



**SUBDIVISION RECOMMENDATION**

**TO:** Code and Regulation Committee  
**FROM:** Scott Capovilla, Planning & Zoning Manager  
**DATE:** January 29, 2026  
**SUBJECT:** Plat No. 2 of Puri West State Subdivision

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**LOCATION:** 41XX West State Street

**DEVELOPER:** McDonald’s Corporation

**ENGINEER:** Compass Surveying, Ltd.

**SITE DATA:** Year 2040 Plan: C – Retail  
Existing Zoning: C-2, Limited Commercial  
Existing Land Use: Vacant land  
Total Area: 1.391 Acres  
Ward: 13 – Alderman Tamir Bell

**SURROUNDING ZONING AND LAND USES:**

North: C-2, R-1	Davita, Single-family residences
East: C-2	Vacant land
South: R-1, County R-1	Single-family residences
West: C-2, C-1	Bones Tire, Vacant Building, Church of Christ

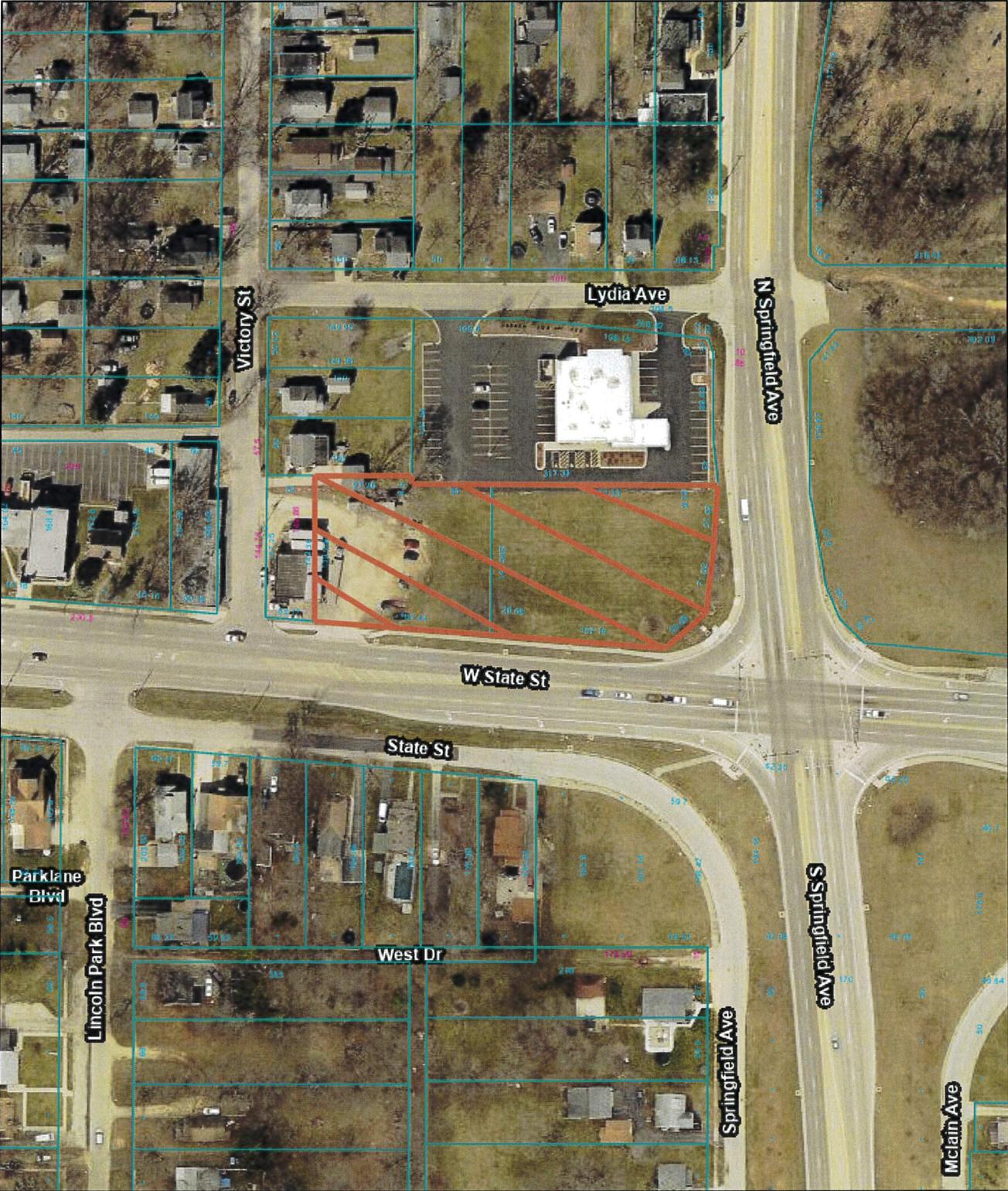
**PLAT DATA:** Number of Lots: 1

**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.

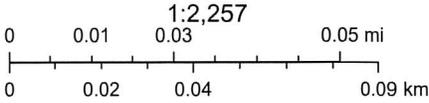
**REVIEW COMMENTS:** The developer is re-platting two existing parcels into one lot so they can construct a new McDonald’s restaurant. The McDonald’s was recently approved for a Special Use Permit (ZBA #036-25) for the drive-through restaurant. One utility easement will be vacated as a result of this new plat and new cross access and circulation easements are being provided so traffic can flow through the property to the north as well. This plat is in conformance with the zoning for the site, the subdivision ordinance and the City of Rockford Comprehensive Plan.

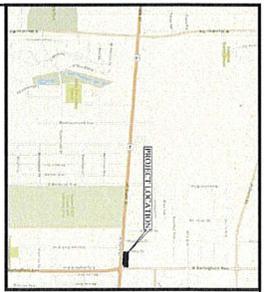
**RECOMMENDATION:** Staff recommends **Approval** of Final Plat No. 2 of Puri West State Subdivision.

# ArcGIS Web Map



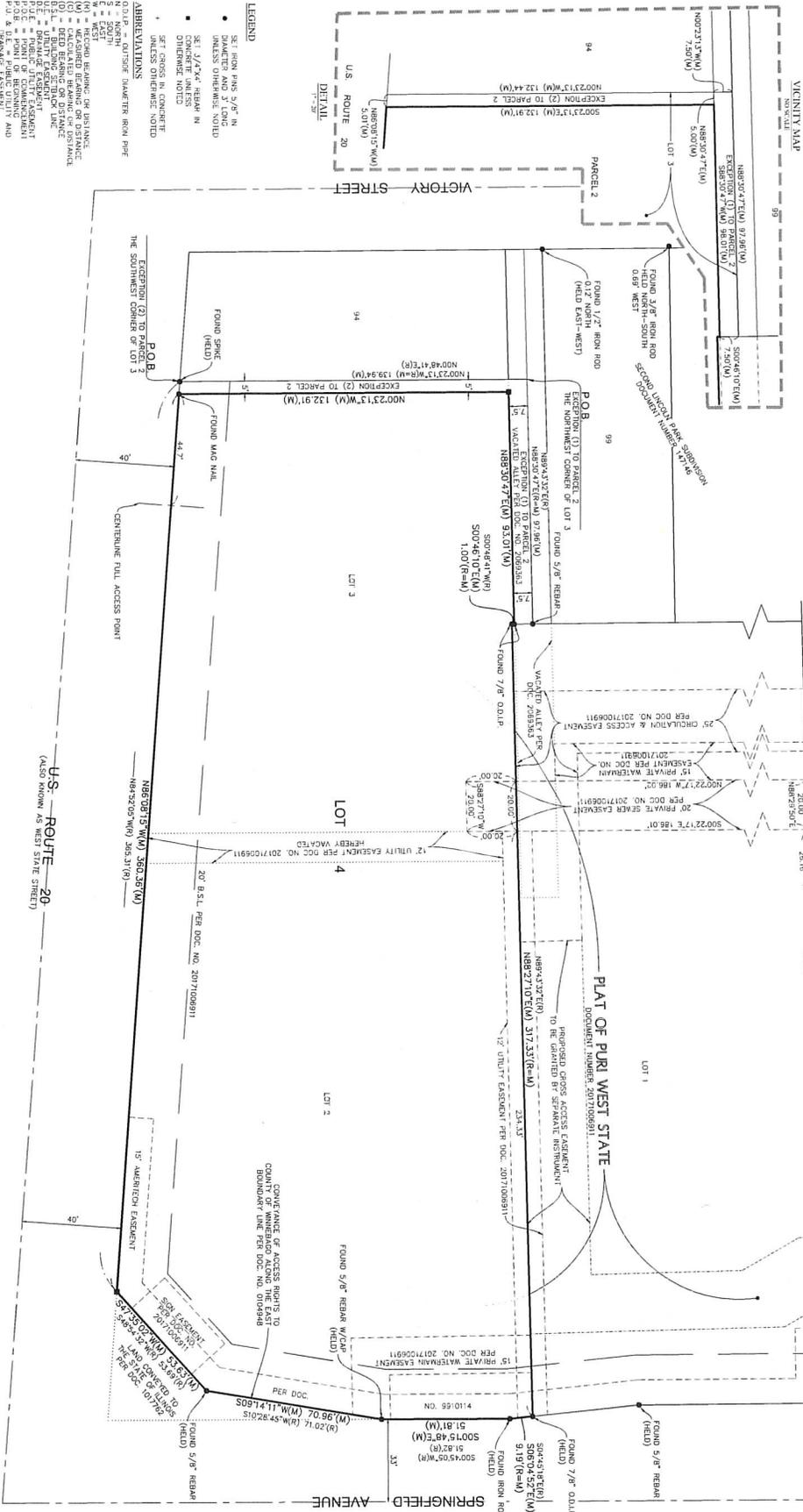
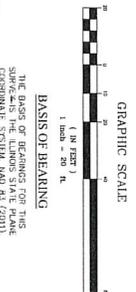
 Parcel Ownership





**PLAT NO. 2**  
**PURI WEST STATE**  
 IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 44 NORTH, RANGE 1  
 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WINNEBAGO COUNTY, ILLINOIS

LYDIA AVENUE



- LEGEND**
- SET IRON PINS 5/8" IN UNLESS OTHERWISE NOTED
  - SET 1/4" X 1/4" IRON IN CONCRETE UNLESS OTHERWISE NOTED
  - SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED
  - ▲ SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED
- ABBREVIATIONS**
- N = NORTH
  - S = SOUTH
  - E = EAST
  - W = WEST
  - M = MEASURED BEARING OR DISTANCE
  - D = DISTANCE
  - DE = DEED BEARING OR DISTANCE
  - BL = BUILDING SETBACK LINE
  - PL = PLANNING DEPARTMENT
  - PLC = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
  - P.V. & B.L. = PUBLIC UTILITY AND DRAINAGE EASEMENT
- LINE LEGEND**
- SUBDIVISION BOUNDARY LINE
  - ADJACENT LAND PARCEL LINE
  - EASEMENT LINE
  - CENTERLINE SETBACK LINE
  - SECTION LINE

**AREA SUMMARY**

GROSS AREA (TO NEAR LINES): 60472 SQUARE FEET OR 1.391 ACRES  
 NET AREA: 60472 SQUARE FEET OR 1.391 ACRES  
 (BASED ON MEASURED VALUES)

**NOTE**

NO NEIGHBORING ACCESS TO SPRINGFIELD AVENUE SHALL BE PERMITTED FROM LOT 4.

**PROJECT**  
 Plat No. 2 Puri West State  
 Rockford  
 Winnebago County, Illinois

**COMPASS SURVEYING LTD**  
 ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING  
 2031 GINGER WOODS PARKWAY, STE. 100  
 ROCKFORD, IL 61109  
 PHONE: (815) 824-6100 FAX: (815) 825-7030 EMAIL: ADMIN@COMPASSSURVEYING.COM

**CLIENT**  
 McDonald's Corporation  
 110 N. Carpenter Street  
 Chicago IL 60607-2101  
 MCD (12-2792)

NO.	DATE	REVISIONS	BY
1	09-05-25	PER EMAIL DATED 09-22-2025	DM
2	10-14-25	PER LETTER DATED 12-10-2025	DM
3	01-21-26	ADD ACCESS NOTE	DM

DATE: 09-05-25 PC N/A DRAWN BY: RHM CHECKED BY: DW BOOK N/A PAGE N/A

1 OF 2