

VILLAGE OF NORTH UTICA
801 South Clark Street, North Utica, IL 61373
Planning Commission
Public Hearing
January 28, 2021
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 a Petition of Matt Cetwinski, Jen Cetwinski and ROC Developers, Inc, Owner(s) of property located at 166 Mill Street, Utica, IL. The Petitioners are seeking a Special Use under the Village of North Utica zoning ordinance, Section 10-8B-3 to operate a bar in conjunction with a specialty food sales / retail store. The tract of land affected is located at 166 Mill Street, Utica, IL.
 - a. It is proposed that Petitioner be granted a Special Use to operate a bar in conjunction with specialty food sales and / or retail store on the premises. The property is zoned C-1 (Central Business District).
 - b. 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.
 3. Review and Possible Recommendation of construction plans by the Design Review Committee
- V. Consideration and Possible Action on Planning Commission Meeting Minutes: 10-29-2020
- VI. Old / New Business
- VII. Public Comment
- VIII. Adjournment

POSTED 01-26-2021

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MINUTES

At 6 pm the meeting of the Planning Commission was called to Order by Chairman Tom Guttilla who then led the Pledge of Allegiance. Meeting attendance was recorded. Present at the meeting were Members Doug Gift, Dennis Hamilton, Warren Munson, Roy Chapman, Bill Zens and Mike Brown. Also present at the meeting were Village Attorney Herb Klein, Village Engineer Kevin Heitz and Director of Village Affairs Jamie Turczyn.

It was motioned by Member Hamilton, seconded by Member Brown to appoint Jamie Turczyn as Clerk Pro-Tem for the meeting in the absence of Village Clerk Laurie Gbur.

All in Favor
Motion Carried

Public Hearing: Attorney Klein provided a brief summary of the Petition of Matt Cetwinski, Jen Cetwinski and ROC Developers, Inc, Owner(s) of property located at 166 Mill Street, Utica, IL. The Petitioners are seeking a Special Use under the Village of North Utica zoning ordinance, Section 10-8B-3 to operate a bar in conjunction with a specialty food sales / retail store. The property is located downtown in the C-1 District and is formerly known as the Bickerman Building.

Matt and Jen Cetwinski were sworn in to provide Testimony.

Matt Cetwinski – Matt stated that the building will utilize the main floor for commercial use and the upstairs will have two nightly rental units and one permanent apartment rental upstairs in the back of the building with the use of the garage. The retail space will contain a coffee shop, ice cream shop and deli. A liquor license is needed for a cooler that will hold bottles and cans of alcohol; there will not be a full bar. The business will be open until approx. 10 pm. The front of the building will have all new windows installed and exposed brick and original steel beams. The back half of the building will have a cement floor installed to hold storage.

Chairman Guttilla asked if there was anyone else present that would like to speak in favor of the Petition. There was no one present.

Chairman Guttilla asked if there was anyone present that would like to speak in opposition of the Petition. There was no one present.

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Attorney Klein reviewed the Findings of Fact to consider for the Special Use.

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.

The Public Hearing was closed at 6:20 pm. Motioned by Member Brown, seconded by Member Chapman.
All in Favor
Motion Carried

It was then motioned by Member Munson, seconded by Member Brown to recommend granting a Special Use to operate a bar in conjunction with a specialty food sales / retail store at property located at 166 Mill St., Utica, IL.

6 Yes
Motion Carried

Design Review 166 Mill St., Utica, IL: The Planning Commission reviewed the design plans for the building. The plans meet the exterior requirements set forth in the Downtown Design Ordinance. Village Engineer Heitz stated that the project is unique. The developers will need to do a condo plat / subdivision once the interior walls are built. Those plans will be brought back to the Village for review.

It was motioned by Member Gift, seconded by Member Zens to approve the Design Review of ROC Developers, Inc., owners of the property located at 166 Mill St., Utica, IL.

6 Yes
Motion Carried

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Minutes: It was motioned by Member Brown, seconded by Member Chapman to approve the Minutes from the October 29, 2020 Planning Commission Meeting.

All in Favor
Motion Carried

Old / New Business:

Village Engineer Heitz provided an update on the ongoing projects in the Village.

IL River Bridge Project – The demolition of the old bridge is tentatively scheduled for the second week in February 2021.

The Rt. 6 & Rt. 178 Intersection Project – The project will tentatively begin in March 2021 and the Village is currently working on a plan for utility relocation for that project.

School Building – The school building has been purchased by the Village. The Village administrative offices will be moved to the building after renovations are complete. The Police Department will remain in the currently location allowing them to obtain the additional space that they need. The gymnasium will be utilized for indoor recreation, sports and gathering space for our local organizations and residents.

MFT Road Project – The Village is gathering information for a proposed Motor Fuel Tax Road Project for 2021.

Public Comment: NONE

With no additional business, the meeting was adjourned at 6:41 pm. Motioned by Member Zens, seconded by Member Brown.

All in Favor
Motion Carried

Respectfully submitted,

Laurie A. Gbur
Village Clerk