

VILLAGE OF NORTH UTICA
801 South Clark Street, North Utica, IL 61373
Planning Commission
Public Hearing
August 27, 2020
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. Consideration of a Petition of Jason and Aron Galvan, owners of property currently zoned R-1, located at 312 Towpath Road, Utica, IL, seeking a Zoning and map amendment.
 - a. Petitioner is seeking to amend the zoning of such property to A-1 (Agriculture district; Section 10-6-1) (Agricultural District; Section 10-6-1)
 - b. Such other relief that is necessary to allow Petitioner's intended use of the property.
 2. Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.
- V. **6:15 Public Hearing:**
 1. Consideration of a Petition of Christopher and Heather Davis, owners of property currently zoned R-1, located at 2 Bridget Terrace, Utica, IL seeking a Variance to the Village of North Utica Zoning Ordinance provisions regarding construction of an accessory building for pool use and storage purposes.
 - a. Variance from Section 10.7A et. seq. to allow a necessary structure of up to 360 sq. ft.;
 - b. Variance to allow the ground floor area of all garages and accessory structures to exceed 1,200 sq. ft. in area and 25% of the rear yard;
 - c. Such other relief that is necessary to allow Petitioner's intended use.
 2. Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.
- VI. Consideration and Possible Action on Planning Commission Meeting Minutes: 02-27-2020
- VII. Old / New Business
 1. Consideration of potential amendments to the Village of North Utica Zoning Ordinance (Title 10 et.al.), including, but not limited to, provisions within Definitions Section (Section 10-2-1 et.al.) and in regard to consideration of whether, in what circumstances, and/or in which zoning districts, cannabis dispensary business establishments, cannabis growth and/or manufacturing businesses, and cannabis social areas may be allowed, including, but not being limited to, consideration of allowances as defined within provisions of the recently enacted State of Illinois Cannabis Regulation and Tax Act and any and all other matters related in any matter to the growth, manufacturing, sale and/or use of cannabis within the corporate limits of the Village of North Utica and matters related thereto.
- VIII. Public Comment
- IX. Adjournment

POSTED 08-25-2020