



# Planning and Development Committee Meeting Agenda

City Hall, Second Floor  
425 E. State Street  
Rockford, IL 61104  
[www.rockfordil.gov](http://www.rockfordil.gov)

**Monday, July 13, 2026  
5:30 PM**

---

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

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

## **I. CALL TO ORDER**

## **II. INFORMATION ONLY**

1. 2026 Infill Planning & Development Guide Presentation.

[26-00831](#)

## **III. 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.**

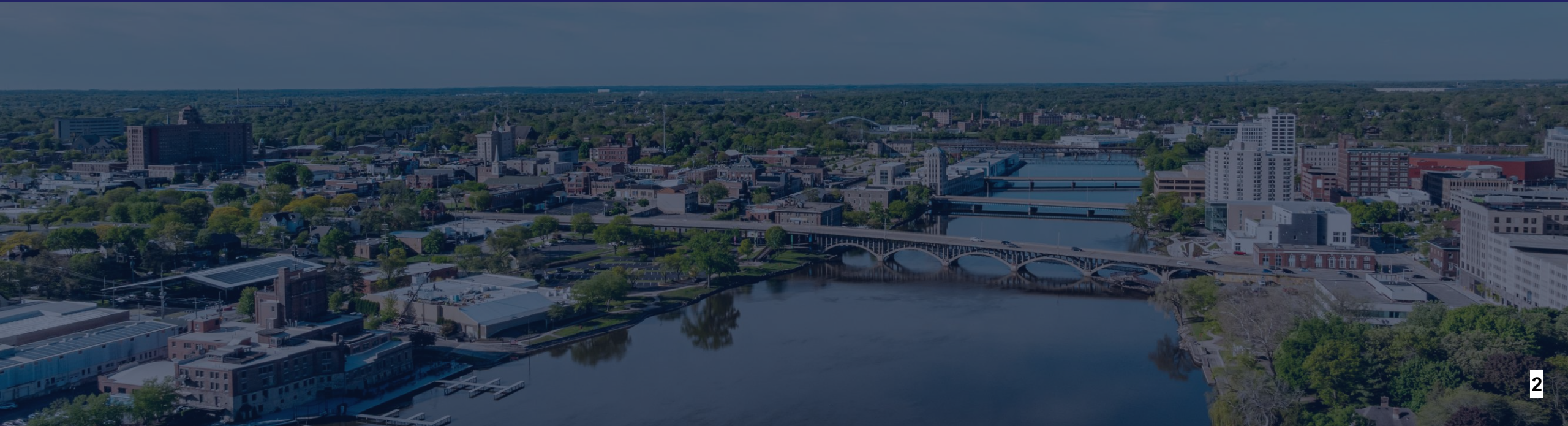
2026

# INFILL PLANNING & DEVELOPMENT GUIDE

---

Targeted Housing & Redevelopment Opportunities

City of Rockford, Illinois



# Opportunity *already exists.*

---

The future of housing growth in Rockford is not only at the edge of the city. It also exists within neighborhoods, corridors, and vacant sites that already have infrastructure to support investment.

INFORMATION-ONLY BRIEFING

2026 INFILL PLANNING & DEVELOPMENT GUIDE

City of Rockford, Illinois



# Why Infill Matters

REINVEST WHERE PUBLIC INFRASTRUCTURE ALREADY EXISTS

Infill development helps Rockford grow smarter by using existing streets, utilities, neighborhoods, corridors, and community assets to support new housing production.

## Expand Housing Choice

More housing types and price points

## Strengthen Neighborhoods

Reinvestment in established areas

## Maximize Infrastructure

Use water, sewer, streets and services already in place

## Support Economic Growth

Attract workers, residents and private investment

# WHY INFILL Matters

ROCKFORD WILL NEED BETWEEN

6,000

AND

9,000

NEW HOUSING UNITS BY 2035

Infill development is one of Rockford's most powerful tools for building stronger neighborhoods, expanding housing choice, and creating a more sustainable city.

By reinvesting in our existing communities and using our infrastructure more efficiently, infill helps us grow smarter—strengthening neighborhoods today and for generations to come.

## THE BENEFITS OF INFILL DEVELOPMENT



### INCREASED HOUSING CHOICE

Adds a variety of housing types and price points to meet the needs of residents at all stages of life.



### REINVESTMENT IN NEIGHBORHOODS

Strengthens existing neighborhoods and supports long-term stability and property values.



### MORE EFFICIENT USE OF PUBLIC INFRASTRUCTURE

Maximizes the use of water, sewer, roads, utilities, and public facilities we already have in place.



### SUPPORT FOR WALKABILITY & CONNECTIVITY

Creates compact, connected neighborhoods that are easier and safer to walk, bike, and access daily destinations.



### REVITALIZATION OF CORRIDORS & COMMERCIAL AREAS

Brings new life to underutilized corridors and strengthens local businesses and neighborhood centers.



### REDUCTION IN LONG-TERM INFRASTRUCTURE EXPANSION COSTS

Infill helps avoid the high cost of extending infrastructure to greenfield or fringe development areas.



### ACTIVATION OF VACANT AND UNDERUTILIZED PROPERTIES

Transforms vacant, blighted, or underused land into productive, tax-generating investments.

# A Growing Need for Housing

Rockford's adopted Housing Strategy Framework identifies a need for additional housing across all ownership and rental options, from single-family homes to multi-family and mixed-use development.



# 6,000 - 9,000

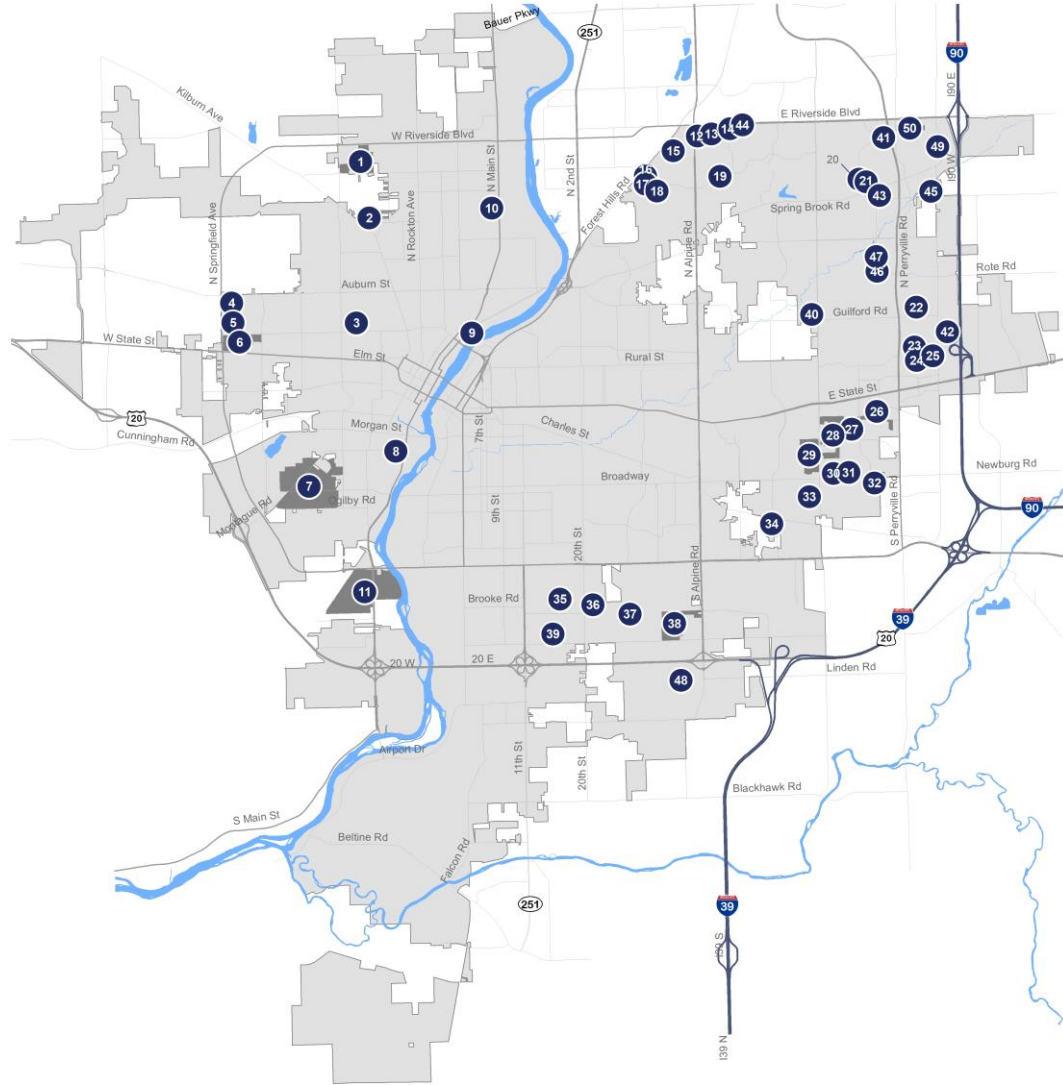
**PROJECTED NEW HOUSING UNITS BY 2035**

Meeting that need requires multiple strategies, including rehabilitation, adaptive reuse, redevelopment, and targeted infill development.

- Expand housing choice
- Increase production
- Support workforce attraction
- Promote long-term community growth

# Key Findings

A SNAPSHOT OF ROCKFORD'S INFILL OPPORTUNITY



**50**  
DEVELOPMENT  
OPPORTUNITY SITES



**1,000+**  
ACRES  
IDENTIFIED



**6,000-9,000**  
PROJECTED HOUSING  
NEED BY 2035



**20+**  
NEIGHBORHOODS &  
SURROUNDING AREAS  
SERVED



MAJORITY OF SITES  
SERVED BY EXISTING  
INFRASTRUCTURE

## HOUSING CHOICE SPECTRUM

A range of housing types to meet the needs of Rockford residents at every stage of life.



SINGLE-FAMILY



DUPLEX



TOWNHOMES



MULTI-FAMILY



MIXED-USE



LOWER DENSITY

HIGHER DENSITY

## HOUSING NEED AT A GLANCE



**6,000-9,000**  
Projected Additional  
Housing Units by 2035



**50**  
Targeted Infill  
Opportunity Sites



**5**  
Main Development  
Opportunity Types

The **50 sites** identified in this guide represent more than **1,000 acres** of targeted infill & redevelopment opportunity capable of supporting future housing production while utilizing existing infrastructure and strengthening neighborhoods throughout Rockford.



## Site Identification & Evaluation Process

“Not every vacant property is a development opportunity. The guide uses a focused process to identify sites with infrastructure, access, compatibility, and long-term potential.”

1

2

3

4

5

### STEP 1 – CITYWIDE OPPORTUNITY INVENTORY

A citywide review of vacant land, underutilized properties, and redevelopment sites identified locations with potential for future development.

### STEP 2 – INFRASTRUCTURE ASSESSMENT

Each site was evaluated for infrastructure availability, including utilities, roadway access, and proximity to public services.

### STEP 3 – LAND USE & NEIGHBORHOOD COMPATIBILITY

Sites were reviewed for compatibility with surrounding development patterns, zoning, and future land use recommendations.

### STEP 4 – DEVELOPMENT OPPORTUNITY ANALYSIS

Each site was assessed for redevelopment potential based on size, configuration, ownership, access, and estimated housing capacity.

### STEP 5 – SITE PRIORITIZATION

Sites demonstrating the strongest redevelopment potential were selected for inclusion in the Targeted Infill Development Program.

# Housing Opportunity Types

A BALANCED MIX OF HOUSING OPTIONS TO MEET DIFFERENT NEEDS

“No single housing type will address all future housing needs. A successful strategy relies on a balanced mix of development opportunities that respond to local conditions, market demand, and neighborhood context.”



**SINGLE-FAMILY**

**3-6**

units/acre

**DUPLEX**

**6-12**

units/acre

**TOWNHOMES**

**8-15**

units/acre

**MULTI-FAMILY**

**15-30**

units/acre

**MIXED-USE**

**20-60+**

units/acre

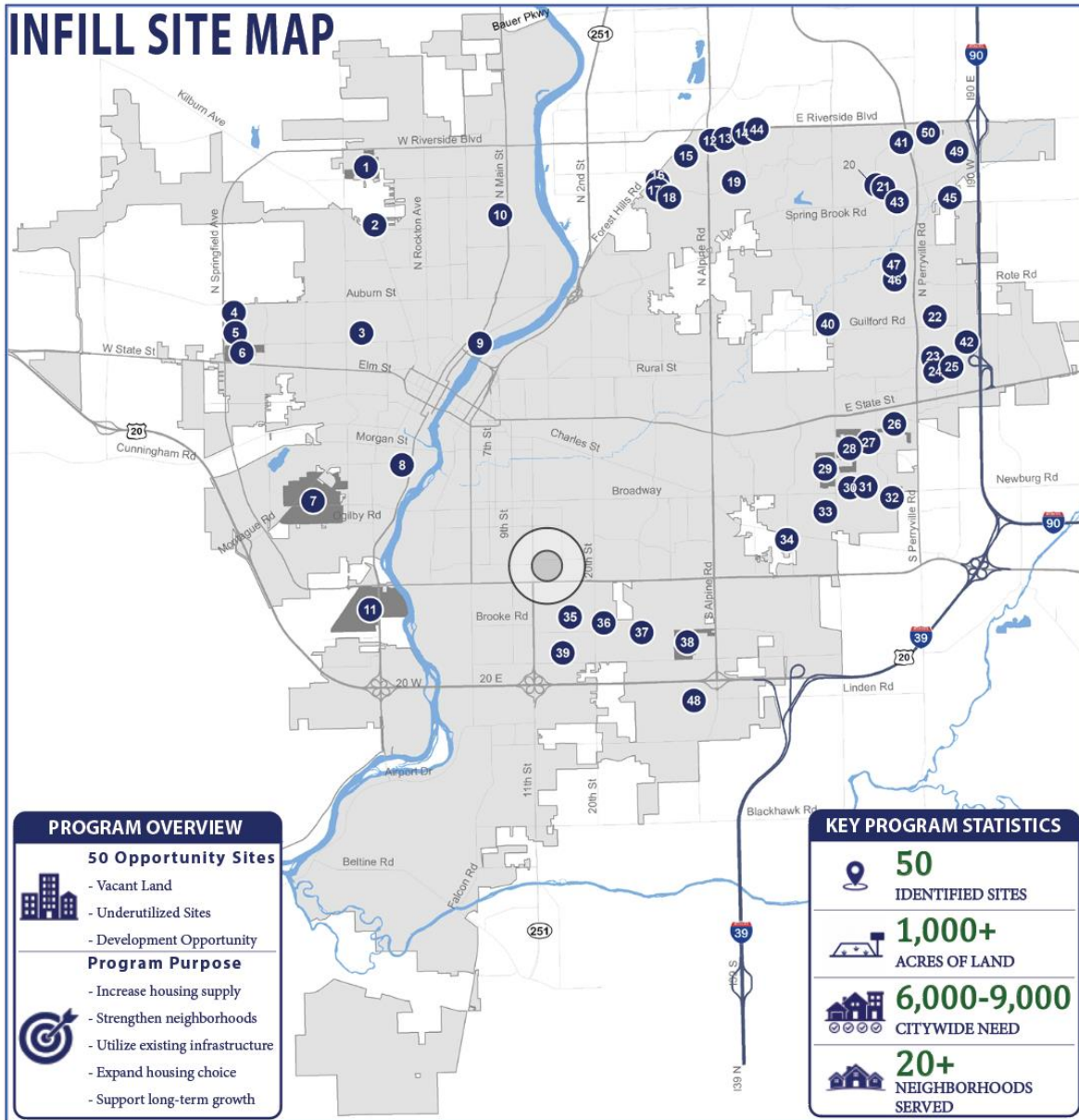
**LOWER DENSITY**

**HIGHER DENSITY**

# Where Opportunity Exists

50 STRATEGIC DEVELOPMENT OPPORTUNITY SITES ACROSS ROCKFORD

## INFILL SITE MAP

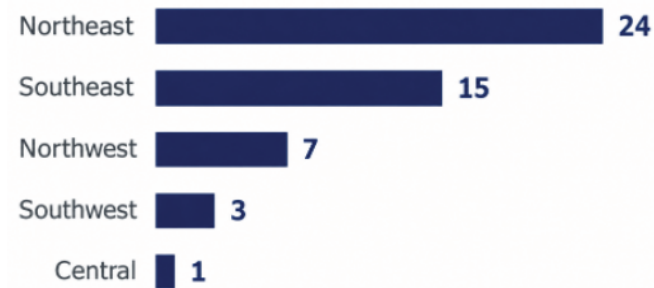


## IMPORTANT NOTE

The sites identified in this program represent larger infill and redevelopment opportunities where multiple residential units may be constructed on a single parcel or through the combination of multiple parcels. Many additional individual lots throughout the City may also be suitable for single-family homes, duplexes, townhomes, and other small-scale residential development.

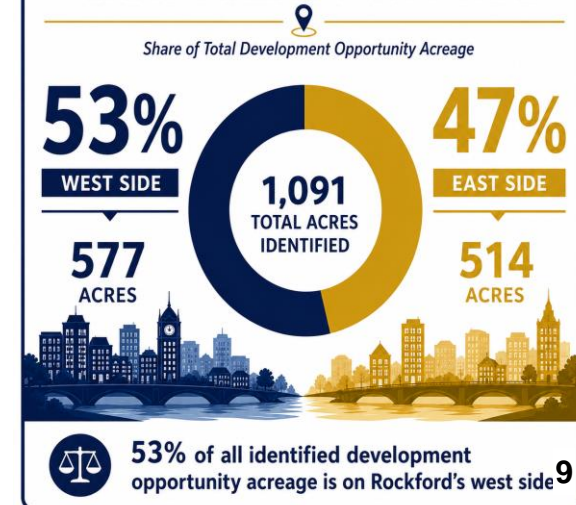
Property owners, developers, and interested parties seeking information on additional development opportunities, including individual lots and potential parcel assemblages, are encouraged to contact the [City of Rockford Community & Economic Development Department](#) for site-specific guidance and assistance.

## SITE DISTRIBUTION BY PLANNING AREA



Sites were identified based on access to infrastructure, market potential, proximity to amenities, and alignment with the 2040 Comprehensive Plan.

## LAND AREA BY CITY SIDE



# Featured Development Opportunities

## REPRESENTATIVE EXAMPLES FROM THE GUIDE

Sites range from neighborhood-scale infill to larger redevelopment opportunities capable of supporting a mix of housing types. The images below represent potential development opportunities and represent what sites could look like.



### Townhome Infill

Connected homes that provide an efficient use of land and offer modern living options



### Multi-Family Opportunity

Flexible housing solutions that accommodate a variety of households and lifestyles



### Mixed-Use Redevelopment

Integrated housing, retail, office, and service uses that support walkable activity centers

The complete guide includes detailed site profiles with existing conditions, infrastructure characteristics, zoning context, ownership considerations, development opportunities, and key site characteristics.

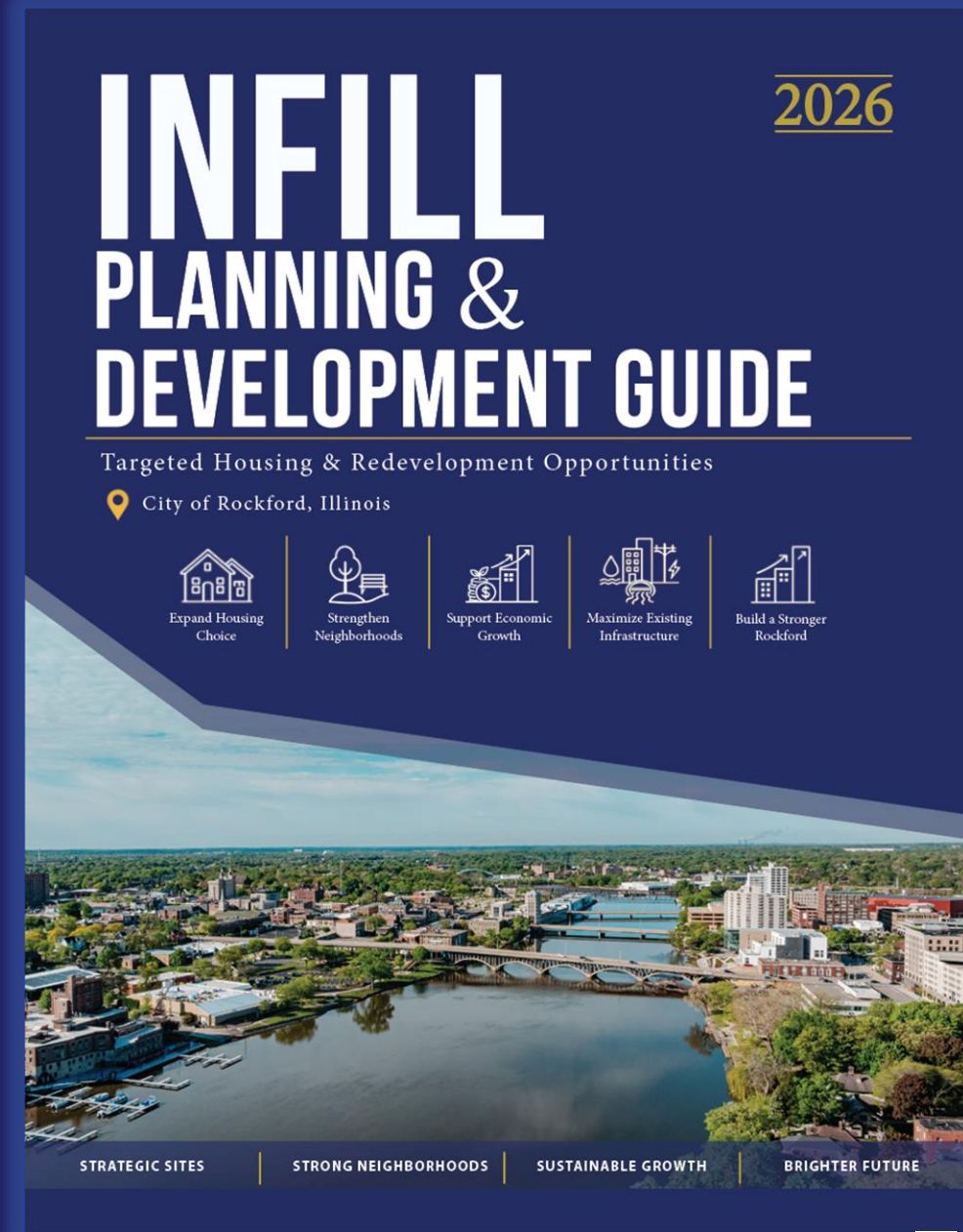
# Why These Sites Matter

THE GUIDE FOCUSES ON LOCATIONS WITH PRACTICAL DEVELOPMENT POTENTIAL

Infill development represents one of the most effective strategies available to support housing production, neighborhood revitalization, and sustainable growth. Infill development leverages streets, utilities, schools, parks & public services that already exist within our community.

Successful infill depends on more than vacant land. The guide evaluates whether sites are positioned to support high-quality development that strengthens neighborhoods and advances community goals.

The result is a practical development guide focused on implementation and opportunity.



# Implementation Priorities

TURNING OPPORTUNITIES INTO MEASURABLE ACTIONS



## Advancing High Readiness Sites

Priority should be given to sites possessing existing infrastructure, favorable access, compatible land use patterns, and limited redevelopment constraints.



## Supporting Housing Production

Future housing demand will require a combination of development types and housing options. Continued support for residential infill development will help expand housing supply while increasing housing choice.



## Strategic Infrastructure Investments

Targeted infrastructure improvements may improve development feasibility and increase site attractiveness in selected locations.



## Public-Private Partnerships

Successful redevelopment will require collaboration among developers, builders, property owners, housing organizations, neighborhood stakeholders, and public agencies.



## Marketing & Promotion

The City should actively promote identified opportunity sites and maintain current development information to support investment decisions.



## Program Maintenance

The site inventory should be reviewed periodically to reflect completed projects, changing market conditions, and new redevelopment opportunities.

# Staff Priorities

## 01 Promote High-Readiness Sites

Share development opportunities with developers and property owners

## 02 Coordinate Infrastructure Needs

Identify targeted improvements that improve site feasibility

## 03 Maintain the Site Inventory

Update at least annually so the guide remains current and useful

## 04 Support Zoning & Development Assistance

Provide early staff guidance to reduce development uncertainty for developers and investors

## 05 Marketing & Reporting

Share opportunities regionally and track progress over time

# INFILL PLANNING & DEVELOPMENT GUIDE

Strategic Sites.

Strong Neighborhoods.

Sustainable Growth.

Brighter Future.

City of Rockford, Illinois



## BUILDING ROCKFORD'S FUTURE

The **50** development opportunity sites identified in this guide represent a strategic framework for expanding housing choice, supporting neighborhood reinvestment, and strengthening Rockford's long-term growth.

Through strategic infill development, strong partnerships, and thoughtful investment, we can create vibrant neighborhoods and a stronger, more resilient Rockford for generations to come.



425 East State Street  
Rockford, IL 61104



Monday – Friday  
8:00 AM – 5:00 PM



[www.rockfordil.gov](http://www.rockfordil.gov)