



CITY OF WASHINGTON, ILLINOIS

Public Works Committee Agenda Communication

Meeting Date: September 7, 2021

Prepared By: Jon Oliphant, AICP, Planning & Development Director

Agenda Item: Oak Creek Subdivision Street Connection Consideration

Explanation: Attached is the current preliminary plat for Oak Creek subdivision. The final plat for the latest phase, Section 7, was approved in 2016 to allow for 16 single-family lots on Rustic Oak Drive. There remains about 8.92 acres to complete the build-out of 19 single-family lots adjacent to Autumn Ridge, Rustic Oak, and Sycamore. The property is zoned R-1 (Single- and Two-Family Residential).

The property is currently owned by Villa 5, LLC, which was the developer for Section 7. A prospective buyer recently asked staff about the possibility of constructing a sole single-family house on the lot. While this is a permitted use, staff raised some concern about the planned connectivity of Autumn Ridge and/or Rustic Oak with Sycamore. Both Autumn Ridge and Rustic Oak are intended to connect with Sycamore upon the construction of future Oak Creek phases. Neither of these roads currently have properly designed cul-de-sacs. Rustic Oak in particular is about 1,070' in length, which exceeds the maximum allowable subdivision code regulation of 600'.

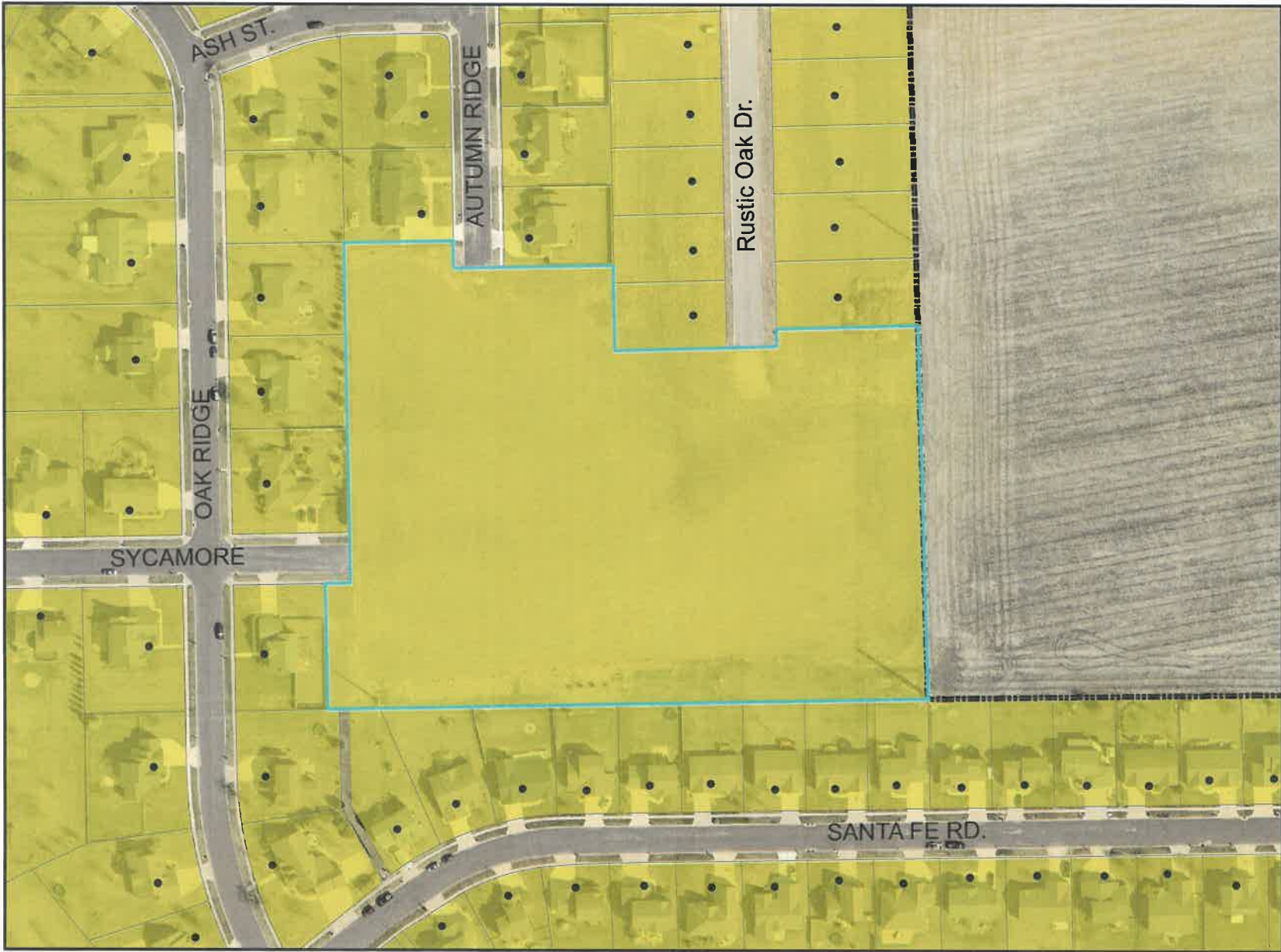
Staff has informed the prospective buyer that, at a minimum, proper cul-de-sacs would need to be constructed on Autumn Ridge and Rustic Oak to allow for public safety vehicles to safely maneuver. There is less concern about constructing a cul-de-sac on Sycamore, as both of the homes on the east side of the intersection of Oak Ridge and Sycamore allow for additional means of access, though a cul-de-sac may also be warranted there. However, consideration should also be given to extending Autumn Ridge and/or Rustic Oak to provide a connection with Sycamore.

The subdivision code grants the Planning and Zoning Commission oversight on streets that involve subdivision of property. While a single-family house would not require the approval of a subdivision plat, this was scheduled for review at the September 1 PZC meeting to offer direction to the prospective buyer on what the City's expectations would be for the extension of any of the streets. The PZC offered three possible options with the caveat that it should be discussed further by the Public Works Committee:

1. Connect Autumn Ridge with Sycamore and construct a cul-de-sac at the end of Rustic Oak;
2. Construct a U-shaped connection between Autumn Ridge and Rustic Oak; and
3. Construct cul-de-sacs at both Autumn Ridge and Rustic Oak.

Fiscal Impact: The infrastructure cost would be the responsibility of the buyer/developer. The City would be responsible for future maintenance of anything that is dedicated as public right-of-way.

Action Requested: Staff requests direction on what the City would require for the extension of any of these three streets in Oak Creek.



**CITY OF
WASHINGTON**
TAZEWELL COUNTY, ILLINOIS

LOCATION MAP



Legend

- AG-1 (Agriculture)
- CE (Country Estates)
- R-1A (Single Family Residential)
- R-1 (1-2 Family Residential)
- R-2 (Multifamily Residential)
- C-1 (Local Retail)
- C-2 (General Retail)
- C-3 (Service Retail)
- I-1 (Light Industrial)
- I-2 (Heavy Industrial)
- City_Limit_Washington



Prepared by the City of Washington
Department of Planning and Development

Printed: September 3, 2021

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF PEORIA) SS

WE, THE AUSTIN ENGINEERING CO., INC., CIVIL ENGINEERS AND LAND SURVEYORS, DO HEREBY CERTIFY THAT WE HAVE PREPARED THE ABOVE PRELIMINARY PLAT OF "OAK CREEK, SECTION 7", A SUBDIVISION OF A PART OF THE NW QUARTER OF SECTION TEN (10), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE THREE (3) WEST OF THE THIRD PRINCIPAL MERIDIAN AND THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SUBDIVISION AS DRAWN TO A SCALE OF ONE (1) INCH EQUALS FIFTY (50) FEET.

WE FURTHER CERTIFY THAT THE ABOVE SUBDIVISION IS LOCATED WITHIN OF AN INCORPORATED CITY WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS NOW OR HEREAFTER AMENDED.

DATED AT PEORIA, ILLINOIS THIS 14TH DAY OF DECEMBER, 2015.

AUSTIN ENGINEERING CO., INC.

BY: MICHAEL P. COCHRAN
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3879
AUSTIN ENGINEERING COMPANY, INC. (309) 691-0224
311 SW WATER ST., SUITE 215, PEORIA, IL 61602
mcochrana@austineengineeringcompany.com



LICENSE EXPIRES NOVEMBER 10, 2016

PLAT OFFICER'S AND PLANNING COMMISSION'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS

THIS PRELIMINARY PLAT OF "OAK CREEK, SECTION 7", ON THE _____ DAY OF _____, 2016, RECEIVED THE RECOMMENDATION OF THE CITY OF WASHINGTON PLAT OFFICER AND PLANNING COMMISSION. THIS RECOMMENDATION IS SUBJECT TO ACCEPTANCE OR REJECTION BY CITY COUNCIL WITHIN THIRTY (30) DAYS AFTER ITS FIRST REGULAR SCHEDULED MEETING.

CHAIRMAN, PLANNING COMMISSION

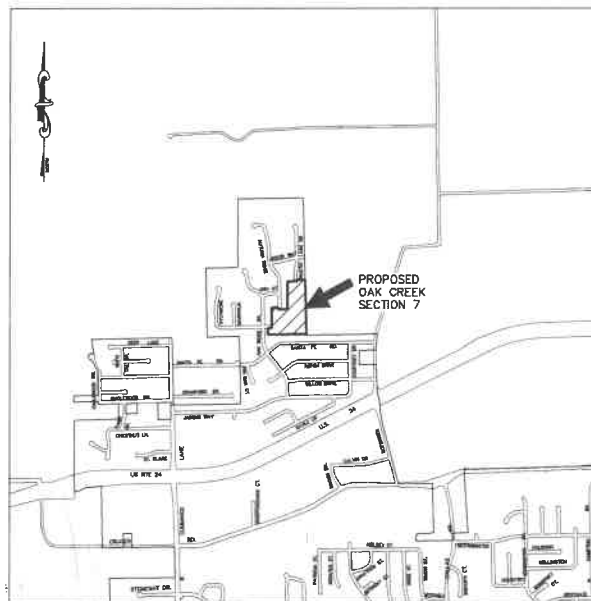
PLAT OFFICER

CITY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS

I, PATRICIA S. BROWN, CLERK OF THE CITY OF WASHINGTON, ILLINOIS, DO HEREBY CERTIFY THAT BY MOTION OF THE CITY COUNCIL OF THE CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 2016, THE PRELIMINARY PLAT OF "OAK CREEK, SECTION 7" WAS APPROVED.

CITY CLERK



LOCATION MAP
NOT TO SCALE

- LEGEND**
- BOUNDARY OF OAK CREEK, SECTION 7
 - EXISTING CONTOUR
 - EASEMENT LINE
 - BUILDING SETBACK LINE (30')
 - PROPOSED WATER LINE AND VALVE
 - PROPOSED HYDRANT
 - PROPOSED STORM SEWER
 - PROPOSED SUMP DRAIN LINE
 - EXISTING SANITARY SEWER
 - EXISTING WATER LINE AND VALVE
 - EXISTING HYDRANT
 - EXISTING STORM SEWER
 - DIMENSION OF RECORD

TRACT BEING SUBDIVIDED IS
PIN 02-02-10-100-007

OAK CREEK SUBDIVISION
EXISTING SECTIONS 1-6 = 140 LOTS
PROPOSED SECTION 7 = 35 LOTS
TOTAL = 175 LOTS

GENERAL NOTES:

AREA OF OAK CREEK, SECTION 7 = 12.901 ACRES.

THE NUMBERS, SIZES, SHAPES, AREAS, AND DIMENSIONS OF THE LOTS SHOWN HEREON ARE APPROXIMATE. THE ACTUAL CONFIGURATION OF THE LOTS WILL BE AS SHOWN ON THE "FINAL PLAT". UTILITIES, WITHIN UTILITY EASEMENTS, MAY BE CONSTRUCTED ON LOTS, WHICH WILL BE SHOWN ON "CONSTRUCTION PLANS" TO BE FILED WITH THE CITY OF WASHINGTON ENGINEERING DEPARTMENT.

THE CONTOURS SHOWN HEREON HAVE BEEN OBTAINED FROM THE CITY OF WASHINGTON DEPARTMENT OF PLANNING AND DEVELOPMENT'S GEOGRAPHIC INFORMATION SYSTEM.

ENGINEER: JOHN D. MUHS
AUSTIN ENGINEERING CO., INC.
311 SW WATER ST., SUITE 215
PEORIA, IL 61602
(309) 691-0224

DEVELOPER: BOB FREDERICKS
3622 N. KNOXVILLE AVE.
PEORIA, IL 61603
(309) 696-7135

ZONING: ZONED CITY R-1 (CITY OF WASHINGTON, ILLINOIS).

UTILITY EASEMENTS: UTILITY EASEMENTS WILL BE PROVIDED ON THE FINAL PLAT TO PROPERLY SERVE THE SUBDIVISION WITH ALL AVAILABLE UTILITIES.

DETENTION: STORM WATER DETENTION AND EROSION CONTROL FACILITIES WILL BE PROVIDED IN ACCORDANCE WITH APPLICABLE REGULATIONS IN THE GENERAL LOCATION SHOWN ON THE "CONSTRUCTION PLANS".

NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

STREETS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WASHINGTON STANDARDS.

ALL PROPOSED STREETS SHALL HAVE A RIGHT OF WAY WIDTH OF 60'.

THIS PROPERTY IS LOCATED WITHIN THE WASHINGTON GRADE SCHOOL DISTRICT 52 AND THE WASHINGTON HIGH SCHOOL DISTRICT 30B.

LEGAL DESCRIPTION OF TRACT TO BE RECORDED AS "OAK CREEK, SECTION 7"

A PART OF THE NORTHWEST QUARTER OF SECTION TEN (10), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE THREE (3) WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF WASHINGTON, TAZEWELL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 89°-55'-39" WEST (BEARING ASSUMED FOR THE PURPOSE OF DESCRIPTION ONLY), ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, 710.68 FEET TO THE EAST LINE OF OAK CREEK, SECTION TWO, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF SAID SECTION 10, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "00" AT PAGE 38 IN THE TAZEWELL COUNTY RECORDER'S OFFICE; THENCE NORTH 00°-06'-44" WEST, ALONG THE EAST LINE OF SAID OAK CREEK, SECTION TWO, 150.42 FEET TO THE SOUTH RIGHT OF WAY LINE OF SYCAMORE; THENCE NORTH 89°-53'-16" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 30.00 FEET TO THE EAST LINE OF SAID OAK CREEK, SECTION TWO; THENCE NORTH 00°-06'-44" WEST, ALONG SAID EAST LINE OF OAK CREEK, SECTION TWO AND THE EAST LINE OF OAK CREEK, SECTION THREE, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SAID SECTION 10, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "VV", AT PAGE 38 IN THE TAZEWELL COUNTY RECORDER'S OFFICE, 405.01 FEET TO THE SOUTHWEST CORNER OF OAK CREEK, SECTION FIVE, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SAID SECTION 10, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "BBB" AT PAGE 91 IN THE TAZEWELL COUNTY RECORDER'S OFFICE; THENCE NORTH 89°-53'-16" EAST, ALONG THE SOUTH LINE OF SAID OAK CREEK, SECTION FIVE, 163.51 FEET TO THE WEST RIGHT OF WAY LINE OF AUTUMN RIDGE; THENCE SOUTH 00°-06'-44" EAST, ALONG SAID WEST RIGHT OF WAY LINE, 32.69 FEET; THENCE NORTH 89°-53'-16" EAST, ALONG SAID SOUTH LINE OF OAK CREEK, SECTION FIVE, 163.51 FEET TO THE SOUTHWEST CORNER OF SAID OAK CREEK, SECTION FIVE; THENCE NORTH 00°-06'-44" WEST, ALONG THE EAST LINE OF SAID OAK CREEK, SECTION FIVE, 542.69 FEET TO THE SOUTHWEST CORNER OF OAK CREEK, SECTION SIX, A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SAID SECTION 10, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "GGG", AT PAGES 33 AND 34 IN THE TAZEWELL COUNTY RECORDER'S OFFICE; THENCE NORTH 89°-53'-16" EAST, ALONG THE SOUTH LINE OF SAID OAK CREEK, SECTION SIX, 100.00 FEET TO THE EAST RIGHT OF WAY LINE OF RUSTIC OAK DRIVE; THENCE NORTH 00°-06'-44" WEST, ALONG SAID EAST RIGHT OF WAY LINE, 30.63 FEET; THENCE NORTH 89°-53'-16" EAST, ALONG SAID SOUTH LINE OF OAK CREEK, SECTION SIX, 163.51 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 00°-30'-09" EAST, ALONG SAID EAST LINE, 1096.58 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 12.901 ACRES, MORE OR LESS.

PRELIMINARY PLAT OF OAK CREEK SUBDIVISION SECTION 7

PRELIMINARY PLAT		AUSTIN ENGINEERING CO., INC.	
OAK CREEK, SECTION SEVEN		Consulting Engineers / Surveyors	
WASHINGTON, ILLINOIS		311 SW Water St., Suite 215	
FOR: BOB FREDERICKS		Peoria, Illinois 61602-1414	
DATE 12.14.15		License No. 184-001143	
SCALE 1" = 50'	BOOK	REVISION 12.22.15	PROJECT NUMBER 70-15-008
		REVISION	SHEET NO. 1 OF 1