THE CITY OF ROCKFORD ILLINOIS, USA

SUBDIVISION RECOMMENDATION

TO: Code and Regulation Committee

FROM: Scott Capovilla, Planning & Zoning Manager

DATE: February 18, 2026

SUBJECT: Final Plat No. 5 of Perryville Promenade Subdivision

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LOCATION: 2102 McFarland Road

DEVELOPER: First Midwest Group

ENGINEER: CES

SITE DATA:

Year 2040 Plan:	C – Retail
Existing Zoning:	C-3, General Commercial
Existing Land Use:	Vacant land
Total Area:	6.744 Acres
Ward:	1 – Alderman Tim Durkee

SURROUNDING ZONING AND LAND USES:

North:	C-3, C-2	Belle Tire, First Mid Bank, Vacant land
East:	C-3, R-1	Vacant land, Single-family residences
South:	C-3, C-2	Meijer's Gas Station, Commercial retail center
West:	C-2	Morgan Stanley, Offices, Vacant land

PLAT DATA: Number of Lots: 2

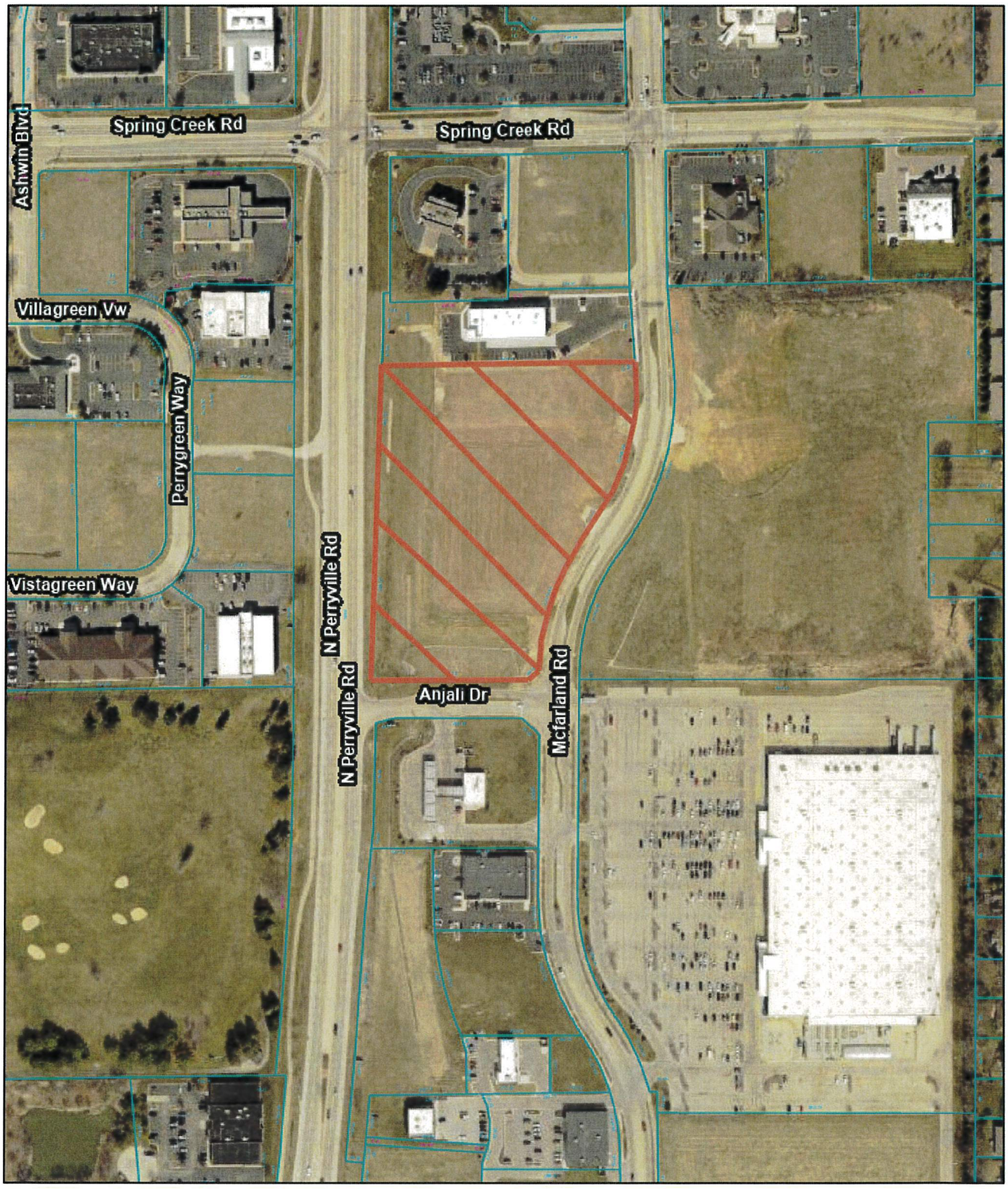
SOILS REPORT: Soil disturbance will occur as a result of developing the site. Soil disturbance can create soil erosion which must be properly managed to prevent adverse environmental impacts. Controlling erosion is easy and it is the law. It is important because eroding construction sites are a leading 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 splitting one large lot into two lots so they may create a lot for a Chase Bank. Proposed Lot 21 will be the bank location and Proposed Lot 20 will remain as a vacant lot. The developer will be filling a portion of the detention pond on the south to make it a part of the buildable area for Proposed Lot 21 but will be adding detention along the west portion of Proposed Lots 20 and 21 to compensate for the required detention. This plat is in conformance with the zoning and subdivision ordinances and the City of Rockford Comprehensive Plan.

RECOMMENDATION: Staff recommends **Approval** of Final Plat No. 5 of Perryville Promenade Subdivision, subject to removal of the 10-foot sidewalk easement which is not necessary. Sidewalk will be installed in the ROW.

425 East State Street Rockford, Illinois 61104-1068 USA
(779) 348-7300 (815) 967-4243 fax www.rockfordil.gov

ArcGIS Web Map



2/18/2026, 8:10:28 AM

1:4,514

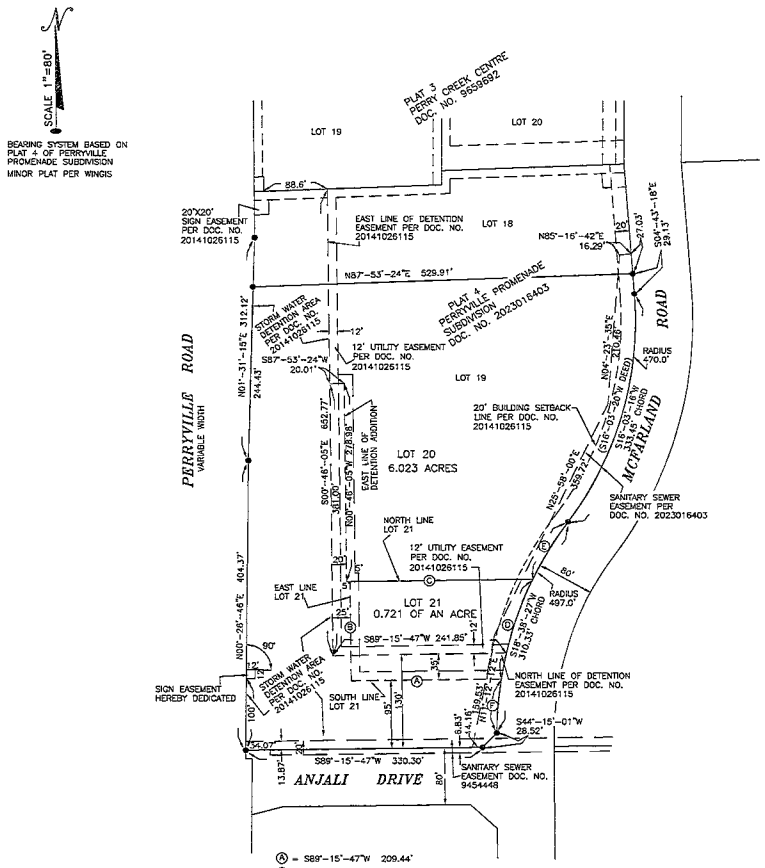
0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

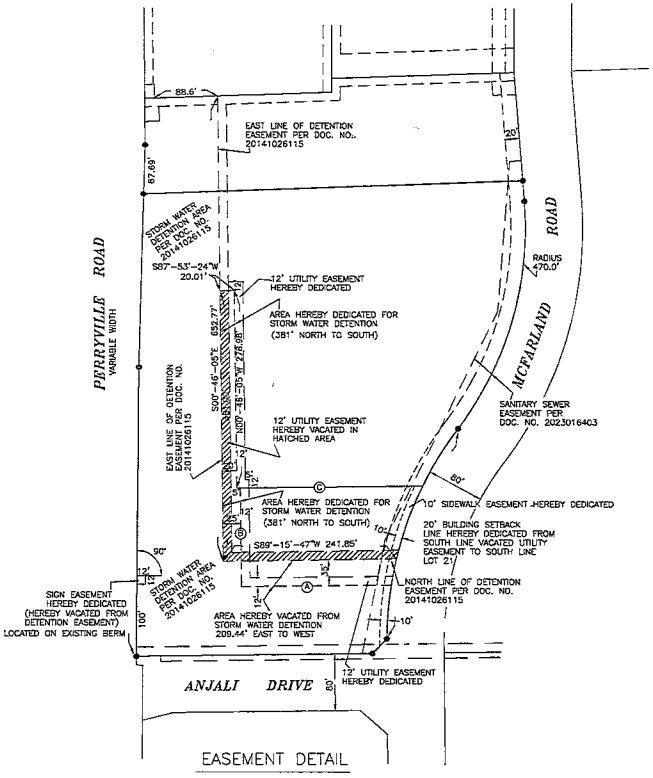
Parcel Ownership

WinGIS

ArcGIS Web AppBuilder
none | Source: U.S. Census Bureau | WinGIS |

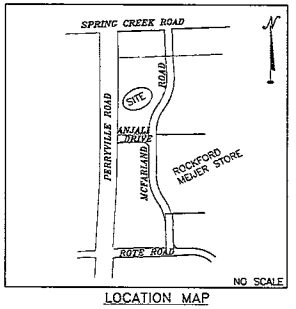


DIMENSIONS AND AREAS



EASEMENT DETAIL

20' BUILDING SETBACK



LOCATION MAP

NO ALTERATION TO THE EXISTING RIGHT-IN/RIGHT-OUT ACCESS (ANJALI DRIVE) TO PERRYVILLE ROAD SHALL BE PERMITTED.

THERE SHALL BE NO DIRECT ACCESS TO PERRYVILLE ROAD FROM LOT 20 AND LOT 21.

MAINTENANCE OF THE DETENTION AREAS WILL BE THE RESPONSIBILITY OF THE RESPECTIVE LOT OWNERS.

ALL DRAINAGE EASEMENTS AND STORM WATER DETENTION EASEMENTS ARE NON-BUILDABLE/NON FILLABLE EASEMENTS.

IF THE OWNERS OF THE RESPECTIVE LOTS DO NOT MAINTAIN OR REPAIR THE DETENTION AREAS AND DRAINAGE EASEMENTS, AFTER BEING NOTIFIED BY THE CITY, THE CITY MAY PERFORM THE MAINTENANCE, REPAIRS OR NECESSARY IMPROVEMENTS AND THE PROPERTY OWNER SHALL REIMBURSE THE CITY THE CONSTRUCTION COSTS, REASONABLE FEES AND ATTORNEY FEES ASSOCIATED WITH THE IMPROVEMENTS.

OWNER OF PROPERTY
FIRST PERRYVILLE DEVELOPMENT CORP
6801 SPRING CREEK ROAD
ROCKFORD ILLINOIS 61114

TOTAL AREA IN PLAT= 6.744 ACRES

FINAL PLAT OF PLAT NO. 5 OF PERRYVILLE PROMENADE BEING A RE-SUBDIVISION OF LOT 19 OF PLAT NO. 4 OF PERRYVILLE PROMENADE IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 44 NORTH OF RANGE 2 EAST OF 3RD PM WINNEBAGO COUNTY, ILLINOIS

REVISIONS	HERITAGE ENGINEERING, LTD.
12-30-25	345 EXECUTIVE PARKWAY SUITE 101 ROCKFORD, ILLINOIS 61107 815/229-9282 FAX 815/395-3713

DATE	SCALE	COMP. BY	DRAWN BY	CHECKED BY	PLOT DATE
10-8-25	1"=80'	JM	JM,JAG		
DRAWING NO.		SHEET	OF	DRAWING NO.	REV.
3745-25		1	2	3745-25PP-PLAT5-P1	

STATE OF ILLINOIS)
) SS
COUNTY OF WINNEBAGO)

This is to certify that the City Council of the City of Rockford did, at its meeting of the

_____ day of _____, A.D., _____ approve the annexed Plat and authorize it to be recorded.

In WITNESS WHEREOF, 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 _____, A.D., _____.

_____
Legal Director
City of Rockford Department of Law

CERTIFICATION BY THE CITY ENGINEER:

" I HEREBY CERTIFY that I have reviewed and approved the drainage study for the property embraced within the Plat of _____

_____

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 _____, _____.

_____
City Engineer

Surface Water Drainage Certificate

STATE OF ILLINOIS)
) SS
COUNTY OF WINNEBAGO)

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 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 _____, A.D., _____.

_____
Owner(s) or Attorney

_____
Registered Professional Engineer

STATE OF ILLINOIS)
) SS
COUNTY OF WINNEBAGO)

I, _____, County Clerk in Winnebago County in the State of Illinois, DO HEREBY CERTIFY, that I find no delinquent general taxes, unpaid current general taxes, or delinquent special assessments or unpaid current special assessments against the lands embraced within the annexed Plat.

In Witness Whereof, I have hereunto set my hand and seal of the County of Winnebago this _____ day of _____, A.D., _____.

_____
County Clerk

STATE OF ILLINOIS)
) SS DOCUMENT NO. _____
COUNTY OF WINNEBAGO)

Filed for record this _____ day of _____, A.D., _____ at _____ o'clock _____M. Recorded in Book _____ of Plats on page _____ and examined.

_____
County Recorder

STATE OF ILLINOIS)
) SS
COUNTY OF WINNEBAGO)

Know all men by these presents that I/We, the undersigned are the sole owner/owners of the lands embraced within the annexed plat and have caused the same to be surveyed and subdivided, according to said Plat, into numbered lots for the convenience in selling, streets for the use of the public and perpetual easements for public utilities services as indicated along certain lines by dashed lines labeled "Utility Easements."

Witness my/our hand(s) and seal(s) this _____ day of _____, A.D., _____.

By: _____
OWNER:
FIRST PERRYVILLE DEVELOPMENT CORP
6801 SPRING CREEK ROAD
ROCKFORD ILLINOIS 61114

STATE OF ILLINOIS)
) SS
COUNTY OF WINNEBAGO)

I, _____ a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that _____

_____
personally known to me to be the same person/persons whose name/names is/are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/they signed and delivered the 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 _____, A.D. _____.

_____
Notary Public

This is to certify that I _____

_____
as owner/owners of the property herein described in the surveyor's certificate, which will be known as _____

_____

Subdivision, to the best of my knowledge, is located within the boundaries of Community Unit School District #_____, and/or High School District #_____ in _____ County, Illinois.

Dated this _____ day of _____, A.D., _____.

_____
Owner

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

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

_____
personally known to me to be the same person/persons whose name/names subscribed on the foregoing owner's statement, appeared before me, this day in person and acknowledged the execution of this statement as his/their free and voluntary act.

Given under my hand and notarial seal this _____ day of _____, A.D., _____.

_____
Notary Public

Having reviewed the recommendations of the Planning Division, Department of Community Development, and finding substantial conformity with all pertinent laws, rules and regulations including this ordinance and the tentative plat of this subdivision is conditionally approved; this plat is given final approval this _____ day of _____, A.D., _____.

_____
City Plat Officer

CERTIFICATION BY THE WINNEBAGO COUNTY ENGINEER:

This Plat has been approved by the Winnebago County Highway Department with respect to the roadway access pursuant to Illinois compiled statues 765 ILCS 205/2.

Dated this _____ day of _____, A.D., _____.

_____

Easement Provisions

Easements are hereby reserved for and granted to the designated governmental bodies and public utilities or cable television companies with the necessary authorization and/or franchisees and their respective successors and assigns within the area shown by dotted lines on the plat and marked Easement to install, lay, construct, renew, operate and maintain storm and sanitary sewers, water 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 is hereby granted the right to use the streets for said purposes, the right to overhang lots with aerial service wire to serve adjacent lots, the right to enter upon the lots at all times to install, lay, construct, renew, operate and maintain within said easement area said storm and sanitary sewers and water mains, pipes, conduits, cables, poles, wires, braces, guys, anchors and other equipment; and finally the right is hereby granted to cut down and remove or trim and keep trimmed any trees, shrubs or saplings and remove any fences or landscape plantings that interfere with any of the said public utility equipment or cable television equipment installed on said easement, without responsibility to replace same, other than to replant any grass removed. No permanent structures, trees or berms shall be placed on said easement, but the easement may be used for purposes that do not then nor 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 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.

Designated Governmental bodies, Utilities or Cable television companies at time of recording: At the time of recording, this plat is to be served by the following public utility companies: Rock River Water Reclamation District, Rockford Water, Commonwealth Edison Company, NICor, AT&T, Comcast Communications.

CERTIFICATE OF SURVEY

OF PROPERTY DESCRIBED AS:

I HEREBY CERTIFY that at the request of the Owners I have surveyed and subdivided according to the adjacent Plat No. 5 of Perryville Promenade, being a Resubdivision of Lot 19 as designated upon Plat No. 4 of Perryville Promenade Subdivision, in the Northwest Quarter of Section 14, Township 44 North, Range 2 East of the Third Principal Meridian, the Plat of which Subdivision being recorded in Book 50 of Plats on Page 13 in the Recorder's Office of Winnebago County, Illinois; situated in Winnebago County, Illinois. Containing 6.744 acres.

Dimensions are given in feet and decimals of a foot. Dimensions along circular curves are chord distances pin to pin. Iron pins 3/4 inch in diameter and 4 feet long have been found or set at all points marked on the Plat with a solid dot, and iron pins 5/8 inch in diameter and 3 feet long have been found or set at all other lot corners unless otherwise specified.

I HEREBY CERTIFY that no part of the lands embraced within this Subdivision are situated within a "special flood hazard area" as identified by the Federal Emergency Management Agency. Flood information taken from FEMA Map Number 17072302B6E, dated February 17, 2016.

ALSO this Plat is within an incorporated City (City), and is within 1 1/2 miles of the corporate limits of an incorporated City, Town, or Village which has adopted a City Plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code as heretofore and hereafter amended.

Given under my hand and seal this 30th day of December, A.D., 2025. Rockford, Illinois

JOHN P. MALBURG 2224 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

Expires 11-30-25

HERITAGE ENGINEERING, LTD.
P.O. BOX 5145
ROCKFORD, IL 61125

_____
John P. Malburg, I.P.L.S. 035-002224

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ROCKFORD ILLINOIS 61114

REVISIONS	HERITAGE ENGINEERING, LTD. PO BOX 5145 ROCKFORD, ILLINOIS 61125 815/229-9262 FAX 815/395-3715				
12-30-25	DATE 10-06-25	SCALE 1" = 40'	COMP. BY	DRAWN BY JAG	CHECKED BY JPM	PLAT SRVC
	ORDER NO. 3745-25		SHEET 2	OF 2	DRAWING NO. 3745-25PP-PLAT5-P2	REV