

**VILLAGE OF NORTH UTICA**  
801 S. Clark St., North Utica, IL 61373  
Special Meeting of the Board of Trustees  
August 23, 2018  
[www.utica-il.gov](http://www.utica-il.gov)

**AGENDA**

- I. **7:15 p.m.** - Call to Order Special Village Board Meeting
- II. Pledge of Allegiance
- III. Roll Call
  
- IV. Attorney Report:
  - A. **Summary of Petition of Christy Donahue and Willow Tree Lane, LLC**, as owner, seeking approval of a Special Use permit, and a text amendment to the Zoning Ordinance to operate a vacation dwelling rental, such as an Airbnb, on property located at 229 S. Clark St., Utica, IL, which is currently zoned C-2, and seeking such relief as necessary to grant intended relief for Petition.
  
  - B. Consideration and Possible Action on Ordinance(s) regarding the Petition of Christy Donahue and Willow Tree Lane, LLC for property located at 229 S. Clark St., Utica, IL., including but not limited to:
    1. Amendment of Section 10-2-2 of the Zoning Code to define a lodging house as a building where lodging is provided for compensation to one or more individuals, including daily or transient guests; or alternatively, add a definition to allow a vacation dwelling rental;
    2. Granting of a Special Use to operate a lodging house on said property pursuant to Section 10-8B-3 of the Zoning Code; or alternatively, the amendment of Section 10-8B-3 to allow vacation dwelling rentals as a Special Use and granting of a Special Use to this Petitioner;
    3. Such other relief as necessary to allow the operation of a vacation dwelling rental, such as an Airbnb, or other type of lodging at said location.
  
  - C. **Summary of Petition of Jeff and Katie Sobkowiak**, owners of a tract of land located at 711 Arrowhead Dr., Utica, IL, seeking an amendment and a Variance to the Village of North Utica Zoning Ordinance provisions regarding the construction of a private garage in the R-1 District, Section 10.7A-4-1 of the Zoning Ordinance.
  
  - D. Consideration and Possible Action on Ordinance(s) regarding the Petition of Jeff and Katie Sobkowiak, for property located at 229 S. Clark St., Utica, IL., including but not limited to:
    1. A Variance to allow not less than one thousand seven hundred and thirty-nine (1,739) sq. ft. in total area of garages and accessory structures;
    2. Such other relief and Variances as necessary to allow the intended construction.
  
  - E. **Summary of Petition of Waltham Elementary School District No. 185**, (hereinafter "District"), Owner of property located at 2902 IL Route 178, Utica, IL, currently zoned A-1, seeking a Zoning Amendment and Variances to the Village of North Utica Zoning Ordinance provisions regarding the construction of a new public elementary school.
  
  - F. Consideration and Possible Action on Ordinance(s) regarding the Petition of Waltham Elementary School District No. 185, for property located at 2902 IL Route 178., Utica, IL., including but not limited to:
    1. 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;

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2. In connection with the map amendment, the District seeks certain variances pursuant to Section 10-3-3 of the Zoning Code. The following variances are sought:
  - a.) In the C-2 Zoning District, the max 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".
  - b.) Any required planting would be done after construction is complete. The District seeks a variance to omit the required planting at this time.
  - c.) 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 required.
  - d.) The District is seeking a variance from the maximum front yard set-back. The current maximum is 50', but the District seeks a max set-back of 272.8'.
3. Such other amendments, variances, and / or other relief as may be necessary to allow the intended construction.

G. **Summary of Petition of Jerome A. and Sheryl L. Kurtz**, Owners of property located at 702 Burgess Dr., Utica, IL, zoned R-1, seeking an amendment and a Variance to the Village of North Utica Zoning Ordinance provisions regarding construction of a private garage in the R-1 District;

- H. Consideration and Possible Action on Ordinance(s) regarding the Petition of Jerome A. and Sheryl L Kurtz, for property located at 2902 IL Route 178., Utica, IL., including but not limited to:
- a.) Granting of a Variance to allow the maximum floor area of all garages to exceed 1,200 sq. ft.;
  - b.) Such other relief as necessary to allow the intended use.

V. Village Clerk

VI. Village Treasurer

VII. Consent Agenda: Consideration and Possible Action on the following items:

- a) Starved Rock Runners Annual Canal Connection Race 11-4-18 10 am
- b) Donation to Starved Rock Runners Canal Connection Race \$250
- c) Final Annual Pork Fest Event Budget

VIII. Finance Liaison:

- 1.) Consideration and Possible Action regarding payment of Invoices submitted from Chamlin Engineering for the Johns St. – Hitt St. project: \$22,014 and \$6,972 respectively.

IX. Donations / Advertising / Event Requests- Consideration and Possible Action on:

- 1.) NCICG Economic Development District Annual Local Share Grant Matching - 2018- 2019 \$500
- 2.) Heritage Corridor Travel Magazine
  - a) Request of an Advertisement in 2018 – 2019 Publication
- 3.) IVCH Foundation
  - a) Request of a donation toward expenses for their annual Golf Scramble being held on 9-14-18 at Senica's Oak Ridge Golf Club
- 4.) Illinois Valley Pads Shelter

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- a) Request of a donation toward expenses to provide local services
- 5.) Utica American Legion Annual Veterans Parade being held on 11-4-18
  - a) Road Closure of IL. Rt. 178 from the Village Hall to the I & M Canal Bridge from 12:45 pm – 2:15 pm – Resolution R08-03
  - b) Road Closure of Mill St. from Canal St. to Church St. from 12:45 pm – 2:15 pm
  - c) Request of a donation toward expenses from the event

X. Governmental Affairs Liaison:

- 1.) General updates on UBA

XI. Park & Recreation Liaison

XII. Streets, Lights & Alleys Liaison

XIII. Police Department Liaison

XIV. Water / Sewer Liaison

XV. Building / Zoning Enforcement Officer

XVI. Maintenance Department/ Public Works Director

- 1.) Update - Ongoing projects in the Village
- 2.) Update – Status Lincoln St. Drainage
- 3.) Update – Schedule for Florence Dr. Project

XVII. Village Engineer

- 1.) Update – Ongoing projects in the Village
- 2.) Update – IDOT IL. River Bridge Project
- 3.) Update - Status of the John St. / Hitt St. Project

XVIII. Village President

XIX. Committees / Trustees

- 1.) Committee Assignment updates
- 2.) Trustee Reports

XX. Public Comment

XXI. Executive Session

- 1.) The appointment, employment, compensation, discipline, performance or dismissal for specific employees
- 2.) Pending Litigation
- 3.) Purchase/Sale/Lease of Real Property

XXII. Possible Action regarding Executive Session items

- 1.) The appointment, employment, compensation, discipline, performance or dismissal for specific employees
- 2.) Pending Litigation
- 3.) Purchase/Sale/Lease of Real Property

XXIII. Adjournment

Posted 08-21-18