

**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: Glenwood Estates, Plat 3, Glenwood Roscoe LLC

2. Project Location: Near the intersection of Glenwood Drive and Bradley Drive

3. Brief Project Description:

Phase 3 will be the final plat of "Glenwood Estates" subdivision. This phase will have two lots, Lot 1 is 1.41 acre parcel and lot 2 is a 7.55 acre parcel

4. Project Property Legal Description:

Being a subdivision of part of the southeast quarter of section 14, township 46 north, range 2 east of the third principle meridian

Winnebago County, Illinois

5. Project Property Size in Acres and Square Feet: 9.44 acres

B. Owner Information

1. Signature: _____

2. Name: Dan Baumann

3. Address: 7483 Cody Run South Beloit, IL 61080

4. Phone Number: [REDACTED] Fax: _____ Email: [REDACTED]

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

1. Signature: _____

2. Name: SAME

3. Address: _____

4. Phone Number: _____ Fax: _____ Email: _____

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 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.

Official Use Only

Item #	Application Material	Initial Application		Revisions		Second Set of Revisions	
		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

PART III. SITE DATA TABLE

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

	Preliminary Plat	Final Plat
Smallest Lot Size	22,000 SF	61,496 SF (1.41 acres)
Median Lot Size	1/2 ac lots (min)	4.34 acres
Smallest Lot Width	154'	200'
Smallest Lot Frontage	110'	192'
Open Space Provided	N/A	N/A
Area of Entire Property	9.44 acres	9.44 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	<u>X</u>	<u> </u>
Alleys and Pedestrian Ways	<u> </u>	<u>X</u>
Easements	<u>X</u>	<u> </u>
Blocks	<u>X</u>	<u> </u>
Lots	<u>X</u>	<u> </u>
Public Use Areas	<u> </u>	<u>X</u>
Sanitary Sewer System	<u>X</u>	<u> </u>
Potable Water System	<u> </u>	<u>X</u>
House Services	<u> </u>	<u>X</u>
Public Utilities	<u>X</u>	<u> </u>

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)

We are reducing the amount of roadway, sanitary sewer, storm sewer and lot count.

The Preliminary Plat called for (11) 1/2 lots on over 900' of roadway and supporting infrastructure. The Final Plat has only (2) lots with less than 200' of roadway and supporting infrastructure.

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

We are reducing the number of lots from (11) 1/2 acre lots to (2) larger lots

Lot 1 is 1.41 acres and lot 2 is 7.55 acres

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

No, it does not

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

Cost of the infrastructure and the need for a larger lot (lots)

- 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?

I believe the design of the final plat will keep the integrity of the original preliminary plat in place.

I would also like to request that any remaining escrow funds from phase 2, be applied to this phase of the project.

Also, The remaining "Sewer Reimbursement" balance of \$47,509.00 will be paid in full at the closing of the first lot (Lot 2) which will take place as soon as plat is recorded and we are able to close.
