



Code and Regulation Committee Meeting Agenda

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

**Monday, May 11, 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. 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) [26-00454](#)
2. 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)
3. Tentative Plat of Rockford Logistics Park 20 Subdivision for the property located at 3321 Integrity Drive [26-00545](#)
4. Final Plat of Rockford Logistics Park 20 Subdivision for the property located at 3321 Integrity Drive [26-00562](#)
5. Final Plat of Adrian Subdivision for the property located at 310 North 5th Street [26-00546](#)

III. 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.



PLANNING & ZONING REPORT
Zoning Board of Appeals Meeting of April 21, 2026
Laid over from February

File # 003-26
(REVISED)

APPLICANT: Midwest Yard Holdings, LLC
LOCATION: 2530, 2710, 2720 South Main Street
REQUESTED ACTION: A Special Use Permit for a Planned Use Development for an RV and Fifth Wheel only community in an R-1, Single family Residential Zoning District.
EXISTING USES: Mobile Home Park
PROPOSED USES: RV and Fifth Wheel only community
DIMENSIONS: Irregular shape **SQUARE FOOTAGE:** 15.49 acres

ADJACENT ZONING AND LAND USES:

NORTH:	R-1	Vacant land, Single family residences
EAST:	RE	Blackhawk Park
SOUTH:	County AG, R-3	Vacant land, Single-family residences
WEST:	C-3, RE	Vacant land, Klehm Arboretum and Botanical Gardens

YEAR 2040 PLAN: PA Priority Park Acquisition

SOILS REPORT: No soils report on file.

HISTORY: File #063-21: A Zoning Map Amendment from Winnebago County RMH and CC to City R-3, Multi-family Residential, a Special Use Permit for a mobile home park in an R-3, Multi-family Residential Zoning District was approved on March 21, 2022 for the property located at 4650, 4680, 47XX, 4848, and 49XX South Main Street. This is approximately 2 miles south of the subject property.

There's no other relevant immediate history.

REVIEW COMMENTS: The Applicant is requesting a Special Use Permit for a Planned Use Development for an RV and Fifth Wheel only community in an R-1, Single family Residential Zoning District. The subject property consists of 15.49 acres in size when combined. Exhibit A shows that the subject property and is located east of South Main Street and west of the Rock River.

The Applicant is Midwest Yard Holdings LLC. The subject property is zoned R-1, Single-family Residential Zoning District. The subject property was developed as a mobile home park in the County. This property was annexed into the City in 2001 and it is considered grandfathered. Over the years, numerous mobile homes were removed due to deteriorated and/or damaged mobile homes. The residential districts are intended to create, maintain, and promote a variety of housing opportunities for individual households and to

maintain the desired physical character of existing neighborhoods and developing areas consistent with the city's official comprehensive plan. These regulations are intended to ensure that permitted and special uses are compatible within each district. They are intended to maintain and protect residential property values and to promote the peace, quiet, and enjoyment of the city's residential areas by requiring setbacks and open spaces on the same lot as the residential development. The Applicant's proposal is to change this from a mobile home park to an RV and Fifth Wheel community, hence the Applicant requested the Special Use Permit for a Planned Use Development to allow for flexibility and allow more efficient use of land.

The Applicant submitted two different type of options for development of the site. Exhibit D is option 1. This option shows a total of 85 concrete pads. The pads are at different directions with private drives. There would be 15 feet in between each pad. The park office building would be up front by the main entrance and have parking for two (2) spaces including a handicap space. The setback off the rear property line along the Rock River would be 22 feet. The required setback off the property line along the Rock River is 50 feet per the ordinance but these are not permanent structures, just concrete pads for the RVs and 5th Wheels. There is an existing sanitary sewer lift station in that area as well.

Exhibit E is option 2. This option shows a total of 85 concrete pads. The setup shown is all angle pad parking. There would be 15 feet in between each pad. The park office building would be up front by the main entrance and have parking for two (2) spaces including a handicap space. The setback off the rear of property line along the Rock River would be 23 feet. The required setback off the property line along the Rock River is 50 feet per the ordinance but, again, these are not permanent structures, just concrete pads for the RVs and 5th Wheels. There is an existing sanitary sewer lift station in that area as well.

The Applicant submitted Exhibit F, an overlay of the site on an aerial of the subject property with the proposed landscaping. The exhibit shows landscaping proposed in two different spots along South Main Street. Exhibit G shows a closer view of the proposed locations. The proposal shows that there would be a combination of deciduous and evergreen trees and shrubs along with mixed perennials and ornamental grasses.

Exhibit H is the Applicant's statement. The Applicant indicates "The plan is to improve and refine the existing use of the site by removing the aging mobile homes over time, upgrading site infrastructure, improving site order with delineated concrete pads and asphalt interior roadways, enhanced streetscaping, and safety features." The goal is to retain a long term residential-style RV park to fill a needed gap between the recreational campground and traditional permanent housing. There will be operational principals to help manage the property that would include clear site rules, tenancy standards, provide regular maintenance and waste management, and provide tenant amenities including riverfront access. The plan is to phase out the existing mobile homes and transition it to an RV and Fifth Wheel only community. To complete this task, an assessment would be conducted to ensure that the improvements are done to improve the entire site.

Exhibit I is the findings of fact provided by the Applicant. The Applicant indicates "The project will meet all requirements and standards of PUD regulations. The project is an efficient use of the land. The proposed use will utilize land in a floodplain in a way that minimizes flood risk. The conversion from a mobile home park to a RV park means that the occupants will now be mobile. When a flood risk arises, the RVs or fifth wheels can be easily removed from the property. The improvements to be made to the property are allowed within a floodplain, including the installation of paved roadways allowing for easier movement within the property and better access to the property. The PUD also includes the installation of a multi-use path for the public to use along the property line adjacent to South Main Street. Additional landscaping, open space, and a park will be added to enhance the natural features of the site.

Exhibit J is the service calls for the last two years. There were a total of 141 service calls for 2530 South Main Street.

Since the property is located within the floodway and floodplain, this proposal is subject to compliance with the applicable regulations and submission to local and state reviewing agencies. The Applicant will need to work with our Public Works Department for this redevelopment. The site plan will need to incorporate the phased removal of existing mobile homes, installation of concrete pads and paved streets, stormwater improvements, landscaping, completion of the multi-purpose path along South Main Street, and inclusion of the proposed playground and associated site amenities. With these conditions in place, the redevelopment will modernize the site, improve infrastructure and public connectivity, and bring the property into greater conformity with current City standards. Staff feels that the Applicant's proposed request is reasonable and, therefore, Staff supports this request.

RECOMMENDATION: Staff recommends APPROVAL of a Special Use Permit for a Planned Use Development for an RV and Fifth Wheel only community in an R-1, Single-family Residential Zoning District, subject to the following condition:

1. Meet all applicable Building and Fire Codes.
2. Submittal of a final detailed site plan for staff's review and approval.
3. The Applicant shall work with Public Works Engineering Staff for the required floodplain/floodway development permits, development permits for the concrete pads, and development permit for the paving of the roads, including stormwater review.
4. The Applicant shall work with Engineering Staff on the installation and design of the multi-purpose path. Engineering Staff may allow cash-in-lieu of the multi-purpose path since this is adjacent to a State Route.
5. A one-lot subdivision plat is required to be submitted, reviewed, approved and recorded via the Subdivision Review Process.
6. The property shall be developed as per the approved one lot plat, site plan and landscaping plan approved by Staff.
7. Must phase out the existing mobile homes completely by August 1, 2028.
8. All Concrete pads must be installed by October 1, 2028.
9. All road must be paved by October 1, 2028.
10. All conditions must be met prior to establishment of use.

See attached findings of fact.

ADDENDUM:

In response to the staff report, recommendation and suggested conditions, the Applicant is providing this phasing proposal for consideration:

The project will be designed and engineered for the full 85-pad capacity from the outset, with infrastructure considerations to support full build-out. However, pad construction and greenfield utility lines will occur in phases to ensure the development scales with demonstrated demand while maintaining high site quality and occupancy.

Phase 1 — Initial Development (by May 2028)

Construct 35–40 pads (+ associated interior roadways)

Trigger: 1) real estate transaction and 2) notice to tenants of MHP closure (12 months per IL Mobile Home Park Act (210 ILCS 115/) and associated Mobile Home Landlord and Tenant Rights Act (765 ILCS 745/))

Phase 2 — Pad Expansion (by May 2030)

Add 20–25 additional pads (+ additional interior roadways to connect)

Trigger: occupancy of 70%+ of Phase 1 pads for 6 months

Phase 3 — Full Site Buildout (by May 2032)

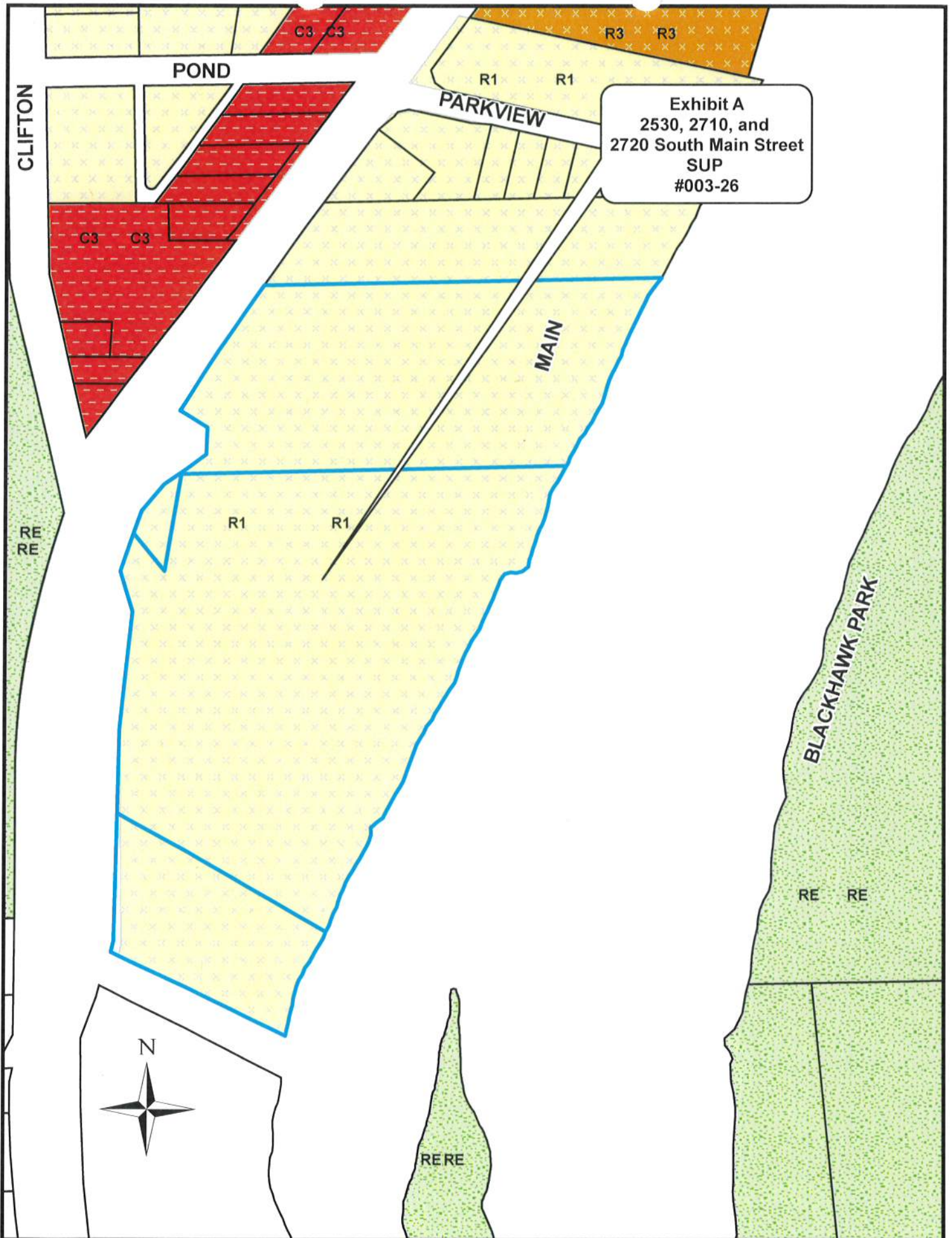
Construct remaining pads up to 85 (+ additional interior roadways to connect)

Trigger: occupancy of 70%+ of Phase 2 pads for 6 months

**FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT
FOR A PLANNED USE DEVELOPMENT FOR AN RV AND
FIFTH WHEEL ONLY COMMUNITY
IN AN R-1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT
LOCATED AT 2530, 2710, 2720 SOUTH MAIN STREET**

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the R-1 District in which it is located.



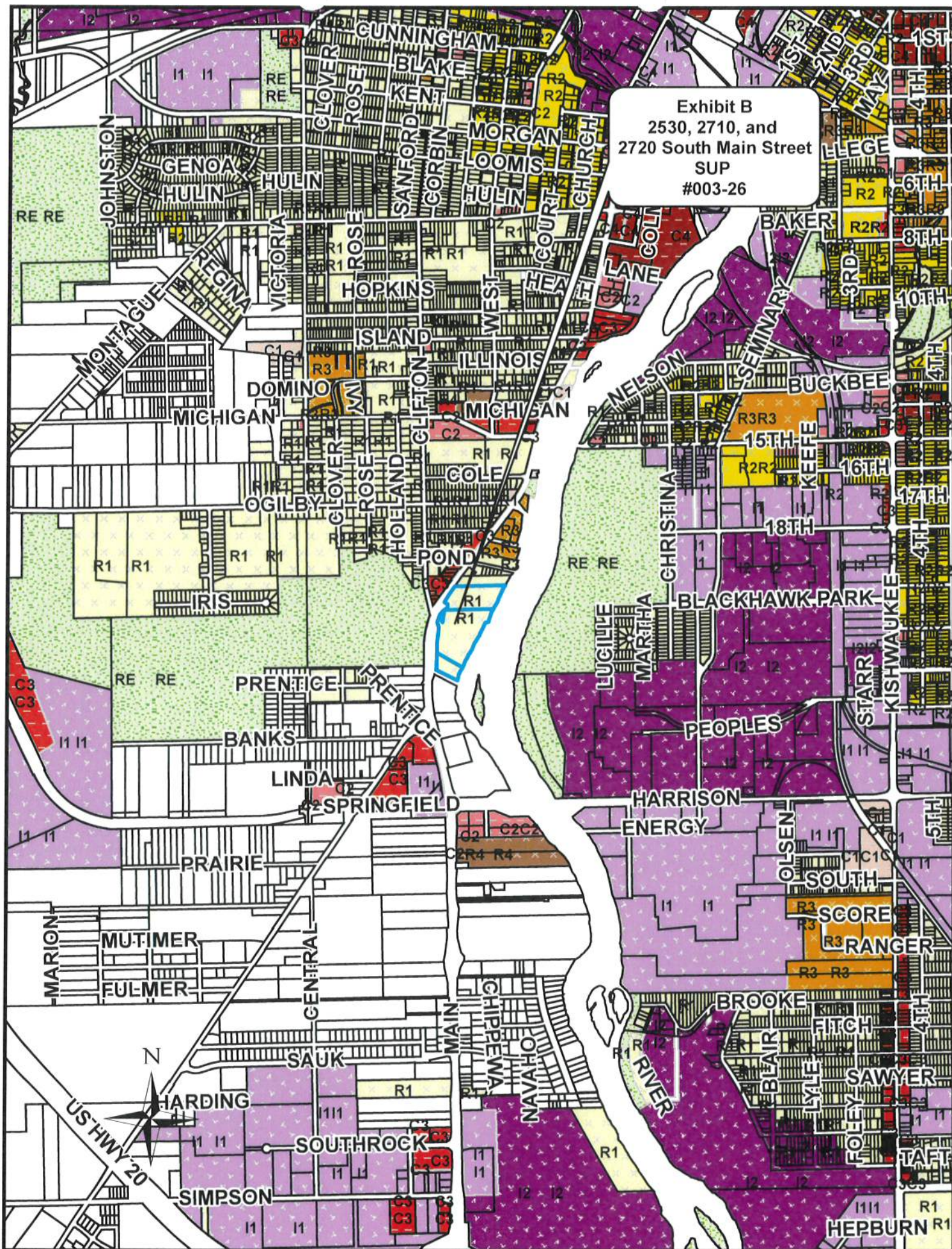
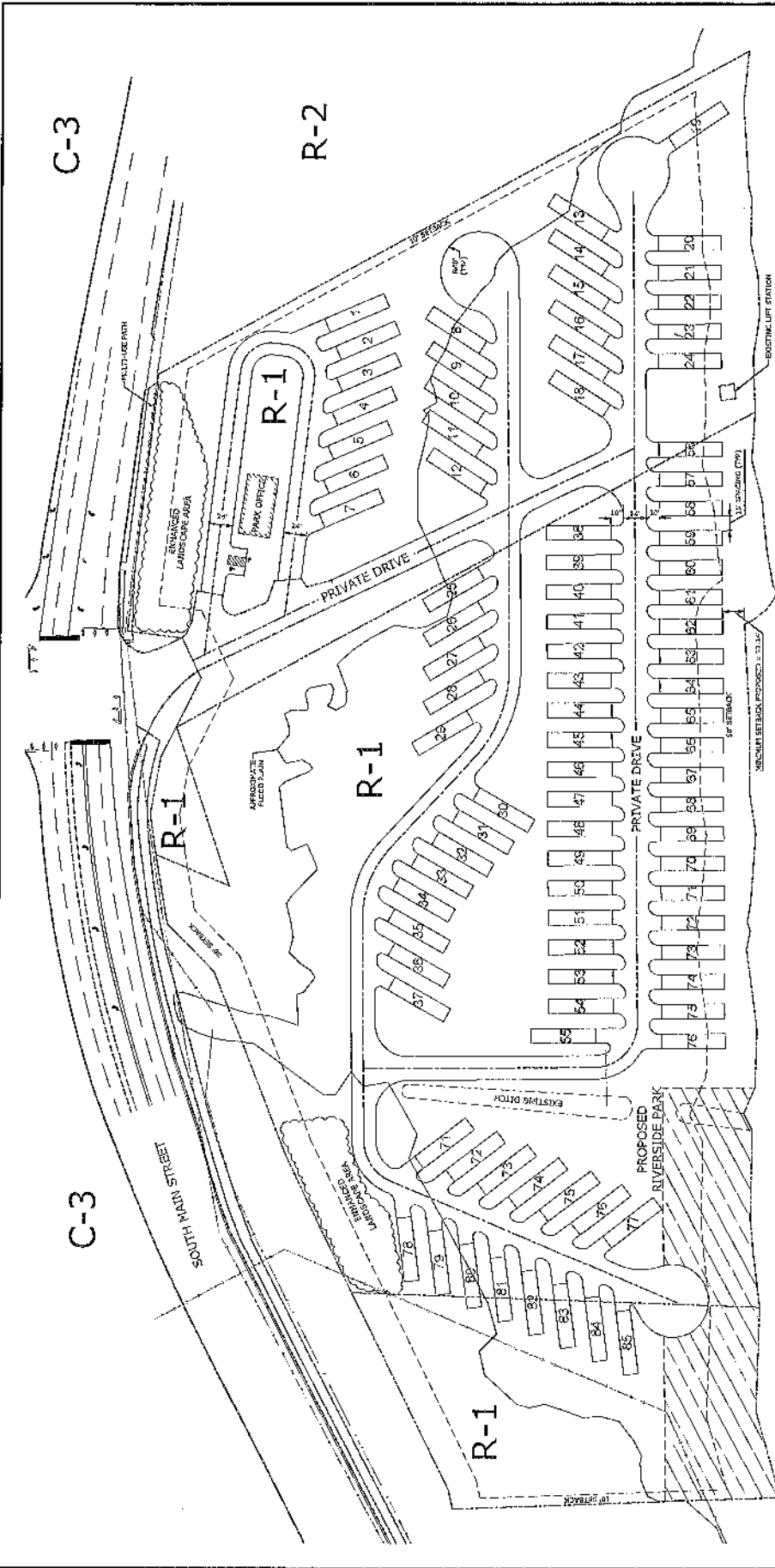




Exhibit C
2530, 2710, and
2720 South Main Street
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TOTAL SITES = 85

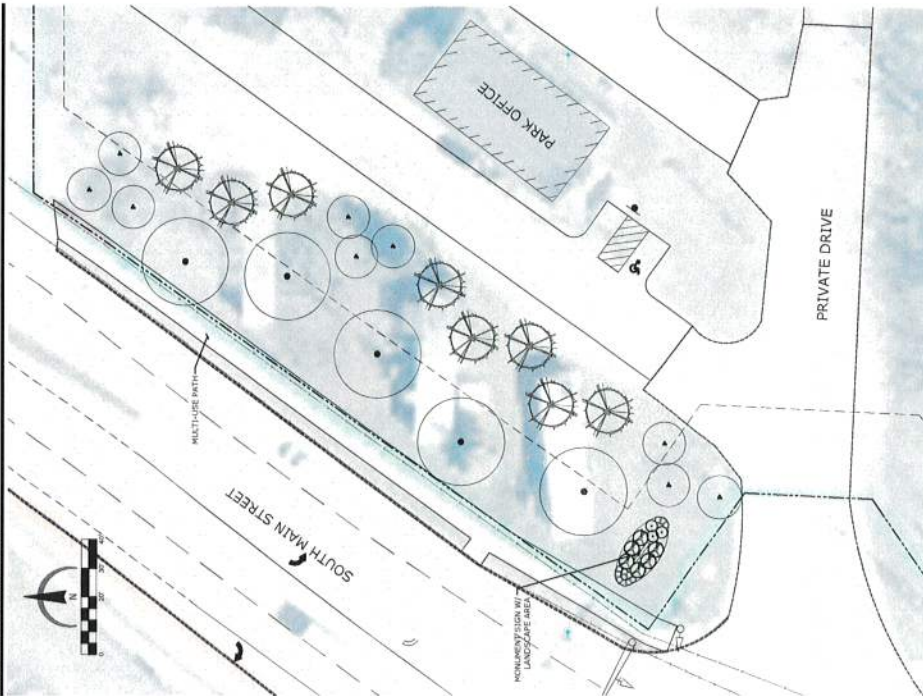
PROPERTY LINES ARE APPROXIMATE AND BASED OFF OF AERIAL IMAGERY FROM THE WISCONSIN GIS SYSTEM.

Exhibit D
2530, 2710, and 2720
South Main Street
SUP
#003-26



ARC DESIGN		2530, 2710, and 2720	
5 MAIN STREET REDEVELOPMENT		25225	
DATE	NO. OF SHEETS	NO. OF SHEETS	NO. OF SHEETS
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PLANTING DETAIL A



PLANTING DETAIL B



LEGEND

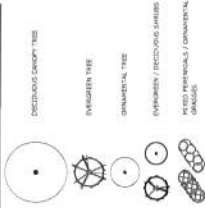


Exhibit G
 2530, 2710, and 2720
 South Main Street
 SUP
 #003-26

ARK DESIGN 1011 S. MAIN STREET, SUITE 100 DENVER, CO 80202		25225
S MAIN STREET REDEVELOPMENT		LANDSCAPE PLAN DETAILS
DATE	BY	NO.
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2020.08.10	J.M.	2
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2020.08.10	J.M.	4
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2020.08.10	J.M.	11
2020.08.10	J.M.	12
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2020.08.10	J.M.	40
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2020.08.10	J.M.	42
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2020.08.10	J.M.	45
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2020.08.10	J.M.	64
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2020.08.10	J.M.	98
2020.08.10	J.M.	99
2020.08.10	J.M.	100

APPLICANT STATEMENT

Rock River Yards
2530 S. Main Street, Rockford IL 61102

Project Overview & Vision

This proposed PUD seeks to modernize and redevelop the existing Riverview 5th Wheel and Mobile Home Park into an RV- and 5th-Wheel-only community designed to serve long-term recreational vehicle residents, including tradespeople, traveling professionals, and regional RV owners seeking stable, well-maintained accommodations in the City of Rockford close to downtown and on the key South Main revitalization corridor.

The plan is to improve and refine the existing use of the site by removing the aging mobile homes over time, upgrading site infrastructure, improving site order with delineated concrete pads and asphalt interior roadways, enhanced streetscaping, and safety features.

Our vision is for Rock River Yards to be a centrally located, professionally managed RV community that serves workforce and trade-related residents who require long-term accommodation within the City of Rockford, filling a needed gap between transient recreational campgrounds and traditional permanent housing, diversifying the Rockford residential stock.

Rock River Yards

The proposed RV community called “Rock River Yards” is intended to function as a long-term residential-style RV park, not a short-term transient campground. The park will be organized into up to 85 pads and utility hookups designed to accommodate 5th Wheels and other RVs with paved internal roads, appropriate spacing, and turning points. The site will also feature a riverfront open space for tenants to enjoy.

Key operational principles will include:

- Clear site rules and tenancy standards
- Defined pad dimensions and spacing
- Individual electric utility metering
- Regular grounds maintenance and waste management
- Site management and oversight
- Tenant amenities and riverfront access

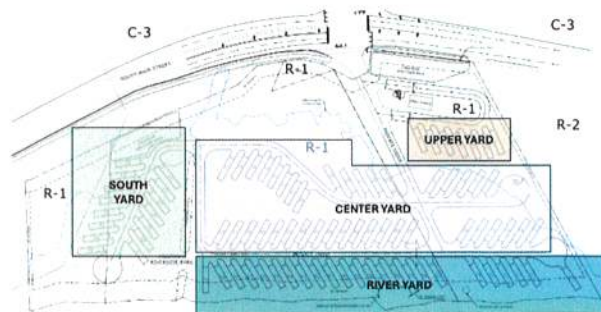


Exhibit H
2530, 2710, and 2720
South Main Street
SUP
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Site Improvements & Benefits

The proposed PUD enables the following improvements:

- From a mixed mobile home and 5th wheel site to an RV and 5th Wheel only community
- From ageing infrastructure to improved site layout, circulation, and utility systems
- From informal tenancy structures to professionally managed leases and billing
- From higher-risk site use (MHP in a federal floodplain) to lower-impact occupancy

The benefits to the City of Rockford of this PUD include reinvestment in an under-improved site along the South Main revitalization corridor. Support for workforce and traveling trade housing as the city expands its industrial and manufacturing base (e.g. Rockford Brake Manufacturing, Stellantis Belvedere, J.L. Clark, airport support services, etc.). Improved tax base stability and lower enforcement, maintenance, and compliance burden. The proposed PUD also lowers the flood risk to structures due to ability to remove RV and 5th wheels during flood events.

Phasing

Recognizing the scale of the site and the importance of stability the redevelopment is planned to occur in phases, allowing improvements to be implemented responsibly and in coordination with city oversight. Anticipated phases include:

1. Stabilization and transition from MHP (formalization of new management, phased MHP vacancies, infrastructure assessments & repairs, screening on South Main)
2. Infrastructure improvements (utility upgrades, existing pad renovations, phased internal road paving, site safety improvements)
3. Pad expansion build-out (addition of new pads and associated utilities)

Applicant Experience

While the Applicant is not a large institutional RV park or MHP operator, they bring relevant experience in real estate ownership, RV park and campground redevelopment, financial planning, and long-term asset management experience backed by private family capital. The Applicant is also supported by professional advisors all from within Rockford and the surrounding area.

Importantly, the Applicant's ownership model is long-term oriented, not speculative. Their intent is to own, operate, and reinvest in the property over many years, aligning incentives toward maintenance, compliance, and compatibility with the city and its residents' needs.

CRITERIA FOR APPROVAL OF SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT (PUD)

1. The design of the planned unit development presents an innovative and creative approach to the development of land and living environments.

The design of the project modernizes the current use of the property and converts it into a use not found in the City of Rockford. The current residential mobile home park will become a RV Park converting the use from residential mobile home use to use by RV's and fifth wheel trailers providing both residential and recreational use. The conversion will include installation of upgraded facilities, including paved roadways, new utilities, increased landscaping and a park. The PUD is a creative reutilization of the site which also improves the appearance of the site to the general public.

2. The planned unit development meets the requirements and standards of the planned unit development regulations.

The PUD will meet all requirements and standards of PUD regulations.

3. The physical design of the planned unit development efficiently utilizes the land and adequately provides for transportation and public facilities while preserving the natural features of the site.

The project is an efficient use of the land. The proposed use will utilize land in a floodplain in a way that minimizes flood risk. The conversion from a mobile home park to a RV park means that the occupants will now be mobile. When a flood risk arises, the RVs or fifth wheels can be easily removed from the property. The improvements to be made to the property are allowed within a floodplain, including the installation of paved roadways allowing for easier movement within the property and better access to the property.

The PUD also includes the installation of a multi-use path for the public to use along the property line adjacent to S. Main St. Additional landscaping, open space and a park will be added to enhance the natural features of the site.

4. Open space, common open space, and recreational facilities are provided as required.

The PUD will include the addition of common open space and a park.

5. The modifications in design standards from the subdivision control regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations.

Applicant is not aware of any modifications that are necessary.

6. The planned unit development is compatible with the adjacent properties and nearby land uses.

The PUD is compatible with the adjacent properties. The land is currently used for a residential mobile home park. The proposed use would include the addition of increased landscaping and the

addition of a multi-use path. The proposed use is still residential but differs from a traditional mobile home park.

7. The planned unit development fulfills the objectives of the official comprehensive plan and planning policies of the city.

The PUD fulfills the objectives of the official comprehensive plan and planning policies as the project utilizes and improves a piece of property that will be difficult to develop for other purposes. The property is located in a flood plain, which limits development opportunities. The proposed use and improvements are allowed in a flood plain.

The proposed use provides an option for increased residential use with a recreational component not currently existing in Rockford. In addition, the proposed use includes the installation of a public multi-use path, landscaping and a park area for recreational use. The property is currently shown as priority park acquisition on the 2020 land use plan. The proposed use is consistent with the spirit and intent of the proposed use on the land use plan since it contains a recreational component and will include the addition of a park and multi-use path.

8. The Zoning Board of Appeals shall be required to make written findings of fact based on the criteria for approval on a planned unit development application or any changes to a planned unit development.

Event Date	Call Number	Situation Reported	Call Disposition	Location	City
01/02/2024 01:25:52 AM	24-000759	NOISE COMPLAINT	ADV - ADVISED	2530 S Main St	Rockford
01/04/2024 11:57:36 PM	24-002928	WARRANT SERVICE	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / RE-ASSIGN/CHANGE OF CALL(UNIT) / DUP - DUPLICATE	2530 S Main St	Rockford
01/23/2024 11:29:45 AM	24-015580	CRU	RPT - REPORT	2530 S Main St	Rockford
01/28/2024 08:40:32 PM	24-019659	NOISE COMPLAINT	UTIL - UNABLE TO LOCATE	2530 S Main St	Rockford
01/29/2024 09:34:50 PM	24-020429	NOISE COMPLAINT	UTIL - UNABLE TO LOCATE/UTIL - UNABLE TO LOCATE	2530 S Main St	Rockford
01/29/2024 09:43:28 PM	24-020433	BURGLARY CHECKED	RPT - REPORT / RPT - REPORT	2530 S Main St	Rockford
02/02/2024 09:06:51 PM	24-023593	WARRANT SERVICE	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
02/03/2024 01:25:35 PM	24-024107	DISORDERLY	CALLER CANCELLED	2530 S Main St	Rockford
02/11/2024 06:11:53 PM	24-030432	ANIMAL COMPLAINT	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
02/18/2024 11:42:35 AM	24-035369	HARRASSMENT	RPT - REPORT	2530 S Main St	Rockford
02/21/2024 01:28:57 PM	24-037795	NEIGHBORHOOD TROUBLE	CALLER-CANCELLED	2530 S Main St	Rockford
02/23/2024 10:38:38 AM	24-039323	NEIGHBORHOOD TROUBLE	ADV - ADVISED / ADV - ADVISED	2530 S Main St	Rockford
02/25/2024 06:05:54 PM	24-040946	ANIMAL COMPLAINT	NRPT - NO REPORT	2530 S Main St	Rockford
02/27/2024 10:47:31 AM	24-042285	THEFT JUST OCCURRED	NRPT - NO REPORT	2530 S Main St	Rockford
03/02/2024 06:56:33 PM	24-045712	ANIMAL COMPLAINT	NRPT - NO REPORT	2530 S Main St	Rockford
03/11/2024 11:18:32 PM	24-052863	NOISE COMPLAINT	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
04/05/2024 09:09:02 AM	24-070852	SERVICE OTHER AGENCY LAW	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
04/05/2024 07:40:39 PM	24-071363	PHONE THREAT	ADV - ADVISED	2530 S Main St	Rockford
04/08/2024 01:54:27 AM	24-073014	NOISE COMPLAINT	ADV - ADVISED	2530 S Main St	Rockford
04/09/2024 11:06:50 PM	24-074765	DOMESTIC	RPT - REPORT / RPT - REPORT	2530 S Main St	Rockford
04/12/2024 04:42:28 PM	24-077038	CRU	RPT - REPORT	2530 S Main St	Rockford
04/14/2024 03:33:37 PM	24-078739	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	2530 S Main St	Rockford
04/18/2024 12:39:52 PM	24-081870	HARRASSMENT	ADV - ADVISED	2530 S Main St	Rockford
04/22/2024 07:56:15 PM	24-085348	WELFARE CHECK	NRPT - NO REPORT	2530 S Main St	Rockford
04/24/2024 03:28:56 PM	24-086781	THEFT REPORT	RPT - REPORT	2530 S Main St	Rockford
05/03/2024 09:48:49 AM	24-094010	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford
05/03/2024 07:14:13 PM	24-094475	SEX OFFENSE REPORT	RPT - REPORT	2530 S Main St	Rockford
05/11/2024 06:39:12 PM	24-101040	DOMESTIC	RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	2530 S Main St	Rockford
05/25/2024 12:43:33 AM	24-112359	MENTAL HEALTH ISSUES	Exhibit J	2530 S Main St	Rockford

Exhibit J
 2530, 2710, and 2720
 South Main Street
 SUP
 #003-26

05/25/2024 08:59:37 PM	24-113041	NOISE COMPLAINT	NRPT - NO REPORT	2530 S Main St	Rockford
05/30/2024 03:04:40 PM	24-116751	WELFARE CHECK	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
06/05/2024 10:36:35 PM	24-122052	CRIMINAL TRESPASS	NRPT - NO REPORT	2530 S Main St	Rockford
06/09/2024 06:21:35 PM	24-125185	DOMESTIC	RE-ASSIGN/CHANGE OF CALL(UNIT)/RPT - REPORT	2530 S Main St	Rockford
06/12/2024 01:28:23 PM	24-127694	911 DUPLICATE CALL	DUP - DUPLICATE	2530 S Main St	Rockford
06/13/2024 12:10:57 PM	24-128491	DOMESTIC	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
06/14/2024 01:05:55 PM	24-129318	CRU	RPT - REPORT	2530 S Main St	Rockford
06/21/2024 11:45:42 PM	24-135936	DOMESTIC	RE-ASSIGN/CHANGE OF CALL(UNIT)/RPT - REPORT	2530 S Main St	Rockford
07/09/2024 02:04:09 PM	24-151001	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford
07/12/2024 02:17:46 PM	24-153608	MEDICAL ASSIST	RPT - REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
07/14/2024 01:14:10 AM	24-155154	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	2530 S Main St	Rockford
07/26/2024 11:54:15 AM	24-166286	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford
07/26/2024 10:22:02 PM	24-166822	DOMESTIC	RPT - REPORT	2530 S Main St	Rockford
07/28/2024 01:10:07 PM	24-168055	WELFARE CHECK	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
08/13/2024 04:30:34 PM	24-181156	911 DUPLICATE CALL	DUP - DUPLICATE	2530 S Main St	Rockford
08/13/2024 04:30:49 PM	24-181155	LANDLORD TENANT DISPUTE	RPT - REPORT	2530 S Main St	Rockford
08/22/2024 02:19:06 PM	24-188311	WARRANT SERVICE	RPT - REPORT	2530 S Main St	Rockford
08/22/2024 02:43:42 PM	24-188335	NEIGHBORHOOD TROUBLE	ADV - ADVISED / ADV - ADVISED	2530 S Main St	Rockford
08/27/2024 05:03:11 PM	24-192435	OP VIOLATION	RPT - REPORT / RPT - REPORT	2530 S Main St	Rockford
08/28/2024 05:52:27 PM	24-193298	WELFARE CHECK	NRPT - NO REPORT	2530 S Main St	Rockford
08/30/2024 11:44:45 PM	24-195443	OP VIOLATION	RPT - REPORT	2530 S MAIN ST	Rockford
09/02/2024 05:34:38 PM	24-197661	NEIGHBORHOOD TROUBLE	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
09/02/2024 07:41:12 PM	24-197750	ANIMAL COMPLAINT	NRPT - NO REPORT	2530 S Main St	Rockford
09/08/2024 01:27:27 PM	24-202459	OP VIOLATION	RPT - REPORT	2530 S Main St	Rockford
09/10/2024 10:12:58 AM	24-203920	NEIGHBORHOOD TROUBLE	NRPT - NO REPORT	2530 S Main St	Rockford
09/14/2024 08:02:48 PM	24-207929	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford
09/21/2024 08:14:03 PM	24-213913	DOMESTIC	RPT - REPORT / RPT - REPORT	2530 S Main St	Rockford
09/22/2024 12:52:10 PM	24-214422	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
09/24/2024 05:27:27 PM	24-216195	OP PAPER SERVICE	RE-ASSIGN/CHANGE OF CALL(UNIT) / NRPT - NO REPORT	2530 S Main St	Rockford
09/26/2024 06:20:58 PM	24-217917	BURGLARY CHECKED	RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	2530 S Main St	Rockford
09/30/2024 09:39:07 AM	24-220983	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford

10/09/2024 09:47:45 AM	24-228495	MISCELLANEOUS ROUTINE	NRPT - NO REPORT / NRPT - NO REPORT	2530 S MAIN ST	Rockford
10/12/2024 01:09:55 PM	24-231123	PHONE THREAT	ADV - ADVISED	2530 S MAIN ST	Rockford
10/15/2024 12:11:58 PM	24-233230	CIVIL PROCESS	NRPT - NO REPORT	2530 S MAIN ST	Rockford
10/15/2024 02:16:10 PM	24-233337	CIVIL PROCESS	NRPT - NO REPORT	2530 S MAIN ST	Rockford
10/16/2024 11:15:14 PM	24-234514	SUSPICIOUS INCIDENT	CALLER CANCELLED / CALLER CANCELLED / CALLER CANCELLED	2530 S MAIN ST	Rockford
10/19/2024 09:17:32 PM	24-236983	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	2530 S MAIN ST	Rockford
10/24/2024 10:16:00 AM	24-240649	CIVIL PROCESS	NRPT - NO REPORT	2530 S MAIN ST	Rockford
10/24/2024 04:43:05 PM	24-241000	CIVIL PROCESS	NRPT - NO REPORT	2530 S MAIN ST	Rockford
11/04/2024 12:53:04 AM	24-248995	SERVICE OTHER AGENCY LAW	NRPT - NO REPORT / NRPT - NO REPORT	2530 S MAIN ST	Rockford
11/27/2024 02:03:06 PM	24-266308	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	2530 S MAIN ST	Rockford
11/28/2024 04:11:46 PM	24-267033	DOMESTIC	RPT - REPORT / RPT - REPORT	2530 S MAIN ST	Rockford
12/11/2024 07:46:36 PM	24-276336	CIVIL PROCESS	NRPT - NO REPORT	2530 S MAIN ST	Rockford
12/19/2024 09:30:55 PM	24-282419	DOMESTIC	RPT - REPORT / RPT - REPORT	2530 S MAIN ST	Rockford
12/20/2024 03:04:48 PM	24-282946	WELFARE CHECK	RPT - REPORT	2530 S MAIN ST	Rockford
12/20/2024 06:01:39 PM	24-283092	HARRASSMENT	ADV - ADVISED	2530 S MAIN ST	Rockford
12/21/2024 01:43:26 PM	24-283622	MARIJUANA COMPLAINT	NRPT - NO REPORT	2530 S MAIN ST	Rockford
12/23/2024 07:05:29 AM	24-284616	DOMESTIC	RPT - REPORT	2530 S MAIN ST	Rockford
12/28/2024 10:28:43 AM	24-287738	PHONE THREAT	RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	2530 S MAIN ST	Rockford
01/01/2025 07:23:06 PM	25-000394	MENTAL HEALTH ISSUES	NRPT - NO REPORT / NRPT - NO REPORT	2530 S MAIN ST	Rockford
01/04/2025 10:45:47 AM	25-002240	CIVIL PROCESS	NRPT - NO REPORT	2530 S MAIN ST	Rockford
01/07/2025 04:40:41 PM	25-004452	HARRASSMENT	ADV - ADVISED	2530 S MAIN ST	Rockford
01/08/2025 03:01:42 PM	25-005161	FOLLOW-UP	NRPT - NO REPORT	2530 S MAIN ST	Rockford
02/05/2025 02:45:21 PM	25-024662	OP PAPER SERVICE	NRPT - NO REPORT	2530 S MAIN ST	Rockford
02/18/2025 03:11:54 PM	25-033736	JUVENILE PROBLEM	ADV - ADVISED / ADV - ADVISED	2530 S MAIN ST	Rockford
02/28/2025 09:16:27 AM	25-040990	WELFARE CHECK	UTL - UNABLE TO LOCATE	2530 S MAIN ST	Rockford
03/01/2025 11:43:02 AM	25-041986	NEIGHBORHOOD TROUBLE	NRPT - NO REPORT	2530 S MAIN ST	Rockford
03/17/2025 10:27:10 AM	25-053979	RK-BATTERY	RPT - REPORT	2530 S MAIN ST	Rockford
03/18/2025 03:18:56 PM	25-055081	DISORDERLY	RPT - REPORT / RPT - REPORT	2530 S MAIN ST	Rockford
03/26/2025 01:56:22 PM	25-060844	CRU	RPT - REPORT	2530 S MAIN ST	Rockford
03/27/2025 01:49:01 PM	25-061784	SERVICE OTHER AGENCY LAW	NRPT - NO REPORT	2530 S MAIN ST	Rockford
04/02/2025 03:21:59 PM	25-066487	DISORDERLY	CALLER CANCELLED	2530 S MAIN ST	Rockford
04/09/2025 11:49:44 AM	25-071667	CIVIL PROCESS	NRPT - NO REPORT	2530 S MAIN ST	Rockford

04/15/2025 01:20:54 PM	25-076398	CIVIL PROCESS	NRPT - NO REPORT	2530 S Main St	Rockford
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04/18/2025 11:10:29 AM	25-078811	DOMESTIC	911 CLOSE W/O SEND TO PENDING	2530 S Main St	Rockford
04/18/2025 11:11:24 AM	25-078814	MENTAL HEALTH ISSUES	ADV - ADVISED	2530 S Main St	Rockford
04/19/2025 10:28:58 AM	25-079774	WELFARE CHECK	NRPT - NO REPORT	2530 S Main St	Rockford
04/21/2025 02:33:18 PM	25-081310	OP VIOLATION	RPT - REPORT	2530 S Main St	Rockford
05/02/2025 06:28:49 PM	25-090878	CRU	RPT - REPORT	2530 S Main St	Rockford
05/10/2025 07:26:01 PM	25-097112	DOMESTIC	RPT - REPORT	2530 S Main St	Rockford
05/13/2025 06:34:41 PM	25-099478	NOISE COMPLAINT	UTL - UNABLE TO LOCATE	2530 S Main St	Rockford
05/17/2025 05:07:30 AM	25-102523	PHONE THREAT	ADV - ADVISED	2530 S Main St	Rockford
05/26/2025 10:31:47 AM	25-109723	DOMESTIC	RE-ASSIGN/CHANGE OF CALL(UNITY)/RPT - REPORT / RPT - REPORT	2530 S Main St	Rockford
05/26/2025 06:55:07 PM	25-110024	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
06/19/2025 09:04:26 AM	25-129139	THEFT REPORT	ADV - ADVISED	2530 S Main St	Rockford
06/20/2025 03:54:39 PM	25-130270	RK-THREAT/HARASS/STALK	ADV - ADVISED	2530 S Main St	Rockford
06/23/2025 03:41:37 PM	25-132588	STAND BY	NRPT - NO REPORT / NRPT - NO REPORT	2530 S MAIN ST	Rockford
07/02/2025 09:38:23 PM	25-140086	MENTAL HEALTH ISSUES	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
07/05/2025 12:31:47 AM	25-142185	FIREWORKS	LAWNO - LAW NO DISPOSITION	2530 S Main St	Rockford
07/06/2025 03:13:02 PM	25-143395	DOMESTIC	RPT - REPORT	2530 S Main St	Rockford
07/21/2025 09:34:10 PM	25-155791	DOMESTIC	RPT - REPORT	2530 S Main St	Rockford
07/23/2025 02:45:20 PM	25-157233	OP PAPER SERVICE	NRPT - NO REPORT	2530 S MAIN ST	Rockford
07/24/2025 05:20:10 PM	25-158253	OP PAPER SERVICE	NRPT - NO REPORT	2530 S MAIN ST	Rockford
07/28/2025 10:39:38 PM	25-161722	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
08/14/2025 01:59:28 PM	25-175243	WELFARE CHECK	RPT - REPORT	2530 S Main St	Rockford
08/14/2025 02:36:44 PM	25-175277	DEATH INVESTIGATION	NRPT - NO REPORT	2530 S MAIN ST	Rockford
08/15/2025 12:48:36 PM	25-176054	NEIGHBORHOOD TROUBLE	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	2530 S Main St	Rockford
08/21/2025 04:25:52 PM	25-181376	RK-THREAT/HARASS/STALK	ADV - ADVISED / ADV - ADVISED	2530 S Main St	Rockford
09/04/2025 12:10:43 PM	25-193083	CRU	RPT - REPORT	2530 S Main St	Rockford
09/13/2025 05:55:02 PM	25-200680	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	2530 S Main St	Rockford
10/02/2025 11:07:07 AM	25-216002	NEIGHBORHOOD TROUBLE	ADV - ADVISED / ADV - ADVISED	2530 S Main St	Rockford
10/03/2025 12:54:39 PM	25-216942	CRU	RPT - REPORT	2530 S Main St	Rockford
10/11/2025 12:14:27 PM	25-223325	CRU	RPT - REPORT	2530 S Main St	Rockford

11/04/2025 03:41:12 PM	25-241498	CRU	RPT - REPORT	2530 S MAIN ST	Rockford
11/08/2025 08:06:20 PM	25-244769	MENTAL HEALTH ISSUES	NRPT - NO REPORT	2530 S Main St	Rockford
11/17/2025 07:25:33 PM	25-251451	RK-THREAT/HARASS/STALK	ADV - ADVISED / ADV - ADVISED	2530 S Main St	Rockford
11/24/2025 02:37:19 PM	25-256379	CRU	RPT - REPORT	2530 S Main St	Rockford
11/26/2025 10:19:20 AM	25-257768	OP PAPER SERVICE	NRPT - NO REPORT	2530 S MAIN ST	Rockford
11/27/2025 02:44:13 PM	25-258688	STAND BY	NRPT - NO REPORT / NRPT - NO REPORT	2530 S Main St	Rockford
12/04/2025 07:58:48 PM	25-263772	DOMESTIC	RPT - REPORT	2530 S Main St	Rockford
12/10/2025 09:27:54 AM	25-267632	PHONE THREAT	RPT - REPORT	2530 S Main St	Rockford
12/11/2025 07:22:56 AM	25-268252	DISORDERLY	ADV - ADVISED	2530 S Main St	Rockford
12/11/2025 07:57:24 AM	25-268271	FOLLOW-UP	NRPT - NO REPORT	2530 S Main St	Rockford
12/12/2025 12:09:43 PM	25-269108	CRU	RPT - REPORT	2530 S Main St	Rockford
12/15/2025 07:37:16 AM	25-270763	DISORDERLY	ADV - ADVISED / ADV - ADVISED	2530 S Main St	Rockford
12/15/2025 07:50:48 AM	25-270765	OP PAPER SERVICE	NRPT - NO REPORT	2530 S MAIN ST	Rockford
12/15/2025 04:19:36 PM	25-271158	CRU	RPT - REPORT	2530 S MAIN ST	Rockford
12/18/2025 03:08:00 PM	25-273465	CRU	RPT - REPORT	2530 S Main St	Rockford
12/20/2025 09:46:20 AM	25-274728	OP PAPER SERVICE	NRPT - NO REPORT	2530 S MAIN ST	Rockford

Event Date	Call Number	Situation Reported	Call Disposition	Location	City
9/27/2025 20:03	25-212315	UNKNOWN PROBLEM	RE-ASSIGN/CHANGE OF CALL(UNIT) / NRPT NO REPORT / NRPT - NO REPORT	2720 S Main St	Rockford
9/27/2025 20:06	25-212321	911 DUPLICATE CALL	DUP - DUPLICATE	2720 S Main St	Rockford

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred a Special Use Permit for a Planned Use Development for an RV and Fifth Wheel only community in an R-1, Single family Residential Zoning District for the property described as:

A/K/A: 2530, 2710, 2720 South Main Street
PIN: 11-34-182-015, 11-34-326-007, 11-34-326-008, 11-34-326-006

hereby recommends that the actions of the Zoning Board of Appeals be **Sustained**, thereby recommending that City Council **APPROVE** a Special Use Permit for a Planned Use Development for an RV and Fifth Wheel only community in an R-1, Single family Residential Zoning District at 2530, 2710, 2720 South Main Street.

Approval is based on the following conditions:

1. Meet all applicable Building and Fire Codes.
2. Submittal of a final detailed site plan for staff’s review and approval.
3. The Applicant shall work with Public Works Engineering Staff for the required floodplain/floodway development permits, development permits for the concrete pads, and development permit for the paving of the roads, including stormwater review.
4. The Applicant shall work with Engineering Staff on the installation and design of the multi-purpose path. Engineering Staff may allow cash-in-lieu of the multi-purpose path since this is adjacent to a State Route.
5. A one-lot subdivision plat is required to be submitted, reviewed, approved and recorded via the Subdivision Review Process.
6. The property shall be developed as per the approved one lot plat, site plan and landscaping plan approved by Staff.
7. Must phase out the existing mobile homes completely by August 1, 2028.
8. All Concrete pads must be installed by October 1, 2028.
9. All road must be paved by October 1, 2028.
10. All conditions must be met prior to establishment of use.

Approval is based on the attached Findings of Fact.

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

Committee Action Taken:

Bonne:	Ayes:___	Nays:___	Absent:___
Bell:	Ayes:___	Nays:___	Absent:___
Torina:	Ayes:___	Nays:___	Absent:___
Wilkins:	Ayes:___	Nays:___	Absent:___
Prunty:	Ayes:___	Nays:___	Absent:___

Mark Bonne, Chairman

Tamir Bell, Vice Chairman

Gabrielle Torina

Janessa Wilkins

Aprel Prunty

Meeting of April 21, 2026
ZBA 003-26

FINDINGS OF FACT FOR APPROVAL OF A SPECIAL USE PERMIT
FOR A PLANNED USE DEVELOPMENT FOR AN RV AND
FIFTH WHEEL ONLY COMMUNITY
IN AN R-1, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT
LOCATED AT 2530, 2710, 2720 SOUTH MAIN STREET

Approval of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will not impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.
5. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall conform to the applicable regulations of the R-1 District in which it is located.



PLANNING & ZONING REPORT

Liquor and Tobacco Advisory Board Meeting of April 21, 2026

File # 026-LTAB-004

APPLICANTS: Ravi Patel / Priyank Patel / Khodiyar 364001 Inc. dba Way Low Citgo

LOCATION: 2914 West State Street

REQUESTED ACTION: The sale of packaged liquor (Class PKG) and the sale of tobacco products in conjunction with a gas station and convenience store in an I-1, Light Industrial Zoning District.

EXISTING USE: Way Low Citgo (gas station and convenience store) with the sale of packaged liquor and tobacco products.

PROPOSED USE: Way Low Citgo (gas station and convenience store) with the sale of packaged liquor and tobacco products

DIMENSIONS: Irregular shape **SQUARE FOOTAGE:** 28,209 sq. ft.

ADJACENT ZONING AND LAND USES:

NORTH:	C-3	Steve’s Market; Mini Mart; Single-family residence
EAST:	I-1	Da Catch
SOUTH:	I-1	Light Industrial Zoning District
WEST:	I-1	Larry’s Garage; Vacant commercial

YEAR 2040 PLAN: I Industrial & Utilities

HISTORY: **File #018-LTAB-037:** The modification of an existing liquor license for a 1,370 square feet addition to the convenience store in an I-1, Light Industrial Zoning District was approved November 7, 2018 for the property located at 2914 West State Street. This is the subject property.

File #017-LTAB-037: The sale of packaged liquor and the sale of tobacco products in conjunction with a gas station and convenience store in an I-1, Light Industrial Zoning District was approved November 8, 2017 for the property located at 2914 West State Street. This is the subject property.

File #13-LTAB-019: The sale of packaged liquor in conjunction with a gas station and convenience store in an I-1, Light Industrial Zoning District was approved June 10, 2013 for the property located at 2914 West State Street. This is the subject property.

File #12-LAB-020: The sale of packaged liquor in conjunction with a gas station and convenience store in an I-1, Light Industrial Zoning District was denied July 9, 2012 for the property located at 2914 West State Street. This property is the subject property.

File #066-99: A Special Use Permit for the sale of liquor by the package in an I-1, Light Industrial Zoning District was approved with conditions on July 6, 1999 for the property located at 2914 West State Street. This is the subject property.

File #060-76-R: A Special Use Permit for auto gas service station and a Variation to permit reduction of front setback from 20 feet to ten feet for canopy, and from 20 feet to eighteen feet for cashier's building in a CC, Commercial Community Zoning District were approved June 1, 1976 for the property located at 2914 West State Street. This property is the subject property.

REVIEW COMMENTS: The Applicant is requesting the sale of packaged liquor (Class PKG) and the sale of tobacco products in conjunction with a gas station and convenience store in an I-1, Light Industrial Zoning District. Exhibit A shows that the subject property is located on the southeast corner of the West State Street and Vista Terrace intersection. The parcel is surrounded by commercial and industrial uses; however, there are residential uses 150 feet north of the subject property (Exhibits B & C).

The Applicants, Ravi and Priyank Patel, are the managing partners of Khodiyar 364001, Inc. Within the Liquor Application, it is indicated that the owners will manage the on-premises, day-to-day operation of Way Low Citgo.

The subject property has been approved for the modification of an existing liquor license for a 1,370 square feet addition to the convenience store in 2018 and for the sale of packaged liquor and the sale of tobacco products in 2017.

Exhibit D is a map identifying businesses with a liquor license. The yellow dots identify the sale of beer and wine by the drink. The green dot is for a full liquor license for the sale of liquor by the drink. The red dot is for packaged liquor sales. The star with the red dot is the subject property.

Exhibit E is the demo site plan from the proposed expansion back in 2018. The existing site consists of a self-service gas station with four (4) pump islands that will allow the purchase of gas and a 1,815 square feet convenience store. The existing Citgo N Go, Inc. will require 7 parking spaces (using the 4 space per 1,000 square feet of retail space required for gas station uses). The site plan shows that there are 14 parking stalls (Exhibit E).

The Applicants submitted Exhibit F, which shows the proposed demolition work of the convenience store's floor plan back in 2018, and the revised floor plan, of the convenience store. Exhibit F, the existing interior floor plan shows one (1) walk-in cooler, one (1) walk-in freezer, coffee and soda counters, general sales area, office, bathrooms and a cashier area. Additionally, there are two (2) coolers and one (1) freezer located along the north wall (Exhibit F). Exhibit F shows that the proposed addition will consist of an expanded floor sales area, larger cashier's area, refrigerator, storage, bathrooms, and corridors. Additionally, the Applicant highlighted on Exhibit F, that the new liquor display would be in the walk in cooler and behind the new cashier's area. However, the addition and expanded floor area was never constructed.

Upon review of Exhibit F, Staff feels a revised interior floor plan that shows the display racks and the locations of alcohol and tobacco products for sale should be submitted for review and approval.

Exhibit G shows elevations of the existing building and proposed addition. The main entrance will still face the parking lot. Exhibit G shows the north elevation consists of stucco, EIFS, glass windows and door, and masonry brick. The east and south elevations will consist of sheet metal siding (Exhibit G).

Exhibit H is the business plan for Way Low Citgo. The Way Low Citgo business concept will be a gas station and convenience store with gasoline, grocery, beer, tobacco, liquor and general merchandise (Exhibit H). Within Exhibit H, the Applicants state how they acquired a gas station in another location as well as a liquor and convenience store and grew both businesses. The Applicants are confident they can grow the sales of this location by 50%.

Additionally, Exhibit H shows the hours and days of operation will be 6:00 A.M. to 12:00 A.M. (Midnight), Monday through Sunday. The Applicant indicated on Exhibit H that the gross annual sales of the business would consist of 15% tobacco sales, 30% alcohol sales and 55% general merchandise (food and beverage, etc.).

Exhibit I is the Security and Operations Plan submitted by the Applicants. The Applicants state, "we will employ a minimum of one dedicated security host during evening hours and during special events or upon City request, staffing will increase to a minimum of two personnel" (Exhibit I). The Applicants states, "anti-loitering and panhandling policies, visual deterrence, external cleanliness, CCTV coverage and incident log and reporting" (Exhibit I). The Applicants indicated on the liquor application that private security licensed by the State of Illinois would be hired upon written request of the Liquor Commissioner.

Exhibit J shows 142 Calls for Service for the Police Department in the past 24 months. Staff feels Exhibit I does address how the Applicants will get a handle on the high number of Calls for Service.

Staff feels that the Applicant's proposed request is reasonable and recommends approval of the applicant's request subject to conditions.

RECOMMENDATION: Staff recommends APPROVAL of the sale of packaged liquor (Class PKG) and APPROVAL of the sale of tobacco products in conjunction with a gas station and convenience store in an I-1, Light Industrial Zoning District, based on the following conditions:

1. Meet all Applicable Building and Fire Codes.
2. Compliance with all City of Rockford Code of Ordinances including Liquor and Tobacco Codes.
3. The sale of packaged liquor and the sale of tobacco products shall be limited to the revised interior floor plan submitted and approved by Staff.
4. The hours of operation and days will be 6:00 A.M. to 12:00 A.M. (Midnight) Monday through Sunday.
5. Liquor sales hours must comply with the liquor code.

6. Licensee shall hire private security licensed by the state upon written request of the liquor commissioner.
7. There shall be no single serving sales of beer or wine in volumes of 16 oz. or less.
8. The sale of rose tubes, airplane-sizes 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.
9. Window display signage is limited to 20% of window area.
10. The windows shall not be covered with bars or other devices that block the window.
- ~~11. The sale of water pipes and "huka" or "hookah" pipes are prohibited.~~
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.

SC: DM 4/9/26

Exhibit A
2914 West State street
#026-LTAB-004



Exhibit B
2914 West State street
#026-LTAB-004

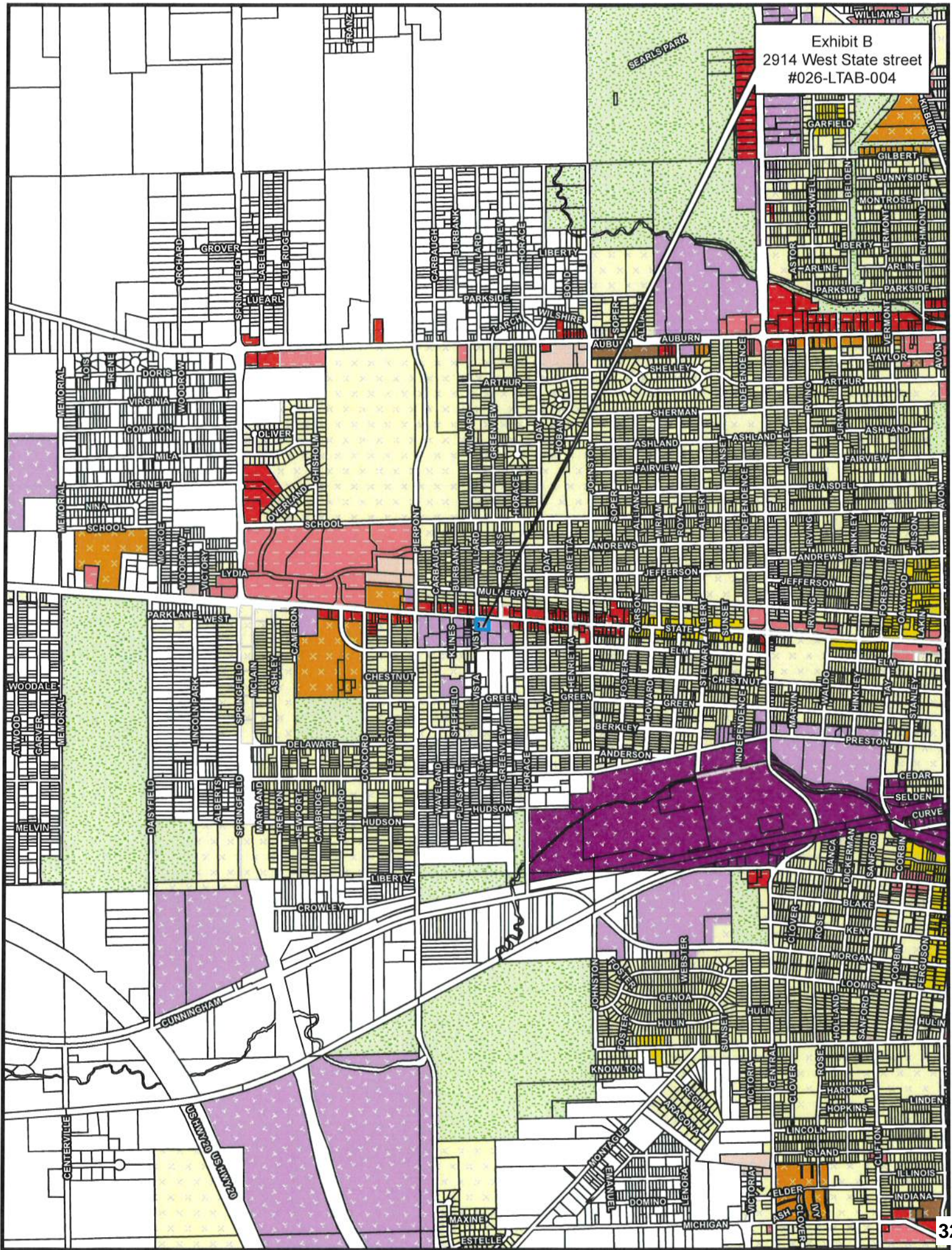
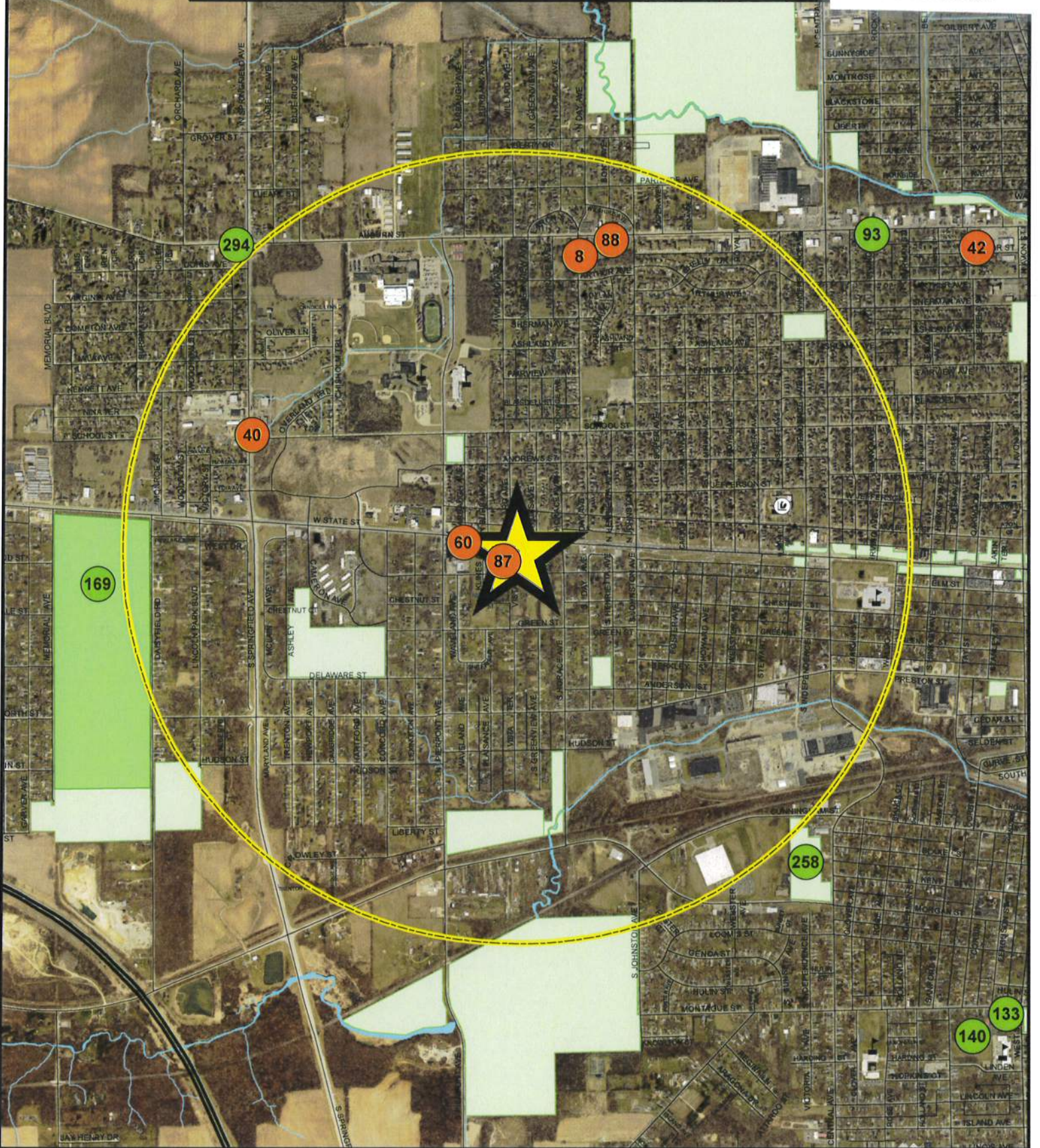


Exhibit C
2914 West State street
#026-LTAB-004



Khodiyar 364001 Inc. - 2914 West State Street

2914 West State Street
#026-LTAB-004



- Key**
- College/University
 - School (K-12)
 - City/Village Hall
 - Parks
 - Forest Preserves
 - Sale by the Drink (Beer and Wine)
 - Sale by the Drink (Full Liquor)
 - Package Liquor Sales

CITY OF ROCKFORD, ILLINOIS

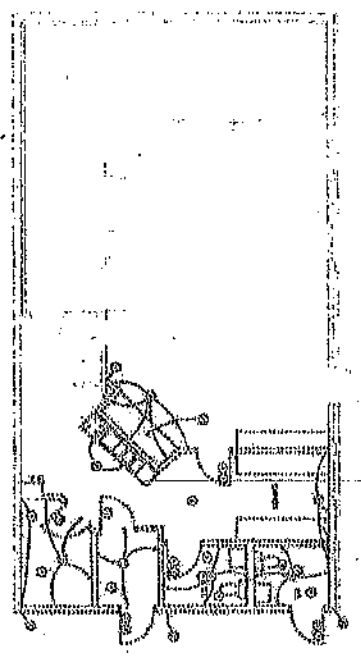
LIQUOR LICENSE LOCATIONS-2025

2026

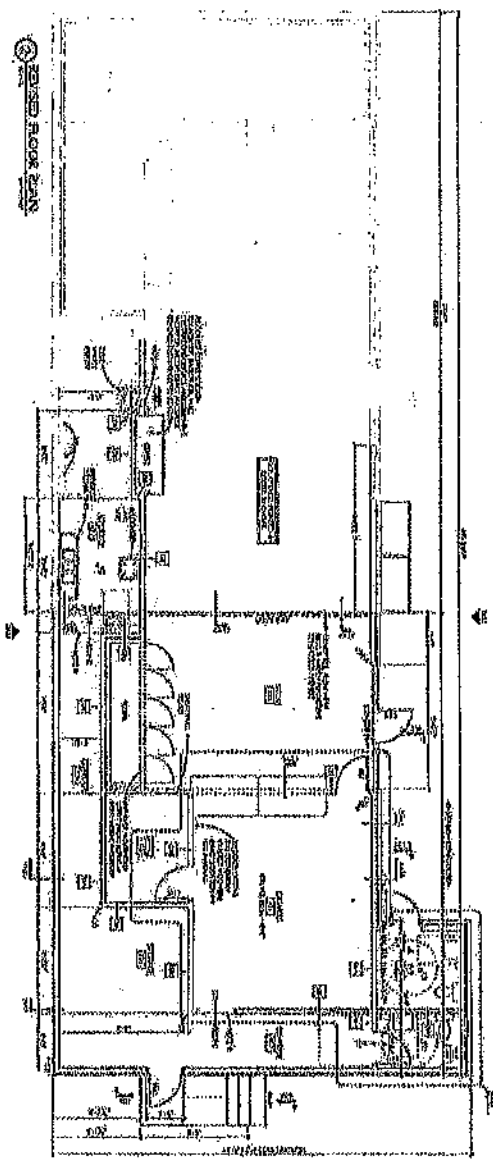


SCALE
1:20,000





- DEMOLITION REMARKS:**
1. DEMOLISH ALL EXISTING INTERIOR WALLS AND PARTITIONS.
 2. DEMOLISH ALL EXISTING CEILING, LIGHT FIXTURES, AND ELECTRICAL PANELS.
 3. DEMOLISH ALL EXISTING FLOORING, CARPETING, AND TILES.
 4. DEMOLISH ALL EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
 5. DEMOLISH ALL EXISTING STAIRS AND ESCALATORS.
 6. DEMOLISH ALL EXISTING EXTERIOR WALLS AND ROOFING.
 7. DEMOLISH ALL EXISTING DRIVEWAYS AND PAVEMENT.
 8. DEMOLISH ALL EXISTING LANDSCAPING AND UTILITY LINES.
 9. DEMOLISH ALL EXISTING SIGNAGE AND MARKINGS.
 10. DEMOLISH ALL EXISTING FENCES AND SECURITY SYSTEMS.



WALL TYPES - IS:

1. 12" CMU WALL WITH INTERIOR FINISH
 2. 12" CMU WALL WITH EXTERIOR FINISH
 3. 8" CMU WALL WITH INTERIOR FINISH
 4. 8" CMU WALL WITH EXTERIOR FINISH
 5. 6" CMU WALL WITH INTERIOR FINISH
 6. 6" CMU WALL WITH EXTERIOR FINISH
 7. 4" CMU WALL WITH INTERIOR FINISH
 8. 4" CMU WALL WITH EXTERIOR FINISH
 9. 2" CMU WALL WITH INTERIOR FINISH
 10. 2" CMU WALL WITH EXTERIOR FINISH
 11. 12" CONCRETE WALL WITH INTERIOR FINISH
 12. 12" CONCRETE WALL WITH EXTERIOR FINISH
 13. 8" CONCRETE WALL WITH INTERIOR FINISH
 14. 8" CONCRETE WALL WITH EXTERIOR FINISH
 15. 6" CONCRETE WALL WITH INTERIOR FINISH
 16. 6" CONCRETE WALL WITH EXTERIOR FINISH
 17. 4" CONCRETE WALL WITH INTERIOR FINISH
 18. 4" CONCRETE WALL WITH EXTERIOR FINISH
 19. 2" CONCRETE WALL WITH INTERIOR FINISH
 20. 2" CONCRETE WALL WITH EXTERIOR FINISH

ARCHITECTURAL SYMBOLS:

1. WALL
 2. WINDOW
 3. DOOR
 4. STAIR
 5. ESCALATOR
 6. MECHANICAL EQUIPMENT
 7. ELECTRICAL PANEL
 8. PLUMBING FIXTURE
 9. LIGHT FIXTURE
 10. CEILING

REMARKS:

1. ALL DEMOLITION WORK SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE SCHEDULE.

2. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ROCKFORD DEMOLITION ORDINANCES.

3. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS DEMOLITION ACT.

4. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS ENVIRONMENTAL QUALITY ACT.

5. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS HAZARDOUS WASTE ACT.

6. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS AIR POLLUTION CONTROL ACT.

7. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS WATER POLLUTION CONTROL ACT.

8. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS SOIL CONSERVATION ACT.

9. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS HISTORIC PRESERVATION ACT.

10. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS ANTI-CORRUPTION ACT.

11. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS PUBLIC ACCESS TO INFORMATION ACT.

12. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS OPEN GOVERNMENT ACT.

13. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS FREEDOM OF INFORMATION ACT.

14. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS PRIVACY ACT.

15. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS SECURITY ACT.

16. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS EMPLOYMENT ACT.

17. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS LABOR ACT.

18. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS TRADE ACT.

19. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS BUSINESS ACT.

20. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS PROFESSIONAL ACT.

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS BUILDING CODE.

2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS PLUMBING CODE.

3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS ELECTRICAL CODE.

4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS MECHANICAL CODE.

5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS FIRE CODE.

6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS SAFETY CODE.

7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS HEALTH CODE.

8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS ENVIRONMENTAL CODE.

9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS HAZARDOUS WASTE CODE.

10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS AIR POLLUTION CODE.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS WATER POLLUTION CODE.

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19. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS SECURITY CODE.

20. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS EMPLOYMENT CODE.

21. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS LABOR CODE.

22. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS TRADE CODE.

23. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS BUSINESS CODE.

24. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS PROFESSIONAL CODE.

DEMOLITION AND REVISED FLOOR PLANS

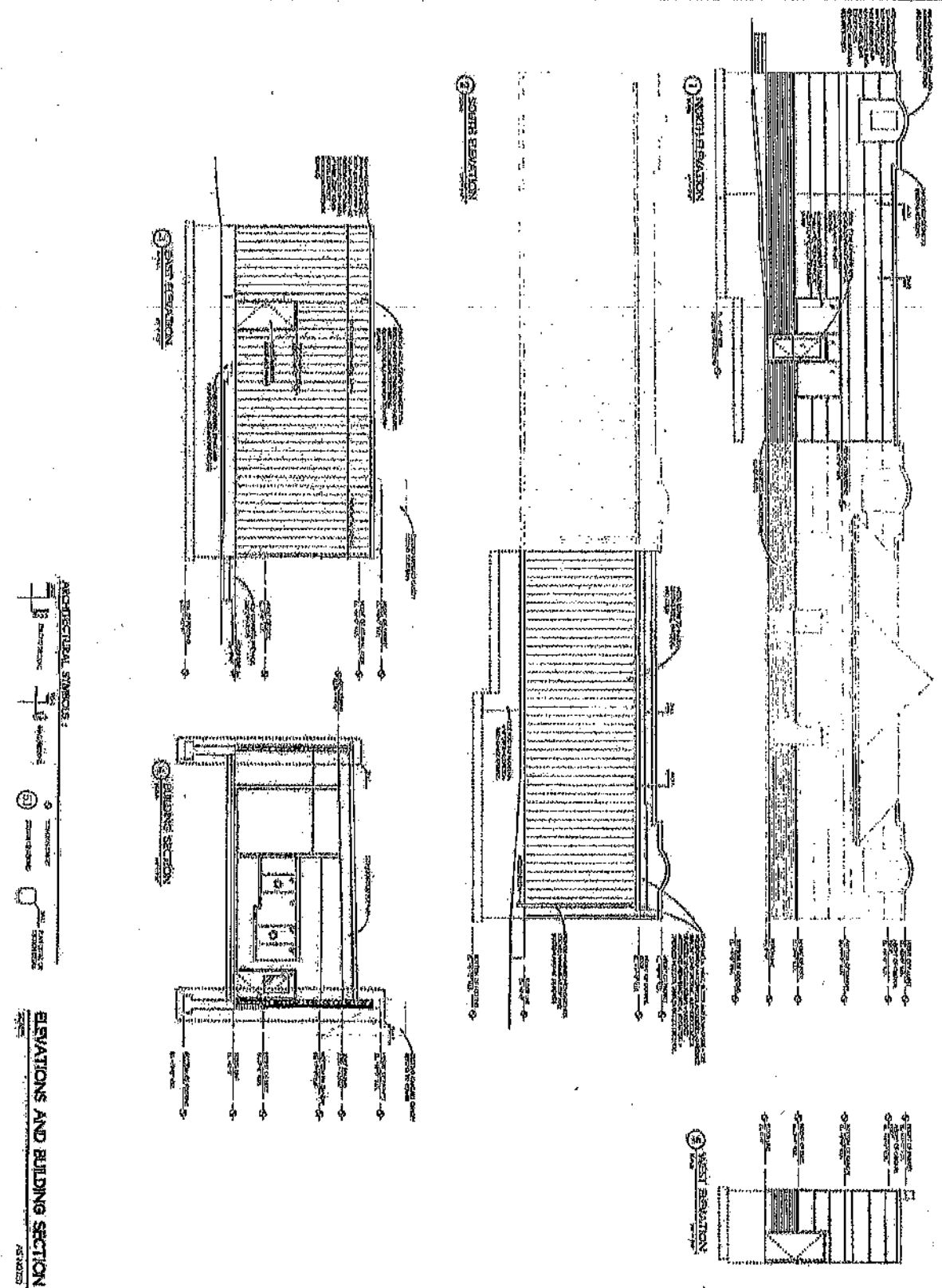
DATE: 11/11/11
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 CHECKED BY: [Signature]
 APPROVED BY: [Signature]


AN ADDITION FOR:
CITGO N GO, INC.
 2914 W. STATE STREET ROCKFORD, ILLINOIS

Larson & Da
 Architecture Engin
 1000 W. STATE STREET, SUITE 1000
 ROCKFORD, ILLINOIS 61102

DATE: 11/11/11
 PROJECT NUMBER: 22100
 SHEET: 101

Exhibit G
 2914 West State Street
 #026-LTAB-004



DATA CHECKED BY PROJECT NUMBER 22100 DRAWING NUMBER A&L	ARCHITECT'S SEAL LICENSE NUMBER EXPIRES STATE OF ILLINOIS	AN ADDITION FOR : CITGO N GO, INC. 2914 W. STATE STREET ROCKFORD, ILLINOIS	 Larson & Dar Architects & Engineers 100 State Street, Rockford, IL 61101
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Way Low Citgo

2914 W State St Rockford IL 61102
815-967-3456

Business Plan: Way Low Citgo Rockford

RECEIVED

MAR 17 2026

Executive Summary

Citgo Way Low is a neighborhood-focused gas station and convenience store located at 2914 W State St, Rockford, IL 61102. We provide a wide variety of everyday items such as snacks, beverages, toiletries, over-the-counter medications, lottery tickets, liquor, beer, and household essentials. Our mission is to offer fast, friendly, and convenient shopping with extended hours and excellent customer service.

Company Description

Legal Structure: Standalone building

Gas station: Newly remodeled - 8 Gas pumps and canopy

We will operate as Citgo Way Low under same gas contract, business name: Khodiyar 364001 INC, registered in the state of Illinois.

Location and Facility:

A 1,200 sq. ft. space at 2914 W State St, Rockford, IL 61102. Ample parking and foot traffic from nearby residential complexes, schools, and public transit.



Vision & Mission:

Our vision is to be the most trusted and convenient local retail store. Our mission is to deliver fast service, clean facilities, and essential products at reasonable prices, 7 days a week.

• Post-Acquisition Operational Strategy

- a. Following the acquisition, our initial focus will be on thorough cleaning, reorganization, and observation of the business to fully understand existing operations and customer behavior. This transition phase will allow us to identify operational inefficiencies and improvement opportunities.

Way Low Citgo

2914 W State St Rockford IL

815-967-3456

- b. Once stabilized, we will expand the product selection, optimize inventory management, and enhance overall customer experience through improved store layout, faster service, and better product availability.
- **Gas Supply Contract Renewal Opportunity**
 - a. The current fuel supply agreement is scheduled to expire in two years, which will give me an opportunity to renegotiate more favorable terms and station's rebranding with the major fuel supplier which will likely give financial incentives for image and signage upgrades. These improvements will strengthen the station's market appeal, attract additional traffic, and enhance long-term profitability.
 - **Introduction of E85 Fuel Offering**
 - a. We are in discussion with a reputable gas supply company that provides E85 gasoline, and they are willing to add E85 infrastructure at their own expense, supported by government grants aimed at promoting alternative fuels. E85, an ethanol-based fuel blend, is both environmentally friendly and typically more affordable than traditional gasoline. Adding E85 to our product mix is expected to attract more customers, boost fuel volume, and increase overall revenue.

Market Analysis

Industry Overview:

- The U.S. gas station and convenience store industry generates over \$650 billion annually. Post-pandemic trends show rising demand for local, quick-service retail options.

Target Market:

- Residents within a 3-mile radius
- Commuters and public transit users
- Students and young professionals
- Elderly residents

Competitive Advantage:

- Longer operating hours (6:00 AM – 12:00 AM)
- Clean, modern store design
- Product selection tailored to community

Anticipated alcohol sales will be **30%**, tobacco will be **15%** and rest **55%** will be grocery and general merchandise that includes food, beverages etc.

Citgo Way Low is within walking distance of many residents, the only food and convenience in that neighborhood providing top quality service with best price in town.

Way Low Citgo

2914 W State St Rockford IL 61102
815-967-3456

Organization & Management

Owners:

Priyank Patel and Ravi Patel, with retail experience and a background in logistics and inventory control.

Ravi Patel:

- In 2015, I acquired a gas station on lease through the same broker for \$50,000, with an additional \$3,000 investment in setup and improvements. At the time, the store generated less than \$300 in daily inside sales. Through operational improvements, enhanced customer service, and better inventory management, I successfully increased daily sales to approximately \$3,000, excluding gasoline revenue. This achievement reflects strong operational skills and a proven ability to turn around underperforming businesses. Based on my experience, I am confident that this new location has significant potential to increase sales and profitability by at least 50%.

Priyank Patel:

- In 2021, I purchased a liquor and convenience store with annual revenue of approximately \$300,000. By expanding product selection, improving store layout, and focusing on customer satisfaction, I successfully grew annual sales to more than \$800,000. This strong performance demonstrates my ability to identify growth opportunities, manage operations efficiently, and deliver consistent financial improvement. I intend to apply the same hands-on management approach to ensure continued success and growth at this new location.

Key Staff:

- 2 full-time cashiers
- Store Manager (owner-operated in Year 1)
- Cleaner/Maintenance (outsourced weekly)

Advisors:

- CPA: Dhaval Patel

Products and Services

Product Lines:

- Beverages: soft drinks, energy drinks, bottled water, coffee
- Snacks: chips, candy, baked goods
- Tobacco and lottery tickets
- Toiletries and personal care items
- Over-the-counter medications
- Household essentials: detergent, batteries, cleaning supplies
- Alcohol: a wide selection of domestic and imported beers, wines, and spirits (sold in accordance with local and state liquor licensing laws)
- Additional Services:

Way Low Citgo

2914 W State St Rockford IL 61106
815-967-3456

- Coffee Machine
- ATM machine
- Soda dispenser
- Money Order

Marketing & Sales Strategy

Grand Opening Campaign:

- Local flyers, social media ads, and in-store promotions, we will allocate some amount for advertising and marketing to improve the foot traffic into the store
- Since this is neighborhood store, we will add more items needed in winter including outwear and updating the coffee counter or relevant products.
- In year 2025 we may add a drive through for sale of coffee with relevant snacks.
- Collaborations with local community, including churches, schools, police and fire department.

Ongoing Marketing:

- Loyalty card system that helps increase gas volume.
- Add promotions on holidays and weekends
- Active presence on Google Business and Yelp

Operations Plan

Hours of Operation:

Monday–Sunday, 6:00 AM to 12:00 AM

Daily Operations:

- Restocking and cleaning
- Register operations and cash reconciliation
- Customer service and inventory tracking

Suppliers:

- Wholesalers
- Local bakery and beverage vendors
- Licensed tobacco and liquor suppliers

Technology:

- POS system
- Security cameras and alarm
- Accounting (CPA will handle)

Way Low Citgo

**2914 W State St Rockford IL 61102
815-967-3456**

Financial Plan

Startup Costs:

- Real Estate: \$1,400,000
- Business acquisition: \$900,000
- Building improvements: \$15,000
- Initial inventory: \$150,000
- Working capital (6 mos.): \$30,000
- Licenses and permits: \$10,000
- Marketing & branding: \$7,000
- Insurance: \$5,000
- Professional fees: \$5,000
- Total Estimated Startup Cost: \$2,522,000

Way Low Citgo

2914 W State St Rockford IL 61102
815-967-3456

Security & Operations Plan

RECEIVED

Applicant: Khodiyar 364001 Inc.

DBA: Way Low Citgo

Location: 2914 W. State St., Rockford, IL 61102

MAR 17 2026

CITY OF ROCKFORD LEGAL DEPARTMENT

Security Personnel & Staffing

To ensure the safety of patrons, employees, and the surrounding community, Khodiyar 364001 Inc. will maintain a proactive security presence. This staffing model is designed to scale based on peak activity and at the request of City of Rockford officials.

- **Personnel Count:** We will employ a minimum of one dedicated security host during evening hours. During special events or upon City request, staffing will increase to a minimum of two personnel.
- **Standard Staffing:** During morning and afternoon shifts, the Store Manager and BASSET-trained cashiers serve as primary monitors.
- **Deployment Strategy:** One guard positioned at the main entrance/Point of Sale (POS) to monitor entry/exit and interior conduct. Another guard, **when active** will guard dedicated to exterior "Perimeter Sweeps" and lot checks every 30 minutes.

Qualifications of Security Personnel

All security personnel deployed at Way Low Citgo must meet the following:

- **Licensing:** Must possess a valid **Illinois PERC Card** (Permanent Employee Registration Card).
- **Regulatory Training:** Must be **BASSET certified** to monitor illegal "straw purchases" of alcohol or public consumption on-site.
- **Specialized Training:** All personnel undergo in-house training focused on:
 - **De-escalation:** Conflict resolution techniques for retail disputes or ID refusals.
 - **Emergency Protocols:** Active shooter, fire, and medical emergency exit procedures.
 - **Law Enforcement Liaison:** Established protocols for interacting with and assisting the **Rockford Police Department**.
- **Background Checks:** All security hires must pass a criminal background check prior to employment.

Dress Code Policy

Khodiyar 364001 inc. DBA: Way Low Citgo will/will not enforce a formal dress code.

- **Prohibited Items:** No excessively baggy clothing, no sleeveless shirts for men, and no clothing displaying offensive language or imagery.

Way Low Citgo

2914 W State St Rockford IL 61101
815-967-3456

- **Security Uniforms:** Security personnel will be easily identifiable in branded attire a high-visibility vest or a tactical shirt clearly marked "SECURITY" to act as a visual deterrent.

Disorderly Activity Control Plan

Interior of the Licensed Premises

- **Floor Monitoring:** Staff will perform 15-minute intervals of "blind spot" monitoring, including restroom corridors and corners of the retail floor.
- **Loitering Mitigation:** We maintain a **Zero-Tolerance Loitering Policy**. Individuals not engaged in active shopping or waiting for a transaction will be professionally asked to vacate.
- **Incident Response:** In the event of an argument, security is trained to separate parties immediately and escort them through separate exits to prevent secondary altercations on the exterior.

Parking Areas & Fueling Islands

- **Anti-Loitering:** Security will monitor the pump islands to ensure they are used strictly for fueling and quick transactions. "Loud music" ordinances and "No Loitering" signs will be strictly enforced.
- **Aggressive Panhandling:** Security will immediately address and remove any individuals engaging in unauthorized vending or aggressive panhandling on the lot.
- **Visual Deterrence:** The canopy and lot perimeters will be maintained with high-lumen LED lighting to eliminate shadows and enhance the effectiveness of the surveillance system.

Public Areas Immediately Adjacent

- **Sidewalk Clearance:** Security will ensure that the public sidewalk along **W State St** remains clear of obstructions or groups congregating, ensuring a safe passage for neighborhood pedestrians.
- **External Cleanliness:** Staff will perform a "sweep" of the property line twice daily to remove any alcohol-related litter (bottles/cans) to prevent the area from appearing unmonitored.
- **CCTV Coverage:** High-definition exterior cameras are positioned to capture the sidewalk and street-side entry points. Footage is archived for a minimum of 30 days and made available to the Rockford Police Department upon request.

Incident Log & Reporting

All incidents of disorderly conduct, whether a verbal trespass warning or a physical removal, will be recorded in a **Station Incident Binder**. This log will include:

1. **Date and Time** of the occurrence.
2. **Detailed Description** of the individuals and behavior involved.
3. **Corrective Action** taken by security or management.
4. **Police Report Number** (whenever law enforcement is called to the scene).

2914 W STATE ST

Event Date	Call Number	Situation Reported	Call Disposition	Location	City
03/28/2026 08:34:07 PM	26-065072	TRAFFIC STOP	NRPT - NO REPORT / NRPT - NO REPORT	2914 W STATE ST	Rockford
03/16/2026 11:24:02 PM	26-055510	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	2914 W State St	Rockford
03/13/2026 09:52:46 PM	26-053299	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	2914 W State St	Rockford
03/08/2026 08:56:33 PM	26-049017	ACCIDENT WITH INJURIES	RPT - REPORT	2914 W State St	Rockford
03/07/2026 06:52:09 PM	26-048289	SUSPICIOUS VEHICLE	NRPT - NO REPORT	2914 W STATE ST	Rockford
02/04/2026 07:13:28 AM	26-024434	FOLLOW-UP	RE-ASSIGN/CHANGE OF CALL(UNIT) / NRPT - NO REPORT	2914 W State St	Rockford
01/14/2026 08:18:23 AM	26-009723	DISORDERLY	RPT - REPORT / RPT - REPORT	2914 W State St	Rockford
01/05/2026 07:01:03 PM	26-003267	DISORDERLY	RPT - REPORT	2914 W State St	Rockford
01/02/2026 11:12:41 PM	26-001354	TRAFFIC STOP	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	2914 W STATE ST	Rockford
12/30/2025 10:42:56 PM	25-281450	TRAFFIC STOP	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	2914 W STATE ST	Rockford
12/29/2025 07:05:00 PM	25-280607	TRAFFIC STOP	ADV - ADVISED	2914 W STATE ST	Rockford
12/22/2025 09:43:46 AM	25-275971	ABANDONED VEHICLE	ADV - ADVISED	2914 W State St	Rockford
12/08/2025 06:23:19 PM	25-266594	911 DUPLICATE CALL	DEP - DUPLICATE	2914 W State St	Rockford

12/06/2025 10:21:27 AM	25-264917	911 DUPLICATE CALL	DUP - DUPLICATE	2914 W STATE ST	Rockford
12/05/2025 10:17:54 PM	25-264631	RK-BATTERY PUBLIC COMPLAINT ROUTINE	RPT - REPORT / RPT - REPORT UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	2914 W State St	Rockford
11/25/2025 01:25:04 PM	25-257098	PUBLIC COMPLAINT PRIORITY	NRPT - NO REPORT / NRPT - NO REPORT	2914 W State St	Rockford
11/24/2025 03:39:44 PM	25-256424	SUSPICIOUS PERSON	NRPT - NO REPORT	2914 W State St	Rockford
11/23/2025 07:33:05 PM	25-255884	BATTERY JUST OCCURRED	RPT - REPORT / RPT - REPORT	2914 W State St	Rockford
11/07/2025 04:14:51 PM	25-243906	RK-BATTERY	RE-ASSIGN/CHANGE OF CALL(UNIT) / RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	2914 W State St	Rockford
11/07/2025 10:17:02 AM	25-243606	DOMESTIC	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	2914 W State St	Rockford
11/03/2025 10:07:07 PM	25-240924	TRAFFIC STOP	NRPT - NO REPORT	2914 W STATE ST	Rockford
11/03/2025 05:03:09 PM	25-240733	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	2914 W State St	Rockford
10/29/2025 09:01:54 PM	25-237193	TRAFFIC STOP	NRPT - NO REPORT	2914 W STATE ST	Rockford
10/27/2025 08:45:11 AM	25-235100	DISORDERLY	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	2914 W State St	Rockford
10/19/2025 03:23:54 PM	25-229473	RECKLESS DRIVING PUBLIC COMPLAINT ROUTINE	ADV - ADVISED NRPT - NO REPORT	2914 W State St	Rockford
10/17/2025 07:08:01 AM	25-227568	DOMESTIC	RPT - REPORT	2914 W State St	Rockford
10/05/2025 05:43:17 PM	25-218805	RK-THEFT	NRPT - NO REPORT / NRPT - NO REPORT	2914 W State St	Rockford

10/04/2025 08:05:49 AM	25-217717	DISORDERLY	CALLER CANCELLED	2914 W State St	Rockford
09/30/2025 08:09:55 AM	25-214133	ACCIDENT HIT AND RUN	RPT - REPORT	2914 W State St	Rockford
09/28/2025 09:00:56 PM	25-213092	911 DUPLICATE CALL	DUP - DUPLICATE	2914 W State St	Rockford
09/28/2025 08:30:36 PM	25-213070	CUSTOMER MANAGEMENT DISPUTE	ADV - ADVISED	2914 W State St	Rockford
09/17/2025 10:30:01 PM	25-204168	SUSPICIOUS PERSON	NRPT - NO REPORT / NRPT - NO REPORT	2914 W State St	Rockford
09/16/2025 07:14:26 PM	25-203189	TRAFFIC STOP	ADV - ADVISED / ADV - ADVISED	2914 W STATE ST	Rockford
09/14/2025 08:53:28 AM	25-201156	VEHICLE THEFT JUST OCCURRED	CALLER CANCELLED	2914 W State St	Rockford
09/08/2025 10:34:17 AM	25-195976	DISORDERLY	ADV - ADVISED / ADV - ADVISED	2914 W State St	Rockford
08/23/2025 07:27:42 PM	25-183432	TRAFFIC STOP	ADV - ADVISED	2914 W STATE ST	Rockford
08/17/2025 06:59:40 PM	25-178108	911 DUPLICATE CALL	DUP - DUPLICATE	2914 W State St	Rockford
08/17/2025 06:33:25 PM	25-178079	DISORDERLY	ADV - ADVISED	2914 W State St	Rockford
07/29/2025 07:22:58 AM	25-161865	DISORDERLY	RPT - REPORT / RPT - REPORT / RPT - REPORT	2914 W State St	Rockford
07/27/2025 02:35:55 PM	25-160500	FOLLOW-UP	NRPT - NO REPORT	2914 W STATE ST	Rockford
07/27/2025 10:52:50 AM	25-160376	BURGLARY CHECKED	RPT - REPORT	2914 W State St	Rockford
07/16/2025 09:24:44 PM	25-151727	BATTERY REPORT	RPT - REPORT	2914 W State St	Rockford
07/13/2025 06:19:07 PM	25-149133	WELFARE CHECK	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	2914 W State St	Rockford
06/29/2025 05:54:44 PM	25-137517	TRAFFIC STOP	ADV - ADVISED	2914 W STATE ST	Rockford

06/17/2025 02:57:21 PM	25-127810	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	2914 W State St	Rockford
06/15/2025 05:20:26 PM	25-126287	THEFT JUST OCCURRED	ADV - ADVISED	2914 W State St	Rockford
06/15/2025 10:52:51 AM	25-126087	RECKLESS DRIVING	ADV - ADVISED	2914 W State St	Rockford
06/03/2025 11:50:39 AM	25-116349	CUSTOMER MANAGEMENT	UTL - UNABLE TO LOCATE / UTL - DISPUTE	2914 W State St	Rockford
05/27/2025 09:10:41 AM	25-110380	TRAFFIC STOP	NRPT - NO REPORT / NRPT - NO REPORT	2914 W STATE ST	Rockford
05/02/2025 08:15:52 PM	25-090945	DISORDERLY	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	2914 W State St	Rockford
05/01/2025 02:18:11 PM	25-089810	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	2914 W State St	Rockford
04/24/2025 01:22:59 PM	25-083944	ACCIDENT HIT AND RUN	NRPT - NO REPORT	2914 W State St	Rockford
04/18/2025 12:31:11 PM	25-078904	DIRECTED ASSIGNMENT	ISS - ISSUED / ISS - ISSUED	2914 W STATE ST	Rockford
04/14/2025 08:57:08 AM	25-075454	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	2914 W State St	Rockford
04/06/2025 10:00:33 PM	25-069854	911 DUPLICATE CALL	DUP - DUPLICATE	2914 W State St	Rockford
04/06/2025 09:55:16 PM	25-069849	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	2914 W State St	Rockford
03/27/2025 11:20:17 AM	25-061637	DIRECTED ASSIGNMENT	NRPT - NO REPORT	2914 W State St	Rockford
03/24/2025 08:25:05 AM	25-059088	WARRANT SERVICE	RPT - REPORT	2914 W State St	Rockford
02/28/2025 10:23:37 AM	25-041029	CRU	RPT - REPORT	2914 W STATE ST	Rockford
02/22/2025 07:23:23 PM	25-036728	TRAFFIC STOP	RPT - REPORT / RPT - REPORT / RPT - REPORT	2914 W State St	Rockford

02/02/2025 04:03:22 PM	25-022528	TRAFFIC STOP	NRPT - NO REPORT	2914 W State St	Rockford
01/30/2025 11:22:52 AM	25-020277	ALARM - HOLDUP/PANIC	0002 - FALSE ALARM - EQUIPMENT	2914 W State St	Rockford
01/30/2025 08:57:20 AM	25-020171	ALARM - HOLDUP/PANIC	0001 - FALSE ALARM - SUB ERROR	2914 W State St	Rockford
01/29/2025 05:18:42 PM	25-019762	PUBLIC COMPLAINT ROUTINE	CALLER CANCELLED	2914 W State St	Rockford
01/28/2025 08:32:55 PM	25-019091	SUSPICIOUS VEHICLE	NRPT - NO REPORT	2914 W State St	Rockford
01/27/2025 02:01:07 PM	25-018047	ACCIDENT PROPERTY DAMAGE	NRPT - NO REPORT / NRPT - NO REPORT / ISS - ISSUED	2914 W State St	Rockford
01/19/2025 12:02:24 AM	25-012514	ASSAULT W/WEAPON JUST OCCURRED	NRPT - NO REPORT	2914 W State St	Rockford
01/18/2025 09:01:49 PM	25-012405	TRAFFIC STOP	RPT - REPORT	2914 W State St	Rockford
01/17/2025 09:09:10 AM	25-011229	DISORDERLY	NRPT - NO REPORT / NRPT - NO REPORT	2914 W State St	Rockford
01/13/2025 07:56:54 PM	25-008806	911 DUPLICATE CALL	DUP - DUPLICATE	2914 W State St	Rockford
01/13/2025 07:16:23 PM	25-008776	CITIZEN ASSIST	NRPT - NO REPORT	2914 W State St	Rockford
12/31/2024 11:16:45 AM	24-289815	MEDICAL ASSIST	NRPT - NO REPORT / NRPT - NO REPORT	2914 W State St	Rockford
12/13/2024 10:31:53 AM	24-277642	DISORDERLY	RPT - REPORT / RPT - REPORT	2914 W State St	Rockford
11/18/2024 10:52:03 PM	24-260148	FOLLOW-UP	UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	2914 W State St	Rockford
11/16/2024 12:00:11 AM	24-258159	911 INFORMATION	911 CLOSE W/O SEND TO PENDING	2914 W State St	Rockford
11/10/2024 08:15:32 PM	24-254242	AGGRESSIVE PANHANDLER	RPT - REPORT	2914 W State St	Rockford

11/07/2024 11:16:30 PM	24-252150	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	2914 W State St	Rockford
10/30/2024 11:14:14 AM	24-245436	SUSPICIOUS PERSON	CALLER CANCELLED / CALLER CANCELLED	2914 W State St	Rockford
10/25/2024 01:11:26 PM	24-241591	ABANDONED VEHICLE	NRPT - NO REPORT	2914 W State St	Rockford
10/24/2024 04:10:04 AM	24-240519	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	2914 W State St	Rockford
10/23/2024 09:03:23 PM	24-240371	DRUGS (NON-MARIJUANA)	U TL - UNABLE TO LOCATE	2914 W State St	Rockford
10/23/2024 12:48:54 PM	24-239969	911 DUPLICATE CALL	DUP - DUPLICATE	2914 W State St	Rockford
10/22/2024 10:19:38 PM	24-239553	DISORDERLY	NRPT - NO REPORT	2914 W State St	Rockford
10/22/2024 01:04:14 PM	24-239076	CRIMINAL TRESPASS	RPT - REPORT	2914 W State St	Rockford
10/19/2024 03:08:02 AM	24-236367	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT	2914 W State St	Rockford
10/17/2024 06:16:21 PM	24-235194	911 DUPLICATE CALL	DUP - DUPLICATE	2914 W State St	Rockford
10/17/2024 06:14:53 PM	24-235193	911 DUPLICATE CALL	DUP - DUPLICATE	2914 W State St	Rockford
10/14/2024 10:13:56 AM	24-232405	CRIMINAL TRESPASS	RPT - REPORT / RPT - REPORT	2914 W State St	Rockford
10/12/2024 07:00:51 PM	24-231363	CRIMINAL TRESPASS	RPT - REPORT / RPT - REPORT	2914 W State St	Rockford
10/10/2024 09:32:30 PM	24-229803	SUSPICIOUS INCIDENT	U TL - UNABLE TO LOCATE	2914 W State St	Rockford
10/06/2024 07:44:54 PM	24-226440	WELFARE CHECK	RE-ASSIGN/CHANGE OF CALL(UNIT) / RPT - REPORT	2914 W State St	Rockford
09/28/2024 03:34:18 PM	24-219524	911 CELLULAR HANG UP	911 CLOSE W/O SEND TO PENDING	2914 W State St	Rockford

09/23/2024 02:39:33 PM	24-215305	CIVIL PROCESS	NRPT - NO REPORT	2914 W State St	Rockford
09/17/2024 08:40:34 AM	24-209793	SUSPICIOUS PERSON	CALLER CANCELLED	2914 W State St	Rockford
09/15/2024 07:54:14 PM	24-208661	DISORDERLY	NRPT - NO REPORT	2914 W State St	Rockford
09/01/2024 01:57:36 PM	24-196742	CRIMINAL TRESPASS	U TL - UNABLE TO LOCATE	2914 W State St	Rockford
08/27/2024 11:56:35 PM	24-192743	ALARM - BURGLAR	0001 - FALSE ALARM - SUB ERROR / 0001 - FALSE ALARM - SUB ERROR	2914 W State St	Rockford
08/27/2024 07:49:21 PM	24-192568	SERVICE OTHER AGENCY LAW	RE-ASSIGN/CHANGE OF CALL(UNIT) / DUP - DUPLICATE	2914 W State St	Rockford
08/25/2024 07:21:55 AM	24-190556	DISORDERLY	U TL - UNABLE TO LOCATE / U TL - UNABLE TO LOCATE	2914 W State St	Rockford
08/24/2024 06:33:19 PM	24-190160	911 DUPLICATE CALL	DUP - DUPLICATE	2914 W State St	Rockford
08/24/2024 06:31:38 PM	24-190157	BATTERY JUST OCCURRED	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	2914 W State St	Rockford
08/24/2024 06:31:37 PM	24-190159	911 DUPLICATE CALL	DUP - DUPLICATE	2914 W State St	Rockford
08/23/2024 05:32:48 PM	24-189374	SUSPICIOUS PERSON	NRPT - NO REPORT	2914 W State St	Rockford
08/19/2024 05:44:06 PM	24-185964	ATV/MINI BIKE COMPLAINT	RPT - REPORT	2914 W State St	Rockford
07/16/2024 08:59:41 PM	24-158080	THEFT JUST OCCURRED	RPT - REPORT	2914 W State St	Rockford
07/13/2024 02:59:56 AM	24-154203	ALARM - BURGLAR	0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT / 0002 - FALSE ALARM - EQUIPMENT	2914 W State St	Rockford

07/01/2024 01:48:23 PM	24-143824	DISORDERLY	ADV - ADVISED / ADV - ADVISED	2914 W State St	Rockford	
06/29/2024 06:29:02 PM	24-142396	CRIMINAL TRESPASS	RPT - REPORT / RPT - REPORT	2914 W State St	Rockford	
06/26/2024 12:01:01 PM	24-139533	CRIMINAL TRESPASS	ADV - ADVISED	2914 W State St	Rockford	
06/25/2024 03:19:07 PM	24-138869	SUSPICIOUS PERSON	U TL - UNABLE TO LOCATE	2914 W State St	Rockford	
06/24/2024 04:25:07 PM	24-138031	DISORDERLY	RPT - REPORT	2914 W State St	Rockford	
06/22/2024 01:00:20 PM	24-136261	PUBLIC COMPLAINT	ROUTINE	CALLER CANCELLED	2914 W State St	Rockford
06/21/2024 08:46:45 PM	24-135755	CRIMINAL TRESPASS	CALLER CANCELLED	2914 W State St	Rockford	
06/18/2024 03:00:49 PM	24-132819	CRIMINAL TRESPASS	ADV - ADVISED / ADV - ADVISED	2914 W State St	Rockford	
06/15/2024 09:13:49 PM	24-130545	TRAFFIC STOP	RPT - REPORT / NRPT - NO REPORT / NRPT - NO REPORT	2914 W State St	Rockford	
06/14/2024 08:03:17 PM	24-129659	PUBLIC COMPLAINT	ROUTINE	NRPT - NO REPORT	2914 W State St	Rockford
06/13/2024 10:13:10 AM	24-128377	DIRECTED ASSIGNMENT	NRPT - NO REPORT	2914 W State St	Rockford	
06/12/2024 07:43:04 PM	24-128015	AGGRESSIVE PANHANDLER	ADV - ADVISED	2914 W State St	Rockford	
06/10/2024 05:25:01 PM	24-126078	CRIMINAL TRESPASS	NRPT - NO REPORT	2914 W State St	Rockford	
06/09/2024 12:50:02 PM	24-124985	911 DUPLICATE CALL	DUP - DUPLICATE	2914 W State St	Rockford	
06/09/2024 12:46:33 PM	24-124982	CUSTOMER MANAGEMENT DISPUTE	CALLER CANCELLED	2914 W State St	Rockford	
05/22/2024 10:05:35 PM	24-110380	SUSPICIOUS INCIDENT	NRPT - NO REPORT / NRPT - NO REPORT	2914 W State St	Rockford	

05/22/2024 09:20:55 PM	24-110340	DISORDERLY PUBLIC COMPLAINT	NRPT - NO REPORT	2914 W State St	Rockford
05/20/2024 07:35:19 AM	24-107872	ROUTINE	ADV - ADVISED / ADV - ADVISED	2914 W State St	Rockford
05/08/2024 01:03:56 PM	24-098238	DISORDERLY	RPT - REPORT / RPT - REPORT	2914 W State St	Rockford
05/06/2024 11:08:42 AM	24-096419	DISORDERLY	ADV - ADVISED	2914 W State St	Rockford
04/25/2024 04:42:01 PM	24-087661	911 INFORMATION	911 CLOSE W/O SEND TO PENDING UTL - UNABLE TO LOCATE / UTL - UNABLE TO LOCATE	2914 W State St	Rockford
04/17/2024 05:38:25 PM	24-081358	DISORDERLY	UNABLE TO LOCATE	2914 W State St	Rockford
04/17/2024 05:08:32 PM	24-081339	DISORDERLY PUBLIC COMPLAINT	CALLER CANCELED	2914 W State St	Rockford
04/16/2024 04:41:37 PM	24-080562	ROUTINE	RPT - REPORT / RPT - REPORT	2914 W State St	Rockford
04/15/2024 10:28:48 AM	24-079363	CUSTOMER MANAGEMENT DISPUTE	ADV - ADVISED / ADV - ADVISED	2914 W State St	Rockford
04/05/2024 12:33:01 AM	24-070671	TRAFFIC STOP	ISS - ISSUED	2914 W State St	Rockford
03/20/2024 02:33:59 PM	24-059741	911 LANDLINE HANG UP	NRPT - NO REPORT	2914 W State St	Rockford
03/19/2024 10:50:29 AM	24-058741	CRU	RPT - REPORT	2914 W State St	Rockford
03/13/2024 06:41:44 PM	24-054423	AGGRESSIVE PANHANDLER	CALLER CANCELLED	2914 W State St	Rockford
03/11/2024 11:21:54 PM	24-052864	SUSPICIOUS VEHICLE PUBLIC COMPLAINT	NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT / NRPT - NO REPORT	2914 W State St	Rockford
03/11/2024 05:18:48 PM	24-052591	ROUTINE	NRPT - NO REPORT	2914 W State St	Rockford
03/08/2024 12:54:05 PM	24-050255	TRAFFIC STOP	NRPT - NO REPORT	2914 W State St	Rockford

03/05/2024 09:11:14 PM 24-048204

PUBLIC COMPLAINT
ROUTINE

NRPT - NO REPORT / NRPT - NO
REPORT

2914 W State St

Rockford

03/02/2024 07:55:33 PM 24-045769

TRAFFIC STOP

NRPT - NO REPORT

2914 W State St

Rockford

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred the sale of packaged liquor (Class PKG) and the sale of tobacco products in conjunction with a gas station and convenience store in the name of Ravi Patel / Priyank Patel / Khodiyar 364001 Inc. in an I-1, Light Industrial Zoning District for the property described as:

**A/K/A: 2914 West State Street
PIN: 11-21-153-001**

hereby recommends that the actions of the Liquor and Tobacco Advisory Board be **Sustained** thereby recommending that City Council **APPROVE** the sale of packaged liquor (Class PKG) and **APPROVE** the sale of tobacco products in conjunction with a gas station and convenience store in the name of Ravi Patel / Priyank Patel / Khodiyar 364001 Inc. in an I-1, Light Industrial Zoning District at 2914 West State Street.

Approval is based on the following conditions:

1. Meet all Applicable Building and Fire Codes.
2. Compliance with all City of Rockford Code of Ordinances including Liquor and Tobacco Codes.
3. The sale of packaged liquor and the sale of tobacco products shall be limited to the revised interior floor plan submitted and approved by Staff.
4. The sale of packaged liquor shall be limited to 6:00 A.M. to 12:00 A.M. (Midnight) Monday through Saturday and 9:00 A.M. to 12:00 A.M. (Midnight) on Sundays.
5. Liquor sales hours must comply with the liquor code.
6. Licensee shall hire private security licensed by the state upon written request of the liquor commissioner.
7. There shall be no single serving sales of beer or wine in volumes of 16 oz. or less.
8. The sale of rose tubes, airplane-sizes 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.
9. Window display signage is limited to 20% of window area.
10. The windows shall not be covered with bars or other devices that block the window.
11. The sale of water pipes and "huka" or "hookah" pipes are prohibited.
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.

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

Committee Action Taken:

Bonne:	Ayes:___	Nays:___	Absent:___
Bell:	Ayes:___	Nays:___	Absent:___
Torina:	Ayes:___	Nays:___	Absent:___
Wilkins:	Ayes:___	Nays:___	Absent:___
Prunty:	Ayes:___	Nays:___	Absent:___

Mark Bonne, Chairman

Tamir Bell, Vice-Chairman

Gabrielle Torina

Janessa Wilkins

Aprel Prunty



SUBDIVISION RECOMMENDATION

TO: Code and Regulation Committee
FROM: Scott Capovilla, Planning & Zoning Manager
DATE: May 5, 2026
SUBJECT: Tentative Plat of Rockford Logistics Park 20 Subdivision

LOCATION: 3321 Integrity Drive

DEVELOPER: Industrial VI Enterprises, LLC

ENGINEER: Jacob and Hefner Associates, Inc.

SITE DATA: Year 2040 Plan: Industrial & Utilities
Existing Zoning: I-3, Airport Industrial
Existing Land Use: Agricultural land
Total Area: 27.571 Acres
Ward: 5 – Alderman Gabrielle Torina

SURROUNDING ZONING AND LAND USES:

North:	I-2	Rocky Glen OHV Park
East:	RE, I-1, I-3	River Island, Greenlee Tools, Airport land
South:	R-3	Green Meadows Mobile Home Park
West:	C-3, I-3	Love’s Travel Center, Vacant land

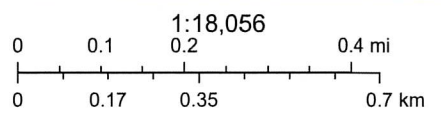
PLAT DATA: Number of Lots: 3

SOILS REPORT: Soil disturbance will occur as a result of developing the site. Soil disturbance can create soil erosion which must be properly managed to prevent adverse environmental impacts. Controlling erosion is easy and it is the law. It is important because eroding construction sites are a leading cause of water quality problems in Illinois. Best management practices should be employed throughout all phases of the construction project to properly manage discharges of storm water and to prevent soil erosion.

REVIEW COMMENTS: The developer recently rezoned this parcel to I-3, Airport Industrial. They plan on capitalizing on the proximity to the Airport and Bypass 20 to create an industrial subdivision development. They will be extending Integrity Drive to the east. A large storm water easement is being provided on the north adjacent to Bypass 20 for this tentative plat. Lot 2 will be the remainder of the land to the river with an access and utility easement that will allow for Integrity to be extended in the future. More than likely, Lot 2 will be divided into other lots in the future. Outlot A is for the sanitary sewer and Badger Pipeline easements. This plat is in conformance with the zoning for the site, the subdivision ordinance and the City of Rockford Comprehensive Plan.

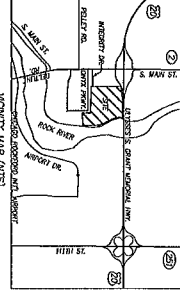
RECOMMENDATION: Staff recommends **Approval** of Tentative Plat of Rockford Logistics Park 20 Subdivision.

ArcGIS Web Map



TENTATIVE PLAN OF SUBDIVISION ROCKFORD LOGISTICS PARK 20

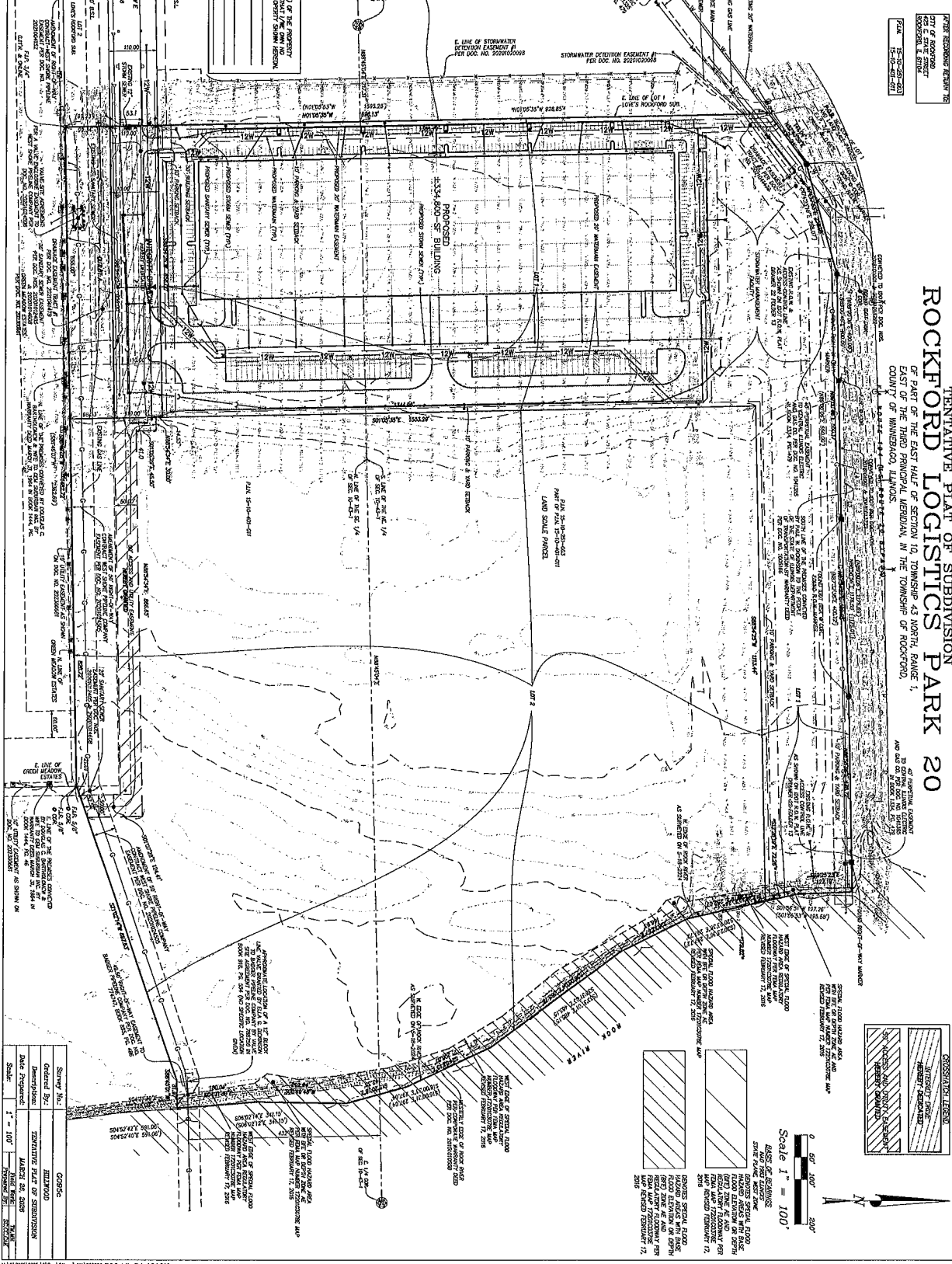
OF PART OF THE EAST HALF OF SECTION 10, TOWNSHIP 43 NORTH, RANGE 1,
COUNTY OF MINNEAPOLIS, ILLINOIS.



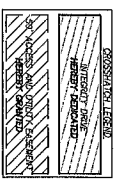
LOT	AREA (SQ. FT.)	ACRES
LOT 1	1,200,000	27.571
LOT 2	54,800	1.258
INVENTORY DRIVE	72,150	1.637
TOTAL	3,447,741	79.060

LINE	DATE	DESCRIPTION
11	11/20/2015	REVISION: AS SHOWN
12	11/20/2015	REVISION: AS SHOWN
13	11/20/2015	REVISION: AS SHOWN
14	11/20/2015	REVISION: AS SHOWN
15	11/20/2015	REVISION: AS SHOWN

JACOBS & HEINER ASSOCIATES
1401 BROADWAY, SUITE 200, ROCKFORD, ILLINOIS 61107
TELEPHONE: 815.398.1234 FAX: 815.398.1235
WWW.JACOBS-HEINER.COM



FOR RECORDING PURPOSES
CITY OF ROCKFORD
PLAT NO. 2015-000000
FILED 11-20-2015



Scale 1" = 100'
0 50' 100'

Survey No.	00095
Ordered By.	HEILAND
Drawn/Checked	TENTATIVE PLAN OF SUBDIVISION
Date Prepared	JANUARY 20, 2015
Scale	1" = 100'

COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred the Tentative Plat of Rockford Logistics Park 20 Subdivision located at the southeast corner of U.S. Bypass 20 and South Main Street, begs leave to report recommending that the Plat be **Approved**.

Respectfully Submitted:

Mark Bonne, Chairman

Tamir Bell, Vice Chairman

Gabrielle Torina

Committee Action Taken:

Bonne: Ayes:____ Nays:____ Absent:____
Bell: Ayes:____ Nays:____ Absent:____
Torina: Ayes:____ Nays:____ Absent:____
Wilkins: Ayes:____ Nays:____ Absent:____
Prunty: Ayes:____ Nays:____ Absent:____

Janessa Wilkins

Aprel Prunty

Meeting of: May 11, 2026



SUBDIVISION RECOMMENDATION

TO: Code and Regulation Committee
FROM: Scott Capovilla, Planning & Zoning Manager
DATE: May 5, 2026
SUBJECT: Final Plat of Rockford Logistics Park 20 Subdivision

LOCATION: 3321 Integrity Drive

DEVELOPER: Industrial VI Enterprises, LLC

ENGINEER: Jacob and Hefner Associates, Inc.

SITE DATA: Year 2040 Plan: Industrial & Utilities
Existing Zoning: I-3, Airport Industrial
Existing Land Use: Agricultural land
Total Area: 27.571 Acres
Ward: 5 – Alderman Gabrielle Torina

SURROUNDING ZONING AND LAND USES:

North: I-2 Rocky Glen OHV Park
East: RE, I-1, I-3 River Island, Greenlee Tools, Airport land
South: R-3 Green Meadows Mobile Home Park
West: C-3, I-3 Love’s Travel Center, Vacant land

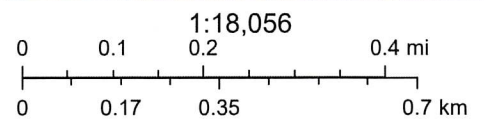
PLAT DATA: Number of Lots: 3

SOILS REPORT: Soil disturbance will occur as a result of developing the site. Soil disturbance can create soil erosion which must be properly managed to prevent adverse environmental impacts. Controlling erosion is easy and it is the law. It is important because eroding construction sites are a leading cause of water quality problems in Illinois. Best management practices should be employed throughout all phases of the construction project to properly manage discharges of storm water and to prevent soil erosion.

REVIEW COMMENTS: The developer recently rezoned this parcel to I-3, Airport Industrial. They plan on capitalizing on the proximity to the Airport and Bypass 20 to create an industrial subdivision development. They will be extending Integrity Drive just over 650 feet to the east in this first phase. A temporary cul-de-sac will be provided at the east end of the road per the ordinance to create Lot 1. A large storm water easement is being provided on the north of Lot 1 adjacent to Bypass 20 for this subdivision. Lot 2 will be the remainder of the land to the river with an access and utility easement that will allow for Integrity to be extended in the future. Additionally, an emergency access easement is being provided to allow access to Green Meadows, if necessary. This plat is in conformance with the zoning for the site, the subdivision ordinance and the City of Rockford Comprehensive Plan.

RECOMMENDATION: Staff recommends **Approval** of Final Plat of Rockford Logistics Park 20 Subdivision.

ArcGIS Web Map



COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred the Final Plat of Rockford Logistics Park 20 Subdivision located at the southeast corner of U.S. Bypass 20 and South Main Street, begs leave to report recommending that the Plat be **Approved**.

Respectfully Submitted:

Mark Bonne, Chairman

Tamir Bell, Vice Chairman

Gabrielle Torina

Committee Action Taken:

Bonne: Ayes:____ Nays:____ Absent:____
Bell: Ayes:____ Nays:____ Absent:____
Torina: Ayes:____ Nays:____ Absent:____
Wilkins: Ayes:____ Nays:____ Absent:____
Prunty: Ayes:____ Nays:____ Absent:____

Janessa Wilkins

Aprel Prunty

Meeting of: May 11, 2026



SUBDIVISION RECOMMENDATION

TO: Code and Regulation Committee
FROM: Scott Capovilla, Planning & Zoning Manager
DATE: April 30, 2026
SUBJECT: Final Plat of Adrian Subdivision

LOCATION: 310 North 5th Street

DEVELOPER: EW Holding, LLC

ENGINEER: R. K. Johnson & Associates

SITE DATA: Year 2040 Plan: Mixed Use
Existing Zoning: C-4, Urban Mixed Use
Existing Land Use: Vacant commercial building, Parking Lot and Single-family residence
Total Area: 0.94 Acres
Ward: 2 – Alderman Jonathan Logemann

SURROUNDING ZONING AND LAND USES:

North: C-4 Two-family residences
East: C-2 Acrux, Vacant building
South: C-4 Multi-family building, Uncle Nick’s Catering
West: C-4 Vacant lot, Vacant building

PLAT DATA: Number of Lots: 2

SOILS REPORT: Soil disturbance will occur as a result of developing the site. Soil disturbance can create soil erosion which must be properly managed to prevent adverse environmental impacts. Controlling erosion is easy and it is the law. It is important because eroding construction sites are a leading cause of water quality problems in Illinois. Best management practices should be employed throughout all phases of the construction project to properly manage discharges of storm water and to prevent soil erosion.

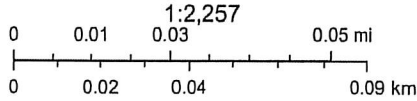
REVIEW COMMENTS: The developer is re-platting an existing parcel into two lots. One lot was a former funeral home and will remain a commercial structure with a large detached garage to the west. The other lot has an existing single-family residence which will be sold off to another owner. The single-family residence will also retain the existing detached garage that is located in the northwest corner of the lot. A blanket easement is being provided to allow access and parking easements over both lots. This plat is in conformance with the zoning for the site, the subdivision ordinance and the City of Rockford Comprehensive Plan.

RECOMMENDATION: Staff recommends **Approval** of Final Plat of Adrian Subdivision.

ArcGIS Web Map



 Parcel Ownership



COMMITTEE REPORT

TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:

The Committee on Code and Regulation, to whom was referred the Final Plat of Adrian Subdivision located at the northwest corner of East Jefferson Street and North 5th Street, begs leave to report recommending that the Plat be **Approved**.

Respectfully Submitted:

Mark Bonne, Chairman

Tamir Bell, Vice Chairman

Gabrielle Torina

Committee Action Taken:

Bonne: Ayes:____ Nays:____ Absent:____
Bell: Ayes:____ Nays:____ Absent:____
Torina: Ayes:____ Nays:____ Absent:____
Wilkins: Ayes:____ Nays:____ Absent:____
Prunty: Ayes:____ Nays:____ Absent:____

Janessa Wilkins

Aprel Prunty

Meeting of: May 11, 2026