

**VILLAGE OF NORTH UTICA**  
**248 W. Canal St, North Utica, IL 61373**  
**Planning Commission Meeting**  
**June 13, 2024**  
[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 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**

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**MINUTES**

At 5:32 pm the meeting of the Planning Commission was called to Order by Village Clerk Laurie Gbur who then led the Pledge of Allegiance. Meeting attendance was recorded. Present at the meeting were Planning Commission Members Mike Brown, Andy Skoog, Warren Munson, Mark MacKay and Doug Gift. Also present were Village Attorney Herb Klein, Village Engineer Kevin Heitz and Public Works Director Curt Spayer. Chairman Tom Guttilla and Member Bill Zens were absent from the meeting.

It was then motioned by Member Skoog, seconded by Member Brown to nominate Member Gift to Chair the Meeting.

All in Favor  
Motion Carried

Attorney Klein provided a summary of 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)

Attorney Klein explained that the operation of a Beauty Salon in the C-1 Zoning District requires a Special Use. The Village Ordinance does not currently list a Beauty Salon as a Special Use. The Village can choose to include Beauty Salons as a Special Use in the C-1 Zoning District by amending the Zoning Ordinance. He also reminded the group that there is currently a beauty shop located on the west side of Mill St.; the owner of that business has been in that location for several years.

Village Exhibit #1	Legal Notice of Public Hearing published in the News Tribune on 5-28-24
Petitioners Exhibit #1	Zoning Variance Application submitted by Ms. Rosanna Stuckert
Petitioners Exhibit #2	Photo of proposed exterior improvements to building located at 122 Mill St.
Petitioners Exhibit #3	2 <sup>nd</sup> Photo of proposed exterior improvements to building located at 122 Mill St.

Ms. Stuckert was sworn in to provide Testimony.

Ms. Stuckert stated that she is leasing the building located at 122 Mill St. for the purpose of operating a retail business. She has operated a Boutique in LaSalle for the past seven (7) years. The business will offer retail items, as well as a Beauty Salon. The Beauty Salon will offer spa type services that includes eye lashes, manicures and facials.

Ms. Kelly Waters, 122 Mill Street LLC, was sworn in to provide Testimony.

Ms. Waters shared the photos of the proposed improvements being made to the building. There will be a light coating of cement applied to the top portion of the building and the brick on the lower area will be painted. There will also be a black canopy extending out from the top of the building.

Chairman Gift stated that the improvements being proposed for the building seem to meet the guidelines of the Downtown Design Ordinance and the colors being proposed would fit in with the other buildings in that Historic area. Member Brown agreed.

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Chairman Gift asked if there was anyone present who would like to speak in favor of, or in opposition of the Petition; No one asked to speak.

Chairman Gift asked Village Engineer Heitz if he had any comments or concerns about the Petition or about the proposed building improvements.

Engineer Heitz stated that the proposed building improvements seem to fit in with the other buildings in that area.

Chairman Gift asked Zoning Enforcement Officer Spayer if he had any comments or concerns about the Petition or about the proposed building improvements.

Zoning Officer Spayer stated that he had no concerns with the proposed business or with the proposed improvements.

With no additional discussion, a motion was made by Member Skoog, seconded by Member Brown to close the Hearing at 5:45 pm.

5 Yes

Motion Carried

Attorney Klein then presented the Findings of Fact to be considered by the Planning Commission, as follows:

1. Is necessary or desirable to provide a service which is in the interest of public convenience.
2. Will cause no additional threat to public health, safety, or welfare or creation of a nuisance.
3. Will cause no additional public expense for flood protection, fire rescue or relief operations, policing, or repairs to roads, utilities, or other public facilities.
4. Will not unduly increase traffic congestion on public roads and highways.
5. Will not alter the essential character of the property or neighborhood in question.
6. Meets other requirements of this title, such as parking and landscaping.
7. Is consistent with the purpose and intent of the comprehensive plan.

It was then motioned by Member Brown, seconded by Member Skoog to recommend approval of amending the Village Zoning Ordinance to allow a Beauty Salon as a Special Use in the C-1 Zoning District.

5 Yes

Motion Carried

It was then motioned by Member MacKay, seconded by Member Skoog to recommend approval of granting a Special Use for property located at 122 Mill St. for the operation of a Beauty Salon.

5 Yes

Motion Carried

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It was then motioned by Member Munson, seconded by Member Skoog to recommend approval of the design and the proposed improvements being made to the building located at 122 Mill St., as presented.

5 Yes

Motion Carried

Minutes: It was motioned by Member Skoog, seconded by Member MacKay to approve the Minutes from the Planning Commission Meeting held on 5-23-24.

All in Favor

Motion Carried

Old / New Business: NONE

Public Comment: NONE

With no additional business, the meeting was adjourned at 5:49 pm; Motioned by Member Skoog, seconded by Member MacKay.

All in Favor

Motion Carried

Respectfully submitted,

Laurie A. Gbur  
Village Clerk