



Code and Regulation Committee Meeting Agenda

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

**Monday, April 27, 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. COMMITTEE REPORTS

1. North Court Street and Whitman Street [26-00478](#)

Traffic Commission recommends approval to establish a “No Parking Any Time Except Paratransit” restriction on the west side of North Court Street from 318 feet north of Whitman Street to 348 feet north of Whitman Street

2. Final Plat of Bell School Crossings Subdivision located at 73xx East Riverside Boulevard [26-00452](#)

3. 2530, 2710 and 2720 South Main Street [26-00454](#)

Zoning Board of Appeals recommends approval for a 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)

4. 3207 North Main Street [26-00456](#)

Zoning Board of Appeals recommends denial for a Variation to decrease the minimum side yard setback for a covered entrance from six (6) feet to one (1) foot in a C-2, Limited Commercial Zoning District at 3207 North Main Street (Jill Bosselman for DJK Haynes, LLC/Applicant)

5. 3321 Integrity Drive [26-00457](#)

Zoning Board of Appeals recommends approval for a Zoning Map Amendment from C-3, General Commercial Zoning District and I-1, Light Industrial Zoning District to I-3, Airport Industrial Zoning District at 3321 Integrity Drive (Industrial VI Enterprises, LLC c/o Hillwood/Applicant)

6. 515 South Alpine Road [26-00458](#)
Zoning Board of Appeals recommends denial for a Special Use Permit for a Planned Unit Development consisting of four, 4-unit buildings and two, 8-unit buildings in an R-1, Single Family Residential Zoning District at 515 South Alpine Road (Zaher Qassem/Applicant)
7. 1320 21st Avenue [26-00459](#)
Zoning Board of Appeals recommends approval for a Variation to reduce the rear yard setback from 30 feet to nine (9) feet in an R-2, Two-Family Residential Zoning District at 1320 21st Avenue (Manuel R. Pedroza/Applicant)
8. 730 and 7xx Lincoln Park Boulevard [26-00460](#)
Zoning Board of Appeals recommends approval for a Special Use Permit for a Planned Unit Development consisting of a working farm and education center with pole barns for a community meeting place and equipment storage, two (2) 30'x 90' passive solar greenhouses, a storage shed, a gazebo and a gravel parking area and gravel driveway in a R-1, Single-Family Residential Zoning District at 730 and 7xx Lincoln Park Boulevard (Kathryn Whitacre of Nettle Curbside Compost, LLC/Applicant)
9. 215, 325, and 423 South Madison Street [26-00461](#)
Zoning Board of Appeals recommends approval for a Zoning Map Amendment from I-1, Light Industrial Zoning District to C-4, Urban Mixed-Use Zoning District at 215, 325, and 423 South Madison Street (City of Rockford/Applicant)
10. 818 6th Street [26-00462](#)
Liquor and Tobacco Advisory Board of Appeals recommends approval for;
a. The Sale of Tobacco Products; and
b. The Sale of Packaged Liquor in conjunction with a gas station and convenience store in a C-3, General Commercial Zoning District at 818 6th Street (Aland S. Augustin/Mamas Food & Fuel, LLC dba Mamas Food & Fuel/Applicant)
11. 2975 North Perryville Road [26-00463](#)
Liquor and Tobacco Advisory Board of Appeals recommends approval for the Sale of Tobacco Products in conjunction with a gas station and convenience store in a C-2, Limited Commercial Zoning District at 2975 North Perryville Road (Abdulahakim Saleh Alawi/H & Mart, LLC dba H & Mart/Applicant)

12. 2914 West State Street [26-00464](#)
Liquor and Tobacco Advisory Board of Appeals recommends approval for;
a. The Sale of Packaged Liquor (Class PKG) and
b. The Sale of Tobacco Products in conjunction with a gas station and convenience store in an I-1, Light Industrial Zoning District at 2914 West State Street (Ravi Patel/Priyank Patel/Khodiyar 364001, Inc. dba Way Low Citgo/Applicants)
13. 3523 Auburn Street [26-00465](#)
Liquor and Tobacco Advisory Board of Appeals recommends approval for:
a. The Sale of Tobacco Products; and
b. The Sale of Packaged Liquor (Class PKG); and
c. The Sale of Liquor by the Drink (Class L50) in conjunction with a liquor store, tavern and video gaming terminals in a C-3, General Commercial Zoning District at 3523 Auburn Street (Bhupinder Singh/Sean Chinna/Central Park Tap, Inc. dba Central Park Tap/Applicants)
14. 4225 Charles Street [26-00471](#)
Liquor and Tobacco Advisory Board recommends approval for the Sale of Beer and Wine by the Drink (Class WB50) in conjunction with a restaurant and video gaming terminals in a C-2, Limited Commercial Zoning District at 4225 Charles Street (Francisco Rivera Luna/Monica Jaramillo-Porras/La Esquinita de Oro, LLC dba La Esquinita de Oro/Applicants)
15. 2842 and 28xx 11th Street and 2845 Kinsey Street [26-00472](#)
Liquor and Tobacco Advisory Board recommends approval for a Modification of an Existing Liquor License for a 100% stock purchase in a C-3, General Commercial Zoning District and R-1, Single-Family Zoning District at 2842 and 28xx 11th Street and 2845 Kinsey Street (Shantilal Patel/Ajay Modi/BJ's Place, Ltd dba BJ's Place/Applicants)
16. 6565 Lexus Drive [26-00473](#)
Liquor and Tobacco Advisory Board recommends approval for the Sale of Liquor by the Drink (Class NG-L) in conjunction with a restaurant in a C-2, Limited Commercial Zoning District at 6565 Lexus Drive (Made Gede Sansu/Ariet Lazuardy/Lisa Prasetya/Yugen, LLC dba Yugen Authentic Japanese Restaurant/Applicants)

17. 2645 20th Street [26-00474](#)
Liquor and Tobacco Advisory Board recommends approval for the Sale of Tobacco Products in conjunction with a convenience store in a C-2, Limited Commercial Zoning District at 2645 20th Street (Muhammad Sagheer Ahmad/Smokes N More, LLC dba Smokes N More/Applicant)
18. 908 West Riverside Boulevard [26-00476](#)
Liquor and Tobacco Advisory Board recommends approval for the Sale of Liquor by the Drink (Class L50) in conjunction with a tavern and restaurant and video gaming terminals in a C-2, Limited Commercial Zoning District at 908 West Riverside Boulevard (Harwinder Kaur/AB 2 Enterprises, Inc. dba On The Rocks/Applicants)
19. 6275 East State Street [26-00477](#)
Liquor and Tobacco Advisory Board recommends approval for the Sale of Liquor by the Drink (Class L50) in conjunction with a restaurant and outdoor seating area in a C-2, Limited Commercial Zoning District at 6275 East State Street (Steven R. Grube/Rockford Wing Company, LLC dba Buffalo Wild Wings/Applicant)

III. RESOLUTION

1. Proposed Resolution Establishing Minimum Standards, Performance Requirements and Community Benefit Obligations for Data Center Development [26-00493](#)

IV. ADJOURNMENT

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