

VILLAGE OF NORTH UTICA

801 South Clark Street

North Utica, IL 61373

Planning Commission

Public Hearing

June 14, 2017

www.utica-il.gov

AGENDA

- I. 6:00 p.m. Call to Order
- II. Pledge of Allegiance
- III. Roll Call

- IV. Public Hearing - 6:00 pm:
 - 1.) Petition of Casey's Retail Company, as Contract Purchaser, and with the consent and support of property owners Terry H. Cross and Judith A. Cross, regarding the construction of a Casey's General Store on property zoned C-3 and generally located at U.S. Route 6 and IL. Route 178 and seeking variances as follows:
 - a) To allow a proposed 4600 sf (approximately) building to be constructed, which is under the required 5000 sf minimum allowed in the C-3 zoning district; and
 - b) To allow a 26'-8" pylon sign, which is greater than the 20' maximum sign height allowed by code; and
 - c) To allow for four (4) canopy signs whereas the code allows for one (1) sign; and
 - d) To allow for eight (8) wall signs whereas the code allows for one (1) sign for each side fronting a public street, with each set of signs approximately 105 sf per façade in size; and
 - e) Such other relief as is necessary to allow the development.

- V. Discussion and Possible Recommendations of the Planning Commission regarding:
 - 1.) The petition of Casey's Retail Company, as Contract Purchaser, regarding the construction of a Casey's General Store on property currently zoned C-3 and generally located at U.S. Route 6 and IL. Route 178 and all indicated variances as necessary to allow the development.

- VI. Consideration of Approval of Minutes: 6-01-17

- VII. Old / New Business

- VIII. Public Comment

- IX. Adjournment

POSTED 06-12-17