

VILLAGE OF NORTH UTICA
248 W. Canal St, North Utica, IL 61373
Planning Commission Meeting
March 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 - Continued Public Hearing:**
 1. For the purpose of considering and hearing Testimony regarding the Petition of James and Sabrina Didricksen, as amended at the Public Hearing held on February 23, 2023, to the Petition of James and Laura 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.
- V. **6:30 Public Hearing:**
 1. For the purpose of considering and hearing Testimony regarding the Petition of Christopher (Chris) and Ann Duffy, and Starved Rock River & Trail Supply, LLC., as Petitioners and Owners of property generally located at 700 S. Clark St., Utica, IL 61373. Petitioners are seeking an amendment to the North Utica Zoning Code (Section 10-4-5B) to allow a Mobile Trailer to operate on the property for a commercial purpose and seeking a Special Use (Section 10-8B-3) regarding the operation of a Coffee Vendor / Trailer for customers, as a drive-thru or walk-up operation. The property is currently zoned Commercial C-2 (General Commercial District)
 - A. It is proposed that an amendment be made to the Village of North Utica Zoning Code (Section 10-4-5B) to allow a Mobile Trailer to operate for a commercial purpose as a Special Use in the C-2 District (General Commercial District)

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- B. It is proposed that the Village of North Utica Zoning Code (Section 10-2-2) be amended to add as a Defined Business, and as a Special Use in the C-2 District (General Commercial District) (Section 10-8B-3), the operation of a Coffee Vendor / Trailer for customers, as a drive-thru or walk-up operation.
- C. It is proposed that the Petitioner be granted a Special Use (Section 10-8B-3) for the operation of a Drive-thru Facility on property generally located at 700 S. Clark St., Utica, IL 61373, in order to operate a Coffee Vendor / Trailer for customers, upon such conditions as agreed.
- 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.

VI. Consideration and Possible Action on Planning Commission Meeting Minutes: 02-23-2023

VII. Old / New Business

VIII. Public Comment

IX. Adjournment

POSTED 03-17-2023