

VILLAGE OF NORTH UTICA
248 W. Canal St, North Utica, IL 61373
Planning Commission Meeting
February 23, 2023
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. For the purpose of Considering and hearing Testimony regarding the Petition of Bruce & Ollies, LLC, an Illinois limited Liability Company (LLC) as Lessee, requesting a Special Use, and Ronald Kreiser, as Owner of the property, generally located at 2937 N. Route 178, Utica, IL 61373, in which the Petitioner is seeking a Special Use from the Village of North Utica Zoning Ordinance provisions regarding Signs (Title 10, Chapter 15).
 - A. It is proposed that the Petitioner be granted a Special Use under the Village of North Utica Zoning Ordinance Section 10-15-8A, to erect one (1) free-standing advertising sign on property generally located at 2937 N. Route 178, Utica, IL 61373, for the purpose of identifying their business, Bruce & Ollie's, LLC, located in downtown Utica.
 - B. Such other relief that is necessary to allow Petitioners' intended use of the property.
 2. Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.
- V. **6:15 Public Hearing:**
 1. For the purpose of Considering and hearing Testimony regarding the Petition of James and Sabrina Didricksen, Owners of property generally located at 302 W. Lincoln St., Utica IL 61373. Petitioners are seeking the re-zoning of a portion of, or all of the property, to Commercial C-2 (General Commercial District) Zoning, and for the granting of any required re-subdivision of the property, and any necessary Special Uses, and / or Variances, to allow for the operation of a restaurant, a retail store, and the rental of bicycles. The property is currently zoned Residential R-1 (Single Family Residential).
 - A. It is proposed that the Petitioners be granted the re-zoning of a portion of, or all of the property, from Residential R-1 (Single Family Residential) to Commercial C-2 (General Commercial District) Zoning. The property is generally located at 302 W. Lincoln St., Utica, IL 61373.
 - B. It is proposed that the Petitioners be granted any required re-subdivision of property generally located at 302 W. Lincoln St., Utica, IL.
 - C. It is proposed that the Petitioners be granted any necessary Special Uses and / or Variances, to allow for the operation of a restaurant, a retail store, and the rental of bicycles on property located at 302 W. Lincoln St., Utica, IL.
 - D. Such other relief that is necessary to allow Petitioners' intended use of the property.
 2. Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.

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VI. 6:45 Public Hearing:

1. For the purpose of Considering and hearing Testimony regarding the Petition of Jason Galvan and Aron Galvan, as Contract Purchasers of property from the Utica Marquette Building Corporation, Owners of property generally located at 500 Hitt St., Utica IL. Petitioners are seeking, upon Annexation of the property to the Village, the approval of re-zoning of the property to Commercial C-2 (General Commercial District) Zoning, and for the granting of a Special Use under Section 10-8B-3 of the Village of North Utica Zoning Ordinance, and necessary text amendments to the Zoning Ordinance to allow for the operation of a business on the property. The property is currently zoned Residential R-1(Single Family Residential).
 - A. It is proposed that the Petitioners be granted the following relief upon the Annexation of property, generally located at 500 Hitt St., Utica, IL, to the Village of North Utica. The property is currently zoned Residential R-1 (Single Family Residential)
 - a) Rezoning of the property from R-1 (Single Family Residential) to C-2 (General Commercial District) Zoning.
 - b) Special Use under Section 10-8B-3 of the Village of North Utica Zoning Ordinance to allow for the following uses: A restaurant with seating for more than 75 persons, recreation uses, place of amusement (arcade), commercial recreation center, and large retail store.
 - c) Amendments as necessary to the Village of North Utica Zoning Ordinance to define and allow as a Special Use, the operation of a commercial kitchen, botanical garden, event center, indoor farmers / flea market, amusement rides and apiary.
 - d) Such other relief that is necessary to allow the Petitioners' intended use of the property.

2. Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.

VII. Consideration and Possible Action on Planning Commission Meeting Minutes: 12-15-2022

VIII. Old / New Business

IX. Public Comment

X. Adjournment

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