

VILLAGE OF NORTH UTICA
801 South Clark Street
North Utica, IL 61373
Meeting of the Village Board of Trustees
And the Planning Commission
For a Joint Meeting
October 1, 2015
www.utica-il.gov

AGENDA

- I. 6:00 p.m. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
 - 1.) Village Board of Trustees
 - 2.) Planning Commission
- IV. Public Community Open House Meeting for the discussion of updating the Comprehensive Plan
- V. Public Comment
- VI. Recommendations from the Planning Commission and Village Board
- VII. Adjournment

POSTED 9-25-15

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MINUTES

At 6:09 pm the meeting was called to Order by Mayor Matt Jereb who then led the Pledge of Allegiance. Present at the meeting was Village Clerk Laurie Gbur and Board Trustees John Schweickert, Dave Stewart, Ron Pawlak, Joe Bernardoni, John Pappas and Kevin Stewart. Planning Commission Members present were Chairman Tom Guttilla and Members Doug Gift, Bill Fry, Roy Chapman and Matt Cetwinski. Also present was Village Engineer Kevin Heitz.

Mayor Jereb introduced Mr. Mike Hoffman, Teska & Associates, the firm contracted to update the Villages' Comprehensive Plan. He began by announcing that anyone who would like to follow the progress of the meetings could visit www.PlanUtica.com. He then provided a brief summary of the previous meeting. The information gathered from that meeting was a great insight into what our residents and local business owners believe would be necessary to include in the Comprehensive Plan. At the previous meeting an exercise called 'Invest in Utica' was something used to measure a future priority list as seen by those who attended that evening. Mr. Hoffman summarized the outcome of that exercise and presented a power point presentation:

Invest in Utica: The following items are rated from the highest priority and indicate areas that the Village would like to address in the updated Comprehensive Plan.

1. I & M Canal
2. Flood Mitigation
3. Waltham School
4. Business and creating more local jobs
5. Vacant Land Development
6. Additional Parking
7. Increased Tourism
8. Additional Future Housing

Mr. Hoffman also stated that since the meeting Teska has collected the Comprehensive Plans from surrounding communities including LaSalle County, Ottawa, Oglesby and City of LaSalle. LaSalle County indicated current and future mining and residential areas. Ottawa indicated a new interchange at 13th road, future industrial and a frontage road. LaSalle indicated their land use within their current corporate boundaries.

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A discussion began about current and future roads and transportation – Teska is indicating an interchange and frontage road; possible 13th Road as Ottawa has indicated.

Chairman Guttilla asked if there will be changes to Dee Bennett Road as previously indicated by LaSalle County.

A study of the area will take place and they would like to move the road to the north thereby eliminating an Illinois River flood issue.

Member Gift asked if the Village should consider 12th Road for the interchange.

Engineer Heitz stated that Ottawa may have considered 13th Road due to the trucks that need to access the landfill.

Mayor Jereb stated that if IDOT builds an interchange, it will make the most sense to have it located off of 13th Road due to the landfill.

Engineer Heitz then stated that a frontage road north of Love's Travel Stop was a consideration in the original design and location. A frontage road right north of Love's could be a good way to market future development. There is a higher visibility in that area.

Utica resident, Linda Moyer-Halm, stated that to determine the location of a frontage road the Village will need to look at how people move on the road and through the community.

Future Land Use was then discussed by Jason Enberg, Teska representative.

Regional land use consists of agriculture, residential, commercial and industrial. Ottawa's plans for a new interchange indicate future industrial growth. The Villages' Rt. 6 and Rt. 178 corridor would be indicated for land use as future retail / commercial.

Residential areas would be expanded near current residential and most green space would remain the same.

Future commercial growth could be indicated near Grand Bear and there could be additional future residential growth south of the Illinois River along Rt. 71.

Possible land use for the vacant area downtown could be commercial with residential above. An area outlined for a school was located west of Rt. 178 and south of the Fire Department, however after some discussion among the group, it was decided that an area north of Hallet Road and south of Rt. 6 would be a better location.

Also considered was future residential on West Washington St., however due to the potential impact of flooding that will be removed from the plan.

Member Fry asked about indicating future commercial areas rather than all mining and industrial. Chairman Guttilla agreed that areas set aside for commercial growth are needed and asked if the area north of Rt. 6 would be considered commercial. Mr. Hoffman answered yes.

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Engineer Heitz stated that from Clark Creek east to 13th Road, much of the land is owned by mining companies.

Member Gift asked how we can define that no additional mining would be considered.

Trustee Schweickert answered that this plan will help to define that.

Member Gift then stated that expanding Clark Run Falls would be wonderful. It would be a great asset to have a park area and some residential growth as well.

Engineer Heitz stated that Clark Run Falls is protected by Deed restrictions.

Member Gift asked if there could be potential commercial growth north of Dee Bennett Road.

Mr. Hoffman answered that the flood zone comes pretty far north in that area.

Linda Moyer-Halm asked about the previous plan to develop the southeast corner of Rt. 6 and Rt. 178. It was planned to be a type of senior living.

Engineer Heitz stated that it would be a government assisted development and there isn't anything within walking distance for people.

The corridor along Rt. 178 was then discussed. It was determined that the northern corridor would be considered future commercial to go along with the current business development. The area between the downtown and the Village Hall would be considered commercial but there are a lot of properties that could be developed but they would have to be raised due to the flood zone.

Chairman Guttilla asked about a detention pond being located on the south end of town to deter flooding.

Engineer Heitz stated that a better possibility would be north of town.

Utica Resident and former Mayor, Gloria Alvarado stated that the Village will need to consider its' options for expanding the sewage disposal plant.

Engineer Heitz stated that the Village will probably have to consider a partial mechanical plant and a partial lagoon. Another possibility would be a small treatment plant in another location.

Mr. Hoffman then stated that there is possible additional green space where the existing trailer court is. The group agreed.

Member Fry then asked if future mine reclamation would be considered in the plan.

Mayor Jereb stated that it will be a long time before the mine reclamation would start but it is already part of the existing agreements.

Utica resident, Joe Plankenhorn asked if the frontage road would pass through the Aramoni property.

Mayor Jereb answered that it would be south of that property.

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Member Gift then stated that Ottawa is marketing the 'scenic route to Starved Rock' via Rt. 71 but the Village could actually reap the benefits of that if there is future development along the Rt. 71 and Rt. 178 corridor.

After some additional discussion, Mr. Hoffman stated that he has enough direction from everyone now to move forward and make some changes. The next Public meeting will be held on Monday October 19, 2015 and will address tourism.

It was then motioned by Trustee Dave Stewart, seconded by Trustee Pawlak to adjourn the meeting at 7:38 pm.

All in favor

Motion Carried

It was then motioned by Planning Commission Member Fry, seconded by Member Gift to adjourn.

All in favor

Motion Carried

Respectfully submitted,

Laurie A. Gbur
Village Clerk