



SUBDIVISION RECOMMENDATION

TO: Code and Regulation Committee
FROM: Scott Capovilla, Planning & Zoning Manager
DATE: June 23, 2026
SUBJECT: Plat No. 2 of Rosewood Subdivision

LOCATION: 6002 Phaeton Drive

DEVELOPER: Jazs Properties, Inc

ENGINEER: R. K. Johnson & Associates

SITE DATA: Year 2040 Plan: Medium Density Residential
Existing Zoning: R-3, Multi-family Residential
Existing Land Use: Vacant lot
Total Area: 2.12 Acres
Ward: 1 – Alderman Tim Durkee

SURROUNDING ZONING AND LAND USES:

North: R-1	Single-family residences
East: R-1	Single-family residences
South: R-3	Vacant nursing home
West: R-1	Church

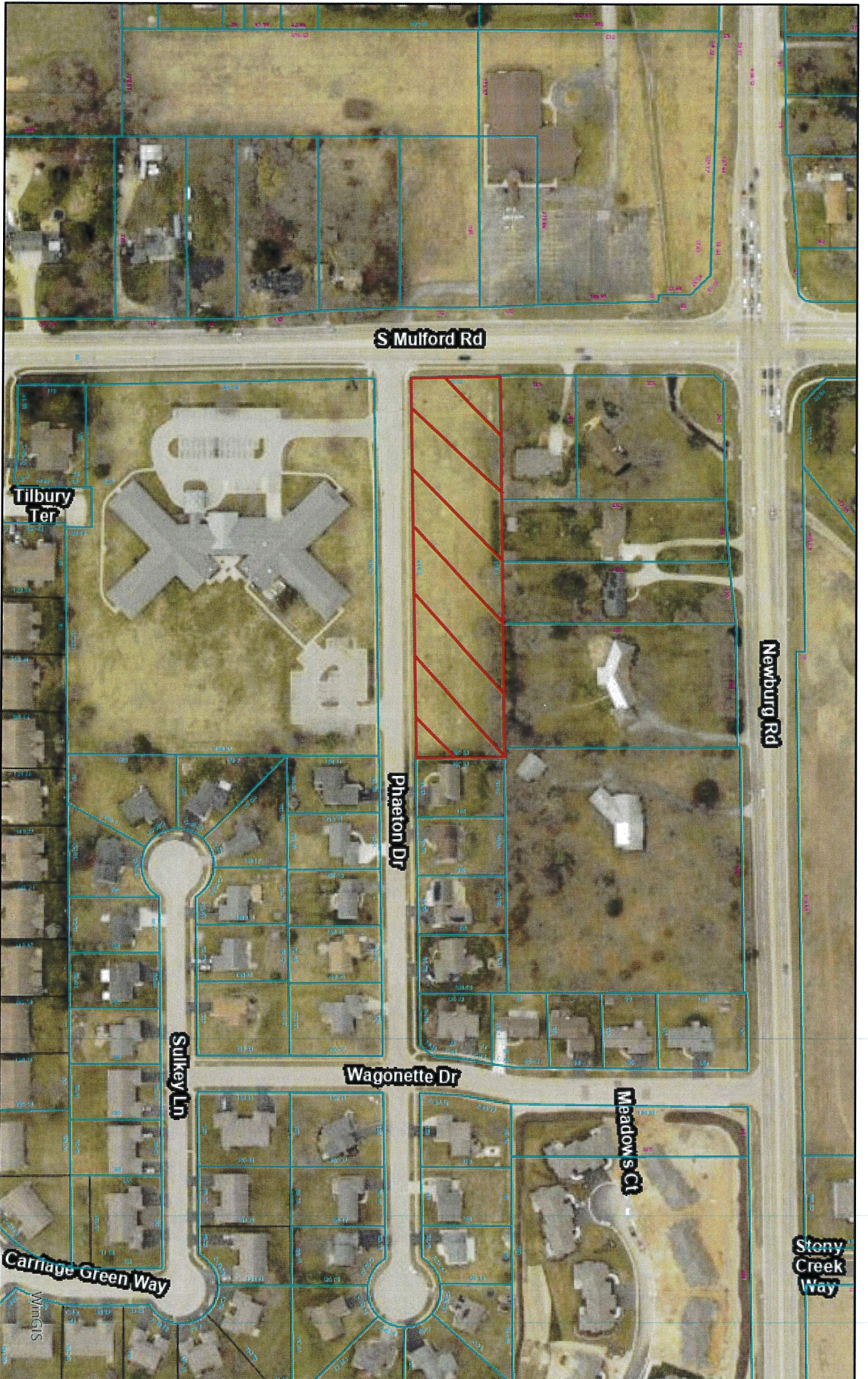
PLAT DATA: Number of Lots: 1

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: This is a re-plat of an existing lot that was approved for a duplex development. The developer obtained a Special Use Permit for a Planned Unit Development (ZBA #030-24) to construct six (6) new two-family residences on this lot (Ord. 2024-155-O). The biggest change to this lot is the reconfiguration of the storm water detention pond so six buildings could be constructed here. All utility easements and facilities have already been platted and installed. 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 Plat No. 2 of Rosewood Subdivision.

Rosewood Plat 2



6/23/2026

