

VILLAGE OF NORTH UTICA
248 W. Canal St, North Utica, IL 61373
Planning Commission Meeting
October 15, 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 Lucas “Luke” and Kylie Mattioda, Owners of property located at 2874 E. 752nd Rd., Utica, IL 61373. Petitioners are seeking a Variance from Village of North Utica Zoning Ordinance, Section 10.7A-4 et.seq., for the construction of an accessory building for pool use and storage purposes; Property is Zoned R-1 (Single Family Residential District)
 - A. It is proposed that the Petitioners be granted the following:
 - 1) A Variance from Section 10.7A-4 et.seq., as necessary to allow the maximum floor area of all garages and accessory buildings to exceed the allowance of the square footage on the lot which is located at 2874 E. 752nd Rd., Utica, IL Property is Zoned R-1 (Single Family Residential District)
 - 2) Variances to allow front and side yard setbacks, as necessary to allow construction of the building; and
 - 3) Such other relief as may be necessary to allow the Petitioners’ intended use of the property.
 2. Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.
- V. **5:15 - Public Hearing:**
 1. For the purpose of considering and hearing Public Comment and Testimony regarding the Petition of 71178 Corner, LLC, Owner of property located at 799 E. IL. Route 71, Oglesby, IL 61348; and Manager, Benjamin Ruiz, (“Petitioner”). Petitioner is seeking an amendment to the Village of North Utica Zoning Ordinance Section 10-4-5 and a special Use to construct / install small lodging facilities for camping purposes; Property is Zoned C-3 (Highway Commercial District).
 - A. It is proposed that the Petitioners be granted the following:
 - 1) An Amendment to the Village of North Utica Zoning Ordinance Section 10-4-5, to allow mobile residential units to be allowed in non-mobile home parks as a Special Use in the C-3 Zoning District (Highway Commercial District) in order to operate as a campground; and

VILLAGE OF NORTH UTICA
248 W. Canal St, North Utica, IL 61373
Planning Commission Meeting
October 15, 2024
www.utica-il.gov

(Continued):

- 2) A Special Use upon amendment of the Zoning Ordinance; and
 - 3) Such other or relief as may be necessary to allow the Petitioners' intended use of the property.
2. Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.

VI. 5:30 - Public Hearing:

1. For the purpose of considering and hearing Public Comment and Testimony regarding the Petition of Gerhard Ward, Patricia Ward, and Moto Pro Inc., as Petitioner and Contract Purchaser of property by Gerhard Ward and Patricia Ward. Petitioners are seeking an Amendment to the Village of North Utica Zoning Ordinance and a Special Use regarding property consisting of approximately 596 acres, and generally located along the south side of 2803rd Road in the Village of North Utica, IL 61373; The property is currently zoned A-1 (Agriculture District)
 - A. It is proposed that the Petitioners be granted the following:
 - 1) An Amendment to the Zoning Ordinance of the Village of North Utica to add, as a defined business and as a Special Use in the A-1 (Agriculture District), the operation of an Off-Road Recreational Riding Park for the general public, and for any other amendments to the Ordinance, as necessary to allow the intended use of the property, which is generally located along the south side of 2803rd Road in the Village of North Utica, IL 61373; and
 - 2) A Special Use for the Off-Road Recreational Riding Park under the Zoning Ordinance upon such conditions and Variances as imposed; and
 - 3) Such other relief as may be 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: 08-22-2024

VIII. Old / New Business

IX. Public Comment

X. Adjournment

POSTED 10-11-2024

VILLAGE OF NORTH UTICA
248 W. Canal St, North Utica, IL 61373
Planning Commission Meeting
October 15, 2024
www.utica-il.gov

MINUTES

At 5:00 pm the meeting of the Planning Commission was called to Order by Chairman Tom Guttilla who then led the Pledge of Allegiance. Village Clerk Laurie Gbur recorded the meeting attendance. Present at the meeting were Planning Commission Members Mike Brown, Andy Skoog, Mark MacKay, and Warren Munson. Member Doug Gift arrived at 5:14 pm. Village Attorney Herb Klein, Village Engineer Kevin Heitz, Public Works Director Curt Spayer were also present. Planning Commission Member Bill Zens was not able to attend the meeting.

Public Hearing: Village Attorney Klein provided a brief summary of the Petition of Lucas “Luke” and Kylie Mattioda, Owners of property located at 2874 E. 752nd Rd., Utica, IL 61373. Petitioners are seeking a Variance from Village of North Utica Zoning Ordinance, Section 10.7A-4 et.seq., for the construction of an accessory building for pool use and storage purposes; Property is Zoned R-1 (Single Family Residential Zoning District)

Village Exhibit #1 - Legal Notice of Public Hearing published on 9-26-24
Petitioners Exhibit #1 - Zoning Variance Application

Ms. Mattioda was sworn in to provide Testimony.

Ms. Mattioda stated that she and Luke would like to construct an accessory building to be used for storage and as a pool house. The septic system is located in the rear of the property and there is a 30' Village drainage easement on the south side of the property.

Ms. Mattioda then stated that she would like to amend her Petition as related to the size of the building. The building will be 24' X 36' instead of 20' X 36' as previously indicated.

Member Skoog asked Engineer Heitz if the pool house will impact the Villages' easement.

Engineer Heitz stated that the Village would be willing to revise the easement if necessary for the construction of the project; the easement would be sufficient if it was reduced to 20'.

Chairman Guttilla asked if there was anyone present who would like to speak in favor of the Petition; no one asked to speak in favor of the Petition.

Chairman Guttilla then asked if there was anyone present who would like to speak in opposition of the Petition; no one asked to speak in opposition of the Petition.

Member Brown motioned, seconded by Member Skoog to close the Public Hearing at 5:16 pm.

All in Favor
Motion Carried

After a brief discussion among the Planning Commission, it was motioned by Member Skoog, seconded by Member MacKay, to recommend approval of granting a Variance as follows: a set back of 55' from the center of the road in front of the property located at 2874 E. 752nd Rd., Utica, IL 61373, in the R-1 Single Family Residential Zoning District.

5 Yes
Motion Carried

VILLAGE OF NORTH UTICA
248 W. Canal St, North Utica, IL 61373
Planning Commission Meeting
October 15, 2024
www.utica-il.gov

At 5:20 pm, Village Attorney Klein then provided a brief summary of the Petition of 71178 Corner, LLC, Owner of property located at 799 E. IL. Route 71, Oglesby, IL 61348; and Manager, Benjamin Ruiz, (“Petitioner”), seeking an amendment to the Village of North Utica Zoning Ordinance Section 10-4-5 and a special Use to construct / install small lodging facilities for camping purposes; Property is Zoned C-3 (Highway Commercial District).

The Legal Notice for the Public Hearing was published on 9-26-24. Since that time, Mr. Ruiz has decided to withdraw his Petition. Mr. Ruiz did not attend the meeting.

It was motioned by Member Skoog, seconded by Member Brown to accept the Petition as being withdrawn and to close the Public Hearing on the matter.

5 Yes

Motion Carried

It was then motioned by Member Brown, seconded by Member MacKay to approve the Minutes from the Planning Commission meeting held on 10-15-24, as presented.

5 Yes

Motion Carried

At 5:20 pm, it was motioned by Member Skoog, seconded by Member MacKay to take a ten minute recess before continuing on to the next Public Hearing.

All in Favor

Motion Carried

At 5:30 pm, the meeting was reconvened; Motion made by Member MacKay, seconded by Member Skoog.

All in Favor

Motion Carried

Attorney Klein provided a brief summary of the Rules of Order and the process for the Public Hearing. Attorney Klein then provided a brief summary of the Petition of Gerhard Ward, Patricia Ward, and Moto Pro Inc., as Petitioner and Contract Purchaser of property by Gerhard Ward and Patricia Ward. Petitioners are seeking an Amendment to the Village of North Utica Zoning Ordinance and a Special Use regarding property consisting of approximately 596 acres, and generally located along the south side of 2803rd Road in the Village of North Utica, IL 61373; The property is currently zoned A-1 (Agriculture District)

Village Exhibit #1 -

Petitioners Exhibit #1 -

Legal Notice of Public Hearing published on 9-26-24

Petition; 8 pages, double sided including a map, land agreement, Special Use Application, Zoning Variance Application, list of parcel numbers and owners for neighboring properties

Petitioners Exhibit #2 -

Petitioners Exhibit #3 -

A group of letters of support; 9 pages

A letter of support from Karl Trowbridge

Mr. Michael Bailey, owner of property located along 2803rd Road, objected to Petitioners Exhibit #1, citing that his property was not listed in the Petition that included the surrounding properties, and he had not been notified about the Public Hearing.

Attorney Klein stated that there is no requirement for the Petitioner to complete a legal search and provide a list of neighboring properties along with the Petition being filed; The Petitioner provided that of his own accord.

VILLAGE OF NORTH UTICA
248 W. Canal St, North Utica, IL 61373
Planning Commission Meeting
October 15, 2024
www.utica-il.gov

Chairman Guttilla then stated that the property had been posted for Public Hearing, therefore there was notice provided.

Petitioners Exhibit #1 was then entered into the Record.

Gerhard Ward, Patricia Ward, Garret Ward and Travis Ward were all sworn in to provide Testimony.

Mr. Ward stated that he is acquiring property on the south side of 2803rd Road in Utica for the purpose of operating a riding park for dirt bikes; the same property was used for this purpose in the past.

Dirt bikes, electric bikes, and in the future maybe ATV's, will be used on the property.

Mr. Ward presented a power point exhibit.

Mr. Ward continued his Testimony.

Mr. Ward stated that he grew up riding dirt bikes and had previously worked at Buffalo Riding Park on the same property he has now acquired. He owns and operates an indoor riding park as well as Fox Valley Off Road Riding Park. His family works together to run a very organized, efficient operation that attracts riders from the State of Illinois as well as five surrounding states. Thousands of riders have enjoyed the riding park. Covia currently owns the property located on the south side of 2803rd Road in Utica. A Land Agreement to trade the property with the current location of Fox Valley Riding Park is in place; the properties will be traded. The new riding park will require membership from riders to be able to come and ride the park. The riding park will adhere to all state and local regulations.

Mr. Ward shared a large map that showed the location of the property; 596 acres were outlined.

Petitioners Exhibit #4 - Map indicating the location and size of the property.

Petitioners Exhibit #5 - Electronic copy of the Power Point Presentation

Petitioners Exhibit #6 - Written copy of the Power Point Presentation

Mr. Ward stated that they want to be good neighbors to the community. They are going to clean up the property, as well as the two vacant houses that are located on the property. Mr. Ward stated that his sons will each live in one of the houses on the property.

At 6:10 pm, before taking questions or comments from the audience, the meeting was recessed for 5 minutes.

Motioned by Member Skoog, seconded by Member Brown.

All in Favor

Motion Carried

The meeting was reconvened at 6:15 pm; Motioned by Member Skoog, seconded by Member Brown.

All in Favor

Motion Carried

Planning Commission questions and comments:

Comments about the location of the entrance to the riding park, number of riders, hours of operation, noise levels, the Land Agreement for the trade of property, and whether the Petitioners had met with the Utica Fire Department.

VILLAGE OF NORTH UTICA
248 W. Canal St, North Utica, IL 61373
Planning Commission Meeting
October 15, 2024
www.utica-il.gov

Mr. Ward answered the questions; He stated that there is an option for Covia to buy back the property in 30 years. He also stated that he had already met with Utica Fire Department and Utica Township. The riders that come to ride the park have to be members. Hours of operation will probably be Wednesday and Friday from 12 pm to 7 pm, and Saturday and Sunday from 9 am to 5 pm.

There will be a PA system in place and they will be positioned in a direction and location so they are not too loud. There will be a new entrance so that riders and vehicles aren't riding down 2803rd Road and disturbing the neighborhood. There will be registration on site for the same reason, to mitigate traffic.

There will be clear boundaries on the property to keep riders from entering a private property.

The Utica Fire Department knows the layout and had no issues with it.

Mr. Ward also stated that in the past, the same property had been used as a riding park for several years, and he was employed by the owner.

Chairman Guttilla asked if the riding will be limited to dirt bikes.

Mr. Ward answered, "Yes; the trails are narrow. However, in the future, there may be ATV's allowed."

Member Brown asked if there will be events held on the property.

Mr. Ward stated that there may be a couple of special events during the season, but they won't be open to ride at night.

Questions and cross examination of the Petitioner from the Audience:

Kayla Crowther, 1104 N. 2803rd Rd., Utica

Ms. Kayla Crowther asked about the type of fence that will be installed.

Mr. Ward stated that it will be approx. 37" in height and will be steel fencing.

Ms. Crowther asked if there will be restrictions on the riders if their bike is loud and if there will be Mega-Cross style events on the property.

Mr. Ward stated that if someone has a loud machine, we will ask them to fix it to make it run more quietly before they can ride. If it can't be fixed and it's too loud, they will be asked to leave.

Mr. Kelly Dempsey, 1083 N. 2803rd Rd., Utica

Mr. Dempsey asked how close riders will be to private property.

Mr. Ward stated that the majority of the riding will take place approx. 1,800 feet from the homes in the neighborhood.

Ms. Diane Gassman, 1122 N. 2803rd Rd., Utica

Ms. Gassman asked if there would be open / off-road riding allowed.

Mr. Ward stated that the perimeter will be completely fenced. There is a grassy area that will only be used for events. Riders will be required to stay on the trails.

Ms. Gassman asked what will happen if the solar energy system is not approved by the Village.

Mr. Ward stated that the solar energy system on approx. 226 acres is a big part of the project; there would definitely be an issue if that part of the project is not approved.

Ms. Gassman asked about the plans for the area near Higby Canyon.

Higby Canyon was then briefly discussed. Attorney Klein stated that if a Special Use is recommended by the Planning Commission, they can recommend adding some conditions which can include such things as hours of operation, overnight accommodations, fence requirements and the requirement to not disturb Higby Canyon.

VILLAGE OF NORTH UTICA
248 W. Canal St, North Utica, IL 61373
Planning Commission Meeting
October 15, 2024
www.utica-il.gov

Ms. Margaret Bauer, 1094 N. 2803rd Rd., Utica

Ms. Bauer asked how many riders will be allowed in the riding park in a day.

Mr. Ward stated that a typical Saturday could bring approx. 100 people to ride; On a Wednesday maybe 30 people and on a Friday, maybe 40 people.

Ms. Bauer then asked about the increase in traffic on 2803rd Rd.

Mr. Ward stated that he will be directing people from out of the area exactly how to get to the riding park in order to minimize the traffic driving on 2803rd Rd.

Ms. Bauer stated that she is concerned about the maintenance of 2803rd Rd., as well as the increase in noise in what is usually a quiet neighborhood.

Mr. Ward stated that he understands those concerns and will make every effort to manage the traffic on that main road and to do what he can to minimize the level of noise. He also stated that he has been running the Fox Valley Riding Park for many years and the neighbors have not complained about noise. When the wind is blowing in a certain direction, you may be able to hear something, but most of the time it is minimal.

Ms. Gassman asked if there will be an increase in riders in this riding park since it is almost 600 acres, as compared to the number of riders they have in the smaller Fox Valley Riding Park.

Mr. Ward stated that he is not sure, but all riders will be required to have a membership to be able to ride so people won't be able to just show up. Mr. Ward explained, "Our current membership is a group of riders that consist of many families that just want to come and enjoy a nice day together. They are people who have learned to ride safely and they want to teach their kids to ride safely too. These riders are also a group of people that follow rules and our riding park has those rules in place for their safety."

Mr. Michael Bailey, 1104 N. 2803rd Rd., Utica

Mr. Bailey asked Mr. Ward what his plans are if the riding park does not get approved.

Mr. Ward stated that he really doesn't know because this is something that he's done for over 30 years.

Mr. Ward also stated that he has an indoor facility for riders located in Mendota and he has not had any complaints about noise or traffic. He stated that he intends to be a good neighbor, and as he has done in Mendota, he will do the same in Utica.

Ms. Cheryl Illman, 1088 N. 2803rd Rd., Utica

Ms. Illman asked about the location of fence near the property lines.

Mr. Ward stated that the fence would be installed inside the property line of the riding park.

Ms. Bauer asked if there will be rules posted for the riders.

Mr. Ward stated that he will have signs posted and there will be information in the pamphlet he provides each rider.

Ms. Illman then asked how the ambulance would be able to access the property in an emergency.

Mr. Ward stated that he had already spoken to the Utica Fire Department to discuss that.

Chief Ben Brown, Utica Fire Department, was sworn in to provide Testimony.

Chief Brown stated that Mr. Ward had already contacted the department to have a meeting. At the meeting, discussion was held about access, landing zones, being aware of areas on the property that could lead to a medical emergency, and the number of staff that will be onsite.

The Utica Fire Department will continue to work with Mr. Ward and his staff.

VILLAGE OF NORTH UTICA
248 W. Canal St, North Utica, IL 61373
Planning Commission Meeting
October 15, 2024
www.utica-il.gov

Testimony:

Mr. Blades, 2823 4th St., Peru

Mr. Blades was sworn in to provide Testimony in support of the Petition.

Mr. Bauer, 1094 N. 2803rd Rd., Utica stated that property values decreased in that area.

Mr. Blades stated that in his opinion, the riding park would not negatively impact the property values.

There were no additional questions or cross examination of Mr. Blades.

Mr. Ben Wolf, P.O. Box 295, Poplar Grove, IL

Mr. Wolf was sworn in to provide Testimony in support of the Petition.

There were no additional questions or cross examination of Mr. Wolf.

Mr. Tom Keeney, 1602 James Ct., Ottawa, IL

Mr. Keeney was sworn in to provide Testimony in support of the Petition.

There were no additional questions or cross examination of Mr. Keeney.

Mr. Mike Bonnell, 764 Bo Drive Rd, Amboy, IL

Mr. Bonnell was sworn in to provide Testimony in support of the Petition.

There were no additional questions or cross examination of Mr. Bonnell.

Mr. Ray Binkowski, 649 Sandler Dr., Sycamore, IL

Mr. Binkowski was sworn in to provide Testimony in support of the Petition.

There were no additional questions or cross examination of Mr. Binkowski.

Mr. Jesse Keith, 2033 N. 35th St., Ottawa, IL

Mr. Keith was sworn in to provide Testimony in support of the Petition.

There were no additional questions or cross examination of Mr. Keith.

Mr. Illman asked if there were a lot of residents living near Fox Valley Riding Park.

Mr. Ward stated that there are at least ten homes and most were built after the Riding Park was built and in operation.

Mr. Dempsey asked how close the nearest property is to the Fox Valley Riding Park.

Mr. Ward stated that it might be approx. 300 ft

Mr. Doug Johnson, 5600 Minkler Rd., Yorkville, IL

Mr. Johnson was sworn in to provide Testimony in support of the Petition.

There were no additional questions or cross examination of Mr. Johnson.

At 8:20 pm, the Planning Commission recessed the meeting for 10 minutes; Motioned by Member Brown, seconded by Member Skoog.

All in Favor

Motion Carried

The meeting was reconvened at 8:30 pm; Motioned by Member Brown, seconded by Member Gift.

All in Favor

Motion Carried

VILLAGE OF NORTH UTICA
248 W. Canal St, North Utica, IL 61373
Planning Commission Meeting
October 15, 2024
www.utica-il.gov

Testimony continued:

Ms. Kayla Crowther, 1104 N. 2803rd Rd., Utica, IL

Ms. Crowther was sworn in to provide Testimony related to the Petition.

Ms. Crowther stated that her property was not listed on the Petition that was filed with the Village and she was not provided notice of the Public Hearing.

Attorney Klein stated that there is no requirement that the neighboring properties need to be listed as part of the Petition.

Ms. Crowther stated that she saw the requirement listed on the Village website.

Engineer Heitz stated that there may have been something listed that the Village required this after the Tornado in 2004 because there were so many changes going on in the Village at that time.

Attorney Klein stated that it may be listed somewhere in error, however it is not required that the neighboring properties are provided notice of a Public Hearing.

Chairman Guttilla stated that the property was posted, therefore legally that provided Notice of the Public Hearing to the neighboring properties in that area.

Ms. Crowther then stated that when there are issues or concerns for the property owners in that neighborhood, they don't know who to call because they are not part of the Village and yet 2803rd Rd. is maintained by the Village.

Engineer Heitz stated that there are portions of the road that are the responsibility of the Village because in the past, when properties were annexed in, the Village became responsible for those portions of the road located in front of the property. Engineer Heitz then stated that the Village does communicate frequently with Utica Twp. regarding the road.

Ms. Crowther then asked who they should call if they have questions or concerns about noise or the sand mine.

Attorney Klein stated that the Utica Police Department can be contacted if there is an issue or concern with the sand company.

There were no additional questions or cross examination of Ms. Crowther.

Ms. Dianne Gassman, 1122 N. 2803rd Rd., Utica

Ms. Gassman was sworn in to provide Testimony related to the Petition.

Ms. Gassman stated that she is not opposed to the riding park, however she proposed that the Planning Commission would consider only a portion of the property, possible 300 acres.

Ms. Gassman also stated that she would like there to be regulations that are in place regarding the setbacks for installation of the fencing near private property, and rules for overnight camping and festivals, and preserving Higby Canyon.

There were no additional questions or cross examination of Ms. Gassman.

Mr. Kelly Dempsey, 1083 N. 2803rd Rd., Utica, IL

Mr. Dempsey was sworn in to provide Testimony related to the Petition.

Mr. Dempsey stated that he was not in favor of or opposed to the Petition.

Mr. Dempsey also stated that he would like Mr. Ward to consider moving the Riding Park further to the south and further away from the private properties as well as, to consider having a limit on the number of riders each day.

There were no additional questions or cross examination of Mr. Dempsey.

VILLAGE OF NORTH UTICA
248 W. Canal St, North Utica, IL 61373
Planning Commission Meeting
October 15, 2024
www.utica-il.gov

Ms. Margaret Bauer, 1094 N. 2803rd Rd., Utica, IL

Ms. Bauer was sworn in to provide Testimony related to the Petition.

Ms. Bauer asked what the process would be after the Public Hearing.

Attorney Klein stated that the Public Hearing will be closed and then the Planning Commission will discuss the matter and consider the Petition.

Attorney Klein explained the items that the Planning Commission could consider as follows:

The Planning Commission can make a recommendation to table the Petition pending further review;

or they can make a recommendation to deny the request for a Special Use; Or they can make a recommendation to approve such. If wanted, they can also add conditions to their recommendation of approval of the Special Use.

Upon the conclusion of the meeting and only after the recommendation of the Planning Commission, the Village Board will consider the matter at their Board Meeting.

The Village Board can also deny the request for a Special Use, or they can approve the request, and if wanted they can also add conditions.

Attorney Klein also stated that the meeting Agenda for the Board Meeting being held on Thursday, October 17, 2024 has been posted and the consideration of a Special Use for this Petition is listed on that Agenda. The Board may or may not decide to take action at that time as they can also consider a Motion to table the item, pending further review.

There were no additional questions or cross examination of Ms. Bauer.

A brief discussion was held about the approx. 226 acres being proposed for a Ground-Mounted Solar Energy System. Although this item was not part of the Public Hearing being held during this meeting, solar was briefly discussed as it is related to the operation of a riding park adjacent to such property.

Mr. Ward then made a closing statement related to the property and operation of a riding park. He thanked everyone for the discussion and stated that he intends to be a good neighbor and will work with everyone.

The Public Hearing was closed at 9:00 pm; Motioned by Member Brown, seconded by Member Skoog.

All in Favor

Motion Carried

It was motioned by Member Brown, seconded by Member Skoog to recommend approval of amending the Zoning Ordinance of the Village of North Utica to add, as a defined business and as a Special Use in the A-1 (Agriculture District), the operation of an Off-Road Recreational Riding Park for the general public, and for any other amendments to the Ordinance, as necessary to allow the intended use of the property, which is generally located along the south side of 2803rd Road in the Village of North Utica, IL 61373

General Discussion was held among the Planning Commission regarding the proposed 226 acres installation of a Ground-Mounted Solar Energy System.

Member Skoog stated that he wants to be sure that the Solar Energy System will be installed on the property.

Attorney Klein stated that the Petitioner will need to file a Petition for such and it will be discussed at a future Public Hearing.

Mr. Ward stated that he will be filing the Petition for the proposed 226 acres to be used for solar; he plans to file that Petition within just a few days.

The Clerk took the roll call vote on the Motion.

5 Yes

Motion Carried

VILLAGE OF NORTH UTICA
248 W. Canal St, North Utica, IL 61373
Planning Commission Meeting
October 15, 2024
www.utica-il.gov

Attorney Klein then presented the Findings of Fact as follows:

In considering all appeals, all proposed special uses, and a review by the zoning enforcement officer, the commission shall, before recommending that the Village Board grant a Special Use in a specific case, first determine and make findings of fact that the proposed special use:

1. Is necessary or desirable to provide a service which is in the interest of public convenience.
2. Will cause no additional threat to public health, safety, or welfare or creation of a nuisance.
3. Will cause no additional public expense for flood protection, fire rescue or relief operations, policing, or repairs to roads, utilities, or other public facilities.
4. Will not unduly increase traffic congestion on public roads and highways.
5. Will not alter the essential character of the property or neighborhood in question.
6. Meets other requirements of this title, such as parking and landscaping.
7. Is consistent with the purpose and intent of the comprehensive plan.

It was motioned by Member Skoog, seconded by Member MacKay to adopt the Findings of Fact as presented.

5 Yes

Motion Carried

It was then motioned by Member Brown, seconded by Member Skoog to recommend granting a Special Use for the operation an Off-Road Recreational Riding Park in the A-1 Zoning District, on property consisting of approximately 596 acres, and generally located along the south side of 2803rd Road in the Village of North Utica, IL 61373. Discussion was held and the motion was then amended to include the following conditions:

1. A fence made primarily of steel and being at least 36" in height shall be installed around the entire exterior perimeter of the property within 24 months of the acquired ownership of the property and no off-road recreational riding activities shall commence prior to the fence being installed in all areas abutting the existing residential homes surrounding the property.
2. No riding activities shall occur within 30' of the property perimeter boundary line.
3. All public users of the Off-Road Recreational Riding Park shall be directed to use the west entrance of the park for both ingress and egress. The east entrance to the property shall be utilized only for construction and maintenance of the property and for emergency response use.
4. No riding activities shall occur within 30' of what is commonly known as Higby Canyon, located on the property.
5. Motorized off-road riding activities shall occur only during the following days and hours:
 - Wednesdays from 12:00 pm to 7:00 pm
 - Fridays from 12:00 pm to 6:00 pm
 - Saturdays and Sundays from 9:00 am to 5:00 pm
 - On all Federal and State of Illinois Holidays from 9:00 am to 5:00 pmAll times referenced are Central Standard Time (CST)
6. Off-Road riding activities are not permitted upon the prohibited acres, what is commonly referred to as the "226" which are currently identified as LaSalle County Permanent Index Number (PIN) 19-13-104-000, (Reference Map #17-13-100-002) and (PIN) 19-12-309-000, (Reference Map #17-12-300-013). Those prohibited areas are further identified as Parcels 17 & 18, as indicated on Petitioners Map Exhibit.

VILLAGE OF NORTH UTICA
248 W. Canal St, North Utica, IL 61373
Planning Commission Meeting
October 15, 2024
www.utica-il.gov

The Motion, as amended by Member Skoog, seconded by Member MacKay, was to recommend granting a Special Use for the operation an Off-Road Recreational Riding Park in the A-1 Zoning District, subject to all of the noted conditions, on property consisting of approximately 596 acres, and generally located along the south side of 2803rd Road in the Village of North Utica, IL 61373.

5 Yes

Motion Carried

This matter will be considered by the Village Board of Trustees on Thursday, October 17, 2024.

Old Business / New Business: NONE

Public Comment: NONE

With no additional business, the meeting was adjourned at 9:59 pm; Motioned by Member Skoog, seconded by Member Brown.

All in Favor

Motioned Carried

Respectfully submitted,

Laurie A. Gbur
Village Clerk