

VILLAGE OF NORTH UTICA

801 South Clark Street
North Utica, IL 61373
Planning Commission
Public Hearing
September 27, 2018
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.) Petition of Mr. Eric J. Bara, owner of Property located at 209 Woodland Dr., Oak Bluff Estates Subdivision, Utica, IL, seeking Variances for the construction of an approximate 1,800 sq. ft. accessory building including a detached Garage in the R-1 District.
 - a) A Variance to allow the maximum floor area of all garages to exceed 1,200 square feet;
 - b) A Special Use to allow an accessory building;
 - c) For such other relief as is necessary to allow the intended use.
 - 2.) Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.
- V. **Site Plan Review**
 - 1.) Review of a Site Plan submitted by Mr. Keith Arwood, owner of Property located at 627 Clark St., Utica, IL seeking approval from the Planning Commission for the construction of a building 2,608 sq. ft.
 - 2.) Discussion and Possible Recommendations of the Planning Commission regarding such Site Plan
- VI. Discussion and Possible Recommendations regarding permitted uses in Commercial District(s)
 - 1.) Grocery Stores in the C-1 District
 - 2.) Parking Lots as a principle use in the C-2 District
- VII. Consideration of Approval of Minutes: 08-23-18
- VIII. Old / New Business
- IX. Public Comment
- X. Adjournment

POSTED 09-25-18

VILLAGE OF NORTH UTICA

801 South Clark Street
North Utica, IL 61373
Planning Commission
Public Hearing
September 27, 2018
www.utica-il.gov

MINUTES

At 6:05 pm, the meeting was called to Order by Village Clerk Laurie Gbur who then led the Pledge of Allegiance. Present were Planning Commission Members Doug Gift, Mike Brown, Warren Munson, Roy Chapman, Bill Fry, and Bill Zens. Chairman Tom Guttilla and Members Matt Cetwinski and Dennis Hamilton were absent from the meeting. Village Attorney Herb Klein and Village Engineer Kevin Heitz were also present.

Member Gift was then nominated to Chair the meeting in the absence of Chairman Guttilla. Motioned by Member Munson, seconded by Member Brown.

All in Favor

Motion Carried

Attorney Klein then provided a brief summary of the Petition of Mr. Eric J. Bara, owner of Property located at 209 Woodland Dr., Oak Bluff Estates Subdivision, Utica, IL, seeking Variances for the construction of an approximate 1,800 sq. ft. accessory building including a detached Garage in the R-1 District.

Village Exhibit #1 – Notice Published in the News Tribune
Petitioner's Exhibit #1 - Petition

Mr. Eric Bara was sworn in. He then stated that he would like to construct a detached 60' X 30' Morton Building in his back yard. He said that he wants to be able to store various pieces of equipment as well as a trailer and a boat. He also stated that he would use a portion as a family gathering place and that he would be installing facilities inside to enable people to use the new building rather than going directly into the house after using the pool.

Chairman Gift asked Mr. Bara if he had looked at all of the setbacks.

Mr. Bara answered yes; there is plenty of room to maintain the setbacks required and it will be virtually unseen from Esmond and Woodland streets.

Chairman Gift asked if the colors of the building will match or look similar.

Mr. Bara- stated that he wants the building to look nice and match the home.

Member Fry asked about the color configuration and if the building will be constructed with steel siding.

Mr. Bara answered that it would but it would match the colors of the house and it would be landscaped.

Member Chapman asked if the neighbors will be impacted by the view of the building from their property.

Mr. Bara stated that only Mr. Stoneking, whose property is east of the location of the building, however his home is set back quite a bit farther. Bara stated that he can't set the building back any farther due to a drainage area that runs through the back yard.

VILLAGE OF NORTH UTICA

801 South Clark Street
North Utica, IL 61373
Planning Commission
Public Hearing
September 27, 2018
www.utica-il.gov

MINUTES

Engineer Heitz stated that there were 3 lots that were separate from the Oak Bluff Estates Subdivision. (Barrera, Stoneking and Bara). Heitz stated that the set back in Oak Bluff is 15 ft., so the Village may consider making a requirement that the set back on this lot is also 15 ft. so that there is consistency.

Chairman Gift stated that Mr. Bara would also likely have covenants to follow.

Mr. Bara stated that he has no issues with following the requirements of the setbacks.

Member Fry asked about the total garage size allowed in the area.

Attorney Klein stated that 1,200 is the total amount of square footage allowed in R1 therefore, Mr. Bara needs a Special Use and Variance to allow him to allow the construction of an accessory building and to increase the square footage of garage space on his property.

Member Fry stated that he had spoken with a few neighbors in the subdivision and they store their items off-site.

Mr. Bara stated that he would like to have access to his things and he feels his property is large enough to have the additional building without impacting the neighborhood.

Engineer Heitz asked if he is tapping into the current septic system for the additional facilities.

Mr. Bara stated that he will be installing a new septic system.

Member Munson asked if there would be additional pavement or gravel forming a driveway for access to the building.

Mr. Bara stated that the majority of equipment (boat trailer, ATV, lawn mower) that will be stored in the building is nothing that will require daily use so he just plans to use the grass area to access the building.

Member Munson then asked about the landscaping that will be placed around the building.

Mr. Bara stated that he is open to suggestions. He will consider planting evergreens on the east side, facing Mr. Stonekings' property. He stated that he and his family have a lot of pride in the property and would never do anything to negatively impact the neighborhood.

Chairman Gift then asked if there was anyone that wanted to provide Testimony in favor of the Petition.

Mr. Joe Plankenhorn, 304 S. Clark St., Utica, stated that he has knows the Bara family for more than 40 years. They are people that strive to do things right so they wouldn't be investing in something that wouldn't look good. He also stated that the building will be on a foundation and it will be fully insulated, and set back into the timber line. Mr. Stoneking is the only neighbor that should have direct sight of the building, but since his house is set back so far, he probably will only see a very small portion of it. Having a nice building to store their extra items and equipment is an asset to the neighborhood.

VILLAGE OF NORTH UTICA

801 South Clark Street
North Utica, IL 61373
Planning Commission
Public Hearing
September 27, 2018
www.utica-il.gov

MINUTES

Ms. Linda Moyer-Halm, 2853rd Rd., Utica, stated that she thinks it's a good idea but she cautioned Mr. Bara to be sure to install lighting and secure the building well for safety purposes. Mr. Bara stated that he has plans to make sure the building is secure.

Chairman Gift then asked if there was anyone present that wanted to speak in opposition of the Petition.

Mr. Mark Stoneking, 205 Woodland Dr., Oak Bluff Estates, Utica, stated that he does not feel that this type of a building would maintain the feel of the subdivision. He stated that he and his property would be impacted by the view of a very large Morton Building, which in his opinion, is a farm building.

He stated that although Mr. Bara wants it to look nice, it is still a 'pole barn' and if this building is permitted, other people will want to build them too and that would establish a trend of 'pole barns' throughout the community. He stated that he has followed the guidelines of the Village and he hopes that the Village doesn't allow these large buildings to become a regular thing. He also stated that he has 4 drivers and many other items. If people want to have all of that, they should consider storing it off-site.

Mr. Bara stated that he has tried to keep in mind the location of Mr. Stonekings' property with reference to the location of the building. He won't see the entire building and it will be landscaped. The building will not be able to be seen from Esmond Dr. or from Woodland Dr. This will be a very nice Morton Building that will also be an extension of the living area of the house, so it will not look like a farm building. Mr. Bara also stated that he does not feel that this building will in any way impact or devalue the subdivision or his neighbors' property. It will be set back almost 150' from the road. At this time, Mr. Bara marked the approx. location of the building on the map provided to the Planning Commission.

Mr. Stoneking reiterated that he feels that this building will change the look of the subdivision and it will attract others to want to put up the same buildings on their property. He again stated that he feels that it looks like a 'pole barn' and then suggested that Mr. Bara consider an extension of his current garage.

Mr. Bara then stated that he is open to purchasing and planting larger trees if necessary to further screen the building from Mr. Stonekings' view.

Mr. Stoneking then stated that he would feel better about the building if it were being 'stick built' rather than a Morton Building.

VILLAGE OF NORTH UTICA

801 South Clark Street
North Utica, IL 61373
Planning Commission
Public Hearing
September 27, 2018
www.utica-il.gov

MINUTES

Chairman Gift then stated that it may be easier if Mr. Bara and Mr. Stoneking meet to discuss landscaping and screening to try to resolve the issue. Member Fry agreed and asked the gentlemen if they thought they could discuss the plans and come to an amicable agreement. Mr. Stoneking and Mr. Bara both answered yes and stated that they will discuss the matter.

Mr. Don Robey, 152 Woodland Dr., Oak Bluff Estates, Utica, then stated that he agrees with Mr. Stoneking regarding the look of a Morton Building rather than a 'stick built' garage that would look like the existing home and garage. He also stated that there are larger blue spruce trees at the front of the property, and its just a matter of time before they die off and then you will be able to see Mr. Bara's property and this building even more. "There is also a resident in the subdivision that currently parks his large motorhome on the side of the house. If this building is approved, it will be a matter of time before the Village is asked again to allow another large Morton Building to be constructed in the neighborhood."

Member Zens asked Mr. Bara if he had considered any other options for the construction of the building. Mr. Bara stated that he had not however, he would be interested in checking into that.

Mr. Bara requested a continuance of the Public Hearing so that he could research some additional options as well as to meet with Mr. Stoneking.

Chairman Gift then asked if there was anyone else that wanted to provide Testimony. Seeing no one, a motion was then made by Member Zens, seconded by Member Munson to continue the Public Hearing to October 25, 2018 at 6 pm, pending further information from the Petitioner.

5 Yes

Motion Carried

Site Plan Review:

Attorney Klein provided a summary of the review of a Site Plan that was submitted by Mr. Keith Arwood, owner of Property located at 627 Clark St., Utica, IL seeking approval from the Planning Commission for the construction of a building 2,608 sq. ft.

Petitioner's Exhibit #1 – Site Plan submitted by Mr. Keith Arwood

Mr. Arwood was sworn in. He then presented information pertaining to the construction of a new building to house his current business, Stonehead Leather. Mr. Arwood cited many reasons for the construction and move which included the threat of flooding and the associated costs with moving, building up and out of the floodplain, and the necessary additional space that is needed for the growing business.

VILLAGE OF NORTH UTICA

801 South Clark Street
North Utica, IL 61373
Planning Commission
Public Hearing
September 27, 2018
www.utica-il.gov

MINUTES

He then reviewed the Site Plan with the Planning Commission.
He provided information regarding setbacks, building materials, windows, entrances and exits, ADA accessibility, drainage and parking.

Chairman Gift asked about the existing building and what Mr. Arwood is intending to do with it once he moves the business.

Mr. Arwood stated that he intends to rent out the building. It only has a 10% flood damage rating so he will rent it out for as long as he can.

Member Chapman asked how much higher the building will be.

Mr. Arwood answered that the building will sit 4' 2 ¾" higher. The elevation will be 469 which will be above the 500-year mark.

Member Fry asked about stone on the lower portion.

Mr. Arwood stated that the building does sit on stone and that he plans to landscape after the construction is complete.

With no additional questions or discussion, it was motioned by Member Brown, seconded by Member Munson to approve the Site Plan for property located at 627 S. Clark St.

5 Yes

Motion Carried

A brief discussion was then held regarding permitted uses and Special Uses in the Commercial Districts. Mayor Stewart would like the Planning Commission to consider reviewing the Zoning Ordinance and the uses in the Commercial Districts. The Members agreed and stated that they would also host a Public Open House to get input from the community.

Chairman Gift stated that following the 2004 tornado, the Planning Commission was tasked with reviewing the Zoning Ordinance and the look and design of buildings as well.

Member Fry agreed and stated that he feels reviewing these items and getting input from the community is part of the Planning Commissions' obligation to the Village.

Attorney Klein stated that the Village is required to publish when considering changes to the Zoning Ordinance so it can be further discussed at an upcoming meeting.

It was motioned by Member Zens, seconded by Member Brown to set a Hearing for the review and possible recommendations of Uses within the Commercial Districts on November 29, 2018 at 6:15 pm.

All in Favor

Motion Carried

VILLAGE OF NORTH UTICA

801 South Clark Street
North Utica, IL 61373
Planning Commission
Public Hearing
September 27, 2018
www.utica-il.gov

MINUTES

Minutes: It was motioned by Member Brown, seconded by Member Fry to approve the Minutes from the 8-23-18 Planning Commission meeting.

All in Favor
Motion Carried

Public Comment:

Ms. Linda Moyer-Halm, 780 N. 2853rd Rd., Utica, stated that the Village has lots of options for Pizza.

“During the summer there were 5 businesses where you could get a pizza. One of them was a food truck. The Village needs to begin discussing food trucks because they are becoming more popular.”

She also asked the Village to consider construction of a side walk along Rt. 178 so that kids can walk to school. Engineer Heitz stated that the construction of a side walk along a state highway would require a lot of easements as well as approval from the state. Also, kids are not allowed to walk to Waltham. They require that all children be dropped off at school or that they have to ride the bus.

Old Business / New Business:

Chairman Gift reminded everyone of the upcoming Burgoo Festival being held on October 6 & 7, 2018. He also asked that everyone support the Utica Garden Club plant sale.

Member Fry agreed and asked everyone to support the LaSalle County Historical Society and their fundraiser.

With no additional business, the meeting was adjourned at 7:31 pm. Motioned by Member Fry, seconded by Member Zens.

All in Favor
Motion Carried

Respectfully submitted,

Laurie A. Gbur
Village Clerk