



City Council Meeting Agenda

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

**Monday, February 2, 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>.

Items appearing on the City Council Standing Committee Agendas for today's date may receive a vote at committee and come before the City Council meeting tonight held after the committee meeting. Final vote may be taken on said items at the City Council meeting.

I. CALL TO ORDER

A. Invocation and Pledge of Allegiance

B. Roll Call

II. PROCLAMATIONS

III. PETITIONS AND COMMUNICATIONS

A. Planning and Development Committee

1. Memorandum from Andrea Hinrichs, Housing and Program Manager, regarding the Conditional Preliminary Set-Aside Letter for Federal HOME and CDBG funds requested by RockRiver I, LLC for a new senior housing development. Referred to Planning and Development Committee. [26-00137](#)

B. Code and Regulation Committee

1. Memorandum from Martin Bloom, Project Manager-Permits and Special Events, regarding a request to vacate a right-of-way. Referred to Code and Regulation Committee. [26-00134](#)
2. Traffic Commission's Agenda for the meeting to be held on February 11, 2026 and Minutes from that meeting for consideration at the Code and Regulation Committee meeting on February 23, 2026. Referred to Code and Regulation Committee. [26-00136](#)

3. Memorandum from Scott Capovilla, Planning and Zoning Manager, regarding Plat No. 2 of Puri West State Subdivision. Referred to Code and Regulation Committee. [26-00138](#)

C. Finance and Personnel Committee

1. Memorandum from Charlotte Hoss, City Attorney, regarding Trustee Property Mowing Lien Waivers. Referred to Finance and Personnel Committee. [26-00135](#)

IV. PUBLIC SPEAKERS

1. John Tac Brantley
2. Denzil Wynter
3. Prophet Yusef
4. Steven McMaster
5. Dana Briggs

V. NEW COMMITTEE REPORTS

A. Planning and Development Committee

1. Committee recommends approval of the Funding Agreement with Northwestern Illinois Area Agency on Aging, an Illinois not-for-profit corporation (NIAAA) for the establishment of a Senior Center at 5505 East State Street. The funding source is a reallocation of unspent ARPA Plan/ Major Corridor Signage Funds not to exceed \$300,000. [25-00167](#)
2. Committee recommends approval of the Funding Agreement and Lease Agreement for 713 East State Street (Shumway Building) with Rockford Area Arts Council for 2026 through 2028 in the amount of \$125,000 annually for a total amount of \$375,000. The funding source is the City's Redevelopment Fund. [26-00086](#)

B. Code and Regulation Committee

1. Final Plat of Dulgar Subdivision [26-00097](#)
Committee recommends approval of the Final Plat of Dulgar Subdivision.
2. Final Plat of District 815 Subdivision. [26-00098](#)
Committee recommends approval of the Final Plat of District 815 Subdivision.

3. 3929 Broadway, Suite 7 [26-00099](#)
Committee recommends sustaining the Zoning Board of Appeals' approval for a Special Use Permit for body art services (tattoo) in conjunction with an esthetics shop in a C-2, Limited Commercial Zoning District at 3929 Broadway, Suite 7 (Destiny Owens/Applicant). Subject to conditions.
4. 1100 North Lyford Road [26-00100](#)
Committee recommends sustaining the Zoning Board of Appeals' approval for a Special Use Permit for a funeral home in a C-1, Limited Office Zoning District at 1100 North Lyford Road (BAO, LLC/Applicant). Subject to conditions.
5. 716 Indiana Avenue [26-00101](#)
Committee recommends sustaining the Zoning Board of Appeals' approval for a Special Use Permit for a Planned Unit Development for an event space for receptions, cultural events and celebrations of life in an R-4, Multi-Family Residential Zoning District at 716 Indiana Avenue (Allen & Shawn Cox/Applicants). Subject to conditions.
6. 1601 Sandy Hollow Road and 3402 11th Street [26-00102](#)
Committee recommends sustaining the Zoning Board of Appeals' approval for a Variation to modify a 4.16' x 5.92' reader board to allow for a 4' x 6' electronic graphic display sign on an existing legal non-conforming freestanding sign in a C-3, General Commercial Zoning District at 1601 Sandy Hollow Road and 3402 11th Street (Bobby Patel for Ramdevneal, LLC/Applicant). Subject to conditions.
7. 1211 West Street [26-00103](#)
Committee recommends sustaining the Zoning Board of Appeals' approval for a Zoning Map Amendment from R-1, Single-Family Zoning District to R-2, Two-Family Residential Zoning District at 1211 West Street (Carmel Smith/Applicant). Subject to conditions.
8. 3905 Broadway [26-00104](#)
Committee recommends sustaining the Liquor and Tobacco Advisory Board's approval for the Sale of Liquor by the Drink (Class L-50) in conjunction with a tavern, video gaming terminals, and outdoor seating area in a C-2, Limited Commercial Zoning District at 3905 Broadway (Alison Elizabeth Fuller/8th Ward Pub, LTD dba 8th Ward Pub/Applicant). Subject to conditions.

9. 3005 and 3007 North Rockton Avenue [26-00106](#)
Committee recommends sustaining the Liquor and Tobacco Advisory Board's approval for:
- a. The Sale of Tobacco Products; and
 - b. The Sale of Packaged Liquor (Class PKG) in conjunction with a gas station and convenience store in a C-2, Limited Commercial Zoning District at 3005 and 3007 North Rockton Avenue (Kulvir Kaur/Raj Liquor & Gas, Inc. dba Raj Liquor & Gas/Applicant). Subject to conditions.
10. 2212 North Main Street [26-00107](#)
Committee recommends sustaining the Liquor and Tobacco Advisory Board's approval for:
- a. The Sale of Liquor by the Drink (Class L-50); and
 - b. The Sale of Packaged Liquor (Class PKG) in conjunction with a pub and grill, outdoor beer garden with seating and video gaming terminals in a C-2, Limited Commercial Zoning District at 2212 North Main Street (Christine Stewart/Mulligans of Rockford, Inc., dba Mulligan's Pub and Grill/Applicant). Subject to conditions.
11. Committee recommends approval of the revisions to the City of Rockford Code of Ordinances for Sections 16-127; 16-128; and 16-136 regarding references to Snow Emergencies. [26-00113](#)

C. Finance and Personnel Committee

1. Committee recommends approval of vouchers in the amount of \$10,700,327.60 as approved at the Finance and Personnel Committee meeting on January 26, 2026. [26-00112](#)
2. Committee recommends approval of the Accounting Policy. [26-00096](#)
3. Committee recommends approval of the Capital Asset Policy. [26-00110](#)
4. Committee recommends approval of the Police and Fire Pension Funding Policy. [26-00108](#)
5. Committee recommends approval of the Unclaimed Property Policy. [26-00109](#)
6. Committee recommends approval of an Agreement between the City of Rockford and Four Rivers Sanitation Authority (FRSA) for engineering and construction of sanitary utility work related to the city's Davis Park project in the amount of \$40,300.00. The cost is to be reimbursed back to the city by FRSA at 100%. [26-00089](#)

VI. UNFINISHED BUSINESS COMMITTEE REPORTS LAID OVER**A. Planning and Development Committee**

1. Committee recommends approval of the proposed Amendment to the Development Agreement with First Midwest Group (Machesney Investment LLC) and McDonald's for the establishment of a McDonald's at 4103 West State Street in the amount of \$200,000. The funding source is 2025 Casino Plan Funds / Economic Development High Risk Area. (LAID OVER JANUARY 20, 2026) [25-00172](#)

B. Code and Regulation Committee**C. Finance and Personnel Committee****VII. OFFICERS REPORTS****VIII. MOTIONS AND RESOLUTIONS****A. Planning and Development Committee****B. Code and Regulation Committee****C. Finance and Personnel Committee**

1. Committee recommends approval of the Award of Bid: Auburn Street Improvements Phase 1 (Central Ave to N Main Street) (Bid No. 126-PW-002) to N-Trak Group, of Loves Park, Illinois in the amount of \$11,697,753.33. The contract duration is through October 2026. The funding source is General Fund 2022 Surplus. [26-00092](#)
2. Committee recommends approval of the Award of Bid: Downtown Streetscape Improvements (Main Street: Jefferson Street to Park Avenue) (Bid No. 1125-PW-128) to Copenhaver Construction, of Gilberts, Illinois in the amount of \$721,475.00. The contract duration is through July 31, 2026. The funding source is the 1% Infrastructure Sales Tax. [26-00091](#)
3. Committee recommends approval of the Award of Bid: Lower Jefferson Street Storm Sewer Improvements (Bid No. 126-PW-004) to N-Trak Group, of Loves Park, Illinois in the amount of \$518,090.20. The contract duration is through July 10, 2026. The funding source is the CIP General Fund. [26-00093](#)

4. Committee recommends approval of the Award of Bid: Mason Avenue Reconstruction (Bid No. 126-PW-003) to Northern Illinois Service Co., of Rockford, Illinois in the amount of \$457,295.44. The contract duration is through June 30, 2026. The funding sources are Department of Commerce and Economic Opportunity Grant Funds (DCEO) and 1% Infrastructure Sales Tax. [26-00094](#)
5. Committee recommends approval of the Award of Construction Engineering Agreement: Downtown Streetscape Improvements (Main Street: Jefferson Street to Park Avenue) to H.R. Green, Inc., of McHenry, Illinois in the amount of \$104,734.00. The contract duration is through July 31, 2026. The funding source is the 1% Infrastructure Sales Tax. [26-00090](#)
6. Committee recommends approval of the Award of Sole Source Contract: Teledyne ISCO Stormwater Samplers and Rain Gauges to Gasvoda & Associates, Inc., of Calumet City, Illinois in the amount of \$40,710.00. This is a one-time purchase. The funding source is the Stormwater Operating Budget. [26-00095](#)
7. Committee recommends approval of the Award of RFP: Hotel Market and New Hotel Feasibility Study (RFP No. 925-CD-106) to Hunden Strategic Partners, Inc. dba Hunden Partners, of Chicago, Illinois in the amount of \$40,000.00. The contract duration is seven (7) weeks. The funding source is the Planning Division Operating Budget. [26-00111](#)
8. Committee recommends approval of a resolution authorizing the application and acceptance of the Department of Commerce and Economic Opportunity (DCEO) Regional Site Readiness Grant in an amount up to \$3,679,551.56. If awarded, the city would provide matching funds in the amount of \$919,887.89. The funding source for the matching funds would be the Global Trade Park #2 TIF Fund. [26-00088](#)

IX. NEW BUSINESS ORDINANCES

A. Planning and Development Committee

1. An ordinance approving the Funding Agreement with Northwestern Illinois Area Agency on Aging, an Illinois not-for-profit corporation (NIAAA) for the establishment of a Senior Center at 5505 East State Street. The funding source is a reallocation of unspent ARPA Plan/ Major Corridor Signage Funds not to exceed \$300,000. [26-00115](#)

2. An ordinance approving the Funding Agreement and Lease Agreement for 713 East State Street (Shumway Building) with Rockford Area Arts Council for 2026 through 2028 in the amount of \$125,000 annually for a total amount of \$375,000. The funding source is the City's Redevelopment Fund. [26-00116](#)
 3. An ordinance approving the Amendment to the Development Agreement with First Midwest Group (Machesney Investment LLC) and McDonald's for the establishment of a McDonald's at 4103 West State Street in the amount of \$200,000. The funding source is 2025 Casino Plan Funds / Economic Development High Risk Area. [26-00114](#)
- B. Code and Regulation Committee**
1. An ordinance approving a Special Use Permit for body art services (tattoo) in conjunction with an esthetics shop in a C-2, Limited Commercial Zoning District at 3929 Broadway, Suite 7 (Destiny Owens/Applicant). [26-00127](#)
 2. An ordinance approving a Special Use Permit for a funeral home in a C-1, Limited Office Zoning District at 1100 North Lyford Road (BAO, LLC/Applicant). [26-00126](#)
 3. An ordinance approving a Special Use Permit for a Planned Unit Development for an event space for receptions, cultural events and celebrations of life in an R-4, Multi-Family Residential Zoning District at 716 Indiana Avenue (Allen & Shawn Cox/Applicants). [26-00118](#)
 4. An ordinance approving a Variation to modify a 4.16' x 5.92' reader board to allow for a 4' x 6' electronic graphic display sign on an existing legal non-conforming freestanding sign in a C-3, General Commercial Zoning District at 1601 Sandy Hollow Road and 3402 11th Street (Bobby Patel for Ramdevneal, LLC/Applicant). [26-00119](#)
 5. An ordinance approving a Zoning Map Amendment from R-1, Single-Family Zoning District to R-2, Two-Family Residential Zoning District at 1211 West Street (Carmel Smith/Applicant). [26-00120](#)
 6. An ordinance approving the Sale of Liquor by the Drink (Class L-50) in conjunction with a tavern, video gaming terminals, and outdoor seating area in a C-2, Limited Commercial Zoning District at 3905 Broadway (Alison Elizabeth Fuller/8th Ward Pub, LTD dba 8th Ward Pub/Applicant). [26-00121](#)

7. An ordinance approving the Sale of Tobacco Products in conjunction with a gas station and convenience store in a C-2, Limited Commercial Zoning District at 3005 and 3007 North Rockton Avenue (Kulvir Kaur/Raj Liquor & Gas, Inc. dba Raj Liquor & Gas/Applicant). [26-00122](#)
8. An ordinance approving the Sale of Packaged Liquor (Class PKG) in conjunction with a gas station and convenience store in a C-2, Limited Commercial Zoning District at 3005 and 3007 North Rockton Avenue (Kulvir Kaur/Raj Liquor & Gas, Inc., dba Raj Liquor & Gas/Applicant). [26-00123](#)
9. An ordinance approving the Sale of Liquor by the Drink (Class L-50) and the Sale of Packaged Liquor (Class PKG) in conjunction with a pub and grill, outdoor beer garden with seating and video gaming terminals in a C-2, Limited Commercial Zoning District at 2212 North Main Street (Christine Stewart/Mulligans of Rockford, Inc., dba Mulligan's Pub and Grill/Applicant). [26-00124](#)
10. An ordinance approving the revisions to the City of Rockford Code of Ordinances for Sections 16-127; 16-128; and 16-136 regarding references to Snow Emergencies (SUSPEND RULE 9). [26-00125](#)

C. Finance and Personnel Committee

1. An ordinance approving the Accounting Policy. [26-00128](#)
2. An ordinance approving the Capital Asset Policy. [26-00129](#)
3. An ordinance approving the Police and Fire Pension Funding Policy. [26-00130](#)
4. An ordinance approving the Unclaimed Property Policy. [26-00131](#)
5. An ordinance approving an Agreement between the City of Rockford and Four Rivers Sanitation Authority (FRSA) for engineering and construction of sanitary utility work related to the city's Davis Park project in the amount of \$40,300.00. The cost is to be reimbursed back to the city by FRSA at 100%. [26-00132](#)

X. 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.