



Code and Regulation Committee

Meeting Minutes

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

Present

- Alderman Gabrielle Torina
- Alderman Janessa Neal
- Alderman Mark Bonne
- Alderman Tamir Bell
- Alderman Aprel Prunty

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

A motion was made by Alderman Bell, seconded by Alderman Torina, that this Committee Report be Approved by committee. The motion carried by a unanimous vote.

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

A motion was made by Alderman Bell, seconded by Alderman Torina, that this item be Approved by committee to the City Council. The motion carried by a unanimous vote.

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)

Ald. Torina stated that the proposed development is in her ward, and that she wanted to have this item laid over because she has several concerns, especially after listening to the public comments made at the zoning meeting.

Ald. Bonne pointed out that there is a copy of the Voluntary Assistance Relocation

Program on each person's desk for their review. The information was provided by the attorney for the property owner.

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)

A motion was made by Alderman Wilkins, seconded by Alderman Bell, that this Committee Report be Approved by committee. The motion carried by a unanimous vote.

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)

A motion was made by Alderman Torina, seconded by Alderman Bell, that this Committee Report be Sustained. The motion carried by a unanimous vote.

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)

Ald. Torina commented that she would be voting against the denial recommendation.

A motion was made by Alderman Torina to REVERSE the recommendation of the Zoning Board of Appeal's denial. The motion was seconded by Ald. Wilkins. The motion Passed by a vote of 3-2, along with the Finding of Facts.

Ald. Beach stated that he would like to meet with the developer before a final vote is given.

Ald. Bonne commented that he is in favor of the project.

Ald. Tuneberg asked if any modifications had been recommended. Ald. Bonne stated that he was not aware of any.

Ald. Beach noted that he had placed a call to one of the engineers working on this project. However, at t his time, he has not been able to reach him.

Scott Capovilla, Planning and Zoning Manager stated that he had received an email stating that consideration would be given for amendments to the proposed development

plan.

Ald. Torina asked Mr. Capovilla to explain Staff's decision on this item. Mr. Capovilla explained that currently there is one (1) single-family home on the site. The home is surrounded by a park, a commercial area and a single-family home. Staff believes that the site could provide additional housing, which is needed in the city.

Approval is subject to the following conditions:

1. Must meet all Applicable Building and Fire Codes
2. Submittal of a civil engineering plan for roadway, site development and drainage for Staff's review and approval
3. Submittal of a storm water management plan for Staff's review and approval
4. Submittal of a detail landscape plan for Staff's review and approval
5. Submittal of Planned Unit Development final plat for Staff's review and approval
6. Must develop buildings in accordance with proposed elevations submitted as Exhibit E and H

All conditions must be met prior to establishment of use

Aye: Alderman Bonne, and Alderman Prunty

Nay: Alderman Torina, Alderman Neal, and Alderman Bell

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)

A motion was made by Alderman Torina, seconded by Alderman Bell, that this Committee Report be Sustained. The motion carried by a unanimous vote.

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)

A motion was made by Alderman Bell, seconded by Alderman Trina, that this Committee Report be Sustained. The motion carried by a unanimous vote. Approval is subject to the following conditions:

1. Must meet all Applicable Building and Fire Codes
2. Submittal of a revised site plan showing the parking area, driveway and driveway aprons constructed with chip seal
3. Must develop site in accordance with the approved revised site plan

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4. Any expansion of the composting area will require a modification of the Special Use Permit
5. All conditions must be met prior to establishment of use
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)
- A motion was made by Alderman Bell, seconded by Alderman Torina, that this Committee Report be Sustained. The motion carried by a unanimous vote.
10. 818 6th Street [26-00462](#)
- Liquor and Tobacco Advisory Board of Appeals recommends approval for;
- The Sale of Tobacco Products; and
 - 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)
- A motion was made by Alderman Bell, seconded by Alderman Wilkins, that this Committee Report be Sustained. The motion was carried by a 4-1 vote.
- Ald. Torina spoke about the number of liquor requests before the Committee that are in vulnerable areas. She noted that she will not be voting in favor of this item.
- Mr. Capovilla noted that there was an ownership change taking place at this location. He also noted that because of many police calls in the past at this location, Staff asked for a closing time of midnight, and the owner agreed.
- Ald. Salgado is the alderman of the ward, and spoke in favor of the request for liquor and tobacco, but agrees with the closing restriction.
- Approval is subject to the following conditions:
- Meet all applicable Building and Fire Codes
 - Compliance with all City of Rockford Code of Ordinances including Liquor and Tobacco Codes
 - Window display signage is limited to 20% of window area
 - The windows shall not be covered with bars or other devices that block the windows
 - Submittal of a revised interior floor plan showing the location for alcohol and tobacco sales
 - The sale of packaged liquor and tobacco products shall be limited to the submitted revised interior floor plan
 - There shall be no single serving sales of beer or wine in volumes of 16 oz. or less
 - The sale of water pipes and “huka” or “hookah” pipes are prohibited
 - The sale of rose tubes, airplanes-sized bottles (50 ml(1.7 ounces) or less) and any other products that can be deemed easily manufactured into drug paraphernalia is

prohibited

10. The proposed use is prohibited from having a bar or liquor by the drink

11. Submittal of a landscape plan including plantings along 6th Street

12. The hours of liquor sales shall be limited to 9 a.m. to midnight (12 a.m.), Monday through Sunday

13. Any pending general ordinance case(s) must be resolved prior to issuance of the license

14. All outstanding general ordinance fines must be paid prior to the issuance of the license

15. All conditions must be met prior to issuance of license and establishment of use

Aye: Alderman Neal, Alderman Bonne, Alderman Bell, and Alderman Prunty

Nay: Alderman Torina

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 (Abdulkhaleem Saleh Alawi/H & Mart, LLC dba H & Mart/Applicant)

A motion was made by Alderman Bonne, seconded by Alderman Wilkins, that this Committee Report be Sustained. The motion carried by a unanimous vote. 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 Tobacco Codes
3. Submittal of a landscape plan to replace the dead and missing shrubs for Staff's review and approval by May 31, 2026
4. Installation of approved landscaping by July 31, 2026
5. Provide Staff with a plan on what will happen with the vacant car wash building on the site. If it is not going to be operational, Staff recommends that it be removed
6. The sale of tobacco products shall be limited to the location as shown on Exhibit E
7. Window display signage is limited to 20% of the window area
8. The windows shall not be covered with bars or other devices that block the window
9. The sale of rose tube, 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
10. The sale of water pipes and "huka" or "hookah" pipes are prohibited
11. Hours of operation would be Monday through Sunday 5 a.m. – 11 p.m.
12. Any pending general ordinance case(s) must be resolved prior to issuance of the license
13. All outstanding general ordinance fines must be paid prior to the issuance of the license
14. All conditions must be met prior to issuance of license and establishment of

use

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/Khodiya 364001, Inc. dba Way Low Citgo/Applicants)

Ald. Bell noted that this business is in his ward. It is an ownership change. He commented that he would like to add a condition stating that the new owner will sell fresh produce. He also stated that he will be meeting with the owner.

Aye: Alderman Torina, Alderman Neal, Alderman Bell, and Alderman Prunty

Nay: Alderman Bonne

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)

A motion was made by Alderman Bell, seconded by Alderman Wilkins, that this Committee Report be Sustained. 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. 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. Submittal of a detailed site plan that includes parking spaces including the required ADA parking spaces and the removal of the parking in the right-of-way for Staff review and approval
6. Submittal of a detailed landscaping plan that includes shade trees, perimeter landscaping, and interior landscaping with specific species of plants for Staff's review and approval
7. The subject property must be in compliance with the approved revised site and landscaping plans. The landscaping must be installed by October 1, 2027
8. Submittal of a revised business plan including information regarding video gaming terminals and the liquor store as well as a revised floor plan indicating the location of the video gaming terminals for Staff's review and approval

- 9.The sale of liquor by the drink is in conjunction with a bar as shown on the approved interior floor plan Exhibit F
- 10.The sale of liquor by the drink shall be limited to Monday through Saturday from 6 a.m. to 2 a.m. and Sunday 9 a.m. to 2 a.m.
- 11.The proposed use shall not have a cover charge, dance floor, live entertainment or any DJs
- 12.The proposed use shall not operate as a nightclub
- 13.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
- 14.The sale of water pipes and “huka” or “hookah” pipes are prohibited
- 15.Removal of five of the wall signs on the west side of the building. Only two signs can remain
- 16.There shall not be temporary exterior signage
- 17.Any pending general ordinance case(s) must be resolved prior to issuance of the license
- 18.All outstanding general ordinance fines must be paid prior to the issuance of the license
- 19.All conditions must be met prior to issuance of license and establishment of use

Aye: Alderman Torina, Alderman Neal, Alderman Bell, and Alderman Prunty

Nay: Alderman Bonne

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)

A motion was made by Alderman Torina, seconded by Alderman Wilkins, that this Committee Report be Sustained. The motion carried by a unanimous vote. 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.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 liquor by the drink shall be limited to the tenant space shown as Exhibit E in green
- 6.Hours of operation are limited to Monday through Saturday 9 a.m. – 8 p.m. and Sunday 9 a.m. to 6 p.m. for the restaurant, and Sunday through Saturday 8 a.m. – 9 p.m. for the grocery store
- 7.The proposed use shall not operate as a nightclub
- 8.The proposed use shall not have a cover charge, dance floor or any DJs
- 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

- 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)

A motion was made by Alderman Torina, seconded by Alderman Wilkins, that this Committee Report be Sustained. The motion carried by a unanimous vote. 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.Hours of operation are Monday through Saturday 8 a.m. to 2 a.m. and Sunday 9 a.m. to 2 a.m.
- 4.The sale of liquor by the drink shall be limited to the interior floor plan approved by Staff, Exhibit F
- 5.There shall be no single serving sales of beer and wine in volumes of 16 oz or less for packaged liquor sales
- 6.The sale of rose tubes, airplane-sized bottles (50ml(1.7 ounces) or less) any other products that can be deemed to be easily manufactured into drug paraphernalia is prohibited
- 7.There shall not be a cover charge, dance floor, DJ's and/or live entertainment
- 8.The proposed use shall not operate like a nightclub
- 9.The windows shall not be covered with bars or other devices that block the windows
- 10.Window display signage is limited to 20% of window area
- 11.Any pending general ordinance case(s) must be resolved prior to issuance of the license
- 12.All outstanding general ordinance fines must be paid prior to the issuance of the license
- 13.All conditions must be met prior to issuance of license and establishment of use

- 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)

A motion was made by Alderman Bell, seconded by Alderman Bonne, that this Committee Report be Sustained. The motion carried by a unanimous vote.

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 shall be limited to the approved interior floor plan
4. The hours of operation are limited to Monday through Thursday 11 a.m. – 9 p.m., Friday and Saturday 11 a.m. – 9:30 p.m., and Sunday Noon – 9 p.m.
5. Window display signage is limited to 20% of window area
6. The windows shall not be covered with bars or other devices that block the windows
7. The restaurant shall not have a cover charge, dance floor, DJs or any live entertainment
8. The 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

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)

A motion was made by Alderman Bell, seconded by Alderman Wilkins, that this Committee Report be Sustained. Ald. Torina voted "No."

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 Tobacco Codes
3. The sale of tobacco products shall be limited to the submitted interior floor plan Exhibit D
4. Window display signage is limited to 20% of the window area
5. The windows shall not be covered with bars or other devices that block the window. The existing bars must be removed
6. The sale of water pipes and “huka” or “hookah” pipes are prohibited
7. The sale of rose tube, 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
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

Aye: Alderman Neal, Alderman Bonne, Alderman Bell, and Alderman Prunty

Nay: Alderman Torina

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)

A motion was made by Alderman Wilkins, seconded by Alderman Bell, that this Committee Report be Sustained. The motion carried by a unanimous vote.

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.Submittal of a revised interior floor plan that includes seating, tables, bar stools, games and video gaming terminals for Staff review and approval
- 4.The sale of liquor by the drink shall be limited to the approved interior floor plan approved by Staff
- 5.The hours of operation are limited to 11 a.m. – Midnight, Monday through Sunday
- 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.The tavern and restaurant shall not have a cover charge, dance floor, live entertainment or any DJs
- 9.The tavern and restaurant and bar shall not operate as a nightclub
- 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

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)

A motion was made by Alderman Bell, seconded by Alderman Wilkins, that this Committee Report be Sustained. The motion carried by a unanimous vote.

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.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 liquor by the drink is in conjunction with a restaurant
- 6.The hours of operation will be Sunday through Wednesday, 11 a.m. to Midnight and Thursday through Saturday 11 a.m. – 1 a.m.
- 7.The proposed use shall not have a cover charge, dance floor, live entertainment or any DJs

- 8.The proposed use 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

III. RESOLUTION

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

City Administrator, Todd Cagnoni discussed the steps that need to be taken in order to approve a resolution. Legal Director, Angela Hammer stated that she had spoken to Ald. Bell, the author of the subject resolution regarding the resolution, and the limitations that city has being a non-home rule community. She noted that the resolution would need to be revised to stay within those parameters.

Ald. Wilkins made a MOTION to have this item lay over giving Staff time to put something more definitive in writing before action is taken on this item. The motion was SECONDED by Ald. Bonne.

Ald. Bell thanked Administrator Cagnoni for the information that he provided, and expressed his contentment with the discussion that is taking place today.

Ald. Wilkins WITHDREW her motion. Ald. Salgado stated that he believed that a text amendment would be the best procedure to take for this item. Director Hammer explained the steps that need to be taken for a text amendment.

Ald. Bell thanked everyone who has shown interest in the subject matter centered around data centers. Ald. Bell made a MOTION to have this item LAYOVER at this time. There was no second.

Ald. Bonne made a MOTION to TABLE this item at this time. Ald. Wilkins SECONDED the motion. The motion was CARRIED by a vote of 4-1. Ald. Bell voted "No."

IV. ADJOURNMENT

With no further business before the Committee, the meeting was adjourned.

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.