

VILLAGE OF NORTH UTICA

801 South Clark Street

North Utica, IL 61373

Planning Commission

Public Hearing

October 14, 2015

www.utica-il.gov

AGENDA

- I. 6:30 p.m. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Public Hearing:
 - 1.) Petition of Michael Mertel, Owner of Real Estate located at 208 Woodland Dr., Utica seeking the approval of a Variance for the Construction of a Detached Garage
 - 2.) Discussion and Possible Recommendations of the Planning Commission
- V. Consideration of Approval of Minutes: 8-12-15; 9-10-15; 10-01-15
- VI. Old / New Business
- VII. Public Comment
- VIII. Adjournment

POSTED 10-12-15

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MINUTES

At 6:40 pm the meeting was called to Order by Village Clerk Laurie Gbur who then led the Pledge of Allegiance. Present at the meeting were Members Doug Gift, Dennis Hamilton, Bill Fry, Roy Chapman and Matt Cetwinski. Chairman Tom Guttilla and Member Warren Munson were absent from the meeting.

It was motioned by Member Fry, seconded by Member Hamilton to nominate Member Doug Gift to Chair the meeting in Chairman Guttilla's absence.

All in favor

Motion Carried

Attorney Klein provided a summary of the Petition submitted by Mr. Mike Mertel owner of property located at 208 Woodland Dr. Utica, IL.

Exhibits were entered into record:

Village Exhibit #1

Plat of Oak Bluff Estates Subdivision

Village Exhibit #2

Arial view of the property

Mr. Mertel is seeking a Variance for the construction of a detached garage on the property.

Attorney Klein swears in Mr. Mertel before Testimony begins.

Mr. Mertel would like to build a 24 X 24 garage in his backyard inside the current privacy fence for the purpose of gaining additional storage. It will consist of a 16 ft. wide garage door and the height of the garage will be 12 ft.

Setbacks were discussed among the group. Mr. Mertel is requesting a Variance for 15 ft. setbacks.

Member Fry asked about the construction materials of the exterior of the garage.

Mr. Mertel answered that it would have siding similar to the siding on the house.

Member Hamilton asked if he will be putting in another driveway.

Mr. Mertel answered that there will be an 8 ft. apron but no driveway.

With no further questions or testimony, it was motioned by Member Fry, seconded by Member Hamilton to close the Public Hearing at 6:48 pm.

All in favor

Motion Carried

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MINUTES

It was then motioned by Member Hamilton, seconded by Member Fry to recommend approval of a Variance for property located at 208 Woodland Dr. Utica, IL for the purpose of the construction of a detached garage.

4 Yes (Hamilton, Fry, Chapman, Cetwinski)

Motion Carried

Approval of Minutes: It was then motioned by Member Fry, seconded by Member Chapman to approve the Minutes from the meetings as follows: 8-12-15; 9-10-15 and 10-1-15.

All in favor

Motion Carried

New / Old Business: Member Hamilton stated that he would like to have a future discussion about renaming a few of the streets located in Senica Manor to enable emergency services to have an easier time locating the property. 777th Rd. is a unique road that encompasses a few separate streets.

Member Fry then stated that the Public Hearings to consider zoning, variances and the pre-annexation of the Burke property in Waltham Township will take place beginning at 6:30 pm on 10-28-15.

Member Fry also noted that he would like to be sure that there is a stipulation in the pre-annexation agreement to prohibit future mining of the property.

Public Comment: NONE

With no additional business, it was motioned by Member Fry, seconded by Member Chapman to adjourn the meeting at 6:55 pm.

All in favor

Motion Carried

Respectfully submitted,

Laurie A. Gbur
Village Clerk