



## SUBDIVISION RECOMMENDATION

**TO:** Code and Regulation Committee  
**FROM:** Scott Capovilla, Planning & Zoning Manager  
**DATE:** December 29, 2026  
**SUBJECT:** Plat No. 6 of Green Estates Subdivision

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**LOCATION:** 2922 – 2943 Grinnell Court

**DEVELOPER:** Omni Rockford, LLC

**ENGINEER:** R.K. Johnson & Associates, Inc.

**SITE DATA:**

|                    |  |
|--------------------|--|
| Year 2040 Plan:    | RM – Medium Residential                    |
| Existing Zoning:   | R-3, Multifamily Residential               |
| Existing Land Use: | Vacant land – Townhomes under construction |
| Total Area:        | 2.18 Acres                                 |
| Ward:              | 8 – Alderman Karen Hoffman                 |

### SURROUNDING ZONING AND LAND USES:

|        |           |                                |
|--------|-----------|--------------------------------|
| North: | R-3       | Multifamily residences         |
| East:  | I-1       | Collins Aerospace              |
| South: | County IL | Commercial building, RR Tracks |
| West:  | R-2       | Two-family residences          |

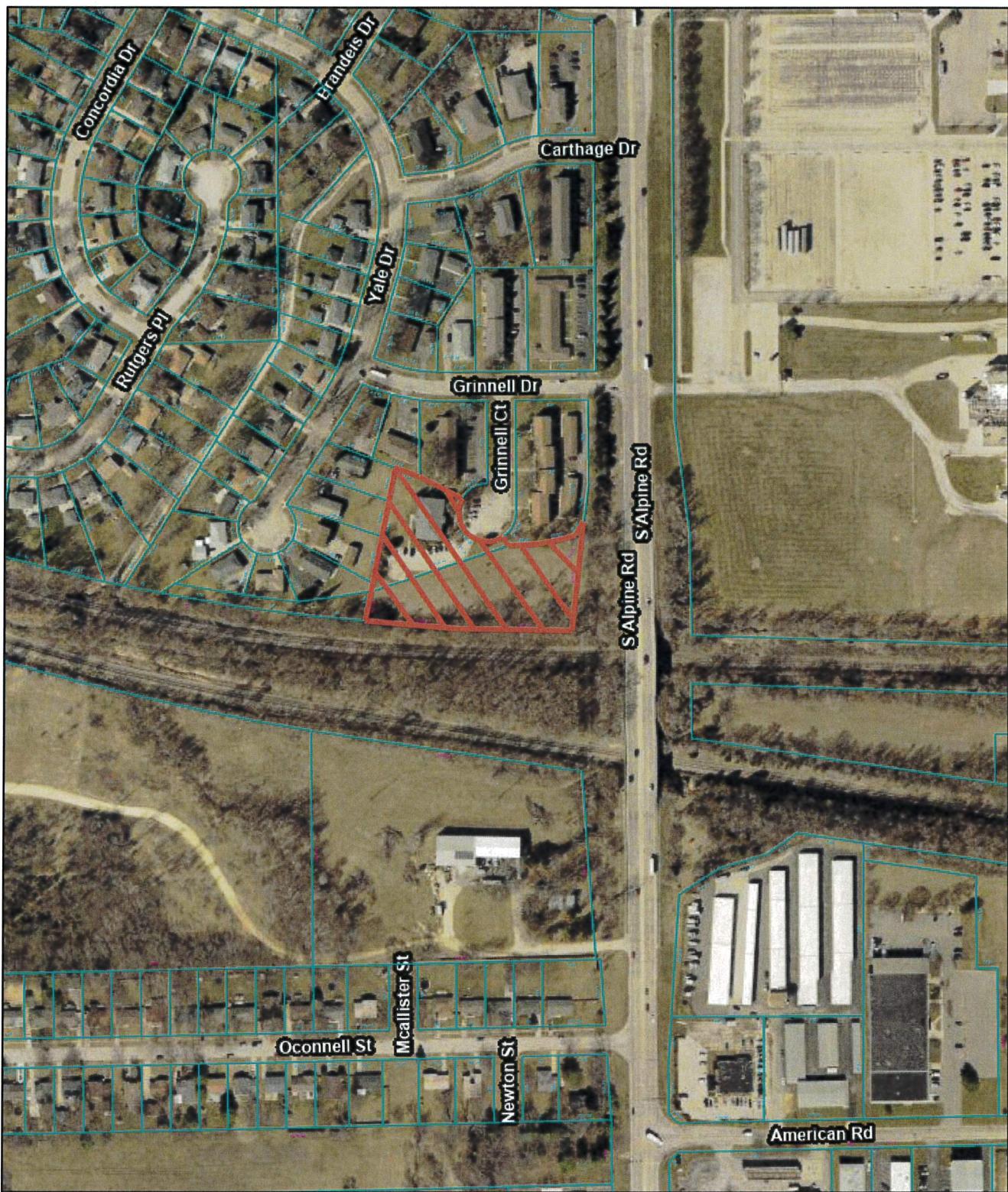
**PLAT DATA:** Number of Lots: 2

**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 two existing parcels as a result of a recent zoning approval of Special Use Permit (ZBA #56-24) to allow townhomes to be constructed on the vacant site. The vacant lot will now have direct access to Grinnell Court and a blanket utility easement is being established to allow for the extension of gas, electric and communication facilities to each townhome. A 20-foot front yard setback along Alpine Road will also be established. Storm water detention is being provided in the southwest portion of the plat and there will be no access to Alpine Road per IDOT. 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 Plat No. 6 of Green Estates Subdivision.

# ArcGIS Web Map



12/26/2025, 11:50:28 AM

Parcel Ownership

1:4,514  
0 0.03 0.06 0.11 mi  
0 0.04 0.09 0.18 km

WinGIS

