

VILLAGE OF NORTH UTICA
248 W. Canal St, North Utica, IL 61373
Planning Commission Meeting
August 25, 2022
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 Dan Stash as Petitioner and proposed Tenant, at a building owned by ROC Developers, Inc. The Petitioner is seeking a Special Use under the Village of North Utica Zoning Ordinance, Section 10-8A-3, for the operation of a Nano-Brewery and Taproom in a rear ground-floor unit of the Bickerman Building. The property is generally located at 166 Mill St., Utica, IL 61373; Property is Zoned C-1
 - A. It is proposed that Amendments be made to the Village of North Utica Zoning Ordinance, Section 10-8A-3, to add the requested use as an allowable Special Use in the C-1 Zoning District.
 - B. It is proposed that Amendments be made to the Village of North Utica Liquor Ordinance to create a Brewery and Taproom License Classification.
 - C. It is proposed that the Petitioner be granted a Special Use under the Village of North Utica Zoning Ordinance, Section 10-8A-3, for the operation of a Nano-Brewery and Taproom in a rear ground-floor unit of the Bickerman Building. The property is generally located at 166 Mill St., Utica, IL 61373; Property is Zoned C-1
 - D. Such other relief that is necessary to allow Petitioner's intended use of the property, including any Design Review approval if necessary.
 2. Discussion and Possible Recommendations of the Planning Commission regarding such Hearing as to A.C. and D. above.
- 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: 07-28-2022
- VII. Old / New Business
- VIII. Public Comment
- IX. Adjournment

POSTED 08-23-2022