

**VILLAGE OF NORTH UTICA**

801 South Clark Street

North Utica, IL 61373

Planning Commission

Public Hearing

November 11, 2015

[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. Public Hearing: Petition of Tracy Mix and / or Jamie Mix; owners of property generally located at 602 Clark St., Utica, IL
  - 1.) Petition seeking a Special Use for the purpose of the operation of a bar allowing the sale and consumption of alcoholic liquor.
- V. Discussion and Possible Recommendations of the Planning Commission
- VI. Consideration of Approval of Minutes: 10-28-15
- VII. Adjournment

POSTED 11-06-15

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**MINUTES**

At 6:06 pm the Planning Commission meeting was called to Order by Village Clerk Laurie Gbur who then led the Pledge of Allegiance. Present at the meeting were Members Doug Gift, Dennis Hamilton, Roy Chapman and Matt Cetwinski. Chairman Tom Guttilla and Members Bill Fry and Warren Munson were absent from the meeting.

It was then motioned by Member Hamilton, seconded by Member Chapman to nominate Member Gift to Chair the meeting in the absence of Chairman Guttilla.

All in Favor

Motion Carried

Village Attorney Herb Klein, Village Engineer Kevin Heitz and a Court Reporter were also present for the Hearing.

Chairman Gift then asked Attorney Klein to provide a summary of the Petition.

The Notice to Publish was entered into the Record as Village Exhibit #1.

Attorney Klein then explained the definitions of each of the zoning districts.

C1 District – Located in the Central Business District

C2 District - Located South of the Canal

C3 District – Located in the area near the Interstate

Mr. Jamie Mix was then sworn in by the Court Reporter.

Mr. Mix stated that he wants to be involved in the Wine Walks and the Annual Sip n' Snip events and Beer Tasting. He would like to be able to increase his retail traffic which would help to supplement his revenue and aid him in the cost of construction of the additional building behind the Trading Post.

Member Cetwinski asked if there would be gaming.

Mr. Mix stated that he would have to look into it but if it would generate additional income, he may consider it.

Member Cetwinski then asked Attorney Klein if the Village has any gaming limits in town.

Attorney Klein responded that there is a limit of up to 5 machines per location, but no currently no limit of locations.

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Parking was also discussed. Mr. Mix stated that he would be expanding the parking area. He would like to add approx. 8 parking spaces along the side on Johns St. along with another entrance at the front of the property, although that would require permission from IDOT. Chairman Gift then stated that Mr. Mix has always been very cooperative by sharing his parking with other businesses.

Member Chapman asked if he had copies of the building permits that were previously submitted for the additional storage in the building east of Mix's. The Clerk retrieved the copies of the permits for review.

Chairman Gift then asked if there were any additional questions.

Mr. Keith Arwood was then sworn in and he spoke in opposition of the Petition. He stated that he doesn't believe the Village needs anymore bars. There are 10 restaurants and 8 of them serve alcohol. We need more family oriented places and we need to offer more than alcohol to tourists. He also stated that there is not enough parking now; Parking is at a premium in the Village.

Mr. Mix then spoke directly to Mr. Arwood.

People want to come into town to shop and have a glass of wine. He also stated that he would be adding parking to the south end of town and he always shares his parking so this would benefit everyone. He then stated that his retail business is very family friendly. He wants to be able to have a place for someone to sit while someone else might be shopping. This would give more options to people.

Member Chapman then asked Mr. Mix about the capacity inside the building where the bar would be located.

Mr. Mix stated that most of the space is retail space and show cases. He only intends to have a very small area to serve wine but would also like to sell wine by the bottle.

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Ms. Linda Moyer-Halm was sworn in by the Court Reporter and then asked some questions of Mr. Mix.

She asked if there will be two separate entrances and if the buildings will be connected.

Mr. Mix- yes the building will be connected and there will be two entrances.

Ms. Moyer-Halm asked about additional outside lighting in the parking area and Mr. Mix stated that he will have to contact the power company.

Mr. Arwood then stated that a U-turn entrance and exit into the Mix's lot wouldn't be allowed because it isn't wide enough.

Mr. Mix stated that he currently has a large parking area and shares it with other businesses and would be adding more parking to do the same.

With no additional questions or Testimony, the Public Hearing was closed at 6:37 pm. Motioned by Member Hamilton, seconded by Member Cetwinski.

All in favor

Motion carried

Attorney Klein then explained the factors that the Planning Commission will need to consider when evaluating the information for a Special Use and making recommendation to the Board. These include that the Special Use will not create a nuisance, or alter the neighborhood or impact traffic or emergency issues and it will comply with the Comprehensive Plan.

Member Cetwinski then stated that he feels that although it is a nice idea, there are plenty of tasting rooms in the Village at this time.

Attorney Klein also went through the Liquor Licenses that would be available.

A Class A Liquor License is what the Petitioner is seeking and would allow for the sale and consumption of alcohol.

A Class D Liquor License would only be for Beer and Wine.

A Class G Liquor License would be for wine tasting and sales and beer tasting on the premises only.

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Mr. Mix stated that he would like a Class A so that he can keep his options open and see what will work the best. He is trying to generate additional revenue and has already spoken with someone who owns a winery so he could purchase and sell full bottles.

Member Chapman stated that he didn't feel that enough information was presented. The Planning Commission agreed.

It was then motioned by Member Hamilton, seconded by Member Chapman to table the discussion until Dec. 3, 2015 at 6 pm.

All in favor  
Motion carried

Mr. Mix will bring additional information to the meeting to help to answer the Planning Commissions' questions.

Approval of Minutes: It was motioned by Member Cetwinski, seconded by Member Chapman to approve the Minutes from the 10-28-15.

All in favor  
Motion Carried

Public Comment: NONE

With no additional business, it was motioned by Member Chapman, seconded by Member Hamilton to adjourn the meeting at 6:57 pm.

All in favor  
Motion Carried

Respectfully submitted,

Laurie a. Gbur