

**VILLAGE OF NORTH UTICA**  
**248 W. Canal St, North Utica, IL 61373**  
**Planning Commission Meeting**  
**July 28, 2022**  
[www.utica-il.gov](http://www.utica-il.gov)

**AGENDA**

- I. **5:30 p.m.** - Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. **5:30 Public Hearing:**
  1. For the purpose of Considering and hearing Testimony regarding the Petition of Karen L. Starks, Owner, a/k/a “Western Cattle Company”, and / or “Factory Outlet”. The Petitioner is seeking a Special Use under the Village of North Utica Zoning Ordinance Section 10-8A-3 et.seq., to operate a retail business for western clothing apparel and footwear, in addition to the operation of a convenience store, including the sale of packaged liquor and limited grocery and convenience items. The Petitioner is also seeking Design Review approval, and the approval of signage and any necessary Variances. The property is generally located at 130 Mill St., Utica, IL 61373. The property is Zoned C-1
    - A. It is proposed that the Petitioner be granted a Special Use under the Village of North Utica Zoning Ordinance Section 10-8A-3 et.seq., for the operation of a retail business for western clothing apparel and footwear, in addition to the operation of a convenience store, including the sale of packaged liquor and limited grocery and convenience items, on property located at 130 Mill St., Utica, IL 61373. The Property is Zoned C-1.
    - B. It is proposed that the Signage, as indicated in the Petition, as well as any necessary Variances, be approved
    - C. It is proposed that Design Review approval be granted, as the property is located in the Downtown Design Area in the Village of North Utica, in the C-1 Zoning District.
    - D. 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. **6:00 Public Hearing:**
  1. For the purpose of Considering and hearing Testimony as to possible amendments regarding the Village of North Utica Zoning Ordinance at Section 10-15-1 et. seq., regarding Signs. The proposed changes under consideration include, but are not limited to:
    - a. Regulations regarding Definitions (10-15-2);
    - b. Regulations regarding Temporary Portable Signs (10-15-3F.2.e);
    - c. Regulations affecting Illuminated Signs (10-15-4A);
    - d. Regulations regarding Wall Business Signs (10-15-7C);
    - e. Regulations affecting Signs requiring a Special Use, including Advertising Signs, Billboards and Offsite Signage (10-15-8);
    - f. Regulations regarding Single Pole Banner Signs and Temporary Signs (10-15-9);
    - g. Any and all other amendments to Ordinances regulating Signs and Village Ordinances, necessary to effectuate any changes.
  2. Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.

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- VI. Consideration and Possible Action on Planning Commission Meeting Minutes: 07-07-2022
- VII. Old / New Business
- VIII. Public Comment
- IX. Adjournment

POSTED 07-26-2022