



SUBDIVISION RECOMMENDATION

TO: Code and Regulation Committee
FROM: Scott Capovilla, ^{SC} Planning & Zoning Manager
DATE: October 29, 2025
SUBJECT: Final Plat of MercyHealth Rockton Campus Subdivision

LOCATION: 2500 North Rockton Avenue

DEVELOPER: MercyHealth

ENGINEER: Fehr Graham

SITE DATA: Year 2040 Plan: CO and RL – Office and Light Residential
Existing Zoning: C-2, Limited Commercial; R-1, Single-family Residential
Existing Land Use: Vacant hospital, MercyHealth Physician Clinic, Vacant clinic, Vacant land
Total Area: 31.907 Acres
Ward: 7 – Alderman Janessa Wilkins

SURROUNDING ZONING AND LAND USES:

North: C-1, R-2, R-1	Parking lot, Offices, Two-family and Single-family Residences
East: R-3, R-1	St. Bernadette's Church, Amberwood, Single-family residences
South: R-1	Single-family residences, Vacant land
West: I-1	Columbia Pipe

PLAT DATA: Number of Lots: 2

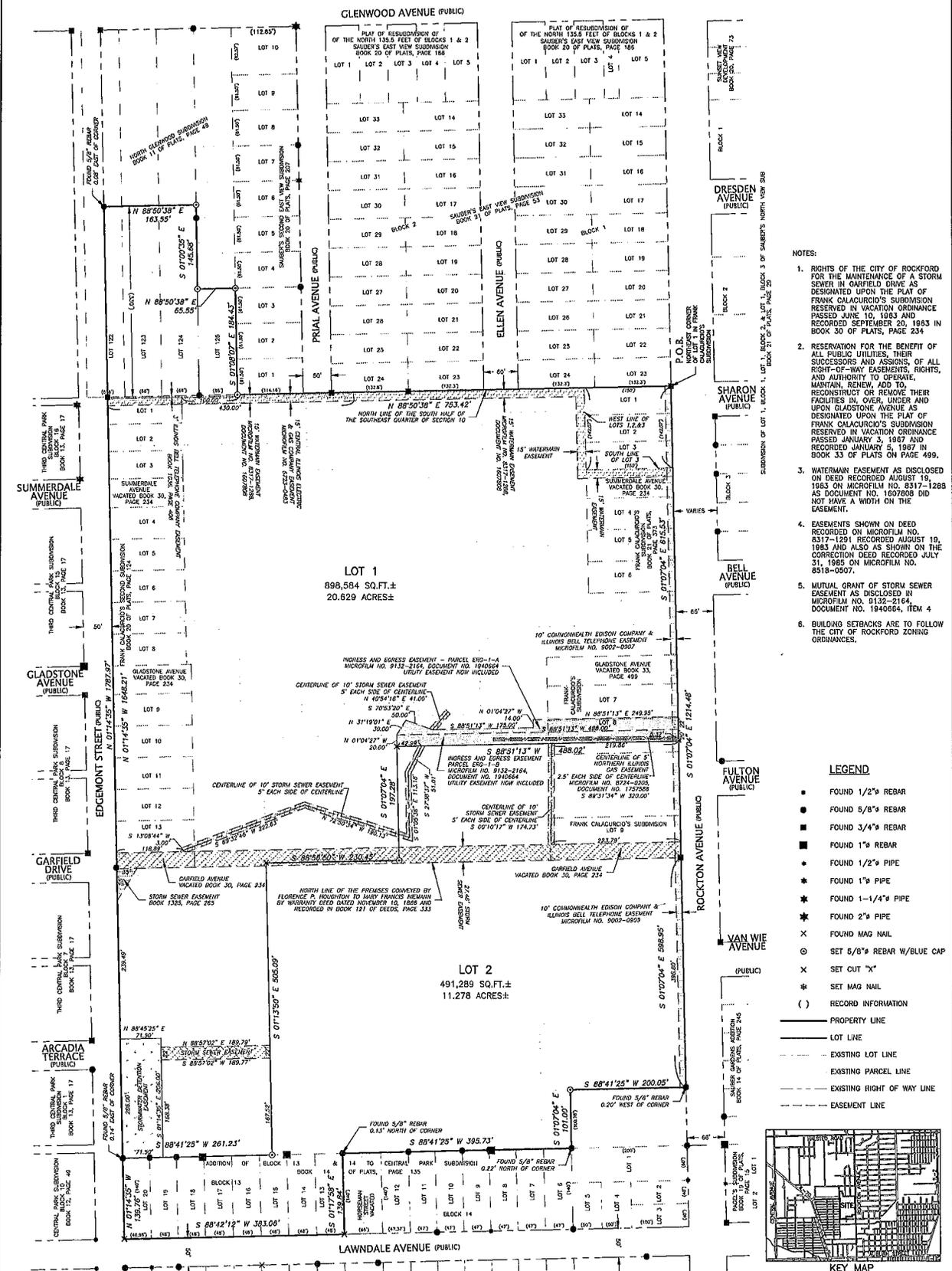
SOILS REPORT: Soil disturbance will occur as a result of developing the site. Soil disturbance can create soil erosion which must be properly managed to prevent adverse environmental impacts. Controlling erosion is easy and it is the law. It is important because eroding construction sites are a leading 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 combining nine existing parcels and splitting them into two lots so they may sell the former Rockford Memorial Hospital Building. The former main hospital campus, Proposed Lot 1, will be on the north lot and the Physicians Clinic as well as the former Rockford Clinic, Proposed Lot 2, will occupy the south lot. This plat provides the necessary ingress and egress easements, utility easements, water main easements and storm sewer easements for the existing access and public utilities. Additionally, the residentially zoned lots were incorporated into Proposed Lot 2 for possible storm water detention in the future. 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 MercyHealth Rockton Campus Subdivision.

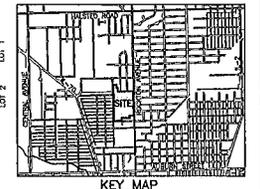
FINAL PLAT OF MERCYHEALTH ROCKTON CAMPUS

FRANK CALACURCIO'S SUBDIVISION; ALSO, FRANK CALACURCIO'S SECOND SUBDIVISION; ALSO, LOTS 13, 14, 15, 16, 17, 18, 19, AND 20 IN THE ADDITION OF BLOCK 13 AND 14 TO CENTRAL PARK SUBDIVISION; ALSO, PART OF LOTS 122, 123, 124, AND 125 IN NORTH GLENWOOD SUBDIVISION; ALSO, PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ROCKFORD, WINNEBAGO COUNTY, ILLINOIS



- NOTES:**
- RIGHTS OF THE CITY OF ROCKFORD FOR THE MAINTENANCE OF A STORM SEWER IN GARFIELD DRIVE AS DESIGNATED UPON THE PLAT OF FRANK CALACURCIO'S SUBDIVISION RESERVED IN VACATION ORDINANCE PASSED JUNE 10, 1983 AND RECORDED SEPTEMBER 20, 1983 IN BOOK 30 OF PLATS, PAGE 234
 - RESERVATION FOR THE BENEFIT OF ALL PUBLIC UTILITIES, THEIR SUCCESSORS AND ASSIGNS, OF ALL RIGHT-OF-WAY EASEMENTS, RIGHTS, AND AUTHORITY TO OPERATE, MAINTAIN, REPAIR, ADD TO, RECONSTRUCT OR REMOVE THEIR FACILITIES IN, OVER, UNDER AND UPON GLADSTONE AVENUE AS DESIGNATED UPON THE PLAT OF FRANK CALACURCIO'S SUBDIVISION RESERVED IN VACATION ORDINANCE PASSED JANUARY 3, 1967 AND RECORDED JANUARY 5, 1967 IN BOOK 33 OF PLATS ON PAGE 499.
 - WATERMAIN EASEMENT AS DISCLOSED IN DEED RECORDED AUGUST 19, 1983 ON MICROFILM NO. 8317-1288 AS DOCUMENT NO. 1607808 DID NOT HAVE A WIDTH ON THE EASEMENT.
 - EASEMENTS SHOWN ON DEED RECORDED ON MICROFILM NO. 8317-1281 RECORDED AUGUST 19, 1983 AND ALSO AS SHOWN ON THE CORRECTION DEED RECORDED JULY 31, 1985 ON MICROFILM NO. 8518-0507.
 - MUTUAL GRANT OF STORM SEWER EASEMENT AS DISCLOSED IN MICROFILM NO. 1332-2164, DOCUMENT NO. 1940664, ITEM 4
 - BUILDING SETBACKS ARE TO FOLLOW THE CITY OF ROCKFORD ZONING ORDINANCES.

- LEGEND**
- FOUND 1/2" REBAR
 - FOUND 5/8" REBAR
 - FOUND 3/4" REBAR
 - FOUND 1" REBAR
 - FOUND 1/2" PIPE
 - FOUND 1" PIPE
 - FOUND 1-1/4" PIPE
 - FOUND 2" PIPE
 - × FOUND MAG NAIL
 - ⊙ SET 5/8" REBAR W/BLUE CAP
 - × SET OUT "X"
 - × SET MAG NAIL
 - () RECORD INFORMATION
- PROPERTY LINE
 - - - LOT LINE
 - - - EXISTING LOT LINE
 - - - EXISTING PARCEL LINE
 - - - EXISTING RIGHT OF WAY LINE
 - - - EASEMENT LINE



FEHR GRAHAM
 ENGINEERING & ENVIRONMENTAL
 ILLINOIS IOWA WISCONSIN
 101 W STEPHENSON ST, FREEPORT, IL 61032 P.815.238.7443

MERCYHEALTH

DATE: 10/27/2023
 FIELD WORK COMPLETED: 8/24/2023
 FIELD: DRIVING SURVEY

JOB NUMBER: 23-1735
 SHEET NUMBER: 1 of 2

SITe DATA
 2 LOTS
 1,389,873 SQ.FT.±
 31.807 ACRES±

GRAPHIC SCALE IN FEET
 NAD83 IL WEST ZONE - GRID

11/15/2023 10:27:00 AM 10/27/2023 Plot No. 1
 PLOT DATE: 10/27/23 @ 2:02:15 PM 10/27/2023

FINAL PLAT OF
MERCYHEALTH ROCKTON CAMPUS

FRANK CALACURCIO'S SUBDIVISION; ALSO, FRANK CALACURCIO'S SECOND SUBDIVISION; ALSO, LOTS 13, 14, 15, 16, 17, 18, 19, AND 20 IN THE ADDITION OF
BLOCK 13 AND 14 TO CENTRAL PARK SUBDIVISION; ALSO, PART OF LOTS 122, 123, 124, AND 125 IN NORTH GLENWOOD SUBDIVISION; ALSO, PART OF THE
SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 44 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN THE CITY OF ROCKFORD, WINNEBAGO COUNTY, ILLINOIS

CERTIFICATION OF DEDICATION OF LAND BY OWNER

State of Illinois)
County of Winnebago) 55

As owner, I/ve hereby certify that we have caused the land described
in the foregoing affidavit of the surveyor to be surveyed, divided and
mapped as presented on this plat. All streets, alleys, walkways, parks,
playground and school sites shown on this Plat are hereby dedicated to
the public for public purposes, and all easements shown are subject to
the easement provisions hereon. I further certify that there are no liens
or encumbrances on the property contained in this plat.

I further certify that to the best of my knowledge, the property shown
hereon is located in Rockford Unit School District No. 205.

Dated this ___ day of _____, 2025.

ROCKFORD MEMORIAL HOSPITAL
N/A/JA JAVON BEA HOSPITAL, A NOT-FOR-PROFIT CORPORATION
2400 NORTH ROCKTON AVENUE
ROCKFORD, ILLINOIS 61103

By:
Board Chairman

CERTIFICATION BY NOTARY PUBLIC

State of Illinois)
County of Winnebago) 55

I, _____, a Notary Public in and for
the County of Winnebago, in the State of Illinois, do hereby certify that

_____ personally known to me to be the
same person(s) whose name(s) is (are) subscribed to the foregoing
Instrument, appeared before me this day in person and (severally)
acknowledge that he (they) signed, sealed and delivered said
Instrument as his (their) free and voluntary act for the uses and
purposes therein set forth.

Given under my hand and Notarial Seal this ___ day of
_____, 2025.

Notary Public

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County of Winnebago) 55

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the public for public purposes, and all easements shown are subject to
the easement provisions hereon. I further certify that there are no liens
or encumbrances on the property contained in this plat.

I further certify that to the best of my knowledge, the property shown
hereon is located in Rockford Unit School District No. 205.

Dated this ___ day of _____, 2025.

ROCKFORD MEMORIAL HEALTH SERVICES CORPORATION
N/A/JA JAVON BEA HOSPITAL, A NOT-FOR-PROFIT CORPORATION
2300 NORTH ROCKTON AVENUE
ROCKFORD, ILLINOIS 61103

By:
Board Chairman

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State of Illinois)
County of Winnebago) 55

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the County of Winnebago, in the State of Illinois, do hereby certify that

_____ personally known to me to be the
same person(s) whose name(s) is (are) subscribed to the foregoing
Instrument, appeared before me this day in person and (severally)
acknowledge that he (they) signed, sealed and delivered said
Instrument as his (their) free and voluntary act for the uses and
purposes therein set forth.

Given under my hand and Notarial Seal this ___ day of
_____, 2025.

Notary Public

CERTIFICATION BY SURVEYOR

I hereby certify that at the request of the owners, I have surveyed and subdivided according to the attached Final Plat of MercyHealth
Rockton Campus being a subdivision of Frank Calacurcio's Subdivision, as recorded on November 22, 1946 in Book 21 of Plats, Page 373
in the Winnebago County Recorder's Office; ALSO, Frank Calacurcio's Second Subdivision, as recorded on September 11, 1947 in Book 20
of Plats, Page 124 in the Winnebago County Recorder's Office; ALSO, Lots 13, 14, 15, 16, 17, 18, 19, and 20 as designated upon the Plat
of the Addition of Block 13 and 14 to Central Park Subdivision, as recorded on July 31, 1920 in Book 14 of Plats, Page 135 in the
Winnebago County Recorder's Office; ALSO, Part of Lots 122, 123, 124, and 125 as designated upon the Plat of North Glenwood
Subdivision, as recorded on August 25, 1909 in Book 11 of Plats, Page 48 in the Winnebago County Recorder's Office; ALSO, Part of the
Southeast Quarter of Section 10, Township 44 North, Range 1 East of the Third Principal Meridian, all being situated in the City of
Rockford, Winnebago County, Illinois, more accurately described as follows:

Beginning at the Northeast corner of said Lot 1 of Frank Calacurcio's Subdivision; thence South 01 degree 07 minutes 04 seconds East
along the west right of way line of Rockton Avenue, 121.48 feet; thence South 88 degrees 41 minutes 25 seconds West, 200.05 feet;
thence South 01 degree 07 minutes 04 seconds East, 101.00 feet to the south line of said Southeast Quarter of Section 10 and the
northwest corner of Lot 1 of said Addition of Block 13 and 14 to Central Park Subdivision; thence South 88 degrees 41 minutes 25
seconds West along the south line of said Southeast Quarter of Section 10 and the north line of said Addition of Block 13 and 14 to
Central Park Subdivision, 395.73 feet to the northeast corner of said Lot 13 in the Addition of Block 13 and 14 to Central Park
Subdivision; thence South 01 degree 17 minutes 38 seconds East along the east line of said Lot 13 in the Addition of Block 13 and 14 to
Central Park Subdivision, 137.46 feet to the southeast corner of said Lot 13 in the Addition of Block 13 and 14 to Central Park
Subdivision and the north right of way line of Lantdale Avenue; thence South 88 degrees 42 minutes 13 seconds West along the north
right of way line of Lantdale Avenue, 283.06 feet to the southwest corner of said Lot 20 in the Addition of Block 13 and 14 to Central
Park Subdivision and the east right of way line of Edgemoor Street; thence North 01 degree 14 minutes 35 seconds West along the East
right of way line of Edgemoor Street, 1787.97 feet to the north line of the south 330 feet of said Lot 124 in North Glenwood
Subdivision; thence North 88 degrees 20 minutes 28 seconds East along the north lines of the south 330 feet of said Lots 122, 123,
and 124 in North Glenwood Subdivision, 163.55 feet to the east line of said Lot 124 in North Glenwood Subdivision; thence South 01 degree
00 minutes 35 seconds East along the east line of said Lot 124 in North Glenwood Subdivision, 145.48 feet; thence North 88 degrees 50
minutes 38 seconds East, 65.25 feet to the east line of said Lot 125 in North Glenwood Subdivision; thence South 01 degree 08 minutes
07 seconds East along the east line of said Lot 125 in North Glenwood Subdivision, 184.43 feet to the north line of the South Half of
said Southeast Quarter of Section 10; thence North 88 degrees 20 minutes 38 seconds East along the north line, 751.44 feet to the
Point of Beginning, containing 31,507 acres, more or less, and is subject to all easements, right of ways, agreements, city codes and/or
ordinances of record if any.

Dimensions are given in feet and decimals of a foot. Dimensions shown along circular curves are chord distances plus to plus. Iron pins
3/4 inch in diameter and 4 feet long have been found or set at points marked on the plat with a open circle, and from plus 5/8 inch in
diameter and 3 feet long have been found or set at all other corners unless otherwise specified.

I hereby certify that all of the Final Plat of Rockford Memorial Hospital is located within the incorporated City of Rockford, Illinois.

I further certify that the sealed location of this plat indicates it is entirely within Zone X Areas Determined to be Outside the 0.2%
Annual Chance Floodplain as shown on FIRM map No. 17201C0281E effective date February 17, 2016.

Given under my hand and seal this ___ day of _____, 2025 in Freeport, Illinois.

By:
Nicholas A. Orndy
Illinois Professional Land Surveyor No. 3802
101 West Stephenson Street
Freeport, Illinois 61032
815-235-7643
(Expires 11-30-2026)



CERTIFICATION BY THE CITY PLAT OFFICER

State of Illinois)
County of Winnebago) 55

Having reviewed the recommendations of the Planning Division,
Department of Community Development, and the conditions placed on
this Final Plat by City Council, and finding substantial conformity with
all pertinent laws, rules and regulations and the tentative plat of this
subdivision as conditionally approved, this plat is given final approval.

This ___ day of _____, 2025.

City Plat Officer

CERTIFICATION BY CITY LEGAL DIRECTOR

State of Illinois)
County of Winnebago) 55

This is to certify that the City Council of the City of Rockford did, at its
meeting of the ___ day of _____, 2025, approve
this Plat and authorize it to be recorded.

In witness thereof, I, _____, Legal Director for
the City of Rockford, have hereunto set my hand and affixed the seal of
said City of Rockford, this ___ day of _____, 2025.

Legal Director

CERTIFICATION BY CITY ENGINEER

State of Illinois)
County of Winnebago) 55

I hereby certify that I have reviewed and approved the drainage study
for the property embraced within the adjacent Plat shown hereon.
Construction plans have been submitted and approved, and all public
improvements have been built as required, or security in a sufficient
amount has been provided for this construction.

Dated this ___ day of _____, 2025.

City Engineer

SURFACE WATER DRAINAGE CERTIFICATE

State of Illinois)
County of Winnebago) 55

The undersigned hereby certify, to the best of our knowledge and
belief, the drainage of surface waters will not be changed by the
construction of such subdivision or any part thereof, or, that such
surface water drainage will not be changed without adequate provision
being made for collection and diversion of such surface waters into
public areas or drains which the subdivider has a right to use, and that
such surface waters will not be deposited on the property of adjoining
land owners in such concentrations as may cause damage to the
adjoining property because of the construction of the subdivision.

Dated this ___ day of _____, 2025.

Owner or attorney

Registered Professional Engineer

CERTIFICATION BY THE WINGIS PROGRAM MANAGER

State of Illinois)
County of Winnebago) 55

I hereby certify that I have reviewed and approved the ties to the
Winnebago County Geospatial Control Network for the property embraced
within this plat. The Geospatial Control Network Tie Form has been
submitted and approved.

WINGIS Program Manager

CERTIFICATION BY COUNTY CLERK

State of Illinois)
County of Winnebago) 55

I, _____, County Clerk of Winnebago County
in the State of Illinois, do hereby certify, that I find no delinquent
general taxes, unpaid current general taxes, delinquent special
assessments or unpaid current special assessments against the lands
embraced within the adjacent Plat shown hereon. In witness thereof, I
have hereunto set my hand and seal of the County of Winnebago this

___ day of _____, 2025.

County Clerk

CERTIFICATION OF COUNTY RECORDER

State of Illinois)
County of Winnebago) 55

Filed for record this ___ day of _____, 2025, at
___ o'clock ___ m., recorded in Book ___ of Plats, page ___ and
examined.

Document Number

County Recorder

EASEMENT PROVISIONS:

- 1. Easements are hereby reserved for, and granted to the designated governmental bodies and public utilities or cable television companies with the necessary authorizations and/or franchises and their respective successors and assigns within the area as shown by dotted lines on the plat and marked "easement" to install, lay, construct, renew, operate and maintain storm and sanitary sewers, water mains, gas mains, surface drainage facilities, pipes, conduits, cables, poles and wires, overhead and underground, with all necessary braces, guys, anchors and other equipment for the purpose of serving the subdivision and other properties with telephone, electric and other utility service or cable television service; also to hereby grant the right to use the streets for said purposes, the right to install the required service, connections over or under the surface on each lot and common area or areas and common elements to serve improvements thereon, or on adjacent lots and common area or areas and common elements, the right to enter upon the subdivided property at all times to install, lay, construct, renew, operate and maintain within the easement area the storm and sanitary sewers and water mains, gas mains, pipes, conduits, cables, poles, wires, braces, guys, anchors and other equipment; and finally the right to hereby granted to cut down and remove or trim and keep trimmed any trees, shrubs, saplings and roots, and remove any fences or landscape plantings that interfere with any of the public utility equipment or cable television equipment installed on the easement without responsibility to replace same, other than to replant any grass removed. No permanent structures, trees or berms shall be placed on the easement, but the easement may be used for purposes that do not then or later interfere with the aforesaid uses or rights herein granted. If the grade of the subdivision property must be so altered or if private service lines require that the existing underground utility or cable television equipment be moved or otherwise altered, the property owners, their respective successors and assigns, shall reimburse the utility or cable television company for the necessary expense involved. The term common area or areas is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or in part to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as, "outlots," "common elements," "open area," "common ground," "parking and common area," the terms "common area or areas" and "common element" include real property surfaced with interior driveways and walkways, but exclude real property physically occupied by a building or retention pond or mechanical equipment. The term common element shall have the meaning set forth for each term in I.C.S. 65-720-2.
2. The maintenance of the drainage and storm water detention easement shall be the sole responsibility of the individual property owner. The finished grade of the easement shall not be landscaped, altered, or encroached upon by filling, re-grading or construction of surface improvements that obstruct or redirect the flow of water, nor shall any buildings or structures be erected within this easement. The maintenance shall be in accordance with the approved Post Construction Management Plan for the Plat.
3. At the time of recording, this plat is to be served by the following public utility companies: Four Rivers Sanitation Authority, Rockford Water, Commonwealth Edison Company, Nicor, AT & T and/or Verizon Wireless, Comcast, Segra, or their successors.

Professional seal for FEHR GRAHAM ENGINEERING & ENVIRONMENTAL, ILLINOIS, IOWA, WISCONSIN. Includes project details for MERCYHEALTH, dated 10/27/2025, and sheet number 2 of 2.