

DATE: June 9, 2021
TO: Plan Commission
FROM: Planning Staff
SUBJECT: M-3-21: Additional Duplex Plans for The Villas at Cedar Creek Subdivision

GENERAL INFORMATION:

APPLICANT(S): DR Horton (Patrick Cook)
STATUS OF APPLICANT: Contract Purchaser/Builder
REQUESTED ACTION: Approval of new duplex plans
EXISTING ZONING: R-3 (One and Two Family Residential)
LOCATION: Villas at Cedar Creek Subdivision (East of Route 53 North of Millsdale Road)
SIZE: N/A
EXISTING LAND USE: Two-Family Residential
SURROUNDING LAND USE & ZONING:

NORTH: Undeveloped; A-1 Unincorp. Will Co.
SOUTH: Residential; Unincorp. Will Co.
EAST: Undeveloped; B-3
WEST: Single-Family; R-1B

SITE HISTORY: The subject property was annexed and classified to R-3 (one and two family residential) zoning district in 2005. The Preliminary Plat for Cedar Creek Villas was approved in 2005 and the Final and Recording Plats for Phase 1 were approved in 2006.

SPECIAL INFORMATION: Homebuilder DR Horton is under contract to purchase the remaining 46 undeveloped duplex lots within the Villas at Cedar Creek Subdivision, Unit 1. One and a half story duplex plans were approved as part of the original approvals for the Villas at Cedar Creek subdivision (see attached pictures). Eight units (four buildings) were constructed based on these approved plans. It is believed that the residential housing recession stopped the construction of these dwelling units during that time period. DR Horton would like to purchase the remaining lots and construct the attached duplex plans.

The new proposal includes two new interior selections (see attached plans) that range in size from 1,601 sq. ft. to 1,788 sq. ft. Three to four-bedroom options will be made available with 2.5 baths. Two-car garages will be standard features and basements will be optional to comply with previously built models. Two elevation/combinations will be possible (see attached plans). The petitioner is proposing 8:12 roof pitches and brick wainscotting along the front façade and garage sides to comply with the previously approved annexation agreement.

The new duplex plans have been presented to the Homeowner Association Board for the Villas at Cedar Creek and they have no objections to the new models (see attached letter).

ANALYSIS: The approval of the new plans will allow the new construction of duplexes on the remaining R-3 lots in the Villas at Cedar Creek Subdivision, Unit 1.

CASE NO. _____

DATE FILED: _____

**CITY PLAN COMMISSION
JOLIET, ILLINOIS**

PETITION FOR APPROVAL OF (Check One):

Additional House Plans
 Miscellaneous (request): _____

NAME OF SUBDIVISION: CEDRAR CREEK

NAME OF PETITIONER: DR HORTON (PATRICK COOK)

CELL #: 630-244-3101 **E-MAIL:** PCOOK@DRHORTON.COM

ADDRESS: 750 E BUNKER CT, SUITE 500

CITY, STATE, ZIP: VERNON HILLS, IL 60061

ADDITIONAL (BUSINESS) PHONE NUMBER: —

INTEREST OF PETITIONER: CONTRACT PURCHASER

NAME OF LOCAL AGENT (if applicable): NA

ADDRESS: —

CELL #: — **E-MAIL:** —

ADDITIONAL (BUSINESS) PHONE NUMBER: —

PROPERTY OWNER: CEDRAR CREEK LFS V LLC / TURNSTONE GROUP, LLC

ADDRESS: 1170 PEACHTREE ST, SUITE 1150

CITY, STATE, ZIP: ATLANTA, GA 30309

CELL #: — **E-MAIL:** DEEDWARDS@TURNSTONEGROUP.COM

ADDITIONAL (BUSINESS) PHONE NUMBER: NA

ATTORNEY: STEVEN COX

ADDRESS: 333 SOUTH 7TH ST, MINNEAPOLIS, MN 55402

CELL #: — **E-MAIL:** SCOX@FWHTLAW.COM

ADDITIONAL (BUSINESS) PHONE NUMBER: —

LEGAL DESCRIPTION OF PROPERTY: _____

SEE ATTACHED DOCUMENT

COMMON ADDRESS: VARIES

PERMANENT INDEX NUMBERS (Tax No.): LEGAL DESCRIPTION / MAP ATTACHED

NO. OF LOTS: 66 VACANT LOTS

PRESENT USE: R-1B / R-3 VACANT EXISTING ZONING: R-1B / R-3

USES OF SURROUNDING PROPERTIES: North: GENERALLY AGRICULTURE

South: AGRICULTURE / RESIDENTIAL

East: AGRICULTURE / INDUSTRIAL

West: AGRICULTURE / INDUSTRIAL

Has the Zoning Board of Appeals granted any variance, exception, or special permit concerning this property?

Yes No If yes, list the Case number and name: _____

Include three (3) copies of all required plans and a homeowner's association (HOA) approval letter.

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: NA

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present owner as recorded in the Will County Recorder of Deeds office. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the contract of sale was executed.

In the event the property is held in trust: A list of all individual beneficial owners of the trust must be attached.

In the event of corporate ownership: A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any shares of stock must be attached.

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, [Signature], hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true. I agree to be present in person or by representation when this is heard by the Plan Commission.

Date: 5/13/21 PATRICK COOK
Petitioner's Name

Subscribed and sworn to before me this 13 day of May, 20 21

[Signature]
Notary Public

07/15/2024
My Commission Expires:

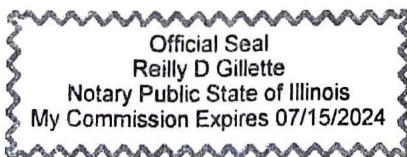


EXHIBIT A

Legal Description


LOTS 4, 15, 17, 18, 19, 54, 55, 75, 77, 80 THROUGH 84; 86 THROUGH 90, 92; 95, 96, AND 102, IN THE ESTATES AT CEDAR CREEK, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 34 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 13, 2006 AS DOCUMENT NUMBER R2006154817, IN WILL COUNTY, ILLINOIS.

LOTS 43 THROUGH 46, 53 THROUGH 63, IN THE RESERVE AT CEDAR CREEK UNIT 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 13, 2006 AS DOCUMENT NO. R2006154818, IN WILL COUNTY, ILLINOIS.

LOTS 28 THROUGH 32 BOTH INCLUSIVE, IN THE RESERVE AT CEDAR CREEK UNIT 2 PHASE 1, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 17, 2007 AS DOCUMENT NO. R2007107787, AND CERTIFICATE OF CORRECTION RECORDED FEBRUARY 7, 2008 AS DOCUMENT R2008016635, IN WILL COUNTY, ILLINOIS.

LOTS 20 THROUGH 25; 27, 29 THROUGH 35; 37, 38, 40, 41; AND 69 THROUGH 73, IN THE VILLAS AT CEDAR CREEK. UNIT 1., BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 13, 2006 AS DOCUMENT NO. R2006-154819, IN WILL COUNTY, ILLINOIS.

 1.25.21

DS
 1/25/21

CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- Building Permit (Complete Sections II and III)

PLAN ADDITIONS

II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

PIN(s): _____

III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate contact information below:

- Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- Land Trust:** State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
- Partnership:** State the names, addresses, and phone #'s of all partners
- Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization

E-MAIL: _____ **FAX:** _____

IV. BUSINESS OWNERSHIP

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:

- Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- Partnership:** State the names, addresses, and phone #'s of all partners
- Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

E-MAIL: _____ **FAX:** _____

NOTE:

If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

SIGNED: Patrick Cook

DATE: _____

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:



April 22, 2021

Attn: Berenice Guerrero

Turnstone Group

bguerrero@turnstonegroup.com

RE: D.R. Horton Product Approval For Cedar Creek

Berenice:

I understand that REO Funding Solutions V, LLC (“REO”) and Cedar Creek RFSV, LLC (“RFS”) control the various Architectural Control Committees established under the applicable Declaration of Covenants for the Cedar Creek Neighborhoods commonly referred to as the Villas, the Estates and the Reserves, respectively. On behalf of DR Horton, Inc. - Midwest, I am excited to present to REO, RFS and the Cedar Creek community at large with our lineup of plans and elevations for the remaining vacant lots in the aforesaid Cedar Creek neighborhoods. We are planning to offer up to thirteen different plans ranging in size from approximately 1,421 square feet to 2,600 square feet.

Our proposed plan lineup is as follows:

Traditional Single Family – Estates and Reserves Neighborhoods

	<i>Plan Name</i>	<i>Approx. SqFt</i>	<i># Bedrooms</i>	<i># Bathrooms</i>
30 Foot	1 X350	1,421	3	2.5
	2 X351	1,561	3	2.5
	3 Aspen	1,663	3	2.5
	4 Magnolia	1,847	4	2.5
	5 Willow	1,953	3	2.5
40 Foot	6 Harmony	1,498	3	2
	7 Chatham	1,771	4	2
	8 Sienna	1,818	3 + Loft	2.5
	9 Bellamy	2,051	4	2.5
	10 Holcombe	2,356	4	2.5
	11 Henley	2,600	4 + Loft	2.5

Buckingham Duplexes – Villas Neighborhood

12	Preston	1,601	3	2.5
13	Aston	1,788	3 + Loft	2.5



We plan to close on lots in Cedar Creek this May and start construction on our model as soon as possible on Lot 58 in the Reserve neighborhood. Please note, we may not offer all the plans listed for sale at the opening of the community but may offer them in response to market demand.

Please let me know if you have any questions or if I can provide any additional information. If REO and RFS find that the attached plans and elevations meet the architectural standards as set forth in the Declaration of Covenants for the applicable Cedar Creek neighborhood, please have an authorized officer execute below to acknowledge the same in its capacity as the applicable Declarant and the Architectural Control Committee.

We are thrilled to have the opportunity be a part of the Cedar Creek community and look forward to continuing to work with you.

Thank you,

Chris Lester
Land Manager

Received and approved on this 30 day of April, 2021.

REO Funding Solutions V, LLC

Cedar Creek RFS V, LLC

DocuSigned by:

1E7C56841B59448...e Clercq
Vice President

DocuSigned by:

1E7C56841B59448...e Clercq
Vice President



New Plan/Architectural Additions
Cedar Creek – Duplex/MF

May 13, 2020



TAB #1

Summary of Submitted Plans

Plan #	Name	Living Square Footage¹	Bedrooms	Bathrooms
XT12	Preston	1,601	3	2.5
XT13	Aston	1,788	3 – 4	2.5

¹ Square footage may vary.

² All roof pitches will be 8:12.



TAB #1

Plan #XT12 & #XT13

Elevation renderings & Floor Plans

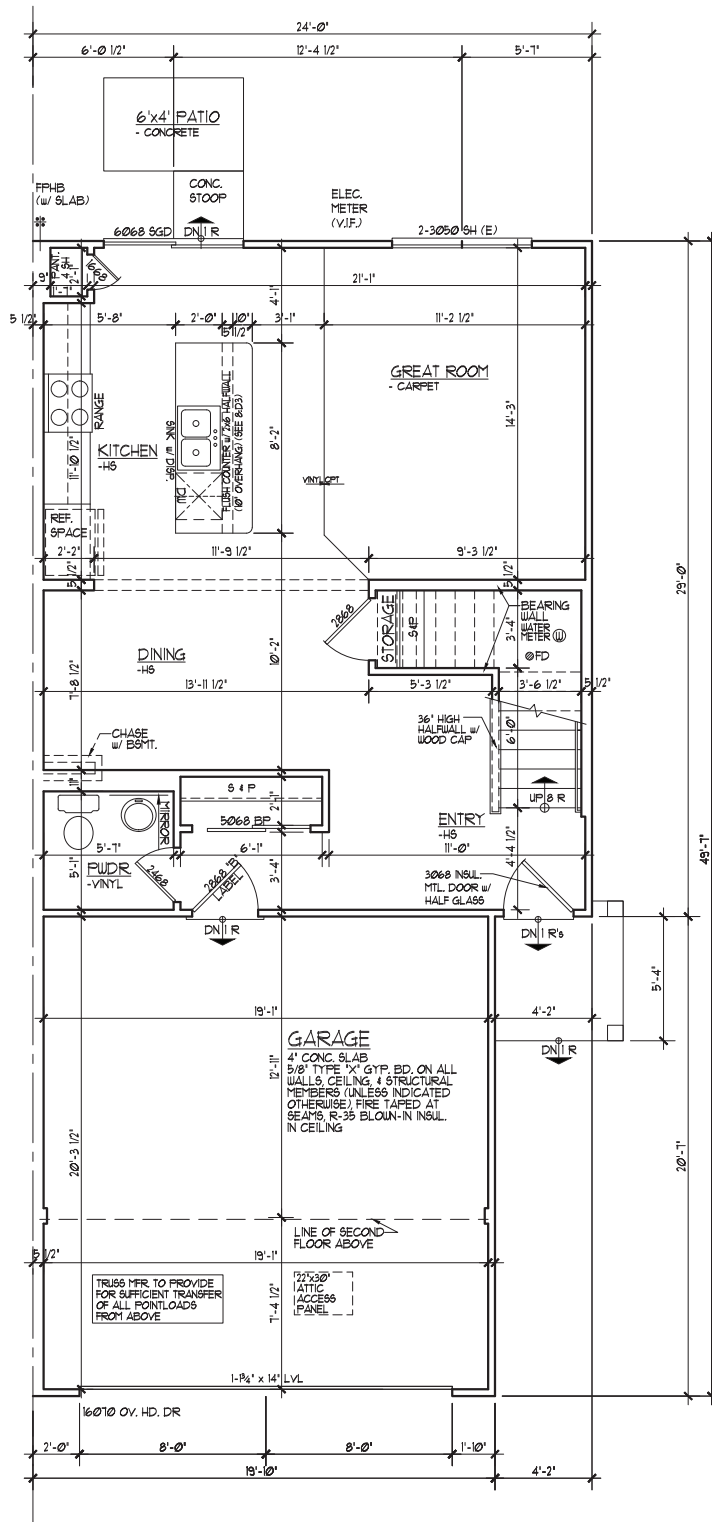
Preston

1,601 SF
3 BR
2.5 BA

Aston

1,788 SF
3 BR + Loft
2.5 BA





FIRST FLOOR PLAN (SLAB)

3/16" = 1'-0"

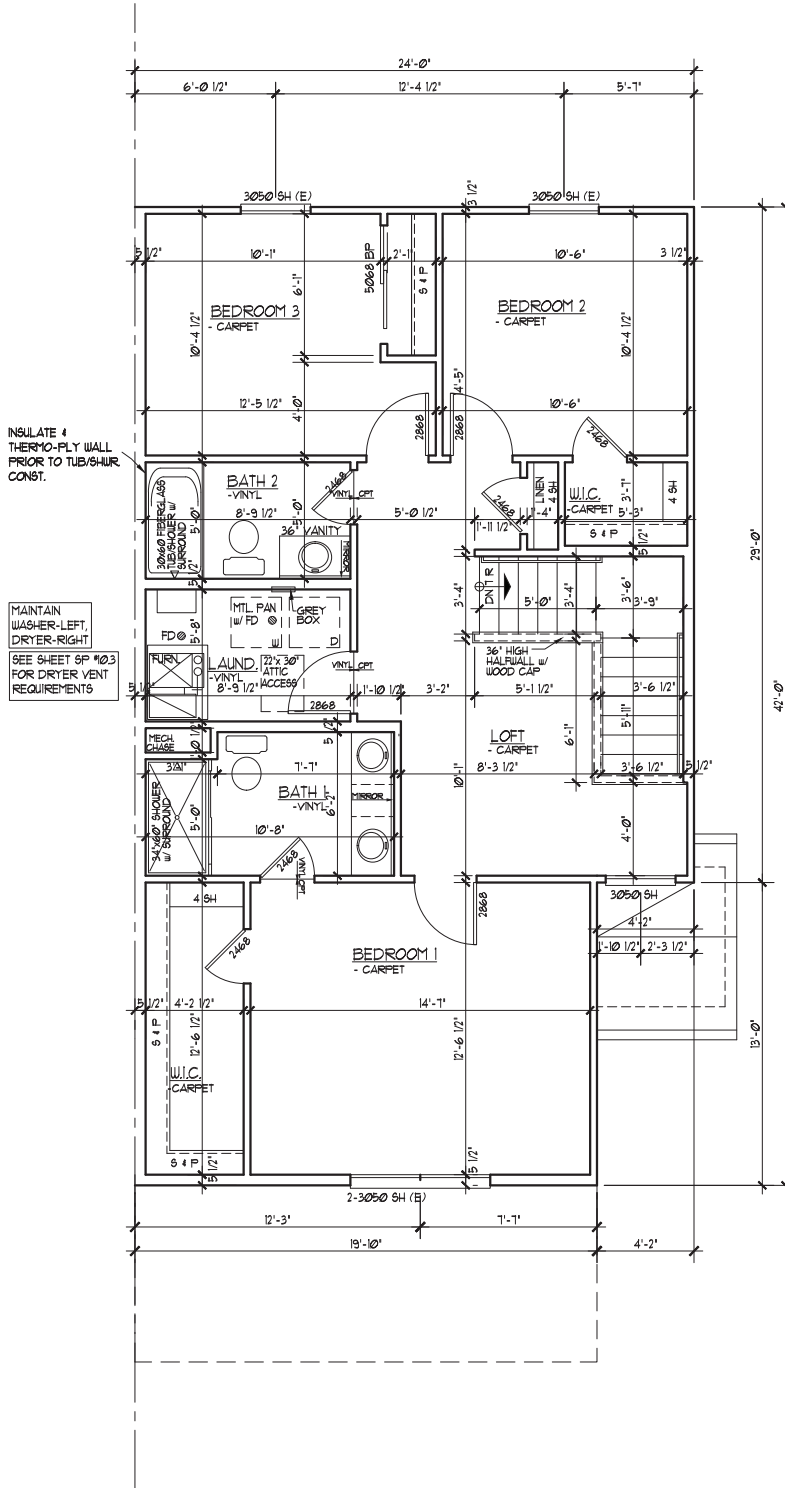
6.96 s.f. (16.01 s.f. total)

XT12

BUCKINGHAM DUP_EX

JOLIE, IL





SECOND FLOOR PLAN

3/16"=1'-0"

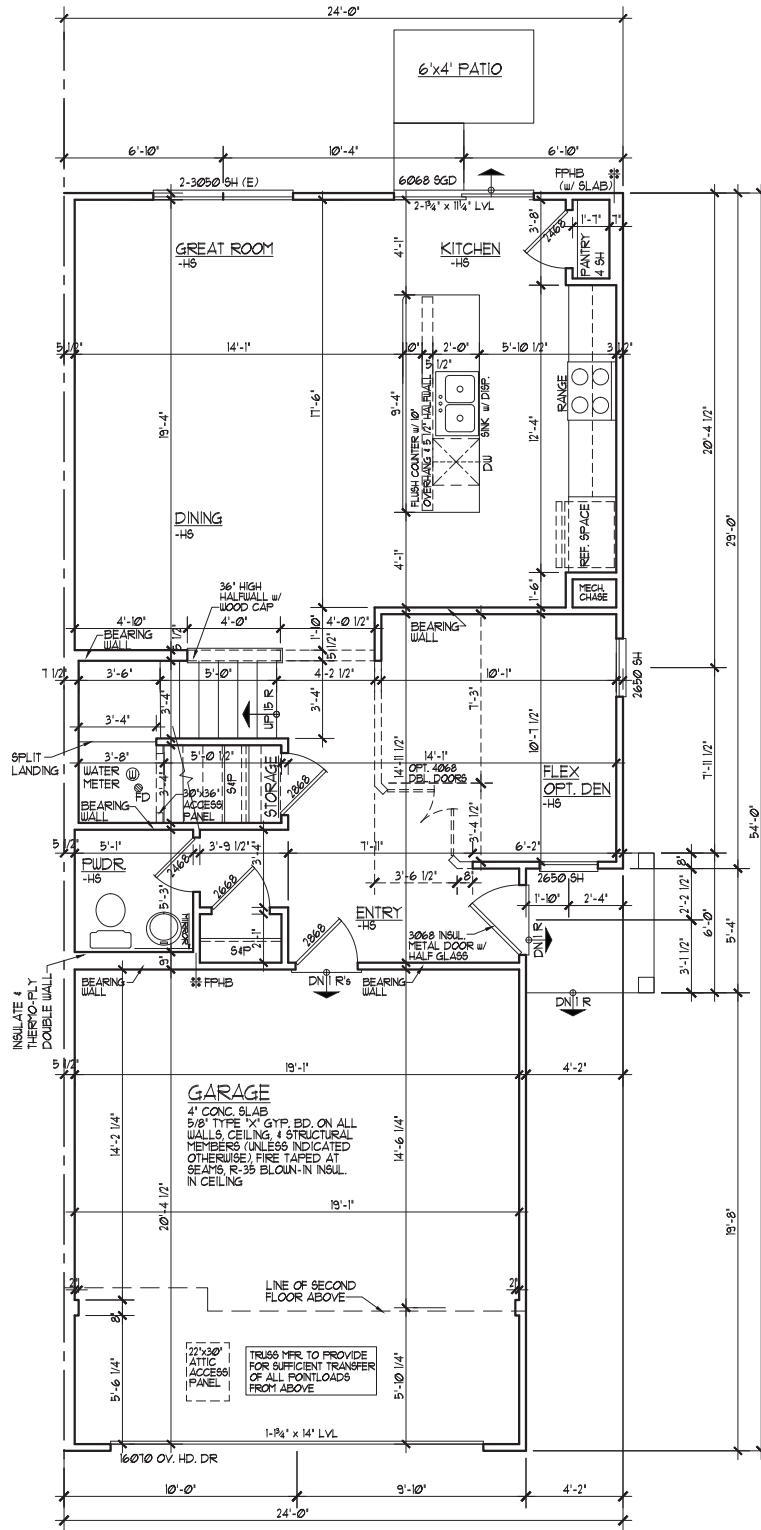
305 s.f.

XT12

BUCKINGHAM DUPLEX

JOLIET, IL





FIRST FLOOR PLAN (SLAB)

3/16" = 1'-0"

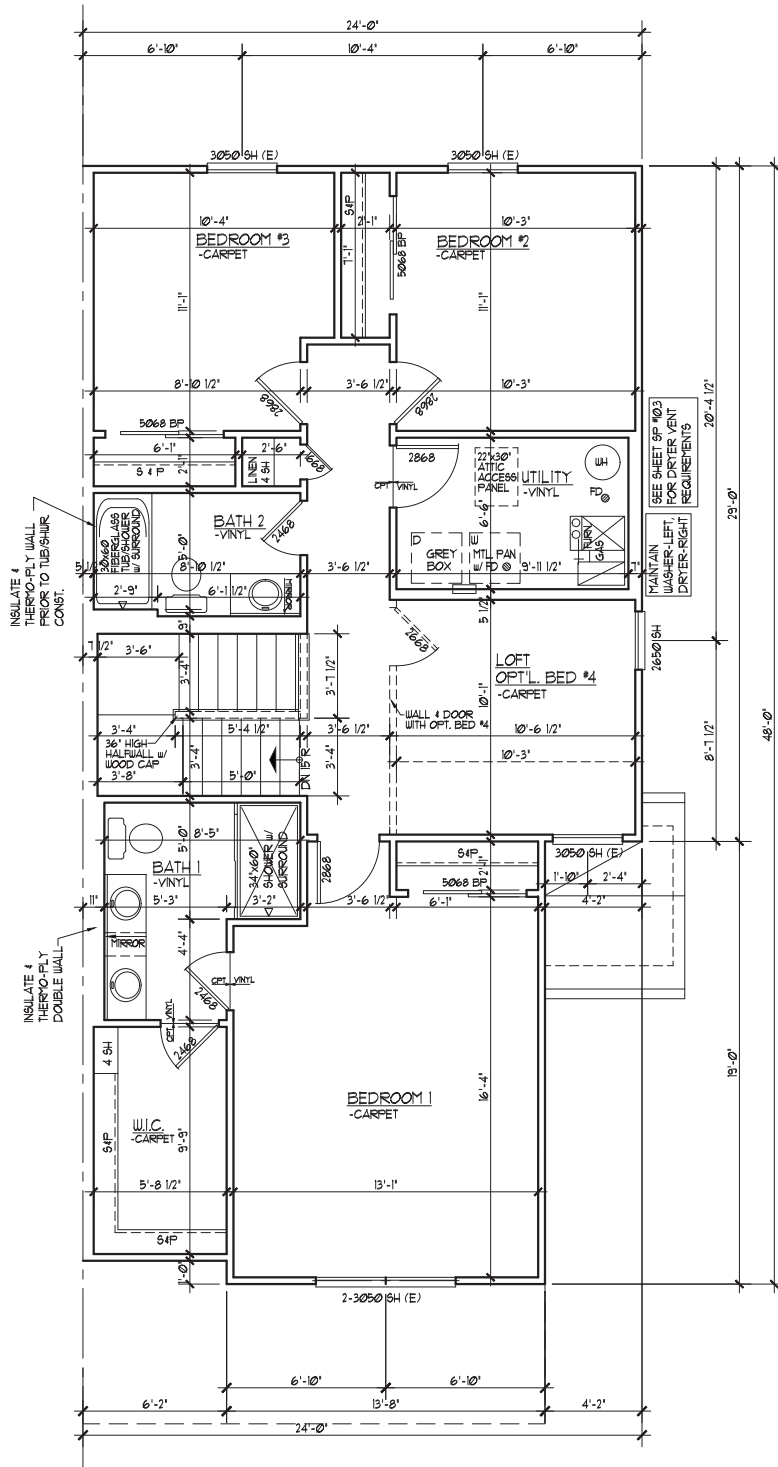
182 SF. (1188 SF.)

XT13

BUCKINGHAM DUPLEX

JOLIET, IL





SECOND FLOOR PLAN (SLAB)

3/16"=1'-0"

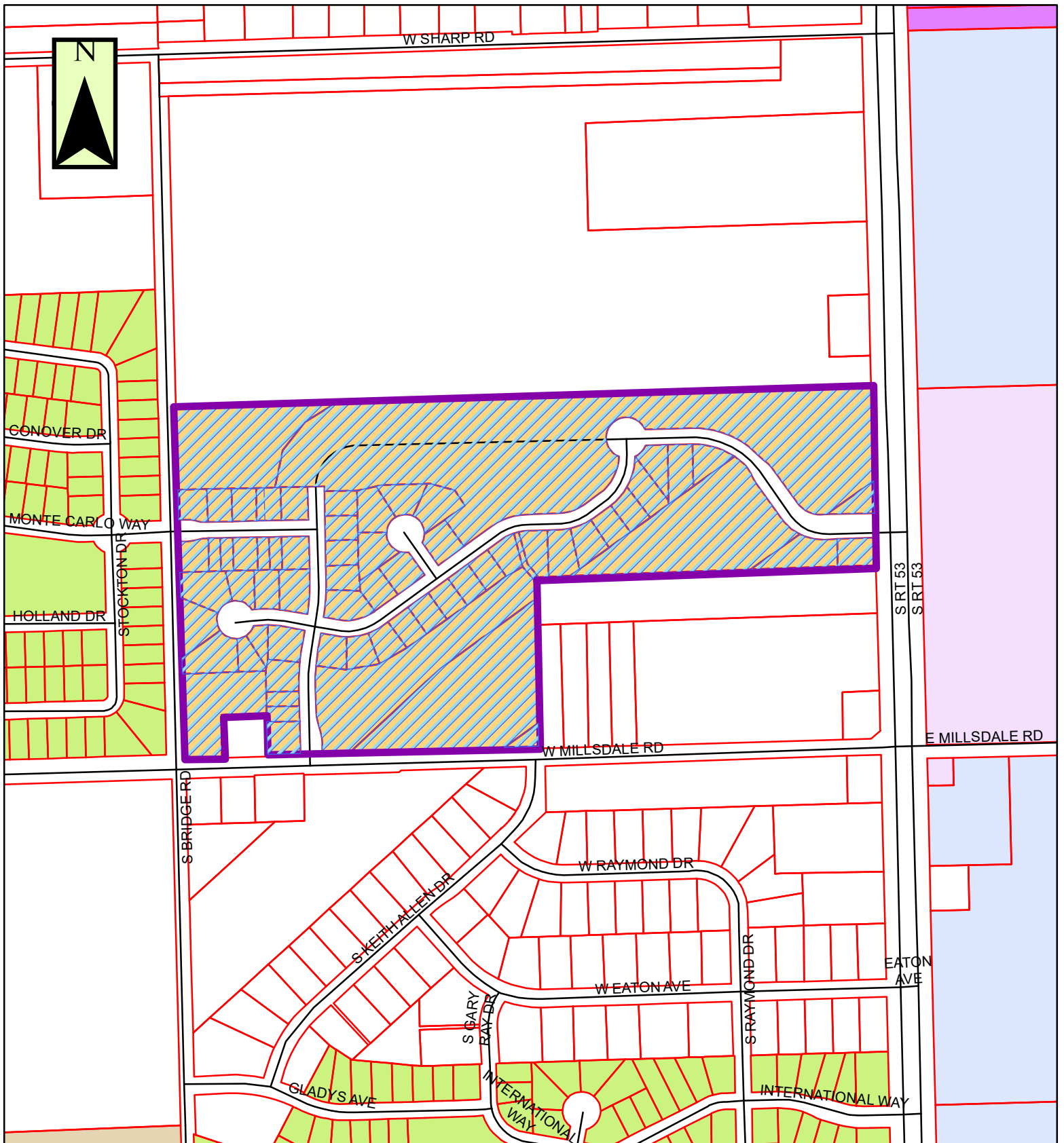
1006 SF.

XT13

BUCKINGHAM DUPLEX

JOLIET, IL





M-3-21

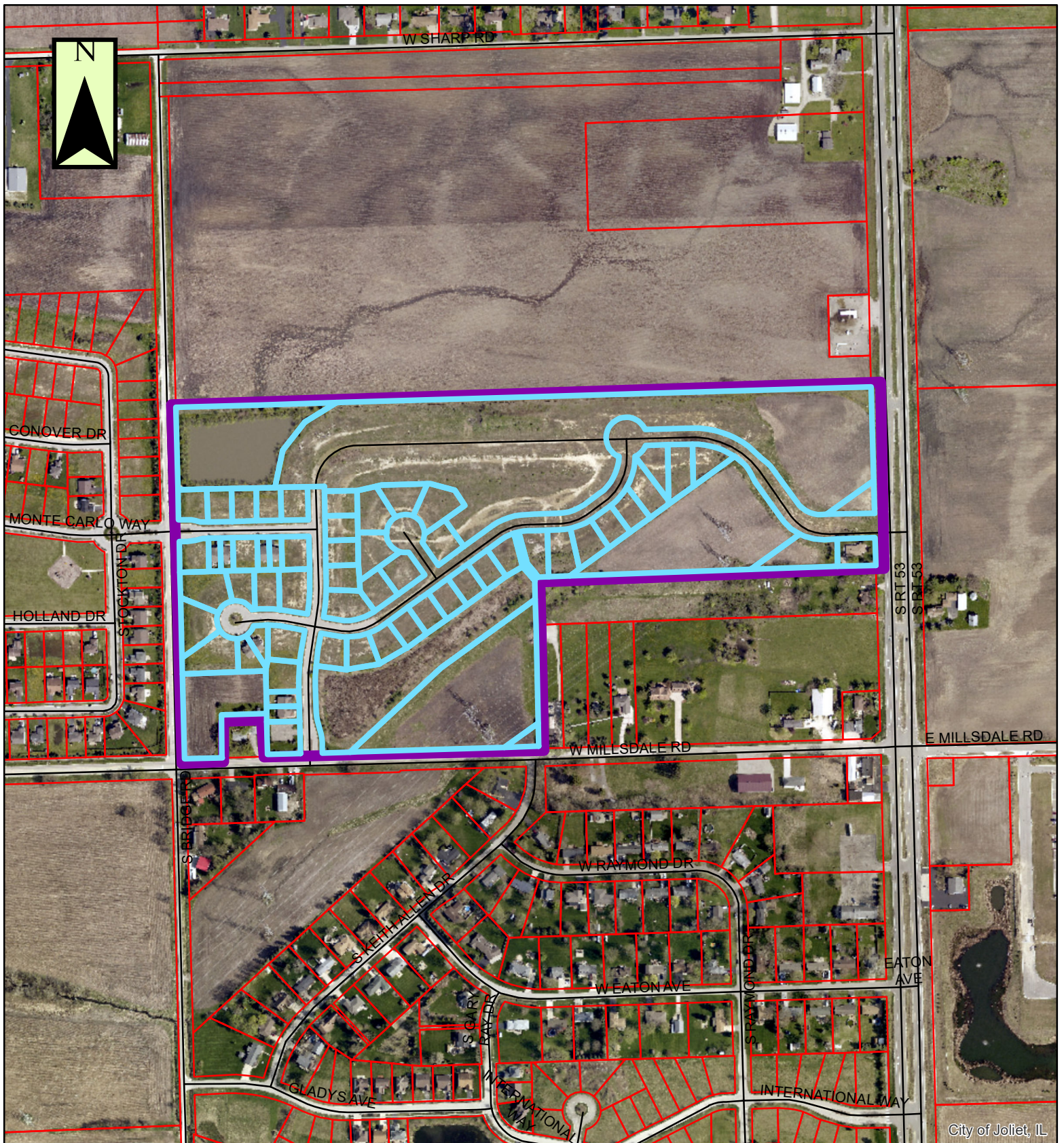


 = Area in Question

 = Property Owners Notified

Only The Villas at Cedar Creek property owners were notified.

Legend		
Zoning		
B-1	I-TA	R-2
B-2	I-TB	R-2A
B-3	I-TC	R-3
I-1	R-1	R-4
I-2	R-1A	R-5
I-T	R-1B	R-B



M-3-21a



 = Area in Question

 = Property Owners Notified

Only The Villas at Cedar Creek property owners were notified.