

VILLAGE OF NORTH UTICA
248 W. Canal St, North Utica, IL 61373
Planning Commission Meeting
May 25, 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 Public Comment and Testimony as to the Petition of Steven and Pamela Shanley. Petitioners are seeking approval to subdivide a lot, separating the existing home located at 316 W. Church St., Utica, IL, from the northern vacant area of the lot, and to have that re-subdivided lot rezoned as C-1 (Central Business District).
The Petitioners are also seeking such setback Variances as shown on the proposed Plat of Survey. The tracts of land affected are Parcel I - 215 Division St., Utica, IL, currently zoned C-1 (Central Business District); and Parcel II – the northern part of 316 W. Church St., Utica, IL, and Parcel III - the southern part of 316 W. Church St., Utica, IL, both currently zoned R-1 (Single Family Residential);
 - A. It is proposed that the Petitioners be granted the subdivision of property as follows:
To subdivide Parcel II – the northern part of 316 W. Church St., Utica, IL, and Parcel III - the southern part of 316 W. Church St., Utica, IL, both currently zoned R-1 (Single Family Residential);
 - B. It is proposed that upon the subdividing of Parcel II and Parcel III, the Petitioners be granted the rezoning of Parcel II - the northern part of 316 W. Church St., Utica, IL, to C-1 (Central Business District), for the purpose of expanding the existing commercial business, to the west. The existing commercial business is located at Parcel I - 215 Division St. and is currently zoned C-1 (Central Business District). Parcel III - the southern part of 316 W. Church St., Utica, IL, will remain zoned R-1 (Single Family Residential);
 - C. Such other relief that is necessary to allow the Petitioners' intended use of these properties.
 2. Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.
- V. Consideration and Possible Action on Planning Commission Meeting Minutes: 04-27-2023
- VI. Old / New Business
- VII. Public Comment
- VIII. Adjournment

POSTED 05-19-2023