

VILLAGE OF NORTH UTICA

801 South Clark Street

North Utica, IL 61373

Planning Commission

Public Hearing

August 23, 2018

www.utica-il.gov

AGENDA

- I. **5:30 p.m.** Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. **Public Hearing - 5:30 pm:**
 - 1.) 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 including:
 - a) 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;
 - b) 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;
 - c) Such other relief as necessary to allow the operation of a vacation dwelling rental, such as an Airbnb, at said location.
 - 2.) Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.
- V. **Public Hearing - 6:00 pm:**
 - 1.) 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:
 - a) 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;

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- b) Such other relief and Variances as necessary to allow the intended construction.

- 2.) Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.

VI. Public Hearing - 6:30 pm:

- 1.) 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:

- 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) 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:

- 1. 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”.
- 2. Any required planting would be done after construction is complete. The District seeks a variance to omit the required planting at this time.
- 3. 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.
- 4. 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’.

- c) Such other amendments, variances, and / or other 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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VII. Public Hearing - 7:00 pm:

1.) 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;

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.

2.) Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.

VIII. Consideration of Approval of Minutes: 04-12-18

IX. Old / New Business

X. Public Comment

XI. Adjournment

POSTED 08-21-18