

CHAPTER 7

ROADS, STREETS AND OTHER THOROUGHFARES

SECTION:

- 10-7-1: Roads, Streets and Other Thoroughfares
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10-7-1: ROADS, STREETS AND OTHER THOROUGHFARES:

- (A) The thoroughfare and street layout, and alley layout where permitted, shall provide access to all lots and parcels of land within the subdivision. When two (2) roads or streets intersect the same street (T-intersection), offsets less than one hundred twenty-five feet (125') shall not be permitted.
- (B) Alleys shall be permitted in those parts of the plat proposed for single family and two-family residential use. Service roadways may be required in commercial and industrial developments, except where other provisions for suitable access and off-street loading and unloading is assured. No dead-end alleys shall be permitted.
- (C) Pavement construction standards for service roadways and alleys where permitted, shall conform to the "Standard Specifications for Road and Bridge Construction", latest amended edition, adopted by the Illinois Department of Transportation.
- (D) Half-streets are prohibited except when a half-street has been previously platted abutting the tract boundary line, the remaining half-street shall be platted and improved within the tract. In cases where the platting of a half-street is approved, it shall not be constructed or used for access to any lot until such time as the adjoining half-street is platted, approved, and the entire street is constructed.
- (E) Rights-of-way widths: See Table 1.
- (F) Partial rights-of-way widths: In those instances in which the owner or owners of a new subdivision own land on only one (1) side of an existing road or street and the rights-of-way are narrower than that required by these regulations, the owner shall dedicate additional

rights-of-way lying between the center line of the existing rights-of-way at least equal to one-half (1/2) of the required rights-of-way width.

- (G) The angle of intersection between local roads and streets and collector and arterial roads shall not vary by more than ten (10) degrees from the right angle. All other local roads and streets shall intersect each other as near to a right angle as possible and in no case shall an angle of less than seventy (70) degrees be permitted.
- (H) Intersections of three (3) or more roads or streets at any one (1) point shall be prohibited.
- (I) Where parkways or special types of roads or streets are involved, the reviewing authorities may apply special standards to be followed in their design.
- (J) Horizontal visibility on curved streets and vertical visibility on all roads and streets shall be maintained along the centerline. See: Table 1.
- (K) Curvature measured along the centerline shall have a minimum radius. See: Table 1.
- (L) Maximum grades for roads, streets and thoroughfares are herein established. See: Table 1.
- (M) Whenever the proposed subdivision contains or is adjacent to a railroad right-of-way or a highway designated as a limited access highway by the appropriate highway authorities, provisions shall be made for a parallel thoroughfare.
- (N) Roads, streets, alleys where permitted, and other thoroughfares shall be designed in consideration to their relation to existing and planned roads, streets, thoroughfares; to reasonable circulation of traffic; to topographical conditions; to runoff conditions; to extraordinary future public maintenance and replacement costs; and, in their appropriate relation to the proposed uses of the land to be served by such roads, streets and thoroughfares.
- (O) Stormwater systems, roads, streets, alleys where permitted, and other thoroughfares shall have complete plans, profiles, and cross sections, provided by the subdivider and prepared by an Illinois Registered Professional Engineer.

- (P) Roads, streets, alleys where permitted, and other thoroughfares shall be graded, surfaced, and improved to the dimensions as approved and work shall be performed in the manner prescribed in "Standard Specifications for Road and Bridge Construction", latest amended edition, adopted by the Department of Transportation of the State of Illinois.
- (Q) Minimum road surface widths are hereby established by these regulations. See: Table 1. Where a subdivision is being platted upon an existing road, such road must be improved by the developer to meet the minimum standards established for the classification of that road and herein contained. Where use of an existing road or thoroughfare is to be shared between subdivision use and any general public use, required improvements above the minimum standards will be considered on a cost-sharing basis between the developer and the road or thoroughfare authority.
- (R) All roads, streets, alleys where permitted, and other thoroughfares in any subdivision shall have a drainage plan conforming to all State, County, local, and federal laws and regulations applicable and shall represent best modern engineering practices.
- (S) The diameter of the paved surface of a permanent turnaround shall not be less than ninety feet (90').
- (T) Spite or reserve strips controlling access to public roads, streets, rights-of-way, actual or proposed, shall be prohibited.
- (U) Dead-end or stub-end streets are prohibited. A road or street permanently ending in a cul-de-sac shall not be considered "dead-end" for purposes of these regulations.
- (V) All streets, roads, and other thoroughfares providing primary means of access to property shall be named. Names of streets, roads, and thoroughfares in a proposed plat shall be chosen to avoid confusion and duplication with existing names, especially with such names located within the jurisdiction supplying fire protection to the site. The developer shall be responsible for the purchase and erection of road and street name signs resulting from the development and shall construct and locate such signs according to the directions of the applicable Village or Township Road Commissioner.

- (W) Traffic control and warning devices whose need is created by the subdivision shall be purchased and erected by the developer.
- (X) Maximum length of permanent cul-de-sac streets shall be six hundred feet (600') measured from the centerline of the intersection of the street to the center of the turning circle. Each cul-de-sac shall be provided at the closed end with a turn around having a minimum diameter of ninety feet (90'), and a minimum street rights-of-way line diameter of one hundred twenty feet (120'). No cul-de-sac may intersect with another cul-de-sac.

10-7-2: CURBS AND GUTTERS:

- (A) Whenever a proposed subdivision lies adjacent to or between other subdivisions which have been provided with curbs and gutters, the subdivider shall install curbs and gutters on each side of the street or road surface.
- (B) Subdivisions having a lot area of less than ten thousand (10,000) square feet or whose average lot width is less than one hundred feet (100') at the building setback line, or when the authority duly designated for the acceptance of the roadway requires for reasons of drainage or public safety, shall have curbs and gutters. Determination of need shall be based on pavement drainage, access control, and highway appurtenances design standards of the Illinois Department of Transportation's Bureau of Design, Design Manual, latest amended edition.
- (C) Gutters and combination gutters shall be Portland Cement concrete of not less than twenty-four inches (24") in overall width and not less than six inches (6") thick, as shown on Plate 1. The curbs and gutters shall conform to one of the construction types shown in Standard Specifications Number 1790F, as amended, of the Illinois Department of Transportation or as shown on Plate 1, and herein contained, and shall be constructed according to the following specifications:
 1. The base for the curbs and gutters shall be well-compacted on the existing base or grade;
 2. The minimum specifications shall be as shown for the types of cross sections in the Standard Specifications; and,

3. All concrete used in the curbs and gutters shall meet or exceed the specifications of the Illinois Department of Transportation.
- (D) Integral or monolithic curbs of the same dimensions as shown in the Standard Specifications or on Plate 1 may be constructed with concrete pavement, provided the curb widths meet the requirements shown on Plate 1.
- (E) The minimum grade of any road or street gutter or drainage swale shall not be less than three-tenths percent (.3%) and where open ditches or swales are permitted shall be designed in conformance with Section 10-12-1 of these regulations.

10-7-3: SIDEWALKS AND PEDESTRIAN WALKWAYS:

- (A) Whenever a proposed subdivision lies adjacent to or between other subdivisions which have been provided with sidewalks, the subdivider shall install sidewalks on each side of the street;
- (B) Subdivisions having an average lot area of less than ten thousand (10,000) square feet or an average lot width at the building setback line of one hundred feet (100') or less shall have sidewalks installed on both sides of the street or road. Subdivisions with lots in excess of ten thousand feet (10,000') at the building setback line may be required to install sidewalks where it is deemed necessary to provide for the safety of pedestrians.
- (C) When sidewalks are required, they shall be constructed of Portland Cement concrete, at least four inches (4") thick and four feet (4') wide and located within the street rights-of-way, one foot (1') from the street property line.
- (D) Sidewalks and walkways with gradients steeper than 1:20 shall not be permitted without the addition of features providing safeguards against slipping and falling hazards.
- (E) Whenever walks and sidewalks intersect with other walks and sidewalks, parking lots, driveways, roads, or streets, the surface shall blend to a common level to allow smooth passage. Specific ramp criteria as indicated in "Accessibility Standards Illustrated", as amended, and as developed by the Capital Development Board of Illinois, shall be and are hereby incorporated into these regulations.