



ANNEXATION REVIEW DATA

(Zoning Agreement)

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

Review and Recommendation:

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

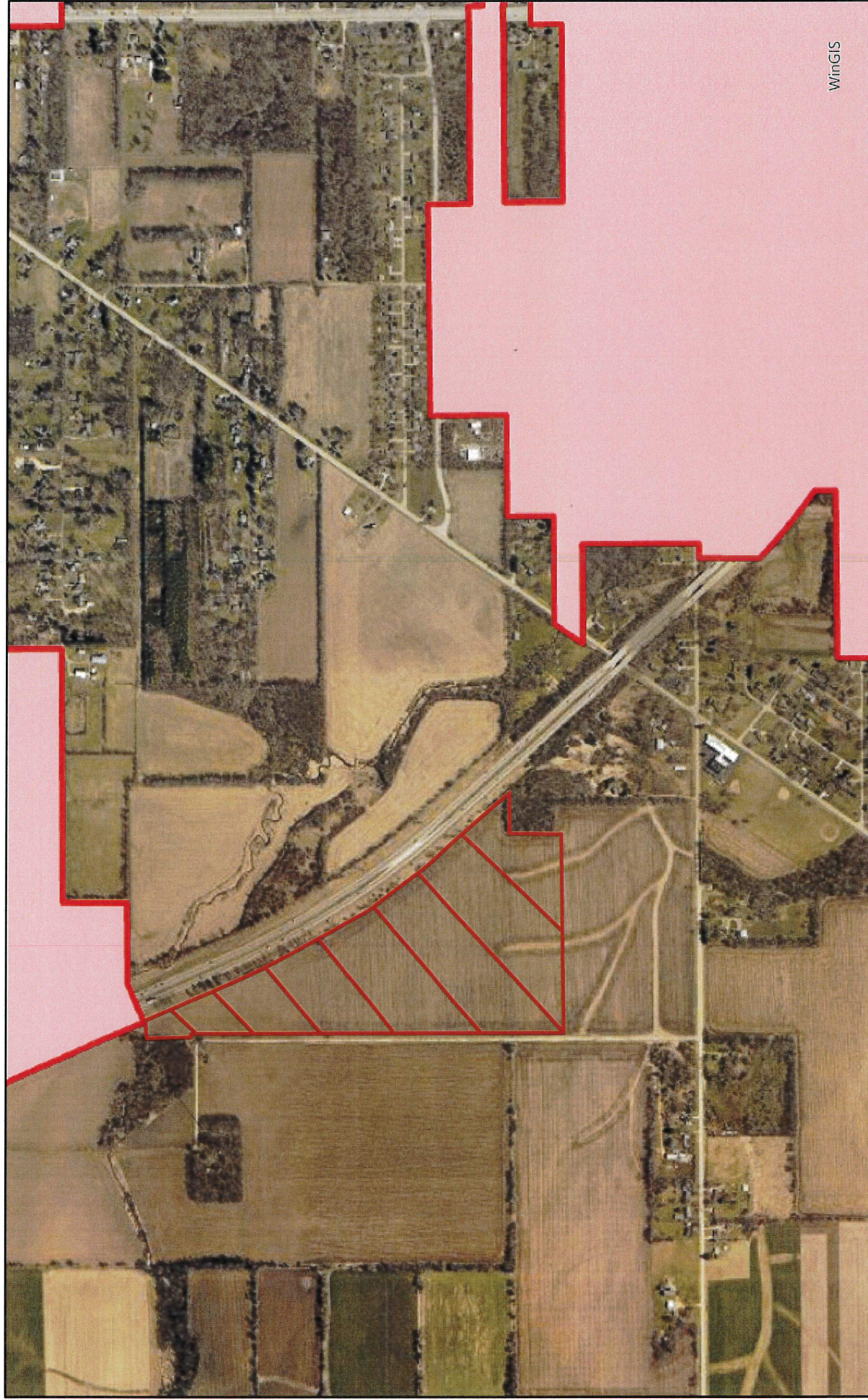
The Owner shall have a Zoning Map Amendment and Special Use Permit approved by the City. Development on the Property is subject to the terms of the Annexation Agreement. If the owner is required to connect to public water to serve the Property, the fees and costs for connection to such public facilities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

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

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

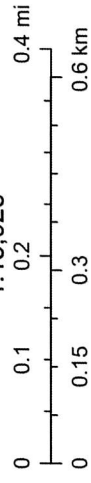
Fire Protection District: Blackhawk Fire Protection District
Township: Rockford Township
School District: Rockford School District 205
City Ward: (Once Annexed) 5th Alderman Gabrielle Torina
Library District: None

Mommsen Property



7/23/2026

1:15,928



ANNEXATION PLAT

3598 EXPORT RD

Pin Numbers

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

Legal Description:

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

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

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

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

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

[3598 Export Rd.mxd]

