



SUBDIVISION RECOMMENDATION

TO: Code and Regulation Committee
FROM: Scott Capovilla, ^{3c} Planning & Zoning Manager
DATE: April 15, 2026
SUBJECT: Final Plat of Bell School Crossings Subdivision

LOCATION: 73XX East Riverside Boulevard

DEVELOPER: First Midwest Group

ENGINEER: CES, Inc.

SITE DATA: Year 2040 Plan: C – Commercial & Retail
Existing Zoning: C-3, General Commercial
Existing Land Use: Vacant land
Total Area: 1.738 Acres
Ward: 4 – Alderman Kevin Frost

SURROUNDING ZONING AND LAND USES:

North:	Loves Park IL	Mobil Gas, Mister Car Wash
East:	C-3	Vacant land
South:	C-3	Agricultural
West:	C-3	Agricultural

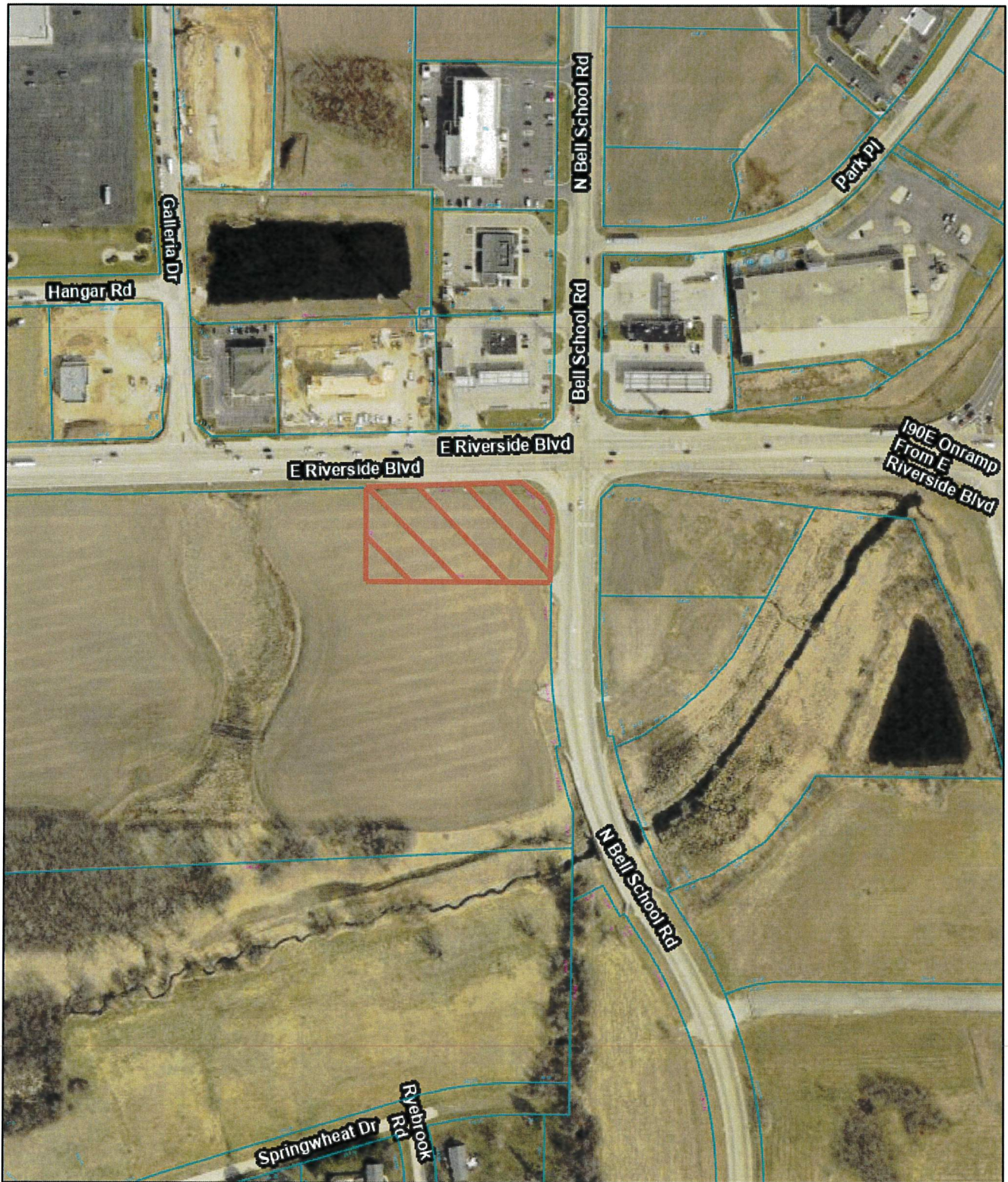
PLAT DATA: Number of Lots: 2

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 platting an existing parcel into two lots. One lot has been approved for a Special Use Permit for a new drive-through coffee shop (ZBA #004-26). The coffee shop will be located on proposed Lot 1. Lot 2 is planned for future commercial development. An access easement is provided between both lots to provide the necessary traffic circulation from the propose right-in/right-out on Riverside to the access point on Bell School Road. Adequate utility easements and storm water easements are being provided 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 of Bell School Crossings Subdivision.

ArcGIS Web Map



 Parcel Ownership

