



FROM: Karen A. James, Planner

DATE: February 8, 2024

SUBJECT: Final Plat of Subdivision: Whispering Oaks Unit 3

FOR AGENDA: February 12, 2024

SUMMARY

W.O. Phase 2 Development, LLC is requesting approval of the Final Plat of Subdivision for Whispering Oaks Unit 3. Unit 3 is located at the current south terminus of Justin Drive at the southeast corner of the Phase 2 area south of Old Kerry Grove. Approval of the plat would allow for the construction of infrastructure improvements for thirteen (13) single family residential lots and a detention pond. Unit 3 lies within the portion of Whispering Oaks Subdivision that was previously vacated following the housing recession. Final engineering plans are currently under review. Recommendation by the Commission should be subject to staff review and approval of final engineering.

GENERAL INFORMATION

APPLICANT: W.O. Phase 2 Development, LLC

LOCATION: South of Old Kerry Grove, north of Kimberly Lane

PIN: Part of 03-25-276-025 and Part of 03-25-276-022

SIZE: 7.79 acres

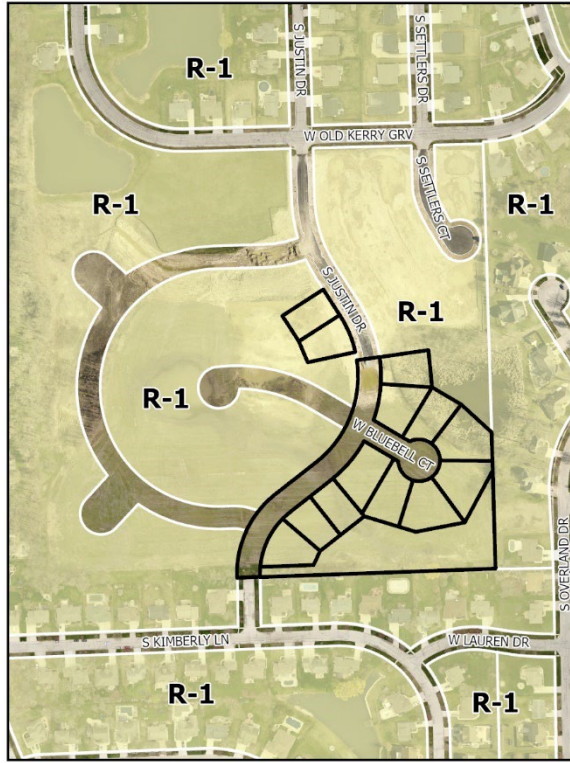
EXISTING ZONING: R-1 Single Family Residence District

ADJACENT ZONING & LAND USE:

Direction	Zoning	Jurisdiction	Use
North	R-1	Village	Residential (Whispering Oaks)
West	R-1	Village	Residential (Highlands)
South	R-1	Village	Residential (Highlands)
East	R-1	Village	Residential (McKinley Oaks)



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

- August 2005 – Approval of Annexation of property and Annexation Agreement
- March 2006 – Approval of Final Plat of Subdivision
- February 2009 – Vacation of Subdivision Plat south of Old Kerry Grove
- May 2021 – Approval of Whispering Oaks Unit 2 Final Plat of Subdivision



PUBLIC NOTICE SUMMARY

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

PROJECT DETAILS

Plan Overview:

Final Plat.

- The final plat consists of thirteen (13) single family residential lots meeting the minimum lot size of 12,000 square feet, one (1) outlot for detention to be deeded to and maintained by the Homeowners' Association, dedication of Bluebell Court and a portion of Justin Drive, and dedication of the necessary drainage and utility easements.
- Outlot 164 extends west to Justin Drive in order to provide adequate access for maintenance of the detention pond.
- The required Land/Cash park donation for the Whispering Oaks Subdivision was provided through a combination of land and fee at the time of permit. The park site located at the southwest corner of Justin Drive and Old Kerry Grove was dedicated to the Channahon Park District following the approval of the 2006 final plat.
- The required land/cash school donations were agreed to be cash in lieu of land.
- The final plat for Unit 3 is in substantial compliance with the approved preliminary plat and previously approved and vacated final plat.
- The remaining lots of Whispering Oaks south of Old Kerry Grove would be platted in future units as the lot inventory is constructed. Each final plat would be considered separately for approval.
- In conjunction with Unit 3 construction, detention pond B located at the curve of Old Kerry Grove would be expanded. The pond expansion area would be included in a future final plat.

Signs.

- The subdivision does not have subdivision entry monuments.

Landscape.

- The final parkway tree plan is in compliance with the Landscape Ordinance and was approved in conjunction with Unit 2.



- The landscape plan for the perimeter of the detention ponds is in compliance with the Landscape Ordinance.
- Six (6) of the required detention pond trees would be planted on lots 139 thru 144 given the proximity of the pond bank to the lot lines.

STAFF COMMENTS AND CONDITIONS

- The engineering plans for Whispering Oaks were approved prior to the recording of the original subdivision plat in 2006.
- The Vacation Agreement allowed for the approval of the final engineering plans to stand for five (5) years following the vacation of the plat.
- The engineering plans for the part of the subdivision south of Old Kerry Grove is currently under review for compliance with the village's current construction details and specifications. Any recommendation of approval should be conditioned upon staff review and approval of the updated engineering plans.

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
- Pond B & D Landscape Plans

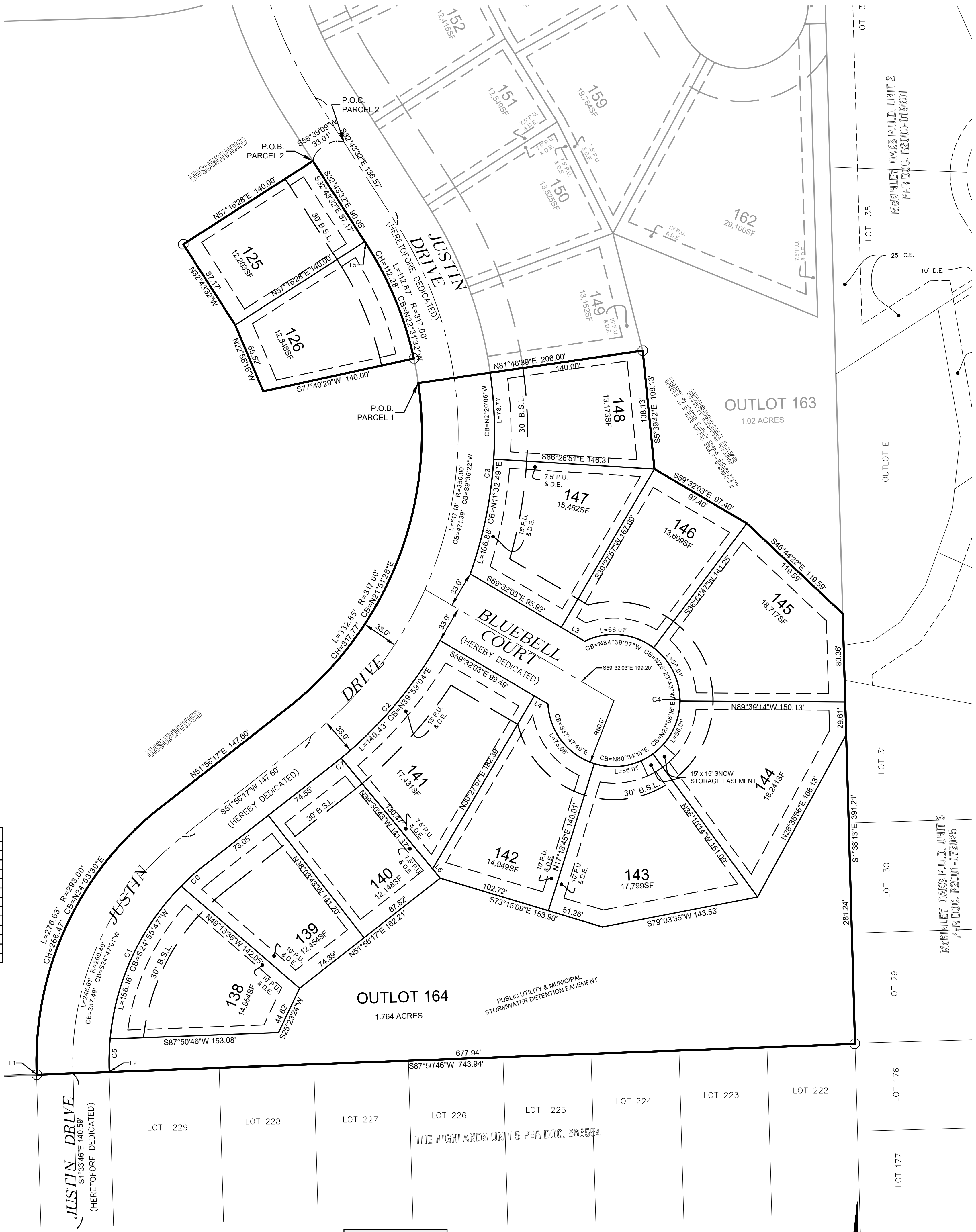
ACTION REQUESTED OF THE COMMISSION

- Review and make a Recommendation to the Village Board regarding the application for Final Plat of Subdivision, subject to staff's recommended conditions and any conditions the PZC determines are necessary.

Suggested Motion – Motion to recommend that the Village Board approve the Final Plat of Subdivision for Whispering Oaks Unit 3, subject to staff review and approval of final engineering.

FINAL PLAT of WHISPERING OAKS UNIT 3

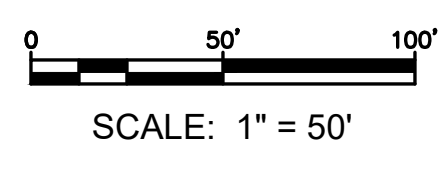
BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS



LOT	ADDRESS
125	26545 S. JUSTIN DRIVE
126	26551 S. JUSTIN DRIVE
138	26556 S. JUSTIN DRIVE
139	26550 S. JUSTIN DRIVE
140	26644 S. JUSTIN DRIVE
141	26425 W. BLUEBELL COURT
142	26415 W. BLUEBELL COURT
143	26405 W. BLUEBELL COURT
144	26400 W. BLUEBELL COURT
145	26410 W. BLUEBELL COURT
146	26420 W. BLUEBELL COURT
147	26430 W. BLUEBELL COURT
148	26562 S. JUSTIN DRIVE

Line #	Length	Direction
L1	0.85'	N2°09'20"W
L2	0.85'	S2°09'20"E
L3	24.86'	S59°32'03"E
L4	14.41'	S59°32'03"E
L5	2.88'	S32°43'32"E
L6	10.90'	S39°30'43"E

Curve #	Length	Radius	Chord	Chord Bearing
C1	214.31'	227.00'	206.44'	S24°53'29"W
C2	150.12'	383.00'	149.16'	N40°42'34"E
C3	185.59'	383.00'	183.78'	N5°39'33"E
C4	307.11'	60.00'	66.00'	N30°27'57"E
C5	29.23'	227.00'	29.21'	S1°32'00"W
C6	28.83'	227.00'	28.81'	S48°17'16"W
C7	9.69'	383.00'	9.69'	N51°12'48"E



P.U. & D.E.	- PUBLIC UTILITY AND DRAINAGE EASEMENT
B.S.L.	- BUILDING SETBACK LINE
○	- CONCRETE MONUMENT
---	- EASEMENT LINES
---	- SETBACK LINETYPE
○	- FOUND IRON ROD
○	- FOUND IRON PIPE

EASEMENT NOTE:
ALL LOTS WITHIN THE SUBDIVISION SHALL HAVE A 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ON EACH SIDE YARD, AND A 15 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ON EACH FRONT AND REAR YARD, UNLESS OTHERWISE NOTED

SURVEYORS CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, ROBERT F. SLUIS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT, UNDER THE DIRECTION OF THE OWNER THEREOF, I HAVE SURVEYED, SUBDIVIDED AND PLATTED INTO 14 LOTS AND 2 STREETS, THAT PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

PARCEL 1
BEGINNING AT THE SOUTHWEST CORNER OF WHISPERING OAKS UNIT 2 PER DOCUMENT NUMBER R2021-609377; THENCE NORTH 81 DEGREES 46 MINUTES 39 SECONDS EAST A DISTANCE OF 206.00 FEET; THENCE SOUTH 5 DEGREES 39 MINUTES 42 SECONDS EAST A DISTANCE OF 108.13 FEET; THENCE SOUTH 59 DEGREES 32 MINUTES 3 SECONDS EAST A DISTANCE OF 97.40 FEET; THENCE SOUTH 46 DEGREES 44 MINUTES 22 SECONDS EAST A DISTANCE OF 119.59 FEET; THENCE SOUTH 1 DEGREE 38 MINUTES 13 SECONDS EAST A DISTANCE OF 743.94 FEET; THENCE SOUTH 87 DEGREES 9 MINUTES 46 SECONDS WEST A DISTANCE OF 743.94 FEET; THENCE NORTH 2 DEGREES 9 MINUTES 20 SECONDS WEST A DISTANCE OF 0.85 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 293.00 FEET, A DISTANCE OF 276.63 FEET, AND CHORD BEARING OF NORTH 24 DEGREES 53 MINUTES 30 SECONDS EAST AND CHORD DISTANCE OF 268.47 FEET; THENCE NORTH 51 DEGREES 56 MINUTES 17 SECONDS EAST A DISTANCE OF 147.60 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 317.00 FEET, A DISTANCE OF 332.85 FEET, AND CHORD BEARING OF NORTH 21 DEGREES 51 MINUTES 28 SECONDS EAST AND CHORD DISTANCE OF 317.77 FEET TO THE POINT OF BEGINNING.

PARCEL 2
COMMENCING AT A POINT ON THE CENTERLINE OF JUSTIN DRIVE, WITH THE INTERSECTION OF LOT 151/152 COMMON LOT LINE OF WHISPERING OAKS UNIT 2 PER DOCUMENT NUMBER R2021-609377 EXTENDED, THENCE SOUTH 58 DEGREES 39 MINUTES 09 SECONDS WEST A DISTANCE OF 33.01 FEET; TO THE POINT OF BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY OF JUSTIN DRIVE; THENCE SOUTH 32 DEGREES 43 MINUTES 32 SECONDS EAST A DISTANCE OF 90.05 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 317.00 FEET, A DISTANCE OF 112.87 FEET, AND CHORD BEARING SOUTH 22 DEGREES 31 MINUTES 32 SECONDS EAST AND CHORD DISTANCE OF 112.28 FEET; THENCE SOUTH 77 DEGREES 40 MINUTES 29 SECONDS WEST A DISTANCE OF 140.00 FEET; THENCE NORTH 22 DEGREES 58 MINUTES 16 SECONDS WEST A DISTANCE OF 65.52 FEET; THENCE NORTH 32 DEGREES 43 MINUTES 32 SECONDS WEST A DISTANCE OF 87.17 FEET; THENCE NORTH 57 DEGREES 16 MINUTES 28 SECONDS EAST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING, IN GRUNDY COUNTY, ILLINOIS.

- I DO FURTHER CERTIFY THAT:
1. THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.
 2. NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM MAP NUMBER 17063C0070F, EFFECTIVE DATE AUGUST 2, 2012.
 3. THE PROPERTY IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF CHANNAHON.
 4. THE TOTAL AREA OF THE SUBDIVISION IS 7.79 ACRES.
 5. THAT ALL REGULATIONS ENACTED BY THE SUBDIVISION AND PLAT ORDINANCE OF THE VILLAGE OF CHANNAHON HAVE BEEN COMPLIED WITH IN PREPARATION OF THE PLAT.
 6. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECT AT 68 DEGREES FAHRENHEIT.
 7. LOT CORNERS AND POINTS OF CURVE WILL BE STAKED WITH 5/8 INCH BY 24 INCH IRON RODS OR MONUMENTED ACCORDING TO THE PLAT ACT, AS AMENDED.
 8. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION.

DATED AT MANHATTAN, ILLINOIS THIS _____ day of _____, 20____, A.D.

Robert F. Sluis
Illinois Professional Land Surveyor #035-003558
License Expires November 30, 2024



PARCEL IDENTIFICATION NUMBER:
PART OF 03-25-276-025
& PART OF 03-25-276-022

MAIL TO:
VILLAGE OF CHANNAHON
24555 S. NAVAJO DR.
CHANNAHON, IL 60410

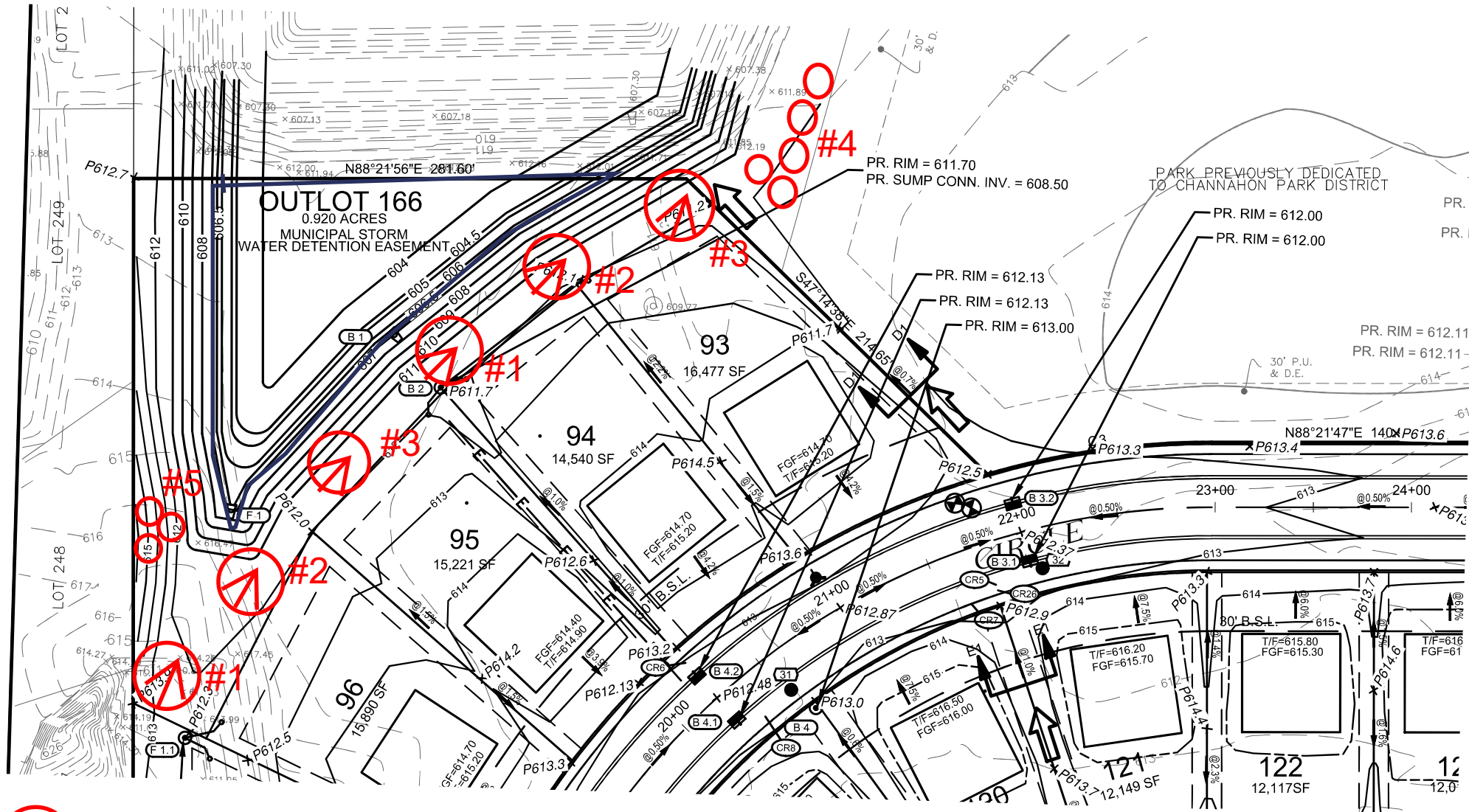
REVISIONS		
DATE	BY	DESCRIPTION
3/15/2023	MES	ISSUED FOR REVIEW
10/25/2023	BPH	PER VILLAGE REVIEW
12/14/2023	RFS	INTERNAL REVIEW
2/2/2024	BPH	PER VILLAGE REVIEW




M GINGERICH GERAUX & ASSOCIATES
Professional Design Firm License # 184.005003
P. 815-478-9680 www.mg2a.com F. 815-478-9685
25620 S. GOUGAR RD | MANHATTAN, IL. 60442

PREPARED BY: **TLS MANAGEMENT**
DATE: 08-15-2023 BY: B.Y.N.B. CK: B.Y.R.F.S. FILE:
JOB NO.: 21-305 PG: 1 of 2

Whispering Oaks Pond B Expansion
 Landscape Plan
 6 Overstory Tree = 60pts
 8 Evergreen = 40Pts.
 Total 100 Pts (required 100pts.)



-  = 2.5" caliper Overstory Tree
- #1 - Red Maple (2)
- #2 - Swamp White Oak (2)
- #3 - European Alder (2)

-  = 6' tall Evergreen
- #4 - Norway Spruce (5)
- #5 - Black Hills Spruce (3)

Lot 166 Seeding
 IDOT Class 1 Lawn Mixture
 Seeding per section 250 of IDOT
 Standard Specifications