

VILLAGE OF NORTH UTICA
248 W. Canal St, North Utica, IL 61373
Planning Commission Meeting
June 13, 2024
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 Public Comment and Testimony regarding the Petition of Rosanna Stuckert, proposed Tenant, and 122 Mill Street, LLC, an Illinois Limited Liability Company, as owner of property located at 122 Mill Street, Utica, IL 61373. Petitioner is seeking an amendment to the Village of North Utica Zoning Ordinance to allow as a Permitted Use, or alternatively as a Special Use, and such other requests, regarding the proposed operation of a Beauty Salon, Nail Salon and Spa on the property; Property is Zoned C-1 (Central Business District)
 - A. It is proposed that the Petitioners be granted the following:
 - 1) That the Zoning Code of the Village of North Utica, Section 10-8A-3, be amended to create and allow as a Permitted Use in the C-1 (Central Business District) Zoning District, the operation of a Beauty Salon, Nail Salon and Spa on the property located at 122 Mill St., Utica, IL 61373; Alternatively, the Petitioner requests that such be allowed as a Special Use on the same property.
 - 2) That, if necessary, the Petitioner is granted a Special Use under Section 10-8A-3 of the Village of North Utica Zoning Code, to allow the operation of a Beauty Salon, Nail Salon and Spa on the property located at 122 Mill St., Utica, IL 61373; Zoned C-1 (Central Business District)
 - 3) That the property, being located at 122 Mill St, Utica, IL 61373, is in the Downtown Design Area and that such Design Review approval be granted if any design changes are proposed to the building.
 - 4) Such other amendments, variances, and / or relief as may be necessary to allow the Petitioner's intended use of the property.
 2. Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.
 - V. Consideration and Possible Action on Planning Commission Meeting Minutes: 05-23-2024
 - VI. Old / New Business
 - VII. Public Comment
 - VIII. Adjournment

POSTED 06-10-2024