Rockford
04/09/2025 11:49:44 AM	25-071667	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford

04/15/2025 01:20:54 PM	25-076398	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford
04/15/2025 10:53:23 PM	25-076877	MENTAL HEALTH ISSUES	RPT - REPORT	2530 S Main St	Rockford
04/18/2025 11:10:29 AM	25-078811	DOMESTIC	911 CLOSE W/O SEND TO PENDING	2530 S Main St	Rockford
04/18/2025 11:11:24 AM	25-078814	MENTAL HEALTH ISSUES	ADV - ADVISED	2530 S Main St	Rockford
04/19/2025 10:28:58 AM	25-079774	WELFARE CHECK	NRPT - NO REPORT	2530 S Main St	Rockford
04/21/2025 02:33:18 PM	25-081310	OP VIOLATION	RPT - REPORT	2530 S Main St	Rockford
05/02/2025 06:28:49 PM	25-090878	CRU	RPT - REPORT	2530 S Main St	Rockford
05/10/2025 07:26:01 PM	25-097112	DOMESTIC	RPT - REPORT	2530 S Main St	Rockford
05/13/2025 06:34:41 PM	25-099478	NOISE COMPLAINT	UTL - UNABLE TO LOCATE	2530 S Main St	Rockford
05/17/2025 05:07:30 AM	25-102523	PHONE THREAT	ADV - ADVISED	2530 S Main St	Rockford
05/26/2025 10:31:47 AM	25-109723	DOMESTIC	RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT / RPT - REPORT	2530 S Main St	Rockford
05/26/2025 06:55:07 PM	25-110024	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
06/19/2025 09:04:26 AM	25-129139	THEFT REPORT	ADV - ADVISED	2530 S Main St	Rockford
06/20/2025 03:54:39 PM	25-130270	RK-THREAT/HARASS/STALK	ADV - ADVISED	2530 S Main St	Rockford
06/23/2025 03:41:37 PM	25-132588	STAND BY	NRPT - NO REPORT / NRPT - NO REPORT	2530 S MAIN ST	Rockford
07/02/2025 09:38:23 PM	25-140086	MENTAL HEALTH ISSUES	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
07/05/2025 12:31:47 AM	25-142185	FIREWORKS	LAWNO - LAW NO DISPOSITION	2530 S Main St	Rockford
07/06/2025 03:13:02 PM	25-143395	DOMESTIC	RPT - REPORT	2530 S Main St	Rockford
07/21/2025 09:34:10 PM	25-155791	DOMESTIC	RPT - REPORT	2530 S Main St	Rockford
07/23/2025 02:45:20 PM	25-157233	OP PAPER SERVICE	NRPT - NO REPORT	2530 S MAIN ST	Rockford
07/24/2025 05:20:10 PM	25-158253	OP PAPER SERVICE	NRPT - NO REPORT	2530 S MAIN ST	Rockford
07/28/2025 10:39:38 PM	25-161722	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
08/14/2025 01:59:28 PM	25-175243	WELFARE CHECK	RPT - REPORT	2530 S Main St	Rockford
08/14/2025 02:36:44 PM	25-175277	DEATH INVESTIGATION	NRPT - NO REPORT	2530 S MAIN ST	Rockford
08/15/2025 12:48:36 PM	25-176054	NEIGHBORHOOD TROUBLE	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	2530 S Main St	Rockford
08/21/2025 04:25:52 PM	25-181376	RK-THREAT/HARASS/STALK	ADV - ADVISED / ADV - ADVISED	2530 S Main St	Rockford
09/04/2025 12:10:43 PM	25-193083	CRU	RPT - REPORT	2530 S Main St	Rockford
09/13/2025 05:55:02 PM	25-200680	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	2530 S Main St	Rockford
10/02/2025 11:07:07 AM	25-216002	NEIGHBORHOOD TROUBLE	ADV - ADVISED / ADV - ADVISED	2530 S Main St	Rockford
10/03/2025 12:54:39 PM	25-216942	CRU	RPT - REPORT	2530 S Main St	Rockford
10/11/2025 12:14:27 PM	25-223325	CRU	RPT - REPORT	2530 S Main St	Rockford

11/04/2025 03:41:12 PM	25-241498	CRU	RPT - REPORT	2530 S MAIN ST	Rockford
11/08/2025 08:06:20 PM	25-244769	MENTAL HEALTH ISSUES	NRPT - NO REPORT	2530 S Main St	Rockford
11/17/2025 07:25:33 PM	25-251451	RK-THREAT/HARASS/STALK	ADV - ADVISED / ADV - ADVISED	2530 S Main St	Rockford
11/24/2025 02:37:19 PM	25-256379	CRU	RPT - REPORT	2530 S Main St	Rockford
11/26/2025 10:19:20 AM	25-257768	OP PAPER SERVICE	NRPT - NO REPORT	2530 S MAIN ST	Rockford
11/27/2025 02:44:13 PM	25-258688	STAND BY	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
12/04/2025 07:58:48 PM	25-263772	DOMESTIC	RPT - REPORT	2530 S Main St	Rockford
12/10/2025 09:27:54 AM	25-267632	PHONE THREAT	RPT - REPORT	2530 S Main St	Rockford
12/11/2025 07:22:56 AM	25-268252	DISORDERLY	ADV - ADVISED	2530 S Main St	Rockford
12/11/2025 07:57:24 AM	25-268271	FOLLOW-UP	NRPT - NO REPORT	2530 S Main St	Rockford
12/12/2025 12:09:43 PM	25-269108	CRU	RPT - REPORT	2530 S Main St	Rockford
12/15/2025 07:37:16 AM	25-270763	DISORDERLY	ADV - ADVISED / ADV - ADVISED	2530 S Main St	Rockford
12/15/2025 07:50:48 AM	25-270765	OP PAPER SERVICE	NRPT - NO REPORT	2530 S MAIN ST	Rockford
12/15/2025 04:19:36 PM	25-271158	CRU	RPT - REPORT	2530 S MAIN ST	Rockford
12/18/2025 03:08:00 PM	25-273465	CRU	RPT - REPORT	2530 S Main St	Rockford
12/20/2025 09:46:20 AM	25-274728	OP PAPER SERVICE	NRPT - NO REPORT	2530 S MAIN ST	Rockford

Event Date	Call Number	Situation Reported	Call Disposition	Location	City
9/27/2025 20:03	25-212315	UNKNOWN PROBLEM	RE-ASSIGN/CHANGE OF CALL(UNIT) / NRPT - NO REPORT / NRPT - NO REPORT	2720 S Main St	Rockford
9/27/2025 20:06	25-212321	911 DUPLICATE CALL	DUP - DUPLICATE	2720 S Main St	Rockford

Rockford, IL April 27, 2026
ZBA Meeting of April 21, 2026

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred a Special Use Permit for a Planned Use Development for an RV and Fifth Wheel only community in an R-1, Single family Residential Zoning District for the property described as:

A/K/A: 2530, 2710, 2720 South Main Street
PIN: 11-34-182-015, 11-34-326-007, 11-34-326-008, 11-34-326-006

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **APPROVE** a Special Use Permit for a Planned Use Development for an RV and Fifth Wheel only community in an R-1, Single family Residential Zoning District at 2530, 2710, 2720 South Main Street.

Approval is based on the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Submittal of a final detailed site plan for staff's review and approval.
3. The Applicant shall work with Public Works Engineering Staff for the required floodplain/floodway development permits, development permits for the concrete pads, and development permit for the paving of the roads, including stormwater review.
4. The Applicant shall work with Engineering Staff on the installation and design of the multi-purpose path. Engineering Staff may allow cash-in-lieu of the multi-purpose path since this is adjacent to a State Route.
5. A one-lot subdivision plat is required to be submitted, reviewed, approved and recorded via the Subdivision Review Process.
6. The property shall be developed as per the approved one lot plat, site plan and landscaping plan approved by Staff.
7. Must phase out the existing mobile homes completely by August 1, 2028.
8. All Concrete pads must be installed by October 1, 2028.
9. All road must be paved by October 1, 2028.
10. All conditions must be met prior to establishment of use.

Approval is based on the attached Findings of Fact.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

_____
Mark Bonne, Chairman

Committee Action Taken:

_____
Tamir Bell, Vice Chairman

Bonne: Ayes:____ Nays:____ Absent:____
Bell: Ayes:____ Nays:____ Absent:____
Torina: Ayes:____ Nays:____ Absent:____
Wilkins: Ayes:____ Nays:____ Absent:____
Prunty: Ayes:____ Nays:____ Absent:____

_____
Gabrielle Torina

_____
Janessa Wilkins

Meeting of April 21, 2026
ZBA 003-26

_____
Aprel Prunty

FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT FOR A PLANNED USE DEVELOPMENT FOR AN RV AND FIFTH WHEEL ONLY COMMUNITY IN AN R-1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT LOCATED AT 2530, 2710, 2720 SOUTH MAIN STREET

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.

2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.

3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.

4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.

5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

6. The special use shall conform to the applicable regulations of the R-1 District in which it is located.

THE CITY OF ROCKFORD ILLINOIS, USA

Thomas P. McNamara
Mayor
Office of the Mayor

DATE: June 1, 2026

TO: Rockford City Council

FROM: Mayor Thomas P. McNamara

RE: Board Reappointments

I hereby reappoint to the Community Action Advisory Board, with your approval, Jeremiah Griffin and Mary Cacioppi.

Both Mary and Jeremiah are Private Sector members of the board and will serve additional 3-year terms. Jeremiah's term ends June 2029. Mary's term ends. July 2029.

-Board profiles are attached for your review.

Pursuant to city code section 2-42, rule 18, these appointments will be laid over for 30 days.
Thank you for your consideration.

425 East State Street Rockford, Illinois 61104-1068 USA
(779) 348-7150 phone (815) 967-6952 fax www.rockfordil.gov

THE CITY OF ROCKFORD ILLINOIS, USA

Thomas P. McNamara
Mayor
Office of the Mayor

DATE: June 1, 2026

TO: Rockford City Council

FROM: Mayor Thomas P. McNamara

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Pursuant to city code section 2-42, rule 18, these appointments will be laid over for 30 days.
Thank you for your consideration.

425 East State Street Rockford, Illinois 61104-1068 USA
(779) 348-7150 phone (815) 967-6952 fax www.rockfordil.gov

To: Ald. Janessa Wilkins, Chair, Planning & Development Committee

Cc: Mayor Thomas McNamara
City Council

From: Anna Carlson, Economic Development Manager

RE: Proposed program to address vacant storefronts

Date: June 22, 2026

For your consideration is the implementation 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 Program helps lower the financial barrier of entry for entrepreneurs while increasing foot traffic, activating underutilized space, and strengthening the overall vibrancy of Rockford.

The Program goals are to fill vacant storefronts, encourage new business openings, support small and local entrepreneurs, and create more active and inviting commercial areas. 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 per business. Eligible businesses have a customer-facing activity and the space must be the business' first or second location. Current eligible areas are covered by a business district. Areas not currently covered by an existing business district association would become eligible when a business district association is established under the BADGE Program. Program participants must work with a small business resource center such as Think Big!, Small Business Development Center, business district association, or other organization or consultant pre-approved by the City. As a result, some eligible areas may receive more funding than others if they generate a greater number of approved applications. The City will not withhold available funding to preserve funds for areas that do not have eligible projects ready to proceed.

The Program will have $300,000 designated from 2026 and 2027 Casino Funds. Funding will be approved on a first-come, first-serve basis to eligible applicants and properties that have received pre-approval on their applications. The Program aims to support the activation of at least three vacant storefronts in each eligible area, and those that become eligible under the BADGE Program. The City intent is to fully obligate and expend all Program Funding to maximize storefront activation and economic impact. As a result, some eligible areas may receive more funding than others if they generate a greater number of approved applications. The City will not withhold available funding to preserve funds for areas that do not have eligible projects ready to proceed.

Please contact me with any questions at 779.348.7449

Rockford, Illinois Date: June 20, 2026

RECOMMENDATION FOR RESOLUTION

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Council Members:

The Committee on Planning and Development having received a request hereby begs leave to report recommending **approval** of the proposed 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 per business. The Program will have $300,000 designated from 2026 and 2027 Casino Funds. The Legal Director shall prepare the appropriate resolution.

_____
Janessa Neal (Chair)

_____
Tim Durkee (Vice Chair)

_____
Karen Hoffman

_____
Dawn Granath

_____
Gina Meeks

Committee Action Taken: June 12, 2026

Neal:	Ayes:___	Nays:____	Absent:____
Durkee:	Ayes:___	Nays:____	Absent:____
Hoffman:	Ayes:___	Nays:____	Absent:____
Granath:	Ayes:___	Nays:____	Absent:____

Meeks: Ayes:___ Nays:____ Absent:____

City Council Rooms, City of Rockford, IL

Date: _____

RESOLUTION NO. 2026-____-R

RESOLUTION APPROVING THE CREATION OF THE SPACES TO PLACES PROGRAM TO SUPPORT VACANT STOREFRONT ACTIVATION

WHEREAS, the City of Rockford (the "City") seeks to reduce commercial vacancies, encourage new business openings, support small and local entrepreneurs, increase foot traffic, activate underutilized commercial space, and strengthen the overall vibrancy of commercial areas within the City of Rockford; and

WHEREAS, the City desires to create the Spaces to Places Program (the "Program") to provide temporary rent assistance to eligible new or expanding businesses locating in currently vacant storefronts in specified commercial areas of the City; and

WHEREAS, under the Program, eligible businesses may receive reimbursement of security deposits and fifty percent (50%) of rent for up to twelve (12) months, not to exceed a total funding level of Twenty Thousand Dollars ($20,000.00) per business, subject to the Program requirements and availability of funds; and

WHEREAS, eligible businesses must lease and occupy currently vacant ground-floor commercial storefronts, secure a lease with the property owner, and engage with a small business resource such as Think Big!, the Small Business Development Center, a business district association, or another City-approved organization or consultant, and the identified storefront must be the business's first or second location, must not have been previously leased by the applicant, and must not be used as a replacement location for a business that terminates an existing lease to participate in the program; and

WHEREAS, eligible properties must be ground-floor commercial storefronts that are commercially zoned, current on property taxes, and vacant for at least six (6) months; and

WHEREAS, the Program will initially be available in commercial areas covered by an existing business district association, including the Downtown/River District, North Main/North End, South Main/SWIFTT, 7th Street/Midtown, and East State Street from Midtown to Mulford/Miracle Mile, with additional areas eligible upon establishment of a business association under the Business Association Development Grant Engagement Program (BADGE); and

WHEREAS, Three Hundred Thousand Dollars ($300,000.00) from 2026 and 2027 Casino Funds has been designated for storefront activation assistance, with funding to be approved on a first-come, first-served basis for eligible applicants and properties that receive City pre-approval; and

WHEREAS, Three Hundred Thousand Dollars ($300,000.00) from 2026 and 2027 Casino Funds has been designated for storefront activation assistance, with funding to be approved on a first-come, first-served basis for eligible applicants and properties that receive City pre-approval; and

DRAFT

WHEREAS, the City intends to obligate and expend available Program funding in a manner that maximizes storefront activation and economic impact, without reserving or allocating funding by geographic area, while working with business district associations, property owners, and community partners to encourage participation throughout eligible areas; and

WHEREAS, the City Council finds that creation of the Program will serve a public purpose by encouraging economic development, business attraction and retention, and the productive use of vacant commercial property within the City of Rockford.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rockford, Illinois, that the Spaces to Places Program is hereby created and approved in substantially the form described in Exhibit A attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED that the Director of Community and Economic Development, or the Director's designee, is authorized to administer the Program, establish and revise program guidelines and application procedures consistent with this Resolution, approve eligible applications subject to available funding, and execute agreements and other documents necessary to implement the Program.

BE IT FURTHER RESOLVED that this Resolution shall be in full force and effect immediately upon its adoption and approval as provided by law.

ADOPTED by the City Council of the City of Rockford, Illinois this _____ day of _____, 2026.

APPROVED by the Mayor of the City of Rockford, Illinois this _____ day of _____, 2026.

_____

Mayor Thomas P. McNamara
City of Rockford, Illinois

ATTEST:

_____

Legal Director
Ex Officio Keeper of the Records and
Seal of the City of Rockford, Illinois

DRAFT

EXHIBIT A
SPACES TO PLACES PROGRAM SUMMARY

The Spaces to Places Program is designed to reduce commercial vacancies and support small business growth by providing temporary rent assistance for new or expanding businesses locating in currently vacant storefronts in eligible commercial areas within the City of Rockford.

Program Element	Summary
Purpose	Fill vacant storefronts; encourage new business openings; support small and local entrepreneurs; and create more active, inviting commercial areas.
Assistance	Reimbursement of security deposits and 50% of rent for up to 12 months, not to exceed $20,000 per business. Security deposits are reimbursable after the business has remained in the space for 3 months. Monthly rent is reimbursable at 50% upon verification of paid rent and compliance.
Business Eligibility	Customer-facing service businesses, including retail, restaurants, cafes, and experiential uses. The storefront must be the business' first or second location. A prior lessee of the identified space is not eligible, and a business under a current lease may not terminate that lease to move into a new assisted space.
Property Eligibility	Ground-floor commercial storefronts that are commercially zoned, current on property taxes, and vacant for at least 6 months. Property owners are not eligible to apply.
Eligible Areas	Existing business district association areas: Downtown/River District; North Main/North End; South Main/SWIFTT; 7th Street/Midtown; and East State Street from Midtown to Mulford/Miracle Mile. Additional areas may become eligible through BADGE.
Business Requirements	The business owner must enter into an agreement with the City, comply with the lease, pay costs under the lease, submit payment and compliance verification before reimbursement, and engage with Think Big!, the Small Business Development Center, a business district association, or another City-approved resource.
Property Owner Requirements	The property owner must execute and comply with the lease agreement with the participating business.
Funding Administration	Total Program funding is $300,000, Initially to each District identified in the Resolution and other City economic development funds. Awards are first-come, first-served for eligible applicants and properties receiving City pre-approval. Funding is not allocated or reserved by geographic area.
Program Goal	Activate at least three vacant storefronts in each eligible area and in areas that become eligible through BADGE, subject to eligible applications and available funding.

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Rockford's

Spaces to Places Program

The Spaces to Places Program is designed to reduce commercial vacancies and support small business growth by providing temporary rent assistance for new or expanding businesses locating in currently vacant storefronts in specific commercial areas within the City of Rockford. The Program helps lower the financial barrier of entry for entrepreneurs while increasing foot traffic, activating underutilized space, and strengthening the overall vibrancy of Rockford.

Program Overview

- Program goals include:
    - Fill vacant storefronts
    - Encourage new business openings
    - Support small and local entrepreneurs
    - Create more active and inviting commercial areas
- City will reimburse security deposits and 50% of rent for up to 12 months for a total funding level of up to $20,000 per business.
    - Security deposit will be reimbursed after business has remained in space for 3 months
    - Monthly rent will be reimbursed at 50% upon verification of paid rent
- Eligible business must lease and occupy currently vacant ground-floor commercial spaces.
- Business will secure lease with the property owner.
- Business owner must engage with a small business resource, such as Think Big!, Small Business Development Center, or other resource or consultant.

Eligible Businesses

- Service businesses with customer-facing activities
    - Retail, restaurants, cafes, and experiential uses
- Identified space must be the business' first or second location
    - Can't be previous lessee
- If a business is under a current lease agreement – they cannot terminate to move into a new space.

Eligible Properties

- Ground-floor commercial storefront
- Current on property taxes
- Vacant for 6+ months
- Commercially zoned
- Property owners are not eligible to apply.

Eligible Areas

- Commercial areas with an existing business district association

    - Downtown / River District
    - N Main / North End
    - S Main / SWIFTT
    - 7th St / Midtown
    - E State- Midtown to Mulford / Miracle Mile
- Areas not currently covered by an existing business district association, would become eligible when a business district association is established under the BADGE Program.

Business Owner Program Requirement

The Business Owner will enter into an agreement with the City of Rockford that stipulates their responsibilities as part of the Program. They will include at the minimum:

- Engagement with a small business resource center such as Think Big!, Small Business Development Center, business district association, or other organization or consultant pre-approved by the City.
- Adheres to lease agreement.
- Payment of costs under terms of the lease, understanding that the City will reimburse those costs when we have received verification of payment and compliance with the program guidelines

Property Owner Requirements

- Execute lease agreement with participating business.
- Adheres to lease agreement.

Program Funding

- The Program has $300,000 designated for storefront activation assistance.
- Funding will be approved on a first-come, first-serve basis to eligible applicants and properties that have received pre-approval on their applications.
- The Program aims to support the activation of at least three vacant storefronts in each eligible area, and those that become eligible under the BADGE Program.
- The City intent is to fully obligate and expend all Program Funding to maximize storefront activation and economic impact.
    - Funding is not allocated or reserved by geographic area.
    - While the City seek to achieve activation across all eligible areas, funding decisions will be based on the timing and quality of approved applications rather than predetermined district allocations.
    - As a result, some eligible areas may receive more funding than others if they generate a greater number of approved applications. The City will not withhold available funding to preserve funds for areas that do not have eligible projects ready to proceed.

- The City will work closely with business district associations, property owners, and community partners to encourage participation and support activation efforts throughout all eligible areas.
- Business district associations have received advance notice of the Program to allow time for outreach, engagement, and coordination with property owners and prospective businesses to maximize participation and storefront activation opportunities.

Memorandum

To: Code and Regulation Committee

From: Scott Capovilla
Planning & Zoning Manager

Re: 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)

Date: June 2, 2026

The purpose of these text amendments is to assist with the development and re-development of land within the City of Rockford and help with infill development. It will also ease some parking regulations thereby reducing impervious surface and storm water runoff. Finally, it will codify the issues with driveway access which is currently contained within the Engineering Design Criteria Standards.

In order for proposed text amendments to be considered by the Zoning Board of Appeals and City Council, the Council must first adopt a resolution instructing the Zoning Officer to file an application for review by ZBA. After ZBA has reviewed the matter, their recommendations are then referred to the Code & Regulation Committee and then City Council for adoption or denial.

The proposed amendments would be as follows:

Table 20-1 Use Classification Table

USE GROUP	Zoning District						Use Standard	Parking Standard
Use Category └specific use type	RE	R-1	R-1U	R-2	R-3	R-4		
P=Permitted Use; S= Special Use; PR=Performance Review; PUD= Planned Unit Development; - = Prohibited Use								
RESIDENTIAL								
└Detached house	P	P	P	P	P	P		**Error! Reference source not found.**, Group A
└Townhouse	-	-	-	P	P	P	**Error! Reference source not found.**	**Error! Reference source not found.**, Group A
└Two-unit house	-	-	-	P	P	P		**Error! Reference source not found.**, Group A
└Three-unit house	-	-	-	P	P	P		**Error! Reference**

USE GROUP	Zoning District						Use Standard	Parking Standard
Use Category └specific use type	RE	R-1	R-1U	R-2	R-3	R-4		
P=Permitted Use; S= Special Use; PR=Performance Review; PUD= Planned Unit Development; - = Prohibited Use								
								source not found., Group A
└Four-unit house	-	-	-	P	P	P		**Error! Reference source not found.**, Group A
└Multifamily	-	-	-	-	P	P		**Error! Reference source not found.**, Group A

20-005-C LOT AREA PER DWELLING UNIT (DENSITY)

3. Minimum Lot Area Exception for Three and Four Unit Houses in R-2

Three-unit and four-unit houses permitted as new construction in the R-2 district and must meet the minimum lot area per unit standards of the R-3 district and does not include conversion of existing structures.

20-005-G. REAR SETBACKS

2. In all other R districts, the required rear setback for principal buildings other than detached accessory structures is 20~~30~~ feet.

Table 21-1 Use Classification Table

USE GROUP	Zoning District			Use Standard	Parking Standard
Use Category └specific use type	C-1	C-2	C-3		
P=Permitted Use, S=Special Use, PR=Performance Review, PUD= Planned Unit Development, - = Prohibited Use					
RESIDENTIAL					
Household Living					
└Artist Live/Work Space located on the ground floor	S	S	S		**Error! Reference source not found.**-B
└Artist Live/Work Space located above the ground floor	P	P	P		**Error! Reference source not found.**-B
└Dwelling Units located above the ground floor	P	P	P		**Error! Reference source not found.**-B
└Dwelling Units located on the ground floor (as follows)					

USE GROUP	Zoning District			Use Standard	Parking Standard
└Detached house	S	S	S		**Error! Reference source not found.**-A
└Attached house	S	S	S		**Error! Reference source not found.**-A
└Two-unit house	S	S	S		**Error! Reference source not found.** Group A
└Apartment/condo (3+ units)	P~~S~~	S	S		**Error! Reference source not found.**-B

30-004 MANDATORY PLANNED UNIT DEVELOPMENTS

Planned unit development review and approval, in accordance with the requirements of this section, is required for the following:

30-004-I. Residential developments with multiple *buildings* on a single lot excluding town home developments with less than ~~50~~60 units that conform with Section 40-002-H; and

Zoning District	Thresholds		
	Single-Family Detached	**Single-Family Attached (Townhomes)**	**Multifamily**
Residential or Commercial Districts	150~~100~~ units	60~~50~~ units	80~~60~~ units

Where a project includes a mix of single-family, townhouses, and multifamily housing the most restrictive threshold will apply.

Article 35 | INFILL OVERLAY DISTRICT

35-001 PURPOSE

The purpose of the Infill Overlay District is to facilitate new construction and residential development within the district and to allow new construction of two-family residences. This district overlays properties in areas already classified in other zoning districts. The overlay is designed to achieve the following objectives;

35-001-A. To promote new residential development and interest in the district.

35-001-B. To allow two-family residences within a single-family only district.

35-001-C. To allow flexibility of uses and development standards.

35-001-D. To boost the housing stock and encourage reinvestment in the neighborhood.

35-002 DISTRICT DESCRIPTION

The Infill Overlay District shall apply to all properties located within the District as designated on the City of Rockford Zoning Map as "Infill Overlay District".

35-003 PERMITTED USES

Permitted uses, special uses, bulk regulations and parking regulations shall be those applicable for the underlying zoning district, except as specifically stated, permitted and/or prohibited within Sections 35-001 to 35-006. Where the use or provision is in conflict with another Overlay District i.e. the Historic Preservation Overlay District, the most restrictive regulation shall apply.

35-004 LOT SIZES

A detached single-family house or two-family house may be established on any lot of record regardless of its lot width, lot length or lot size, provided that all other requirements of this overlay district are met for new construction. This exemption also applies if a lot of record is increased in area and still does not comply with applicable minimum lot frontage standards.

35-005 SETBACK REQUIREMENT

35-005-A. Front yard setbacks are 25 feet or must be set back a distance equal to the average front yard depth that exists on the block of the subject lot but never greater than 25 feet.

35-005-B. Side yard setbacks are 4.5 feet.

35-005-C. Rear yard setbacks are 20 feet.

35-006 PARKING

2 spaces for new construction detached houses. 1.5 spaces per unit for new construction two-flats.

50-003 OFF-STREET PARKING RATIOS

District	Minimum Automobile Parking Ratio (per unit or gross floor area)	Minimum Bike Parking
Parking Group A (Detached House, Townhouse, Two Flat)		
R-1 and R-1U	2 spaces per unit; At least one of the required parking spaces must be located in a fully enclosed garage.	None
R-2	2 spaces per unit for detached houses, 2 spaces per unit for two-flats, and 2 spaces per townhouse. At least one of the required parking spaces must be located in a fully enclosed garage.	None
All other R districts	2 spaces per unit for detached houses 1.5 spaces per unit for two-flats and 1 space per townhouse	
C-1, C-2, C-3 districts	2 spaces per unit for detached houses, 1.5 spaces per unit for two-flats, and ~~2~~1 space per townhouse	
Parking Group B (Multi-unit)		
All R districts	2-1.5 spaces per unit;	1 per 4 auto spaces in buildings with more than 2 units.
C-1, C-2, C-3 districts	21.5 spaces per unit;	1 per 4 auto spaces in buildings with more than 2 units.
Parking Group M (Eating and Drinking Establishments and Food and Beverage Sales)		
C-1, C-2, C-3 and all I Districts	Restaurants and take-out food stores: 13.3 spaces per 1000 square feet; fast food	1 per 10 auto spaces

District	Minimum Automobile Parking Ratio (per unit or gross floor area)	Minimum Bike Parking
	restaurants: ~~13.3~~ 10 spaces per 1000 square feet plus 8 stacking spaces per drive-up window. The Zoning Officer may make further reductions on the required number of parking spaces, based on competent evidence provided by the applicant, that the proposed number of parking spaces is adequate to support the use based on the established evidence.	

50-016 ACCESS LOCATIONS

A. All access points should be located to provide the maximum separation distance between the driveway and the intersections of public streets. Where it is not possible to maximize the separation distance, then other traffic management methods (e.g. raised medians, controls for right-in and right-out, or shared driveways) should be used as recommended by the City Traffic Engineer.

B. Only one (1) driveway shall be permitted for each residential property and two (2) driveways for a commercial or industrial property. Additional driveways may be considered and approved by the City Engineer based upon parcel size and development type. Circular driveways are permitted on residential properties for an interior lot with street frontage of at least one hundred and twenty five feet (125') and for a corner lot with street frontage of at least two hundred feet (200').

80-003 NONCONFORMING USES AND CONTINUANCE OF NONCONFORMING USES

80-003-B. CHANGE OF USE

3. A single-family home within the C-1 District that was lawfully converted to an office use may be re-established as a single-family home via a change of use permit.

DATE: **June 22, 2026**

TO: Alderman Frost, Chair
Members of the Finance and Personnel Committee

FROM: *Mitchell Leatherby – Street & Transportation Superintendent*

RE: **Award of Bid – CITY YARDS WASHBAY DRAIN REPLACEMENT AND REPAIRS (Bid No. 526-PW-048)**

CONTRACT DETAILS

Bids Opened: *June 4, 2026*

Service: *Floor Drain Channel Replacement and Repairs*

Vendor: *DPI Construction of Pecatonica, IL*

Contract Amount: *$118,630*

Contract Duration: *Single Project*

Funding Source: *Property Fund*

NARRATIVE

Staff recommends an award of bid to DPI Construction to repair multiple failing steel grated floor drains and concrete channels located at the City Yards facility. Work will include demolition and replacement of +100' LF of main grated floor drains, cast iron grates and full depth concrete replacement. This project has been identified as a priority in recent years as the drainage infrastructure has continued to deteriorate due to its age. This project is included in the approved 2026 Capital Budget.

If you have any additional questions feel free to contact Mitch Leatherby, Street & Transportation Superintendent at (779) 348-7631.

RESOLUTION
of the
CITY COUNCIL OF THE CITY OF ROCKFORD, ILLINOIS
SUBMITTED BY: FINANCE AND PERSONNEL COMMITTEE

RESOLUTION AWARDING BID CONTRACT FOR CITY YARDS WASHBAY DRAIN REPLACEMENT AND REPAIRS

_____

WHEREAS, the Code of Ordinances for the City of Rockford, Illinois, provides as in Chapter 4, Article VI, Division 4, that all purchases for and contracts for supplies, materials, equipment, and contractual services, the value of which is estimated to exceed $25,000, shall be based on competitive solicitation and awarded by the City Council; and,

WHEREAS, competitive proposals were received for the City of Rockford for the following:

CITY YARDS WASHBAY DRAIN REPLACEMENT AND REPAIRS

WHEREAS, the Finance and Personnel Committee of the City Council for the City of Rockford, Illinois has reviewed the proposals received for the aforementioned item(s) and recommends awarding the proposals as follows:

Vendor: DPI CONSTRUCTION
Contract Amount: $118,630.00

WHEREAS, the Finance and Personnel Committee has determined that the funding for the aforementioned purchase shall be as follows:

PROPERTY FUND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Rockford, Illinois that the Mayor execute an agreement with DPI CONSTRUCTION, of PECATONICA, IL, for CITY YARDS WASHBAY DRAIN REPLACEMENT AND REPAIRS in the amount of $118,630.00, subject to the specifications in the invitation to bid.

BE IT FURTHER RESOLVED, that this Resolution shall be in full force and effective immediately upon its adoption and the Legal Director is hereby authorized to prepare and deliver certified copies of this Resolution to the Central Services Manager.

The above and foregoing Resolution was adopted by the City Council of the City of Rockford, Illinois, this _____ day of _____ , 2026.

ATTEST:

_____
Thomas P. McNamara, Mayor
City of Rockford, Illinois

_____
Angela Hammer, Legal Director and Ex-Officio
Keeper of the Records and Seal
City of Rockford, Illinois

Rockford, Illinois Date: June 22, 2026

RECOMMENDATION FOR RESOLUTION

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Council Members:

The Committee on Finance and Personnel having received a request hereby begs leave to report recommending **approval** of the agreement with DPI CONSTRUCTION of PECATONICA, IL, for CITY YARDS WASHBAY DRAIN REPLACEMENT AND REPAIRS, in the amount of $118,630.00. The Legal Director shall prepare the appropriate resolution.

_____
Kevin Frost (Chair)

_____
Chad Tuneberg (Vice chair)

_____
Frank Beach

_____
Dawn Granath

_____
Jaime Salgado

Committee Action Taken:

Frost:	Ayes:___	Nays:____	Absent:____
Tuneberg:	Ayes:___	Nays:____	Absent:____
Beach:	Ayes:___	Nays:____	Absent:____
Granath:	Ayes:___	Nays:____	Absent:____
Salgado:	Ayes:___	Nays:____	Absent:____

CITY OF ROCKFORD
TABULATION OF BIDS

BID ON: CITY YARDS WASH BAY DRAIN REPLACEMENT REPAIR AND RESTORATION
BID NO: 526-PW-048
OPENING: 06/04/26
VENDORS NOTIFIED: 236

FIRM	BID BOND	EEO's	APPRENT.	TOTAL
DPI CONSTRUCTION **PECATONICA, IL**	X	X	X	**$118,630.00**

Ø RECOMMENDED AWARD
*** AS READ**
√ AS CORRECTED

DATE: June 22, 2026

TO: Alderman Frost, Chair
Members of the Finance and Personnel Committee

FROM: Ken Mattson, CIP Operations Manager

RE: **Award of Bid: Rails to Trails Rock River Shoreline Repair**

Rails to Trails Rock River Shoreline Repair			
Contract Details		**Project Details**	
Bids Opened	7	Design Engineering	$80,000.00
Bids Received	7	Construction Inspection	$13,141.00
Vendor	Copenhaver Construction Inc.	Construction	$570,582.94
Contract Duration	October 16, 2026	Land Acquisition	0
Contract Award Amount	**$570,582.94**	Utility Relocation (please indicate if a Rider will be used)	0
Engineer's Estimate	$717,831.72	Demolition	0
Variance From Estimate	-20.5%	Water Main Costs	0
Funding Source	1% Infrastructure Sales Tax	Misc/Contingency Costs	0
		Total Projected Project Cost	**$663,723.94**

NARRATIVE

This project consists of restoring 270 lineal feet of collapsed shoreline adjacent to the Rails to Trails multiuse path. The restoration efforts will include regrading the bank slope, adding engineered fill, installing rip rap along the toe of the shoreline up to the 10-year water elevation mark, removal and relocation of a portion of the multi-use path, and the installation of a retaining wall and split rail fence.

Based on an evaluation of the bids received, it is the recommendation of the Department of Public Works that the bid be awarded to Copenhaver Construction Inc. This bid is considered the lowest eligible and responsible bid received by the City. The final contract amount will be based on final quantities measured in the field at completion of construction.

This project is done in accordance with the "Stormwater and Drainage Program" chapter of the *FY 2026-2030 Capital Improvement Program*, adopted by City Council on December 15, 2025.

If you have any questions, please contact Jeremy Mitchell, Assistant Stormwater Manager at (779) 348-7354.

RESOLUTION
of the
CITY COUNCIL OF THE CITY OF ROCKFORD, ILLINOIS
SUBMITTED BY: FINANCE AND PERSONNEL COMMITTEE

RESOLUTION AWARDING OF BID CONTRACT FOR RAILS TO TRAILS ROCK RIVER SHORELINE REPAIR

WHEREAS, the Code of Ordinances for the City of Rockford, Illinois, provides as in Chapter 4, Article VI, Division 4, that all purchases for and contracts for supplies, materials, equipment, and contractual services, the value of which is estimated to exceed $25,000, shall be based on competitive solicitation and awarded by the City Council; and,

WHEREAS, competitive proposals were received for the City of Rockford for the following:

RAILS TO TRAILS ROCK RIVER SHORELINE REPAIR

WHEREAS, the Finance and Personnel Committee of the City Council for the City of Rockford, Illinois has reviewed the proposals received for the aforementioned item(s) and recommends awarding the proposals as follows:

Vendor: COPENHAVER CONSTRUCTION INC.
Amount: $570,582.94

WHEREAS, the Finance and Personnel Committee has determined that the funding for the aforementioned purchase shall be as follows:

1% INFRASTRUCTURE SALES TAX

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Rockford, Illinois that the Mayor execute an agreement with COPENHAVER CONSTRUCTION INC. of UNION, IL for the RAILS TO TRAILS ROCK RIVER SHORELINE REPAIR in the amount of $570,582.94, subject to the specifications in the invitation to bid.

BE IT FURTHER RESOLVED that this Resolution shall be in full force and effective immediately upon its adoption and the Legal Director is hereby authorized to prepare and deliver certified copies of this Resolution to the Central Services Manager.

The above and foregoing Resolution was adopted by the City Council of the City of Rockford, Illinois, this _____ day of _____ , 2026.

ATTEST:

_____
Thomas P. McNamara, Mayor
City of Rockford, Illinois

_____
Angela Hammer, Legal Director
Ex-Officio Keeper of the Records and Seal
City of Rockford, Illinois

Rockford, Illinois Date: June 22, 2026

RECOMMENDATION FOR RESOLUTION

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Council Members:

The Committee on Finance and Personnel having received a request hereby begs leave to report recommending **approval** of the agreement with COPENHAVER CONSTRUCTION INC of UNION, IL, for RAILS TO TRAILS ROCKRIVER SHORELINE REPAIR, in the amount of $570,582.94. The Legal Director shall prepare the appropriate resolution.

_____
Kevin Frost (Chair)

_____
Chad Tuneberg (Vice chair)

_____
Frank Beach

_____
Dawn Granath

_____
Jaime Salgado

Committee Action Taken:

Frost:	Ayes:___	Nays:____	Absent:____
Tuneberg:	Ayes:___	Nays:____	Absent:____
Beach:	Ayes:___	Nays:____	Absent:____
Granath:	Ayes:___	Nays:____	Absent:____
Salgado:	Ayes:___	Nays:____	Absent:____

CITY OF ROCKFORD
TABULATION OF BIDS

BID ON: RAILS TO TRAILS ROCK RIVER SHORELINE REPAIR
BID NO. 526-PW-044
OPENING: 06/08/26
VENDORS NOTIFIED: 236

FIRM	BID BOND	EEO's	APPRENT.	ADD.2	TOTAL
Copenhaver Construction Union, IL	x	x	x	**x**	**$570,582.94 Ø**
Fischer Excavating Freeport, IL					**$590,075.00**
V3 Construction Woodridge, IL					**$606,500.00**
N-TRAK Group Loves Park, IL					**$657,550.85**
Stenstrom Excavation Rockford, IL					**$670,625.64**
Northern Illinois Service Rockford, IL					**$681,202.79**
DPI Construction Pecatonica, IL					**$705,309.97 * $708,610.27√**

Ø RECOMMENDED AWARD
*** AS READ**
√ AS CORRECTED

Project Location Map

0 135 270 540 810 Feet

1 inch = 255 feet

City of Rockford
Public Works
Engineering Division
Produced: 1/30/2015

This document is neither a legally recorded map nor survey and is not intended to be used as such.
Although this map has been reviewed to ensure data accuracy, the City ofRockford provides this map
"as is" and makes no guarantee or warranty concerning the accuracy of information contained within th
This map should be used as reference only.

DATE: **June 22, 2026**

TO: Alderman Kevin Frost, Chair
Members of the Finance and Personnel Committee

FROM: John Wenstrom, Assistant Deputy Chief, Rockford Police Department

RE: **Award of Non-Competitive Contract – Purchase of Police Vehicles**

CONTRACT DETAILS

Product/Service/Project: Purchase of Police Vehicles

Vendor: Rock River Ford, Rockford, IL

Contract Amount: $52,322.26

Contract Duration: One-time Purchase

Funding Source: State Drug Asset and Forfeiture Funds

NARRATIVE

The Rockford Police Department intends to purchase the following vehicles from Rock River Ford through State Drug Asset and Forfeiture Funding. The vehicles will be purchased for the Gang Unit to assist in the enforcement of laws governing cannabis and controlled substances, frequently associated with gang activity. These two vehicles will be replacing mechanically deficient Gang Unit vehicles that have exceeded their expected service life for police operations, making their continued use no longer cost-effective. The listed vehicles come with a 6-year, 60,000-mile extended warranty on the engine and transmission beyond the current mileage listed on the date of purchase.

Historical Summary for Active Vehicles:

Equipment	Equipment Description	Model Year	Manufacturer ID	Model ID	Serial Number	Miles	Lifetime cost
21011N	2016 DODGE DART LIMITED	2016	DODG	DAR	1C3CDFCB7GD593249	151627	$6,480.70
21223N	2016 CHRYSLER 200S	2016	CHRY	200S	1C3CCCBB6GN195124	78988	$10,690.90

The Vehicle purchase breakdown will include:

VEHICLE	UNIT	QUANITY	PRICE PER UNIT	TOTAL PRICE
2024 Jeep Compass	Gang	1	$26,986.63	$26,986.63
2023 Chevrolet Trailblazer	Gang	1	$25,335.63	$25,335.63
TOTAL VEHICLES		**2**		**$52,322.26**

RESOLUTION
of the
CITY COUNCIL OF THE CITY OF ROCKFORD, ILLINOIS
SUBMITTED BY: FINANCE AND PERSONNEL COMMITTEE

RESOLUTION AWARDING NON-COMPETITIVE CONTRACT FOR PURCHASE OF POLICE VEHICLES

WHEREAS, the Code of Ordinances for the City of Rockford, Illinois, provides as in Chapter 4, Article VI, Division 4, that all purchases for and contracts for supplies, materials, equipment, and contractual services, the value of which is estimated to exceed $25,000, shall be based on competitive solicitation and awarded by the City Council; and,

WHEREAS, competitive proposals were NOT received for the City of Rockford for the following, as the contract was not bid:

PURCHASE OF POLICE VEHICLES

WHEREAS, the Finance and Personnel Committee of the City Council for the City of Rockford, Illinois has reviewed the staff recommendation for the aforementioned item(s) and recommends awarding the contract as follows:

Vendor: ROCK RIVER FORD, ROCKFORD, IL
Amount: $52,322.26

WHEREAS, the Finance and Personnel Committee has determined that the funding for the aforementioned purchase shall be as follows:

STATE DRUG ASSET AND FORFEITURE FUNDS

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Rockford, Illinois that the Mayor execute an agreement with ROCK RIVER FORD of ROCKFORD, IL for PURCHASE OF POLICE VEHICLES in the amount of $52,322.26, subject to the specifications in the contract.

BE IT FURTHER RESOLVED that this Resolution shall be in full force and effective immediately upon its adoption and the Legal Director is hereby authorized to prepare and deliver certified copies of this Resolution to the Central Services Manager.

The above and foregoing Resolution was adopted by the City Council of the City of Rockford, Illinois, this _____ day of _____ , 2026.

ATTEST:

_____
Thomas P. McNamara, Mayor
City of Rockford, Illinois

_____
Angela L. Hammer, Legal Director and Ex-Officio
Keeper of the Records and Seal
City of Rockford, Illinois

Rockford, Illinois Date: June 22, 2026

RECOMMENDATION FOR RESOLUTION

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Council Members:

The Committee on Finance and Personnel having received a request hereby begs leave to report recommending **approval** of the non-competitive agreement with ROCK RIVER FORD of ROCKFORD, IL for PURCHASE OF POLICE VEHICLES in the amount of $52,322.26. The Legal Director shall prepare the appropriate resolution.

_____
Kevin Frost (Chair)

_____
Chad Tuneberg (Vice Chair)

_____
Frank Beach

_____
Dawn Granath

_____
Jaime Salgado

Committee Action Taken:

Frost:	Ayes:___	Nays:____	Absent:____
Tuneberg:	Ayes:___	Nays:____	Absent:____
Beach:	Ayes:___	Nays:____	Absent:____
Granath:	Ayes:___	Nays:____	Absent:____
Salgado:	Ayes:___	Nays:____	Absent:____

DATE: June 22, 2026

TO: Alderman Frost, Chair
Members of the Finance and Personnel Committee

FROM: Timothy Hinkens, City Engineer

RE: **Resolution for Improvement under the Illinois Highway Code**

DETAILS

The following project requires Council authorization for use of Motor Fuel Tax funds.

Product/Service/Project:	Region 1 Planning Council FY-2027 Funding
Scope of Work:	Transportation Planning Services
Requested Amount:	$91,308.49
Funding Source:	Motor Fuel Tax Funds
Section Number:	26-00682-00-ES

This resolution funds the Region 1 Planning Council (R1PC) per the MPO Cooperative Agreement, adopted September 24, 2018. The requested amount of $91,308.49 represents Rockford's contribution for FY-2027 (July 1, 2026 - June 30, 2027).

This contribution can be found in the *Community Enhancement and Economic Development* chapter of the FY 2026-2030 Capital Improvement Program.

Please contact Timothy Hinkens, City Engineer, with any questions.

THE CITY OF ROCKFORD ILLINOIS, USA

RESOLUTION

Be It Resolved, by the Council of the City of Rockford, Illinois, that the following described project be improved under the Illinois Highway Code:

Additional

Region 1 Planning Council Annual Contribution
Transportation Planning
26-00682-00-ES
$91,308.49

Be It Further Resolved:

1. That this project shall consist of transportation planning services.

2. That the work shall be done by existing intergovernmental Cooperative Agreement, dated September 24, 2018.

Be It Further Resolved that the Legal Director is hereby directed to transmit two (2) certified copies of this Resolution to the District Office of the Illinois Department of Transportation at Dixon, Illinois.

The above and foregoing Resolution was adopted by the City Council of the City of Rockford, Illinois, this _____day of _____ , 2026.

ATTEST:

_____
Thomas P. McNamara, Mayor
City of Rockford, Illinois

_____
Angela Hammer, Legal Director and Ex-Officio
Keeper of the Records and Seal
City of Rockford, Illinois

Rockford, Illinois Date: June 22, 2026

RECOMMENDATION FOR RESOLUTION

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Council Members:

The Committee on Finance and Personnel having received a request hereby begs leave to report recommending **approval** of the RESOLUTION for REGION 1 PLANNING COUNCIL FY- 2027 FUNDING for MFT Funds, in the amount of $91,308.49. The Legal Director shall prepare the appropriate resolution.

_____
Kevin Frost (Chair)

_____
Chad Tuneberg (Vice chair)

_____
Frank Beach

_____
Dawn Granath

_____
Jaime Salgado

Committee Action Taken:

Frost:	Ayes:___	Nays:____	Absent:____
Tuneberg:	Ayes:___	Nays:____	Absent:____
Beach:	Ayes:___	Nays:____	Absent:____
Granath:	Ayes:___	Nays:____	Absent:____
Salgado:	Ayes:___	Nays:____	Absent:____

Illinois Department of Transportation

Resolution for Improvement Under the Illinois Highway Code

E-mail | Reset Form

Is this project a bondable capital improvement?
☐ Yes ☐ No

Resolution Type	Resolution Number	Section Number
Original		26-00682-00-ES

BE IT RESOLVED, by the Council (Governing Body Type) of the City (Local Public Agency Type)

of Rockford (Name of Local Public Agency) Illinois that the following described street(s)/road(s)/structure be improved under the Illinois Highway Code. Work shall be done by Contract (Contract or Day Labor).

For Roadway/Street Improvements:

Name of Street(s)/Road(s)	Length (miles)	Route	From	To
R1 Planning Council FY 2027 Funding				

For Structures:

Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

FY-2027 contribution to R1 Planning Council (MPO) per an Intergovernmental Cooperative Agreement dated September 24, 2018.

2. That there is hereby appropriated the sum of ninety one thousand three hundred and eight + 49/100 Dollars (91,308.49) for the improvement of said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Angela Hammer (Name of Clerk) City (Local Public Agency Type) Clerk in and for said City (Local Public Agency Type)

of Rockford (Name of Local Public Agency) in the State aforesaid, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

Council (Governing Body Type) of Rockford (Name of Local Public Agency) at a meeting held on June 29, 2026 (Date).

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ (Day) day of _____ (Month, Year).

(SEAL, if required by the LPA)

Clerk Signature & Date

Approved

Regional Engineer Signature & Date
Department of Transportation

Illinois Department of Transportation

Resolution for Improvement Under the Illinois Highway Code

E-mail | Reset Form

Instructions for BLR 09110 - Page 1 of 2

NOTE: Form instructions should not be included when the form is submitted.

This form shall be used when a Local Public Agency (LPA) wants to construct an improvement using Motor Fuel Tax(MFT) funds. Refer to Chapter 9 of the Bureau of Local Roads and Streets Manual (BLRS Manual) for more detailed information. For signature requirements refer to Chapter 2, Section 3.05(b) of the BLRS Manual.

When filling out this form electronically, once a field is initially completed, fields requiring the same information will be auto-populated.

Is this project a bondable capital improvement?	Check Yes if the project was a bondable capital improvement, check no if it is not. An example of a bondable capital project may include, but is not limited to: project development, design, land acquisition, demolition when done in preparation for additional bondable construction, construction engineering, reconstruction of a roadway, designed overlay extension or new construction of roads, bridges, ramps, overpasses and underpasses, bridge replacement and/or major bridge rehabilitation. Permanent ADA sidewalk/ramp improvements and seeding/sodding are eligible expenditures if part of a larger capital bondable project. A bondable capital improvement project does not mean the LPA was required to sell bonds to fund the project, however the project did meet the criteria to be bondable.
Resolution Number	Enter the resolution number as assigned by the LPA, if applicable.
Resolution Type	From the drop down box choose the type of resolution: - Original would be used when passing a resolution for the first time for this project. - Supplemental would be used when passing a resolution increasing appropriation above previously passed resolutions. - Amended would be used when a previously passed resolution is being amended.
Section Number	Insert the section number of the improvement the resolution covers.
Governing Body Type	From the drop down box choose the type of administrative body. Choose Board for County; Council for a City or Town; President and Board of Trustees for a Village or Town.
LPA Type	From the drop down box choose the LPA body type. Types to choose from are: County, City, Town or Village.
Name of LPA	Insert the name of the LPA.
Contract or Day Labor	From the drop down choose either Contract or Day Labor.
Roadway/Street Improvements:	
Name Street/Road	Insert the name of the Street/Road to be improved. For additional locations use the Add button.
Length	Insert the length of this segment of roadway being improved in miles.
Route	Insert the Route Number of the road/street to be improved if applicable.
From	Insert the beginning point of the improvement as it relates to the Street/Road listed to the left.
To	Insert the ending point of the improvement as it relates to the Street/Road listed to the left.
Structures:	
Name Street/Road	Insert the name of the Street/Road on which the structure is located. For additional locations use the Add button.
Existing Structure No.	Insert the existing structure number this resolution covers, if no current structure insert n/a.
Route	Insert the Route number on which the structure is located.
Location	Insert the location of the structure.
Feature Crossed	Insert the feature the structure crosses.
1	Insert a description of the major items of work of the proposed improvement.
2	Insert the dollar value of the resolution for the proposed improvement to be paid for with MFT funds in words followed by in the same amount in numerical format in the ().

Illinois Department of Transportation

Resolution for Improvement Under the Illinois Highway Code

E-mail | Reset Form

Instructions for BLR 09110 - Page 2 of 2

Name of Clerk	Insert the name of the LPA clerk.
LPA Type	Insert the type of clerk based on the LPA type. Types to choose from are: County, City, Town or Village.
Name of LPA	Insert the name of the LPA.
Governing Body Type	Insert the type of administrative body. choose Board for County; Council for a City or Town; President and Board of Trustees for a Village or Town
Name of LPA	Insert the name of the LPA.
Date	Insert the date of the meeting.
Day	Insert the day Clerk is signing the document.
Month, Year	Insert the month and year of the Clerk's signature.
Seal	The Clerk shall seal the document here, if required. If a seal is required, electronic signatures should not be used.
Clerk Signature	Clerk shall sign here.
Approved	The Department of Transportation shall sign and date here once approved.

A minimum of three (3) certified signed originals must be submitted to the Regional Engineer's District office OR email PDF completed form with electronic signatures to your local District LRS office.
Following IDOT's approval, distribution will be as follows:

Local Public Agency Clerk
Engineer (Municipal, Consultant or County)
District

Memorandum

To: Ald. Kevin Frost, Chairman
Finance & Personnel Committee

From: Andrea Hinrichs, Housing and Program Manager
Community & Economic Development Department

Re: RFP/Townhome Development on 966 N Court St

Date: June 22, 2026

The Community & Economic Development Department (CEDD) requests permission to solicit a Developer to develop eight (8) units on the property located at 966 N Court St.

Through the utilization of Housing and Urban Development (HUD) Neighborhood Stabilization Program (NSP) funds the City gained ownership of 966 N Court St and 974 N Court St.

NSP regulations generally followed the Community Development Block Grant (CDBG) program regulations. Therefore, as part of the grant closeout process, on 4/17/23, City Council unanimously approved 2023-63-O, which approved a substantial amendment to the City's 2020-2024 Consolidated Plan and 2022 Annual Action Plan. This amendment allowed for the disposition of four (4) City owned properties, as long as the proceeds of the sale were added back into the program. 966 N Court St and 974 N Court St were two (2) of those lots.

Generally, since the NSP requirements were met, the City can sell the properties at fair market value and allow a buyer to develop the land.

The Request for Proposal (draft) presented with this memo, not only allows for the City to ensure that townhomes complementing the current housing in the neighborhood are developed on this land, it allows for the City to retain ownership of the architectural drawings and related design documents to be used on any other City-owned or privately-owned sites.

Council Rooms, City of Rockford

Date: June 22, 2026

By Alderman Kevin Frost

WHEREAS, the Community & Economic Development Department requests authorization to issue a Request for Proposals (RFP) to solicit a developer for the development of eight (8) townhome units at 966 North Court Street; and

WHEREAS, the purpose of the Request for Proposals is to identify a qualified developer to acquire and develop the property and provide architectural design services in accordance with the City's project objectives.

NOW, THEREFORE, BE IT RESOLVED, that by adoption of this Resolution, the Community & Economic Development Department is authorized to issue a Request for Proposals for the development of eight (8) townhome units at 966 North Court Street.

Rockford, Illinois Date: June 22, 2026

RECOMMENDATION FOR RESOLUTION

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Council Members:

The Committee on Finance and Personnel having received a request hereby begs leave to report recommending approval of the Authorization to issue a Request for Proposals (RFP) for the development of eight (8) townhome units at 966 North Court Street. The Legal Director shall prepare the appropriate resolution.

_____
Kevin Frost (Chair)

_____
Chad Tuneberg (Vice chair)

_____
Frank Beach

_____
Dawn Granath

_____
Jaime Salgado

Committee Action Taken:

Frost:	Ayes:___	Nays:____	Absent:____
Tuneberg:	Ayes:___	Nays:____	Absent:____
Beach:	Ayes:___	Nays:____	Absent:____
Granath:	Ayes:___	Nays:____	Absent:____
Salgado:	Ayes:___	Nays:____	Absent:____

TOWNHOME DEVELOPER AND ARCHITECTURAL DESIGN SERVICES
966 N. COURT STREET
RFP NO. 426-CD-

1.0 OVERVIEW

1.1 Background

The City of Rockford, with a growing population reaching over 147,000 (as of 7/1/2025 according to the U.S. Census Bureau), is located in northwest Illinois (approximately 90 miles northwest of Chicago, IL and approximately 70 miles south of Madison, WI). Early 2025, the City of Rockford City Council adopted the Housing Strategy Framework which has the following Vision and Goal:

Vision: Rockford envisions a vibrant and inclusive community where housing serves as a cornerstone for economic vitality, social equity and quality of life. These outcomes will be achieved by creating a diverse range of housing options and coordinating government and private resources to ensure residents can live, work, and enjoy life in every neighborhood.

Goal: Create and preserve 6,000-9,000 housing units by 2035 to support and build on regional growth.

The City gained ownership of 966 N Court St through the utilization of Department of Housing and Urban Development Neighborhood Stabilization Program funds, which demolished several dilapidated buildings on 2 lots that have now been combined to make 966 N. Court St, a lot suitable for residential development.

966 N. Court St is located in the Garrison-Coronado-Haskell Historic District which is roughly bounded by Salem, Summer, Main, Court, Whitman, and Winnebago Streets & Fisher, Ridge, and North Avenues. Key landmarks located in the District are the Valencia Court Apartments and Garrison School. For more information, regarding this Historic District, research the National Register of Historic Places at https://www.nps.gov/subjects/nationalregister/index.htm.

1.2 Project Overview & Objectives

The City seeks responsible developers to purchase and provide turnkey services for developing (8) market rate townhome style units for sale or rent, on the property located at 966 N. Court Street Rockford, IL 61103.

The selected developer shall follow all Federal, State, and local regulations and statutes, serve as the single point of contact, and be responsible for all aspects of the project, including:

- Acquisition of 966 N Court Street
- Initial Planning & Design
- Procurement
- Implementation/Construction
- Final Delivery of townhomes approved or occupancy

DRAFT

While this project focuses on the development of a single parcel, it is intended to serve as a model that can be used across other sites. The City envisions this as a catalyst project that will:

- Demonstrate the economic viability and market potential for quality residential development in Rockford, particularly to attract private developers and investors.
- Establish design standards that enhance neighborhood character while meeting current market demands.
- Develop a minimum of two townhome design templates that can be applied to other City-owned or privately-owned sites, streamlining future development processes, reducing costs, and establishing consistent quality standards for residential infill development. **The City of Rockford shall retain ownership of the architectural drawings and related design documents, including but not limited to** specifications, and other materials prepared by the developer. The City shall have the right to use, reuse, modify, and distribute these materials for any municipal purpose.

2.0 SITE AND DESIGN CRITERIA

2.1 Site Details

Key site characteristics include:

- Address: 966 N. Court Street, Rockford, IL (formerly 966 N Court St PIN 11-14-381-024 & 974 N Court St PIN 11-14-381-023)
- Zoning: R-2 Residential
- Site Size: approximately .39 acres
- Utilities: Water, sanitary sewer, and storm sewer available
- Access: Street and/or alley access, alley is preferred

2.2 Design Criteria

The development of eight (8) townhomes is subject to the City of Rockford's normal processes for development.

3.0 PROPOSAL SUBMISSION AND EVALUATION

Developer proposals shall demonstrate capacity to acquire (using an agreed upon purchase contract) and develop eight (8) townhomes on the combined property now called 966 N. Court Street. Proposals will be evaluated using a 100-point scale that evaluates the following: Experience, Development Team Qualifications, Financial Capacity, Development Time line, and Purchase Price.

Developers may be required to make an oral presentation and/or respond to questions related to the evaluation criteria.

Submissions should be limited to ten (10) pages and shall include a cover letter that has a Project Description that demonstrates all aspects of the project, ultimately demonstrating that the developer understands the intended outcome of this RFP. Ensure that the description

DRAFT

includes whether the townhomes will be for sale or rent and list all of the documents (and file format) that the City will gain ownership of. Additionally, the cover letter should include the developer's business name, address, contact person, phone number, and email.

3.1 Experience (25 points)

In addition to brief, but comprehensive paragraphs explaining developer experience, list developments similar to scope and size of this request.

3.2 Development Team Qualifications (25 points)

Provide list of individuals/entities and their role throughout the project. Document experience of each of the individuals/entities. This may include a list of projects completed and/or underway and the roles that they played, resumes, lists of credentials, etc.

If any part of the development team is unknown at the time of submission, include who has been used in the past, clearly indicating such; i.e. general contractor unknown, but have used ABC Co. on townhouse developments located at 1234 Main St and 5678 Main St.

3.3 Financial Capacity (25 points)

Demonstrate financial capacity through comprehensive, data driven documentation.

3.4 Development Timeline (15 points)

Provide a timeline of events associated with the project. The timeline should include anticipated zoning approvals, purchase contract and transfer of ownership dates, permitting, construction start date, construction completion date, and lease up and/or on the market for sale date. Additionally, indicate the timing of the City ownership and therefore, rights to use, architectural drawings and related design documents.

Purchase contract shall be executed with the contingency of developer meeting proposed development timelines. Transfer of ownership may only take place once all permitting has been approved AND construction is scheduled to start within twelve (12) months.

3.5 Purchase Price (10 points)

At a minimum, the purchase price must be current fair market value of the property.

Proceeds from this sale will be returned to the CDBG program as Program Income in accordance with federal regulations.

4.0 TIME OF PERFORMANCE

The City has the right to reject any and all proposals; to reduce or increase the scope of work; to disqualify any proposals not meeting the Request for Proposal requirements; and to disqualify any proposals not responsive to the criteria specified for evaluation. Additionally, the City may call for new proposals.

DRAFT

Selected developers shall receive a Notice to Proceed. By acceptance of the Notice to Proceed, Developer understands and agrees that the Project will be completed as expeditiously as possible and that the Developer will make every effort to ensure that the Project will proceed according to the proposed Development Timeline and will not be delayed. Failure to meet the Development Timeline is a default of this contract and may result in termination of this contract and the revocation of the property, if applicable.

Should termination occur, the City reserves the right to award the contract to the next most qualified developer.

DRAFT

TOWNHOME DEVELOPER AND ARCHITECTURAL DESIGN SERVICES
966 N. COURT STREET
RFP NO. 426-CD-

1.0 OVERVIEW

1.1 Background

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Goal: Create and preserve 6,000-9,000 housing units by 2035 to support and build on regional growth.

The City gained ownership of 966 N Court St through the utilization of Department of Housing and Urban Development Neighborhood Stabilization Program funds, which demolished several dilapidated buildings on 2 lots that have now been combined to make 966 N. Court St, a lot suitable for residential development.

966 N. Court St is located in the Garrison-Coronado-Haskell Historic District which is roughly bounded by Salem, Summer, Main, Court, Whitman, and Winnebago Streets & Fisher, Ridge, and North Avenues. Key landmarks located in the District are the Valencia Court Apartments and Garrison School. For more information, regarding this Historic District, research the National Register of Historic Places at https://www.nps.gov/subjects/nationalregister/index.htm.

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The selected developer shall follow all Federal, State, and local regulations and statutes, serve as the single point of contact, and be responsible for all aspects of the project, including:

- Acquisition of 966 N Court Street
- Initial Planning & Design
- Procurement
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- Final Delivery of townhomes approved for occupancy

DRAFT

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- Demonstrate the economic viability and market potential for quality residential development in Rockford, particularly to attract private developers and investors.
- Establish design standards that enhance neighborhood character while meeting current market demands.
- Develop a minimum of two townhome design templates that can be applied to other City-owned or privately-owned sites, streamlining future development processes, reducing costs, and establishing consistent quality standards for residential infill development. **The City of Rockford shall retain ownership of the architectural drawings and related design documents, including but not limited to** specifications, and other materials prepared by the developer. The City shall have the right to use, reuse, modify, and distribute these materials for any municipal purpose.

2.0 SITE AND DESIGN CRITERIA

2.1 Site Details

Key site characteristics include:

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- Site Size: approximately .39 acres
- Utilities: Water, sanitary sewer, and storm sewer available
- Access: Street and/or alley access, alley is preferred

2.2 Design Criteria

The development of eight (8) townhomes is subject to the City of Rockford's normal processes for development.

3.0 PROPOSAL SUBMISSION AND EVALUATION

Developer proposals shall demonstrate capacity to acquire (using an agreed upon purchase contract) and develop eight (8) townhomes on the combined property now called 966 N. Court Street. Proposals will be evaluated using a 100-point scale that evaluates the following: Experience, Development Team Qualifications, Financial Capacity, Development Time line, Cost, and Purchase Price.

Developers may be required to make an oral presentation and/or respond to questions related to the evaluation criteria.

Submissions should be limited to ten (10) pages and shall include a cover letter that has a Project Description that demonstrates all aspects of the project, ultimately demonstrating that the developer understands the intended outcome of this RFP. Ensure that the description

DRAFT

includes whether the townhomes will be for sale or rent and list all of the documents (and file format) that the City will gain ownership of. Additionally, the cover letter should include the developer's business name, address, contact person, phone number, and email.

3.1 Experience (~~25~~ 20 points)

In addition to brief, but comprehensive paragraphs explaining developer experience, list developments similar to scope and size of this request.

3.2 Development Team Qualifications (~~25~~ 20 points)

Provide list of individuals/entities and their role throughout the project. Document experience of each of the individuals/entities. This may include a list of projects completed and/or underway and the roles that they played, resumes, lists of credentials, etc.

If any part of the development team is unknown at the time of submission, include who has been used in the past, clearly indicating such; i.e. general contractor unknown, but have used ABC Co. on townhouse developments located at 1234 Main St and 5678 Main St.

3.3 Financial Capacity (~~25~~ 20 points)

Demonstrate financial capacity through comprehensive, data driven documentation.

3.4 Development Timeline (15 points)

Provide a timeline of events associated with the project. The timeline should include anticipated zoning approvals, purchase contract and transfer of ownership dates, permitting, construction start date, construction completion date, and lease up and/or on the market for sale date. Additionally, indicate the timing of the City ownership and therefore, rights to use, architectural drawings and related design documents.

Purchase contract shall be executed with the contingency of developer meeting proposed development timelines. Transfer of ownership may only take place once all permitting has been approved AND construction is scheduled to start within twelve (12) months.

Note: Consultation with the Illinois Historic Preservation Agency (IHPA) State Historic Preservation Office (SHPO) to ensure design compatibility with the Historic District will be required.

3.5 Cost (15 Points)

Indicate the fee that the City must pay to obtain ownership of the copyright and all associated rights in the architectural drawings and related design documents for, at a minimum, 2 townhome design options appropriate for the area.

If proposing any optional services, clearly identify base services versus optional add-ons.

~~3.5~~3.6 Purchase Price (10 points)

DRAFT

At a minimum, the purchase price must be current fair market value of the property.

Proceeds from this sale will be returned to the CDBG program as Program Income in accordance with federal regulations.

4.0 TIME OF PERFORMANCE

The City has the right to reject any and all proposals; to reduce or increase the scope of work; to disqualify any proposals not meeting the Request for Proposal requirements; and to disqualify any proposals not responsive to the criteria specified for evaluation. Additionally, the City may call for new proposals.

Selected developers shall receive a Notice to Proceed. By acceptance of the Notice to Proceed, Developer understands and agrees that the Project will be completed as expeditiously as possible and that the Developer will make every effort to ensure that the Project will proceed according to the proposed Development Timeline and will not be delayed. Failure to meet the Development Timeline is a default of this contract and may result in termination of this contract and the revocation of the property, if applicable.

Should termination occur, the City reserves the right to award the contract to the next most qualified developer.

DRAFT

Memorandum

To: Ald. Kevin Frost, Chairman
Finance & Personnel Committee

From: Andrea Hinrichs, Housing and Program Manager
Community & Economic Development Department

Re: RFP/Firm to develop single family design templates for residential infill program

Date: June 22, 2026

The Community & Economic Development Department requests permission to solicit for a firm to develop a minimum of three (3) single family design templates for the City to take ownership of for a new single family residential infill program.

Details:

- Through the utilization of Housing and Urban Development (HUD) Neighborhood Stabilization Program (NSP) funds the City gained ownership of 724 7th Avenue.
- As a pilot project for an infill development program, the CEDD is interested in building a single family dwelling on 724 7th Ave, which requires a two story, one car garage house design that fits the site.
- The Request for Proposal (draft) presented with this memo, not only allows for the City obtain a single family dwelling design suitable for 724 7th Avenue, it allows for the City to retain ownership of the architectural drawings and related design documents for three (3) different single family dwelling designs that may be used on any other City-owned or privately-owned site.

Infill Development Program:
CEDD is currently solidifying the list of collaborating entities. However, generally the program will allow homebuyers to choose the following:

- One of three (3) different single family dwelling designs
- A lot (All wards with City owned vacant lots will be represented.)
- A lender, and financial package appropriate for qualified homebuyers
- One of, at a minimum, three (3) builders
- A housing counselor – currently there are two (2) local agencies

Council Rooms, City of Rockford

Date: June 22, 2026

By Alderman Kevin Frost

WHEREAS, the Community & Economic Development Department is establishing a new single-family residential infill program; and

WHEREAS, the Community & Economic Development Department seeks to obtain a minimum of three (3) single-family residential design templates that will become the property of the City for use on City-owned and privately-owned sites; and

WHEREAS, the Community & Economic Development Department requests authorization to issue a Request for Proposals (RFP) for architectural design services to develop the design templates;

NOW, THEREFORE, BE IT RESOLVED, that by adoption of this Resolution, the Community & Economic Development Department is authorized 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.

Rockford, Illinois Date: June 22, 2026

RECOMMENDATION FOR RESOLUTION

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Council Members:

The Committee on Finance and Personnel having received a request hereby begs leave to report recommending 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. The Legal Director shall prepare the appropriate resolution.

_____
Kevin Frost (Chair)

_____
Chad Tuneberg (Vice chair)

_____
Frank Beach

_____
Dawn Granath

_____
Jaime Salgado

Committee Action Taken:

Frost:	Ayes:___	Nays:____	Absent:____
Tuneberg:	Ayes:___	Nays:____	Absent:____
Beach:	Ayes:___	Nays:____	Absent:____
Granath:	Ayes:___	Nays:____	Absent:____
Salgado:	Ayes:___	Nays:____	Absent:____

ARCHITECTURAL DESIGN SERVICES
RFP NO. 426-CD-

1.0 OVERVIEW

1.1 Background

The City of Rockford, with a growing population reaching over 147,000 (as of 7/1/2025 according to the U.S. Census Bureau), is located in northwest Illinois (approximately 90 miles northwest of Chicago, IL and approximately 70 miles south of Madison, WI). Early 2025, the City of Rockford City Council adopted the Housing Strategy Framework which has the following Vision and Goal:

Vision: Rockford envisions a vibrant and inclusive community where housing serves as a cornerstone for economic vitality, social equity and quality of life. These outcomes will be achieved by creating a diverse range of housing options and coordinating government and private resources to ensure residents can live, work, and enjoy life in every neighborhood.

Goal: Create and preserve 6,000-9,000 housing units by 2035 to support and build on regional growth.

The following strategies and recommendations were stated in the Housing Needs Assessment & Market Study (2023-2032) and included in the City's FY 2026 Annual Action Plan:

- Redevelop Infill Lots that support low-moderate income residences
- Focus on new development in existing subdivisions with infrastructure in place
- Oversee the development of infill lots, starting with vacant parcels in Wards 5, 6, 7, 11 and 13. There are 2,237 vacant lots in these five Wards, which total 70% of all the vacant residential lots in the City.
- Identify groups of vacant lots either contiguous or near each other and market them to a developer as a package. Incentivize the development of smaller homes on each lot.

The City gained ownership of a lot located at 724 7th Avenue through the utilization of Department of Housing and Urban Development Neighborhood Stabilization Program funds, which demolished a dilapidated single family dwelling, leaving a lot suitable for residential development.

1.2 Project Overview & Objectives

The City seeks responsible Firms to develop a minimum of three (3) single family detached dwelling design templates (with variations) that can be applied to City-owned or privately-owned sites, streamlining future development processes, reducing costs, and establishing consistent quality standards for residential infill development. **The City of Rockford shall retain ownership of the architectural drawings and related design documents, including but not limited to** specifications, and other materials prepared by the selected firm. The City shall have the right to use, reuse, modify, and distribute these materials for any municipal purpose.

One of the architectural drawings and related design documents will be used for the property located at 724 7th Avenue, Rockford, IL 61104.

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2.0 SITE AND DESIGN PACKAGE CRITERIA

2.1 Site Details:

All lots will vary in size.

Key site characteristics for 724 7th Avenue, Rockford, IL 61104 (PIN 11-26-401-003) specifically, include:

- Zoning: R-3 Residential
- Site Size: approximately .07 acres (3,145 square feet)
- Utilities: Water, sanitary sewer, and storm sewer available
- Access: Street

2.2 Design Package

All designs must meet the *New 1 & 2 Family Homes Permit Application* requirements found online at https://il-rockford.civicplus.com/DocumentCenter/View/6500/New-Construction-1-and-2-Family-Homes-Application-Package-PDF

Every design/package must include the following:

- 1.5 baths
- Option of either a 1 or 2 car garage
- Option of being with and without unfinished basement
- 1500-1700 square feet of living space
- Appropriate front elevations for the Rockford market
- Anticipated valuation (labor, material, overhead, profit) and preliminary pricing package
- Energy Compliance Documentation. Indicate which method (Prescriptive Compliance Option, Simulated Building Performance Option, Energy Rating Index Option, or Passive Building Compliance Option) is optimal and included in the valuation and include appropriate documentation.
- Compliance with Building Wall Section (see #3 of the Required Documentation on the permit application described above).
- Floor Plan

One design must be for a single story dwelling.

One of the designs must be for a two story dwelling. This design must fit the site located at 724 7th Avenue described in 2.1 above.

All designs must have a minimum of three (3) bedrooms. If feasible, one design may have an option of having a 4th bedroom.

3.0 PROPOSAL SUBMISSION AND EVALUATION

Proposals shall demonstrate capacity to provide three (3) single family dwelling design templates and related design documents as described in 2 above, one (a two story design

DRAFT

template) specifically for the site located at 724 7th Avenue, and all becoming the property of the City of Rockford. Proposals will be evaluated using a 100-point scale that evaluates the following: Experience, Project Timeline, and Cost.

Firms may be required to make an oral presentation and/or respond to questions related to the evaluation criteria.

Submissions should be limited to five (5) pages and shall include a cover letter that has a Project Description that demonstrates all aspects of the project, ultimately demonstrating that the firm understands the intended outcome of this RFP. Ensure that the description includes a list all of the documents (and file format) that the City will gain ownership of. Additionally, the cover letter should include the firm's business name, address, contact person, phone number, and email.

3.1 Experience (25 points)

In addition to brief, but comprehensive paragraphs explaining firm's experience, list developments that have used your single family dwelling designs.

Provide list of individuals and their role throughout the project. Document experience of each of the individuals. This may include a list of designs completed, resumes, lists of credentials, etc.

3.2 Project Timeline (50 points)

Provide a timeline of events associated with the project. Indicate how quickly each design package could be created and submitted to the City for use on an infill development program. Indicate what the payment schedule will be.

3.3 Cost (25 points)

4.0 TIME OF PERFORMANCE

The City has the right to reject any and all proposals; to reduce or increase the scope of work; to disqualify any proposals not meeting the Request for Proposal requirements; and to disqualify any proposals not responsive to the criteria specified for evaluation. Additionally, the City may call for new proposals.

Selected firms shall receive a Notice to Proceed. By acceptance of the Notice to Proceed, the firm understands and agrees that the Project will be completed as expeditiously as possible and that the firm will make every effort to ensure that the Project will proceed according to the proposed Project Timeline and will not be delayed. Failure to meet the Project Timeline is a default of this contract and may result in termination of this contract.

Should termination occur, the City reserves the right to award the contract to the next most qualified firm.

DRAFT

AH:sa Committee report passed:

ORDINANCE NO. 2026-_____-O

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKFORD, WINNEBAGO AND OGLE COUNTIES, ILLINOIS, THAT:

Chapter 16, Schedule Section 293 of the Code of Ordinances of the City of Rockford, Illinois, passed April 7, 2008, approved April 14, 2008, and published April 14, 2008, be and the same is hereby adding the following, to-wit:

That traffic on 13th Avenue be required to Yield prior to entering the intersection of 17th Street

The provisions and sections of this Ordinance shall be deemed severable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

All orders, resolutions, or ordinances in conflict herewith are hereby repealed insofar as such conflict exists, and this Ordinance shall take effect immediately upon its passage, approval, and publication, as required by law.

A full, true and complete copy of this Ordinance shall be published within ten (10) days after passage in pamphlet form by and under authority of the Corporate Authorities.

APPROVED: _____, 2026

_____
MAYOR

AYES: _____

_____

NAYS: _____

_____

ABSENT: _____

ABSTAIN: _____

ATTESTED:

_____
LEGAL DIRECTOR

PASSED: APPROVED: PUBLISHED:

FILED in my office this _____ day of _____, 2026, and published in pamphlet form this _____ day of _____, 2026 by order of the City Council of the City of Rockford, Illinois.

_____
Legal Director and ex officio
Keeper of the Records and Seal

RECOMMENDED AND APPROVED BY:

_____
Legal Director Angela Hammer

AH:sa Committee report passed:

ORDINANCE NO. 2026-_____-O

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKFORD, WINNEBAGO AND OGLE COUNTIES, ILLINOIS, THAT:

Chapter 16, Schedule Section 293 of the Code of Ordinances of the City of Rockford, Illinois, passed April 7, 2008, approved April 14, 2008, and published April 14, 2008, be and the same is hereby adding the following, to-wit:

That traffic on 14th Street be required to Yield prior to entering the intersection of 10th Avenue

The provisions and sections of this Ordinance shall be deemed severable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

All orders, resolutions, or ordinances in conflict herewith are hereby repealed insofar as such conflict exists, and this Ordinance shall take effect immediately upon its passage, approval, and publication, as required by law.

A full, true and complete copy of this Ordinance shall be published within ten (10) days after passage in pamphlet form by and under authority of the Corporate Authorities.

APPROVED: _____, 2026

_____
MAYOR

AYES: _____

_____

NAYS: _____

_____

ABSENT: _____

ABSTAIN: _____

ATTESTED:

_____
LEGAL DIRECTOR

PASSED: APPROVED: PUBLISHED:

FILED in my office this _____ day of _____, 2026, and published in pamphlet form this _____ day of _____, 2026 by order of the City Council of the City of Rockford, Illinois.

_____
Legal Director and ex officio
Keeper of the Records and Seal

RECOMMENDED AND APPROVED BY:

_____
Legal Director Angela Hammer

AH:sa Committee report passed:

ORDINANCE NO. 2026-_____-O

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKFORD, WINNEBAGO AND OGLE COUNTIES, ILLINOIS, THAT:

Chapter 16, Schedule Section 302 of the Code of Ordinances of the City of Rockford, Illinois, passed April 7, 2008, approved April 14, 2008, and published April 14, 2008, be and the same is hereby adding the following, to-wit:

That Commercial Vehicles be prohibited on Guilford Road from Prospect Street to Alpine Road

The provisions and sections of this Ordinance shall be deemed severable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

All orders, resolutions, or ordinances in conflict herewith are hereby repealed insofar as such conflict exists, and this Ordinance shall take effect immediately upon its passage, approval, and publication, as required by law.

A full, true and complete copy of this Ordinance shall be published within ten (10) days after passage in pamphlet form by and under authority of the Corporate Authorities.

APPROVED: _____, 2026

_____
MAYOR

AYES: _____

_____

NAYS: _____

_____

ABSENT: _____

ABSTAIN: _____

ATTESTED:

_____
LEGAL DIRECTOR

PASSED: APPROVED: PUBLISHED:

FILED in my office this _____ day of _____, 2026, and published in pamphlet form this _____ day of _____, 2026 by order of the City Council of the City of Rockford, Illinois.

_____
Legal Director and ex officio
Keeper of the Records and Seal

RECOMMENDED AND APPROVED BY:

_____
Legal Director Angela Hammer

AN ORDINANCE TO ANNEX CERTAIN TERRITORY TO THE CITY OF ROCKFORD, ILLINOIS

ORDINANCE NO. _____

WHEREAS, a Written Petition, signed by the owners of record and all electors residing therein of all of the territory hereinafter described has been filed with the Legal Director of the City of Rockford, Illinois, which said Petition requests annexation as of the hereinafter described territory, to the City of Rockford, Illinois; and,

WHEREAS, the territory hereinafter described is not within the corporate limits of any municipality and is contiguous to the City of Rockford, Illinois; and,

WHEREAS, said Petition is properly sworn and all of the preliminary steps required by the Statutes of the State of Illinois have been complied with; and,

WHEREAS, any public improvement made to any property annexed to the City shall be to City standards, and shall be paid for by the property owner through special assessment or other appropriate means, unless payment is otherwise specified in an Annexation Agreement.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKFORD, ILLINOIS, THAT:

Section 1. The following territory, Legal Description attached hereto as Exhibits "A" and "B," **(Property commonly known as 14xx, 15xx-16xx Edson Road, and a portion of 8631 11th Street)** be and the same is hereby annexed to and made a part of the City of Rockford, Illinois.

Section 2. All such territory above-described shall be and constitute a part of the Sixth Ward or District of said City, and that the boundaries or limits of said Sixth Ward or District be and the same are hereby extended so as to include the said territory within the same.

Section 3. All orders, resolutions, or ordinances in conflict herewith are hereby repealed insofar as such conflict exists, and this Ordinance shall take effect immediately upon its passage, approval and publication, as required by law.

Section 4. That the Legal Director of the City of Rockford shall after passage, approval and publication of this Annexation ordinance, record the Annexation Ordinance, Annexation Plat, Affidavit of Notice to the election authorities, and to the area post master, Affidavit of Notice to the Trustees of the New Milford Fire Protection District, and Affidavit of Notice to the officials of Rockford Township, all in the Recorder's Office of Winnebago County, Illinois; and the Legal Director is to file a copy of the above annexation ordinance with the County Clerk as required by law.

Section 5. A full, true and complete copy of this Ordinance shall be published within ten (10) days after passage in pamphlet form by and under authority of the Corporate Authorities.

APPROVED: _____, 2026

_____
MAYOR

AYES: _____

_____

NAYS: _____

_____

ABSENT: _____

ABSTAIN: _____

ATTESTED:

_____
LEGAL DIRECTOR

PASSED: APPROVED: PUBLISHED:

FILED in my office this _____ day of _____, 2026, and published in pamphlet form this _____ day of _____, 2026 by order of the City Council of the City of Rockford, Illinois.

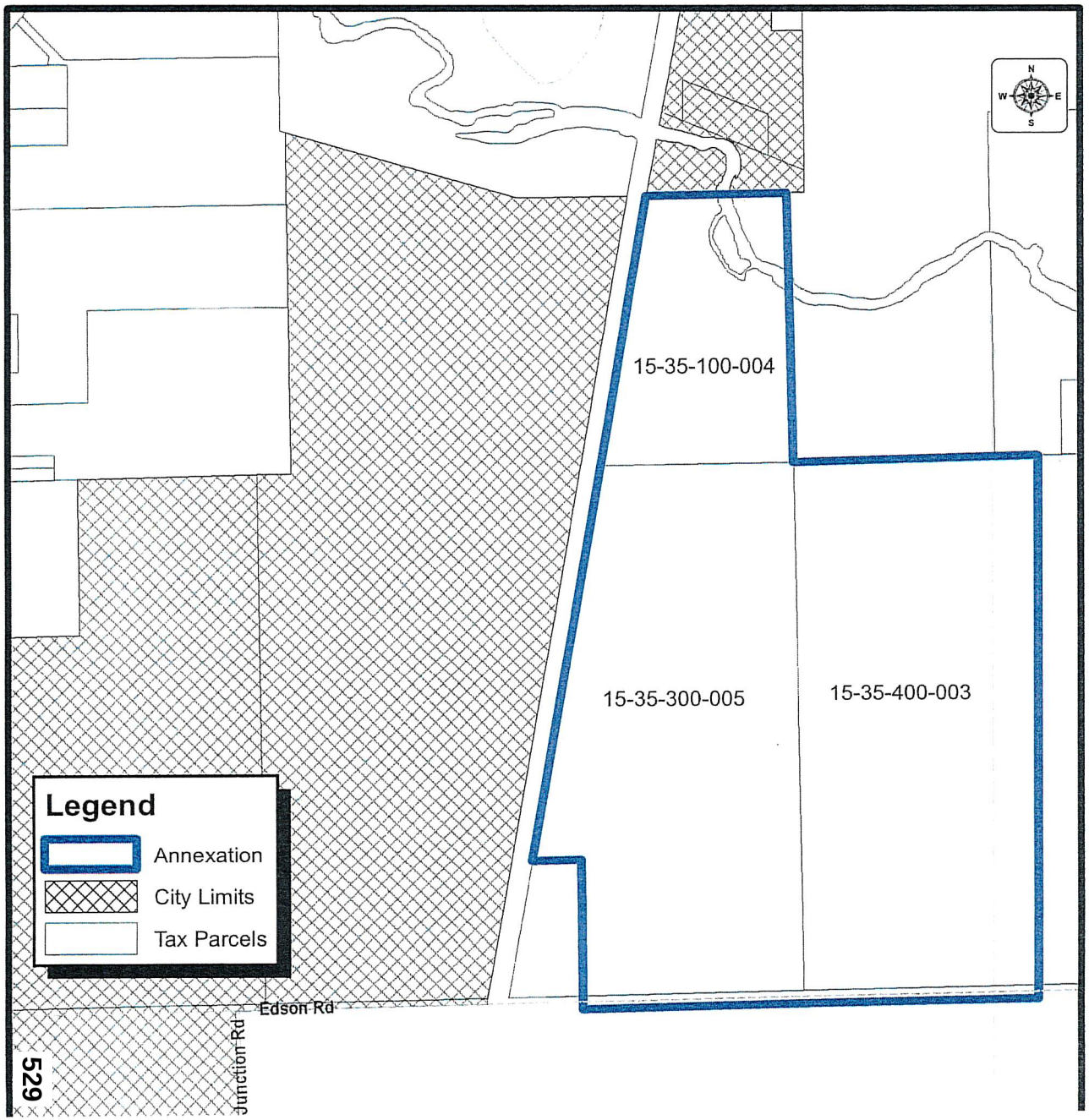
_____
Legal Director and ex officio
Keeper of the Records and Seal

RECOMMENDED AND APPROVED BY:

_____
Joshua Versluys, Assistant City Attorney

ANNEXATION PLAT

Gensler Gardens



Pin Numbers

15-35-100-004
15-35-300-005
15-35-400-003 (part of)

Legal Description:

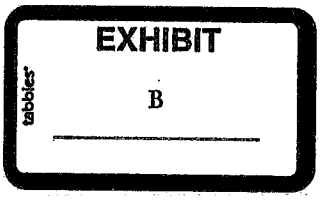
See Attached

Annex Area: 166.24 Acres
Property Area: 162.76 Acres
Lineal Feet of Roadway: 2,234 ft

EXHIBIT
tabbies
A

City of Rockford, Illinois
Department of Public Works
Engineering Division
Date: 5/7/2026

[Gensler Gardens.mxd]



Legal Description for PINs 15-35-300-005, 15-35-100-004 and (a portion of) PIN 15-35-400-003

Part of the Southeast Quarter, Northwest Quarter and Southwest Quarter all in Section 35, Township 43 North, Range 1 East of the Third Principal Meridian, Winnebago County, Illinois, described as follows:

Beginning at the southeast corner of said Southwest Quarter; thence South 88 degrees 41 minutes 46 seconds West, 1077. 87 feet on the south line of said Southwest Quarter; thence North 00 degrees 58 minutes 53 seconds West, 702.54 feet; thence South 88 degrees 41 minutes 46 seconds West, 242.20 feet to the easterly Right of Way line of the Illinois Railway; thence North 09 degrees 55 minutes 32 seconds East, 3322.76 feet on said easterly right of way line, to the south line of Lot 3 of Plat No. 1 of Reload Center, the Plat of which is recorded in Book 48 of Plats on Page 191A in the Winnebago County Recorder's Office; thence North 88 degrees 20 minutes O 1 seconds East, 691.22 feet on said south line, to the east line of said Northwest Quarter; thence South 00 degrees 59 minutes 18 seconds East, 1323 .23 feet on said east line, to the north line of said Southeast Quarter; thence North 88 degrees 38 minutes 10 seconds East, 1203.55 feet on said north line; thence South 00 degrees 58 minutes 53 seconds East, 2644.43 feet to the south line of said Southeast Quarter; thence South 88 degrees 42 minutes 37 seconds West, 1203.54 feet on said south line, to the Point of Beginning; Situated in the County of Winnebago and the State of Illinois.

JV:sa Committee report passed:

ORDINANCE NO. 2026 -_____

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKFORD, WINNEBAGO AND OGLE COUNTIES, ILLINOIS, THAT:

By passage and approval of this Ordinance, the Mayor and Legal Director are hereby authorized to approve the attached Agreement to Annex 14xx, 15xx-16xx Edson Road, and a portion 8631 11th Street. The agreement is by and between Gensler Gardens, Inc., hereinafter called "OWNER," Venture One Acquisitions, LLC, and the City of Rockford, a municipal corporation.

The provisions and sections of this Ordinance shall be deemed severable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

All orders, resolutions, or ordinances in conflict herewith are hereby repealed insofar as such conflict exists, and this Ordinance shall take effect immediately upon its passage, approval, and publication, as required by law.

A full, true and complete copy of this Ordinance shall be published within ten (10) days after passage in pamphlet form by and under authority of the Corporate Authorities.

APPROVED: _____, 2026

_____
MAYOR

AYES: _____

_____

NAYS: _____

_____

ABSENT: _____

ABSTAIN: _____

ATTESTED:

_____
LEGAL DIRECTOR

PASSED: APPROVED: PUBLISHED:

FILED in my office this _____ day of _____, 2026, and published in pamphlet form this _____ day of _____, 2026 by order of the City Council of the City of Rockford, Illinois.

_____
Legal Director and ex officio
Keeper of the Records and Seal

RECOMMENDED AND APPROVED BY:

_____
Joshua Versluys, Assistant City Attorney

ANNEXATION AGREEMENT

This Annexation Agreement ("Agreement"), made this _____ day of _____, 2026, by and between Gensler Gardens, Inc., hereinafter called "OWNER", Venture One Acquisitions, LLC, hereinafter called "CONTRACT PURCHASER and the City of Rockford, a municipal corporation, hereinafter called "CITY";

WHEREAS, the OWNER has entered into a contract for the sale of the property described in Exhibit A attached hereto containing 165.70 acres, hereinafter called "Property", commonly known as 14XX Edson Road and 15XX-16XX Edson Road; Parcel Index Numbers 15-35-300-005, 15-35-100-004 and a portion of 15-35-400-003; and

WHEREAS, the Property is not located within the corporate limits of any municipality and is contiguous (as that term is defined by law), to the present boundaries of the CITY, and otherwise complies with the statutory requirements for annexation to the CITY; and

WHEREAS, the annexation and development of the Property for the uses and purposes provided herein will promote sound planning, will aid in developing the CITY as a balanced community, and will assist the CITY in realizing the intent of the Comprehensive Plan of the City of Rockford; and

WHEREAS, Venture One Acquisitions, LLC, has a contract to purchase the real estate and wishes to develop the Property for industrial purposes; and,

NOW, THEREFORE, IN CONSIDERATION OF the promises of each of the parties to the other and the covenants contained herein, it is hereby agreed as follows:

Section 1. – Annexation

A. The CITY shall adopt this Agreement by resolution or ordinance in conformity with 65 ILCS 5/11-15.1-3.

B. Subject to the terms and conditions of this Agreement, the Property shall be duly annexed to the CITY by ordinance in conformity with and pursuant to 65 ILCS 5/7-1-1 and 7-1-8.

C. Upon execution of this Agreement, Owner shall execute Petition for Annexation Exhibit B attached hereto.

Section 2. - Zoning

Upon the execution of this Agreement, the CITY shall pass the required ordinance or ordinances (the "Ordinance") providing for the zoning and related regulation of the use of the Property as follows:

A. The OWNER shall file a Zoning Map Amendment and the Property shall be zoned I-3, Airport Industrial Zoning District.

B. Residential Uses shall be prohibited on the property.

C. The CONTRACT PURCHASER agrees to pay usual and customary zoning fees for the property when applying for the Zoning Map Amendment or any subsequent zoning related petitions.

D. The CITY shall hold any public hearing required by law to be held before the adoption of any such ordinance amendment prior to the execution of this Agreement and such ordinance amendment shall be enacted according to law.

Section 3. - Development of Site

A. Development of the site shall be in conformance with this Agreement and the Zoning Approvals.

B. No development shall take place on the Property during the term of this Agreement unless public sewer and water are available to serve the Property as developed. The fees and costs for connection to such public facilities shall be as provided by Ordinance.

Section 4. – Water Service

The CONTRACT PURCHASER, upon payment of the required fees or costs, shall be allowed to connect the Property to an existing CITY water main. As a condition of connection to the CITY water supply, the CONTRACT PURCHASER shall abandon any wells on the Property in conformance with all applicable laws and regulations.

Section 5. – Sanitary Sewer

The CONTACT PURCHASER shall connect the Property to Four Rivers Sanitation Authority sanitary sewer. As a condition of connection to the Four Rivers Sanitation Authority, the CONTRACT PURCHASER shall abandon any septic system on the Property in conformance with all applicable laws and regulations.

Section 6. - Notices

Any notice or correspondence hereunder from any party hereto to the other party shall be in writing and mailed by first class mail postage prepaid as follows:

To the City:	To the Owner:	To the Contract Purchaser:
Legal Director	Gensler Gardens, Inc.	Venture One Acquisitions, LLC
City of Rockford	c/o _____ Gensler	c/o Mark Goode, Manager
Dept. of Law	8631 11th Street	9500 W. Bryn Mawr Avenue
425 E. State Street	Davis Junction, IL 61020	Suite 340
Rockford, IL 61104		Rosemont, IL 60018

or to such address as either party may from time to time designate by notice to the other.

Section 7. - Effect of Agreement

A. This Agreement shall run with each lot or parcel in the Property and shall be binding upon and inure to the benefit of the parties, their successors and assigns, including the Owner's successors in title. The CITY shall record a copy of this Agreement or a memorandum reflecting this Agreement in the Winnebago County Recorder's Office, and may impose such other notification requirements (such as the requirement of a notation on any subdivision plat) as it determines to be reasonably necessary.

B. The OWNER hereby agrees to take no action either by petition, ballot, or otherwise annex to another city or village at the time said Property may become contiguous to another city or village. The CITY shall have all rights and remedies provided by Illinois law, including the obtaining of an injunction, suit for performance, and actions for money damages, for any breach of this Agreement.

C. Unless specifically provided herein, the development of the Property shall be subject to all City of Rockford codes and ordinances of general applicability, presently in effect or adopted in the future, during the term of this Agreement.

Section 8. - Mutual Assistance

The parties agree to do all things necessary or appropriate to carry out the terms of this Agreement and to aid and assist each other to carry out the terms of this Agreement, including causing to be executed all documents required to effect the terms hereof.

Section 9. - Term

The term of this Agreement shall be twenty (20) years from the date of its execution, or when all terms of this Agreement have been met.

IN WITNESS WHEREOF, the parties have executed this Annexation Agreement.

CITY OF ROCKFORD, a municipal corporation

BY: _____
Mayor

ATTEST:

_____
Legal Director

OWNER:

Gensler Gardens, Inc.

By:

William Gensler, President
William Gensler

CONTRACT PURCHASER:

VENTURE ONE ACQUISITIONS, LLC, an Illinois limited liability company

BY: Mark Goode
Mark Goode, Manager

PREPARED BY AND RETURN TO:
CITY OF ROCKFORD DEPT. OF LAW
425 E. State Street
Rockford, IL 61104
(779) 348-7300

EXHIBIT A

Legal Description for PINs 15-35-300-005, 15-35-100-004 and (a portion of) PIN 15-35-400-003

Part of the Southeast Quarter, Northwest Quarter and Southwest Quarter all in Section 35, Township 43 North, Range 1 East of the Third Principal Meridian, Winnebago County, Illinois, described as follows:

Beginning at the southeast corner of said Southwest Quarter; thence South 88 degrees 41 minutes 46 seconds West, 1077.87 feet on the south line of said Southwest Quarter; thence North 00 degrees 58 minutes 53 seconds West, 702.54 feet; thence South 88 degrees 41 minutes 46 seconds West, 242.20 feet to the easterly Right of Way line of the Illinois Railway; thence North 09 degrees 55 minutes 32 seconds East, 3322.76 feet on said easterly right of way line, to the south line of Lot 3 of Plat No. 1 of Reload Center, the Plat of which is recorded in Book 48 of Plats on Page 191A in the Winnebago County Recorder's Office; thence North 88 degrees 20 minutes 01 seconds East, 691.22 feet on said south line, to the east line of said Northwest Quarter; thence South 00 degrees 59 minutes 18 seconds East, 1323.23 feet on said east line, to the north line of said Southeast Quarter; thence North 88 degrees 38 minutes 10 seconds East, 1203.55 feet on said north line; thence South 00 degrees 58 minutes 53 seconds East, 2644.43 feet to the south line of said Southeast Quarter; thence South 88 degrees 42 minutes 37 seconds West, 1203.54 feet on said south line, to the Point of Beginning; Situated in the County of Winnebago and the State of Illinois.

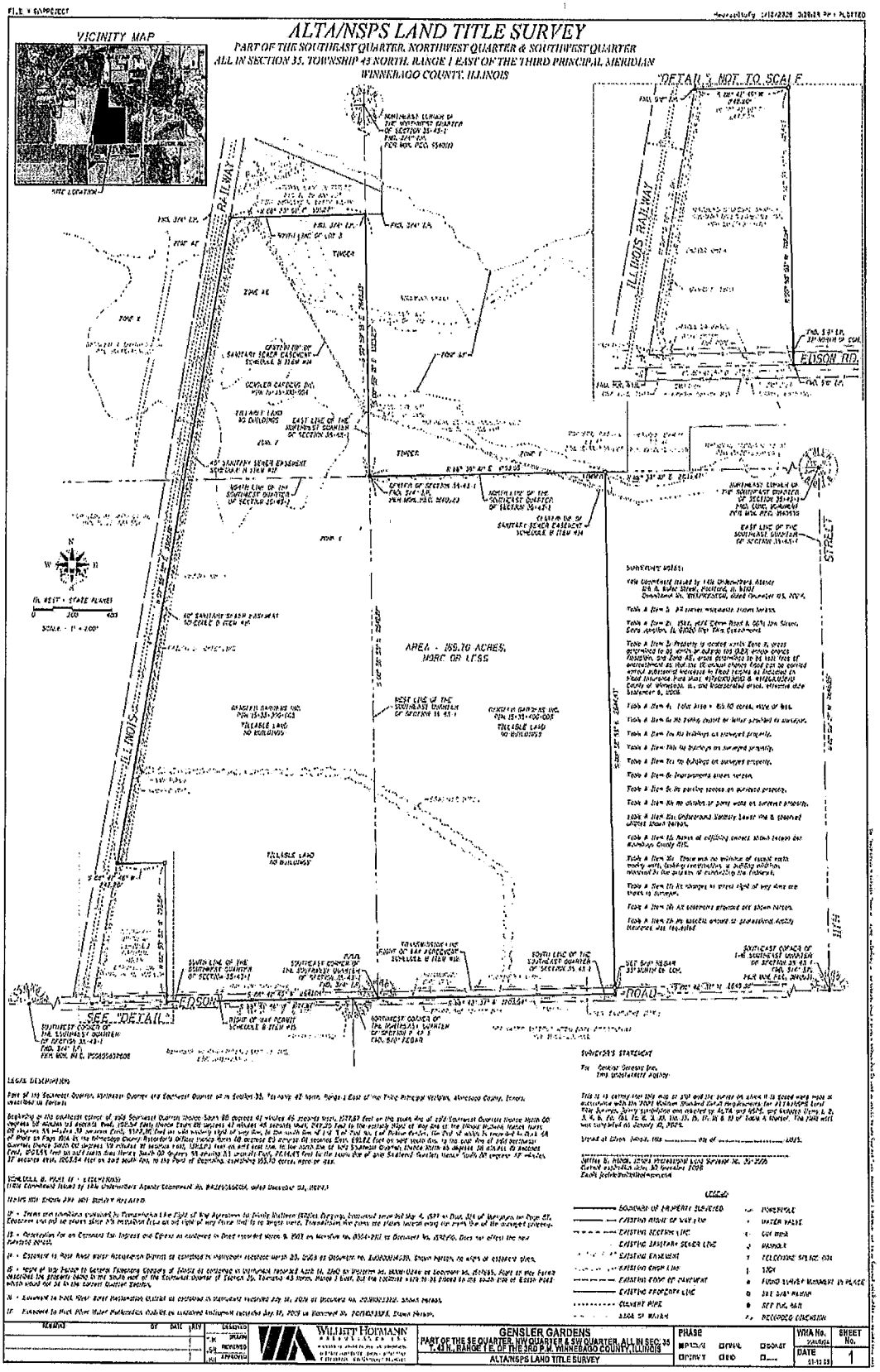

ALTA/NSPS LAND TITLE SURVEY
PART OF THE SOUTHEAST QUARTER, NORTHWEST QUARTER & SOUTHWEST QUARTER
ALL IN SECTION 35, TOWNSHIP 43 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN
WINNEBAGO COUNTY, ILLINOIS
VICINITY MAP
DETAIL - NOT TO SCALE
ILLINOIS RAILWAY
EDSON RD.
AREA - 155.70 ACRES, MORE OR LESS
SURVEYOR'S NOTES:
SURVEYOR'S STATEMENT
LEGAL DESCRIPTION
SCHEDULE B, PART II - EXCEPTIONS
LEGEND
GENSLER GARDENS
PART OF THE SE QUARTER, NW QUARTER & SW QUARTER, ALL IN SEC 35, T. 43 N., RANGE 1 E. OF THE 3RD P.M. WINNEBAGO COUNTY, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY
WILLETT HOFMANN
PHASE
WHA No.
SHEET No.
DATE
1

EXHIBIT B

(Attach the executed Petition for Annexation here)

PETITION FOR ANNEXATION

THE UNDERSIGNED person(s), referred to in this document as the "Petitioner(s)", declare the following facts are true and correct:

1. The Petitioner(s) include all of the owners of the following property:
   (a) Address: 14xx Edson Road, 15xx-16xx Edson Road and 8631 11th Street
   (b) Parcel Index No. 15-35-300-005, 15-35-100-004 and a portion of 15-35-400-003; and
   (c) Legal Description: __Attached_____
   (d) Acres: 165.70 acres

2. This property does not lie within the corporate boundaries of any municipality.

3. This property is adjacent or contiguous to the City of Rockford.

4. Any electors (eligible voters) residing on the property are included in this Petition.

5. The Petitioner(s) wish to have the property annexed to the City of Rockford subject to the terms of the Annexation Agreement.

6. The Petitioner hereby acknowledges that the City of Rockford is under no obligation to provide additional public improvements (curb, gutter, sidewalks, storm or sanitary sewer, etc.) by reason of annexation.

WHEREFORE, the Petitioner requests that the above-described property be annexed to the City of Rockford pursuant to 65 ILCS 5/7-1-8.

Dated: 3-18-2026

PETITIONER:

By: William Gensler, President
GENSLER GARDENS, INC.

Subscribed and sworn to
this 18th day of March, 2026.

Notary Public

OFFICIAL SEAL
TYLER POWELL
Notary Public - State of Illinois
My Commission Expires 11/21/2026

AH:sa Committee Report Passed:

ORDINANCE NO. 2026_____-O

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKFORD, WINNEBAGO AND OGLE COUNTIES, ILLINOIS, THAT:

Pursuant to Article 62, Zoning Map, Article 23-002-C of the City of Rockford, Illinois, passed March 24, 2008, approved March 24, 2008, and published March 31, 2008, a Zoning Map Amendment from County AG, Agriculture to I-3, Airport Industrial Zoning District at **14xx, 15xx, 16xx Edson Road and part of 8631 11th Street is hereby approved.**

This is based on the Findings of Fact hereto as Exhibit "A," and Legally Described to-wit:

A/K/A: 14xx, 15xx, 16xx Edson Road and part of 8631 11th Street
PIN: 15-35-300-005, 15-35-100-004, and 15-35-400-003

The provisions and sections of this Ordinance shall be deemed severable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

All orders, resolutions, or ordinances in conflict herewith are hereby repealed insofar as such conflict exists, and this Ordinance shall take effect immediately upon its passage, approval, and publication, as required by law.

A full, true and complete copy of this Ordinance shall be published within ten (10) days after passage in pamphlet form by and under authority of the Corporate Authorities.

APPROVED: _____, 2026

_____
MAYOR

AYES: _____

_____

NAYS: _____

_____

ABSENT: _____

ABSTAIN: _____

ATTESTED:

_____
LEGAL DIRECTOR

PASSED: APPROVED: PUBLISHED:

FILED in my office this _____ day of _____, 2026, and published in pamphlet form this _____ day of _____, 2026 by order of the City Council of the City of Rockford, Illinois.

_____
Legal Director and ex officio
Keeper of the Records and Seal

RECOMMENDED AND APPROVED BY:

_____
Legal Director Angela Hammer

AH:sa Committee Report Passed:

ORDINANCE NO. 2026-_____-O

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKFORD, WINNEBAGO AND OGLE COUNTIES, ILLINOIS, THAT:

Pursuant to Article 64, Variations, of the Zoning Ordinance of the City of Rockford, Illinois, passed March 24, 2008, approved March 24, 2008, and published March 31, 2008, a Variation to reduce the required front yard setback from 30 feet to 20 feet, 5 inches in an R-1, Single-Family Residential Zoning District at **2520 Driftwood Lane is hereby approved.**

Approval is subject to the following conditions:

1. **Must meet all applicable Building and Fire Codes**
2. **Submittal of an updated floor plan and elevation plan reflecting the change to the two (2) car garage**
3. **Must construct according to the revised building elevation and floor plan based on Exhibit E**

This is based on the Finding of Fact attached hereto and made a part of as Exhibit "A," and Legally Described to-wit:

A/K/A: 2520 Driftwood Lane
PIN: 12-18-230-006

The provisions and sections of this Ordinance shall be deemed severable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

All orders, resolutions, or ordinances in conflict herewith are hereby repealed insofar as such conflict exists, and this Ordinance shall take effect immediately upon its passage, approval, and publication, as required by law.

A full, true and complete copy of this Ordinance shall be published within ten (10) days after passage in pamphlet form by and under authority of the Corporate Authorities.

APPROVED: _____, 2026

_____
MAYOR

AYES: _____

_____

NAYS: _____

_____

ABSENT: _____

ABSTAIN: _____

ATTESTED:

_____
LEGAL DIRECTOR

PASSED: APPROVED: PUBLISHED:

FILED in my office this _____ day of _____, 2026, and published in pamphlet form this _____ day of _____, 2026 by order of the City Council of the City of Rockford, Illinois.

_____
Legal Director and ex officio
Keeper of the Records and Seal

RECOMMENDED AND APPROVED BY:

_____
Legal Director Angela Hammer

AH:sa Committee Report Passed:

ORDINANCE NO. 2026_____-O

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKFORD, WINNEBAGO AND OGLE COUNTIES, ILLINOIS, THAT:

Pursuant to Article 62, Zoning Map, Article 21-001-C of the City of Rockford, Illinois, passed March 24, 2008, approved March 24, 2008, and published March 31, 2008, a Zoning Map Amendment from R-1, Single-Family Residential Zoning District to C-2, Limited Commercial Zoning District at **8539 East State Street is hereby approved.**

This is based on the Findings of Fact hereto as Exhibit "A," and Legally Described to-wit:

A/K/A: 8539 East State Street
PIN: 12-24-401-001

The provisions and sections of this Ordinance shall be deemed severable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

All orders, resolutions, or ordinances in conflict herewith are hereby repealed insofar as such conflict exists, and this Ordinance shall take effect immediately upon its passage, approval, and publication, as required by law.

A full, true and complete copy of this Ordinance shall be published within ten (10) days after passage in pamphlet form by and under authority of the Corporate Authorities.

APPROVED: _____, 2026

_____
MAYOR

AYES: _____

_____

NAYS: _____

_____

ABSENT: _____

ABSTAIN: _____

ATTESTED:

_____
LEGAL DIRECTOR

PASSED: APPROVED: PUBLISHED:

FILED in my office this _____ day of _____, 2026, and published in pamphlet form this _____ day of _____, 2026 by order of the City Council of the City of Rockford, Illinois.

_____
Legal Director and ex officio
Keeper of the Records and Seal

RECOMMENDED AND APPROVED BY:

_____
Legal Director Angela Hammer

AH:sa Committee Report Passed:

ORDINANCE NO. 2026-_____-O

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKFORD, WINNEBAGO AND OGLE COUNTIES, ILLINOIS, THAT:

Pursuant to Chapter 3, Section 3-56, Article III of the Code of Ordinances of the City of Rockford, Illinois, passed October 22, 2012 approved October 25, 2012 and published on October 25, 2012 the following amendments to the Liquor and Tobacco Ordinance are hereby approved. Upon all other requirements of the Liquor and Tobacco Ordinance having been met, said amendments shall serve as City Council advice and consent for the Liquor Commissioner to approve the following amendments for the following Establishment:

Benjamin Chauvin/Eachother LLC dba Eachother for the Sale of Liquor by the Drink (Class NG-L), and for the Sale of Packaged Liquor (Class PKG) in conjunction with a café, restaurant and bar in a C-4, Urban Mixed-Use Zoning District at **501 East State Street is hereby approved. Approval is subject to the following conditions:**

1. **Meet all applicable Building and Fire Codes**
2. **Compliance with all City of Rockford Liquor Codes**
3. **The sale of alcohol shall be limited to the approved interior floor plan Exhibit F**
4. **Window display signage is limited to 20% of window area**
5. **The windows shall not be covered with bars or other devices that block the windows**
6. **The hours of operation are limited to 6 a.m. – 2 a.m., Monday through Saturday and 9 a.m. – 2 a.m. on Sunday**
7. **The café, restaurant and bar shall not have a cover charge, dance floor or any DJs**
8. **The café, restaurant and bar shall not operate as a nightclub**
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 issuance of the license**
11. **All conditions must be met prior to issuance of license and establishment of use**

Said Liquor License shall be added by the following amendment:

Sec. 3-55. Issuance, renewal of licenses; number of licenses

(a) Licenses for all retail sale of alcoholic liquor hereunder shall be issued by the mayor. The mayor may renew the license of all present licensees at the expiration of their license period; provided further that each applicant for a license or for the renewal thereof and the premises where such business is to be conducted comply fully with all the conditions and provisions of this chapter.

However, the mayor shall not issue more than 107 A licenses, 128 PKG licenses, 22 C licenses, 25 WB licenses, 11 GV licenses, 6 BC licenses, 20 CTR licenses, 21 WB50 licenses, 35 L50 licenses, 7 L50R, 10 L50R+VGT license, 7 E licenses, 23 NG-L, 5 NG-WB, 6 TRK and 1 SWBR (seasonal liquor license) licenses for a total 434 licenses hereunder.

(b) Upon the surrender, revocation, or expiration without renewal of any liquor license issued pursuant to this chapter, the total number of liquor licenses permitted for the class under which the surrendered, revoked, or expired license was issued shall, upon the date of such surrender, revocation, or expiration, automatically reduce by the number of licenses surrendered, revoked, or permitted to expire without renewal on that date.

The provisions and sections of this Ordinance shall be deemed severable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

All orders, resolutions, or ordinances in conflict herewith are hereby repealed insofar as such conflict exists, and this Ordinance shall take effect immediately upon its passage, approval, and publication, as required by law.

A full, true and complete copy of this Ordinance shall be published within ten (10) days after passage in pamphlet form by and under authority of the Corporate Authorities.

APPROVED: _____, 2026

_____
MAYOR

AYES: _____

_____

NAYS: _____

_____

ABSENT: _____

ABSTAIN: _____

ATTESTED:

_____
LEGAL DIRECTOR

PASSED: APPROVED: PUBLISHED:

FILED in my office this _____ day of _____, 2026, and published in pamphlet form this _____ day of _____, 2026 by order of the City Council of the City of Rockford, Illinois.

_____
Legal Director and ex officio
Keeper of the Records and Seal

RECOMMENDED AND APPROVED BY:

_____
Legal Director Angela Hammer

AH:sa Committee Report Passed:

ORDINANCE NO. 2026-_____-O

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKFORD, WINNEBAGO AND OGLE COUNTIES, ILLINOIS, THAT:

Pursuant to Chapter 3, Section 3-56, Article III of the Code of Ordinances of the City of Rockford, Illinois, passed October 22, 2012 approved October 25, 2012 and published on October 25, 2012 the following amendments to the Liquor and Tobacco Ordinance are hereby approved. Upon all other requirements of the Liquor and Tobacco Ordinance having been met, said amendments shall serve as City Council advice and consent for the Liquor Commissioner to approve the following amendments for the following Establishment:

Gerlando Galluzzo/Sam's Ristorante & Pizzeria LLC dba Sam's Ristorante & Pizzeria 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 restaurant and banquet hall in a C-1, Limited Office Zoning District, C-2, Limited Commercial Zoning District, and a C-3, General Commercial Zoning District at **6075 East Riverside Boulevard is hereby approved. Approval is subject to the following conditions:**

1. **Meet all applicable Building and Fire Codes**
2. **Compliance with all City of Rockford Code of Ordinances including Liquor Codes**
3. **The sale of liquor by the drink to be in conjunction with a restaurant and banquet hall**
4. **The location of video gaming terminals as shown with Exhibit E**
5. **The restaurant shall not operate as a nightclub**
6. **The hours of operation are limited to Monday through Sunday 10 a.m. to 12 a.m. (midnight)**

7. **Any pending general ordinance case(s) must be resolved prior to issuance of the license**
8. **All outstanding general ordinance fines must be paid prior to the issuance of the license**
9. **All conditions must be met prior to issuance of license and establishment of use**

Said Liquor License shall be added by the following amendment:

Sec. 3-55. Issuance, renewal of licenses; number of licenses

(a) Licenses for all retail sale of alcoholic liquor hereunder shall be issued by the mayor. The mayor may renew the license of all present licensees at the expiration of their license period; provided further that each applicant for a license or for the renewal thereof and the premises where such business is to be conducted comply fully with all the conditions and provisions of this chapter.

However, the mayor shall not issue more than 107 A licenses, 127 PKG licenses, 22 C licenses, 25 WB licenses, 11 GV licenses, 6 BC licenses, 20 CTR licenses, 21 WB50 licenses, 35 L50 licenses, 7 L50R, 10 L50R+VGT license, 7 E licenses, 22 NG-L, 5 NG-WB, 6 TRK and 1 SWBR (seasonal liquor license) licenses for a total 432 licenses hereunder.

(b) Upon the surrender, revocation, or expiration without renewal of any liquor license issued pursuant to this chapter, the total number of liquor licenses permitted for the class under which the surrendered, revoked, or expired license was issued shall, upon the date of such surrender, revocation, or expiration, automatically reduce by the number of licenses surrendered, revoked, or permitted to expire without renewal on that date.

The provisions and sections of this Ordinance shall be deemed severable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

All orders, resolutions, or ordinances in conflict herewith are hereby repealed insofar as such conflict exists, and this Ordinance shall take effect immediately upon its passage, approval, and publication, as required by law.

A full, true and complete copy of this Ordinance shall be published within ten (10) days after passage in pamphlet form by and under authority of the Corporate Authorities.

APPROVED: _____, 2026

_____
MAYOR

AYES: _____

_____

NAYS: _____

_____

ABSENT: _____

ABSTAIN: _____

ATTESTED:

_____
LEGAL DIRECTOR

PASSED: APPROVED: PUBLISHED:

FILED in my office this _____ day of _____, 2026, and published in pamphlet form this _____ day of _____, 2026 by order of the City Council of the City of Rockford, Illinois.

_____
Legal Director and ex officio
Keeper of the Records and Seal

RECOMMENDED AND APPROVED BY:

_____
Legal Director Angela Hammer

AH:sa Committee Report Passed:

ORDINANCE NO. 2026-_____-O

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKFORD, WINNEBAGO AND OGLE COUNTIES, ILLINOIS, THAT:

Pursuant to Chapter 3, Section 3-56, Article III of the Code of Ordinances of the City of Rockford, Illinois, passed October 22, 2012 approved October 25, 2012 and published on October 25, 2012 the following amendments to the Liquor and Tobacco Ordinance are hereby approved. Upon all other requirements of the Liquor and Tobacco Ordinance having been met, said amendments shall serve as City Council advice and consent for the Liquor Commissioner to approve the following amendments for the following Establishment:

Emily Ann Marrufo/Marrufo's Tacos LLC dba Marrufo's Tacos for the Sale of Liquor by the Drink (Class NG-L), in conjunction with a restaurant in a I-1, Light Industrial Zoning District at **3222 South Alpine Road is hereby approved. Approval is subject to the following conditions:**

1. **Meet all applicable Building and Fire Codes**
2. **Compliance with all City of Rockford Code of Ordinances including Liquor Codes**
3. **The hours of operation will be limited to 10 a.m. to 9 p.m. Monday through Saturday**
4. **Window display signage is limited to 20% of window area**
5. **The windows shall not be covered with bars or other devices that block the windows**
6. **Th restaurant shall not have a cover charge, dance floor, live entertainment or any DJs**
7. **The restaurant shall not operate as a nightclub**
8. **Any pending general ordinance case(s) must be resolved prior to issuance of the license**
9. **All outstanding general ordinance fines must be paid prior to issuance of the license**
10. **All conditions must be met prior to issuance of license and establishment of use**

Said Liquor License shall be added by the following amendment:

Sec. 3-55. Issuance, renewal of licenses; number of licenses

(a) Licenses for all retail sale of alcoholic liquor hereunder shall be issued by the mayor. The mayor may renew the license of all present licensees at the expiration of their license period; provided further that each applicant for a license or for the renewal thereof and the premises where such business is to be conducted comply fully with all the conditions and provisions of this chapter.

However, the mayor shall not issue more than 107 A licenses, 128 PKG licenses, 22 C licenses, 25 WB licenses, 11 GV licenses, 6 BC licenses, 20 CTR licenses, 21 WB50 licenses, 35 L50 licenses, 7 L50R, 10 L50R+VGT license, 7 E licenses, 24 NG-L, 5 NG-WB, 6 TRK and 1 SWBR (seasonal liquor license) licenses for a total 435 licenses hereunder.

(b) Upon the surrender, revocation, or expiration without renewal of any liquor license issued pursuant to this chapter, the total number of liquor licenses permitted for the class under which the surrendered, revoked, or expired license was issued shall, upon the date of such surrender, revocation, or expiration, automatically reduce by the number of licenses surrendered, revoked, or permitted to expire without renewal on that date.

The provisions and sections of this Ordinance shall be deemed severable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

All orders, resolutions, or ordinances in conflict herewith are hereby repealed insofar as such conflict exists, and this Ordinance shall take effect immediately upon its passage, approval, and publication, as required by law.

A full, true and complete copy of this Ordinance shall be published within ten (10) days after passage in pamphlet form by and under authority of the Corporate Authorities.

APPROVED: _____, 2026

_____
MAYOR

AYES: _____

_____

NAYS: _____

_____

ABSENT: _____

ABSTAIN: _____

ATTESTED:

_____
LEGAL DIRECTOR

PASSED: APPROVED: PUBLISHED:

FILED in my office this _____ day of _____, 2026, and published in pamphlet form this _____ day of _____, 2026 by order of the City Council of the City of Rockford, Illinois.

_____

Legal Director and ex officio
Keeper of the Records and Seal

RECOMMENDED AND APPROVED BY:

_____

Legal Director Angela Hammer

AH:sa Committee Report Passed:

ORDINANCE NO. 2026-_____-O

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKFORD, WINNEBAGO AND OGLE COUNTIES, ILLINOIS, THAT:

Pursuant to Article 63, Special Uses, of the Zoning Ordinance of the City of Rockford, Illinois, passed March 24, 2008, approved March 24, 2008, and published March 31, 2008, a Special Use Permit for a Planned Use Development for an RV and Fifth Wheel only community in an R-1, Single-Family Residential Zoning District at **2530, 2710, 2720 South Main Street is hereby approved.**

1. **Meet all applicable Building and Fire Codes.**
2. **Submittal of a final detailed site plan for staff's review and approval.**
3. **The Applicant shall work with Public Works Engineering Staff for the required floodplain/floodway development permits, development permits for the concrete pads, and development permit for the paving of the roads, including stormwater review.**
4. **The Applicant shall work with Engineering Staff on the installation and design of the multi-purpose path. Engineering Staff may allow cash-in-lieu of the multi-purpose path since this is adjacent to a State Route.**
5. **A one-lot subdivision plat is required to be submitted, reviewed, approved and recorded via the Subdivision Review Process.**
6. **The property shall be developed as per the approved one lot plat, site plan and landscaping plan approved by Staff.**
7. **Must phase out the existing mobile homes completely by August 1, 2028.**
8. **All Concrete pads must be installed by October 1, 2028.**
9. **All road must be paved by October 1, 2028.**
10. **All conditions must be met prior to establishment of use.**

This is based on the Finding of Fact attached hereto and made a part of as Exhibit "A," and Legally Described to-wit:

A/K/A: 2530, 2710, 2720 South Main Street
PIN: 11-34-182-015, 11-34-326-007, 11-34-326-008, and 11-34-326-006

The provisions and sections of this Ordinance shall be deemed severable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

All orders, resolutions, or ordinances in conflict herewith are hereby repealed insofar as such conflict exists, and this Ordinance shall take effect immediately upon its passage, approval, and publication, as required by law.

A full, true and complete copy of this Ordinance shall be published within ten (10) days after passage in pamphlet form by and under authority of the Corporate Authorities.

APPROVED: _____, 2026

_____
MAYOR

AYES: _____

_____

NAYS: _____

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ABSENT: _____

ABSTAIN: _____

ATTESTED:

_____
LEGAL DIRECTOR

PASSED: APPROVED: PUBLISHED:

FILED in my office this _____ day of _____, 2026, and published in pamphlet form this _____ day of _____, 2026 by order of the City Council of the City of Rockford, Illinois.

_____
Legal Director and ex officio
Keeper of the Records and Seal

RECOMMENDED AND APPROVED BY:

_____
Legal Director Angela Hammer

FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT FOR A PLANNED USE DEVELOPMENT FOR AN RV AND FIFTH WHEEL ONLY COMMUNITY IN AN R-1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT LOCATED AT 2530, 2710, 2720 SOUTH MAIN STREET

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.

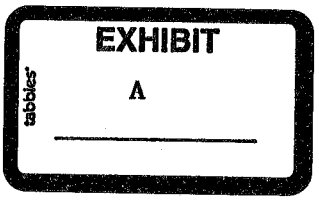
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.

3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.

4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.

5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

6. The special use shall conform to the applicable regulations of the R-1 District in which it is located.



MF/KS Committee report passed:

ORDINANCE NO. 2026-_____-O

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKFORD, WINNEBAGO COUNTY AND OGLE COUNTY, ILLINOIS, THAT:

By passage and approval of this Ordinance, the Mayor and Legal Director are hereby authorized to execute and approve 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.

The provisions and sections of this Ordinance shall be deemed severable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

All orders, resolutions, or ordinances in conflict herewith are hereby repealed insofar as such conflict exists, and this Ordinance shall take effect immediately upon its passage, approval and publication, as required by law.

A full, true and complete copy of this Ordinance shall be published within ten (10) days after passage in pamphlet form by and under authority of the Corporate Authorities.

AYES: _____

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NAYS: _____

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ABSENT: _____

ABSTAIN: _____

APPROVED: _____, 2026.

_____

MAYOR

ATTESTED:

_____

LEGAL DIRECTOR

PASSED: **APPROVED:** **PUBLISHED:**

ATTESTED and **FILED** in my office this _____ day of _____, 2026, and published in pamphlet form this _____ day of _____, 2026 by order of the City Council of the City of Rockford, Illinois.

_____
ANGELA L. HAMMER Legal Director and ex officio Keeper of the Records and Seal

APPROVED AND
RECOMMENDED BY:

_____
MATTHEW FLORES, Assistant City Attorney

MF/KS Committee report passed:

ORDINANCE NO. 2026-_____-O

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKFORD, WINNEBAGO COUNTY AND OGLE COUNTY, ILLINOIS, THAT:

By passage and approval of this Ordinance, the Mayor and Legal Director are hereby authorized to execute and approve the attached Grant of Easement to Commonwealth Edison for the City-owned property located at 850 S. Horace Ave., Rockford, Illinois (PIN# 11-21-377-003).

The provisions and sections of this Ordinance shall be deemed severable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

All orders, resolutions, or ordinances in conflict herewith are hereby repealed insofar as such conflict exists, and this Ordinance shall take effect immediately upon its passage, approval and publication, as required by law.

A full, true and complete copy of this Ordinance shall be published within ten (10) days after passage in pamphlet form by and under authority of the Corporate Authorities.

AYES: _____

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NAYS: _____

_____

ABSENT: _____

ABSTAIN: _____

APPROVED: _____, 2026.

_____

MAYOR

ATTESTED:

_____

LEGAL DIRECTOR

PASSED: **APPROVED:** **PUBLISHED:**

ATTESTED and **FILED** in my office this _____ day of _____, 2026, and published in pamphlet form this _____ day of _____, 2026 by order of the City Council of the City of Rockford, Illinois.

_____
ANGELA L. HAMMER Legal Director and ex officio Keeper of the Records and Seal

APPROVED AND
RECOMMENDED BY:

_____
MATTHEW FLORES, Assistant City Attorney

MF/KS Committee report passed:

ORDINANCE NO. 2026-_____-O

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKFORD, WINNEBAGO COUNTY AND OGLE COUNTY, ILLINOIS, THAT:

By passage and approval of this Ordinance, the Mayor and Legal Director are hereby authorized to execute and approve the attached 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.

The provisions and sections of this Ordinance shall be deemed severable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

All orders, resolutions, or ordinances in conflict herewith are hereby repealed insofar as such conflict exists, and this Ordinance shall take effect immediately upon its passage, approval and publication, as required by law.

A full, true and complete copy of this Ordinance shall be published within ten (10) days after passage in pamphlet form by and under authority of the Corporate Authorities.

AYES: _____

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NAYS: _____

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ABSENT: _____

ABSTAIN: _____

APPROVED: _____, 2026.

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MAYOR

ATTESTED:

_____

LEGAL DIRECTOR

PASSED: **APPROVED:** **PUBLISHED:**

ATTESTED and **FILED** in my office this _____ day of _____, 2026, and published in pamphlet form this _____ day of _____, 2026 by order of the City Council of the City of Rockford, Illinois.

_____
ANGELA L. HAMMER Legal Director and ex officio Keeper of the Records and Seal

APPROVED AND
RECOMMENDED BY:

_____
MATTHEW FLORES, Assistant City Attorney

MF/KS Committee report passed:

ORDINANCE NO. 2026-_____-O

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKFORD, WINNEBAGO COUNTY AND OGLE COUNTY, ILLINOIS, THAT:

By passage and approval of this Ordinance, the Mayor and Legal Director are hereby authorized to execute and approve the attached 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.

The provisions and sections of this Ordinance shall be deemed severable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

All orders, resolutions, or ordinances in conflict herewith are hereby repealed insofar as such conflict exists, and this Ordinance shall take effect immediately upon its passage, approval and publication, as required by law.

A full, true and complete copy of this Ordinance shall be published within ten (10) days after passage in pamphlet form by and under authority of the Corporate Authorities.

AYES: _____

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NAYS: _____

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ABSENT: _____

ABSTAIN: _____

APPROVED: _____, 2026.

_____

MAYOR

ATTESTED:

_____

LEGAL DIRECTOR

PASSED: **APPROVED:** **PUBLISHED:**

ATTESTED and **FILED** in my office this _____ day of _____, 2026, and published in pamphlet form this _____ day of _____, 2026 by order of the City Council of the City of Rockford, Illinois.

_____
ANGELA L. HAMMER Legal Director and ex officio Keeper of the Records and Seal

APPROVED AND
RECOMMENDED BY:

_____
MATTHEW FLORES, Assistant City Attorney

CH/NC Committee report passed:

ORDINANCE NO. 2026-_____-O

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKFORD, WINNEBAGO COUNTY AND OGLE COUNTY, ILLINOIS, THAT:

By passage and approval of this Ordinance, the Mayor and Legal Director are hereby authorized to approve 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.

The provisions and sections of this Ordinance shall be deemed severable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

All orders, resolutions, or ordinances in conflict herewith are hereby repealed insofar as such conflict exists, and this Ordinance shall take effect immediately upon its passage, approval and publication, as required by law.

A full, true and complete copy of this Ordinance shall be published within ten (10) days after passage in pamphlet form by and under authority of the Corporate Authorities.

AYES: _____

_____

NAYS: _____

_____

ABSENT: _____

ABSTAIN: _____

APPROVED: _____, 2026.

_____

MAYOR

ATTESTED:

_____

LEGAL DIRECTOR

PASSED: **APPROVED:** **PUBLISHED:**

ATTESTED and **FILED** in my office this _____ day of _____, 2026, and published in pamphlet form this _____ day of _____, 2026 by order of the City Council of the City of Rockford, Illinois.

_____
Legal Director and ex officio
Keeper of the Records and Seal

APPROVED AND
RECOMMENDED BY:

_____
CHARLOTTE HOSS, City Attorney

CH/NC Committee report passed:

ORDINANCE NO. 2026-_____-O

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKFORD, WINNEBAGO COUNTY AND OGLE COUNTY, ILLINOIS, THAT:

By passage and approval of this Ordinance, the Mayor and Legal Director are hereby authorized to approve and execute the Memorandum of Agreement between the City of Rockford and AFSCME Local 1058 regarding temporary financial incentives for 911 Telecommunicators.

The provisions and sections of this Ordinance shall be deemed severable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

All orders, resolutions, or ordinances in conflict herewith are hereby repealed insofar as such conflict exists, and this Ordinance shall take effect immediately upon its passage, approval and publication, as required by law.

A full, true and complete copy of this Ordinance shall be published within ten (10) days after passage in pamphlet form by and under authority of the Corporate Authorities.

AYES: _____

_____

NAYS: _____

_____

ABSENT: _____

ABSTAIN: _____

APPROVED: _____, 2026.

_____

MAYOR

ATTESTED:

_____

LEGAL DIRECTOR

PASSED: **APPROVED:** **PUBLISHED:**

ATTESTED and **FILED** in my office this _____ day of _____, 2026, and published in pamphlet form this _____ day of _____, 2026 by order of the City Council of the City of Rockford, Illinois.

_____
Legal Director and ex officio
Keeper of the Records and Seal

APPROVED AND
RECOMMENDED BY:

_____
CHARLOTTE HOSS, City Attorney

CH/NC Committee report passed:

ORDINANCE NO. 2026-_____-O

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKFORD, WINNEBAGO COUNTY AND OGLE COUNTY, ILLINOIS, THAT:

By passage and approval of this Ordinance, the Mayor and Legal Director are hereby authorized to approve and execute the Intergovernmental Agreement between the City of Rockford and Rockford Housing Authority (RHA) for Weatherization Program Services.

The provisions and sections of this Ordinance shall be deemed severable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

All orders, resolutions, or ordinances in conflict herewith are hereby repealed insofar as such conflict exists, and this Ordinance shall take effect immediately upon its passage, approval and publication, as required by law.

A full, true and complete copy of this Ordinance shall be published within ten (10) days after passage in pamphlet form by and under authority of the Corporate Authorities.

AYES: _____

_____

NAYS: _____

_____

ABSENT: _____

ABSTAIN: _____

APPROVED: _____, 2026.

_____

MAYOR

ATTESTED:

_____

LEGAL DIRECTOR

PASSED: **APPROVED:** **PUBLISHED:**

ATTESTED and **FILED** in my office this _____ day of _____, 2026, and published in pamphlet form this _____ day of _____, 2026 by order of the City Council of the City of Rockford, Illinois.

_____
Legal Director and ex officio
Keeper of the Records and Seal

APPROVED AND
RECOMMENDED BY:

_____
CHARLOTTE HOSS, City Attorney