

Request For Board Action

REFERRED TO BOARD: June 8, 2020

AGENDA ITEM NO: 4

ORIGINATING DEPARTMENT: Administration

SUBJECT: Consideration of a Resolution to make improvements to Village right of way on Lake Avenue and Park Avenue in Oakwood Knolls Subdivision.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

In the Oakwood Knolls Subdivision, there are unimproved Village rights of way called Lake Avenue and Park Avenue that provide access to Oakwood Knolls park property and piers. The Lake right of way starts at Lakewood Avenue, and heads east to Park right of way which runs north and south.

Over time, the right of ways have had gravel but in recent times have reverted to more of a grass surface. The Homeowners association of Oakwood knolls made an attempt to put down a surface, which the homeowners who live adjacent to Lake & Park strongly disagreed with. The Village removed that surface due to it being improperly installed and caused a drainage problem.

The right of ways need to be restored with gravel or grass or a combination of both. The Village does not have the obligation to provide an improved access to the park however the Village does have ownership of the disturbed property and now need to restore the surface in some fashion. Cars that attempt to access the park usually end up in grassed areas of the right of ways and due to the area being saturated much of the time, the cars create ruts and damage to the grass surfaces. A plat of survey and aerial photography are attached to depict where these right of ways are and what they have looked like with past gravel and more recent (2018) grassed surface.

The Oakwood Knolls HOA has recommended that the Village improve the right of ways with gravel to provide better vehicular access to the park. The homeowners adjacent to the right of ways object to further improvements with gravel and would like to see the area restored with grass.

In order to proceed, the Village Board must act to give direction to staff on how to restore the property. Staff has prepared a plan to install some gravel on Lake with a "T" turn around to provide vehicular access to the park and restore the remaining area with grass.

DOCUMENTS ATTACHED:

- 1) Resolution
- 2) Plat of Survey
- 3) Aerial Photography from 2018 and circa 2007.
- 4) Plan for improvement to the right of ways

RECOMMENDED MOTIONS:

We move that the Village Board approve resolution to improve and restore Lake Avenue and part of Park Avenue in Oakwood Knolls.

RESOLUTION 20 -xx

**A RESOLUTION TO IMPROVE LAKE AVENUE AND PARK AVENUE
WITHIN THE OAKWOOD KNOLLS SUBDIVISION**

WHEREAS, the Oakwood Knolls subdivision was platted in the 1950's as a subdivision, and

WHEREAS, the subdivision plats included two small roads that together connected Lakewood Avenue with a property designated and deeded to the Oakwood Knolls Property Owners Association, and which has historically been used as a site for fishing, with a small pier being erected thereon by the Association, and

WHEREAS, Lakewood Avenue was improved many years ago and is used to access multiple private properties and residences within the said subdivision, and

WHEREAS, the two small roads aforesaid are known as Lake Avenue and Park Avenue, and these platted roadways were statutorily dedicated to the jurisdictional governmental agency, which at the present time is the Village of Antioch since the subdivision was incorporated approximately 60 years ago, and

WHEREAS, Lake Avenue and Park Avenue have been improved and maintained to some extent from time to time by the Village during the past 60 years, but with gravel and no surface coat of asphalt or concrete, and

WHEREAS, over the past 20 years, very little work was done on either Lake Avenue or Park Avenue by the Village, and up until 2019 the road was slowly being overtaken by grass to the point where it was little more than a footpath leading to the Association's fishing pier, and

WHEREAS, in 2019, the Association allowed several loads of asphalt grindings to be placed upon Lake Avenue and Park Avenue, which disrupted the neighboring property owners since the grindings consisted of a variety of large and small lumps of asphalt and the uneven placement of the material caused drainage problems, and

WHEREAS, following that act, the Village hosted a meeting between the Association and the owners of the neighboring properties in an effort to reach a consensus of what condition these two dedicated small roads should exist in for the long term, and

WHEREAS, a consensus was reached that the grindings had to be removed, but no further agreement could be reached despite multiple efforts by Village officials to encourage the Association and the neighboring owners to hear one another and work toward a mutually agreeable solution, and

WHEREAS, the Village did cause the grindings to be removed, but the continued vehicular use of the platted roadbeds continues, leaving uneven ground, ruts and an unmanageable situation for both the users and the neighboring property owners, and

Village of Antioch, Illinois

WHEREAS, the citizens of the Village have the statutory right to use public property for all lawful purposes, including traversing on and over dedicated public roadways – even if currently unimproved or in poor condition, and

WHEREAS, the Village Board finds and declares that it is appropriate and in the best interest of all citizens of Antioch that Lake Avenue and Park Avenue be improved with graded gravel and proper drainage so as to allow reasonable access to the Association’s property, with a minimum amount of disruption to the lives and tranquility of the neighboring property owners, provided that there need to be limits on the parking of vehicles on these two roads, and

NOW THEREFORE, BE IT RESOVED by the Village Board of the Village of Antioch, Lake County Illinois as follows:

Section One: The Village Administrator is directed to take such action as is necessary or helpful in improving Lake Avenue and Park Avenue in substantial conformity with the drawings attached hereto and described as the Plan For Improvement of these roads.

Section Two: The Village Administrator is further directed to install signage on Lake Avenue and Park Avenue to limit parking on those roads consistent with the descriptions and text shown on the Plan for Improvement.

Section Three: This Resolution shall take effect immediately upon passage and approval as provided by law.

Dated at Antioch, Illinois, this 8th Day of June, 2020.

LAWRENCE M. HANSON
Mayor

LORI K. ROMINE
Clerk



60ft

42.494 -88.089 Degrees

Lake County, Illinois



Lake County, Illinois



Map Printed on 6/3/2020



Tax Parcel Lines

Tax Parcel
Information

Disclaimer:

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

Lake County, Illinois



Sources: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Lake County, Illinois GIS Division



Lake County, Illinois



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