



SUBDIVISION RECOMMENDATION

TO: Code and Regulation Committee
FROM: Scott Capovilla, ^{SE} Planning & Zoning Manager
DATE: May 5, 2026
SUBJECT: Tentative Plat of Rockford Logistics Park 20 Subdivision

LOCATION: 3321 Integrity Drive

DEVELOPER: Industrial VI Enterprises, LLC

ENGINEER: Jacob and Hefner Associates, Inc.

SITE DATA: Year 2040 Plan: Industrial & Utilities
Existing Zoning: I-3, Airport Industrial
Existing Land Use: Agricultural land
Total Area: 27.571 Acres
Ward: 5 – Alderman Gabrielle Torina

SURROUNDING ZONING AND LAND USES:

North:	I-2	Rocky Glen OHV Park
East:	RE, I-1, I-3	River Island, Greenlee Tools, Airport land
South:	R-3	Green Meadows Mobile Home Park
West:	C-3, I-3	Love's Travel Center, Vacant land

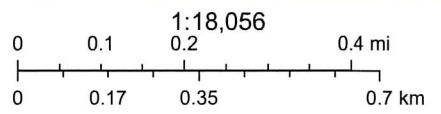
PLAT DATA: Number of Lots: 3

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 recently rezoned this parcel to I-3, Airport Industrial. They plan on capitalizing on the proximity to the Airport and Bypass 20 to create an industrial subdivision development. They will be extending Integrity Drive to the east. A large storm water easement is being provided on the north adjacent to Bypass 20 for this tentative plat. Lot 2 will be the remainder of the land to the river with an access and utility easement that will allow for Integrity to be extended in the future. More than likely, Lot 2 will be divided into other lots in the future. Outlot A is for the sanitary sewer and Badger Pipeline easements. This plat is in conformance with the zoning for the site, the subdivision ordinance and the City of Rockford Comprehensive Plan.

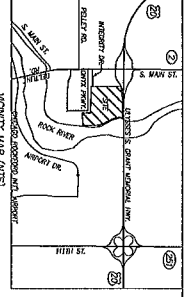
RECOMMENDATION: Staff recommends **Approval** of Tentative Plat of Rockford Logistics Park 20 Subdivision.

ArcGIS Web Map



TENTATIVE PLAN OF SUBDIVISION ROCKFORD LOGISTICS PARK 20

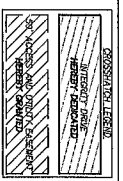
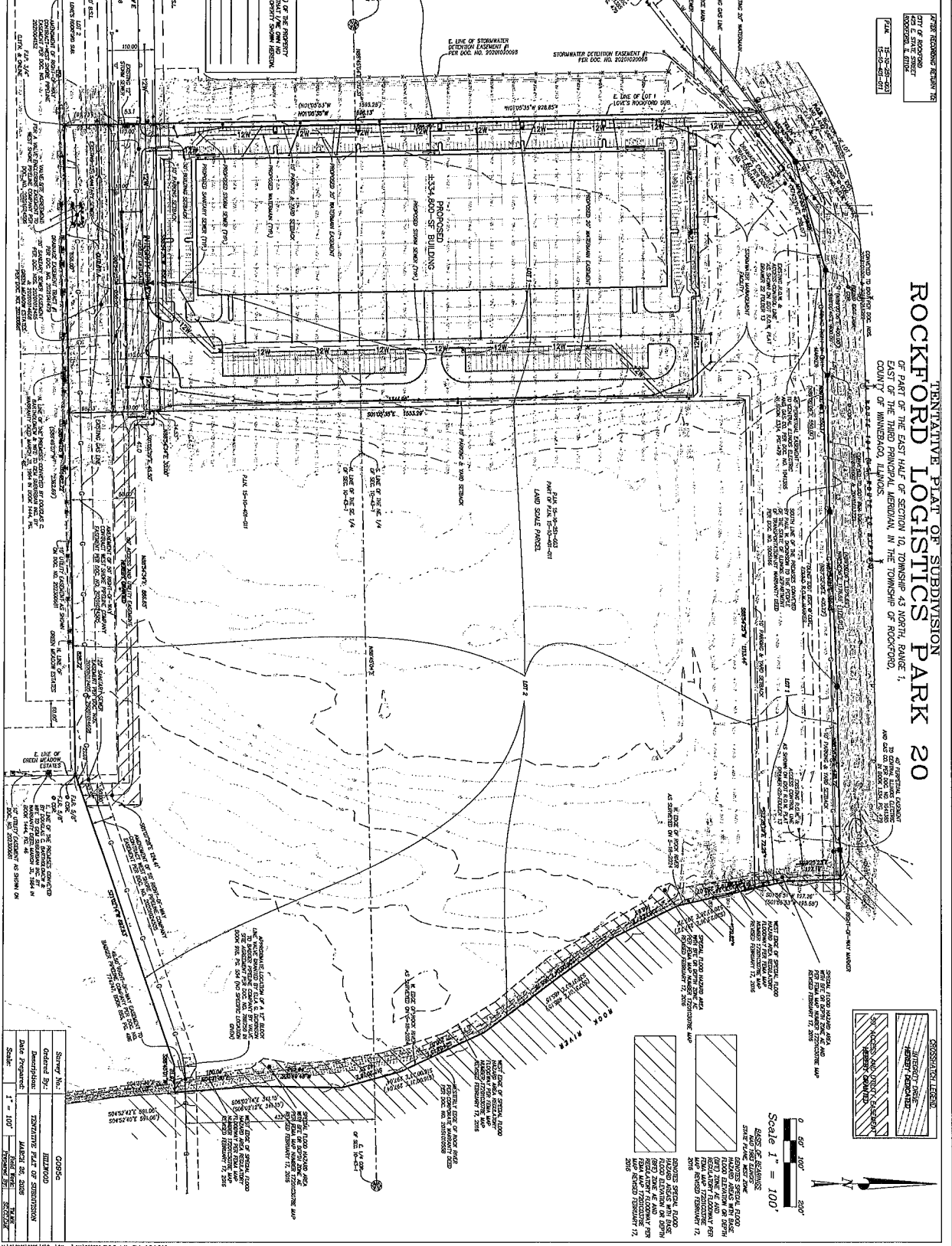
OF PART OF THE EAST HALF OF SECTION 10, TOWNSHIP 43 NORTH, RANGE 1,
COUNTY OF MINNEAPOLIS, ILLINOIS



ITEM	DESCRIPTION	AMOUNT
LOT 1	1.20/0.05	27,571
LOT 2	54.88/0.00	4,588
INVENTORY DRIVE	72.150	1,657
TOTAL	3,444.741	72,800

LINE	DATE	DESCRIPTION
11	11/20/2018	REVISION: ADD PROPERTY TO BE SUBDIVIDED
12	11/20/2018	REVISION: ADD PROPERTY TO BE SUBDIVIDED
13	11/20/2018	REVISION: ADD PROPERTY TO BE SUBDIVIDED
14	11/20/2018	REVISION: ADD PROPERTY TO BE SUBDIVIDED
15	11/20/2018	REVISION: ADD PROPERTY TO BE SUBDIVIDED

JACOBS & HEINER ASSOCIATES
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Scale 1" = 100'

DATE	BY	DESCRIPTION
11/20/2018	JACOBSON	PRELIMINARY PLAN
11/20/2018	JACOBSON	FINAL PLAN