



SUBDIVISION RECOMMENDATION

TO: Code and Regulation Committee
FROM: Scott Capovilla, Planning & Zoning Manager
DATE: April 30, 2026
SUBJECT: Final Plat of Adrian Subdivision

LOCATION: 310 North 5th Street

DEVELOPER: EW Holding, LLC

ENGINEER: R. K. Johnson & Associates

SITE DATA: Year 2040 Plan: Mixed Use
Existing Zoning: C-4, Urban Mixed Use
Existing Land Use: Vacant commercial building, Parking Lot and Single-family residence
Total Area: 0.94 Acres
Ward: 2 – Alderman Jonathan Logemann

SURROUNDING ZONING AND LAND USES:

North: C-4	Two-family residences
East: C-2	Acrux, Vacant building
South: C-4	Multi-family building, Uncle Nick's Catering
West: C-4	Vacant lot, Vacant building

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 was a former funeral home and will remain a commercial structure with a large detached garage to the west. The other lot has an existing single-family residence which will be sold off to another owner. The single-family residence will also retain the existing detached garage that is located in the northwest corner of the lot. A blanket easement is being provided to allow access and parking easements over both lots. 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 Adrian Subdivision.

ArcGIS Web Map



 Parcel Ownership



