THE CITY OF ROCKFORD ILLINOIS, USA

SUBDIVISION RECOMMENDATION

TO: Code and Regulation Committee

FROM: Scott Capovilla SC, Planning & Zoning Manager

DATE: May 26, 2026

SUBJECT: Plat No. 5 of Woodhill Subdivision

LOCATION: 5101 and 5115 Woodie Ranch Lane

DEVELOPER: Ernie Hunter

ENGINEER: R. K. Johnson & Associates

SITE DATA:

Year 2040 Plan:	Low Density Residential
Existing Zoning:	R-1, Single-family Residential
Existing Land Use:	Two Vacant lots
Total Area:	0.881 Acres
Ward:	4 – Alderman Kevin Frost

SURROUNDING ZONING AND LAND USES:

North:	R-1	Single-family residences, Vacant land
East:	R-1	Single-family residences
South:	R-1	Single-family residences
West:	County R-1	Single-family residences

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: This is a re-plat of two existing lots. The developer would like to construct two new single-family residences on these lots which have been vacant since they were created in 1980. Proposed Lot 45 will add 10 additional feet to the flag portion of the lot that extends on the north side of Proposed Lot 44 to the hammer head at the west end of Woodie Ranch Lane. This will allow a buffer area to the north and enable the driveway to be more of a standard width. Also, the building setback line on the north will be reduced so that more mature trees can be saved to the south. 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 Plat No. 5 of Woodhill Subdivision.

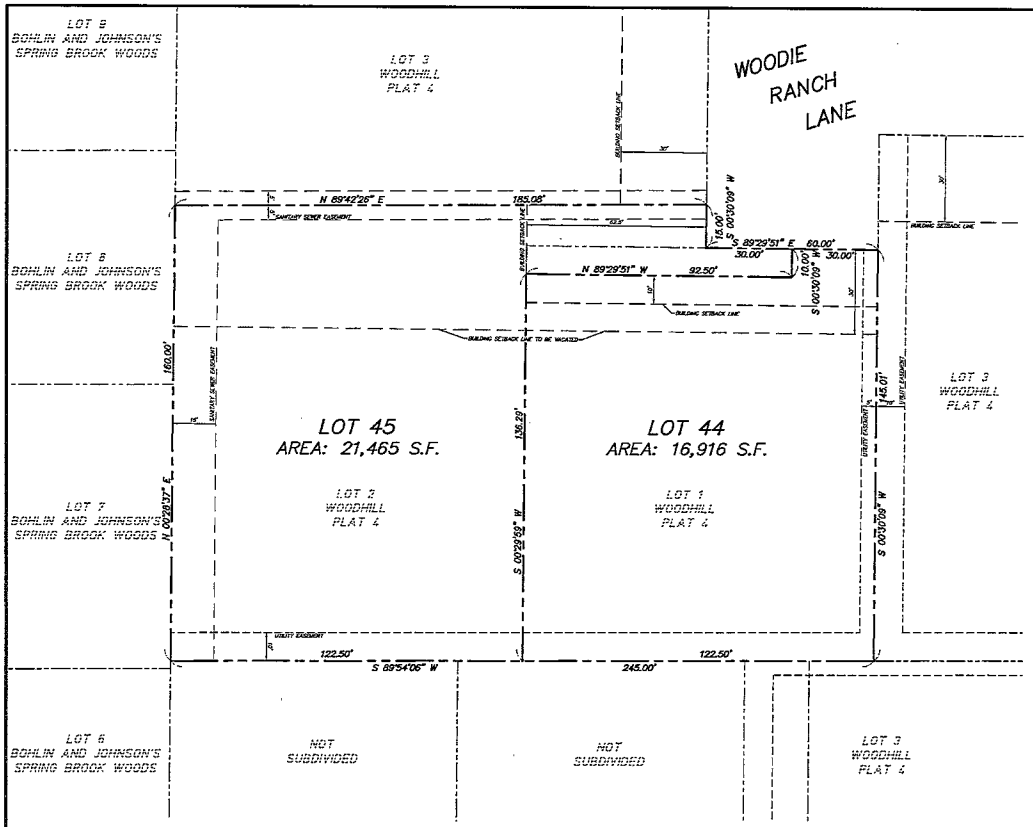
425 East State Street Rockford, Illinois 61104-1068 USA
(779) 348-7300 (815) 967-4243 fax www.rockfordil.gov

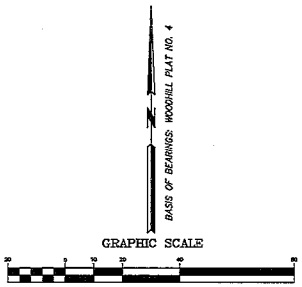
PLAT NO. 5 OF WOODHILL

BEING A RE-PLAT OF LOTS 1 & 2, WOODHILL PLAT NO. 4

BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN

CITY OF ROCKFORD
WINNEBAGO COUNTY, ILLINOIS





LEGEND

- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- S 00°00'00" W 000.00' MEASURED BEARING & DISTANCE
- (000.00') PLAT BEARING & DISTANCE
- SURVEY BOUNDARY
- EXISTING PROPERTY LINE
- FORMER PROPERTY LINE
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- SANITARY SEWER EASEMENT

LEGAL DESCRIPTION:

I HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER, I HAVE RE-SURVEYED AND RE-SUBDIVIDED ACCORDING TO THE ATTACHED RE-PLAT, LOTS ONE (1) AND TWO (2) AS DESIGNATED UPON THE PLAT OF WOODHILL, PLAT NO. 4, BEING A SUBDIVISION OF PART OF THE WEST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 9, TOWNSHIP 44 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT OF WHICH IS RECORDED IN BOOK 36 OF PLATS ON PAGE 1794 IN THE RECORDER'S OFFICE OF WINNEBAGO COUNTY, ILLINOIS. SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS. CONTAINING 0.88 ACRES.

DIMENSIONS ARE GIVEN IN FEET AND DECIMALS OF A FOOT. IRON PINS 3/4-INCH IN DIAMETER, 4 FEET LONG HAVE BEEN FOUND OR SET AT ALL POINTS MARKED ON THE PLAT WITH A SOLID DOT, AND IRON PINS 5/8-INCH IN DIAMETER AND 3 FEET LONG ARE SET AT ALL OTHER LOT CORNERS. DIMENSIONS ALONG CURVES ARE CHORD DIMENSIONS MEASURED PIN TO PIN.

I HEREBY CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT IS SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF ROCKFORD ON PANEL NUMBER 17201C0261E, DATED FEBRUARY 17, 2015.
I FURTHER CERTIFY THAT THE LAND ABOVE DESCRIBED IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF ROCKFORD, ILLINOIS.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____ 20___ AT _____ .

_____
THOMAS R. EDDIE, I.P.L.S. 3635
EXPIRATION DATE: 11-30-2026

THOMAS R. EDDIE
3635
PROFESSIONAL
LAND
SURVEYOR
STATE OF
ILLINOIS
LOVES PARK, ILLINOIS

CERTIFICATION OF DEDICATION BY OWNER(S) OF LAND

AS OWNER, I/WE HEREBY CERTIFY THAT I/WE HAVE CAUSED THE LAND DESCRIBED IN THE FOREGOING AFFIDAVIT OF THE SURVEYOR, TO BE SURVEYED, RESUBDIVIDED, AND MAPPED AS PRESENTED ON THIS PLAT. ALL STREETS, ALLEYS, WALKWAYS, PARKS, PLAYGROUNDS AND SCHOOL SITES SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR PUBLIC PURPOSES, AND ALL EASEMENTS SHOWN ARE SUBJECT TO THE EASEMENT PROVISIONS HEREON. I/WE FURTHER CERTIFY THAT THERE ARE NO LIENS OR ENCUMBRANCES ON THE PROPERTY CONTAINED IN THIS PLAT EXCEPT _____.
I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS LAND IS SITUATED IN ROCKFORD PUBLIC SCHOOLS DISTRICT 205 IN WINNEBAGO COUNTY, ILLINOIS.

BY: _____

ITS: _____

CERTIFICATION BY NOTARY PUBLIC

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF WINNEBAGO, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND (SEVERALLY) ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED SUCH INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____ 20___.

_____
NOTARY PUBLIC

SURFACE WATER DRAINAGE CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFY, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT SUCH SURFACE WATER DRAINAGE WILL NOT BE CHANGED WITHOUT ADEQUATE PROVISION BEING MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ____ DAY OF _____ 20___.

_____
OWNER(S) OR ATTORNEY

_____
REGISTERED PROFESSIONAL ENGINEER

EASEMENT PROVISIONS
1. Utilities and governmental bodies:

"Easements are hereby reserved for and granted to the designated governmental bodies and public utilities or cable television companies with the necessary authorizations and/or franchises and their respective successors and assigns within the area as shown by dotted lines on the plat and marked "easement" to install, lay, construct, renew, operate and maintain storm and sanitary sewers, conduits, water mains, electric lines, telephone lines, gas lines, cable television lines and other pipes, cables and underground, with all necessary fittings and structures and other equipment for the purpose of serving the subdivision and other properties with telephone, electric and other utility service or cable television service; also a twenty-foot(20') the right to use the streets for said purposes, the right to install the required service connections over or under the surface of each lot and common area or areas" and "common perimeter" to serve improvements thereon, or on adjacent lots and common area or areas; the right to cut down or trim trees, shrubs and roots which may interfere with said sewers, conduits, water mains, electric lines, telephone lines, gas lines, cable television lines, and other pipes, cables, poles, wires, braces, guys, anchors and other equipment; and finally the right is hereby granted to cut down and remove or trim and keep trimmed any trees, shrubs, saplings and roots, and remove any fences or ornamental plantings that interfere with any of the public utility equipment or cable television equipment installed on the easement without responsibility to restore same, other than to replant any grass removed. No permanent structures, trees or berms shall be placed on the easements, but the easement may be used for purposes that do not then nor later interfere with the aforesaid uses or rights herein granted."
Where a lot is served by an underground service line, the service line to the building may be routed within any utility or cable TV easement bordering that lot and not necessarily by the shortest route. Each respective homeowner and assigns, shall reimburse the utility or cable television company for the necessary expense incurred."

The term "common area or areas" is defined as a lot, parcel of area of real property, the beneficial use and enjoyment of which is reserved in whole or in equivalence to the reasonably owners lots, parcels or areas within the planned development, even though such are otherwise designated on the plat by terms such as, "outlots", "common elements", "open area", "common area or areas", or other terms of similar import. The term "common perimeter" is defined as that area, whether platted or not platted, adjacent and interior to the boundary and setback, but excludes real property physically occupied by a building or structure, pool or mechanical equipment.

The term "Common elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(e), as amended from time to time.

2. Storm water detention areas and drainage easements:

"The maintenance of the drainage and storm water detention easement shall be the sole responsibility of the individual property owner. The finished grade of the easements shall not be terminated, altered, or encroached upon by filling, re-grading, or construction of surface improvements that obstruct or redirect the flow of water, nor shall any buildings or structures be erected within this easement."

3. Designated Governmental bodies, utilities or cable television companies at the time of recording.
"At the time of recording, this plat is to be served by the following public utility companies: Four Rivers Sanitation Authority, Rockford Water, Commonwealth Edison Company, AT&T, Frontier Communications and/or Verizon Wireless, Insight Communications or their successors."

PLACEMENT OF UTILITIES

In all new subdivisions, all utilities shall be installed underground. The installation of such facilities shall be in compliance with the applicable orders, rules and regulations of the Illinois Commerce Commission now or hereafter effective.

CERTIFICATION BY CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE REVIEWED AND APPROVED THE DRAINAGE STUDY FOR THE PROPERTY WITHIN THE ATTACHED PLAT. CONSTRUCTION PLANS HAVE BEEN SUBMITTED AND APPROVED, AND ALL PUBLIC IMPROVEMENTS HAVE BEEN BUILT AS REQUIRED, OR SECURITY IN A SUFFICIENT AMOUNT HAS BEEN PROVIDED FOR THIS CONSTRUCTION.
DATED THIS ____ DAY OF _____ 20___.

_____
CITY ENGINEER FOR THE CITY OF ROCKFORD, ILLINOIS

CERTIFICATION BY CITY LEGAL DIRECTOR

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROCKFORD DID, AT ITS MEETING OF THE ____ DAY OF _____ 20___ APPROVE THIS PLAT AND AUTHORIZE IT TO BE RECORDED.
IN WITNESS THEREOF, I _____, LEGAL DIRECTOR FOR THE CITY OF ROCKFORD, HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF SAID CITY OF ROCKFORD, THIS ____ DAY OF _____ 20___.

_____
LEGAL DIRECTOR

CERTIFICATION BY THE CITY PLAT OFFICER

HAVING REVIEWED THE RECOMMENDATIONS OF THE PLANNING DIVISION, DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE CONDITIONS PLACED ON THIS FINAL PLAT BY CITY COUNCIL, AND FINDING SUBSTANTIAL CONFORMITY WITH ALL PERTINENT LAWS, RULES AND REGULATIONS AND THE TENTATIVE PLAT OF THIS SUBDIVISION AS CONDITIONALLY APPROVED, THIS PLAT IS GIVEN FINAL APPROVAL THIS ____ DAY OF _____ 20___.

_____
CITY PLAT OFFICER

CERTIFICATION BY COUNTY CLERK

I, _____ COUNTY CLERK OF WINNEBAGO COUNTY IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS, OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE LANDS EMBRACED WITHIN THE ATTACHED PLAT.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF THE COUNTY OF WINNEBAGO THIS ____ DAY OF _____ 20___.

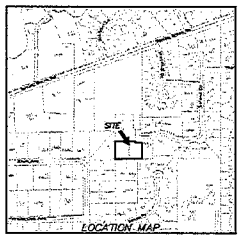
_____(COUNTY SEAL)
COUNTY CLERK

FORM FOR CERTIFICATION OF RECORDING OFFICIAL

FILED FOR RECORD THIS ____ DAY OF _____ 20____ AT ____ O'CLOCK ___M.,
RECORDED IN BOOK _____ OF PLATS, PAGE _____ AND EXAMINED.

DOCUMENT NUMBER _____

_____(COUNTY SEAL)
COUNTY RECORDER



OWNER:
SUN SHACK LLC
535 W. WATER STREET
P.O. BOX 236
PRINCETON, WI 54968-0235

PREPARED BY:
R.K. JOHNSON & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS - LAND SURVEYORS
1515 WINDSOR ROAD LOVES PARK, ILLINOIS 61111
(815) 633-3097 / www.rkjohnsonassociates.com
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004994
MAY 19, 2026 JOB NO. 18815

C:\Land Projects\2018\1815 Lots Woodie Ranch\Exhibits\Plat 5.dwg, 5/19/2026 10:51:54 AM, JOH

Whittier Ln
Johnson Tract Park
Spring Brook Rd
Woodhill Dr
Thornberry Dr
Thornberry Dr
Soland Dr
Woodie Ranch Ln
Birch Ave
Hickory Ave
White Oak Ave
Saxon Pl
WinGIS