

VILLAGE OF NORTH UTICA

801 South Clark Street
North Utica, IL 61373
Planning Commission
Public Hearing
November 29, 2018
www.utica-il.gov

AGENDA

I. **6:00 p.m.** Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Continued -Public Hearing - 6:00 pm:

- 1.) Petition of Mr. Eric J. Bara, owner of Property located at 209 Woodland Dr., Oak Bluff Estates Subdivision, Utica, IL, seeking Variances for the construction of an approximate 1,800 sq. ft. accessory building including a detached Garage in the R-1 District.
 - a) A Variance to allow the maximum floor area of all garages to exceed 1,200 square feet;
 - b) A Special Use to allow an accessory building;
 - c) For such other relief as is necessary to allow the intended use.
- 2.) Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.

V. Public Hearing – 6:15 pm:

- 1.) Petition of Mr. Prahik Patel, Utica Market, Inc. Petitioner and Jignesh Patel, Biren Patel and Dilip Patel, collectively as the Owners of property generally located at 130 Mill St., Utica, IL, in the C-1 District, seeking a Special Use to allow retail use of the property.
 - a) A Special Use to allow retail use as a convenience retail store, including grocery items;
 - b) For such other relief as is necessary to allow the intended use.
- 2.) Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.

VI. Consideration of Approval of Minutes: 09-27-18

VII. Old / New Business

VIII. Public Comment

IX. Adjournment

POSTED 11-27-18

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MINUTES

At 6:17 pm the meeting 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 Members Doug Gift, Dennis Hamilton, Roy Chapman and Mike Brown.

Mr. Bara was unable to attend the meeting and requested that the Planning Commission consider continuing it to a later date. It was motioned by Member Brown, seconded by Member Hamilton to continue the Public Hearing to January 31, 2019 at 6:00 pm.

All in Favor
Motion Carried

Mr. Patel was absent from the meeting as well. It was motioned by Member Chapman, seconded by Member Hamilton to continue the Public Hearing to January 31, 2019 at 6:15 pm.

All in Favor
Motion Carried

Minutes: It was motioned by Member Gift, seconded by Member Chapman to approve the Minutes from the 9-27-18 meeting as distributed.

All in Favor
Motion Carried

Old Business / New Business: A brief discussion was held regarding the Permitted and Special Uses in the commercial districts. The Village Board has referred the matter to the Planning Commission. The current zoning was adopted in 2004 and some things have changed in the community. It is time to review the Zoning Ordinance regarding the commercial districts. The Village will publish the information regarding a future discussion being held about the matter.

Member Gift then provided an update on 'Looking for Lincoln'. Member Gift represents the Village on the LaSalle County Tourism Coalition Commission. The city of Ottawa is already a part of 'Looking for Lincoln' and the paperwork has been completed and approved to include LaSalle County as a stop on the Looking for Lincoln maps. Member Gift provided the information to Mayor Stewart.

Chairman Guttilla asked about the status of the waterpark at Grand Bear Lodge. Mayor Stewart stated that Grand Bear hopes that the waterpark will be open again in early 2019.

Public Comment: NONE

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Adjournment: With no additional business, it was motioned by Member Hamilton, seconded by Member Chapman to adjourn the meeting at 6:38 pm.

All in Favor

Motion Carried

Respectfully submitted,

Laurie A. Gbur

Village Clerk