

**VILLAGE OF NORTH UTICA**  
**248 W. Canal St, North Utica, IL 61373**  
**Planning Commission Meeting**  
**April 27, 2023**  
[www.utica-il.gov](http://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. For the purpose of considering and hearing Public Comment and Testimony as to possible amendments to the Village of North Utica Zoning Ordinance regarding shipping containers, as proposed by the Village; The proposed amendments to be discussed at said Hearing include the following:
    - A. Consideration of amending the Definition of Section of Title 10, Chapter 2, regarding shipping containers;
    - B. Consideration of amending the Special Use Sections of all Village of North Utica Zoning Districts regarding the location and permanent use of shipping containers;
    - C. Consideration of such other amendments to the Village of North Utica Zoning Ordinance as are necessary and in the best interest of the Village regarding this matter.
  2. Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.
- V. **6:15 - Public Hearing:**
  1. For the purpose of considering and hearing Testimony regarding the Petition of 71178 Corner, LLC and Manager, Benjamin Ruiz (“Petitioner”) of property located at 799 E. IL Route 71, Oglesby, IL 61348. Petitioner is seeking a Special Use under the Village of North Utica Zoning Ordinance, Section 10-8C-3, to construct an addition to the current structure, utilizing shipping containers, to add a kitchen and additional restrooms. The property is zoned Commercial C-3 (Highway Commercial District)
    - A. It is proposed that the Petitioner be granted a Special Use (Section 10-8C-3), for property located at 799 E. IL Route 71, Oglesby, IL 61348, to construct an addition to the current structure, utilizing shipping containers, to add a kitchen and additional restrooms. The property is zoned Commercial C-3 (Highway Commercial District)
    - B. Such other relief that is necessary to allow the Petitioners’ intended use of the property.
  2. Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.
- VI. Consideration and Possible Action on Planning Commission Meeting Minutes: 03-23-2023
- VII. Old / New Business
- VIII. Public Comment
- IX. Adjournment

**POSTED 04-21-2023**