

VILLAGE OF NORTH UTICA

248 Canal St.
North Utica, IL 61373
Public Hearing
Village Board of Trustees
June 16, 2022 at 6:30 pm
www.utica-il.gov

AGENDA

- I. 6:30 p.m. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. 6:30 Public Hearing:
 - 1.) For the purpose of Considering and Hearing Testimony regarding the Petition of 71178 Corner LLC, an Illinois Limited Liability Company, seeking approval of a Pre-Annexation Agreement with the Village of North Utica, for property located at 799 E. State Route 71, Utica, IL 61373; in the Southeast Quarter of Section 20, Township 33 North, Range 2, East of the Third Principal Meridian. The Property is proposed to be Zoned C-3 Highway Commercial District upon approval of the Agreement.
- V. Board discussion and possible recommendations regarding the Public Hearing.
- VI. Adjournment

POSTED 06-14-22

VILLAGE OF NORTH UTICA

248 Canal St.
North Utica, IL 61373
Public Hearing
Village Board of Trustees
June 16, 2022 at 6:30 pm
www.utica-il.gov

MINUTES

At 6:35 pm the Meeting was called to Order by Village President David Stewart who then led the Pledge of Allegiance. Village Clerk Laurie Gbur recorded the meeting attendance. Present at the meeting were Trustees Debbie Krizel, Mary Pawlak, Jim Schrader, John Schweickert and Kylie Mattioda. Trustee Nate Holland was absent from the meeting. Also present were Village Attorney Herb Klein and Village Engineer Kevin Heitz.

Attorney Klein provided a brief summary of the Petition of 71178 Corner LLC, an Illinois Limited Liability Company, seeking approval of a Pre-Annexation Agreement with the Village of North Utica, for property located at 799 E. State Route 71, Utica, IL 61373; in the Southeast Quarter of Section 20, Township 33 North, Range 2, East of the Third Principal Meridian. The Property is proposed to be Zoned C-3 Highway Commercial District upon approval of the Agreement. Exhibits were then entered into the Record as follows:

Village Exhibit #1	Legal Notice published on May 25, 2022
Village Exhibit #2	Draft of the Pre-Annexation Agreement between the Village of North Utica and 71178 Corner LLC
Petitioner's Exhibit #1	Petition for Annexation and Application for Zoning of the property located at 799 E. State Route 71, Utica, IL 61373

The draft of the Pre-Annexation agreement was discussed. The property is not currently contiguous, therefore the property would be pre-annexed into the Village. The agreement states that the property would be subject to all Village zoning and Licensing and be regulated by all Village Ordinances. Attorney Klein also stated that the agreement includes language that there will be no illegal drugs, adult stores, mobile home parks or junk and salvage yards on the property. There are also no plans to run water and / or sewer to the property. The Planning Commission was unanimous in their recommendation of approval of Pre-Annexation and C-3 (Commercial Highway District) Zoning of the property.

Mr. Ben Ruiz was sworn in to provide Testimony.

Mr. Ruiz stated that they are looking forward to becoming part of Utica and to be included in Village events. He also stated that the existing structure, a bar, will remain in operation on the property and in the future, they will be constructing a new building for the operation of a family restaurant.

Mayor Stewart asked if there were any questions from the Village Board.

Trustee Schweickert asked Mr. Ruiz if the current building will be added on to or demolished.

Mr. Ruiz answered, "The current building will remain on the property and the future construction of the new restaurant will be at the back of the property."

VILLAGE OF NORTH UTICA

248 Canal St.
North Utica, IL 61373
Public Hearing
Village Board of Trustees
June 16, 2022 at 6:30 pm
www.utica-il.gov

MINUTES

Trustee Krizel asked Mr. Ruiz if there are plans to have a campground on the property, similar to the previous owners.

Mr. Ruiz answered, “No, the former campground on the property is closed and will not be reopened.”

Village Engineer Heitz stated that the property owners have been great to work with and are excited to become part of the Village.

Mayor Stewart asked if there was anyone present that would like to speak in favor of the Petition or in opposition of the Petition. There was no one present that requested to speak in favor or in opposition of the Petition.

With no additional questions or comments, the Public Hearing was closed at 6:43 pm. Motion was made by Trustee Pawlak, seconded by Trustee Schweickert.

All in Favor
Motion Carried

The meeting was then adjourned at 6:43 pm. Motion was made by Trustee Schweickert, seconded by Trustee Schrader.

All in Favor
Motion Carried

Respectfully submitted,

Laurie A. Gbur
Village Clerk