



Code and Regulation Committee Meeting Agenda

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

**Monday, August 10, 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. Request for the Annexation of 14xx Export Road, 34xx Export Road, 36xx Prairie Road (3598 Export Road). [26-00974](#)

The owner of the subject property has requested annexation to the City of Rockford. If approved, the owner agrees to obtain a Special Use Permit for a solar farm.
2. Annexation Agreement for 14xx Export Road, 34xx Export Road, 36xx Prairie Road (3598 Export Road). [26-00975](#)
3. Proposed Landmark Designation for the property located at 1202 Eddy Avenue (A & E Tool & Gage) [26-00976](#)

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.



ANNEXATION REVIEW DATA (Zoning Agreement)

To: Code and Regulation Committee
From: Scott Capovilla *SC*
Planning & Zoning Manager
Date: July 21, 2026
RE: 14XX Export Road, 34XX Export Road, 36XX Prairie Road (3598 Export Road)
Acres: 57.63 acres
P.I.N 15-04-151-004, 15-04-301-003 and a majority portion of 15-04-301-004

Review and Recommendation:

The Owner of the subject property has requested annexation to the City of Rockford and submitted a petition for annexation and an annexation agreement. Upon execution of the annexation agreement, the City will pass the required ordinance or ordinances providing the zoning and related regulation of the use of the Property to be zoned I-1, Light Industrial Zoning District. The Owner also agrees to obtain a Special Use Permit for a solar farm as well.

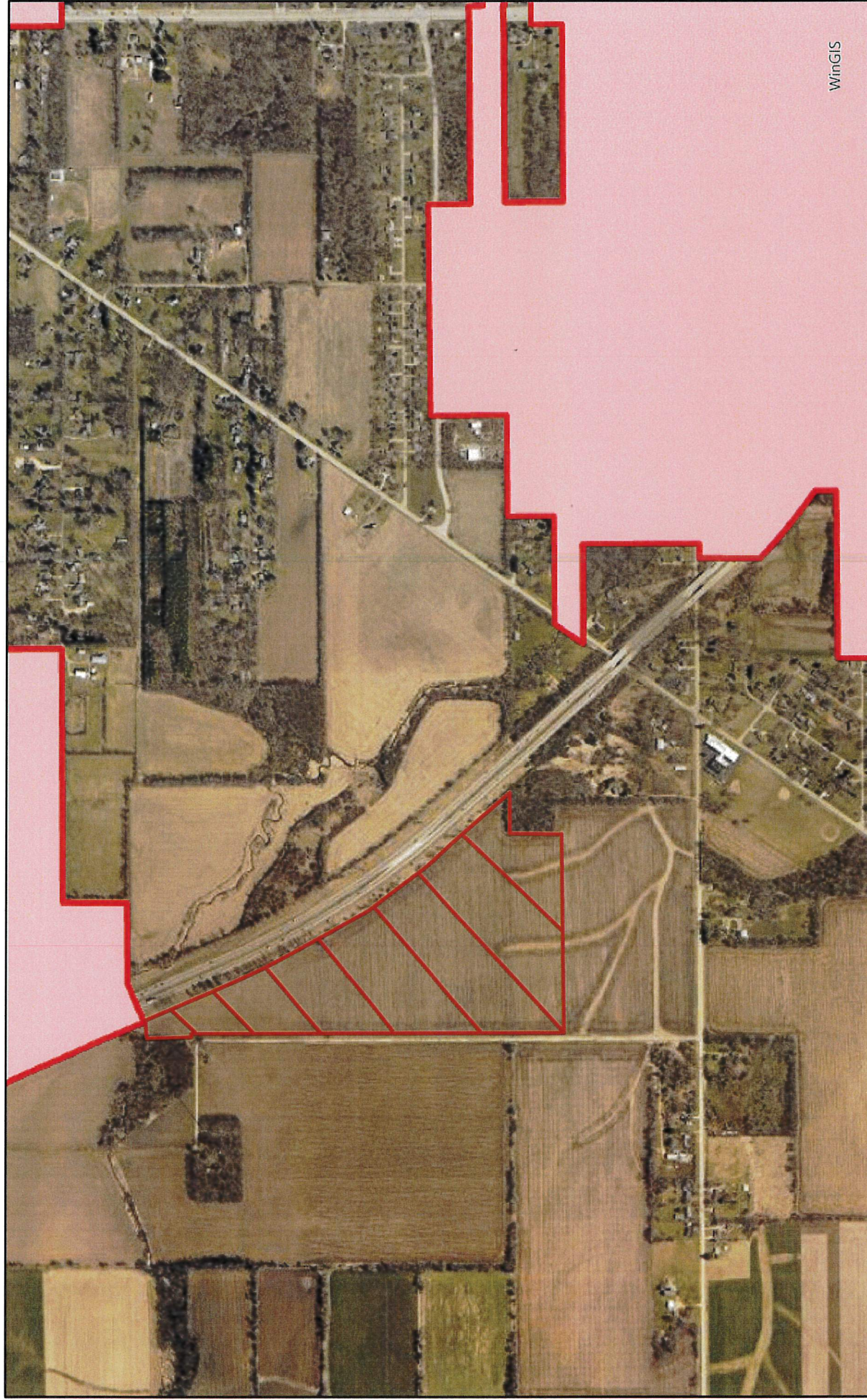
The Owner shall have a Zoning Map Amendment and Special Use Permit approved by the City. Development on the Property is subject to the terms of the Annexation Agreement. If the owner is required to connect to public water to serve the Property, the fees and costs for connection to such public facilities shall be as provided by ordinance. The subject property is a currently agricultural farmland. The tenant plans to develop a solar farm on this land. The Comprehensive Plan has designated this area for industrial development as well.

The Annexation Agreement shall run with the Property and be binding upon and inure to the benefit of the parties, their successors and assigns, including successors in title to the Owner. The term of the Annexation Agreement shall be 20 years from the date of its execution.

Consistent with the City of Rockford Annexation Policy, the property owner has submitted a petition for annexation request, it is adjacent to the City of Rockford municipal boundaries and Staff recommends approval.

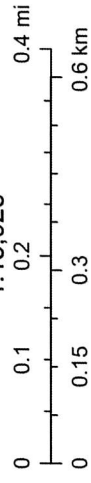
Fire Protection District: Blackhawk Fire Protection District
Township: Rockford Township
School District: Rockford School District 205
City Ward: (Once Annexed) 5th Alderman Gabrielle Torina
Library District: None

Mommsen Property



7/23/2026

1:15,928



ANNEXATION PLAT

3598 EXPORT RD

Pin Numbers

15-04-151-004
15-04-301-003
15-04-301-004

Legal Description:

ASSRS PLAT S 1260 FT LYG W OF HWY 20 PT
LT 3 NW FRL 1/4 SEC SEC: 4 TWP: 43 RANGE:
1 ACRES: 11.16

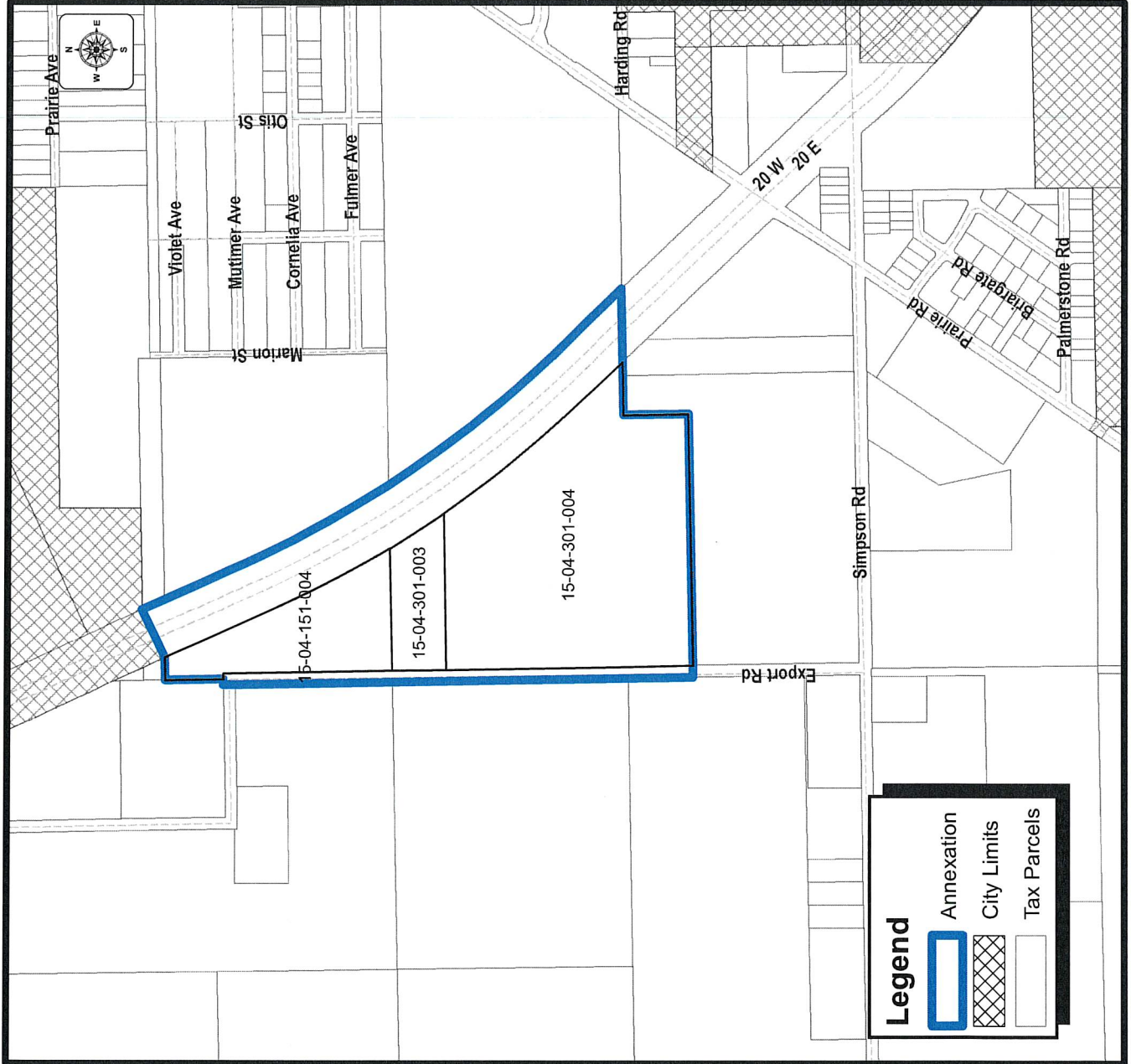
ASSRS PLT SEC 4-43-1 COMM SW COR
SW1/4 N 2342.48 FT TO POB E 909.55 FT NW
TO N LN LT 4 W TO NW COR SW1/4 TH S TO
POB PT LOT 4 5.66A(c)

ASSRS PLT SEC 4-43-1 COMM SW COR
SW1/4 N 957.68 FT TO POB E 1440.01 FT N
367.95 FT E 300 FT NW 451.05 FT NW 858.22
FT W 909.55 FT TH S 1384.8 FT TO POB PT
LOTS 4 & 5 42.50A

Annex Area: 83.12 Acres
Property Area: 57.63 Acres
Lineal Feet of Roadway: 5,879 ft

City of Rockford, Illinois
Department of Public Works
Engineering Division
Date: 7/23/2026

[3598 Expord Rd.mxd]



PETITION FOR ANNEXATION

THE UNDERSIGNED person(s), referred to in this document as the "Petitioner(s)", declare the following facts are true and correct:

1. The Petitioner(s) include all of the owners of the following property:
 - (a) Address: 36XX Prairie Road, 34XX Export Road, 14XX Export Road
 - (b) Parcel Index No. 15-04-151-004, 15-04-301-003 and Part of 15-04-301-004
 - (c) Legal Description: See Attached
2. This property does not lie within the corporate boundaries of any municipality.
3. This property is adjacent or contiguous to the City of Rockford.
4. Any electors (eligible voters) residing on the property are included in this Petition.
5. The Petitioner(s) wish to have the property annexed to the City of Rockford subject to the terms of the Annexation Agreement.
6. The Petitioner hereby acknowledges that the City of Rockford is under no obligation to provide additional public improvements (curb, gutter, sidewalks, storm or sanitary sewer, etc.) by reason of annexation.

WHEREFORE, the Petitioner requests that the above-described property be annexed to the City of Rockford pursuant to 65 ILCS 5/7-1-8.

Dated: 7/7/26

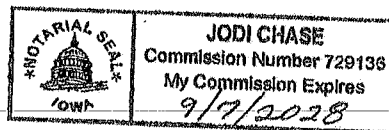
PETITIONER:

By: [Signature] VP TRUST OFFICER
DeWitt Bank & Trust Company, Custodian, FBO Mark T. Mommsen SD Roth IRA

By: [Signature]
Mark T. Mommsen 401k Profit Sharing Plan & Trust

Subscribed and sworn to
this 7 day of July, 2026.

[Signature]
Notary Public



Parcel 1:

Part of the West half of Section 4, Township 43 North, Range 1 East of the Third Principal Meridian, bounded and described as follows:

Commencing at the Southwest Corner of said Section 4; thence North 1 degree 01 minutes 56 seconds West along the West line of said Section 4, a distance of 2342.48 feet to the Point of Beginning of the hereinafter described tract of land; thence continuing North 1 degree 01 minutes 56 seconds West along said West line of Section 4, a distance of 1568.25 feet; thence North 88 degrees 45 minutes 41 seconds East, parallel with the South line of the Northwest Quarter of said of Section 4, a distance of 127.10 feet to the Westerly Right-of-Way Line of a public road designated U.S. Route 20; thence South 24 degrees 21 minutes 18 seconds East along said Westerly Right-of-Way Line, a distance of 684.27 feet to the beginning of a curve; thence Southeasterly along said Westerly Right-of-Way Line, said line being curved to the left, having a radius of 5879.65 feet, a central angle of 10 degrees 26 minutes 46 seconds, a chord distance of 1070.49 feet and a chord bearing of South 29 degrees 34 minutes 41 seconds East; thence South 88 degrees 58 minutes 04 seconds West, a distance of 909.55 feet to the Point of Beginning, all situated in the Township of Rockford, the County of Winnebago and the State of Illinois; except that part falling in the Northwest $\frac{1}{4}$ of Section 4, Township 43 North, Range 1 East of the Third Principal Meridian, Winnebago County, Illinois.

Parcel 2:

Part of the West-half of Section 4, Township 43 North, Range 1 East of the Third Principal Meridian, bounded and described as follows:

Commencing at the Southwest corner of said Section 4; thence North 1 degree 01 minutes 56 seconds West along the West Line of said Section 4, a distance of 957.68 feet to the Point of Beginning of the hereinafter described tract of land; thence North 88 degrees 46 minutes 56 seconds East, parallel with the South line of said Section 4, a distance of 1440.01 feet; thence North 1 degree 01 minutes 56 seconds West, parallel with the West line of said Section 4, a distance of 367.95 feet to the North line of the South Half of the Southwest Quarter of said Section 4; thence North 88 degrees 46 minutes 19 seconds East along said North line, a distance of 300.00 feet to the Westerly Right-of-Way line of a public road designated U.S. Route 20; thence North 43 degrees 10 minutes 18 seconds West along said Westerly Right-of-Way line, a distance of 451.05 feet to the beginning of a curve; thence Northwesterly along said Westerly Right-of-Way line, said line being curved to the right, having a radius of 5879.65 feet, a central angle of 8 degrees 22 minutes 14 seconds, a chord distance of 858.22 feet and a chord bearing of North 38 degrees 59 minutes 11 seconds West; thence South 88 degrees 58 minutes 04 seconds West, a distance of 909.55 feet to the West line of said Section 4; thence South 1 degree 01 minutes 56 seconds East along said West line, a distance of 1384.80 feet to the Point of Beginning, all situated in the Township of Rockford, the County of Winnebago and the State of Illinois.

Parcel 3:

Part of the West Half of Section 4, Township 43 North, Range 1 East of the Third Principal Meridian, bounded and described as follows:

Beginning at the Southwest corner of said Section 4; thence North 1 degree 01 minutes 56 seconds West along the West line of said Section 4, a distance of 957.68 feet; thence North 88 degrees 46 minutes 56 seconds East, parallel with the South line of said Section 4, a distance of 1440.01 feet; thence North 1 degree 01 minutes 56 seconds West, parallel with the West line of said Section 4, a distance of 367.95 feet to the North line of the South Half of the Southwest Quarter of said Section 4; thence North 88 degrees 46 minutes 19 seconds East along said North line, a distance of 214.34 feet; thence South 1 degree 01 minutes 56 seconds East, parallel with the West line of said Section 4, a distance of 1325.67 feet to the South line of the Southwest Quarter of said Section 4, said point being 996 feet West of the Southeast corner of said Southwest Quarter, as measured along the South line of said Southwest Quarter; thence South 88 degrees 46 minutes 56 seconds West along said South line, a distance of 1654.35 feet to the Point of Beginning, all situated in the Township of Rockford, the County of Winnebago and the State of Illinois.

Excepting from the above Parcels that part conveyed to the State of Illinois in Warranty Deed recorded June 26, 1961 as document number 1018371.

Rockford, Illinois
August 17, 2026

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

Ladies and Gentlemen:

The Committee on Code & Regulation, to whom was referred the annexation of 14xx Export Road, 34xx Export Road, 36xx Prairie Road (3598 Export Road) begs leave to report recommending that this annexation of property be approved, that the Legal Director be required to prepare the necessary ordinance and send all required notices, and that, after passage of the annexation ordinance, the Legal Director shall record the ordinance, plat and affidavits of notice in the Recorder's Office and file a copy of the Annexation Ordinance with the County Clerk.

Respectfully submitted,

AC:sa
Committee Action: 08/10/26

Logemann	Aye _____	Nay _____	Absent _____
Torina	Aye _____	Nay _____	Absent _____
Prunty	Aye _____	Nay _____	Absent _____
Bell	Aye _____	Nay _____	Absent _____
Bonne	Aye _____	Nay _____	Absent _____



ROCKFORD HISTORIC PRESERVATION COMMISSION

425 East State Street
Rockford, Illinois 61104

Memorandum

To: Alderman Jonathan Logemann, Code and Regulation Committee Chairman
Alderman Tamir Bell
Alderman Gabrielle Torina
Alderman Mark Bonne
Alderman Aprel Prunty

From: Rudy Moreno
Historic Preservation Commission Secretary

Date: July 23, 2026

Re: **PROPOSED LANDMARK DESIGNATION of 1202 EDDY AVENUE
A & E Tool & Gage**

The Historic Preservation Commission received an application to designate the building at 1202 Eddy Avenue as a landmark. The public hearing for designation was held on July 14, 2026. At that time, the Commission voted 6-0 to recommend to City Council that the application be approved.

To be declared a landmark by the City of Rockford, a property must, according to City ordinance, “retain the integrity and spirit of the original design.” It must also meet at least one of ten additional criteria listed in the ordinance. These criteria are listed on the third page of the application form under #9, Significance. (A copy of the application is attached for your information.)

The A & E Tool & Gage building was nominated for landmark designation for one reason.

1. Extraordinary curiosity or picturesque work as it considered Streamline Moderne Architecture.

After hearing testimony at the hearing and reviewing the application, the Historic Preservation Commission voted 6-0 to recommend to the City Council that it approve the application to designate the A & E Tool & Gage as a landmark site. Their recommendation is based on the site’s unique architectural significance.

A copy of the complete application is attached for your information. At this point, the Rockford Historic Preservation Commission respectfully submits its recommendation to you and the other members of the Rockford City Council for your review and action. By ordinance, final action

must be taken by the City Council within 60 days of this date (by September 12, 2026) or the application will be considered denied.

If you have any questions, please feel free to call me at 779-348-7447 or you can reach me by email at rudymoreno@rockfordil.gov.

Cc: Mayor Thomas McNamara
Other members of City Council

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred an application to designate the building at 1202 Eddy Avenue known as A & E Tool & Gage Company as a local landmark for the property described as:

A/K/A: 1202 Eddy Avenue
PIN: 11-11-427-002

hereby recommends that the actions of the Historic Preservation Commission be **Sustained**, thereby recommending that City Council **APPROVE** the local landmark designation for the A & E Tool & Gage Company Building at 1202 Eddy Avenue.

The Legal Director is hereby instructed to prepare the necessary Ordinance.

Committee Action Taken:

Logemann:	Ayes:_____	Nays:_____	Absent:_____
Prunty:	Ayes:_____	Nays:_____	Absent:_____
Torina:	Ayes:_____	Nays:_____	Absent:_____
Bonne:	Ayes:_____	Nays:_____	Absent:_____
Bell:	Ayes:_____	Nays:_____	Absent:_____

Meeting of August 10, 2026

Jonathan Logemann, Chairman

Aprel Prunty, Vice Chairman

Gabrielle Torina

Mark Bonne

Tamir Bell