



FROM: Karen A. James, Planner
DATE: October 5, 2023
SUBJECT: Final Plat: Creekside Estates Unit 2
FOR AGENDA: October 9, 2023

SUMMARY

EEC IL, Inc. is requesting approval of a final plat of subdivision for Creekside Estates Subdivision Unit 2. Unit 2 is located at the current terminus of Stephanie Drive, south of Westwind Drive in the northwest portion of the Creekside Subdivision. Approval of the plat would allow for the construction of infrastructure improvements for seventeen (17) duplex residential lots. Unit 2 is the second of three (3) planned units within the Creekside Estates Subdivision.

GENERAL INFORMATION

APPLICANT: EEC IL, Inc.
LOCATION: west current terminus of Stephanie Drive, south of Westwind Drive
PIN: 03-13-400-015 part of; 03-13-400-014
SIZE: ~7.98 acres
EXISTING ZONING: R-3 Multi-Family Residence District

ADJACENT ZONING & LAND USE:

Direction	Zoning	Jurisdiction	Use
North	R-2	Minooka	Single Family Residential
West	A-1	Grundy County	Agriculture
South	R-3	Channahon	Creekside Estates Unit 1
East	A-1	Grundy County	Vacant



Zoning Map



Location Map



RELEVANT PLAN(S)

COMPREHENSIVE PLAN DESIGNATION:

Singel Family Neighborhood

SUBAREA:

None

APPLICATION REQUEST(S)

- Approval of Final Plat of Subdivision

BACKGROUND INFORMATION

- May 2021 – Approved Annexation, R-3 zoning, PUD, Preliminary Plat, and Final Plat for Unit 1

PUBLIC NOTICE SUMMARY

- This request does not require the completion of public notices.



PROJECT DETAILS

Plan Overview:

Plat.

- The Final Plat for Unit 2 includes 17 lots for 34 duplex units; one (1) Outlot over the existing Utility Easement for The Village Church, and the necessary right of way and easement dedications.
- The final plat is in substantial compliance with the preliminary plat and approved PUD ordinance.

Architecture.

- The architectural design guidelines for Creekside Estates were approved with the PUD. All dwellings will comply with the guidelines.

Signs.

- The subdivision entrance sign was installed on Outlot 3 in Unit 1.

Landscape.

- The final landscape plan was approved with the overall engineering for the subdivision.
- The duplex units are required to have foundation landscaping and an additional replacement preservation tree installed prior to occupancy of the dwelling per the PUD requirements.

STAFF COMMENTS AND CONDITIONS

- Engineering and landscaping plans for the entire subdivision were approved in 2021.

STANDARDS

Standards for Review of Plats and Site Plans:

The Planning and Zoning Commission shall recommend approval and the corporate authorities shall approve a preliminary or final plat or a preliminary or final site plan, unless it makes written findings specifying the manner in which:

- (1) The design and layout of the subdivision site plan or development does not conform to the provisions of this chapter.
- (2) The applicant has not made adequate provision to install improvements required by the Planning and Zoning Commission or corporate authorities under authority of this chapter.
- (3) The final plat of subdivision or final site plan fails to comply with an approved preliminary plat of subdivision site plan or preliminary site plan.



- (4) The plat or site plan does not conform with this chapter, the Comprehensive Plan, the Official Zoning Map, the Stormwater Detention Regulations (Ch. 53), Flood Hazard Prevention (Ch. 153), Soil Erosion Regulations (Ch. 157), established village planning policies, and all other village ordinances.
- (5) The provisions for vehicular loading, unloading, parking or circulation on the parcel or onto adjacent public rights-of-way will create hazards to safety or will cause significant burdens on transportation facilities that could be avoided by modification of the plan.
- (6) The vehicular and pedestrian traffic circulation system creates hazards to safety that could be avoided by modification of the plan.
- (7) The proposed plan unnecessarily and in specified particulars destroys, damages, or detrimentally alters significant natural, topographic or physical features of the site and development.
- (8) The proposed landscaping, screening or lighting fails to provide adequate acoustical or visual privacy to incompatible adjacent uses that could be avoided by modification of the plan.
- (9) The bulk and location of proposed buildings and structures will have significant adverse impact on adjacent property and development of the parcel is not feasible in a manner that will avoid these consequences.
- (10) The proposed plat or site plan makes inadequate provision for the use and maintenance of open space, and this failure may result in a burden on the public or on the adjacent properties.
- (11) The proposed development will impose an undue burden upon off-site public services, including sanitary sewer, water and storm drainage, which conclusion shall be based upon a written report of the Village Engineer provided that there is no provision in the capital works program of the village to correct the specific burden and that the applicant has not agreed to alleviate that portion of the burden attributable to the proposed development.
- (12) The subdivision site plan or development is subject to periodic flooding or contains poor drainage facilities and would make adequate drainage of the lots and streets impossible.

SUPPORTING DOCUMENTS

- Final Plat of Subdivision



ACTION REQUESTED OF THE COMMISSION

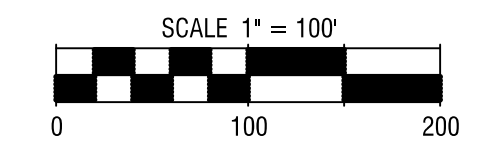
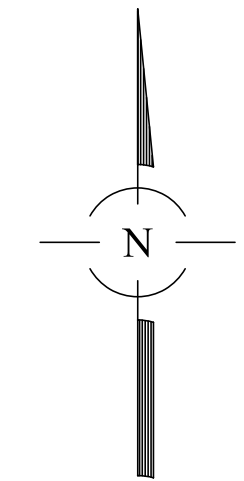
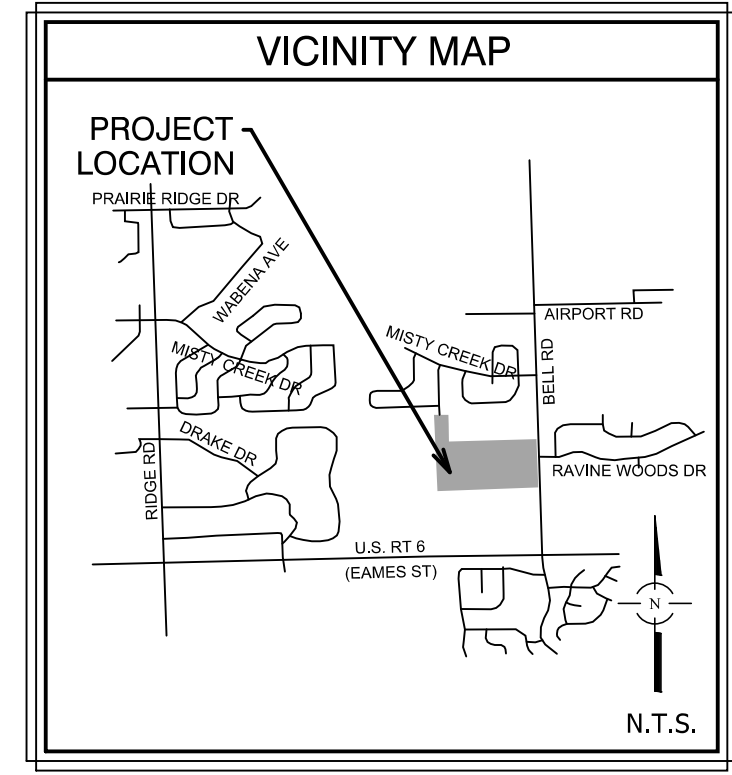
- Review and make a Recommendation including Findings of Fact to the Village Board regarding the application for final plat.

Suggested Motion – Motion to recommend that the Village Board approve the final plat of subdivision for Creekside Estates Unit 2.

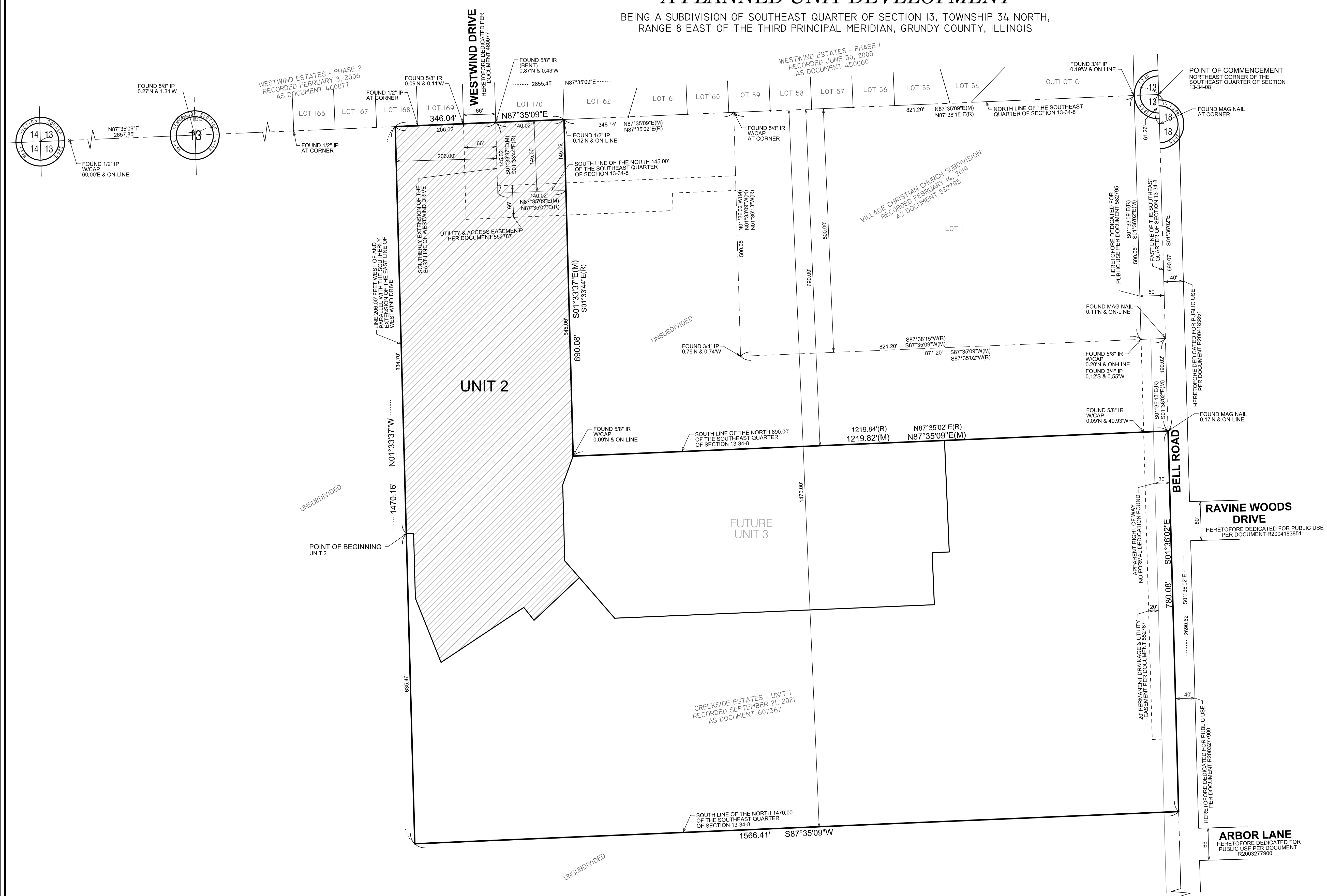
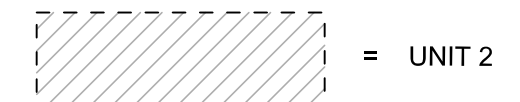
FINAL PLAT OF CREEKSIDE ESTATES - UNIT 2

A PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH,
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, GRUNDY COUNTY, ILLINOIS



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION ILL EAST ZONE



PREPARED FOR (OWNER):
E.E.C. IL, INC.
P.O. BOX 340
MINOOKA, IL 60447

REVISIONS:
10/02/2023



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

224 1/2 N. Liberty Street,
Morris, Illinois 60450
Phone: (815) 941-0260 Fax: (815) 941-0263

DATE: 08/19/2022
JOB NO: 10867
FILENAME: 10867PUD-FINAL-UNIT 2
SHEET 1 OF 3

FINAL PLAT OF CREEKSIDE ESTATES - UNIT 2 A PLANNED UNIT DEVELOPMENT

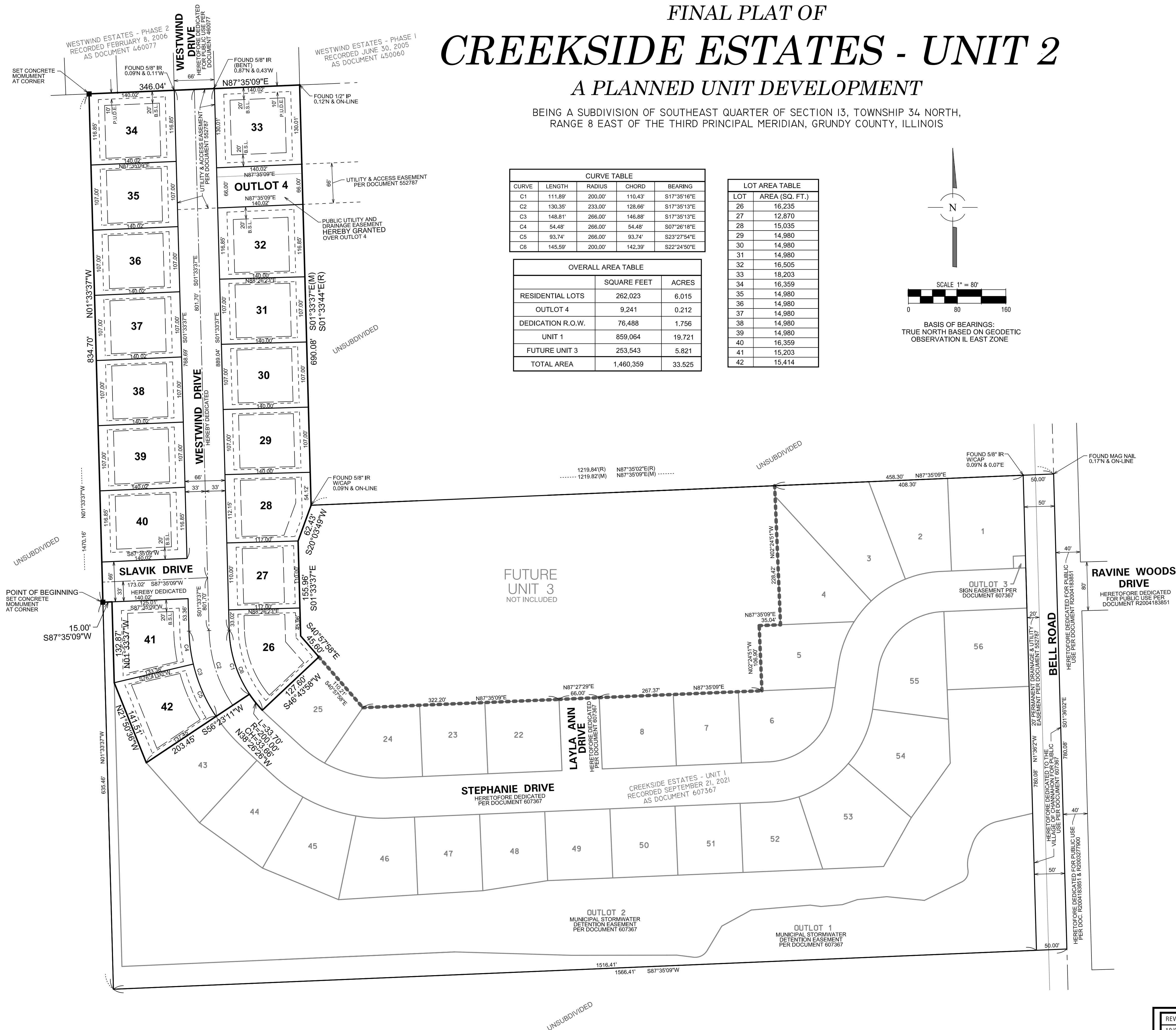
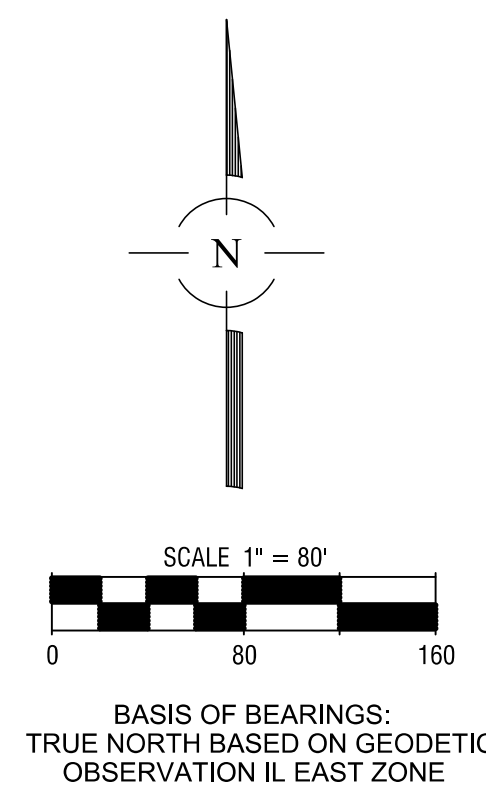
BEING A SUBDIVISION OF SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH,
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, GRUNDY COUNTY, ILLINOIS

Lot #	Address	Street	Duplex Side
27	25213	S Westwind Drive	south unit
27	25209	S Westwind Drive	north unit
28	25208	S Westwind Drive	south unit
28	25165	S Westwind Drive	north unit
29	25159	S Westwind Drive	south unit
29	25155	S Westwind Drive	north unit
30	25149	S Westwind Drive	south unit
30	25143	S Westwind Drive	north unit
31	25137	S Westwind Drive	south unit
31	25133	S Westwind Drive	north unit
32	25127	S Westwind Drive	south unit
32	25123	S Westwind Drive	north unit
33	25109	S Westwind Drive	south unit
33	25103	S Westwind Drive	north unit
34	25104	S Westwind Drive	north unit
34	25110	S Westwind Drive	south unit
35	25114	S Westwind Drive	north unit
35	25118	S Westwind Drive	south unit
36	25124	S Westwind Drive	north unit
36	25130	S Westwind Drive	south unit
37	25136	S Westwind Drive	north unit
37	25140	S Westwind Drive	south unit
38	25146	S Westwind Drive	north unit
38	25150	S Westwind Drive	south unit
39	25156	S Westwind Drive	north unit
39	25162	S Westwind Drive	south unit
40	25200	S Westwind Drive	north unit
40	25204	S Westwind Drive	south unit
41	26617	W Stephanie Drive	north unit
41	26611	W Stephanie Drive	south unit
42	26601	W Stephanie Drive	north unit
42	26565	W Stephanie Drive	south unit

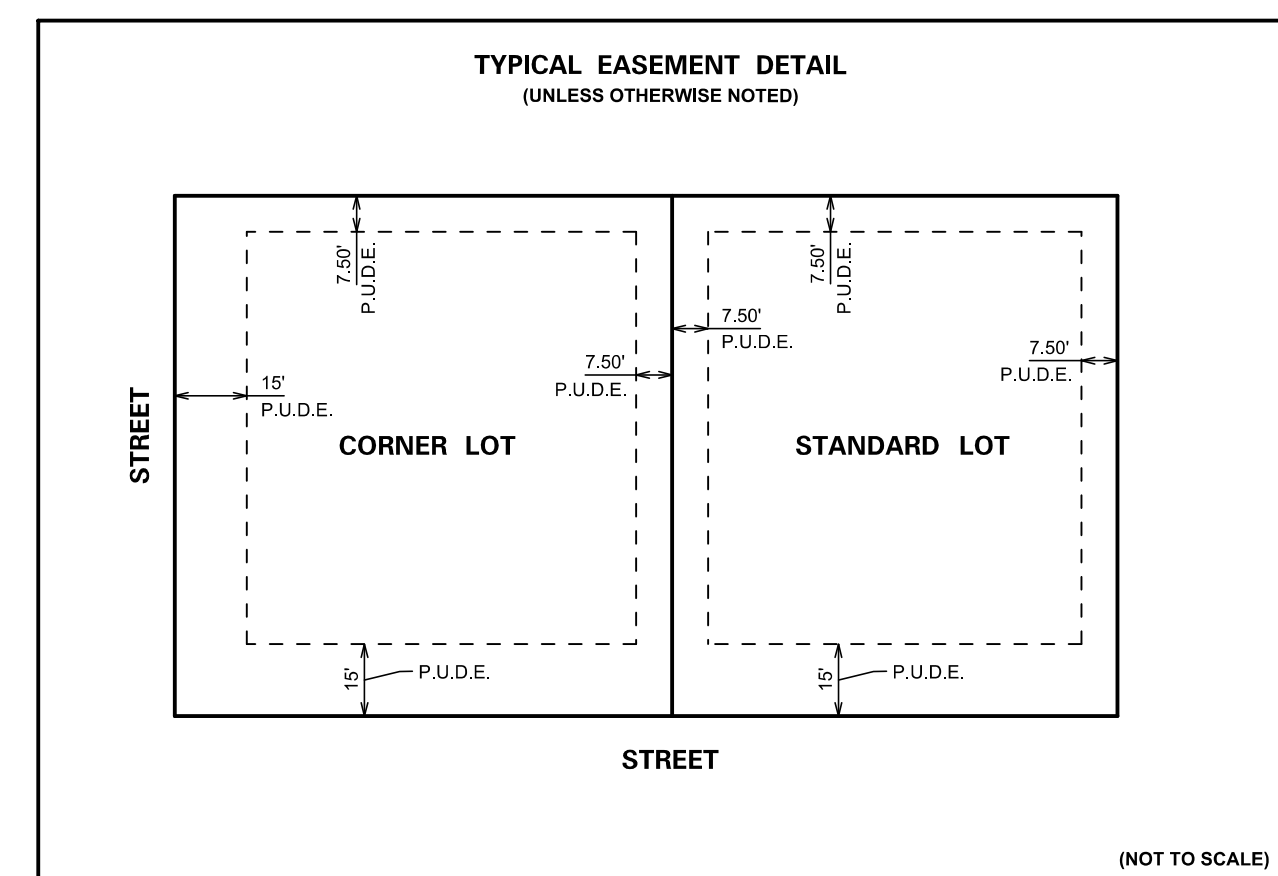
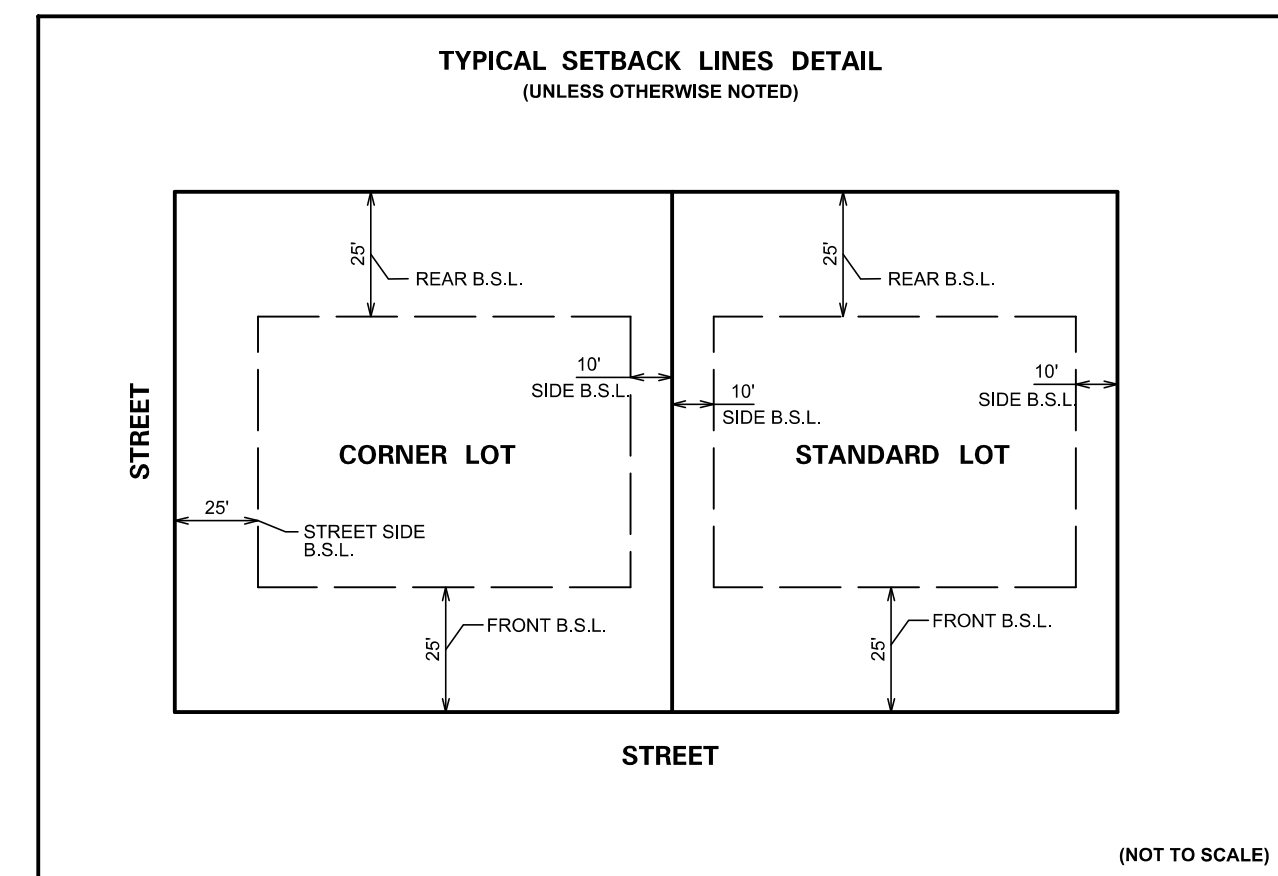
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	111.89'	200.00'	110.43'	S17°35'16"E
C2	130.35'	233.00'	128.66'	S17°35'13"E
C3	148.81'	266.00'	146.88'	S17°35'13"E
C4	54.48'	266.00'	54.48'	S07°26'18"E
C5	93.74'	266.00'	93.74'	S23°27'54"E
C6	145.59'	200.00'	142.39'	S22°24'50"E

LOT	AREA (SQ. FT.)
26	16,235
27	12,870
28	15,035
29	14,980
30	14,980
31	14,980
32	16,505
33	18,203
34	16,359
35	14,980
36	14,980
37	14,980
38	14,980
39	14,980
40	16,359
41	15,203
42	15,414

	SQUARE FEET	ACRES
RESIDENTIAL LOTS	262,023	6.015
OUTLOT 4	9,241	0.212
DEDICATION R.O.W.	76,488	1.756
UNIT 1	859,064	19.721
FUTURE UNIT 3	253,543	5.821
TOTAL AREA	1,460,359	33.525



ABBREVIATIONS
B.S.L. = BUILDING SET BACK LINE
P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT



NOTE:
ALL LOT EASEMENTS AND SETBACK LINES
ARE HEREBY GRANTED

NOTE:
5/8" IR TO BE SET AT CORNERS
(UNLESS OTHERWISE NOTED)

PREPARED FOR (OWNER):
E.E.C. II, INC.
P.O. BOX 340
MINOOKA, IL 60447

REVISIONS: 10/02/2023 		CONSULTING ENGINEERS SITE DEVELOPING ENGINEERS LAND SURVEYORS	DATE: 08/19/2022 JOB NO: 10867 FILENAME: 10867PUD-FINAL-UNIT 2 SHEET 2 OF 3
224 1/2 N. Liberty Street, Morris, Illinois 60450 Phone: (815) 941-0260 Fax: (815) 941-0263			

