

VILLAGE OF NORTH UTICA
801 South Clark Street, North Utica, IL 61373
Planning Commission
Public Hearing
May 26, 2021
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. Consideration of the Petition of Jacob Szafranski and Alicia Szafranski, Owners of property located at 766 N. 2853rd Rd. Utica, IL, 61373. The Petitioners are seeking an Amendment and a Variance to the Village of North Utica Zoning Ordinance provisions regarding the construction of an attached oversized trailer / RV garage stall with sq. footage of all garages totaling 1600 sq. ft. and garage doors to be installed over eight feet (8') tall in the R1 Zoning District; Section 10.7A-4-1.
 - a. It is proposed that Petitioners be granted an Amendment and a Variance to allow the construction of an oversized trailer / RV garage stall on property located at 766 N. 2853rd Rd., Utica, IL 61363, to allow the maximum of floor area of all garages to exceed 1200 sq. ft. and to allow garage doors to be installed over eight feet (8') tall. The sq. footage of all garages would total 1600 sq. ft. The property is zoned R-1 (Residential Single Family Zoning District)
 - b. Such other relief that is necessary to allow Petitioner's intended use of the property.
- 2. Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.

V. **6:15 Public Hearing:**

- 1. Consideration of the Petition of ROC Developer, Inc., seeking approval of the Final Plat for the Bickerman Building Condominiums and Declaration of Condominiums for property located at 166 Mill St., Utica, IL 61373, in the C-1 Zoning District.
 - a. It is proposed that the Petitioners be granted approval of the Final Plat for the Bickerman Building Condominiums and Declaration of Condominiums for property located at 166 Mill St., Utica, IL 61373. The Property is zoned C-1 (Central Business District)
- 2. Discussion and Possible Recommendations of the Planning Commission regarding such Hearing

VI. Review of the Site Plan and Improvements to be made on property located on the NE corner of IL Rt. 178 and Water St., Utica, IL 61373, including the installation of a Stone Basket Wall and Possible Recommendations by the Planning Commission.

VII. Consideration and Possible Action on Planning Commission Meeting Minutes: 03-25-2021; 3-30-2021

VIII. Old / New Business

IX. Public Comment

X. Adjournment

POSTED 05-24-2021

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MINUTES

At 6:02 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 meeting attendance. Present at the meeting were Planning Commission Members Doug Gift, Dennis Hamilton, Warren Munson, Roy Chapman and Mike Brown and Village Engineer Kevin Heitz and Public Works Director / Zoning Enforcement Officer Curt Spayer. Village Attorney Herb Klein arrived at 6:25 pm. and Member Bill Zens was absent from the meeting.

Chairman Guttilla provided a brief summary of the Petition of Jacob Szafranski and Alicia Szafranski, Owners of property located at 766 N. 2853rd Rd. Utica, IL, 61373. The Petitioners were seeking an Amendment and a Variance to the Village of North Utica Zoning Ordinance provisions regarding the construction of an attached oversized trailer / RV garage stall with sq. footage of all garages totaling 1600 sq. ft. and garage doors to be installed over eight feet (8') tall in the R1 Zoning District; Section 10.7A-4-1.

Village Exhibit #1 - Legal Notice of the Public Hearing for the Petition of Jacob and Alicia Szafranski.

Chairman Guttilla asked if Mr. and Mrs. Szafranski were present for the Hearing. They were not. He then asked if there was anyone to speak in favor of the Petition. Village Engineer Heitz asked to speak on behalf of the Szafranski's.

Village Engineer Heitz stated that the property is located down at the end of a private road off of Hallett Rd. (2853rd Rd.) The Petitioners would like to construct a garage with RV Trailer Storage exceeding the door height and total floor space requirements in the current Village Zoning Ordinance. Engineer Heitz stated that the total floor space of the garages to be located on the property would be approx. 1,600 sq. ft. and the doors for the RV Trailer storage would be approx. 12 ft. doors. Engineer Heitz also recalled that in the past, the Planning Commission was in the process of considering amendment to the Zoning Ordinance regarding garages, however, due to Covid-19, the discussion has not been finalized to date.

Member Gift stated that the property, due to its' location at the end of a private road along with the surrounding trees, would conceal the oversized garage; Engineer Heitz agreed.

Chairman Guttilla stated that the renderings of the future home and garage look beautiful and agreed that the location would conceal the size of the garage with the larger 12 ft. doors. Chairman Guttilla also noted that garages are being built on a larger scale now to afford the property owner with storage for various items and vehicles.

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

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

At 6:10 pm the Hearing was closed. Motioned by Member Brown, seconded by Member Munson.

All in Favor
Motion Carried

VILLAGE OF NORTH UTICA
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MINUTES

Member Brown motioned to recommend approval of the Petition for garage space up to 1,600 sq. ft. on property located at 766 N. 2853rd Rd. Utica, IL, 61373. The motion was seconded by Member Munson.

5 Yes

Motion Carried

Member Brown then motioned to recommend approval of the Petition for the installation of 12 ft. garage doors for RV Trailer storage on property located at 766 N. 2853rd Rd. Utica, IL, 61373. The motion was seconded by Member Gift.

5 Yes

Motion Carried

At 6:15 pm, Chairman Guttilla provided a summary of the Petition of ROC Developer, Inc., seeking approval of the Final Plat for the Bickerman Building Condominiums and Declaration of Condominiums for property located at 166 Mill St., Utica, IL 61373, in the C-1 Zoning District.

Village Exhibit #1 - Legal Notice of the Public Hearing for the Petition of Jacob and Alicia Szafranski.

Mr. Nick Balestri, Attorney for ROC Developer, Inc. provided a summary of the Final Plat for the Bickerman Building Condominiums for property located at 166 Mill St., Utica, IL 61373.

Unit #1 – Bruce and Ollie’s and the Basement area

Unit #2 and Unit #3 – Condos; comprised of approx. 2,400 sq. ft. each on both the 2nd and 3rd floors.

Unit #4 – Nightly Vacation Rental Unit; comprised of approx. 400 sq. ft on both the 2nd and 3rd floors.

Attorney Balestri then provided a summary of the revised Declaration of Condominiums for the property located at 166 Mill St., Utica, IL 61373.

Member Gift asked about the process for a new owner if they would like to utilize their unit for nightly renters.

Attorney Balestri stated that they new owners would have to apply for that license from the Village.

Member Chapman asked if there is private access to the units.

Attorney Balestri stated that there is a common hallway leading to private entry to each of the units on the 2nd floor.

Village Attorney Klein arrived at 6:25 pm. Attorney Klein stated that he had reviewed the revised documents on behalf of the Village. The Village Ordinance will contain language to provide the Village with a utility easement and they will also comply with all Village Ordinances.

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

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

VILLAGE OF NORTH UTICA
801 South Clark Street, North Utica, IL 61373
Planning Commission
Public Hearing
May 26, 2021
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MINUTES

At 6:28 pm the Public Hearing was closed. Motioned by Member Hamilton, seconded by Member Chapman.
All in Favor
Motion Carried

It was motioned by Member Gift, seconded by Member Brown to recommend approval of the Final Plat for the Bickerman Building Condominiums and the Declaration of Condominiums for property located at 166 Mill St., Utica, IL 61373, in the C-1 Zoning District.
All in Favor
Motion Carried

At 6:30 pm Attorney Klein provided a brief summary of the Site Plan for the Improvements to be made on property located on the NE corner of IL Rt. 178 and Water St., Utica, IL 61373, including the installation of a Stone Basket Wall. The property is located in the C-2 District.
Village Engineer Heitz spoke on behalf of the Michelini family who is developing the property. There will be a moveable 8 X 20 building located on the property while the permanent building is being constructed. The lot is approx. 80' X 157'. The property will have a three-sided Stone Basket Wall installed for drainage and flood control as the property is in the flood plain. There will be an 18 ft. open silo container, parking along Water St. and stairs and a ramp leading from the parking area to the property. There will also be stairs leading to the property from the sidewalk along Rt. 178. There will be a service road at the back of the property for deliveries.

Seth and Kelsey Brannan and Steve Michelini are developing the property. The development will contain a Farmer's market similar to their business located in Peru. They will provide pumpkins, cider, sweet corn and other items related to products found at a Farmer's Market.

Member Gift asked about the silo.

Mr. Michelini stated that the silo will be decorative and open to sell products from.

Member Gift also asked if there will be ample parking available.

Engineer Heitz stated that parking would be located along Water St. and there may be the availability for employees to utilize parking near the KC Building.

Chairman Guttilla asked about the service drive and its' proximity to the Stone Basket Wall.

Engineer Heitz stated that the wall will end before that area so the service drive will be accessible for deliveries.

Member Hamilton asked if the property needs to be raised due to the flood plain.

Engineer Heitz stated that the property will need to be built up by approx. 4 ½ ft.

Member Brown asked about drainage in the area.

Engineer Heitz stated that the Ice Cream Shop, located north of the development, will continue to drain in the same manner to the south as the Stone Basket Wall will not interfere with that drainage path.

VILLAGE OF NORTH UTICA
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Planning Commission
Public Hearing
May 26, 2021
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MINUTES

Engineer Heitz also stated that the Village and the developer will be sharing the cost to widen and overlay the pavement on Water St. as well as installing curbs and a concrete sidewalk.

Member Gift asked about the timeline for the development.

Mr. Michelini stated that they would like to open for business by July, however the entire development may not be completed until Fall 2021.

Chairman Guttilla asked if there was anyone that had any questions or comments for the developers about the project. There were no questions or comments at that time.

Attorney Klein asked Mr. Michelini what the plans are for signage for the business.

Mr. Michelini stated that they will be installing signage directly on the building.

Attorney Klein asked Public Works Director / Zoning Enforcement Officer Spayer if he had any comments or concerns.

Spayer stated that he would like to see the service road paved with asphalt rather than just putting gravel down due to potential issues with water run-off.

Mr. Michelini stated that he is willing to put down asphalt chips (CA6 grindings) on the service road and Spayer stated that this would work.

It was then motioned by Member Hamilton, seconded by Member Chapman to approve the Site Plan as presented for property located on the NE corner of IL Rt. 178 and Water St., Utica, IL 61373, including the installation of a Stone Basket Wall and CA6 grindings used as pavement for the service road.

5 Yes

Motion Carried

Minutes: It was motioned by Member Gift, seconded by Member Brown to approve the Minutes from the March 25, 2021 and March 30, 2021 meetings as presented.

All in Favor

Motion Carried

Old Business / New Business: There was a brief discussion regarding the schedule for future Planning Commission meeting dates.

There was a brief discussion regarding the completion of the Illinois River Bridge and Bike Path. The bike path is a wonderful addition to the community.

Member Gift asked Engineer Heitz if there had been any conversation regarding the narrow area from the end of the bike path to where it meets the road leading into Starved Rock. Gift stated that when traffic is present, it does seem a little narrow in that area. Heitz stated that he would review the area.

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Planning Commission
Public Hearing
May 26, 2021
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MINUTES

Public Comment: NONE

Adjournment: With no additional business, the meeting was adjourned at 7:00 pm. Motioned by Member Munson, seconded by Member Brown.

All in Favor
Motion Carried

Respectfully submitted,

Laurie A. Gbur
Village Clerk
Village of North Utica