



CITY OF WASHINGTON, ILLINOIS

Public Safety Committee Agenda Communication

Meeting Date: September 13, 2021

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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 and public works 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:

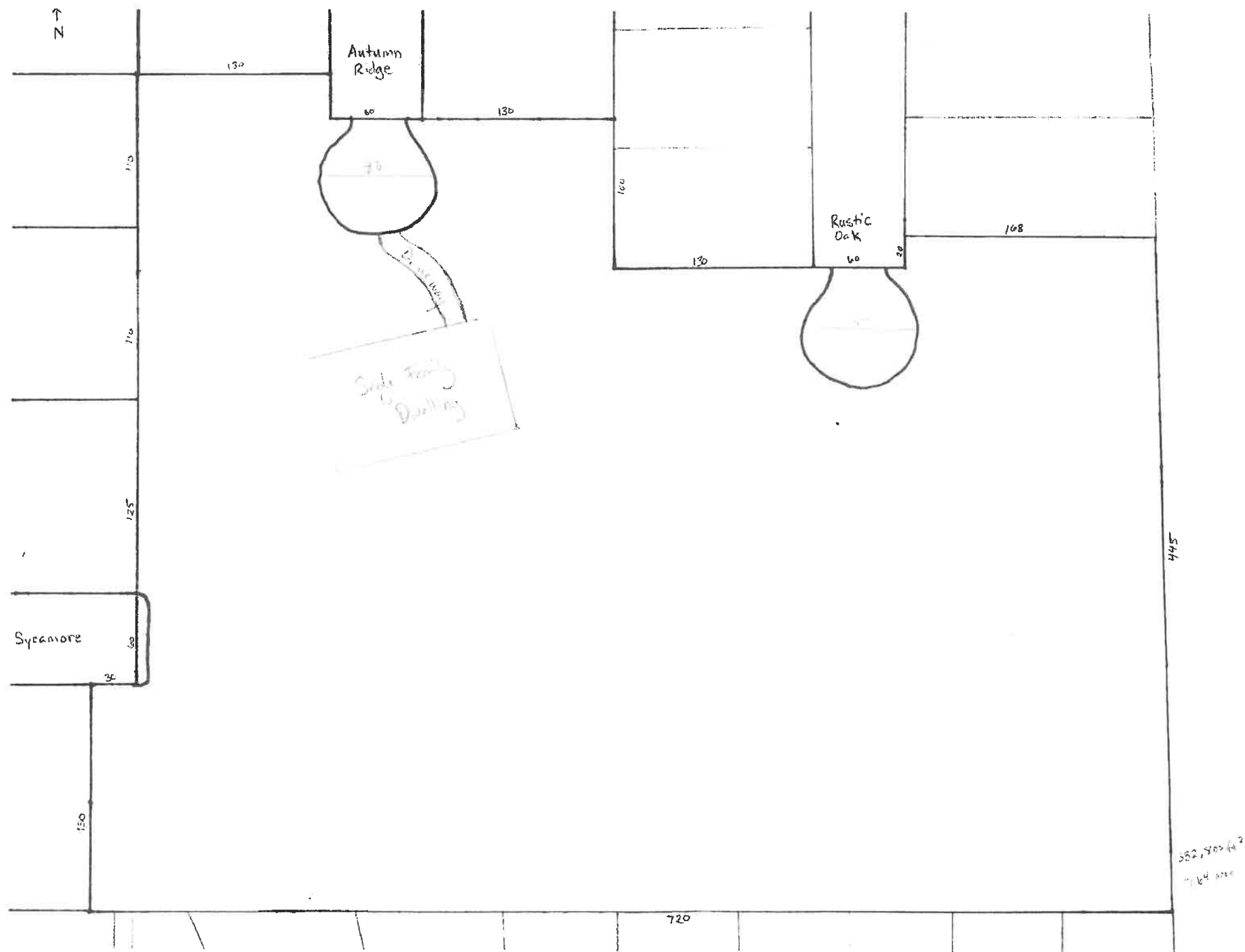
1. Connect Autumn Ridge with Sycamore and construct a cul-de-sac at the end of Rustic Oak;
2. Construct a U-shaped connection between Autumn Ridge and Rustic Oak; and
3. Construct cul-de-sacs at both Autumn Ridge and Rustic Oak.

The PWC discussed this at its meeting on September 7. It was open to allowing cul-de-sacs that are constructed to City specifications be the allowable option, though connecting Autumn Ridge with Sycamore was not ruled out either. The direction was to have further discussion with the Public Safety Committee following the submittal of a site plan by the prospective buyer showing the preferred placement of a house. From a staff public works and public safety perspective, thought could also be given to having a hybrid of the U-shaped connection between Autumn Ridge and Rustic Oak but to have two 90-degree turns connecting those two streets.

That would allow for connectivity, the ability to subdivide additional lots, and still maintain several acres for the developer's house lot.

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. Attached is a draft site plan submitted by the prospective buyer showing the preferred placement of a house should there be the ability to locate this with cul-de-sacs constructed at Autumn Ridge and Rustic Oak.



Oak Creek

