

VILLAGE OF NORTH UTICA

801 South Clark Street

North Utica, IL 61373

Planning Commission

Public Hearing

July 12, 2017

www.utica-il.gov

AGENDA

- I. 6:00 p.m. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Public Hearing - 6:00 pm:
 - 1.) Developer, Tom Burgess; seeking consideration and approval of the final Plat for Ridgeview Estates Subdivision No. 2 – Phase 4.
- V. Discussion and Possible Recommendations of the Planning Commission regarding:
 - 1.) The final Plat in Ridgeview Estates Subdivision No. 2 – Phase 4; submitted by Developer, Tom Burgess.
- VI. Consideration of Approval of Minutes: 06-14-17
- VII. Old / New Business
- VIII. Public Comment
- IX. Adjournment

POSTED 07-10-17

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MINUTES

At 6:05 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 were Members Doug Gift, Dennis Hamilton, Bill Fry, Warren Munson, Roy Chapman and Matt Cetwinski. Village Attorney Herb Klein and Village Engineer Kevin Heitz also attended.

Attorney Klein provided a summary of the Petition of Developer, Tom Burgess; seeking consideration and approval of the final Plat for Ridgeview Estates Subdivision No. 2 – Phase 4. Mr. Tom Burgess was sworn in to present his Testimony. He stated that he submitted his final plat for development in Ridgeview Estates. People have inquired about larger lots, therefore the lots in this phase will be larger than in prior phases of the development.

Village Exhibit #1 – Notice of Public Hearing published in the News Tribune.

Village Exhibit #2 – Petition for Subdivision Plat Development – 7 pages.

Petitioners Exhibit #1 – Final Plat of Ridgeview Subdivision No. 2 Phase 4.

Engineer Heitz stated that Utica is a very desirable community. Having larger lots available will ultimately benefit the community. There will be 13 additional lots platted. There will also be the addition of a neighborhood park. There will also be a storm detention pond on the south side of the property and covenants will all match the previous phases.

Member Fry asked how many lots had been sold in earlier developments.

Mr. Burgess answered 65 lots.

Member Gift noted that there appears to be cul-de-sacs rather than a road that would run through the entire area.

Engineer Heitz answered yes. In this design, a center median is not being installed. They are more difficult to plow around and they require additional maintenance.

Member Gift stated that when he purchased a lot many years ago, there was a park located on the plat. The area has now been developed and there remains no park in the neighborhood. Children need a park to play in; the road has become busy.

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Mr. Burgess stated that his family is willing to donate the land for the creation of a park.

Member Gift stated that he feels this is very important. Developing additional greenspace in the Village is a part of the new Comprehensive Plan.

Mr. Burgess stated that he agrees. He would like a commitment from the Village that they will move forward in developing the park.

Attorney Klein stated that the Mayor and Village Board are also willing to develop a park.

Village Trustee Mary Pawlak stated that the current Village Board supports the development of a park in the neighborhood.

Chairman Guttilla asked if there would be both open space as well as play equipment.

Engineer Heitz stated that this is a good size area; approx. 200 ft. X 300 ft.

Chairman Guttilla stated that it will be a Blessing to have a dedicated area for children to play.

Member Hamilton asked about the size of the water main and if there would be enough hydrants installed.

Engineer Heitz stated that the water main would be 6" pipe and there will be hydrants installed.

Member Fry asked if there will be street lights.

Engineer Heitz answered yes.

Member Gift asked if anyone owning property south of the subdivision will be able to have access to develop the property.

Mr. Burgess stated that an easement can be negotiated between property owners.

Chairman Guttilla asked if there was anyone to speak in favor of the Petition.

There was no one present to speak in favor of the Petition.

Chairman Guttilla asked if there was anyone to speak in opposition of the Petition.

There was no one present to speak in opposition.

With no additional Testimony, it was motioned by Member Hamilton, seconded by Member Gift to close the hearing at 6:36 pm.

All in Favor

Motion Carried

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Member Gift then stated that Phase 4 of the development along with the creation of a park is in keeping with the new Comprehensive Plan.

Member Fry motioned to recommend approval of the final plat as presented contingent upon the dedication of land (Lots 20 & 21) to the Village of North Utica for the development of a Public Park. The motion was seconded by Member Gift.

6 Yes
Motion Carried

Member Fry then motioned to recommend that the Village will proceed with the development of a neighborhood park as soon as possible. The motion was seconded by Member Gift.

6 Yes
Motion Carried

Minutes: It was then motioned by Member Gift, seconded by Member Chapman to approve the Minutes from the 6-14-17 meeting.

All in Favor
Motion Carried

New Business: NONE

Old Business: NONE

Public Comment: Mr. Tom Burgess thanked the Planning Commission for considering and recommending approval of the development of Phase 4.

With no additional business, it was motioned by Member Hamilton, seconded by Member Chapman to adjourn the meeting at 6:42 pm.

All in Favor
Motion Carried

Respectfully submitted,

Laurie A. Gbur
Village Clerk