



FROM: Karen A. James, Planner
DATE: May 9, 2024
SUBJECT: Final Plat of Subdivision: Ravine Woods Unit 3
FOR AGENDA: May 13, 2024

SUMMARY

CTT Land Holdings, LLC. is requesting approval of a final plat of subdivision for Ravine Woods Subdivision Unit 3. Unit 3 is located at the current terminus of Ravine Woods Drive, north of Arroyo Trails in the eastern portion of the Ravine Woods Subdivision. Approval of the plat would allow for the construction of infrastructure improvements for 71 single family residential lots. Unit 3 is the last of the single-family units within the Ravine Woods Subdivision.

GENERAL INFORMATION

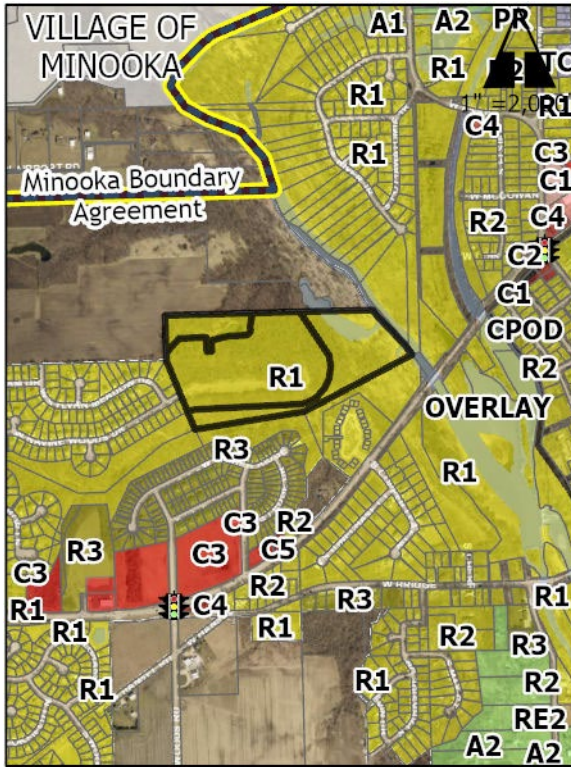
APPLICANT: CTT Land Holdings, LLC
LOCATION: East of the current terminus of Ravine Woods Drive
PIN: 04-10-18-400-025-0000; 04-10-18-200-015-0000;
04-10-18-400-026-0000
SIZE: 51.28 acres
EXISTING ZONING: R-1 Single Family Residence District

ADJACENT ZONING & LAND USE:

Direction	Zoning	Jurisdiction	Use
North	A-1	Will County	agriculture
West	R-1	Village	Ravine Woods Unit 2
South	R-1	Village	Arroyo Trails
East	R-1	Village	DuPage River



Zoning Map



Location Map



RELEVANT PLAN(S)

COMPREHENSIVE PLAN DESIGNATION: Single-Family Neighborhood
SUBAREA: None

APPLICATION REQUEST(S)

- Approval of Final Plat of Subdivision

BACKGROUND INFORMATION

- March 2003 – Approved Annexation Agreement, Annexation, Zoning upon annexation, and Concept Plan for land that included of the Ravine Woods Subdivision
- April 2003 – Approved Preliminary Plat of Subdivision for Ravine Woods
- November 2018 – Approved Amendment to the PUD and Preliminary Plat of Subdivision for Ravine Woods Unit 3



PUBLIC NOTICE SUMMARY

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

PROJECT DETAILS

Plan Overview:

Plat.

- The Final Plat for Unit 3 includes 76 lots, 5 for park property and 71 for single family residential dwellings.
- The land included in lots 382 and 384 was previously deeded to the Channahon Park District for the construction of Arroyo Trails project.
- Lots 380, 381, and 383 would be deeded to the Channahon Park District for construction of a neighborhood park on lots 380 and 381 and neighborhood access to Arroyo Trails on lot 383.
- The Channahon Park District and developer have agreed that no parking lot will be installed on lots 380 and 381.
- The final plat is in substantial compliance with the preliminary plat and approved amended PUD ordinance.

Architecture.

- The Ravine Woods subdivision does not have active covenants and restrictions or a Homeowners' Association for review of architectural elevations.

Landscape.

- The street tree planting plan for this unit of Ravine Woods has been updated to reflect the current list of tree species approved for planting in the public right of way.
- The plan is in substantial compliance with the landscape ordinance.

STAFF COMMENTS AND CONDITIONS

- Engineering plans for the subdivision unit have been approved.
- The donation of land to the Channahon Park District fulfills the park donation required by the Subdivision and Development Regulations Dedication of Lands ordinance.



- The applicant is the contract purchaser and future developer of Unit 3. Following the purchase of the property, the ownership signature on the plat would be revised to reflect the new ownership.

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
- Street Tree Plan

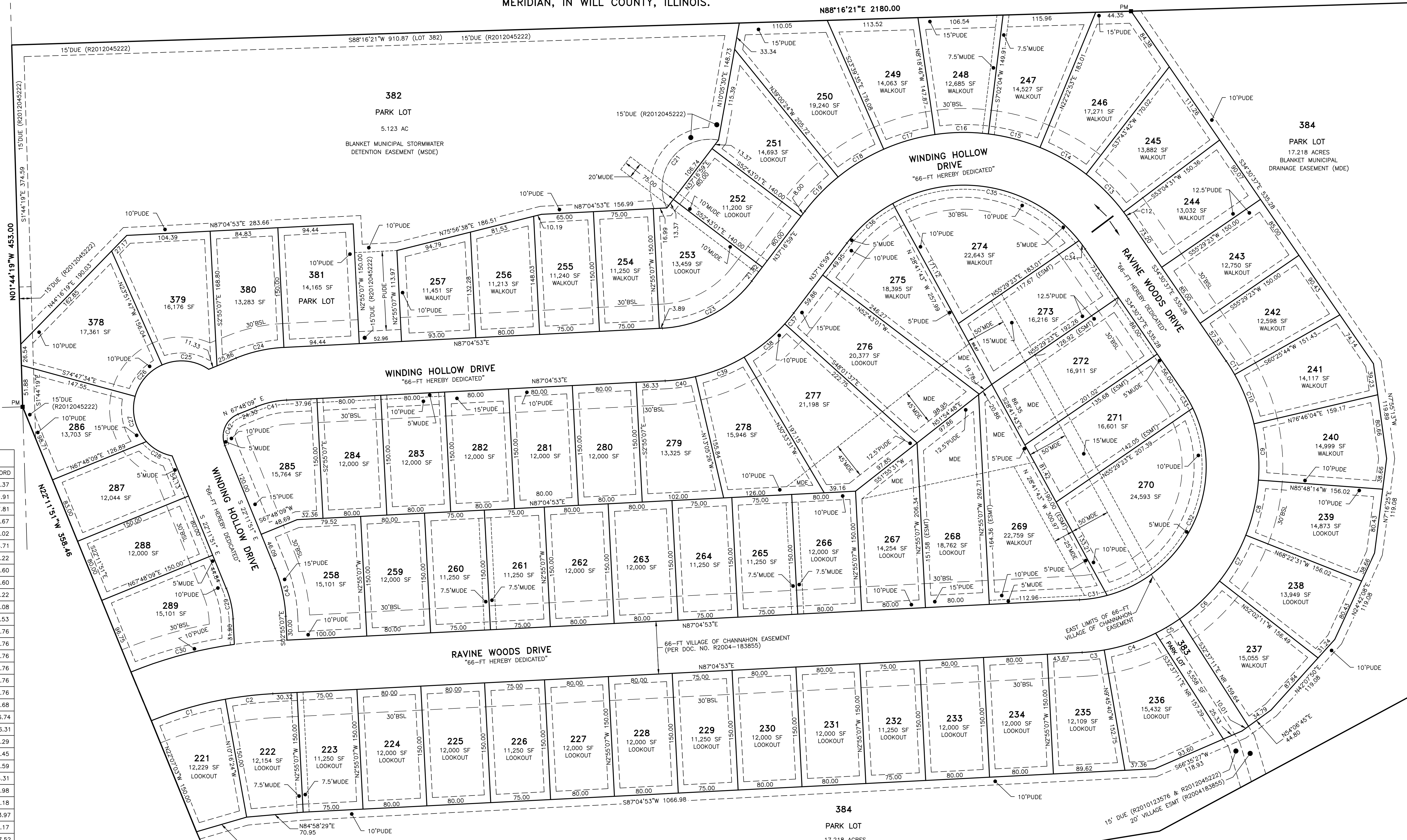
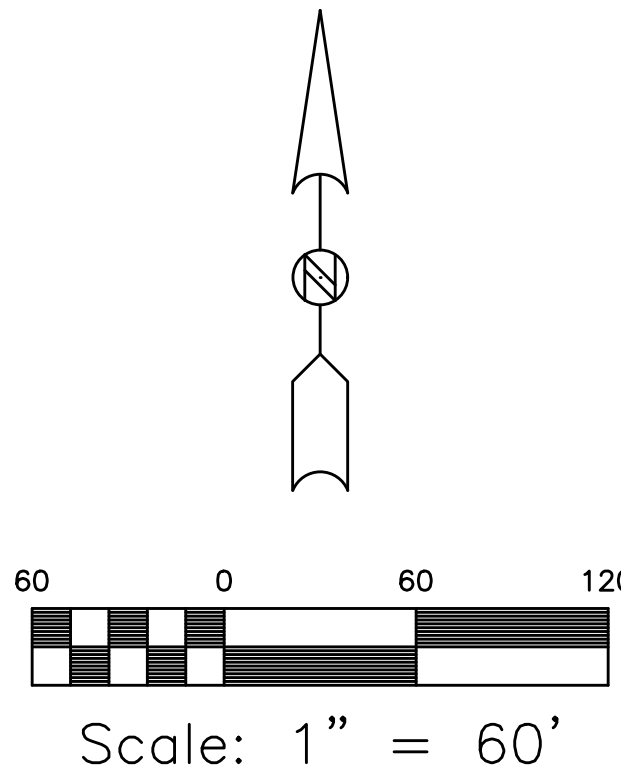
ACTION REQUESTED OF THE COMMISSION

- Review and make a Recommendation including Findings of Fact to the Village Board regarding the application for Final Plat of Subdivision, subject to any conditions the PZC determines are necessary.

Suggested Motion – Motion to recommend that the Village Board approve the Ravine Woods Unit 3 Final Plat of Subdivision.

RAVINE WOODS UNIT THREE

A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 18, IN
TOWNSHIP 34 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN WILL COUNTY, ILLINOIS.



NUMBER	RADIUS	ARC LENGTH	CHORD BEARING	CHORD	
C1	467.00	96.54	S73°48'16"W	96.37	
C2	467.00	59.95	S83°24'15"W	59.91	
C3	233.00	27.83	N83°39'37"E	27.81	
C4	233.00	67.91	N71°53'21"E	67.67	
C5	233.00	35.05	N59°13'49"E	35.02	
C6	233.00	68.96	N46°26'32"E	68.71	
C7	233.00	66.44	N29°47'39"E	66.22	
C8	233.00	70.87	N12°54'38"E	70.60	
C9	233.00	70.87	N4°31'05"W	70.60	
C10	233.00	66.44	N21°24'06"W	66.22	
C11	233.00	20.09	N32°02'27"W	20.08	
C12	250.00	10.53	N55°43'03"W	10.53	
C13	250.00	66.96	N44°35'54"W	66.76	
C14	250.00	66.96	N59°56'43"W	66.76	
C15	250.00	66.96	N75°17'32"W	66.76	
C16	250.00	66.96	S89°21'39"W	66.76	
C17	250.00	66.96	S74°00'50"W	66.76	
C18	250.00	66.96	S58°40'01"W	66.76	
C19	250.00	59.82	S44°08'18"W	59.68	
C20	250.00	66.96	S77°26'31"W	61.29	
C21	60.00	131.55	S37°16'59"W	106.74	
C22	150.00	130.37	N62°10'56"E	126.31	
C23	183.00	61.58	S77°26'31"W	61.29	
C24	60.00	61.05	N84°42'50"W	58.45	
C25	60.00	53.33	S40°40'19"W	51.59	
C26	60.00	60.89	S13°51'49"E	58.31	
C27	60.00	37.59	S60°52'57"E	36.98	
C28	117.00	39.37	S12°33'29"E	39.18	
C29	533.00	134.32	S75°01'20"W	133.97	
C30	167.00	294.07	N24°32'45"E	257.52	
C31	167.00	25.09	N30°12'20"W	25.07	
C32	184.00	12.90	N36°31'06"W	12.89	
C33	184.00	258.22	N78°43'49"W	237.55	
C34	184.00	76.38	S49°10'28"W	75.83	
C35	216.00	17.68	N39°37'41"E	17.68	
C36	216.00	65.85	N50°42'26"E	65.60	
C37	216.00	65.85	N68°10'31"E	65.60	
C38	216.00	38.35	N81°59'44"E	38.30	
C39	41	117.00	39.37	S77°26'31"W	39.18
C40	30.00	47.12	S22°48'09"W	42.43	
C41	183.00	61.58	S12°33'29"E	61.29	

- GENERAL NOTES**
- THE BASIS OF BEARING AND MEASUREMENT FOR THIS DEVELOPMENT MATCHES THE BEARING UTILIZED IN RAVINE WOODS UNITS ONE AND TWO AND IN THE RAVINES P.U.D.
 - UNLESS OTHERWISE NOTED, ALL REAR YARD EASEMENTS SHALL BE 10-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENTS. (PUDE)
 - UNLESS OTHERWISE NOTED, ALL INTERIOR SIDE YARD EASEMENTS SHALL BE 7.5-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENTS. (PUDE)
 - UNLESS OTHERWISE NOTED, ALL EASEMENTS ALONG THE PROPOSED STREETS SHALL BE 10-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENTS. (PUDE)
 - UNLESS OTHERWISE NOTED, ALL BUILDING SETBACK LINES ALONG STREET RIGHT OF WAYS ARE 30 FEET IN WIDTH. (BSL)
 - THE USE OF "PUDE" DENOTES PUBLIC UTILITY AND DRAINAGE EASEMENT, THIS EASEMENT IS FOR THE BENEFIT OF THOSE LISTED IN THE BOTH SETS OF EASEMENT PROVISIONS; EITHER FOR P.U.E. OR P.U.D.E.
 - MSDE DENOTES MUNICIPAL STORMWATER DETENTION EASEMENT.
 - MUDE DENOTES MUNICIPAL UTILITY AND DRAINAGE EASEMENT.
 - MDE DENOTES MUNICIPAL DRAINAGE EASEMENT.
 - ALL PUBLIC IMPROVEMENTS WITHIN THIS SUBDIVISION ARE HEREBY DEDICATED TO THE PUBLIC.
 - LOT 381 IS DESIGNATED AS A PARK LOT FOR USE AS A "TOIT" LOT.
 - LOT 382 IS DESIGNATED AS A PARK LOT FOR USE AS OPEN SPACE AND STORM WATER DETENTION.
 - LOT 383 IS DESIGNATED AS A PARK LOT FOR USE AS A UTILITY CORRIDOR AND TO PROVIDE ACCESS FROM RAVINE WOOD DRIVE LOT 384 AND TO THE CHANNAHON PARK DISTRICT ARROYO TRAIL NETWORK.
 - LOT 384 IS DESIGNATED AS A PARK LOT FOR USE AS OPEN SPACE.
 - THE DESIGNATIONS OF LOOKOUT AND WALKOUT, AS SHOWN ON CERTAIN LOTS, REFERS TO THE TYPE OF BASEMENT CONSTRUCTION PROPOSED FOR THESE RESPECTIVE LOTS. THE BASEMENT DESIGNATIONS WERE TAKEN FROM THE GRADING PLAN WITHIN THE APPROVED IMPROVEMENT PLANS FOR RAVINE WOODS SUBDIVISION UNIT THREE.
 - PM - INDICATES 9/16" IRON SET IN CONCRETE FOR A PERMANENT MONUMENT.

- MASS GRADING/SLOPE STABILITY NOTES:**
- DEVELOPER AND/OR BUILDER(S) SHALL RETAIN A SOILS CONSULTANT TO CONDUCT THE APPROPRIATE TESTING ON THE PROPOSED PAVEMENT AND BUILDING SUBGRADE MATERIAL.
 - UNSATURABLE MATERIAL ENCOUNTERED (MARGINAL SUBGRADE STABILITY, EXCESS MOISTURE CONTENT, LOW COMPRESSIVE STRENGTHS, ETC.) SHALL BE REMOVED AND RECOMPACTED OR, REMOVED AND REPLACED BASED ON THE RECOMMENDATIONS OF THE SOILS CONSULTANT.
 - BASED ON THE STEEP SLOPES THROUGHOUT THE SITE, THE DESIGN OF THE BUILDING PLANS FOR EACH LOT SHOULD INCLUDE AN ANALYSIS OF THE FOUNDATION SYSTEMS TO DETERMINE WHETHER MODIFICATIONS ARE REQUIRED BASED ON SLOPE STABILITY CONCERNS.
 - CONSTRUCTION ON THE INDIVIDUAL LOTS SHALL NOT DISTURB THE EXISTING VEGETATION ON THE DOWN-SLOPE OF THE EXISTING RAVINES AROUND THE PERIMETER OF THE DEVELOPMENT. FINAL LANDSCAPING ON EACH LOT SHALL INCORPORATE, AS NECESSARY, MEASURES TO PROVIDE STABILITY FOR ANY PROPOSED STEEP SLOPES.
- SHEET LEGEND**
- OVERALL BOUNDARY AND LOT 384 DETAILS
 - LOTS 221-289 AND LOTS 378-383 DETAILS
 - CERTIFICATES

GEOTECH INC.
 CONSULTING ENGINEERS - LAND SURVEYORS
 1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

RAVINE WOODS UNIT THREE

FINAL PLAT OF SUBDIVISION
 DRAWN BY: C.M.P. JOB # 19796
 CHECKED BY: C.M.P. DATE: 04/07/2019

PER VILLAGE REVIEW #5 04-30-2024
 PER VILLAGE REVIEW #3 04-17-2024
 PER VILLAGE REVIEW #2 04-17-2024
 PER VILLAGE REVIEW #1 08-19-2019
 DATE BY REVISION

2

GJN19796

