



SUBDIVISION RECOMMENDATION

TO: Code and Regulation Committee
FROM: Scott Capovilla, Planning & Zoning Manager
DATE: January 12, 2026
SUBJECT: Final Plat of District 815 Subdivision

LOCATION: 9XX South Mulford Road

DEVELOPER: District 815, LLC

ENGINEER: R.K. Johnson & Associates, Inc.

SITE DATA: Year 2040 Plan: RM – Medium Residential
Existing Zoning: R-3, Multifamily Residential and C-1, Limited Office
Existing Land Use: Vacant land
Total Area: 12.63 Acres
Ward: 1 – Alderman Tim Durkee

SURROUNDING ZONING AND LAND USES:

North:	R-3	Alma Nelson, Vacant land
East:	R-1	Single-family residences
South:	C-1	Van Matre Clinic, Maintain Your Smile, Vacant land
West:	C-1, R-1, R-3	Pumilia Family Dental, Single-family residences, Vacant land

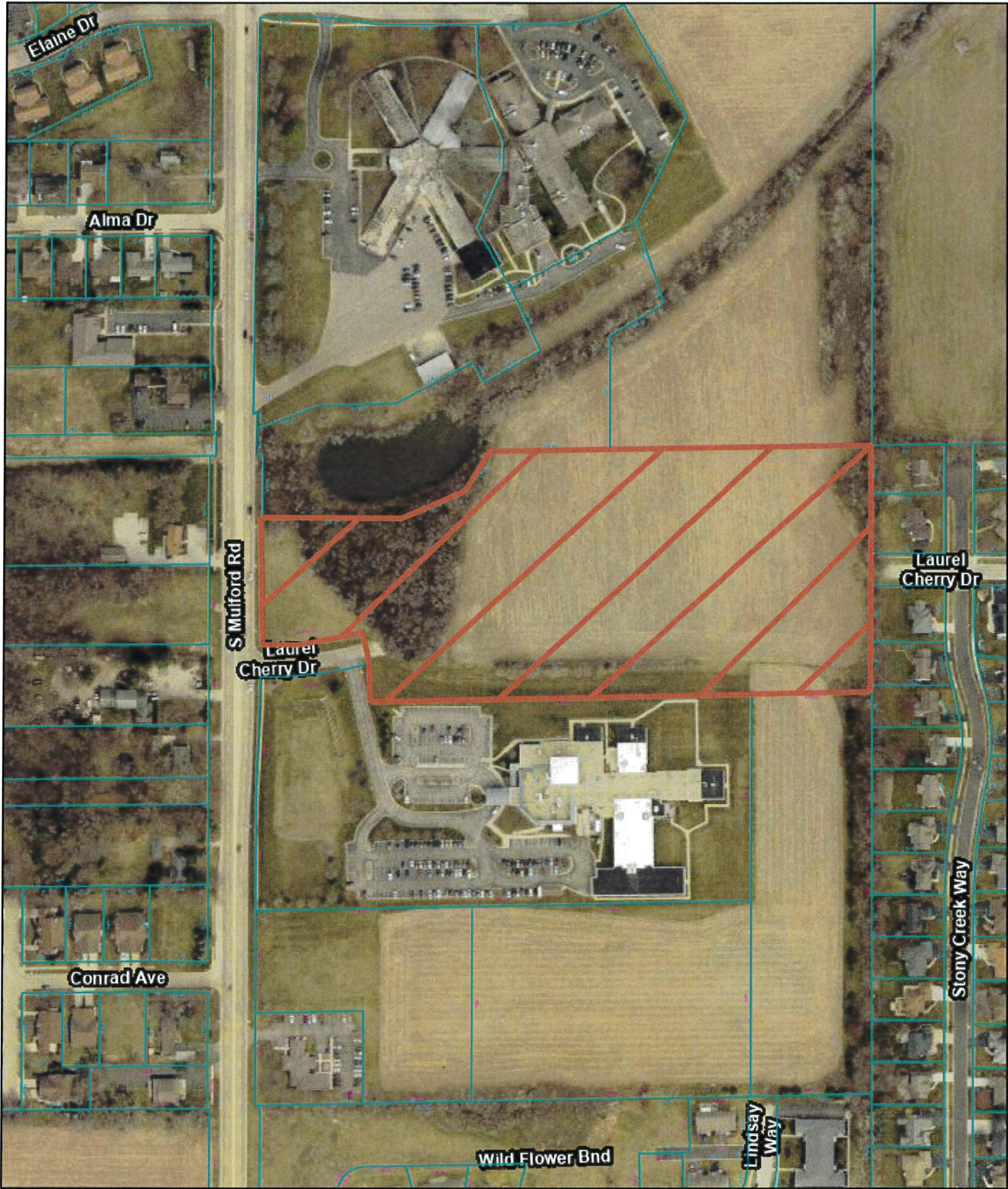
PLAT DATA: Number of Lots: 2

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.

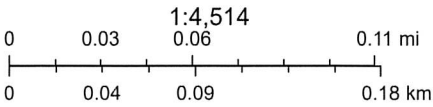
REVIEW COMMENTS: The developer is platting a parcel of land in conjunction with the approved Special Use Permit for a Planned Unit Development (ZBA #45-24) to allow duplexes, 4-families and townhomes to be constructed on the vacant site. This plat will include the construction of Laurel Cherry Drive from Mulford Road so it will connect to the existing Laurel Cherry Drive to the east. Storm water detention is being provided along the northwest portion of the plat and there will be no direct access to South Mulford Road from either lot. A private recreation path will also be constructed on the north side of proposed Lot 1 that will parallel the drainage way and storm water area. This plat is in conformance with the zoning for the site, the subdivision ordinance and the City of Rockford Comprehensive Plan.

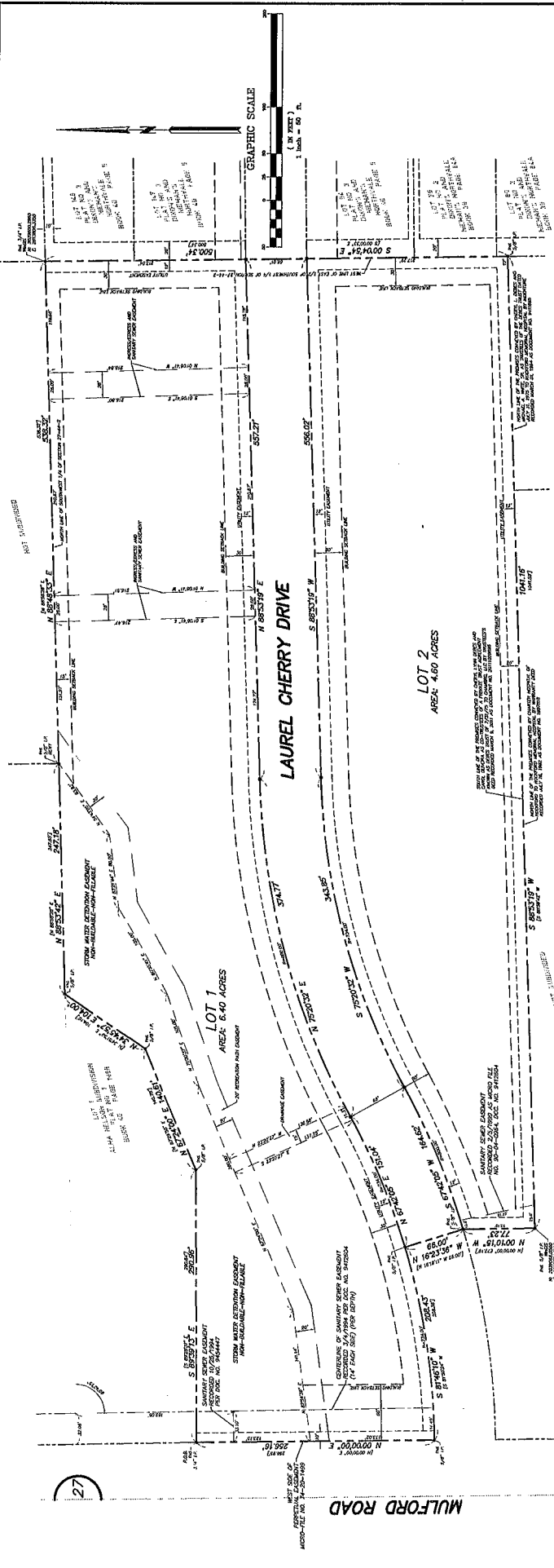
RECOMMENDATION: Staff recommends **Approval** of Final Plat of District 815 Subdivision.

ArcGIS Web Map

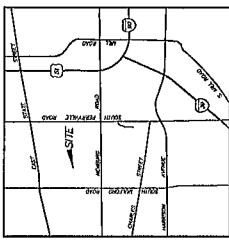


 Parcel Ownership





FINAL PLAT NO. 1
DISTRICT 815
BENS A SUBDIVISION OF PART OF THE
SOUTHWEST 1/4 OF SECTION 27,
TOWNSHIP 44 NORTH, RANGE 2 EAST OF
THE THIRD PRINCIPAL MERIDIAN
CITY OF ROCKFORD, ILLINOIS
JANUARY 2025



OWNER:
ESTIMOTER LLC
4401 E. STATE STREET
ROCKFORD, ILLINOIS 61108
PREPARED BY:
R.K. JOHNSON & ASSOCIATES, INC.
CONSULTING CIVIL ENGINEERS - LAND SURVEYORS
1715 E. 65th STREET, SUITE 200
MILWAUKEE, WISCONSIN 53221
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 144-000946
NOT A MEMBER OF THE ILLINOIS PROFESSIONAL ENGINEERS' BOARD

NOTE:
This plat is subject to a Planned Unit Development, but was approved by City Council on November 20, 2024.
ZONING: PD-24, Ordinance No. 2024-231-01.

LEGAL DESCRIPTION:
The undersigned, R.K. Johnson & Associates, Inc., a duly licensed consulting civil engineer-land surveyor in the State of Illinois, do hereby certify that the above described land is the property of the City of Rockford, Illinois, and that the same is being conveyed to the City of Rockford, Illinois, for the purpose of being used as a public park and recreation area. The land is situated in the City of Rockford, Illinois, and is bounded by the following:

CERTIFICATION BY CITY LEGAL OFFICER:
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