



SUBDIVISION RECOMMENDATION

TO: Code and Regulation Committee
FROM: Scott Capovilla³⁴, Planning & Zoning Manager
DATE: January 29, 2026
SUBJECT: Plat No. 2 of Puri West State Subdivision

LOCATION: 41XX West State Street

DEVELOPER: McDonald's Corporation

ENGINEER: Compass Surveying, Ltd.

SITE DATA: Year 2040 Plan: C – Retail
Existing Zoning: C-2, Limited Commercial
Existing Land Use: Vacant land
Total Area: 1.391 Acres
Ward: 13 – Alderman Tamir Bell

SURROUNDING ZONING AND LAND USES:

North: C-2, R-1	Davita, Single-family residences
East: C-2	Vacant land
South: R-1, County R-1	Single-family residences
West: C-2, C-1	Bones Tire, Vacant Building, Church of Christ

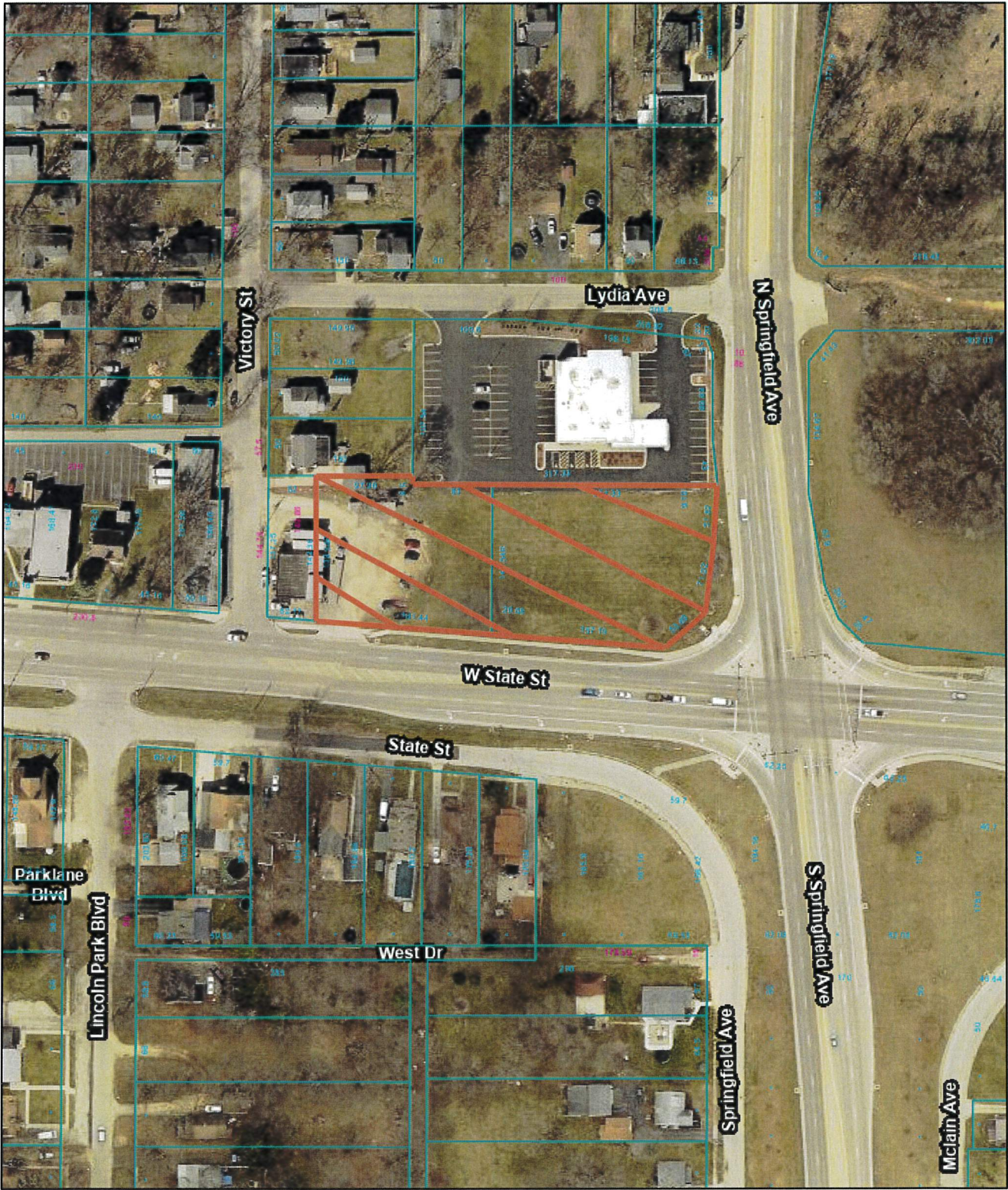
PLAT DATA: Number of Lots: 1

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 two existing parcels into one lot so they can construct a new McDonald's restaurant. The McDonald's was recently approved for a Special Use Permit (ZBA #036-25) for the drive-through restaurant. One utility easement will be vacated as a result of this new plat and new cross access and circulation easements are being provided so traffic can flow through the property to the north as well. 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 No. 2 of Puri West State Subdivision.

ArcGIS Web Map



 Parcel Ownership

