



SUBDIVISION RECOMMENDATION

TO: Code and Regulation Committee
FROM: Scott Capovilla, Planning & Zoning Manager
DATE: January 15, 2026
SUBJECT: Final Plat of Dulgar Subdivision

LOCATION: 2814 Marshall Street

DEVELOPER: Robert Dulgar

ENGINEER: Survey Tech, a division of CES, Inc.

SITE DATA: Year 2040 Plan: RL – Light Residential
Existing Zoning: R-1, Single-family Residential
Existing Land Use: Vacant land
Total Area: 12,616 square feet or 0.29 Acres
Ward: 11 – Alderman Jamie Salgado

SURROUNDING ZONING AND LAND USES:

North: R-1	Single-family residences
East: R-1	Single-family residences
South: R-1	Single-family residences
West: R-1	Single-family residences

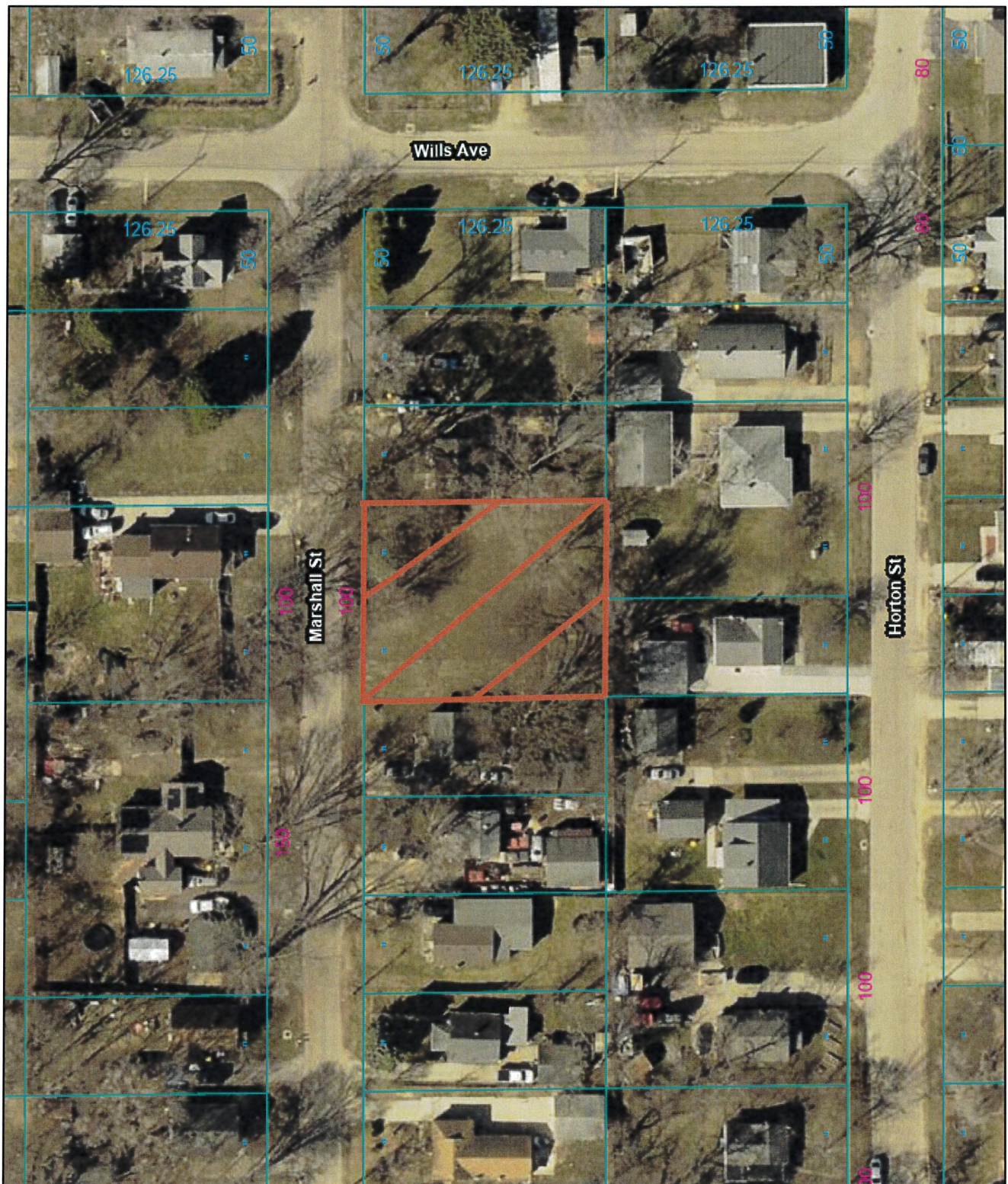
PLAT DATA: Number of Lots: 1

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.

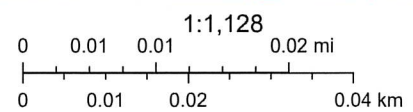
REVIEW COMMENTS: The developer is re-platting two existing parcels into one lot so he can build a single-family residence. The combination of the two parcels is necessary so there is one lot of record with one water service and one sanitary service. All utility easements are existing and no new easements are being provided. 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 Dulgar Subdivision.

ArcGIS Web Map



 Parcel Ownership



STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) ss

Lot Twenty (20) and Lot Twenty-one (21) in Block 10, as designated upon the Plat of Harrison Avenue Gardens, being a re-subdivision of Clark's Subdivision, being a subdivision of part of the Northwest Quarter (1/4) of Section 14, Township 43 North, Range 1 East of the Third Principal Meridian, the Plat of which subdivision is recorded in Book 13 of Plats on page 47 in the Recorder's Office of Winnebago County, Illinois, containing 0.299 acre, more or less, subject to all easements, agreements, covenants/conditions covenants and/or other matters of record, if any, all situated in the City of Rockford, Township of Rockford, the County of Winnebago and the State of Illinois.

I hereby certify that no part of the property covered by this plat is situated within a special flood hazard areas as identified by the Federal Emergency Management Agency for the City of Rockford on Panel No. 170725 and FIRIM Map panel number 17201C0577E, effective date 02/17/2016.

Dale E. Wallace,
Land Surveyor
Illinois Professional
No. 35-2821

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)
) ss
)
COUNTY OF WINNEBAGO)

By: Robert D'Amico

[illegible]

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NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) ss

Given under my hand and Notarial Seal this
 25th day of November 2015

Notary Public:

LEGEND

●	BOUNDARY OF SURVEY MONUMENT FOUND
■	P.K. NAIL FOUND
○	SET 5/8" REBAR
□	SET MAG NAIL
—	RIGHT-OF-WAY LINE
- - -	FENCE

STATE OF ILLINOIS)
) ss
COUNTY OF WINNEBAGO)

Legal Director

Legal Director

STATE OF ILLINOIS)
) ss
COUNTY OF WINNEBAGO)

City Plan Officer

STATE OF ILLINOIS)
(ss)

Dated this _____ day of November, 2025.

City Engineer

STATE OF ILLINOIS) ss
COUNTY OF WINNEBAGO)

Date	Particulars	Debit	Credit	Balance
1908				
Jan 1	Balance			
Jan 2	Jan 2			
Jan 3	Jan 3			
Jan 4	Jan 4			
Jan 5	Jan 5			
Jan 6	Jan 6			
Jan 7	Jan 7			
Jan 8	Jan 8			
Jan 9	Jan 9			
Jan 10	Jan 10			
Jan 11	Jan 11			
Jan 12	Jan 12			
Jan 13	Jan 13			
Jan 14	Jan 14			
Jan 15	Jan 15			
Jan 16	Jan 16			
Jan 17	Jan 17			
Jan 18	Jan 18			
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Jan 30	Jan 30			
Jan 31	Jan 31			
Feb 1	Feb 1			
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Mar 31	Mar 31			
Apr 1	Apr 1			
Apr 2	Apr 2			
Apr 3	Apr 3			
Apr 4	Apr 4			
Apr 5	Apr 5			
Apr 6	Apr 6			
Apr 7	Apr 7			

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The term common elements shall have the meaning set forth for such term in the "Condominium Property Act," 785 ILCS/605/2(e), as amended from time to time.

Storm water detention areas and drainage easements: The maintenance of the individual property and storm water easement shall be the sole responsibility of the individual property owner. The finished grade of the easements shall not be landscaped, altered or encroached upon by filling, re-grading or construction of surface improvements that obstruct or redirect the flow of water, nor shall any buildings or structures be erected within this easement.

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: Four Rivers Sanitation Authority, Rockford Water, Commonwealth Edison Company, NCCo, AT&T and/or Verizon Wireless. Concept: or their successor."

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
(ss)

I, _____, County Clerk of Winnebago County in the State of Illinois, do hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against the lands embraced within the Plat of DULGARD SUBDIVISION. In witness thereof, I have hereunto set my hand and seal of the County of Winnebago this _____ day of _____, 2018.

County Clerk

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
(SS
COUNTY OF WINNEBAGO)

Filed for record this _____ day of _____, 19____.

Document Number: _____

SURVEY-TECH
A DIVISION OF C.E.S. INC.
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002359

	DATE:	SCALE:	DRAWN BY: P
	1044 MAPLE COURT ROCKFELLE, ILLINOIS 61068 (815)-582-5771 FAX: (815)-582-6555		

9-11-2025	1" = 20'	REMOVED:
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FILE NUMBER:	FILE NUMBER:
FBI: WASH 16	
DULGAR SUBDIVISION	

ACAD: SZB925	MINNEBAGO COUNTY	CS-6B25
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