

# APPROVED MINUTES

Village of Antioch, Lake County, Illinois  
Antioch Senior Center, 817 Holbek Drive, Antioch, IL 60002  
PLANNING & ZONING BOARD, REGULAR MEETING 7:00 PM  
Thursday, October 08, 2020

## A. CALL TO ORDER:

Chairwoman Ralston called the October 8, 2020 Planning & Zoning Board meeting to order via:zoom at 7:10 PM in the Antioch Senior Center Building: 817 Holbek Drive, Antioch, IL.

## B. PLEDGE OF ALLEGIANCE:

Chairwoman Ralston and the Planning & Zoning Board led the Pledge of Allegiance.

## C. ROLL CALL:

Roll call indicated the following members were present: Ralston (via:Zoom), Ryan, Sanfilippo and Carstensen. Also present were Attorney Long, Director of Community Development Michael Garrigan and Deputy Village Clerk Mateja. Absent Members: Henning, McCarty and Gartner.

## D. ANNOUNCEMENTS AND CORRESPONENCE:

Community Development Director, Michael Garrigan stated to the board he has nothing at this time.

## E. APPROVAL OF THE PLANNING & ZONING BOARD MEETING MINUTES AS PRESENTED:

Currently no meeting minutes up for review or approval.

## F. OLD BUSINESS:

### 1. PZB 20-05

Consideration of a text amendment to the Village of Antioch's sign ordinance, Chapter 10-14-8 and 10-14-14 regular electronic message boards in the downtown sign district.

This item was not addressed during the October 8, 2020 Planning and Zoning Meeting.

## G. NEW BUSINESS:

### 1. PZB 20-09

Consideration of a request for a final plat of subdivision for the property commonly known as 479 Naber Avenue.

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The applicant is seeking to re-subdivide five (5) existing lots adjacent to Naber Street into a three (3) single-family lots. Last year the applicant constructed a new home at 978 Spafford Street, which is Lot 1 in this new proposed re-subdivision. In addition to their existing home, the applicant is seeking to create two (2) new lots. One lot would be 9,814 square feet and the second lot would be 9,794 square feet.

Currently, the proposed subdivision is in the Village's R-2 and R-3 district. Lots 2 and Lot 3 are located within the R-2 (Single-Family and Two Family) district and Lot 1 is in the R-3 (Townhome and Multi-Family) district. The minimum lot size in the R-2 district is 9,000 square feet and the minimum lot size in the R-3 district is 7,000 square feet.

The applicant's consolidation of the existing five (5) lots into three (3) lots will make the new lots more marketable than the existing lots as platted. The applicant has a prospective purchaser who wishes to expand their existing yard and the second lot would be sold for future construction of a single-family home.

Typically, developers or property owners who subdivide property are responsible for public improvements including sidewalks. Currently, there is no sidewalk adjacent to the applicant's property along Naber Street. There is a policy issue on whether the applicant should be required to install a sidewalk along their property concurrent with the sale of each parcel.

### **RECOMMENDATION**

Based on the foregoing analysis, Staff would make the following recommendation:

Staff recommends that the PZB make a favorable recommendation to the Village Board of the Sitko Subdivision subject to the following stipulations:

1. Compliance with the requirements of the Village Engineer.
2. Compliance with the requirements of the Antioch Fire Protection District.
3. Installation of a sidewalk along Naber Street concurrent with the sale or development of each lot.

Resident and property owner, Zofia Sitko, addressed the board regarding her concern on providing a public sidewalk on private property. Mrs. Sitko was concerned about the cost and the liability toward the sidewalk being on their property. Attorney Long explained that our ordinance requires some improvement be made to the developing property.

Attorney Long added that depending upon the development, we can require them to extend sewer lines, water lines, add streets or

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roads. Under our existing code, Mr. & Mrs. Sitko or the individual purchasing the lot will be required to install sidewalks.

Resident and property owner, Joe Sitko, questioned why he would have to comply with the ordinance yet many properties surrounding them did not have curbs or sidewalks.

Community Development Director, Michael Garrigan, explained that this location is considered downtown and a walkable neighborhood. He added that having a pedestrian friendly downtown, a sidewalk would be required. Mr. Sitko was concerned that when discussing the blueprints before his home was developed, no mention of installing a sidewalk was discussed. Member Sanfilippo explained as the lots are developed, it is typical for sidewalks to be installed.

Attorney Long noted that most of the property in that area had the plats done in the 1890's before building codes and requirements. The Village is unable to have the properties conform unless a building permit is requested. At that time, we can require changes be done to meet development codes. Mr. and Mrs. Sitko had no further questions or concerns.

Member Sanfilippo moved, seconded by Member Carstensen, approving the final plat of subdivision for the property commonly known as 479 Naber Avenue. Upon roll call, the vote was:

**YES:** 4 : Ryan, Sanfilippo, Carstensen and Ralston

**NO:** 0 :

**ABSTAIN:** 0 :

**ABSENT:** 3 : Henning, McCarty, Gartner

**THE MOTION CARRIED.**

## H. ADJOURNMENT

There being no further discussion, member Ryan moved, seconded by member Sanfilippo to adjourn the regular meeting of the Planning & Zoning Board at 7:36 PM.

Respectfully submitted,



Deputy Village Clerk