



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

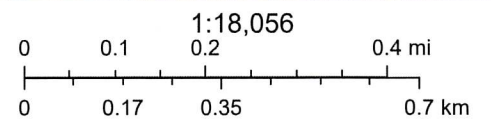
PLAT DATA: Number of Lots: 3

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



FINAL PLAT OF SUBDIVISION ROCKFORD LOGISTICS PARK 20

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

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF LAND SURVEYING AND MEASUREMENT ON _____ DAY OF _____, 20____, AT CHICAGO, ILLINOIS, AND ACCESS IS PERMITTED TO THE ADJOINING STATE HIGHWAY(S) AS NOTED ON THIS PLAT.

DATED THIS _____ DAY OF _____, 20____, A.D., _____

RECORD TWO ENGINEER

CERTIFICATION BY CITY LEGAL DIRECTOR

STATE OF ILLINOIS }
COUNTY OF WINNEBAGO } SS

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROCKFORD HAS, AT ITS MEETING OF THE _____ DAY OF _____, 20____, APPROVED THIS PLAT AND AUTHORIZED IT TO BE RECORDED.

IN WITNESS WHEREOF, 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____.

MINNESOTA

STATE OF ILLINOIS }
COUNTY OF WINNEBAGO } SS

I HEREBY CERTIFY THAT I HAVE REVIEWED AND APPROVED THE TIES TO THE WINNEBAGO COUNTY GEODETIC CONTROL NETWORK FOR THE PROPERTY SHOWN WITHIN THIS PLAT HAVE BEEN REVIEWED AND APPROVED. THE GEODETIC CONTROL NETWORK RESIDENCE BE FORM HAS BEEN ADJUSTED TO THE STATE CONTROL NETWORK AND IT IS APPROVED. A DIGITAL COPY OF THE PLAT HAS BEEN PROVIDED TO THE CITY OF ROCKFORD, ILLINOIS, AND NO COST TO THE CITY.

DATED THIS _____ DAY OF _____, 20____.

CERTIFICATION BY CITY PLAT OFFICER

STATE OF ILLINOIS }
COUNTY OF WINNEBAGO } SS

I HEREBY CERTIFY THAT I HAVE REVIEWED THE RECOMMENDATIONS OF THE PLANNING DIVISION, DEPARTMENT OF COMMUNITY DEVELOPMENT AND RECREATION, AND THE PLAT IS IN ACCORDANCE WITH ALL RELEVANT LAWS, RULES AND REGULATIONS AND THE TENTATIVE PLAT OF THIS SUBDIVISION IS CONDITIONALLY APPROVED. THIS PLAT IS OPEN FOR FINAL APPROVAL THIS _____ DAY OF _____, 20____.

CITY PLAT OFFICER

CERTIFICATION BY CITY PLAT OFFICER

STATE OF ILLINOIS }
COUNTY OF WINNEBAGO } SS

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CITY PLAT OFFICER

MINNESOTA WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF WINNEBAGO } SS

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COUNTY OF WINNEBAGO } SS

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CITY PLAT OFFICER

CERTIFICATE OF COUNTY CLERK

STATE OF ILLINOIS }
COUNTY OF WINNEBAGO } SS

I, _____, COUNTY CLERK OF WINNEBAGO COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAX SALES AGAINST ANY OF THE PROPERTY DESCRIBED HEREON.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH DIVISION UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT _____ ILLINOIS, THIS _____ DAY OF _____, 20____.

CERTIFICATION BY NOTARY PUBLIC

STATE OF ILLINOIS }
COUNTY OF WINNEBAGO } SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY OF _____ IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE RECOMMENDATIONS OF THE PLANNING DIVISION, DEPARTMENT OF COMMUNITY DEVELOPMENT AND RECREATION, AND THE PLAT IS IN ACCORDANCE WITH ALL RELEVANT LAWS, RULES AND REGULATIONS AND THE TENTATIVE PLAT OF THIS SUBDIVISION IS CONDITIONALLY APPROVED. THIS PLAT IS OPEN FOR FINAL APPROVAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

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STATE OF ILLINOIS }
COUNTY OF WINNEBAGO } SS

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NOTARY PUBLIC

CERTIFICATION BY CITY ENGINEER

STATE OF ILLINOIS }
COUNTY OF WINNEBAGO } SS

I HEREBY CERTIFY THAT I HAVE REVIEWED AND APPROVED THE DRAINAGE PLAN FOR THE PROPERTY SHOWN WITHIN THE PLAT OF SUBDIVISION CONSTRUCTION PLANS HAVE BEEN SUBMITTED AND APPROVED, AND ALL PUBLIC IMPROVEMENTS HAVE BEEN BUILT AS REQUIRED, OF SECURITY IN A SUFFICIENT AMOUNT HAS BEEN PROVIDED FOR THE CONSTRUCTION.

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CITY ENGINEER

JACOB & HEIFNER ASSOCIATES

150 NORTH WASHINGTON STREET, SUITE 200
ROCKFORD, ILLINOIS 61103
TEL: 815.398.1234 FAX: 815.398.1235
WWW.JACOBANDHEIFNER.COM



CARL J. COOK
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 005-00543
JACOB & HEIFNER ASSOCIATES, INC.
WWW.JACOBANDHEIFNER.COM
MY LICENSE EXPIRES NOVEMBER 30, 2026

Survey No.	005054
Order No.	005054
Order Description	ROCKFORD & TOWNSHIP STREET
Date Prepared	MARCH 10, 2009
Scale	1" = 100'
Sheet No.	4 OF 4
Drawn By	
Checked By	
Reviewed By	

RECORDED 04-04-2009
INDEXED 04-04-2009
FILED 04-04-2009
COUNTY OF WINNEBAGO, ILLINOIS