



# Code and Regulation Committee Meeting Minutes

425 E. State Street  
Rockford, IL 61104  
www.rockfordil.gov

Monday, February 9, 2026  
5:30 PM

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## I. CALL TO ORDER

**Present** Alderman Gabrielle Torina  
Alderman Janessa Wilkins  
Alderman Mark Bonne  
Tamir Bell  
Aprel Prunty

## II. COMMITTEE REPORTS

1. Plat No. 2 of Puri West State Subdivision located at 41xx West State Street [26-00139](#)

A motion was made by Bell, seconded by Alderman Torina, that this Committee Report be Approved by committee to the City Council, due back on 2/17/2026. The motion carried by the following vote:

**Aye:** Alderman Torina, Alderman Bonne, Bell, and Prunty

**Nay:** Alderman Wilkins

2. Final Plat of Mercy Health Rockton Campus Subdivision [26-00171](#)

A request has been made by the developer to combine nine (9) existing parcels, splitting them into two (2) lots so they may sell the former Rockford Memorial Hospital Building. Scott Capovilla, Planning and Zoning Manager informed the committee that approval would combine nine (9) existing parcels, which would then be split into two (2) lots. He further explained that five (5) parcels to the north would belong to the non-for-profit group, and the existing five-story building, and the former Rockford Clinic would stay with the hospital. The storm water detention area would be to the south of the subject property. Mr. Capovilla noted that should approval be given, a condition has been placed on the plat noting the following:

Approved subject to the following condition as a note on the plat: The hospital use and site was developed and established under prior regulations. The City makes no representations or warranties related to the following: (a) the sufficiency of drainage for the property embraced within this plat; (b) substantial conformity with all pertinent laws, rules and regulations and the subdivision as conditionally approved.

It was noted that non-conformities could be created on both parcels, and if there were improvements, both parties would be responsible for repairs. Ald. Prunty asked about costs for the past drainage problems on the property. Mr. Capovilla responded that he did not know.

Todd Cagnoni, City Administrator stated that the costs were possibly in millions of dollars, but he wasn't sure.

Ald. Meeks noted that according to a report from WIFR news, the cost was more than thirty million dollars. She also noted that she wasn't sure how accurate that amount is.

Ald. Bell stated that he needed to look further into this matter, and made a MOTION to have this item layover. Ald. Prunty SECONDED the motion.

Angela Hammer, Legal Director for the City of Rockford informed the committee that under the statute for a final plat, the committee has sixty days to take action, and based on the schedule for this item, it has reached the sixty day mark. She further indicated that if the item is laid over tonight, at committee or council, it will operate as if it were approved, and the applicant can proceed with a cause of action through the circuit court as if the item was approved without the condition of approval on the plat.

Ald. Bell WITHDREW his motion, and Ald. Prunty WITHDREW her second.

**Aye:** Alderman Wilkins, Alderman Bonne, and Prunty

**Nay:** Alderman Torina, and Bell

### III. ADJOURNMENT

With no further business before the committee, the meeting was adjourned at 6 p.m.

**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.**