



## SUBDIVISION RECOMMENDATION

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

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**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

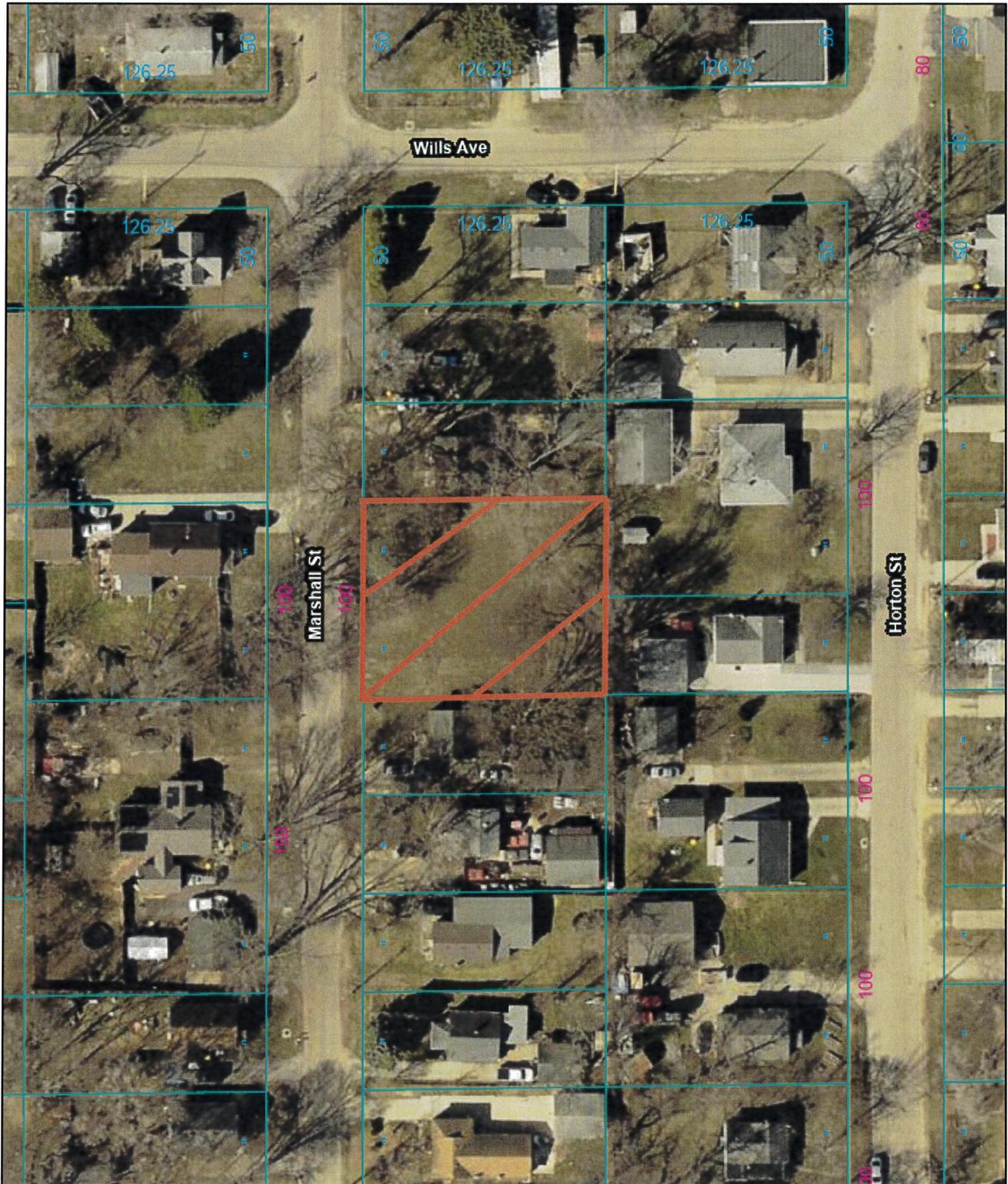
**PLAT DATA:** Number of Lots: 1

**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

