THE CITY OF ROCKFORD ILLINOIS, USA

PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of June 16, 2026

Laid over from May

File # 011-26

APPLICANT: Venture One Acquisitions, LLC

LOCATION: 14XX, 15XX, 16XX Edson Road and part of 8631 11th Street

REQUESTED ACTION: A Zoning Map Amendment from County AG, Agriculture to I-3, Airport Industrial Zoning District.

EXISTING USE: Farm Land

PROPOSED USE: Future Industrial Development

DIMENSIONS: Exhibit D **SQUARE FOOTAGE:** 165.70 acres

ADJACENT ZONING AND LAND USES:

NORTH:	County AG, City I-1	Farm Land, Vacant industrial building
EAST:	County AG	Gensler Gardens; Farm Land
SOUTH:	Ogle County	Orchard Hills Landfill
WEST:	I-2	Farm Land

YEAR 2040 PLAN: I Industrial and Utilities

SOIL REPORT:

HISTORY:

File #047-11: A Zoning Map Amendment from Winnebago County AG, Agricultural to City of Rockford I-2, General Industrial Zoning District was approved on December 2, 2011 for property located at 11XX Edson Road, 1100 Edson Road, 87XX Friday Road and 8700 Friday Road, Davis Junction, Illinois 61020. This property is located west of the subject properties.

File #028-08: A Pre-Annexation Agreement and a Zoning Map Amendment from County AG to City I-2, General Industrial Zoning District was approved on December 2, 2011 for properties located at 33XX-43XX South bend Road, 43XX-45XX Condon Road, 86XX-89XX Friday Road and 8700 Friday Road, Davis Junction, Illinois 61020. This property is located 2,760 west of the subject property.

File #010-06: A Zoning Map Amendment in conjunction with a Pre-Annexation Agreement from County AG to City I-1, Light Industrial Zoning District was approved on May 8, 2006 for the property located at 15XX Baxter Road. This property is located directly north of the subject property.

REVIEW COMMENTS: The Applicant is requesting a Zoning Map Amendment from County AG, Agriculture to I-3, Airport Industrial Zoning District. Exhibit A shows that

the subject property is located 1,162 feet west of the 11th Street and Edson Road intersection. The subject property is surrounded by agricultural and commercial/industrial uses. (Exhibits B and C).

The Applicant is requesting a Zoning Map Amendment from County AG to City I-3 Zoning District. The property is currently in the County and is zoned Agriculture. The property is farmland with a total of 165.70 acres in size. The Applicant recently completed negotiating an Annexation Agreement with City Staff to annex the property into the City of Rockford. The Applicant has requested to zone the parcels of land to I-3, Airport Industrial Zoning District. The I-3 District is designed to accommodate business and industry that includes shipping and distribution facilities, warehousing, cargo handling facilities, and other similar businesses that benefit from locations in close proximity to the Chicago/Rockford International Airport (RFD).

Exhibit D is ALTA/NSPS Land Title Survey of the subject property.

This site sits adjacent to rail which is a huge selling point for many industrial developments. It is also located in an area with direct access to regional freight routes with truck traffic having direct access to the major highways (Illinois 251, Us Bypass 20, I-39/I-90). Rezoning the property to I-3, Airport Industrial, would align the site with surrounding land use patterns, support economic development tied to airport operations, and take advantage of existing infrastructure designed to accommodate the more intense industrial activity in this corridor. Therefore, Staff supports this request.

RECOMMENDATION: Staff recommends **APPROVAL** of a Zoning Map Amendment from County AG, Agriculture to I-3, Airport Industrial Zoning District.

See attached findings of fact.

SC: DM 05/11/26

FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT FROM COUNTY AG, AGRICULTURE TO I-3, AIRPORT INDUSTRIAL ZONING DISTRICT LOCATED AT 14XX, 15XX AND 16XX EDSON ROAD

Approval of this Zoning Map Amendment is based upon the following findings:

1) The proposed Zoning Map change is consistent with Article II, Intent, and Purpose, of the Rockford Zoning Ordinance for the following reasons:
    a. This proposal promotes the health, safety, comfort, convenience, morals and general welfare for the citizens of Rockford because it is consistent with the comprehensive plan and surrounding uses;
    b. This proposal protects the character, scale and stability of the adjacent residential and commercial because the proposed development will meet all development requirements of this site; and
    c. The proposed map amendment would allow for a reasonable development to take place consistent with the surrounding neighborhood.
2) The proposed Zoning Map Amendment is consistent with the approved general plan, the Year 2040 Plan, for the area. The 2040 Plan designates this property as I, Industrial and Utilities.

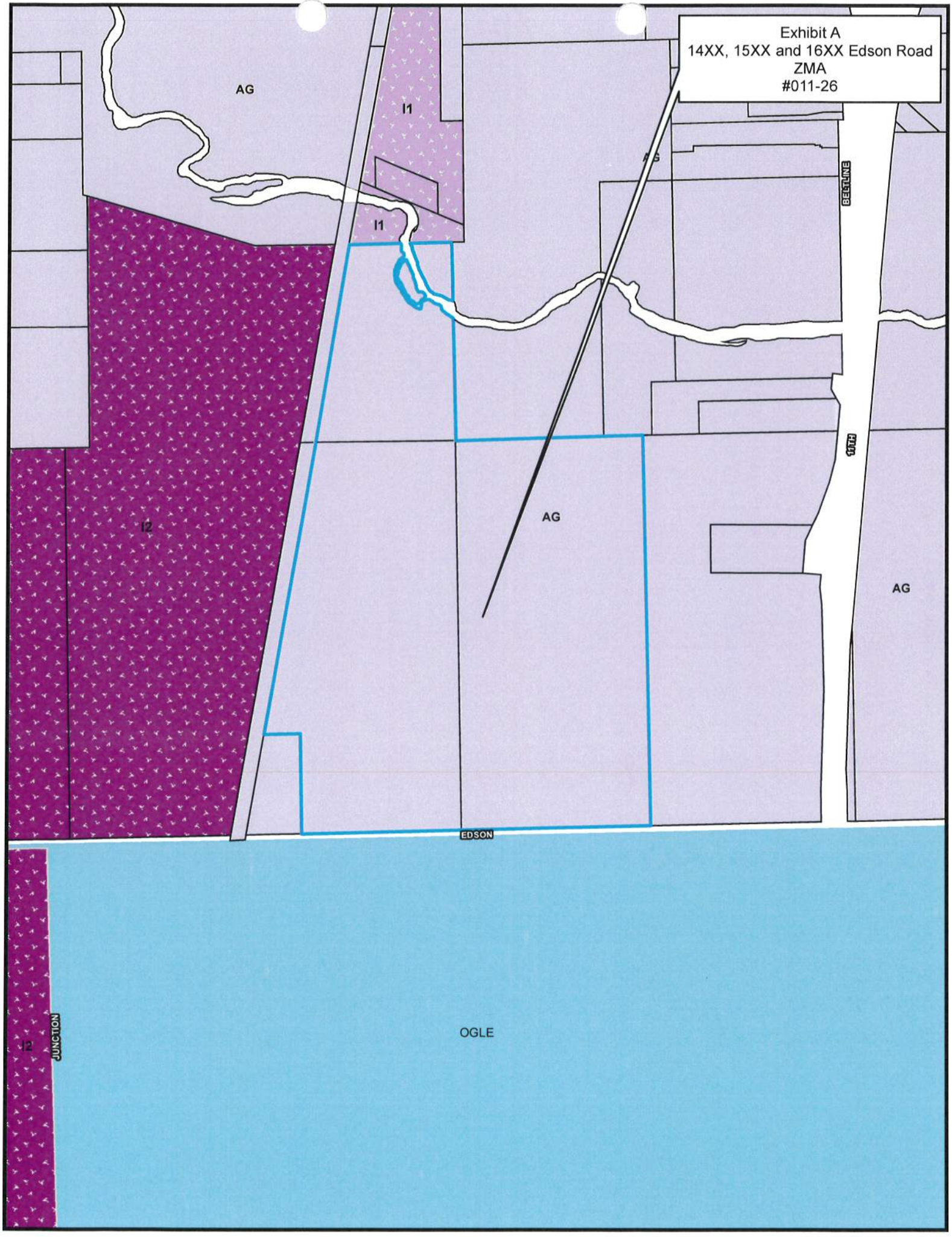


Exhibit A
14XX, 15XX and 16XX Edson Road
ZMA
#011-26
AG
I1
I1
AG
BEISTLINE
11TH
I2
AG
AG
EDSON
OGLE
I2
JUNCTION

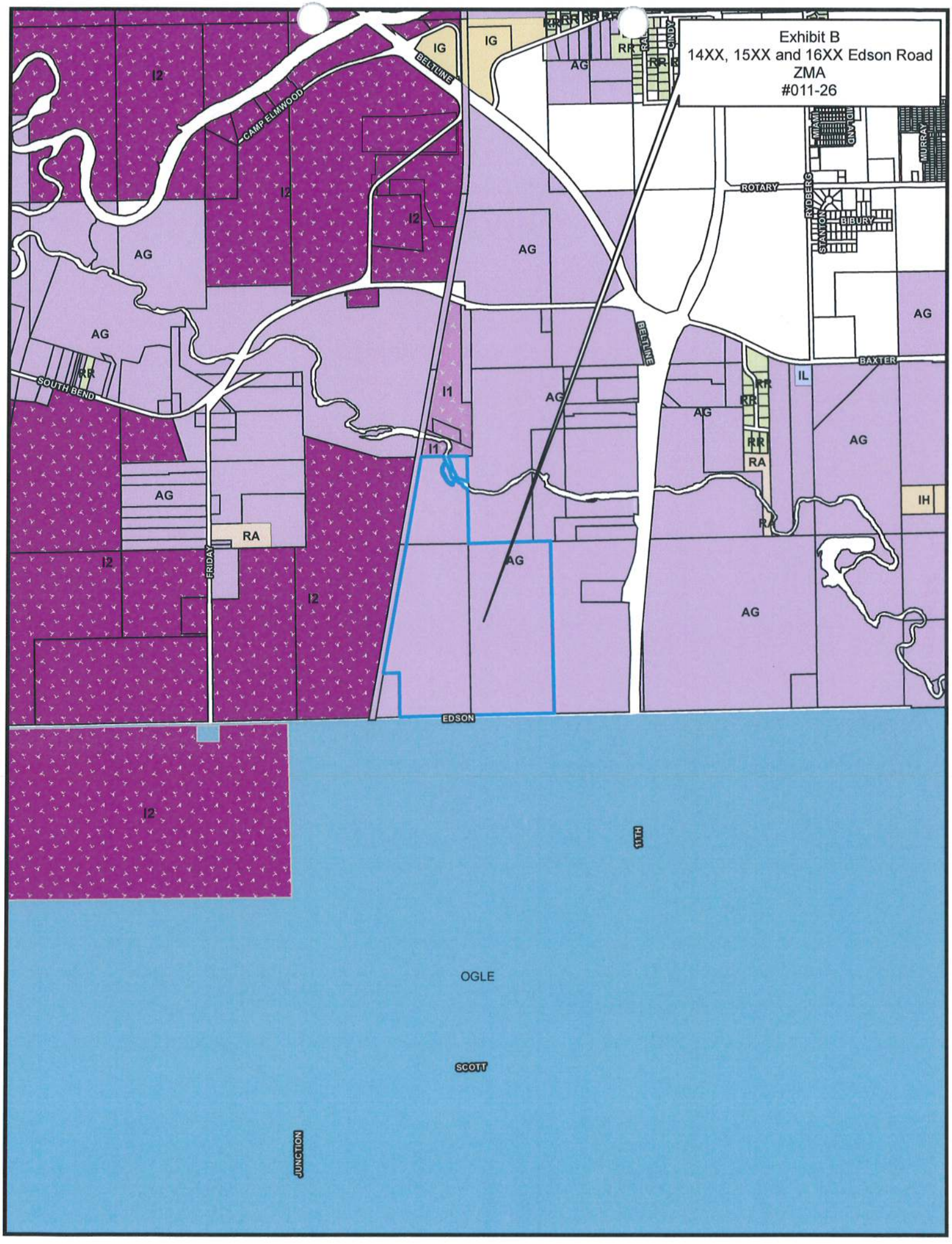


Exhibit B
14XX, 15XX and 16XX Edson Road
ZMA
#011-26
I2
IG
BELTLINE
CAMP ELMWOOD
AG
RR
CINDY
MIDLAND
MURRAY
ROTARY
RYDBERG
STANTON
BIBURY
SOUTH BEND
I1
IL
BAXTER
RA
IH
FRIDAY
EDSON
11TH
OGLE
SCOTT
JUNCTION

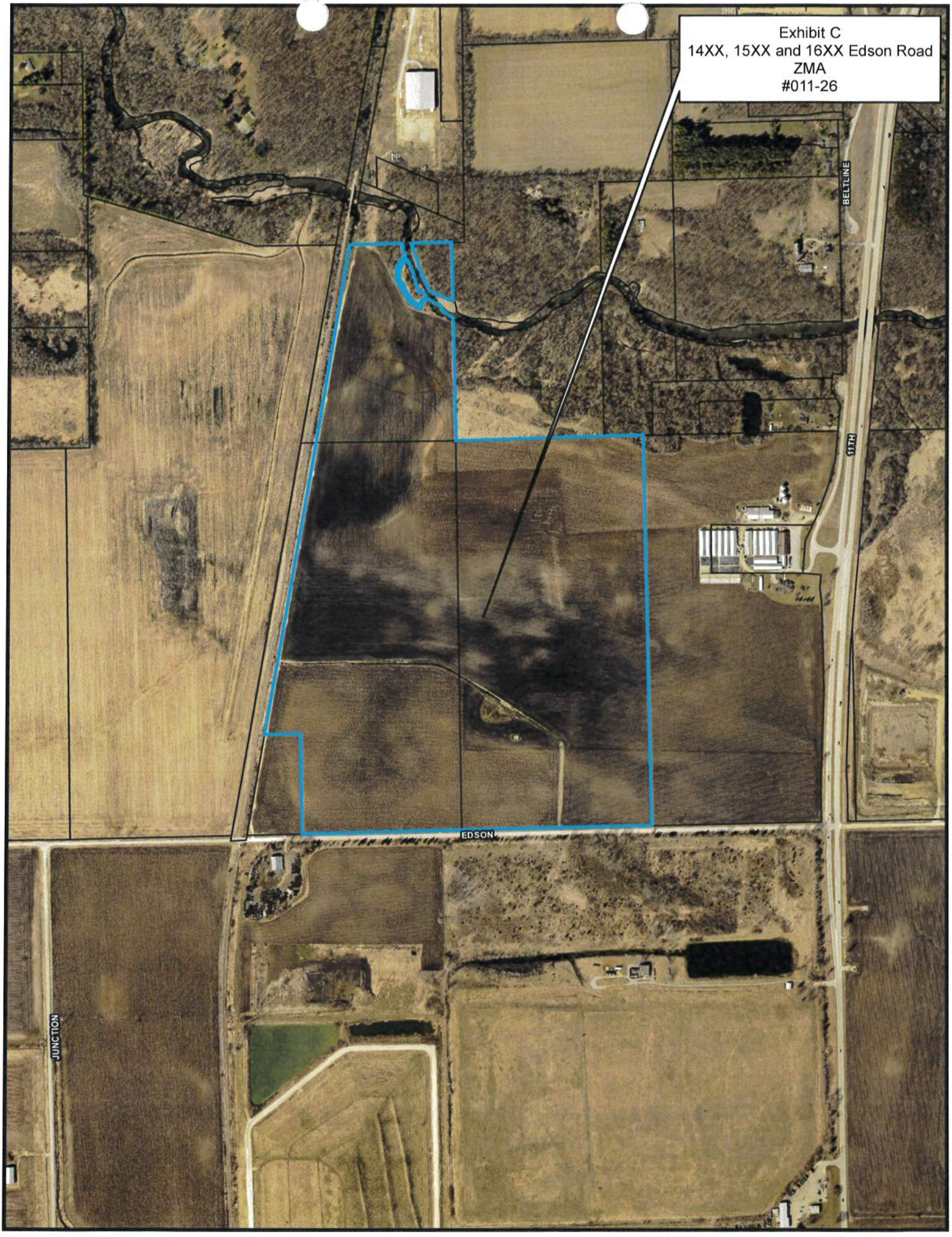


Exhibit C
14XX, 15XX and 16XX Edson Road
ZMA
#011-26
BELTLINE
11TH
EDSON
JUNCTION

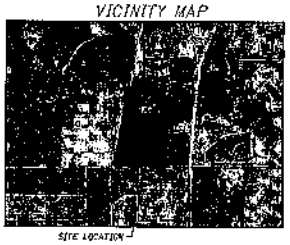
Exhibit D
14XX, 15XX and 16XX Road
ZMA
#011-26

FILE = S:\PROJECTS\2024\22

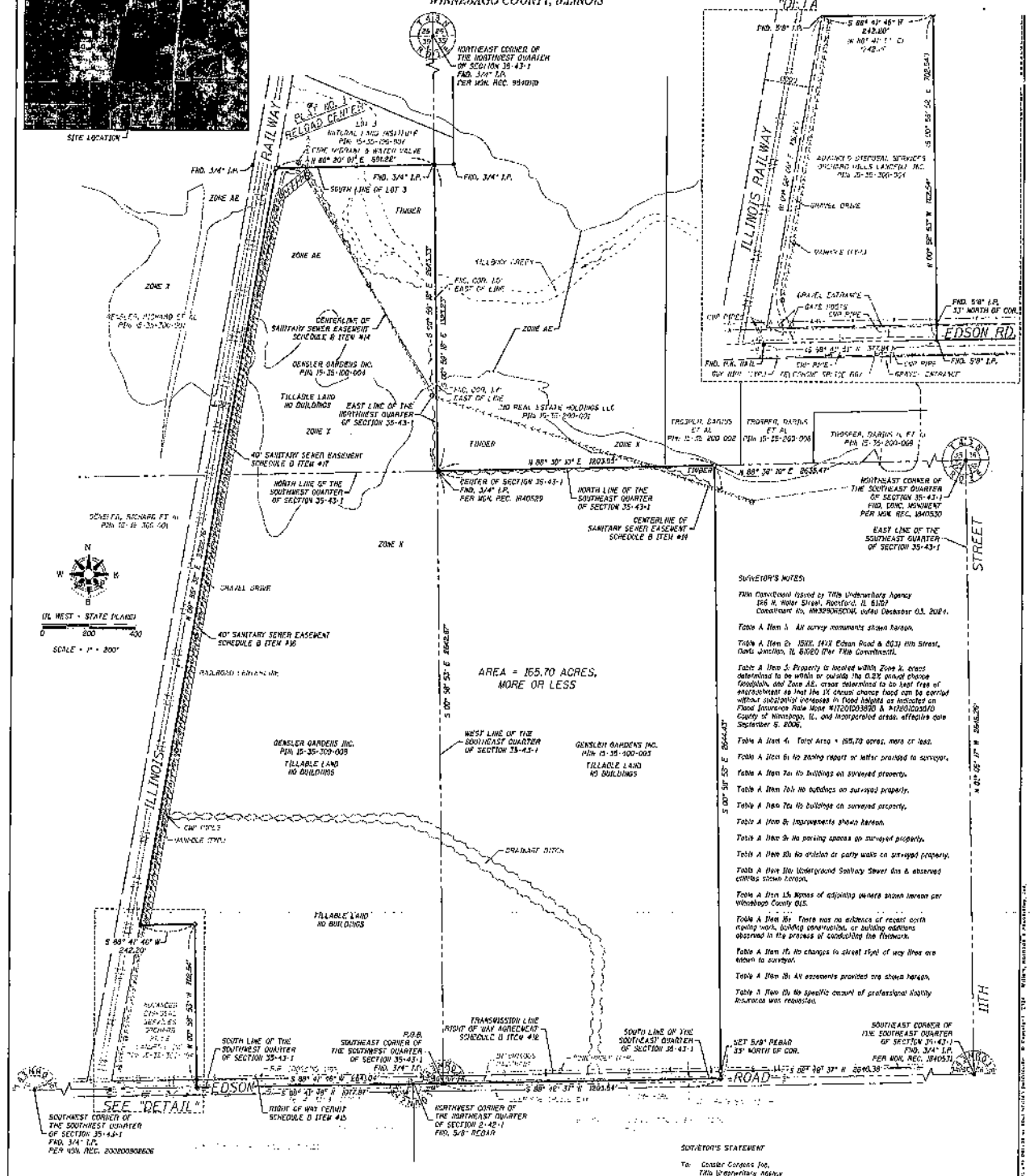
ALTA/NSPS LAND TITLE SURVEY

PART OF THE SOUTHEAST QUARTER, NORTHWEST QUARTER & SOUTHWEST QUARTER
ALL IN SECTION 35, TOWNSHIP 43 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN
WINNEBAGO COUNTY, ILLINOIS

VICINITY MAP



SITE LOCATION



SURVEYOR'S NOTES:

Title Commitment issued by Title Underwriters Agency
186 N. Water Street, Rockford, IL 61107
Commitment No. WN329065CON, dated December 03, 2024.

Table A Item 1: All survey monuments shown hereon.

Table A Item 2: 15XX, 14XX Edson Road & 6031 11th Street, Cherry Valley, IL 61016 (Per Title Commitment).

Table A Item 3: Property is located within Zone X, areas determined to be within or outside the 0.2% annual chance floodplain, and Zone AE, areas determined to be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights as indicated on Flood Insurance Rate Map #17201C0335D & #17201C0345D County of Winnebago, IL, and incorporated areas, effective date September 5, 2006.

Table A Item 4: Total Area = 155.70 acres, more or less.

Table A Item 6: No zoning report or letter provided to surveyor.

Table A Item 7a: No buildings on surveyed property.

Table A Item 7b1: No buildings on surveyed property.

Table A Item 7c: No buildings on surveyed property.

Table A Item 8: Improvements shown hereon.

Table A Item 9: No parking spaces on surveyed property.

Table A Item 10: No division or party walls on surveyed property.

Table A Item 11a: Underground Sanitary Sewer Box & observed utilities shown hereon.

Table A Item 13: Names of adjoining owners shown hereon per Winnebago County GIS.

Table A Item 16: There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

Table A Item 17: No changes to street right of way lines are known to surveyor.

Table A Item 18: All easements provided are shown hereon.

Table A Item 19: No specific count of professional liability insurance was requested.

SURVEYOR'S STATEMENT

To: Gensler Gardens Inc,
Title Underwriters Agency
Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 7a, 7b1, 7c, 8, 9, 13, 16, 17, 18 & 19 of Table A thereof. The field work was completed on January 13, 2025.

Signed at Edson, Illinois, this 14th day of January, 2025.

Jeffrey D. Nelson, Illinois Professional Land Surveyor No. 35-3906
Current expiration date: 30 November 2025
Email: jeffnelson@willetthofmann.com

LEGEND

BOUNDARY OF PROPERTY SURVEYED	POWERPOLE
EXISTING RIGHT OF WAY LINE	WATER VALVE
EXISTING SECTION LINE	GUY WIRE
EXISTING SANITARY SEWER LINE	MANHOLE
EXISTING EASEMENT	TELEPHONE SPLICE BOX
EXISTING CROP LINE	SIGN
EXISTING EDGE OF PAVEMENT	FOUND SURVEY MONUMENT IN PLACE
EXISTING PROPERTY LINE	SET 5/8" REBAR
CULVERT PIPE	SET P.K. NAIL
EDGE OF WATER	(R) RECORDED DIMENSION

FIRM DESCRIPTION

Part of the Southeast Quarter, Northeast Quarter and Southwest Quarter all in Section 35, Township 43 North, Range 1 East of the Third Principal Meridian, Winnebago County, Illinois, described as follows:

Beginning at the southeast corner of said Southeast Quarter; thence South 89 degrees 41 minutes 46 seconds West, 1327.87 feet on the south line of said Southwest Quarter; thence North 00 degrees 58 minutes 53 seconds West, 1826.87 feet; thence South 88 degrees 41 minutes 46 seconds West, 242.20 feet to the easterly right of way line of the Illinois Railway; thence North 09 degrees 55 minutes 28 seconds East, 3328.76 feet on said easterly right of way line to the south line of Lot 3 of Plat No. 1 of Reload Center, the Plat of which is recorded in Book 45 of Plats on Page 18A in the Winnebago County Recorder's Office; thence North 88 degrees 20 minutes 01 seconds East, 694.32 feet on said south line, to the east line of said Northwest Quarter; thence South 00 degrees 59 minutes 18 seconds East, 1323.23 feet on said east line, to the north line of said Southeast Quarter; thence North 88 degrees 39 minutes 13 seconds East, 1803.55 feet on said north line; thence South 00 degrees 58 minutes 53 seconds East, 2644.43 feet to the south line of said Southeast Quarter; thence South 89 degrees 42 minutes 37 seconds West, 1803.54 feet on said south line, to the Point of Beginning, containing 155.70 acres, more or less.

SCHEDULE B, PART II - EXCEPTIONS
(Title Commitment issued by Title Underwriters Agency Commitment No. WN329065CON, dated December 03, 2024.)

ITEMS NOT SHOWN ARE NOT SURVEY RELATED

10 - Terms and conditions contained in Transmission Line Right of Way Agreement by Illinois Northern Utilities Company, instrument recorded May 4, 1923 in Book 319 of Mortgages on Page 57. Easement can not be shown since it's described from an old right of way fence that is no longer there. Transmission line calls are shown hereon along the south line of the surveyed property.

13 - Reservation for an Easement for Ingress and Egress as contained in Deed recorded March 9, 1983 as Microfilm No. 83015-2411 as Document No. 1982160. Does not affect the new surveyed parcel.

14 - Easement to Rock River Water Reclamation District as contained in instrument recorded March 25, 2008 as Document No. 2008000519019. Shown hereon, no width of easement given.

15 - Right of Way Permit to General Telephone Company of Illinois as contained in instrument recorded April 14, 1980 as Microfilm No. 8008-0240 as Document No. 1811695. Right of Way Permit describes the property being in the South Half of the Southwest Quarter of Section 35, Township 43 North, Range 1 East, but the facilities were to be placed on the south side of Edson Road which would not be in the correct Quarter Section.

16 - Easement to Rock River Water Reclamation District as contained in instrument recorded July 12, 2019 as Document No. 2019021382. Shown Hereon.

17 - Easement to Rock River Water Reclamation District as contained instrument recorded July 12, 2019 as Document No. 2019021383. Shown Hereon.

REVISIONS	BY	DATE	REV.

DESIGNED JJK
DRAWN JJK
REVIEWED JDN
APPROVED JDN

WILLETT HOFMANN & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
401 CHESTNUT STREET, SUITE 407, ROCKFORD, ILLINOIS 61101
815-964-3381 WILLETTHOFMANN.COM

GENSLER GARDENS
PART OF THE SE QUARTER, NW QUARTER & SW QUARTER, ALL IN SEC. 35 T. 43 N., RANGE 1 E. OF THE 3RD P.M. WINNEBAGO COUNTY, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PHASE: ☐PRELIM ☒FINAL ☐CONST ☐PERMIT ☐BID ☐—

WHA No. 23HJD24
DATE 01/14/25
SHEET No. 1