

RESOLUTION NO. 17-09

**A RESOLUTION UPDATING THE PRELIMINARY PLAT PREVIOUSLY APPROVED
FOR MEADOW ESTATES AND PROVIDING FOR
FINAL PLAT APPROVAL FOR PHASE FOUR OF MEADOW ESTATES**

WHEREAS, the Village Board adopted Resolution 06-02 on February 13, 2006 approving the Preliminary Plat for Meadow Estates subdivision with 94 total lots, including 19 multi-family dwellings, one commercial outlot and the remaining lots to be utilized for detached single-family dwelling units; and

WHEREAS, the Village's Engineer, Chamlin & Associates, approved the First Phase Final Plat on October 16, 2006 after amending the preliminary plat to move the location of the park property and changed a majority of the multi-family dwellings into single-family detached units; and

WHEREAS, the developer of the subdivision, Scaggs Construction, Inc. desired to update the existing Preliminary Plat to properly reflect the intended future phasing of construction within the subdivision whereby the remaining 50 residential lots shall be constructed utilizing four additional phases in order to properly construct and complete all of the requisite public improvements; and

WHEREAS, Mark Scaggs petitioned the Zoning Board of Appeals on behalf of Scaggs Construction, Inc. to request final Plat Approval for Phase Four of the subdivision to allow the construction of single-family detached residential units of lots 7, 8, 9, 10, 11, 12, 13, 39, 40, and 41; and

WHEREAS, the Zoning Board of Appeals reviewed the May 17, 2017 petition for preliminary and final plat approvals for the subdivision that received proper public notice within the May 24, 2017 edition of the Coal City Courant and conducted a public hearing on the matter at its meeting of June 19, 2017; and

WHEREAS, the Zoning Board of Appeals unanimously recommended the adoption of the updated Preliminary Plat and the Phase 4 Final Plat as presented at its June 19, 2017 Meeting to the Village Board of Trustees;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF COAL CITY, GRUNDY & WILL COUNTIES, ILLINOIS AS FOLLOWS:

1. That the above recitals are hereby incorporated into the body of this Resolution and restated as set forth herein.

**A RESOLUTION UPDATING THE PRELIMINARY PLAT PREVIOUSLY APPROVED FOR MEADOW
ESTATES AND PROVIDING FOR
FINAL PLAT APPROVAL FOR PHASE FOUR OF MEADOW ESTATES**

2. The Preliminary Plat for Meadow Estates is updated and approved as presented in Attachment A setting forth additional phases that shall require Scaggs Construction, Inc. to properly fund, and construct public improvements according to the standards set forth in the Coal City Village Code. No certificate of occupancy shall be issued within future phases until proper installation of all public improvements have been installed to the satisfaction of the Village of Coal City and/or its representative(s).

3. Final Plat Approval for Phase 4 of Meadow Estates is provided according to the depiction attached hereto as Attachment B and must be recorded by Scaggs Construction, Inc. at the Grundy County Recorder's Office according to the standards set forth within the Village Code.

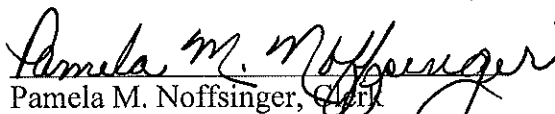
SO RESOLVED this 28th day of June, 2017, at Coal City, Grundy and Will Counties, Illinois.

AYES: 5
NAYS: 0
ABSENT: 1
ABSTAIN: 0

VILLAGE OF COAL CITY


Terry Halkday, President

Attest:

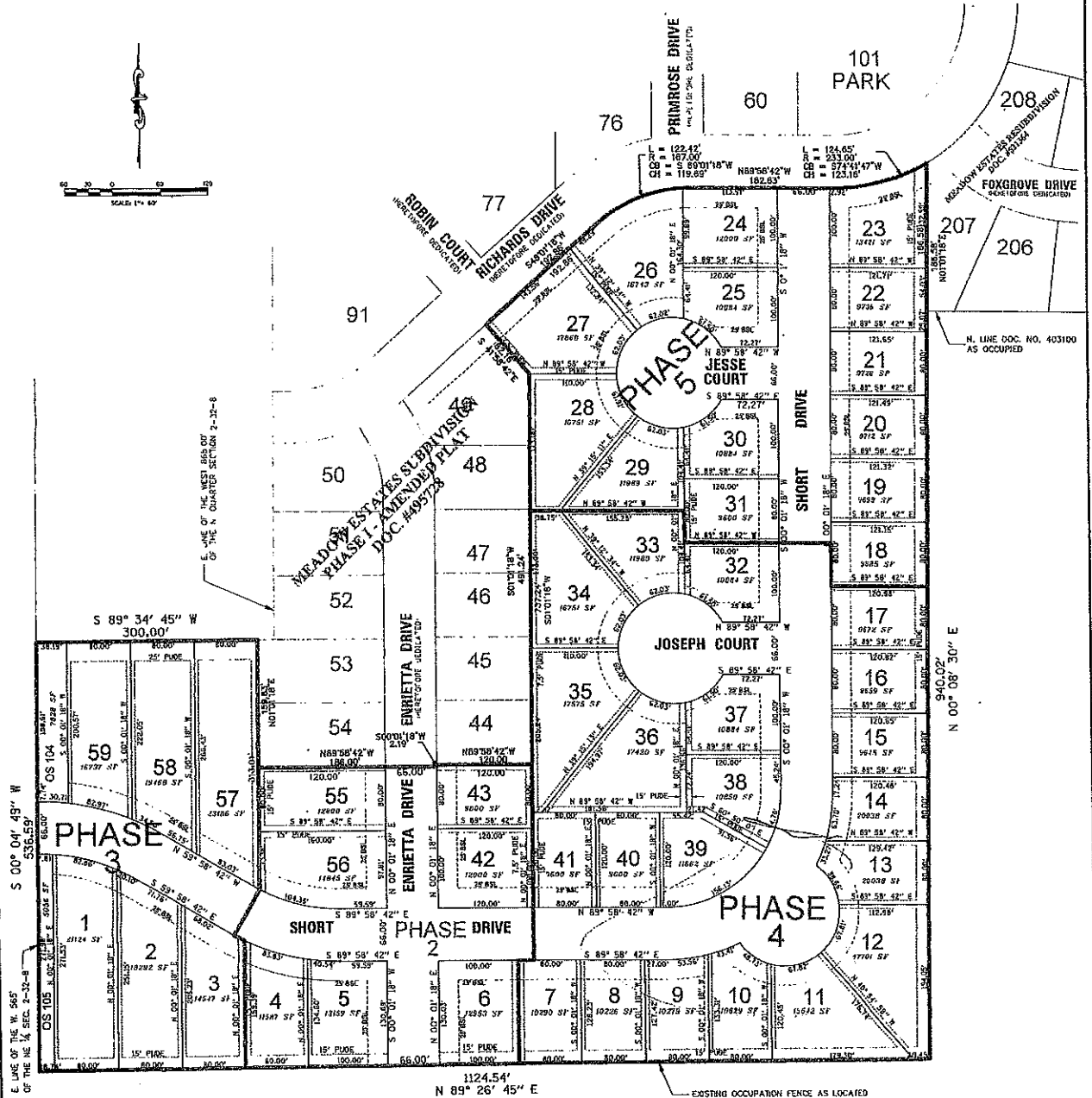
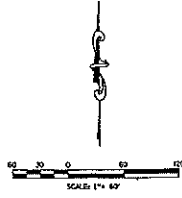

Pamela M. Noffsinger, Clerk

ATTACHMENT A

Updated Preliminary Plat for Phases 2-5 of Meadow Estates Subdivision

PRELIMINARY PLAT OF MEADOW ESTATES SUBDIVISION PHASES 2, 3, 4 & 5

A SUBDIVISION OF PART OF SECTION 2, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN GRUNDY COUNTY, ILLINOIS.



ATTACHMENT B

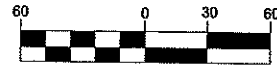
Meadow Estates, Phase 4 Final Plat

PRELIMINARY UTILITY LAYOUT

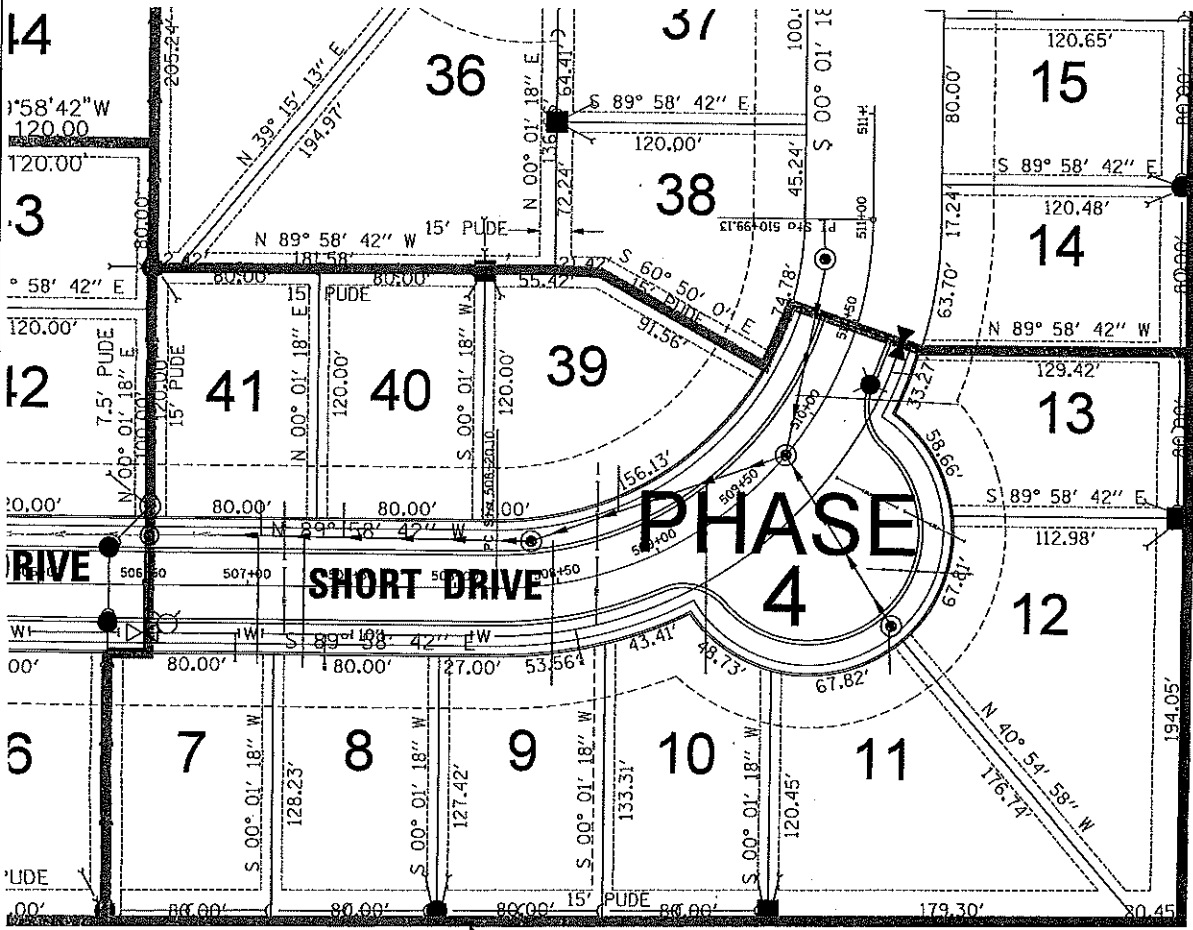
DRAFT



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



4.54'
6' 45" E

EXISTING OCCUPATION FENCE AS LOCATED

MEADOW ESTATES PHASE 4

SCALE: 1" = 20' FIELDWORK DATE: 07-31-14 REVISED FIELDWORK DATE: DRAWN BY: J.C.C.

ROGINA
ENGINEERS & SURVEYORS, L.L.C.
93 Caterpillar Drive Joliet, Illinois 815/729-0777 FAX 815/729-0782
Professional Design Firm License No. 184-006843 - Exp. 4/30/2015

SCAGGS CONSTRUCTION

FILE NO: R428.05