



PLANNING & ZONING REPORT

Zoning Board of Appeals Meeting of May 19, 2026

File # 011-26

APPLICANT: Venture One Acquisitions, LLC
LOCATION: 14XX, 15XX, 16XX Edson Road and part of 8631 11th Street
REQUESTED ACTION: A Zoning Map Amendment from County AG, Agriculture to I-3, Airport Industrial Zoning District.
EXISTING USE: Farm Land
PROPOSED USE: Future Industrial Development
DIMENSIONS: Exhibit D **SQUARE FOOTAGE:** 165.70 acres

ADJACENT ZONING AND LAND USES:

NORTH: County AG, City I-1 Farm Land, Vacant industrial building
EAST: County AG Gensler Gardens; Farm Land
SOUTH: Ogle County Orchard Hills Landfill
WEST: I-2 Farm Land

YEAR 2040 PLAN: I Industrial and Utilities

SOIL REPORT:

HISTORY: **File #047-11:** A Zoning Map Amendment from Winnebago County AG, Agricultural to City of Rockford I-2, General Industrial Zoning District was approved on December 2, 2011 for property located at 11XX Edson Road, 1100 Edson Road, 87XX Friday Road and 8700 Friday Road, Davis Junction, Illinois 61020. This property is located west of the subject properties.

File #028-08: A Pre-Annexation Agreement and a Zoning Map Amendment from County AG to City I-2, General Industrial Zoning District was approved on December 2, 2011 for properties located at 33XX-43XX South bend Road, 43XX-45XX Condon Road, 86XX-89XX Friday Road and 8700 Friday Road, Davis Junction, Illinois 61020. This property is located 2,760 west of the subject property.

File #010-06: A Zoning Map Amendment in conjunction with a Pre-Annexation Agreement from County AG to City I-1, Light Industrial Zoning District was approved on May 8, 2006 for the property located at 15XX Baxter Road. This property is located directly north of the subject property.

REVIEW COMMENTS: The Applicant is requesting a Zoning Map Amendment from County AG, Agriculture to I-3, Airport Industrial Zoning District. Exhibit A shows that

the subject property is located 1,162 feet west of the 11th Street and Edson Road intersection. The subject property is surrounded by agricultural and commercial/industrial uses. (Exhibits B and C).

The Applicant is requesting a Zoning Map Amendment from County AG to City I-3 Zoning District. The property is currently in the County and is zoned Agriculture. The property is farmland with a total of 165.70 acres in size. The Applicant recently completed negotiating an Annexation Agreement with City Staff to annex the property into the City of Rockford. The Applicant has requested to zone the parcels of land to I-3, Airport Industrial Zoning District. The I-3 District is designed to accommodate business and industry that includes shipping and distribution facilities, warehousing, cargo handling facilities, and other similar businesses that benefit from locations in close proximity to the Chicago/Rockford International Airport (RFD).

Exhibit D is ALTA/NSPS Land Title Survey of the subject property.

This site sits adjacent to rail which is a huge selling point for many industrial developments. It is also located in an area with direct access to regional freight routes with truck traffic having direct access to the major highways (Illinois 251, Us Bypass 20, I-39/I-90). Rezoning the property to I-3, Airport Industrial, would align the site with surrounding land use patterns, support economic development tied to airport operations, and take advantage of existing infrastructure designed to accommodate the more intense industrial activity in this corridor. Therefore, Staff supports this request.

RECOMMENDATION: Staff recommends APPROVAL of a Zoning Map Amendment from County AG to I-3, Airport Industrial Zoning District.

See attached findings of fact.

SC: DM 05/11/26

FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT
FROM COUNTY AG TO
I-3, AIRPORT INDUSTRIAL ZONING DISTRICT
LOCATED AT 14XX, 15XX AND 16XX EDSON ROAD

Approval of this Zoning Map Amendment is based upon the following findings:

- 1) The proposed Zoning Map change is consistent with Article II, Intent, and Purpose, of the Rockford Zoning Ordinance for the following reasons:
 - a. This proposal promotes the health, safety, comfort, convenience, morals and general welfare for the citizens of Rockford because it is consistent with the comprehensive plan and surrounding uses;
 - b. This proposal protects the character, scale and stability of the adjacent residential and commercial because the proposed development will meet all development requirements of this site; and
 - c. The proposed map amendment would allow for a reasonable development to take place consistent with the surrounding neighborhood.
- 2) The proposed Zoning Map Amendment is consistent with the approved general plan, the Year 2040 Plan, for the area. The 2040 Plan designates this property as I, Industrial and Utilities.

Exhibit A
14XX, 15XX and 16XX Edson Road
ZMA
#011-26

AG

I1

I1

I2

AG

AG

EDSON

OGLE

JUNCTION

I2

BESTLINE

10TH

Exhibit B
14XX, 15XX and 16XX Edson Road
ZMA
#011-26

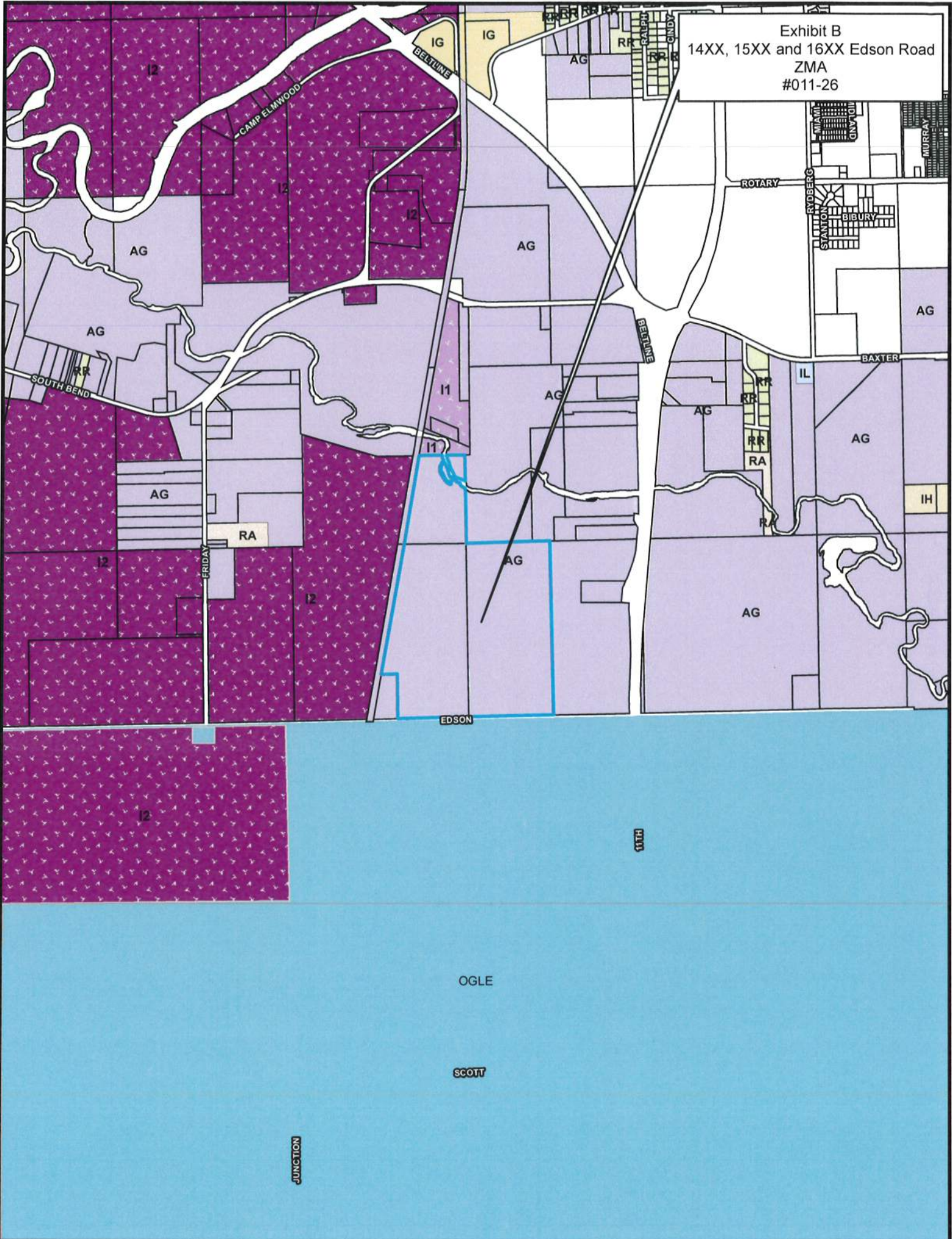


Exhibit C
14XX, 15XX and 16XX Edson Road
ZMA
#011-26

