

VILLAGE OF NORTH UTICA
248 W. Canal St, North Utica, IL 61373
Planning Commission Meeting
August 25, 2022
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 Testimony regarding the Petition of Dan Stash as Petitioner and proposed Tenant, at a building owned by ROC Developers, Inc. The Petitioner is seeking a Special Use under the Village of North Utica Zoning Ordinance, Section 10-8A-3, for the operation of a Nano-Brewery and Taproom in a rear ground-floor unit of the Bickerman Building. The property is generally located at 166 Mill St., Utica, IL 61373; Property is Zoned C-1
 - A. It is proposed that Amendments be made to the Village of North Utica Zoning Ordinance, Section 10-8A-3, to add the requested use as an allowable Special Use in the C-1 Zoning District.
 - B. It is proposed that Amendments be made to the Village of North Utica Liquor Ordinance to create a Brewery and Taproom License Classification.
 - C. It is proposed that the Petitioner be granted a Special Use under the Village of North Utica Zoning Ordinance, Section 10-8A-3, for the operation of a Nano-Brewery and Taproom in a rear ground-floor unit of the Bickerman Building. The property is generally located at 166 Mill St., Utica, IL 61373; Property is Zoned C-1
 - D. Such other relief that is necessary to allow Petitioner's intended use of the property, including any Design Review approval if necessary.
 2. Discussion and Possible Recommendations of the Planning Commission regarding such Hearing as to A.C. and D. above.
- V. **6:00 Public Hearing:**
 1. For the purpose of Considering and hearing Testimony as to possible amendments regarding the Village of North Utica Zoning Ordinance at Section 10-15-1 et. seq., regarding Signs. The proposed changes under consideration include, but are not limited to:
 - a. Regulations regarding Definitions (10-15-2);
 - b. Regulations regarding Temporary Portable Signs (10-15-3F.2.e);
 - c. Regulations affecting Illuminated Signs (10-15-4A);
 - d. Regulations regarding Wall Business Signs (10-15-7C);
 - e. Regulations affecting Signs requiring a Special Use, including Advertising Signs, Billboards and Offsite Signage (10-15-8);
 - f. Regulations regarding Single Pole Banner Signs and Temporary Signs (10-15-9);
 - g. Any and all other amendments to Ordinances regulating Signs and Village Ordinances, necessary to effectuate any changes.
 2. Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.

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- VI. Consideration and Possible Action on Planning Commission Meeting Minutes: 07-28-2022
- VII. Old / New Business
- VIII. Public Comment
- IX. Adjournment

POSTED 08-23-2022

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At 5:35 pm the meeting was called to Order by Chairman Tom Guttilla who then led the Pledge of Allegiance. Village Clerk Laurie Gbur recorded the Meeting attendance. Present at the meeting were Planning Commission Members Doug Gift, Bill Zens, Mike Brown and Andy Skoog. Also present at the meeting were Village Attorney Herb Klein, Village Engineer Kevin Heitz and Zoning Enforcement Officer Curt Spayer. Member Warren Munson was absent from the meeting and Member Dennis Hamilton arrived late.

Attorney Klein provided a brief summary of the Petition of Dan Stash as Petitioner and proposed Tenant, at a building owned by ROC Developers, Inc. The Petitioner is seeking a Special Use under the Village of North Utica Zoning Ordinance, Section 10-8A-3, for the operation of a Nano-Brewery and Taproom in a rear ground-floor unit of the Bickerman Building. The property, generally located at 166 Mill St., Utica, IL, is Zoned C-1.

Village Exhibit #1	Legal Notice of Public Hearing published on August 9, 2022
Petitioner's Exhibit #1	Special Use Application, a Letter from the Petitioner and 9 pages of documents containing images

Mr. Dan Stash was sworn in to provide Testimony.

Mr. Stash stated that he is seeking a Special Use to operate a small Nano-brewery and Taproom in a space located in the rear of the Bickerman Building located at 166 Mill St. There will be an entrance to the Tap room located on the side of the building on Church St. and the rear garage door will open to an outside patio with additional seating. Mr. Stash will brew 1-barrel at a time, creating and rotating unique recipes. The Taproom will have approx. 10 seats available and there will be tables and additional seating outside on the patio. The outdoor space will have games and a family friendly atmosphere where people can bring food and have a drink and enjoy spending time together. The Taproom will not be serving food however, he encourages people to purchase a carry-out from another restaurant and bring it to the patio to enjoy while they have a craft beer. The name of the brewery will be Ginger Road Brewing Co. and it will have limited hours, mainly on the weekends. Mr. Stash stated that he has been creating craft beer recipes and brewing small barrels from his garage over several years and he believes that this is the next step in his business. He wants the brewery to be a very family friendly place where people can stop after hiking or while visiting the community; somewhere they can come with their kids and feel comfortable spending time together.

Chairman Guttilla asked how many beers would be available at any one time.

Mr. Stash stated that the brewery would offer 6 to 8 unique craft beers at one time and that he would be rotating several different recipes.

Chairman Guttilla asked where the brewing would be done.

Mr. Stash stated that he would be brewing in the back area of the garage; 31 gallons at a time.

Member Gift asked the size of the area he would be utilizing.

Mr. Stash stated that the area is 20' X 12'.

Member Gift asked if there would be a lot of equipment.

Mr. Stash stated that all of the necessary equipment would be set up in the garage.

Member Gift asked Mr. Stash if he had experience in craft brewing.

Mr. Stash answered, "Yes, I have been in several competitions over the past 6 years."

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Attorney Klein asked Mr. Stash about the Licensing that is required to brew and sell craft beer. Mr. Stash explained that the Nano-brewery and Taproom will require a Brewer's License, a Manufacturing License and a Retail Class License for Brewing. In addition, a Village of North Utica Liquor License is required.

Chairman Guttilla asked if the building will require any renovations to install the equipment or for the interior of the Taproom.

Mr. Stash answered, "Just the set up of the equipment and the installation of a new side entrance door."

Member Gift asked if Mr. Stash would be serving food.

Mr. Stash stated the he will have menus available from the other local restaurants so that people can have an option to carry-out food and bring it to the patio to enjoy with a drink from the Taproom. He stated that the Taproom will not be serving food.

Member Brown asked how many people will be able to sit inside at the bar.

Mr. Stash stated that approx. 10 people will be able to sit inside; the additional seating will be outside.

Member Skoog stated that a Nano-brewery with a Taproom is not a traditional bar but rather a tasting brewery; Mr. Stash agreed that this is the concept of a Nano-brewery.

Mrs. Amy Stash was then sworn in to provide Testimony.

Mrs. Stash stated that they are creating more of a family friendly atmosphere where someone can get a carry-out of food from another local restaurant and they can bring their kids to the back patio of the Taproom and they can eat and enjoy a craft beer while they spend time with their kids. She also stated that there will be several lawn and table games for kids and families to enjoy on the patio, to enjoy a relaxing time together.

Mrs. Stash also stated that when she and her family travel, they typically seek out such a business so that they can enjoy a craft beer while they are still able to spend time together with their kids.

Chairman Guttilla asked Mr. Stash if the Taproom will serve only tastings.

Mr. Stash stated that the Taproom will serve 'flights', much similar to a 'flight' of wine, featuring several different recipes to try however, regular size craft beers will also be available.

Village Engineer Kevin Heitz asked about the current height of the side entry door from the sidewalk on Church St.

Mr. Stash stated that the building owner, Matt Cetwinski, will be addressing the issue and there will be steps inside the building; there will not be anything intruding on the sidewalk.

Chairman Guttilla asked if there was anyone present who would like to speak in favor or opposition of the Petition.

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Former Mayor and resident Gloria Alvarado, was sworn in to provide Testimony.

Ms. Alvarado shared her concern that the Village is considering issuing additional Liquor and Gaming Licenses in the community.

Mr. Stash stated that the Taproom will not have any gaming machines and therefore would not require a Gaming License from the Village.

Ms. Alvarado stated that although she didn't have an issue with Mr. Stash or the Petition that was submitted, she would like the Village to consider not issuing another Liquor License. She encouraged the Planning Commission to review the Villages' Comprehensive Plan before making the decision to recommend issuing an additional Liquor License, and to take time to determine if another business offering liquor is aligned with the Comprehensive Plan and the future of the Village.

Village Board Trustee and resident Debbie Krizel was sworn in to provide Testimony.

Trustee Krizel first read a letter that was written by resident Joellen Fiorentini. Ms. Fiorentini would like the Planning Commission to consider the Comprehensive Plan and the future of the Village before making the decision to recommend approval of the Petition. The Comprehensive Plan was created as a guide to economic strategy for revenue for the future of the Village and the variety of businesses needs to be expanded to additional artists and creative entrepreneurs.

Mr. Stash responded saying, "Making craft beer is very creative and artistic and the Taproom would feature unique craft beers; it would not be just another bar serving alcohol."

Trustee Krizel then read a letter to the Planning Commission that she had written.

Trustee Krizel stated. "The Village received professional guidance when creating and adopting the Villages' Comprehensive Plan. The Plan should be referred to when looking to the future of the Village. The direction and progress of so many accomplishments that have been achieved in the Village have been great, but we are straying from the course."

Trustee Krizel also stated that the Village needs to have more diversity among its' businesses that includes additional retail shops. Some of the businesses that were referenced in the Comprehensive Plan, that would fit well into the Village, were gift shops, hiking and camping gear supply shops, artists and unique retail businesses. The Rebuild Downtowns & Main Streets Grant that the Village was recently awarded will provide a place for small unique businesses and artists to begin to grow their business, but there will not be a space available in the Village for them to grow into if the Board continues to approve businesses that will utilize available spaces to offer liquor and gaming.

Trustee Krizel also stated that the Planning Commission should periodically review the Comprehensive Plan to recommend changes so that we can adapt them to the guide for the future of the Village.

Member Gift responded saying, "The Comprehensive Plan is a framework that is meant to be a general guide for the Village, but it is not meant to be followed completely at 100%.

Trustee Krizel then stated that currently there is a block located in our downtown Business District that is comprised of businesses that are all offering much the same; it is prime real estate within the Village and yet we are not creating a diversity in the businesses that we are bringing into the community.

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Member Skoog stated that there are several unique businesses in the Village; and then noted that the Village has a Car Wash, a Pottery Shop, and Rock Shop and a business that does offer outdoor gear. Member Skoog also reminded the group of the businesses that are no longer in the Village because they weren't successful. He then stated, "Mr. Stash wants to invest in our community with a creative business offering craft beer, which is very unique and is an artistry."

Mrs. Jen Cetwinski was sworn in to provide Testimony.

Mrs. Cetwinski stated that she and her husband, as owners of the Bickerman Building, would not offer a space to anyone that would not run a good business. They are a good family and the business will be in alignment with the vision for the building.

Mrs. Cetwinski also stated that they have invested a lot of money into the building and the back garage and patio area to provide a nice family friendly space where people could sit and enjoy a drink and some good food from a local restaurant. The garage was sitting empty and this business is a good size for the use of that space.

Attorney Klein asked Mrs. Cetwinski if she would agree to establishing a separate address for the rear space of the building as the business, if approved, would require a separate Liquor License.

Mrs. Cetwinski answered, "Yes, a separate address would be established."

With no additional comments or Testimony, the Public Hearing was closed at 6:12 pm. Motioned by Member Zens, seconded by Member Skoog.

All in Favor
Motion Carried

Chairman Guttilla then stated that he had traveled and visited a small brew pub and they are not usually very large in size. They offer tastings and 'flights' and the atmosphere is not that of a bar.

Member Zens agreed and stated that there have been several projects that have been good for the Village. He noted the Bier Garten located on Canal St. at the end of Mill St. That was a vacant gravel lot and now there is a business there that brings a lot to the area. He also stated that micro-beers are artistic, creative and unique which sparks interest to people visiting the area and he believes that it would be another added value to the Village.

Member Gift stated that it would also benefit other local businesses by offering an opportunity to have a carry-out from a local restaurant while you're spending time on the back patio while having a craft beer.

Member Brown noted that the space in the rear of the building is small and while it would not be useful for every business, it will be a good fit for a small brew pub.

Chairman Guttilla stated that the new Mini Shops that will be developed with the Grant will provide that unique retail space for artists and it will help the Village offer that diversity in businesses to balance things out.

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With No additional discussion among the Planning Commission, it was motioned by Member Zens, seconded by Member Skoog to recommend approval of making an amendment to the Zoning Ordinance to Section 10-8A-3, to add the requested use as an allowable Special Use in the C-1 Zoning District.

5 Yes

Motion Carried

It was then motioned by Member Zens, seconded by Member Skoog to recommend approval of the Petition to Grant a Special Use under the Village of North Utica Zoning Ordinance, Section 10-8A-3, for the operation of a Nano-Brewery and Taproom in a rear ground-floor unit of the Bickerman Building, located at 166 Mill St., Utica, IL 61373; subject to a separate address being established.

5 Yes

Motion Carried

It was then motioned by Member Hamilton, seconded by Member Brown to Continue the Public Hearing for the purpose of Considering and hearing Testimony as to possible amendments regarding the Village of North Utica Zoning Ordinance at Section 10-15-1 et. seq., regarding Signs, until September 28, 2022 at 6 pm, with no republishing.

All in Favor

Motion Carried

It was then motioned by Member Brown, seconded by Member Zens to approve the Minutes from the July 28, 2022 Meeting as presented.

All in Favor

Motion Carried

Mayor Stewart then announced that the Village had been notified of the Award for the Rebuild Downtowns & Main Streets Grant in the amount of more than \$ 1,2 million for the Mini Mill St. Shops Project. We hope to begin the project in the spring on 2023 and will be working with NCICG to administer the Grant. This will achieve up to 13 seasonal retail shops featuring artisans and small businesses. Mayor Stewart also noted that there will be no Liquor Licenses issued to any of the businesses that will be leasing a unit. We have the space available to add additional units in the future based on the success of the area and we have included a lot of parking in our plans. Mayor Stewart then stated, "The lots in that block have been empty since the tornado 18 years ago and this is a great way to develop the property."

Member Gift asked if the Village will have any restrictions on the businesses that can go into the units. Mayor Stewart answered, "The process and criteria for accepting applications for the units has not yet been decided but we will develop a process and regulations that will be put in place. We already have a list of people that have reached out to us to be considered for leasing one of the units so we won't have any problems with filling them."

Village Trustee Kylie Mattioda asked about the cost to lease a unit.

Mayor Stewart responded, "We will probably charge approx. \$2,500 for the season which will run from May through December."

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Chairman Guttilla asked if the Village is considering Public Restrooms.
Mayor Stewart responded, “Not at this time, but we will be looking at something in the future.”

Chairman Guttilla asked if there will be a committee formed to discuss applications and the regulations that the Village will have in place.
Mayor Stewart answered, “Yes.”

Public Comment: NONE

With no additional business, the meeting was adjourned at 6:39 pm. Motioned by Member Zens, seconded by Member Brown.

All in Favor
Motion Carried

Respectfully submitted,

Laurie A. Gbur
Village Clerk