

VILLAGE OF NORTH UTICA

801 South Clark Street

North Utica, IL 61373

Planning Commission

Public Hearing

May 23, 2019

www.utica-il.gov

AGENDA

- I. **6:00 p.m.** Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. **6:00 Public Hearing:**
 - 1.) Continued review of the Village of North Utica Zoning Ordinance and discussion of possible amendments of such:
 - a) Consideration of amending the maximum square footage of garages and accessory structures allowed in the Residential Districts;
 - b) Consideration of amending the Permitted and Special Uses in the Residential Districts, the Commercial Districts, and the Industrial Districts;
 - c) Consideration of amending the Definitions Section of Title 10, Chapter 2;
 - d) Consideration of amendments to the Sign Ordinance Title 10, Chapter 15; and
 - e) Consideration of such other amendments to the Zoning Ordinance as are necessary and in the best interest of the Village.
 - 2.) Discussion and Possible Recommendations of the Planning Commission regarding such Amendments to the Village of North Utica Zoning Ordinance.
- V. Consideration of Approval of Planning Commission Meeting Minutes: 04-25-19
- VI. Old / New Business
- VII. Public Comment
- VIII. Adjournment

POSTED 5-21-19

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MINUTES

At 6:09 pm the meeting was called to Order by Planning Commission Chairman Tom Guttilla who then led the Pledge of Allegiance. Village Clerk Laurie Gbur recorded the meeting attendance. Present at the meeting were Planning Commission Members Doug Gift, Dennis Hamilton, Warren Munson, Roy Chapman and Mike Brown. Members Bill Fry and Bill Zens were absent from the meeting. Also present were Village Attorney Herb Klein, Village Engineer Kevin Heitz and Public Works Director / Zoning Enforcement Officer Curt Spayer.

The Planning Commission has been in the process of performing an extensive review of the Village's Zoning Ordinance. At this meeting a discussion was held regarding garages including size and floor space currently allowed with reference to the size of a lot and the primary residence.

Member Gift stated that on a large lot, it seems that a larger garage could be accommodated as long as it doesn't infringe upon the setbacks. This enables the property owner to store all of their larger items out of plain sight. It was also noted by Member Gift that it would still be necessary for the property owner to seek a Variance for height if the garage would be taller.

The current wording in the Ordinance indicates that the living space used to determine garage size allowed is comprised of the ground floor only; maybe a total living space could be considered instead. Engineer Heitz stated that maybe the lot sizes could be reviewed to determine if the Ordinance can be changed to include 'total living space' instead of ground floor living space as consideration for the garage size allowed.

Also discussed were lot sizes and detached and accessory structures and how to determine the total square footage allowed. Engineer Heitz suggested limiting the number of detached / accessory structures and using a percentage value for small lot sizes and total sq. ft. allowed for larger lot sizes.

Example: 10% garage space allowed on a small lot would be; 100 ft. X 100 ft. lot = 10,000 sq. ft. in total lot size which would allow up to 1,000 in total garage floor space.

The size of lots and current set backs were also briefly discussed. A 30' rear yard set-back is a lot however, Engineer Heitz stated that the set backs in the south area of town are outlined differently.

Then the allowed height of a structure was discussed. Engineer Heitz explained that the height is determined by an average between the eave and the hip of the roof.

Chairman Guttilla asked why a property owner usually has to seek a Variance for a garage.

Zoning Officer Spayer stated that the main issue is because of the overall size needed to accommodate vehicles and additional storage and sometimes a workshop area.

It was determined that Engineer Heitz and Zoning Officer Spayer will work together make an outline of a chart defining lot sizes and maximum size garage space allowed and provide to the Planning Commission at the next meeting.

Minutes: It was motioned by Member Brown, seconded by Member Gift to approve the Minutes from the 4-25-19 Planning Commission Meeting.

All in Favor

Motion Carried

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Old / New Business: Member Gift spoke about the Village being placed on the registry as a Looking for Lincoln Community. Village Clerk Gbur is currently working on obtaining 'Looking for Lincoln' signage to meet criteria set forth by IDOT. The signage will be located along Rt. 178 on the North and South areas of the community and will need to meet criteria for reflectivity and height requirements.

Public Comment: NONE

With no additional business, the meeting was adjourned at 6:52 pm. Motioned by Member Brown, seconded by Member Chapman.

All in Favor

Motion Carried

Respectfully submitted,

Laurie A. Gbur
Village Clerk