

VILLAGE OF NORTH UTICA
248 W. Canal St.
North Utica, IL 61373
Special Meeting of the Board of Trustees
April 27, 2023
www.utica-il.gov

AGENDA

- I. **7:00 p.m.** - Call to Order Special Village Board Meeting
- II. Pledge of Allegiance
- III. Roll Call
- IV. Village Attorney:
 - 1.) Summary of the Public Hearing held on April 27, 2023 as to possible amendments to the Village of North Utica Zoning Ordinance regarding shipping containers.
 - a) Consideration and Possible Action on an Ordinance amending the Definition of Section of Title 10, Chapter 2, regarding shipping containers;
 - b) Consideration and Possible Action on an Ordinance amending the Special Use Sections of all Village of North Utica Zoning Districts regarding the location and permanent use of shipping containers;
 - c) Consideration and Possible Action on an Ordinance providing such other amendments to the Village of North Utica Zoning Ordinance as are necessary and in the best interest of the Village regarding this matter.
 - 2.) Summary of the Public Hearing for the Petition of 71178 Corner, LLC and Manager, Benjamin Ruiz (“Petitioner”) of property located at 799 E. IL Route 71, Oglesby, IL 61348. Petitioner is seeking a Special Use under the Village of North Utica Zoning Ordinance, Section 10-8C-3, to construct an addition to the current structure, utilizing shipping containers, to add a kitchen and additional restrooms. The property is zoned Commercial C-3 (Highway Commercial District)
 - a) Consideration and Possible Action on an Ordinance granting a Special Use (Section 10-8C-3), for property located at 799 E. IL Route 71, Oglesby, IL 61348, to construct an addition to the current structure, utilizing shipping containers, to add a kitchen and additional restrooms. The property is zoned Commercial C-3 (Highway Commercial District)
 - 3.) Consideration and Possible Action on an Ordinance re: Reallocation of the Village of North Utica Bond Volume Cap to the Upper Illinois River Valley Development Authority.
- V. Village Clerk
- VI. Donations / Advertising Requests: Consideration and Possible Recommendation regarding the following requests:
 - 1.) Kid’s Fishing Tournament on 5-13-23 & 6-3-23 Annual Donation Request \$ 50

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- VII. Director of Village Affairs
 - 1.) Update on Utica Business Association
 - 2.) Update on upcoming Village Events
- VIII. Village Treasurer
- IX. Police Department – Chief Damron
- X. Building / Zoning Enforcement Officer
- XI. Maintenance Department: Update – Upcoming / Ongoing Projects in the Village
- XII. Village Engineer: Update – Upcoming / Ongoing Projects in the Village
 - 1.) Update – Status of the 2023 MFT Road Project
 - 2.) Update - Drainage Projects in the Village
- XIII. Village President
 - 1.) Update - Rebuild Downtown & Main Street Grant: Mini Mill St. Shop Development
 - 2.) Update - Build Illinois Bond Grant: I & M Canal Rewatering Project
- XIV. Committee / Trustee Reports
 - 1.) Committee Assignment Updates:
 - a) 175th I & M Canal Anniversary Committee
 - b) South Business District Committee
 - c) Commercial Zoning District Review Committee
 - 2.) Trustee Reports
- XV. Public Comment
- XVI. Executive Session
 - 1.) The appointment, employment, compensation, discipline, performance or dismissal for specific employees
 - 2.) Pending Litigation
 - 3.) Purchase/Sale/Lease of Real Property
- XVII. Possible Action regarding Executive Session items
 - 1.) The appointment, employment, compensation, discipline, performance or dismissal for specific employees
 - 2.) Pending Litigation
 - 3.) Purchase/Sale/Lease of Real Property
- XVIII. Adjournment

Posted: 04-21-2023

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MINUTES

At 7:15 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, Jim Schrader, John Schweickert, Nate Holland and Kylie Mattioda. Also present were Village Attorney Herb Klein, Village Engineer Kevin Heitz, Public Works Director Curt Spayer, Director of Village Affairs Jamie Turczyn, Village Treasurer Jill Margis and Police Chief Rodney Damron. Trustee Mary Pawlak was absent from the meeting.

Village Attorney: Attorney Klein provided a brief summary of the Public Hearing held on April 27, 2023 as to possible amendments to the Village of North Utica Zoning Ordinance regarding shipping containers. The Village previously discussed shipping containers, however the Ordinance is not consistent regarding permitted use and location of such. The Planning Commission unanimously recommended approval of amending the definition of a Section of Title 10, Chapter 2 regarding shipping containers to include as a Special Use in all Zoning Districts.

After a brief discussion, it was motioned by Trustee Krizel, seconded by Trustee Schweickert to approve an Ordinance amending a Section of Title 10, Chapter 2 regarding shipping containers to include as a Special Use in all Zoning Districts. ORD 2023-08

5 Yes

1 Absent (Pawlak)

Motion Carried

Attorney Klein then provided a brief summary of the Public Hearing held on April 27, 2023 for the Petition of 71178 Corner, LLC and Manager, Benjamin Ruiz (“Petitioner”) of property located at 799 E. IL Route 71, Oglesby, IL 61348. Petitioner is seeking a Special Use under the Village of North Utica Zoning Ordinance, Section 10-8C-3, to construct an addition to the current structure, utilizing shipping containers, to add a kitchen and additional restrooms. The property is zoned Commercial C-3 (Highway Commercial District). Attorney Klein explained that the property was pre-annexed to the Village and therefore is subject to the regulations of the Villages’ Zoning Ordinances. At the Public Hearing, Mr. Ruiz testified that he would be removing the old building from the property, installing a new septic system, and using shipping containers to construct a new kitchen and restrooms and a small office on the property. There will be up to four shipping containers and there will be two stacked on each side. Mr. Ruiz had also testified that he will paint the shipping containers the same color. Attorney Klein stated that the Planning Commission recommended approval of granting a Special Use, subject to the containers being no taller than the height of two containers. The Planning Commission vote was 3 yes (Members Skoog, Munson and MacKay) and 1 no (Member Brown) to recommend approval of granting a Special Use to 71178 Corner LLC for the property located at 799 E. IL Route 71, Oglesby, IL 61348.

Trustee Schweickert stated that he doesn’t have an issue with the construction using shipping containers. Trustee Holland agreed and stated that he believes it will be a neat look to incorporate into the community.

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It was then motioned by Trustee Schweickert, seconded by Trustee Holland to approve an Ordinance granting a Special Use to 71178 Corner LLC for property located at 799 E. IL Route 71, Oglesby, IL 61348, subject to the containers being no taller than the height of two containers. ORD 2023-09

5 Yes

1 Absent (Pawlak)

Motion Carried

Attorney Klein briefly spoke about the Reallocation of the Village of North Utica Bond Volume Cap to the Upper Illinois River Valley Development Authority. The Village would be allocating the North Utica Bond Volume Cap in the amount of \$158,520 to be used to support the UIRVDA and projects that will create more jobs, new developments, investment opportunities and expand the Villages' tax base. It was motioned by Trustee Krizel, seconded by Trustee Holland to approve an Ordinance allocating the North Utica Bond Volume Cap in the amount of \$158,420 to UIRVDA. ORD 2023-10

5 Yes

1 Absent (Pawlak)

Motion Carried

Village Clerk: NONE

Donations & Advertising Requests: It was motioned by Trustee Schweickert, seconded by Trustee Schrader to approve a donation in the amount of \$50 to the Kid's Fishing Expo toward expenses for their annual events being held on 5-13-23 and 6-3-23.

5 Yes

1 Absent (Pawlak)

Motion Carried

Director of Village Affairs: Director Turczyn provided a brief update on the upcoming events being held in the Village of North Utica.

Outdoor Dining Season 2023 – The Mill St. businesses will be setting up their tables and planters, etc. to begin the 2023 Outdoor Dining Season.

Trustee Krizel spoke about the upcoming Village Wide Garage Sale being held on June 15th thru 17th. The cost to advertise in the News-Tribune is \$37.60.

Trustee Holland asked if in the future the Village Wide Garage Sale event could be held on the same date as another event to bring more people in.

Trustee Krizel stated that Oglesby is also having their City-Wide Garage Sale event the same weekend as the Villages' so we hope that people will go from one community to the other.

Police Department: Chief Damron stated that the Wine Run 5K went well and they were able to get the downtown area reopened pretty quickly after the event was over.

Chief Damron stated that traffic moving through the new roundabout was going pretty smooth so far although there have been a couple of minor accidents.

Mayor Stewart also reminded everyone that the roundabout has not been completed yet and there is still some work going on in that area to finish up the project.

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Building / Zoning Enforcement Officer: NONE

Maintenance Department: Public Works Director Spayer provided a brief update on the ongoing and upcoming projects in the Maintenance Department. Spayer stated that the alarm equipment at the well houses, lift stations and booster station needs to be upgraded to a new system with better technology. The original equipment was installed in 2011 and everything is still analog. The equipment to do the upgrades would cost approx. \$6,500 and the Maintenance Department would install everything.

This will be listed on the May 11, 2023 Meeting Agenda for Board consideration.

Village Engineer: Engineer Heitz provided a brief update on the ongoing and upcoming projects in the Village.

IL Rt. 178 Intersection Roundabout – Engineer Heitz stated that there is still some work going on in the area. The center island will have some concrete and decorative rock installed; there will possibly be some ledgestone added in the center as well.

2023 MFT Road Project – The MFT Road Project has been submitted to IDOT for approval. There will be a couple of Ordinances for the Village to consider at the next meeting; one Ordinance will relieve the limit of how many tons of asphalt require the bidder to have an asphalt plant and the other Ordinance will allow the Village to use the Rebuild Illinois Bond funds that were received; approximately \$89,000.

Johnson St. Drainage Project – The Village will need to go out for bids on the concrete work that is needed for the Johnson St. Project. We expect to have bids submitted for Board consideration at the Board Meeting being held on May 11, 2023.

Hitt St. Drainage Project – A material list needs to be developed; the Maintenance Department is planning to do this project in-house.

Village President: Mayor Stewart provided an update on the Rebuild Illinois Downtown & Main Street Grant- Mayor Stewart stated that he reached out to NCICG to inquire about the status of the Grant Agreement and Funds. They still haven't heard anything but they are going to reach back out to DCEO to inquire. Mayor Stewart also stated that the Village has not heard anything from IDNR yet, regarding the I & M Canal re-watering project. An environmental study will need to be done; NCICG will submit the paperwork for that.

Committee Updates:

175th I & M Canal Anniversary Committee – Trustee Krizel and Trustee Schrader - Several ideas were presented for consideration, regarding events to help celebrate the Anniversary of the I & M Canal throughout the year. Events such as a bike tour on the I & M Canal, a Canal Trivia Night Event, an event to go along with the unveiling of Lodi's Canal Beer, larger I & M Canal Banners as an exhibit – possibly near the Museum, an Art Display utilizing art from students at LP and IVCC, Chalk Art, a Mural on one of the buildings in the Village, a Junior Ranger Day, a Re-Enactment Event, and a Taste Event showcasing local restaurants and their food. Mayor Stewart said that these are all great ideas and the Village will further discuss them at a future meeting.

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South Business District Committee – Trustee Mattioda and Trustee Pawlak - No updates.
Commercial Zoning District Review Committee – Trustee Holland and Trustee Schweickert – No updates.

Trustee Reports: General discussion was held regarding the enforcement of the Mill St. Outdoor Dining Regulations. Chief Damron stated that he will make sure that Officers are walking around the area but if anyone has any issues to please let him know.

Public Comment: NONE

Executive Session: At 7:48 pm, it was motioned by Trustee Schrader, seconded by Trustee Mattioda to enter into Executive Session for the purpose of:

- 1.) The appointment, employment, compensation, discipline, performance or dismissal for specific employees
- 2.) Pending Litigation
- 3.) Purchase/Sale/Lease of Real Property

All in Favor
Motion Carried

At 8:25 pm the meeting was reconvened; Motioned by Trustee Krizel, seconded by Trustee Holland.
All in Favor
Motion Carried

With no additional business, the meeting was adjourned at 8:25 pm; Motioned by Trustee Schrader, seconded by Trustee Holland.
All in Favor
Motion Carried

Respectfully submitted,

Laurie A. Gbur
Village Clerk