

**VILLAGE OF NORTH UTICA**  
**248 W. Canal St, North Utica, IL 61373**  
**Planning Commission Meeting**  
**August 22, 2024**  
[www.utica-il.gov](http://www.utica-il.gov)

**AGENDA**

- I. **5:30 p.m.** - Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. **5:30 - Public Hearing:**
  1. For the purpose of considering and hearing Public Comment and Testimony regarding the Petition of Cody Dittle, co-owner of property located at 2891 E. 765<sup>th</sup> Rd., Utica, IL, 61350; Petitioner is seeking a Variance to the Village of North Utica Zoning Ordinance provisions, regarding the construction of a detached garage in the R-1 Zoning District; Section 10.7A-4-1 et seq. of the Zoning Ordinance. Property is Zoned R-1 (Single Family Residential)
    - A. It is proposed that the Petitioner be granted the following:
      - 1) A Variance to allow a rear yard setback of not less than six (6) feet;
      - 2) A Variance from Section 10.7A-4-1 et seq. of the Village of North Utica Zoning Ordinance, to allow the maximum floor area of all garages and accessory buildings to exceed the allowance of square footage on the lot. Property is located at 2891 E. 765<sup>th</sup> Rd., Utica, IL, 61350; Property is Zoned R-1(Single Family Residential);
      - 3) Such other relief as may be necessary to allow the Petitioner's intended use of the property.
  2. Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.
- V. Consideration and Possible Action on Planning Commission Meeting Minutes: 6-13-24; 6-27-24
- VI. Old / New Business
- VII. Public Comment
- VIII. Adjournment

**POSTED 08-20-2024**

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**MINUTES**

At 5:30 pm the meeting of the Planning Commission was called to Order by 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 Mike Brown, Mark MacKay, Warren Munson and Doug Gift and Village Attorney Herb Klein. Village Engineer Kevin Heitz, Public Works Director Curt Spayer and Planning Commission Members Bill Zens and Andy Skoog did not attend the meeting.

Public Hearing: Village Attorney Klein provided a brief summary of the Petition of Cody Dittle, co-owner of property located at 2891 E. 765<sup>th</sup> Rd., Utica, IL, 61350; Petitioner is seeking a Variance to the Village of North Utica Zoning Ordinance provisions, regarding the construction of a detached garage in the R-1 Zoning District; Section 10.7A-4-1 et seq. of the Zoning Ordinance. Property is Zoned R-1 (Single Family Residential)

Village Exhibit #1 - Legal Notice of Public Hearing published on August 5, 2024

Petitioners Exhibit #1 - Zoning Variance Application and Building Development Application

Petitioners Exhibit #2 - Drawing of property providing a layout of existing buildings and lot lines

Mr. Dittle was sworn in to provide Testimony about his Petition.

Mr. Dittle stated that he is interested in constructing a detached garage on the north side of his property .

A gravel driveway exists from the road to the back of the property; it was constructed many years ago and it was intended that a garage be constructed however, that never happened.

Materials used on the exterior will match the home and he will use the building for extra storage. The square footage of the existing attached garage is 700 sq. ft. and the house in 1,500 sq. ft.

The new detached garage will be approximately 784 sq. ft.

Member Gift asked if there are many other homes near the property that would be impacted in any way.

Mr. Dittle stated that there is a home located behind his property however, they have planted several trees that provided screening.

Member Gift asked about the number and size of doors that will be on the garage.

Mr. Dittle stated that there will be a single large overhead garage door that will be approximately 20 ft. long and there will be a single access door to the building.

Member Gift asked about utilities on the property.

Mr. Dittle stated that there is a telephone utility easement in the back of the property and the new garage will not impact the right of way for that easement.

Attorney Klein informed the Planning Commission that the Village would currently allow up to 1,800 sq. ft. of garage and accessory buildings on this lot, which is .37 of an acre. Attorney Klein stated that Mr. Dittle will however, need a Variance for the setbacks.

Attorney Klein then asked Mr. Dittle if he intends to add a shed to the property in the future.

Mr. Dittle answered, "Maybe a 15' x 15' shed."

Attorney Klein then stated that the total amount of square footage for the garage and accessory buildings on the property would exceed the allowed amount on the lot, therefore Mr. Dittle would need a Variance for that as well. The Variance needed would allow the square footage of the garage and accessory buildings on the property, to not exceed the maximum sq. ft. allowed, which would be 225 sq. ft. based on the 15' x 15' sq. ft. shed that Mr. Dittle is considering.

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Chairman Guttilla asked if there was anyone present that would like to speak in favor of or in opposition of the Petition; there was no one.

With no additional questions and no addition Testimony, the Public Hearing was closed at 5:48 pm;  
Motioned by Member Brown, seconded by Member MacKay.

All in Favor  
Motion Carried

It was then motioned by Member Munson, seconded by Member MacKay to recommend granting a Variance to allow a rear yard setback of not less than 6' and to be allowed to exceed the total square footage of all garage and accessory structures of up to 225' additional sq. ft. on property located at 2891 E. 765<sup>th</sup> Rd., Utica, IL, 61350.

4 Yes  
Motion Carried

Minutes: It was motioned by Member MacKay, seconded by Member Brown to approve the Minutes from the 6-13-24 and 6-27-24 Planning Commission meetings, as presented.

All in Favor  
Motion Carried

Old / New Business: Mayor Stewart provided a brief update on the current Market on Mill St. Grant Development Project and on the status of the I & M Canal Re-Watering Project.  
Mayor Stewart also informed the Planning Commission that the Village will be re-applying for the ITEP Grant for the purpose of the future construction of a sidewalk on the west side of IL Rt. 178 from Johnson St. to the Village of North Utica Police Department.

Public Comment: NONE

With no additional business, the meeting was adjourned at 6 pm; Motioned by Member MacKay, seconded by Member Brown.

All in Favor  
Motion Carried

Respectfully submitted,

Laurie A. Gbur  
Village Clerk