



SUBDIVISION RECOMMENDATION

TO: Code and Regulation Committee
FROM: Scott Capovilla, Planning & Zoning Manager
DATE: May 26, 2026
SUBJECT: Plat No. 5 of Woodhill Subdivision

LOCATION: 5101 and 5115 Woodie Ranch Lane

DEVELOPER: Ernie Hunter

ENGINEER: R. K. Johnson & Associates

SITE DATA: Year 2040 Plan: Low Density Residential
Existing Zoning: R-1, Single-family Residential
Existing Land Use: Two Vacant lots
Total Area: 0.881 Acres
Ward: 4 – Alderman Kevin Frost

SURROUNDING ZONING AND LAND USES:

North:	R-1	Single-family residences, Vacant land
East:	R-1	Single-family residences
South:	R-1	Single-family residences
West:	County R-1	Single-family residences

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: This is a re-plat of two existing lots. The developer would like to construct two new single-family residences on these lots which have been vacant since they were created in 1980. Proposed Lot 45 will add 10 additional feet to the flag portion of the lot that extends on the north side of Proposed Lot 44 to the hammer head at the west end of Woodie Ranch Lane. This will allow a buffer area to the north and enable the driveway to be more of a standard width. Also, the building setback line on the north will be reduced so that more mature trees can be saved to the south. 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. 5 of Woodhill Subdivision.

