

VILLAGE OF NORTH UTICA
248 W. Canal St, North Utica, IL 61373
Planning Commission Meeting
May 23, 2024
www.utica-il.gov

AGENDA

- I. **5:00 p.m.** - Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. **5:00 - Public Hearing:**
 1. For the purpose of considering and hearing Public Comment and Testimony regarding the Petition of Waltham Elementary School District No. 185 (hereinafter referred to as “District”), as Contract Purchaser, and Hawthorne Healthcare of Greenville, LLC, Owner / Seller, in which the Petitioner is seeking a zoning amendment and certain Variances to the Village of North Utica Zoning Ordinance provisions to allow the future construction of an addition to the District’s existing Public Elementary School, and the use of modular facilities during the interim. The tract of land affected is located at the Southwest ten (10) acres of N. IL Rt. 178 and E. US Rt. 6, Utica, IL 61373, just North of 2902 IL Route 178, Utica, IL. Parcel Part of PIN 19-04-309-000; Zoned A-1 (Agriculture)
 - A. It is proposed that the Petitioners be granted the following:
 - a) The District seeks a map amendment so that the subject property will be zoned C-2 (General Commercial District), where public institutional uses like an elementary school are permitted. Alternatively, if a map amendment is denied, the District seeks a Special Use Permit to construct and operate a public school at the site.
 - b) The District intends to utilize modular school buildings until the additions of the existing school facility are constructed and is seeking any and all approvals necessary for such use.
 - c) In connection with the map amendment, the District seeks certain variances pursuant to Section 10-3-3 of the Village of North Utica Zoning Code. The following variances are being sought:
 - I. In the C-2 zoning district, the maximum building height is 35’, but the planned school is 35’-6”. Accordingly, the District seeks a variance as to building height to construct a building that is 35’-6”.
 - II. Any required planting would be done after the construction has been completed. The District seeks a variance to omit the required planting at this time.
 - III. Due to the nature of the structure, the District is seeking a variance to allow for 9’-0” parking stalls instead of the 10’-0” parking stalls that are required.
 - IV. The District is seeking a variance from the maximum front yard setback. The current maximum is 50’, however the District is seeking a maximum setback of 272.8’.
 - d) Such other amendments, variances, and / or relief as may be necessary to allow the intended construction.
 2. Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.

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- V. Consideration and Possible Action on Planning Commission Meeting Minutes: 01-09-2024
- VI. Old / New Business
- VII. Public Comment
- VIII. Adjournment

POSTED 05-17-2024