



ANNEXATION REVIEW DATA (Zoning Agreement)

To: Code and Regulation Committee
From: Scott Capovilla ^{SC}
Planning & Zoning Manager
Date: May 1, 2026
RE: 14XX, 15XX, 16XX and part of 8631 11th Street
Acres: 165.70 acres
P.I.N 15-35-300-005, 15-35-100-004 and a portion of 15-35-400-003

Review and Recommendation:

The Owner and Contract Purchaser of the subject property has requested annexation to the City of Rockford and submitted a petition for annexation and an annexation agreement. Upon execution of the annexation agreement, the City will pass the required ordinance or ordinances providing the zoning and related regulation of the use of the Property to be zoned I-3, Airport Industrial Zoning District.

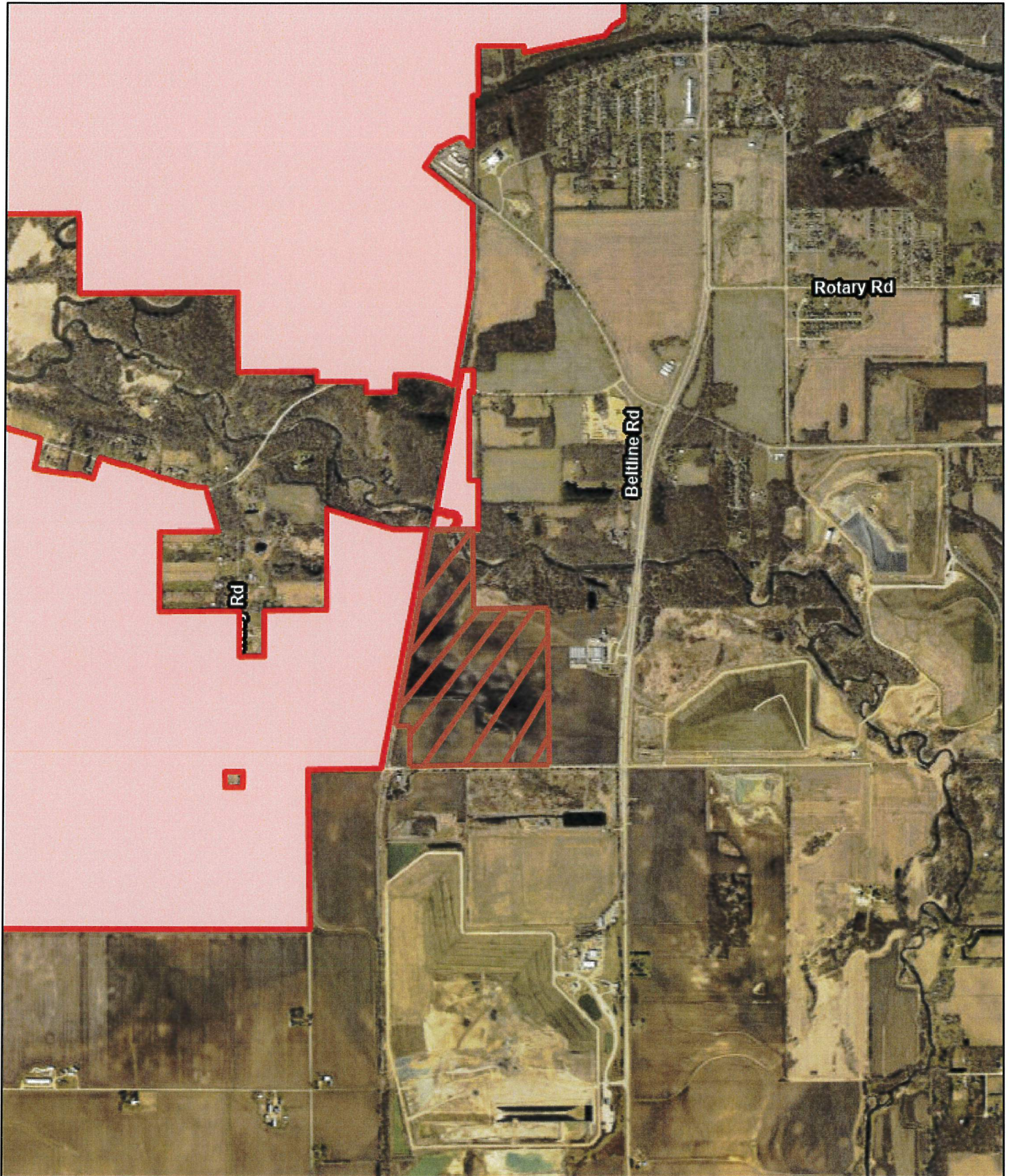
The subject property is a currently agricultural farmland. The contract purchaser plans to develop an industrial subdivision on this land. The proximity to the airport, state highways, the interstate, and the fact the property is adjacent to a railroad line make this an attractive site for industrial development. The site is also adjacent to the airport noise overlay flight path of the airport and in a noise exposure area. The Comprehensive Plan has designated this area for industrial development as well.

The Annexation Agreement shall run with the Property and be binding upon and inure to the benefit of the parties, their successors and assigns, including successors in title to the Owner. The term of the Annexation Agreement shall be 20 years from the date of its execution.

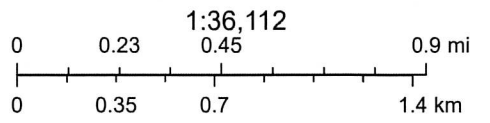
Consistent with the City of Rockford Annexation Policy, the property owner has submitted a petition for annexation request, it is adjacent to the City of Rockford municipal boundaries and Staff recommends approval.

Fire Protection District: New Milford Fire Protection District
Township: Rockford Township
School District: Meridian School District 223
City Ward: (Once Annexed) 6th Alderman April Prunty
Library District: None

ArcGIS Web Map

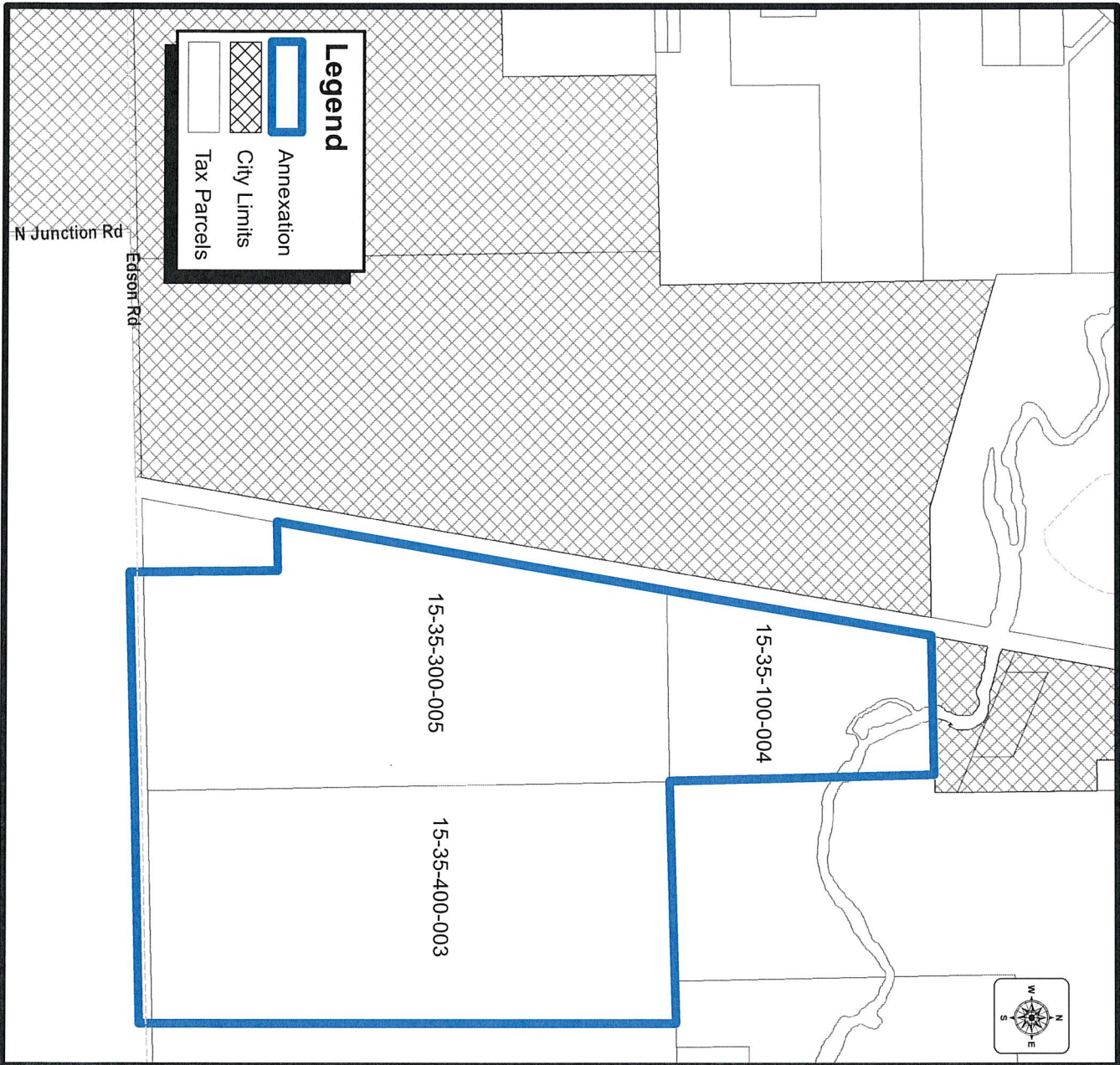


 City Limits



ANNEXATION PLAT

Gensler Gardens



Pin Numbers

- 15-35-100-004
- 15-35-300-005
- 15-35-400-003 (part of)

Legal Description:

See Attached

Annex Area: 166.24 Acres
Property Area: 162.76 Acres
Lineal Feet of Roadway: 2,234 ft

Legal Description for PINs 15-35-300-005, 15-35-100-004 and (a portion of) PIN 15-35-400-003

Part of the Southeast Quarter, Northwest 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 Southwest Quarter; thence South 88 degrees 41 minutes 46 seconds West, 1077.87 feet on the south line of said Southwest Quarter; thence North 00 degrees 58 minutes 53 seconds West, 702.54 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 32 seconds East, 3322.76 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 48 of Plats on Page 191A in the Winnebago County Recorder's Office; thence North 88 degrees 20 minutes 01 seconds East, 691.22 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 38 minutes 10 seconds East, 1203.55 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 88 degrees 42 minutes 37 seconds West, 1203.54 feet on said south line, to the Point of Beginning; Situated in the County of Winnebago and the State of Illinois.