THE CITY OF ROCKFORD ILLINOIS, USA

# SUBDIVISION RECOMMENDATION

**TO:** Code and Regulation Committee

**FROM:** Scott Capovilla, SC Planning & Zoning Manager

**DATE:** May 14, 2026

**SUBJECT:** Final Plat No. 1 of South Avon Subdivision

---

**LOCATION:** Southwest corner of South Avon Street and Chestnut Street and the southeast corner of Short Elm Street and South Avon Street

**DEVELOPER:** The PlatFORM Group

**ENGINEER:** Fehr Graham

**SITE DATA:**

| | |
|---|---|
| Year 2040 Plan: | Mixed-use and Medium Density Residential |
| Existing Zoning: | I-1, Light Industrial and R-1, Single-family Residential |
| Existing Land Use: | Vacant land and one vacant building |
| Total Area: | 10.076 Acres |
| Ward: | 13 – Alderman Tamir Bell |

**SURROUNDING ZONING AND LAND USES:**

| | | |
|---|---|---|
| North: | I-1 | Elm Storage, Single-family residence |
| East: | RE, I-1 | Kent Creek, Barnes International |
| South: | I-2 | Machine Shop & Supply, Various Industrial uses |
| West: | R-1 | City Water Operations, Vacant land, Single-family residences |

**PLAT DATA:** Number of Lots: 11

**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.

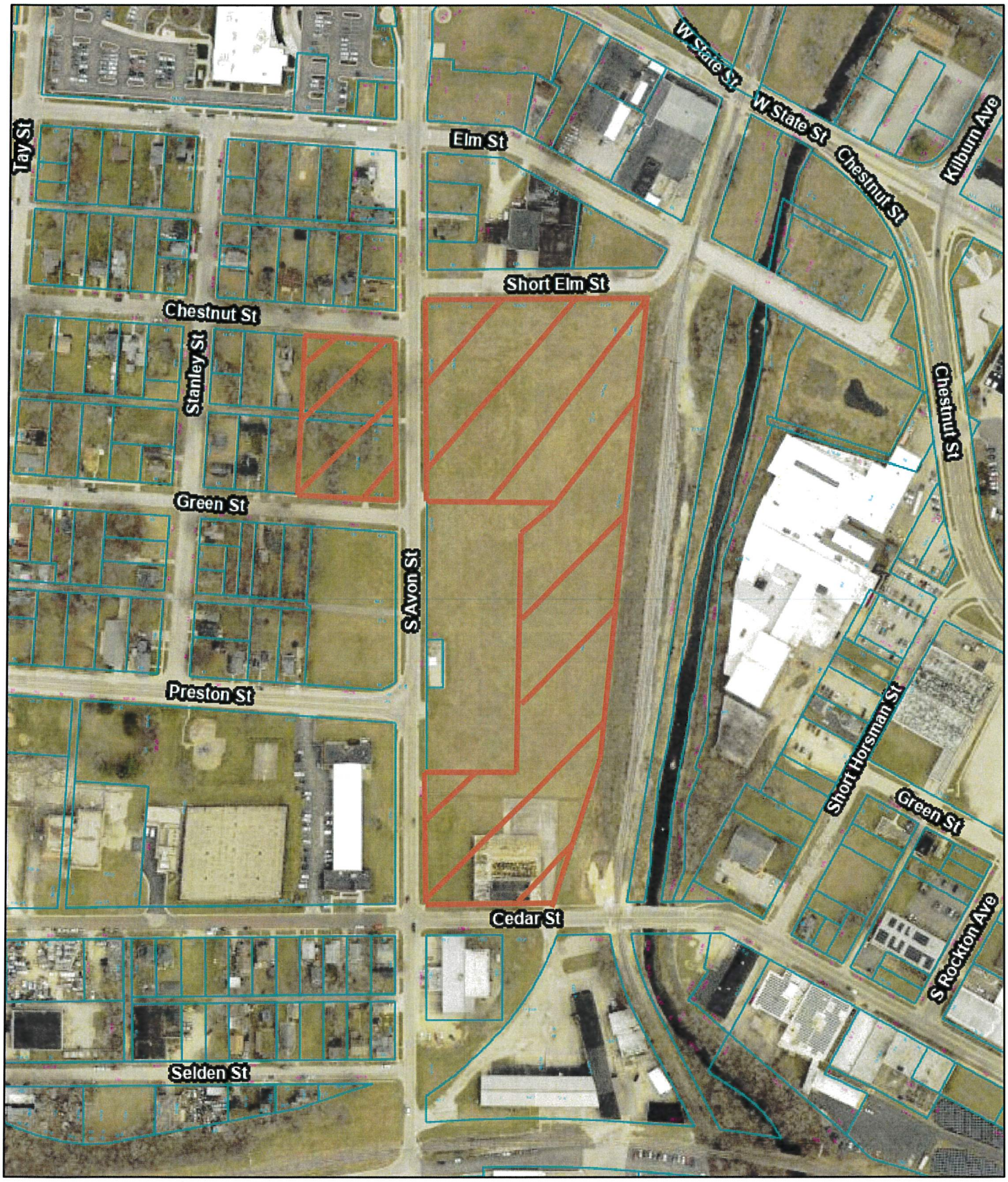
**REVIEW COMMENTS:** This is the first phase of the Planned Unit Development (ZBA #004-23) for the South Avon project, which is the redevelopment of the former ComEd site (Ordinance No. 2023-156). The first phase will create three lots on the east side of South Avon and eight lots on the west side of South Avon. In Block 1, Proposed Lot 1 will be the site for the 64 unit mixed use building. Proposed Lot 2 is the former Rockford Gas Light & Coke Fitting and Meter Shop building which will become an artist live-work loft space. Proposed Lot 3 is for storm water detention. In Block 2, there will be eight single-family homes on each of the eight lots. 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. 1 of South Avon Subdivision.



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

# ArcGIS Web Map




5/14/2026, 11:32:28 AM

1:4,514

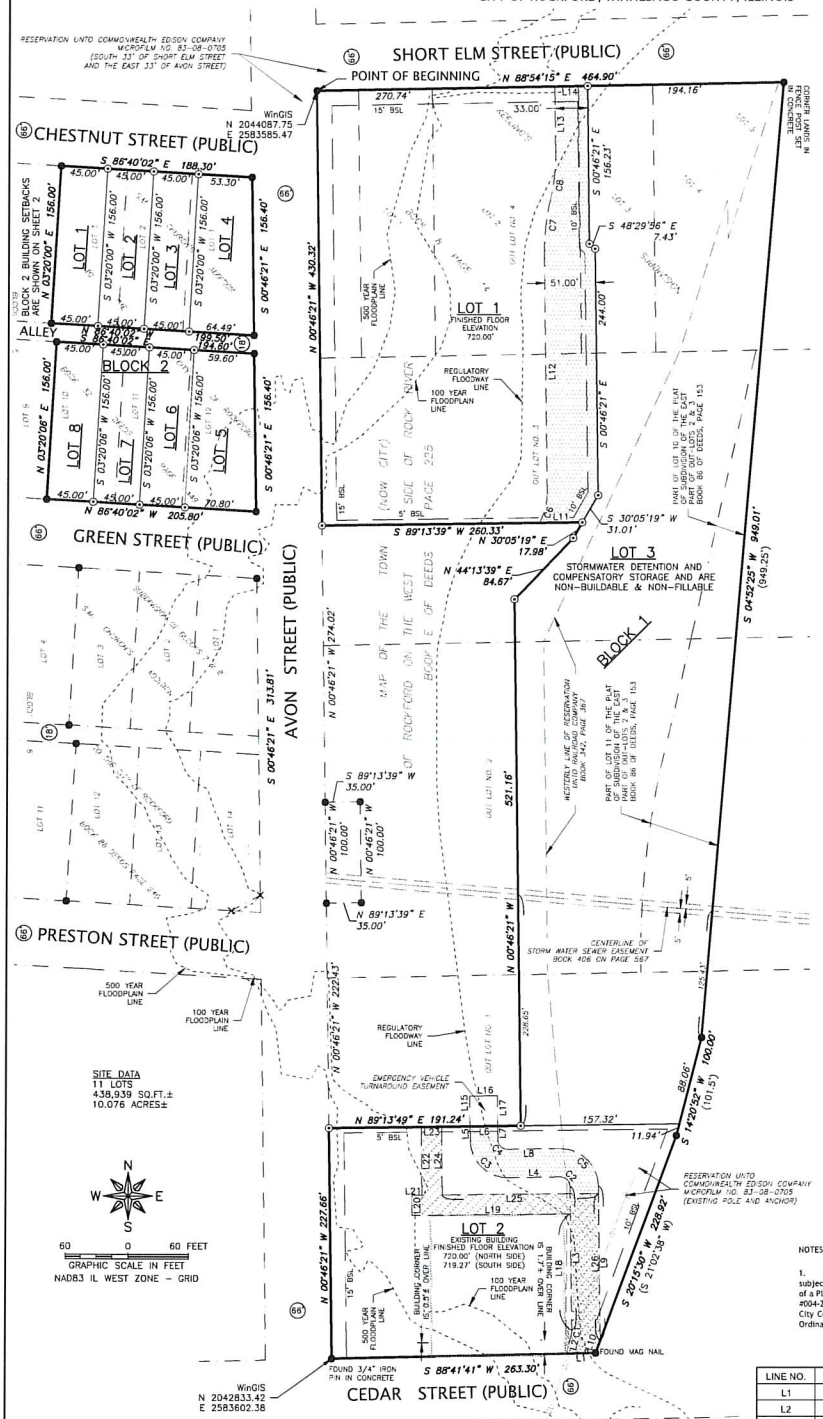
0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Parcel Ownership

# FINAL PLAT OF
# PLAT NO. 1 OF SOUTH AVON

PART OF OUT LOTS 1, 2, 3, AND 4 AS DESIGNATED UPON THE MAP OF THAT PART OF THE TOWN (NOW CITY) OF ROCKFORD, ON THE WEST SIDE OF ROCK RIVER;
ALSO, PART OF LOTS 10 AND 11 AS DESIGNATED UPON THE PLAT OF SUBDIVISION OF THE EAST PART OF OUT-LOTS 2 AND 3;
ALSO, LOTS 1, 2, 3, 4, AND 5 OF KEELING'S SUBDIVISION, ALL BEING SITUATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 44 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN,
CITY OF ROCKFORD, WINNEBAGO COUNTY, ILLINOIS




I hereby certify that at the request of the owners, I have surveyed and subdivided according to the attached Final Plat of South Avon being Part of Out Lots 1, 2, 3, and 4 as designated upon the Map of that part of the Town (now City) of Rockford, on the West side of Rock River, filed for record by John W. Leavitt, the Plat of which is recorded in Book E of Deeds on Page 225 in the Winnebago County Recorder's Office; ALSO, Part of Lots 10 and 11 as designated upon the Plat of Subdivision of the East Part of Out-Lots 2 and 3, as recorded on March 7, 1883 in Book 86 of Deeds, Page 153 in the Winnebago County Recorder's Office; ALSO, Lots 1, 2, 3, 4, and 5 of Keeling's Subdivision, as recorded on October 17, 1900 in Book 8 of Deeds, Page 14 in the Winnebago County Recorder's Office, all being situated in the South Half of Section 22, Township 44 North, Range 1 East of the Third Principal Meridian, City of Rockford, Winnebago County, Illinois, described as follows:

Beginning at the intersection of the east right of way line of Avon Street and the south right of way line of Short Elm Street; thence North 88 degrees 54 minutes 15 seconds East along the south right of way line of Short Elm Street, 464.90 feet; thence South 04 degrees 52 minutes 25 seconds West, 949.01 feet; thence South 14 degrees 20 minutes 52 seconds West, 100.00 feet; thence South 20 degrees 15 minutes 30 seconds West, 228.92 feet to the north right of way line of Cedar Street; thence South 88 degrees 41 minutes 41 seconds West along the north right of way line of Cedar Street, 263.30 feet to the east right of way line of Avon Street; thence North 00 degrees 46 minutes 21 seconds West along the east right of way line of Avon Street. 227.66 feet; thence North 89 degrees 13 minutes 49 seconds East, 191.24 feet; thence North 00 degrees 46 minutes 21 seconds West, 521.16 feet; thence North 44 degrees 13 minutes 39 seconds East, 84.67 feet; thence North 30 degrees 05 minutes 19 seconds East, 17.98 feet; thence South 89 degrees 13 minutes 39 seconds West, 260.33 feet to the east right of way line of Avon Street; thence North 00 degrees 46 minutes 21 seconds West along the east right of way line of Avon Street, 430.32 feet to the Point of Beginning, containing 8.665 acres, more or less, and is subject to all easements, right of ways, agreements, city codes and/or ordinances of record if any.

ALSO:
Lots 1, 2, 3, 10, 11 and 12, all in Block Five (5) as designated upon the Plat of S.W. Church's Addition to the City of Rockford, being a Subdivision of the Southwest Quarter (1/4) of Section 22, Township 44 North, Range 1 East of the Third Principal Meridian, said Plat of which Addition is recorded in Book 32 of Deeds on Page 449 in the Recorder's Office of Winnebago County, Illinois.

Dimensions are given in feet and decimals of a foot. Dimensions shown along circular curves are chord distances pin to pin. Found monuments are as indicated on the plat. Rebar 5/8 inch in diameter and 30 inches long have been set at points marked on the plat with an open circle unless otherwise specified.

I further certify that all of Plat 1 of South Avon is located within the incorporated City of Rockford, Illinois.

I further certify that the property shown hereon is located in Special Flood Hazard Areas designated as a Regulatory Floodway and Zone AE and also in Zone X (0.2% annual chance flood hazard) as designated upon the National Flood Insurance Program Flood Insurance Rate Map for Winnebago County, Illinois and Incorporated Areas, Map Number 17201C0263E, effective date February 17, 2016 of the Federal Emergency Management Agency.

Given under my hand and seal this ____ day of _____, 2026 in Freeport, Illinois.

By: _____
Nicholas A. Grindey
Illinois Professional Land Surveyor No. 3802
101 West Stephenson Street
Freeport, Illinois 61032
815-235-7643
(Expires 11-30-2026)

PROFESSIONAL LAND SURVEYOR — NICHOLAS A. GRINDEY — 035-003802 — FREEPORT ILLINOIS — STATE OF ILLINOIS

EASEMENT PROVISIONS:

1. Easements are hereby reserved for, and granted to the designated governmental bodies and public utilities or cable television companies with the necessary authorizations and/or franchisees and their respective successors and assigns within the area as shown by dotted lines on the plat and marked "easement" to install, lay, construct, renew, operate and maintain storm and sanitary sewers, water mains, gas 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 install the required service, connections over or under the surface on each lot and common area or areas and common elements to serve improvements thereon, or on adjacent lots and common area or areas and common elements, the right to enter upon the subdivided property at all times to install, lay, construct, renew, operate and maintain within the easement area the storm and sanitary sewers and water mains, gas 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, saplings and roots, and remove any fences or landscape plantings that interfere with any of the public utility equipment or cable television equipment installed on the easement without responsibility to replace same, other than to replant any grass removed. No permanent structures, trees or berms shall be placed on the 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 the 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. the term common area or areas is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as, "outlots," common elements," "open area," "common ground," "parking and common area," the terms "common area or areas" and "common elements" include real property surfaced with interior driveways and walkways, but exclude real property physically occupied by a building or retention pond or mechanical equipment.

The term common elements shall have the meaning set forth for such term in the "condominium property act", 765 ilcs 605/2(e), as amended from time to time.

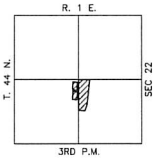
2. Storm water detention areas and drainage easements. The maintenance of the drainage and storm water detention easement shall be the sole responsibility of the individual property owner. The finished grade of the easements shall not be landscaped, altered, or encroached upon by filling, re-grading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

3. 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, NiCor, AT & T and/or Verizon wireless, Comcast, or their successors."

NOTES:

1. The Property shown hereon is subject to the terms and conditions of a Planned Unit Development (ZBA #004-23), approved by the Rockford City Council on August 23, 2023, as Ordinance No. 2023-156-O.

LOCATION DIAGRAM




VICINITY MAP
NOT TO SCALE

| CURVE NO. | DELTA | RADIUS | ARC | CHORD BARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 14°55'06" | 19.50' | 5.08' | N 06°41'12" E | 5.06' |
| C2 | 89°59'50" | 9.50' | 14.92' | N 45°46'16" W | 13.43' |
| C3 | 89°59'50" | 37.50' | 58.90' | N 45°46'16" W | 53.03' |
| C4 | 89°59'50" | 9.50' | 14.92' | S 45°46'16" E | 13.43' |
| C5 | 89°59'50" | 37.50' | 58.90' | S 45°46'16" E | 53.03' |
| C6 | 30°08'33" | 61.00' | 32.09' | N 14°17'56" E | 31.72' |
| C7 | 14°21'41" | 214.00' | 53.64' | N 06°24'30" E | 53.50' |
| C8 | 14°21'41" | 186.00' | 46.62' | N 06°24'30" E | 46.50' |

| LINE NO. | BEARING | LENGTH |
|---|---|---|
| L1 | S 88°41'41" W | 28.59' |
| L2 | N 14°08'45" E | 18.56' |
| L3 | N 00°46'21" W | 142.02' |
| L4 | S 89°13'49" W | 52.89' |
| L5 | N 00°46'21" W | 13.50' |
| L6 | N 89°13'49" E | 28.00' |
| L7 | S 00°46'21" E | 13.50' |
| L8 | N 89°13'49" E | 52.89' |
| L9 | S 00°46'21" E | 152.11' |
| L10 | S 20°15'30" W | 13.50' |
| L11 | S 89°13'39" W | 43.34' |
| L12 | N 00°46'21" W | 235.59' |
| L13 | N 00°46'21" W | 66.23' |
| L14 | N 88°54'15" E | 33.00' |
| L15 | N 00°46'21" W | 30.00' |
| L16 | N 89°13'49" E | 28.00' |
| L17 | S 00°46'21" E | 30.00' |
| L18 | N 00°46'21" W | 114.84' |
| L19 | S 89°24'25" W | 158.29' |
| L20 | N 00°35'35" W | 20.00' |
| L21 | N 89°24'25" E | 10.00' |
| L22 | N 00°35'35" W | 67.22' |
| L23 | N 89°13'49" E | 20.00' |
| L24 | S 00°35'35" E | 67.28' |
| L25 | N 89°24'25" E | 156.23' |
| L26 | S 00°46'21" E | 144.84' |

| BLOCK | LOT | SQ. FT. | ACRES ± |
|---|---|---|---|
| 1 | 1 | 118,003 | 2.709 |
| 1 | 2 | 69,360 | 1.592 |
| 1 | OUTLOT 1 | 190,096 | 4.364 |
| 2 | 1 | 7,021 | 0.161 |
| 2 | 2 | 7,020 | 0.161 |
| 2 | 3 | 7,020 | 0.161 |
| 2 | 4 | 9,187 | 0.211 |
| 2 | 5 | 10,171 | 0.234 |
| 2 | 6 | 7,020 | 0.161 |
| 2 | 7 | 7,020 | 0.161 |
| 2 | 8 | 7,021 | 0.161 |

LEGEND

- ● FOUND 3/4" IRON ROD (UNLESS NOTED OTHERWISE)
- × FOUND CUT "X"
- ⊙ SET 5/8" REBAR W/ BLUE "FEHR GRAHAM" CAP
- ( ) RECORD INFORMATION
- BSL BUILDING SETBACK LINE
- PROPERTY LINE
- LOT LINE
- — — EXISTING LOT LINE
- — — — EASEMENT LINE
- —— —— BUILDING SETBACK LINE
- (60) RIGHT-OF-WAY WIDTH
- INGRESS/EGRESS EASEMENT
- PRIVATE SANITARY SEWER EASEMENT


FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525
ILLINOIS
IOWA
WISCONSIN
101 W STEPHENSON ST, FREEPORT, IL 61032 P.815.235.7643


ROCKFORD HOUSING DEVELOPMENT CORP.
DATE: 05/08/2026
FIELD WORK COMPLETED: 01/09/2023
FIELD: DLL DRAWN: MPS QA/QC: NAG

JOB NUMBER: 22-1502
SHEET NUMBER: 1 of 2


M:\Drawings\22\22-1502 Final Plat.dwg, Final Plat
PLOT DATE: 5/8/26 © 2026 FEHR GRAHAM

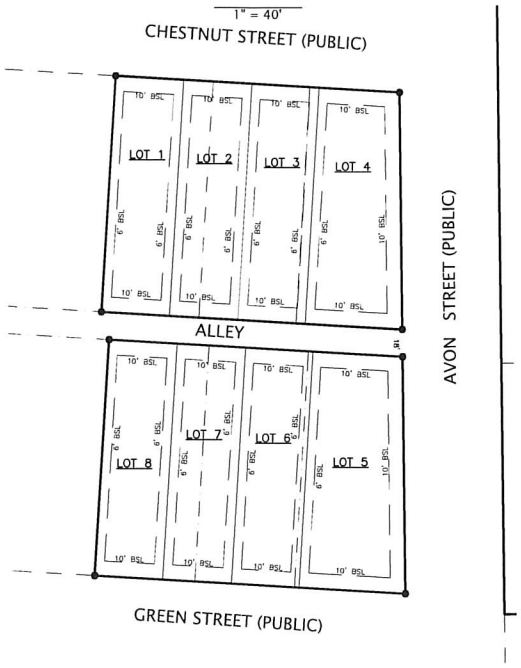
FINAL PLAT OF

# PLAT NO. 1 OF SOUTH AVON

PART OF OUT LOTS 1, 2, 3, AND 4 AS DESIGNATED UPON THE MAP OF THAT PART OF THE TOWN (NOW CITY) OF ROCKFORD, ON THE WEST SIDE OF ROCK RIVER;
ALSO, PART OF LOTS 10 AND 11 AS DESIGNATED UPON THE PLAT OF SUBDIVISION OF THE EAST PART OF OUT-LOTS 2 AND 3;
ALSO, LOTS 1, 2, 3, 4, AND 5 OF KEELING'S SUBDIVISION, ALL BEING SITUATED IN THE SOUTH HALF OF SECTION 22, TOWNSHIP 44 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF ROCKFORD, WINNEBAGO COUNTY, ILLINOIS

## BLOCK 2

1" = 40'




### CERTIFICATION OF DEDICATION OF LAND BY OWNER

State of _____ )
County of _____ ) SS

As owner, I/we hereby certify that we have caused the land described in the foregoing affidavit of the surveyor to be surveyed, divided and mapped as presented on this plat. All streets, alleys, walkways, parks, playground and school sites shown on this Plat are hereby dedicated to the public for public purposes, and all easements shown are subject to the easement provisions hereon. I further certify that there are no liens or encumbrances on the property contained in this plat.

I further certify that to the best of my knowledge, the property shown hereon is located in Rockford Unit School District No. 205.

Dated this _____ day of _____, 2026.

ROCKFORD HOUSING DEVELOPMENT CORPORATION
3400 N. ROCKTON AVE.
ROCKFORD, IL 61103

By: _____
RON CLEWER

### CERTIFICATION BY NOTARY PUBLIC

State of _____ )
County of _____ ) SS

I, _____, a Notary Public in and for the County of _____, in the State of _____, do hereby certify that _____, personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person and (severally) acknowledge that he (they) signed, sealed and delivered 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 _____, 2026.

_____
Notary Public

### CERTIFICATION BY THE CITY PLAT OFFICER

State of Illinois )
County of Winnebago) SS

Having reviewed the recommendations of the Planning Division, Department of Community Development, and the conditions placed on this final Plat by City Council, and finding substantial conformity with all pertinent laws, rules and regulations and the tentative plat of this subdivision as conditionally approved, this plat is given final approval this _____ day of _____, 2026.

_____
City Plat Officer

### CERTIFICATION BY COUNTY CLERK

State of Illinois )
County of Winnebago) 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 adjacent Plat shown hereon. In witness thereof, I have hereunto set my hand and seal of the County of Winnebago this _____ day of _____, 2026.

_____
County Clerk

### CERTIFICATION OF COUNTY RECORDER

State of Illinois )
County of Winnebago) SS

Filed for record this _____day of _____, 2026, at ___ o'clock__M., recorded in Book ____ of Plats, page _____ and examined.

_____
Document Number

_____
County Recorder

### SURFACE WATER DRAINAGE CERTIFICATE

State of Illinois )
County of Winnebago) SS

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 surface 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 _____, 2026.

_____
Owner or attorney

_____
Registered Professional Engineer

### CERTIFICATION BY CITY LEGAL DIRECTOR

State of Illinois )
County of Winnebago) SS

This is to certify that the City Council of the City of Rockford did, at its meeting of the _____day of _____, 2026, approve this Plat and authorize it to be recorded.

In witness thereof, 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 _____, 2026.

_____
Legal Director

### CERTIFICATION BY CITY ENGINEER

State of Illinois )
County of Winnebago) SS

I hereby certify that I have reviewed and approved the drainage study for the property embraced within the Final Plat of South Avon. 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 _____, 2026.

_____
City Engineer

### CERTIFICATION BY THE WINGIS PROGRAM MANAGER

State of Illinois )
County of Winnebago) SS

I hereby certify that I have reviewed and approved the ties to the Winnebago County Geodetic Control Network for the property embraced within this plat. The Geodetic Control Network Tie Form has been submitted and approved.

_____
WINGIS Program Manager

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525
ILLINOIS
IOWA
WISCONSIN
101 W STEPHENSON ST, FREEPORT, IL 61032 P:815.235.7643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M:\Drawings\1502\22\22-1502T Final Plat.dwg, Cor1a
PLOT DATE: 5/8/26
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