



Code and Regulation Committee Meeting Agenda

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

**Monday, July 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. Palo Verde Drive/Calderwood Drive [26-00892](#)
Traffic Commission recommends approval establishing a restriction requiring that traffic on Calderwood Drive be required to stop prior to entering the intersection with Palo Verde Drive, thus repealing the existing traffic control of Calderwood Drive yielding for Palo Verde Drive
2. No Action Item: [26-00894](#)
Traffic Commission recommends that no action be taken on the following item:
 1. Request for additional street lights on 1640 Albany Lane
3. 134 North Main Street [26-00867](#)
Zoning Board of Appeals recommends approval for a Special Use Permit for six (6) residential units on the ground floor in a C-4, Urban Mixed-Use Zoning District at 134 North Main Street (Oliver Emerson Development/Applicant)
4. 325 South Madison Street [26-00868](#)
Zoning Board of Appeals recommends approval for a Special Use Permit for residential units on the ground floor in a C-4, Urban Mixed-Use Zoning District at 325 South Madison Street (Oliver Emerson Development/Applicant)
5. 1232 Soper Avenue [26-00869](#)
Zoning Board of Appeals recommends denial for a Variation to reduce the side yard setback for a covered patio from six (6) feet to zero (0) feet in an R-1, Single-Family Residential Zoning District at 1232 Soper Avenue (Luis E. Perez/Applicant)
6. 210 North Longwood Street [26-00870](#)
Zoning Board of Appeals recommends approval for a Special Use Permit for body art services in a C-2, Limited Commercial Zoning District at 210 North Longwood Street (Everardo Rodriguez/Applicant)

7. 219 South 2nd Street [26-00871](#)
Zoning Board of Appeals recommends approval for a Special Use Permit for a Planned Mixed Use Development consisting of ten (10) apartments, a restaurant and banquet hall in an R-2, Two-Family Residential Zoning District at 219 South 2nd Street (Jennifer Spencer of Studio GWA for Centennial United LLC/Applicants)
8. 1010 East State Street [26-00873](#)
Zoning Board of Appeals recommends approval for a Special Use Permit for body art services in a C-2, Limited Commercial Zoning District at 1010 East State Street (Tom Baclet/Applicant)
9. 3218 11th Street [26-00874](#)
Zoning Board of Appeals recommends approval for a:
 - a. Zoning Map Amendment from R-1, Single-Family Residential Zoning District to C-3, General Commercial Zoning District: and a
 - b. Variation to increase the maximum allowed business identification wall signs from two (2) to three (3) in a C-3, General Commercial Zoning District at 3218 11th Street (Jimmy Smith/Applicant)
10. 1603 North Alpine Road [26-00879](#)
Liquor and Tobacco Advisory Board recommends approval for Modification of an Existing Liquor License to add package liquor sales in conjunction with a restaurant in a C-3, General Commercial Zoning District at 1603 North Alpine Road (Randall Raymond Baker/Baker Street Burgers, LLC dba BD4: A Burger Joint/Applicant)
11. Zoning Board of Appeals recommends approval of the following Text Amendments: [26-00876](#)
Text Amendments to the City of Rockford Zoning Ordinance to:
 - *Table 20-1 Use Classification Table
 - *Article 20-005 Lot Area Per Dwelling Unit (Density)
 - *Article 20-005-G Rear Setbacks
 - *Table 21-1 Use Classification Table
 - *Article 30 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
 - *Continuance of Nonconforming Uses
12. Request for a moratorium on data centers and directing the City Administrator, and designees to conduct a comprehensive evaluation of best practices for regulating the development, expansion, and operation of data centers within the City of Rockford [26-00902](#)

III. RESOLUTION

1. Request from the Traffic Commission for the City of Rockford, Illinois to approve the installation of a street light near 2415 Quincy Circle [26-00893](#)
2. 815 Day Block Party [26-00883](#)
This event is scheduled for Saturday, August 15th. The location of the event is the 100 block of North 1st Street, and the event time is 8 a.m. - 4 p.m.
3. Polish Fest [26-00884](#)
This event is scheduled for Sunday, August 16th. The event will be held on the grounds of St. Stanislaus Kostka Church located at 201 Buckbee Street, and the event time is 10 a.m. - 9 p.m.
4. PCI Employee Picnic [26-00885](#)
This event is scheduled for Tuesday, September 15th. The location of the event is 4545 Assembly Drive, and will take place during open business hours. Assembly Drive will be closed from Research Parkway to Airport Drive during the picnic.

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.