

VILLAGE OF NORTH UTICA
801 South Clark Street, North Utica, IL 61373
Planning Commission
Public Hearing
May 26, 2021
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 the Petition of Jacob Szafranski and Alicia Szafranski, Owners of property located at 766 N. 2853rd Rd. Utica, IL, 61373. The Petitioners are seeking an Amendment and a Variance to the Village of North Utica Zoning Ordinance provisions regarding the construction of an attached oversized trailer / RV garage stall with sq. footage of all garages totaling 1600 sq. ft. and garage doors to be installed over eight feet (8') tall in the R1 Zoning District; Section 10.7A-4-1.
 - a. It is proposed that Petitioners be granted an Amendment and a Variance to allow the construction of an oversized trailer / RV garage stall on property located at 766 N. 2853rd Rd., Utica, IL 61363, to allow the maximum of floor area of all garages to exceed 1200 sq. ft. and to allow garage doors to be installed over eight feet (8') tall. The sq. footage of all garages would total 1600 sq. ft. The property is zoned R-1 (Residential Single Family Zoning District)
 - 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 the Petition of ROC Developer, Inc., seeking approval of the Final Plat for the Bickerman Building Condominiums and Declaration of Condominiums for property located at 166 Mill St., Utica, IL 61373, in the C-1 Zoning District.
 - a. It is proposed that the Petitioners be granted approval of the Final Plat for the Bickerman Building Condominiums and Declaration of Condominiums for property located at 166 Mill St., Utica, IL 61373. The Property is zoned C-1 (Central Business District)
- 2. Discussion and Possible Recommendations of the Planning Commission regarding such Hearing

VI. Review of the Site Plan and Improvements to be made on property located on the NE corner of IL Rt. 178 and Water St., Utica, IL 61373, including the installation of a Stone Basket Wall and Possible Recommendations by the Planning Commission.

VII. Consideration and Possible Action on Planning Commission Meeting Minutes: 03-25-2021; 3-30-2021

VIII. Old / New Business

IX. Public Comment

X. Adjournment

POSTED 05-24-2021