



SUBDIVISION RECOMMENDATION

TO: Code and Regulation Committee
FROM: Scott Capovilla, Planning & Zoning Manager
DATE: December 29, 2026
SUBJECT: Plat No. 2 of Ardmore Subdivision

LOCATION: 2215 Wentworth Avenue

DEVELOPER: Nick Naruz

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

SITE DATA: Year 2040 Plan: RL – Light Residential
Existing Zoning: R-2, Two-family Residential
Existing Land Use: Vacant land
Total Area: 12,500 square feet or 0.286 Acres
Ward: 14 – Alderman Mark Bonne

SURROUNDING ZONING AND LAND USES:

North:	County R-2	Single-family residences
East:	County R-2, City R-1	Single-family residences
South:	County R-2	Single-family residences
West:	County R-2	Single-family residences

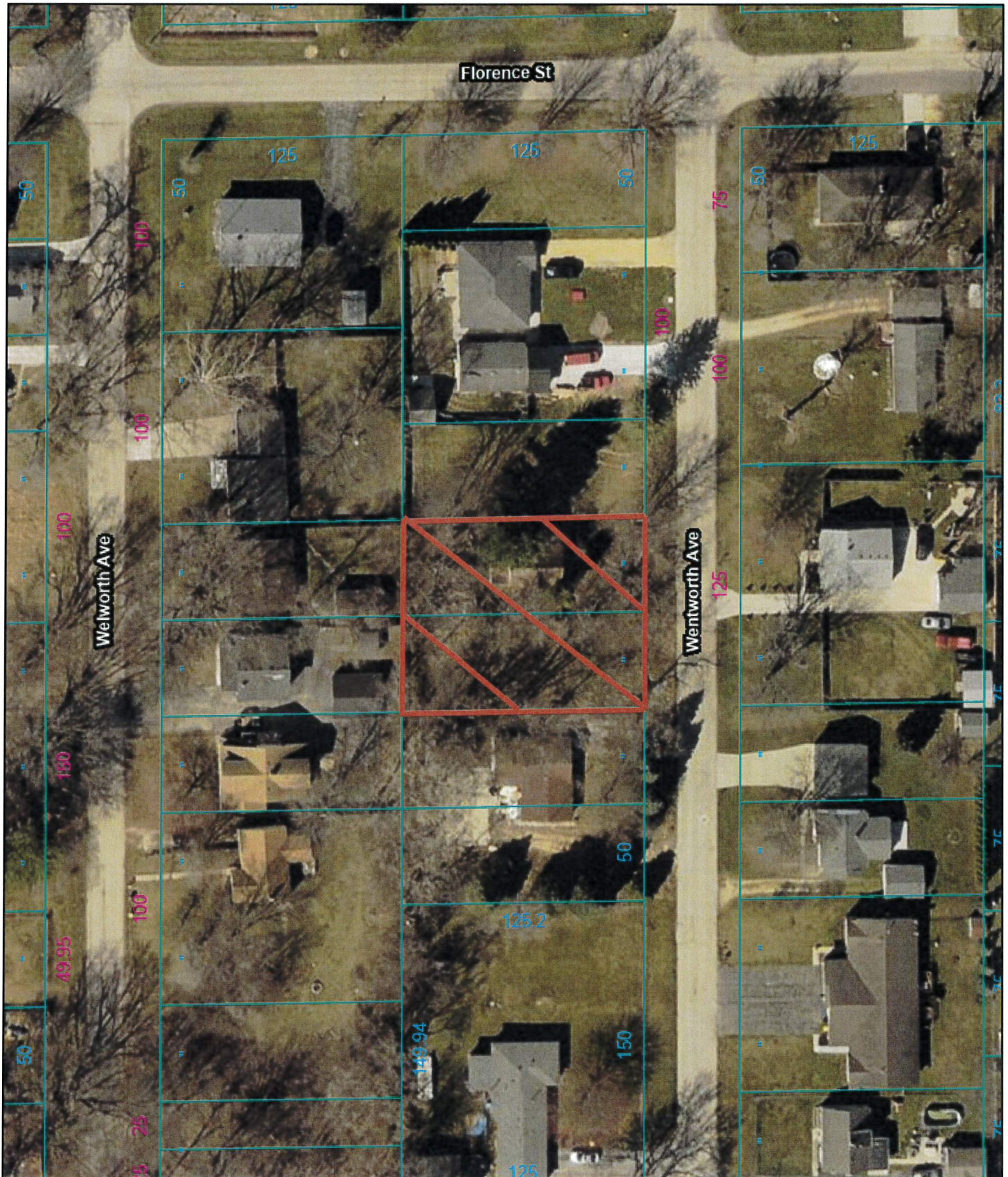
PLAT DATA: Number of Lots: 1

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 as a result of a recent zoning approval of a Zoning Map Amendment to R-2 (ZBA #32-25) to allow three (3) townhomes to be constructed on the vacant site. One of the lots was annexed to the city and a condemned single-family home was demolished. This plat combines the now two vacant parcels into one lot. 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. 2 of Ardmore Subdivision.

ArcGIS Web Map



12/26/2025, 11:57:45 AM

 Parcel Ownership

