

# VILLAGE OF ROSCOE

## AGENDA ITEM - STAFF REPORT



**Agenda Item:** Approval of Resolution 2025-R30: Tentative and Final Plat for Plat No. 4 of Prairie Garden

**Date:** June 27, 2025

**Meeting:** VB – July 1, 2025

**Prepared by:** Josef Kurlinkus

**Department:** Planning & Community Development

### Overview/Background Information

Tony Pipitone, owner of the property currently platted as Plat No. 3 of Prairie Garden within the Village of Roscoe, has submitted an application requesting approval of both the Tentative and Final Plats for Plat No. 4 of Prairie Garden. The proposed re-subdivision will reconfigure the existing lots, relocate public improvements and easements, and create new parcels within the development area. The property is located within the northeast quarter of Section 29, Township 46 North, Range 2 East of the Third Principal Meridian, Winnebago County, Illinois.

This re-platting effort has been reviewed by Village staff and consultants, and has been found to be compliant with the Village's Subdivision Code and applicable zoning, drainage, and public infrastructure standards.

### Action Required/Recommendation

Village staff recommends approval of Resolution 2025-R30, thereby authorizing the acceptance of the Tentative and Final Plats for Plat No. 4 of Prairie Garden.

### Attachments

- Resolution 2025-R30
- Plat documents (Exhibit A to the Resolution)