



## SUBDIVISION RECOMMENDATION

**TO:** Code and Regulation Committee  
**FROM:** Scott Capovilla, <sup>PL</sup> Planning & Zoning Manager  
**DATE:** March 24, 2026  
**SUBJECT:** Plat No. 7 of Walmart Subdivision

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**LOCATION:** 72XX Walton Street

**DEVELOPER:** Zubha Props RE, LP

**ENGINEER:** Land Surveying Services, Inc.

**SITE DATA:** Year 2040 Plan: C – Retail  
Existing Zoning: C-3, General Commercial  
Existing Land Use: Vacant land and Parking Lot  
Total Area: 1.6215 Acres  
Ward: 1 – Alderman Tim Durkee

### SURROUNDING ZONING AND LAND USES:

North: C-2	Mobil Gas, Offices
East: C-3	Texas Roadhouse, Commercial Center
South: C-3, C-2	Walmart, Sam's Club
West: C-2	Ashley Furniture, Urban Air Adventure, Planet Fitness

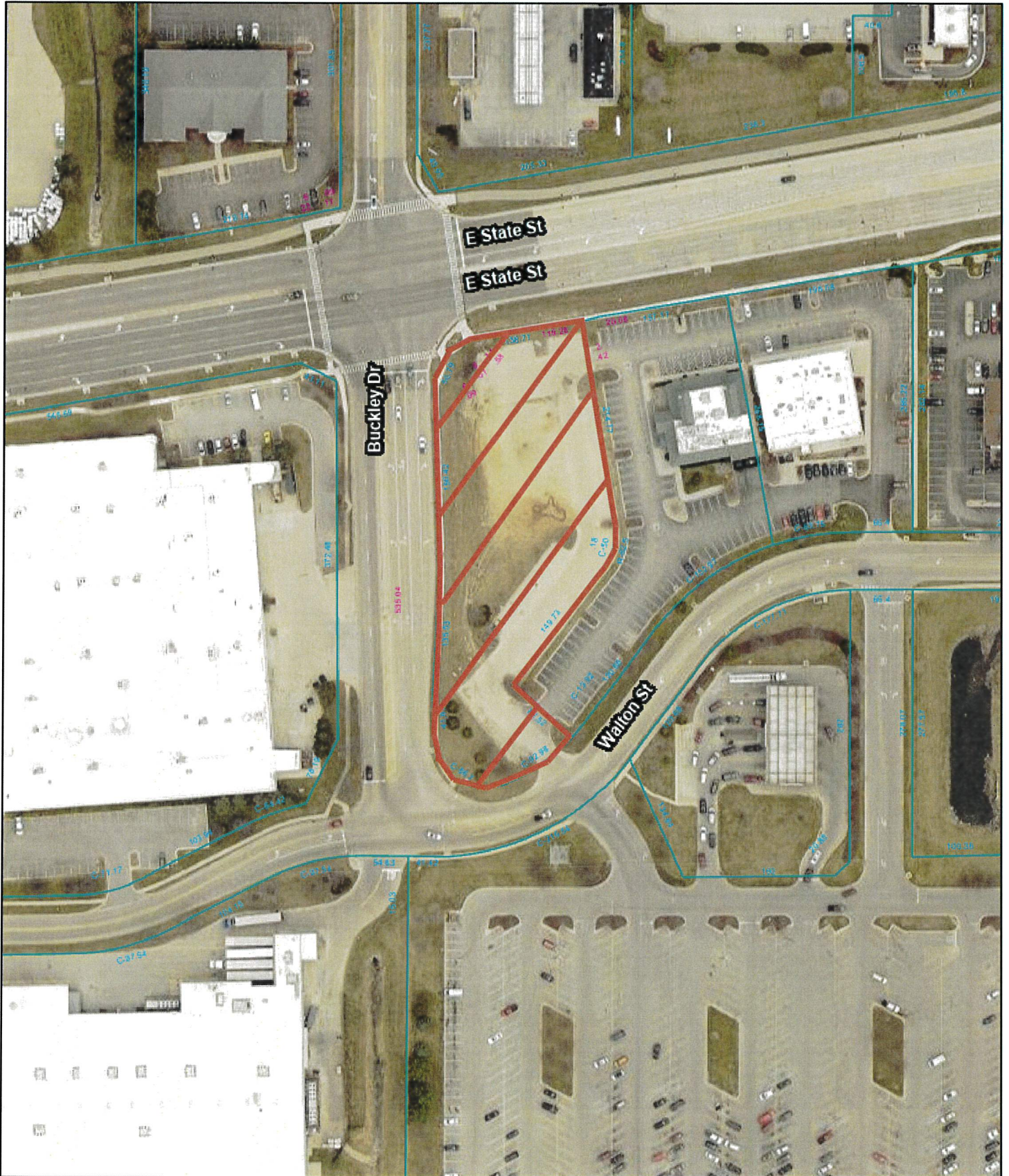
**PLAT DATA:** Number of Lots: 2

**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 an existing parcel into two lots. One lot will be sold to an adjacent business (Texas Roadhouse) for a parking lot and the other lot will be developed for a new drive-through coffee shop. The coffee shop is currently going through the Performance Review process and will be located on proposed Lot 13. A new, private sanitary sewer easement is being established on Lot 14 to provide the required sanitary sewer service for the development of the coffee shop on proposed Lot 13. 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. 7 of Walmart Subdivision.

# ArcGIS Web Map





Scale: 1" = 30'



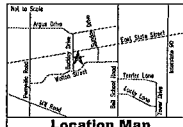
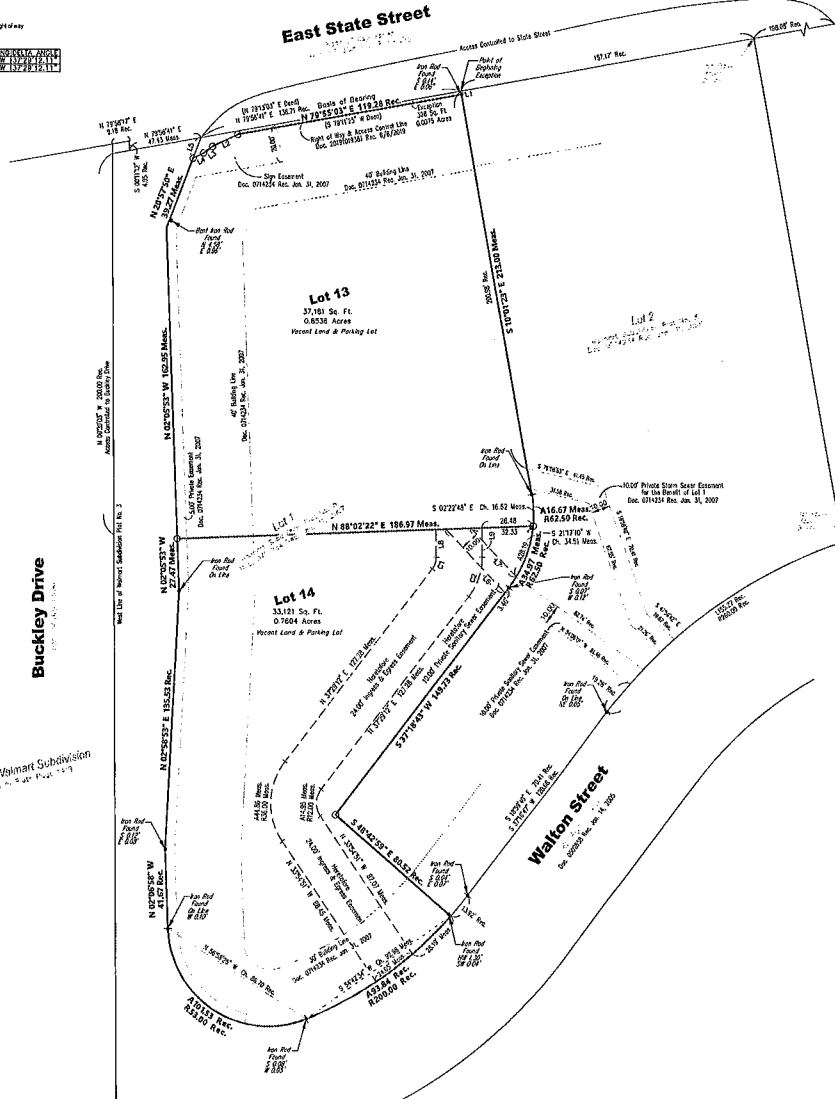
# Plat No. 7 of Walmart Subdivision

RESUBDIVISION OF LOT 1 OF WALMART SUBDIVISION PLAT NO. 6, BEING A REPLAT OF LOTS 1, 2 & 3 OF WALMART SUBDIVISION PLAT NO. 6, BEING A RESUBDIVISION OF PART OF THE SOUTH WEST QUARTER OF SECTION 25 AND PART OF THE NORTH WEST QUARTER OF SECTION 26 ALL IN TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE THIRD RANGE WEST, SECTION 25 AND 26, COUNTY OF WINNEBAGO, ILLINOIS, AS SHOWN ON PLAT NO. 6 OF PLATS, PAGE 22 AS DOCUMENTED IN THE PUBLIC RECORDS AND CERTIFICATE OF CORRECTION RECORDED FEBRUARY 14, 2009 AS DOCUMENT NUMBER 00001, SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS, EXCEPT THE FOLLOWING:

ACCORDING TO A HIGH PRECISE AT THE NORTH EAST CORNER OF SAID LOT 1, THENCE SOUTH 10 DEGREES 49 MINUTES 51 SECONDS EAST, 137 FEET (TWENTY AND ONE TENTH) DISTANCE AND REFERENCED TO THE RANGE STATE PLANE COORDINATE SYSTEM WEST ZONE 16 OF 1983 (11) ADJUSTMENTS ON THE EAST LINE OF SAID LOT 1, THENCE SOUTH 18 DEGREES 11 MINUTES 25 SECONDS WEST, 112 FEET, THENCE SOUTH 88 DEGREES 30 MINUTES 04 SECONDS WEST, 14.94 FEET, THENCE SOUTH 88 DEGREES 30 MINUTES 04 SECONDS WEST, 6.01 FEET, THENCE SOUTH 88 DEGREES 30 MINUTES 04 SECONDS WEST, 4.00 FEET, TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE NORTH 89 DEGREES 14 MINUTES 22 SECONDS EAST, 11.25 FEET, TO THE NORTHWEST CORNER OF SAID LOT 1, TO A POINT 13 FEET NORTH 18 DEGREES 13 MINUTES 04 SECONDS EAST, 124.71 FEET ON THE NORTH LINE OF SAID LOT 1, TO THE POINT OF BEGINNING, CONTAINING 0.68 ACRES (28,561 SQ. FT.), MORE OR LESS.

- Legend**
- Boundary to be Set
  - Final Plat
  - Final Plat
- Survey Notes:**
1. All dimensions are given in feet and decimal parts thereof.
  2. No dimensions shall be shown from scale measurements.
  3. Existing easements and setback dimensions are as shown on Walmart Subdivision Plat No. 6.
  4. Lot 13 & 14
  5. Proposed lines of street, here.
  6. Dimensions include setback and parking lot.
  7. PIN: 13-23-237-00
  8. East State Street to access controlled.
  9. The boundaries shown on this plat are the result of a survey conducted on the site of the plat.

LINE	BEARING	DIST.	AREA	COORDINATES	REMARKS
1	N 10°00'00" E	100.00	100.00	100.00	100.00
2	S 89°59'59" W	100.00	100.00	100.00	100.00
3	N 10°00'00" E	100.00	100.00	100.00	100.00
4	S 89°59'59" W	100.00	100.00	100.00	100.00
5	N 10°00'00" E	100.00	100.00	100.00	100.00
6	S 89°59'59" W	100.00	100.00	100.00	100.00
7	N 10°00'00" E	100.00	100.00	100.00	100.00
8	S 89°59'59" W	100.00	100.00	100.00	100.00
9	N 10°00'00" E	100.00	100.00	100.00	100.00
10	S 89°59'59" W	100.00	100.00	100.00	100.00



STATE OF ILLINOIS 138  
COUNTY OF LAKE 7

I, THE UNDERSIGNED, BEING THE REGISTER OF THE OWNERS, HAVE SURVEYED AND RECORDED ACCORDING TO PLAT NO. 7 OF WALMART SUBDIVISION PLAT NO. 6, BEING A RESUBDIVISION OF LOT 1 OF WALMART SUBDIVISION PLAT NO. 6, BEING A RESUBDIVISION OF PART OF THE SOUTH WEST QUARTER OF SECTION 25 AND PART OF THE NORTH WEST QUARTER OF SECTION 26 ALL IN TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE THIRD RANGE WEST, SECTION 25 AND 26, COUNTY OF WINNEBAGO, ILLINOIS, AS SHOWN ON PLAT NO. 6 OF PLATS, PAGE 22 AS DOCUMENTED IN THE PUBLIC RECORDS AND CERTIFICATE OF CORRECTION RECORDED FEBRUARY 14, 2009 AS DOCUMENT NUMBER 00001, SITUATED IN THE COUNTY OF WINNEBAGO AND STATE OF ILLINOIS, EXCEPT THE FOLLOWING:

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THE UNDERSIGNED HAS BEEN ADVISED BY THE REGISTER OF THE OWNERS THAT NO OTHER INTERESTS IN SAID LOT 1, TO SAID POINT OF BEGINNING, HAVE BEEN FOUND ON ANY OTHER RECORDS. THEREBY CERTIFY THAT NO PART OF THIS SURVEY CONFLICTS WITH ANY OTHER RECORDS ON FILE WITH THE PUBLIC RECORDS OF THE COUNTY OF WINNEBAGO, ILLINOIS, EXCEPT THE FOLLOWING:

Revision	Date
1	3-19-2025
2	3-4-2025
3	3-6-2025
4	3-14-2025
5	3-17-2025

Job Number: **LS251629**

Field Work Completed: 12-2-2025

Scale: 1" = 30'

Date: 12-10-2025

Site Address: **72XX Walton Street, Rockford, Illinois**

Sheet Number: 1 of 2

Sheet Name: **Plat of Resubdivision**

**Land Surveying Services, Inc.**

1162 Heather Drive, Lake Zurich, Illinois 60047  
Ph: (847)884-1029 Fax: (847)847-1270  
Professional Design Firm License No. 184-025832

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COUNTY OF LAKE 7

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AS THE PERSON WHO HAS RECORDED THIS PLAT, I HEREBY CERTIFY THAT NO PART OF THIS SURVEY CONFLICTS WITH ANY OTHER RECORDS ON FILE WITH THE PUBLIC RECORDS OF THE COUNTY OF WINNEBAGO, ILLINOIS, EXCEPT THE FOLLOWING:

DATE UNDER OATH AND MADE SWORN TO BY REGISTER OF OWNERS AT LAKE ZURICH, ILLINOIS

**PRELIMINARY**

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS BOARD STANDARDS FOR A PROFESSIONAL SURVEYOR.

