

VILLAGE OF NORTH UTICA

801 South Clark Street

North Utica, IL 61373

Planning Commission

Public Hearing

July 7, 2016

www.utica-il.gov

AGENDA

- I. 7:00 p.m. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Public Hearing - 7:00 pm:
 - 1.) Petition of Mr. Joseph Plankenhorn, Owner of Real Estate located directly east of 304 S. Clark St. at the corner of Griffin and Hitt St., Utica, IL seeking the approval of a Variance for the construction of an accessory building in the C-2 District.
 - 2.) Discussion and Possible Recommendations of the Planning Commission
- V. Public Hearing - 7:15 pm:
 - 1.) Petition of Mr. Christopher Duffy and Ann Duffy, Owner(s) of Real Estate located at 400 Northwest St., Utica, IL seeking the approval of an Amendment, a Variance and alternatively a Special Use for the construction of a detached garage in the R-1 District.
 - 2.) Discussion and Possible Recommendations of the Planning Commission
- VI. Presentation by Ms. Kelly Waters; DRK, LLC. regarding the renovations and design for property located at 149 Mill St., Utica, IL
 - 1.) Discussion and Possible Action and / or Recommendations of the Planning Commission
- VII. Consideration of Approval of Minutes: 1-26-16
- VIII. Old / New Business
- IX. Public Comment
- X. Adjournment

POSTED 07-05-16

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MINUTES

At 7:05 pm the meeting was called to Order by Planning Commission Chairman Tom Guttilla who then led the Pledge of Allegiance. Present at the meeting was Village Clerk Laurie Gbur, Village Attorney Herb Klein, Village Engineer Kevin Heitz and Planning Commission Members Doug Gift, Dennis Hamilton, Warren Munson, Matt Cetwinski, Bill Fry and Roy Chapman.

** It shall also be noted that Mayor Matt Jereb and Trustees Dave Stewart and Ron Pawlak were seated in the audience.

Public Hearing – 7:07 pm: Attorney Klein presented a summary of the Petition submitted by Mr. Joseph Plankenhorn for property located at 304 S. Clark St. He stated that the Petitioner is seeking approval of Variances for the construction of an accessory building in the C-2 District. The notice was published in the News Tribune on 6-20-16 and the property was posted that day as well.

Mr. Plankenhorn was then sworn in by Attorney Klein.

An aerial view map of the property, provided by Engineer Heitz, was entered into the record as Village Exhibit #1.

Mr. Plankenhorn provided a brief history of the property and its former owners. He stated that he would like to construct the accessory building for the purpose of additional storage to aid him when there is a threat of flooding in the Village. He currently owns Clark St. Studio Pottery and during flood events he has to move everything; this would provide him a larger and more secure area out of the path of the flood waters. It would also be used to store his vehicles. Currently he has to walk from his home down to the Clark St. Studio property to access his car. He then spoke about the size of the proposed building and the location of such on his property. The building will have 9 ft. walls that are 8" thick, a raised concrete foundation and a 4/12 roof pitch.

Member Fry asked if the building would be raised.

Mr. Plankenhorn stated that it would be raised approx. 1 ft. over the crown of the road so that any additional pavement overlay won't divert the water into the building. Mr. Plankenhorn then stated that there would be an exposed foundation and he would not back fill or divert any water onto the Atkinson property.

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Public Hearing
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MINUTES

Member Fry then asked if the building would be for commercial use.

Mr. Plankenhorn answered no; the building would be used for storage.

Member Fry then stated that during flood events, everything needs to be moved out of the Knights of Columbus building and it's taken to the garage near St. Mary's Church until it can be moved back; he understands the need for a building like this. He also stated that this is in a residential area and he does not see an issue with the proposed construction.

Member Gift asked Mr. Plankenhorn if he had spoken with the neighbors about his plans to build the garage.

Mr. Plankenhorn answered yes and said that he met with Ms. Jolene Atkinson and walked the property, showing her where the building would be located. She stated to Mr. Plankenhorn that she has no objection to the construction of the building and therefore she did not attend the meeting.

Chairman Guttilla asked if the property is in the flood plain.

Engineer Heitz answered that it is in the 500 year flood plain.

Mr. Plankenhorn stated that this is why he would raise the building at least 1 ft. higher than the crown of the road. (Griffin St.)

Mr. Plankenhorn then amended his Petition as follows:

To include setbacks of not less than two feet from Griffin St.; not less than five feet from the south lot line and a variance for the building to occupy more than 20% of the lot.

Exhibits were entered into the record as follows:

Village Exhibit #1: Aerial map of property
Village Exhibit #2: Publication of the Petition

Petitioner Exhibit #1: Petition submitted by Mr. Plankenhorn

There were no objectors present at the Hearing. With no additional questions from the Planning Commission and no further testimony, the Hearing was closed at 7:35 pm. Motioned by Member Munson, seconded by Member Fry.

All in favor

Motion Carried

VILLAGE OF NORTH UTICA

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Planning Commission

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MINUTES

Member Gift then stated that this is a unique circumstance. There are two separate lots; a small C-2 lot and an R-1 lot.

Member Munson agreed and stated that Mr. Plankenhorn had a solid plan for the construction of the building and the placement on the property.

After a brief discussion, it was motioned by Member Fry, seconded by Member Gift to recommend approval of the Petition seeking Variances for the construction of an accessory building on property located at 304 S. Clark St.

6 Yes

Motion Carried

Public Hearing – 7:39 pm: Attorney Klein presented a summary of the Petition submitted by Mr. Christopher Duffy for property located at 400 Northwest St. He stated that the Petitioner is seeking approval of a Special Use and Variances for the construction of a detached garage in the R-1 District. The notice was published in the News Tribune on 6-21-16 and the property was posted that day as well. Consideration of approval of the request would require amending the Zoning Ordinance to allow a Special Use so that a detached garage can be constructed on a lot without a principal structure. There are also Variances to consider which include setbacks and the construction of a garage of 2,400 sq. ft.

Mr. Duffy was sworn in by Attorney Klein.

He stated that the home on the approx. 7 acre property burned down a few years ago. He would like to build a home on the property next year. There is an existing garage that he will be taking down to make room for a new home in that general area. He is seeking approval of necessary Variances to construct a detached garage this year.

Engineer Heitz provided a map with an aerial view of the property.

Exhibits were entered into the record as follows:

Village Exhibit #1: Aerial map of property

Village Exhibit #2: Publication of the Petition

Petitioner Exhibit #1: Petition submitted by Mr. Duffy

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MINUTES

Chairman Guttilla asked where the new home would be built in relation to the existing garage. Mr. Duffy stated that there is an area at the top of the hill where that is approx. 2.5 acres. He will build the house there near the wooded area.

Chairman Guttilla asked if the property was posted prior to the hearing.

The Clerk answered yes; it was posted on 6-21-16.

Member Gift then noted that the neighbors do not seem concerned about the plans. They were not present at the hearing.

Member Hamilton asked if the driveway is on Mr. Duffy's property.

Mr. Duffy answered yes and said that the neighbor has an easement to use the driveway as access to their home.

Chairman Guttilla then asked if the driveway is a standard width.

Engineer Heitz stated that it is a standard width but also recommended that there be a 42 ½ ft. setback from the center of the driveway.

There were no objectors present at the hearing. With no additional questions from the Planning Commission and no further testimony, the Hearing was closed at 7:55 pm. Motioned by Member Fry, seconded by Member Chapman.

All in favor

Motion Carried

Member Gift stated that this property is very large this request for a Special Use is a unique circumstance. Member Fry agreed.

It was then motioned by Member Munson, seconded by Member Fry to recommend approval of amending the Zoning Ordinance to allow a Special Use in the R-1 District for the purpose of allowing the construction of a detached garage on a lot without a principal structure and a minimum of 2 acres.

6 Yes

Motion Carried

It was motioned by Member Gift, seconded by Member Munson to recommend approval of granting a Special Use for property located at 400 Northwest St. to construct a detached garage on a lot without a principal structure and a minimum of 2 acres.

6 Yes

Motion Carried

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MINUTES

It was then motioned by Member Hamilton, seconded by Member Chapman to recommend approval of granting Variances for property located at 400 Northwest St. including the following: construction of a garage of 2,400 sq. ft; a setback of 25 ft. from the right of way of Northwest St.; and a setback of 42.5 ft. from the center of the driveway on the property.

6 Yes

Motion Carried

A Presentation was given by Ms. Kelly Waters; DRK, LLC. regarding the renovations and design for property located at 149 Mill St., Utica, IL.

Ms. Waters provide architectural plans outlining her design. She stated that this will be a \$160,000 investment in the Village.

The building was formerly Second Look Antiques until a fire in May 2015. The Village Acquired the building and weather-proofed it before the winter and in May 2016 it was purchase by DRK, LLC. Kelly Waters also owns Skoog's Pub and intends to renovate the new building to expand that restaurant. Her design includes an open air concept with a large overhead garage door in the front of the building. During warm seasonal weather the door could be opened to allow for open air style dining. She also plans to increase the size of the kitchen. The garage door will be 10 ft. tall with 6 panel glass windows. She would like to keep the ceiling as high as possible. There will also be a brand new apartment upstairs.

Planning Commission Members had a chance to walk around and talk with and ask questions to Ms. Waters and review her architectural plans. She spoke about the outside façade of the building and the existing doors and the addition of the overhead door.

Chairman Guttilla asked about the possibility of sliding doors instead of a garage style overhead door. Ms. Waters stated that sliding doors would not work due to the slope of the concrete and because there is an existing door on each side; one is the entrance into Skoog's and the other is the entrance to the upstairs apartment.

Member Gift stated that there are a lot of old service garages and restaurants that use large doors in this manner in the design of their building. This will help to maximize the interior space in the restaurant.

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MINUTES

It was then motioned by Member Gift, seconded by Member Cetwinski to approve the design plan as proposed for the property located at 149 Mill St. subject to the front of the building being similar to the rendering provided and that it contain only transparent glass panels in an overhead door that is 10 ft. (ht.) X 8 ft. (w.)

6 Yes

Motion Carried

Note: The Planning Commission serves as the design review committee. As such, because the design plan for the property located at 149 Mill St. has been approved as proposed, the matter does not go to the Village Board for further consideration.

Minutes: It was motioned by Member Gift, seconded by Member Hamilton to approve the Minutes from 1-26-16.

All in favor

Motion Carried

Old Business / New Business:

The Clerk invited everyone to the upcoming Grand Openings as follows:

Clark Run Creek – upcoming; date and information to follow.

JJR Training – July 30, 2016 at 11 am.

Mill St. Ribbon Cutting – July 23, 2016 at 3 pm.

Engineer Heitz then updated the group on the status of the Mill St. project.

Tree cages, lights and bike racks will be installed very soon. Everyone agreed that the project went well and looks beautiful.

Member Fry then stated that the July 4th Fireworks event held in the Village was outstanding.

He contacted local radio to share his thoughts on the event.

Everyone agreed that it was a great show again this year.

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MINUTES

Public Comment:

Mayor Jereb stated that the Village had been receiving several vendor permit requests. In reviewing the Ordinance there have been a few items that may need some revision. He has formed a committee to review the Ordinance. It is comprised of Police Chief Stachowiak, Trustees John Schweickert and Joe Bernardoni, Zoning Officer Curt Spayer and he requested a member of the Planning Commission to join as well. Member Gift will join the group and they will review the Ordinance and provide their recommendations.

With no additional business, it was motioned by Member Fry, seconded by Member Chapman to adjourn the meeting at 8:46 pm.

All in favor

Motion Carried

Respectfully submitted,

Laurie A. Gbur
Village Clerk