

**VILLAGE OF NORTH UTICA**  
**248 W. Canal St, North Utica, IL 61373**  
**Planning Commission Meeting**  
**January 9, 2024**  
[www.utica-il.gov](http://www.utica-il.gov)

**AGENDA**

- I. **5:30 p.m.** - Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. **5:30 - Public Hearing:**
  - 1. For the purpose of considering and hearing Public Comment and Testimony regarding the Petition of Warren and Wendy Munson, as Contract Purchasers of property owned by Thomas Burgess, and located at the Southeast corner of Vine St. and East Grove St., Utica IL 61373;
    - I. It is proposed that the Petitioners be granted the following:
      - A. The subdivision of certain property located at the Southeast corner of Vine St. and East Grove St., Utica, IL 61373;
      - B. An amendment to the Village of North Utica Zoning Ordinance to allow as a Special Use, an accessory structure on a lot that is not adjoining a principal use and structure;
      - C. A Special Use to construct an Accessory structure on such property;
      - D. Variances to allow a front lot setback of not less than ten (10) feet, a fourteen (14) foot height for a garage door, and to allow the accessory structure to exceed 40% of the lot grand coverage area;
      - E. Such other relief that is necessary to allow the Petitioners' the subdivision of land and to allow the accessory structure for their intended use of the property
  - 2. Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.
- V. Consideration and Possible Action on Planning Commission Meeting Minutes: 10-26-2023
- VI. Old / New Business
- VII. Public Comment
- VIII. Adjournment

**POSTED 01-05-2024**