VILLAGE of ROSCOE

ZBA File # _____

APPLICATION FOR DEVELOPMENT APPROVAL: FINAL PLAT REVIEW AND APPROVAL

This form is to be used for all Final Plat applications to be heard by the Village of Roscoe. **Failure to complete this form properly will delay its consideration.**

PART I. GENERAL INFORMATION

A. Project Information

1. Project/Owner Name: Joshua Petry , White Oak Trust
2. Project Location: SE corner of Old River Road and Roscoe Road
3. Brief Project Description:

   multi use development consisting of 8 duplex homes, 25 multi-family lots, one retail/commercial lot, and one park lot

4. Project Property Legal Description:

   Part of the NW quarter of Section 6 Township 45N Range 2 E of the third principal meridian

5. Project Property Size in Acres and Square Feet: 16.006 acres (697,221 sq ft)

B. Owner Information

1. Signature: [redacted]
2. Name: Joshua Petry
3. Address: [redacted]
4. Phone Nu[redacted]

C. Agent Information (Designation of an agent to act on behalf of the owner is optional.)

1. Signature: [redacted]
2. Name: Jeffrey Linkenheld, Arc Design Resources
3. Address: [redacted]
4. Phone Nu[redacted]

Official Use Only

App Date _____	ZBA Date(s) _____	Zoning District_____
Com Date _____	CA Date _____	Comp Plan _____
ZBA Approved ____	Approved with conditions ____	Denied _____
CA Approved ____	Approved with conditions ____	Denied _____

PART II. APPLICATION REQUIREMENTS

The materials required to be included with an application for a Final Plat are the minimum necessary to submit a complete application. Village staff, consultants, review agencies, commissions, and boards may require additional materials as necessary to fully evaluate the proposed project. At the meeting, the Zoning Board of Appeals may add or delete items from this list as they deem appropriate. All information, including this application form, must be submitted in electronically in either a PDF or Word format to the email address noted below the table. If the combined file size exceeds 10MB, a Dropbox or zip file must be used.

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		Initial Application		Revisions		Second Set of Revisions	
Item #	Application Material	Required Materials	# Copies Received	# Copies Required	# Copies Received	# Copies Required	# Copies Received
1.	Completed Development Application	X					
3.	Basic Application Fee	X					
4.	Agreement for Reimbursement of Professional Consulting Fees	X					
6.	Agent Affidavit	X					
7.	Property Owners within 250 feet	X					
24.	Final Plat	X					

Submit all of the above electronically to: permits@roscoeil.gov

If you have any questions, please call Janel at 815-623-2829

PART III. SITE DATA TABLE

Please fill in the following table with information about the site.

	Preliminary Plat	Final Plat
Smallest Lot Size	64,245 sq ft	10,301 sq ft
Median Lot Size	66,000 approx.	16,000 approx.
Smallest Lot Width	249.67 ft	100.99'
Smallest Lot Frontage	249.67'	100.99'
Open Space Provided	no park space	13,558 sq ft park lot (lot 179)
Area of Entire Property	16.006 acres	16.006 acres

PART IV. JUSTIFICATION OF THE PROPOSED FINAL PLAT

Please answer all questions, but be concise and brief in your answers. If additional pages are needed to complete your answers, please be sure to include the appropriate and complete question number for each response. **Applicants are encouraged to refer to drawings or other application materials as necessary to add clarity to their answers.**

1. Are there any deviations/modifications from the approved Tentative Plat in terms of the number, type, location or design of the following?:

	Yes	No
Streets		X
Alleys and Pedestrian Ways	X	
Easements	X	
Blocks		X
Lots	X	
Public Use Areas	X	
Sanitary Sewer System		X
Potable Water System		X
House Services		X
Public Utilities		X

2. For each item answered "Yes" above please answer the following questions. Substantial deviations from the approved Tentative Plat, and all Variances from the Village Code not previously approved as part of the Tentative Plat, require a formal amendment to the Tentative Plat prior to approval of the Final Plat:

   a. From which specific aspect of the Tentative Plat is a modification requested? (List)

   lots along the south side of Sparrow Lane to become duplex lots instead of larger multi-family lots with several buildings on each lot. All other lots to become individual lots so that no single lot has more than one building on it. a private road connects to Sparrow Lane and serves several of the individual multi-family lots along Roscoe Road. A park lot will be dedicated to the Village.

   b. What type of modification is proposed? (List)

   decreasing the zoning intensity along the south side of Sparrow Lane to change from multi-family buildings to duplex buildings. Other multi family to be individual lots with either 3-unit or 4-unit buildings.

c. Does the proposed modification require approval of a Variance from the standards of the Village Code subdivision regulations?

No.

d. What specific circumstances have caused the need for the modification?

Per settlement agreement

e. What specific design/mitigation measures will be used to ensure the Final Plat with the proposed modification is consistent with the overall intensity/density, character, functionality, and quality of the approved Tentative Plat?

Final plat includes a transitional lower density between existing single family and multi family with duplex homes, in accordance with settlement agreement.