

VILLAGE OF NORTH UTICA
248 W. Canal St, North Utica, IL 61373
Planning Commission
Public Hearing
February 24, 2022
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 Paul Gilbertson, proposed Tennant, and Dale Senica, Owner of property located at 142 Mill St., Utica, IL, 61373. The Petitioners are seeking a Special Use and other requests regarding the operation of a Tattoo and Piercing Parlor on the property which is located in the C-1 Zoning District.
 - a. It is proposed that the Zoning Code of the Village of North Utica, Section 10-8B-3, be amended to create and allow as a Special Use in the C-1 Zoning District, the operation of a Tattoo and Piercing Parlor.
 - b. It is proposed that the Petitioner be granted a Special Use under Section 10-8B-3 of the Village of North Utica Zoning Code to grant the operation of a Tattoo and Piercing Parlor on property located at 142 Mill St., Utica, IL, 61373; Property is zoned C-1.
 - c. It is proposed that the signage, as indicated in the Petition, as well as any necessary Variances, be approved.
 - d. 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.
 - e. 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 Hive Holdings, LLC and Bier Garten, LLC as Owner and Petitioner. Such are the successors in interest to Lucas Goucher and Railside Real Estate, LLC. Petitioner is seeking to amend a previously granted Special Use under the Village of North Utica Zoning Ordinance, Section 10-8A-3, regarding the operation of an Outdoor Seasonal Bar and such Signage and Art Display Variances as necessary. The Tract of land affected is at the southwest corner of Canal St. and Mill St., Utica, IL, 61373. The property is zoned C-1.

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- A. It is proposed that the Petitioners be granted an amendment to the Special Use approved previously by Village of North Utica Ordinance 2021-13 as follows:
- a.) To delete the prohibition on amplified sound as stated in Section d. of the Special Use; and
 - b.) To delete the limitation in hours of operation as stated in Section f. of the Special Use; and
 - c.) To receive such signage and / or art Variances as necessary; and
 - d.) For such other relief, including consent to the new Ownership / Petitioner, that is necessary to allow the Petitioner's 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: 01-27-2022

VII. Old / New Business

VIII. Public Comment

IX. Adjournment

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