



SUBDIVISION RECOMMENDATION

TO: Code and Regulation Committee
FROM: Scott Capovilla, ^{PL}Planning & Zoning Manager
DATE: March 24, 2026
SUBJECT: Plat No. 7 of Walmart Subdivision

LOCATION: 72XX Walton Street

DEVELOPER: Zubha Props RE, LP

ENGINEER: Land Surveying Services, Inc.

SITE DATA: Year 2040 Plan: C – Retail
Existing Zoning: C-3, General Commercial
Existing Land Use: Vacant land and Parking Lot
Total Area: 1.6215 Acres
Ward: 1 – Alderman Tim Durkee

SURROUNDING ZONING AND LAND USES:

North: C-2	Mobil Gas, Offices
East: C-3	Texas Roadhouse, Commercial Center
South: C-3, C-2	Walmart, Sam's Club
West: C-2	Ashley Furniture, Urban Air Adventure, Planet Fitness

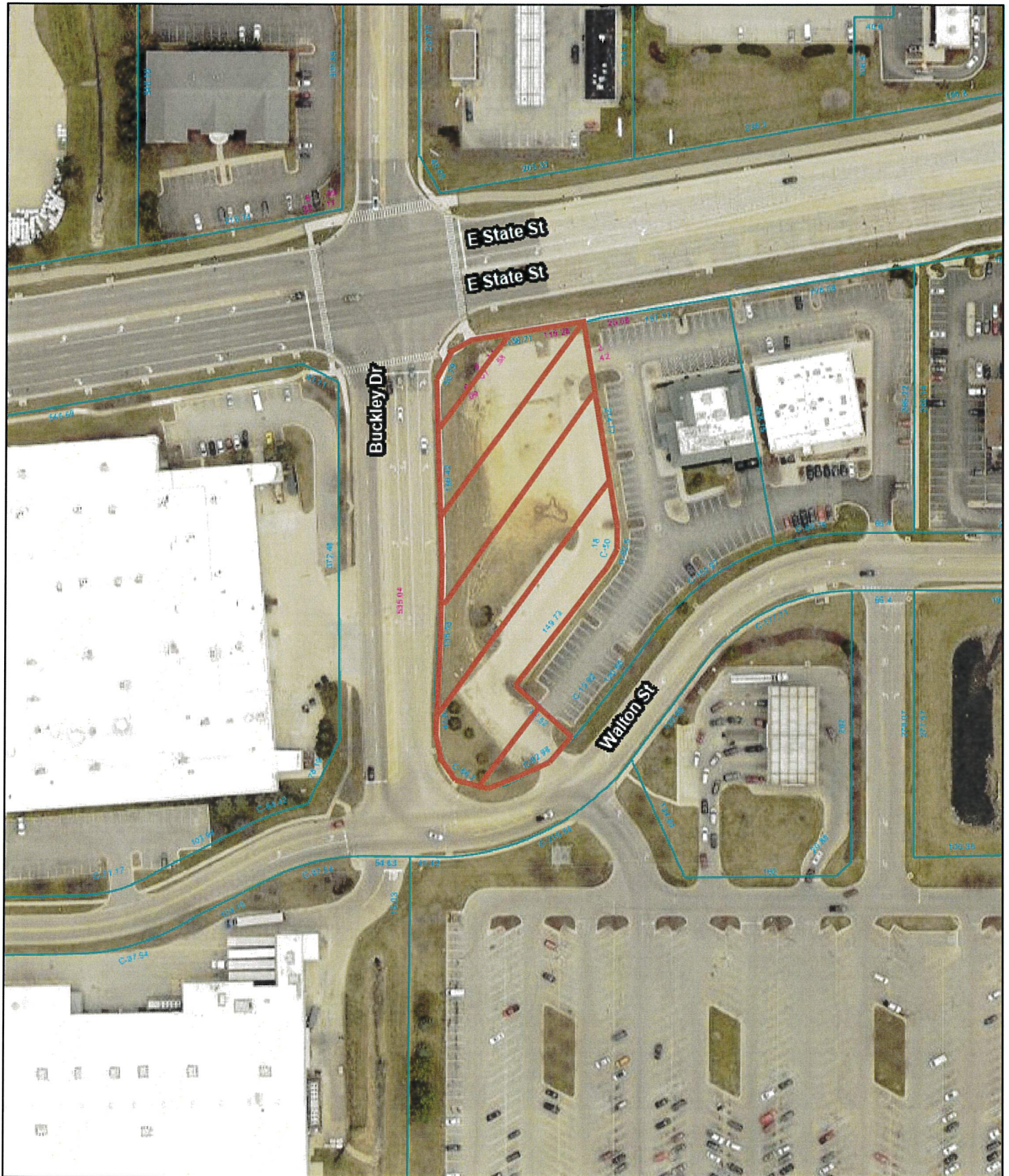
PLAT DATA: Number of Lots: 2

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.

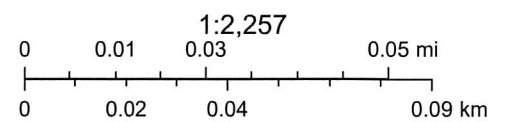
REVIEW COMMENTS: The developer is re-platting an existing parcel into two lots. One lot will be sold to an adjacent business (Texas Roadhouse) for a parking lot and the other lot will be developed for a new drive-through coffee shop. The coffee shop is currently going through the Performance Review process and will be located on proposed Lot 13. A new, private sanitary sewer easement is being established on Lot 14 to provide the required sanitary sewer service for the development of the coffee shop on proposed Lot 13. 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. 7 of Walmart Subdivision.

ArcGIS Web Map



 Parcel Ownership

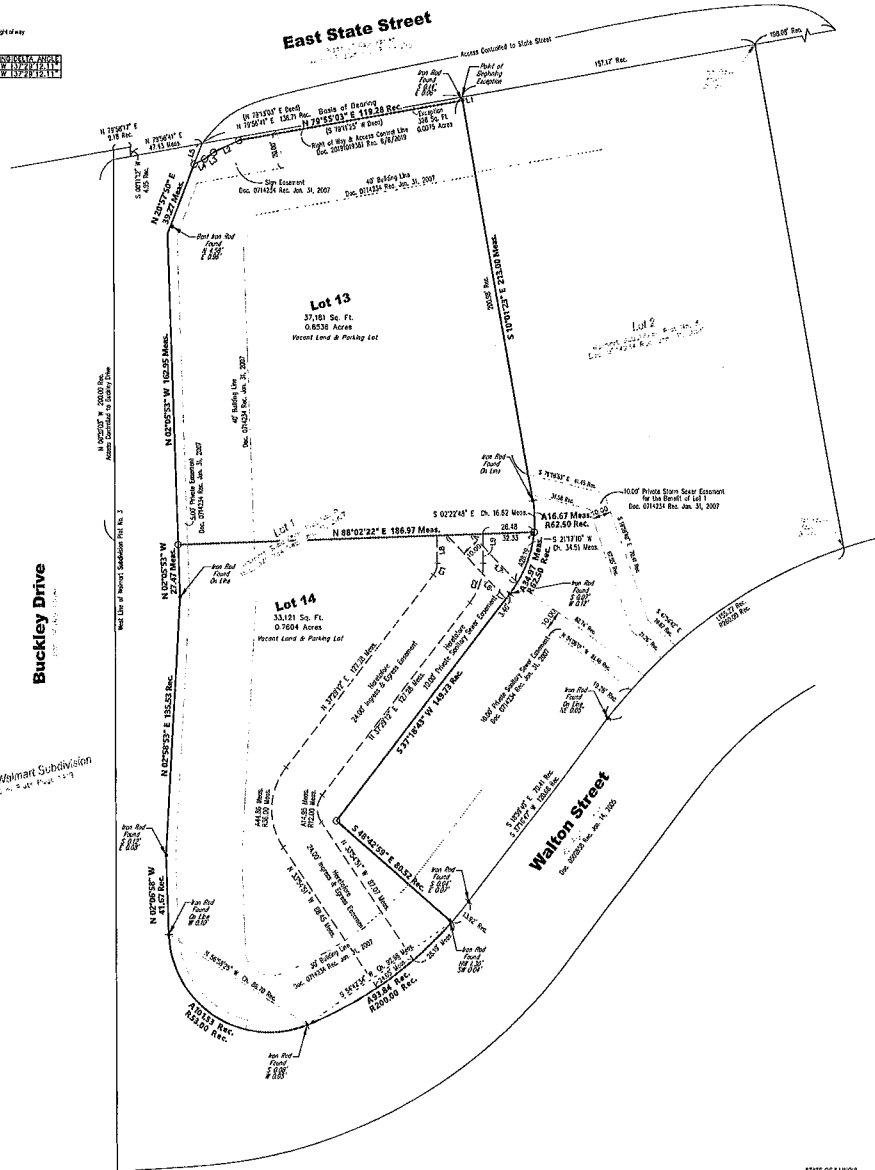


[illegible]

- Legend**
- 0 Monument to be Set
4 Found Iron Pipe
X Found Cross
- Surveyor Notes:**
1. All descriptions are given in feet and decimal parts thereof.
2. No excavation shall be deemed from scale master plan error.
3. Existing roads and setback dimensions are as shown per Walnut Subdivision Plat, S.
4. Lot Total 3
5. Proposed three feet of street frontage.
6. Overhead use: Vacant land and parking lot.
7. PUE: 12-23-237-030
8. East Street shown as access controlled.

CPU#	STATUS	TIME	LENGTH	CHARGE	FEEDBACK	SHRDS	REPEATS/SEC	ANAL
02	10:00 Meas	8.25 Meas	18.43 Meas	5	10:44.33 W	10/19/78	12.11	11.11
03	10:00 Meas	12.25 Meas	12.43 Meas	5	10:44.33 W	10/19/78	12.11	11.11

USER	STATUS	TIME	LENGTH	CHARGE	FEEDBACK	SHRDS	REPEATS/SEC	ANAL
01	10:01.23 E	10:01.23 E	1.77 Rec.					
02	10:44.33 S	10:44.33 S	W1.58 Rec.					
03	10:44.33 S	10:44.33 S	W1.60 Rec.					
04	10:44.33 S	10:44.33 S	W1.60 Rec.					
05	10:44.33 S	10:44.33 S	W1.60 Rec.					
06	10:44.33 S	10:44.33 S	W1.60 Rec.					
07	10:44.33 S	10:44.33 S	W1.60 Rec.					
08	10:44.33 S	10:44.33 S	W1.60 Rec.					
09	10:44.33 S	10:44.33 S	W1.60 Rec.					
10	10:44.33 S	10:44.33 S	W1.60 Rec.					
11	10:44.33 S	10:44.33 S	W1.60 Rec.					
12	10:44.33 S	10:44.33 S	W1.60 Rec.					
13	10:44.33 S	10:44.33 S	W1.60 Rec.					
14	10:44.33 S	10:44.33 S	W1.60 Rec.					
15	10:44.33 S	10:44.33 S	W1.60 Rec.					
16	10:44.33 S	10:44.33 S	W1.60 Rec.					
17	10:44.33 S	10:44.33 S	W1.60 Rec.					
18	10:44.33 S	10:44.33 S	W1.60 Rec.					
19	10:44.33 S	10:44.33 S	W1.60 Rec.					
20	10:44.33 S	10:44.33 S	W1.60 Rec.					



STATE OF KENTUCKY)
COUNTY OF LAKE) ss.
I, _____,

I HEREBY CERTIFY THAT, AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED AND SUBDIVIDED ACCORDING TO PLAT NO. 7 OF WALWART SUBDIVISION, BOUNDED AND DESCRIBED AS FOLLOWS:

LOT 1 OF WILKINSON SUBDIVISION PLAT NO. 6, BEING A RISEUP OF LOTS 1, 2 & 3 OF WILKINSON SUBDIVISION PLAT NO. 9, BEING A SUBDIVISION OF PART OF THE SOUTHWEST-QUARTER OF SECTION 23 AND PART OF THE NORTHWEST-QUARTER OF SECTION 26, ALL IN TOWNSHIP 44 NORTH, RANGE 2 EAST OF T-8 THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 14, 1966 IN BOOK 45 OF PLATS, PAGE 45, DOES NOT INCLUDE THE TRACT OF LAND DESCRIBED IN THE STATE OF NORTH DAKOTA RECORDED FEBRUARY 16, 2008 AS DOCUMENT NUMBER 5509037, SITUATED IN THE COUNTY OF WINDGOLD AND STATE OF MINNESOTA, EXCEPT THE FOLLOWING:

BEINGING AT A POINT 45 FEET AT THE NORTHEAST CORNER OF BRACKET 1, THENCE SOUTH 18 DEGREES 45 MINUTES 01 SECONDS EAST, 1.77 FEET BEARING AND CURVE DISTANCES ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM (NAD 83) DATUM OF 1983 (2011 ADJUSTMENT) ON THE EAST LINE OF SA D LOT 1, THENCE SOUTH 72 DEGREES 11 MINUTES 15 SECONDS WEST, 112.74 FEET, THENCE SOUTH 84 DEGREES 52 MINUTES 04 SECONDS WEST, 11.56 FEET, THENCE SOUTH 84 DEGREES 52 MINUTES 04 SECONDS WEST, 11.56 FEET, THENCE SOUTH 84 DEGREES 52 MINUTES 04 SECONDS WEST, 11.56 FEET, THENCE NORTH 12 DEGREES 06 MINUTES 45 SECONDS WEST, 2.09 FEET, TO THE NORTHEAST CORNER OF SA D LOT 1, THENCE NORTH 20 DEGREES 14 MINUTES 12 SECONDS EAST, 11.62 FEET ON THE

NORTH EAST LINE OF SABS LOT 1, TO A CUL-DE-SAC, THENCE NORTH 77 DEGREES 13 MINUTES 32 SECONDS EAST, 138.71 FEET TO THE NORTH LINE OF SABS LOT 1, TO THE POINT OF BEGINNING, CONTAINING 0.68 ACRES (188.50 FLOORS MORE OR LESS).

MEASUREMENTS ARE GIVEN IN FEET AND DECIMALS OF A FOOT. IRON PIPES 3/4 INCH IN DIAMETER AND 4 FEET LONG HAVE BEEN SET AT ALL POINTS MARKER ON THE PLAT WITHIN A 1/4 INCH. IRON PIPES 60 INCH IN DIAMETER AND 3 FEET LONG HAVE BEEN FOUND ON SET AND ALL OTHER LOT BOUNDARIES HAVE BEEN IDENTIFIED BY SURVEY. FLOODING AREAS ARE IDENTIFIED BY THE FEDERAL EROSION MANAGEMENT AGENCY FOR

THE CITY OF ROCK-LED ON PANEL NO. 17201C028NE, DATED FEBRUARY 17, 2016.
 GIVEN UNDER OUR HAND AND SEAL THIS 10TH DAY OF DECEMBER, 2026.

PRELIMINARY

ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3323
LICENSE EXPIRATION DATE 11-30-24

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ELIGIBILITY
STANDARDS FOR A BOUNDARY SURVEY.

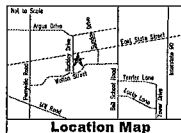
12-10-2025

	Date
	2-19-2026

	3-4-2026
	3-5-2026

3-11-2026

3-17-7020



Job Number
LS251629

Sheet Number
1 of 2

Sheet Name
**Plat of
Resubdivision**

Field Work Completed:	12-2-2025	Scale:	1" = 30'	Date:	12-10-2025
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Site Address:

72XX Walton Street
Rockford, Illinois



Land Surveying Services, Inc.

1162 Heather Drive Lake Zurich, Illinois 60047
Ph. (847)847-1070 Fax. (847)847-1270
Professional Design Firm License No. 184-003832

Drafted By: SH	12-10-2025
Revision	Date
Comments	2-10-2026
Comments	2-6-2026
Comments	2-6-2026
Comments	2-11-2026
Comments	3-17-2026

