

VILLAGE OF NORTH UTICA
248 W. Canal St. North Utica, IL 61373
Meeting of the Board of Trustees
May 23, 2024

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- VII. Director of Village Affairs
 - 1.) Update on Utica Business Association
 - 2.) Update on Upcoming Events in the Village
- VIII. Village Treasurer:
 - 1.) Draft of the 2024 Appropriations Budget
- IX. Police Department – Chief Mandujano
- X. Building / Zoning Enforcement
- XI. Maintenance Department / Public Works Director
 - 1.) Update –Upcoming / Ongoing projects in the Village
 - 2.) Consideration and Possible Action on the purchase of a Fork Lift in an amount not to exceed \$4,500
- XII. Village Engineer
 - 1.) Update –Upcoming / Ongoing projects in the Village
 - 2.) Review and Discussion regarding the Contractor Bids received by the Village of North Utica for the construction of the Rebuild Illinois Downtown & Main Streets Grant; Mini Mill St. Shop Development Project
 - 3.) Consideration and Possible Action authorizing the Village President to accept a Bid and Award a Contract for construction of the Rebuild Illinois Downtown & Main Streets Grant; Mini Mill St. Shop Development Project
- XIII. Village President
 - 1.) Update on the Build IL Bond Grant; I & M Canal Re-watering Project
- XIV. 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
- XVIII. Adjournment

Posted 05-17-2024

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MINUTES

At 6:18 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 John Schweickert, Nate Holland, Trustee Kylie Mattioda, Debbie Krizel, and Jim Schrader. Also present were, Director of Village Affairs Jamie Turczyn and Public Works Director / Zoning Enforcement Officer Curt Spayer, Village Attorney Herb Klein, Village Engineer Kevin Heitz and Village Treasurer Jill Margis. Trustee Pete Pawlak, and Police Chief James Mandujano were absent from the meeting.

Village Attorney: Attorney Klein provided a summary of the Petition of Waltham Elementary School District No. 185 (hereinafter referred to as “District”), as Contract Purchaser, and Hawthorne Healthcare of Greenville, LLC, Owner / Seller, in which the Petitioner is seeking a zoning amendment and certain Variances to the Village of North Utica Zoning Ordinance provisions to allow the future construction of an addition to the District’s existing Public Elementary School, and the use of modular facilities during the interim. The tract of land affected is located at the Southwest ten (10) acres of N. IL Rt. 178 and E. US Rt. 6, Utica, IL 61373, just North of 2902 IL Route 178, Utica, IL. Parcel Part of PIN 19-04-309-000; Zoned A-1 (Agriculture)

It was motioned by Trustee Schweickert, seconded by Trustee Krizel to approve an Ordinance granting a map amendment so that the subject property, located at the Southwest ten (10) acres of N. IL Rt. 178 and E. US Rt. 6, Utica, IL 61373, just North of 2902 IL Route 178, Utica, IL. will be zoned C-2 (General Commercial District), where public institutional uses like an elementary school are permitted.
ORD 2024-16

5 Yes
Motion Carried

It was then motioned by Trustee Schweickert, seconded by Trustee Mattioda to approve an Ordinance amending the Zoning Ordinance to grant a Special Use to construct and operate a public school on property located at the Southwest ten (10) acres of N. IL Rt. 178 and E. US Rt. 6, Utica, IL 61373, just North of 2902 IL Route 178, Utica, IL. ORD 2024-17

5 Yes
Motion Carried

It was then motioned by Trustee Mattioda, seconded by Trustee Schweickert to approve an Ordinance amending the Zoning Ordinance to add Modular Units as a Special Use in the C-2 Zoning District.
ORD 2024-18

5 Yes
Motion Carried

It was then motioned by Trustee Schweickert, seconded by Trustee Mattioda to approve an Ordinance granting a Special Use to Waltham Elementary School District No. 185 to allow temporary Modular Units to be utilized as classrooms, on property located at the Southwest ten (10) acres of N. IL Rt. 178 and E. US Rt. 6, Utica, IL 61373, just North of 2902 IL Route 178, Utica, IL

**It was noted that that this is subject to the approval of the Regional Office of Education.

ORD 2024-19

5 Yes
Motion Carried

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It was then motioned by Trustee Holland, seconded by Trustee Schweickert to approve an Ordinance granting a 35' 6" Height Variance for the property located at the Southwest ten (10) acres of N. IL Rt. 178 and E. US Rt. 6, Utica, IL 61373, just North of 2902 IL Route 178, Utica, IL

*It was noted that that this is subject to the approval of the Regional Office of Education.

ORD 2024-20

3 Yes (Trustees Schweickert, Holland, Schrader)

2 No (Trustees Mattioda, Krizel)

Motion Carried

It was then motioned by Trustee Schweickert, seconded by Trustee Holland to approve an Ordinance granting a Variance to omit the required planting at this time, until after the new addition to the Waltham School District No. 185 building has been completed. ORD 2024-21

5 Yes

Motion Carried

It was then motioned by Trustee Schrader, seconded by Trustee Krizel to deny the request for a Variance to allow for 9'-0" parking stalls in the new parking area that will be constructed.

*It was also noted that the Village Board denied this Variance request due to the current parking area at the school not being large enough, and since an additional ten (10) acres was being purchased by the School District for this project, there would be plenty of additional property to construct parking stalls that would be at least 10' wide, and more accommodating to larger vehicles.

5 Yes

Motion Carried

It was then motioned by Trustee Holland, seconded by Trustee Schweickert to approve an Ordinance granting a Variance from the maximum front yard setback. The current maximum is 50' however, the District is seeking a maximum setback of 272.8'. ORD 2024-22

5 Yes

Motion Carried

Village Clerk: Donation - It was motioned by Trustee Mattioda, seconded by Trustee Schweickert to approve a donation in the amount of \$100 to the Dave Carey Memorial Golf Outing being held on July 13, 2024.

6 Yes

Motion Carried

Director: Update on events – Director Turczyn reminded the group about upcoming events being held in the Village; Wild Bill Days will be held on May 25th and 26th and the Utica Garden Club will be having their Annual Garden Faire on June 8th and 9th.

Village Treasurer: Treasurer Margis provided a Draft of the 2024 Appropriations Budget and asked that the Board review the draft and provide any comments prior to the June Board meeting; the Appropriations Budget will need to be approved at that meeting.

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Police Department: NONE

Building / Zoning Enforcement Officer: NONE

Maintenance Department: Public Works Director Curt Spayer provide a brief update on the ongoing projects in the Village.

The Department has been busy working on the 2024 Project List; Spayer provided an updated copy of the List, highlighting the projects that have been completed.

Spayer then updated the Board about the need for a new fork lift. The cost to purchase the fork lift will be approximately \$4,500. Trustee Holland asked if the fork lift will be propane and about the maximum weight the fork lift will hold; Spayer stated that he is looking at a fork lift that uses propane and will hold 3,500 lbs.

It was then motioned by Trustee Schweickert, seconded by Trustee Schrader to approve the purchase of a Fork Lift in an amount not to exceed \$4,500.

6 Yes

Motion Carried

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

Market on Mill St. Project – No Action was taken on this item. Mayor Stewart stated that the focus has been on the Market on Mill St. Project and the Village will receive Bids on the project on Thursday, May 30, 2024 at 10:00 am. The Bids will be reviewed and considered by the Board at a Special Board meeting that evening at 6:00 pm. Bids were supposed to be due today, however the DCEO originally assigned a higher BEP of 28% and that has now been decreased to 10%. Contractors asked for an extension on submitting their Bids for the project so that they could review everything. Mayor Stewart honored the request and the Bids will now be due on May 30th. This will allow for more time for the contractors to review the details of the project.

Engineer Heitz also stated that the original estimate was from 2021 when the Village applied for the Grant. Costs have increased since that time and the new estimate and the Bids will be factoring in those rising costs.

Village Administrative Building & North Entrance Design Project – Engineer Heitz stated that he will be finishing the surveying and creating the concept plans soon.

Village President: Mayor Stewart stated that the Village has not received any updates on the I & M Canal Rewatering Project.

Trustee Reports: Trustee Krizel asked about the possibility of having a portable restroom located on the south side of town near the strip mall. There are no public restrooms near that area.

Mayor Stewart stated that the Police Department has public restrooms. however they are not always able to have them open. Trustee Krizel stated that a business owner had asked her about it.

Trustee Schweickert stated that a public restroom in that area could be something that the Utica Business Association could consider. The UBA could consider the best placement as that is primarily private property, and they could handle the maintenance and cleaning schedule as well.

Mayor Stewart stated that the Village offers public restrooms at Carey Memorial Park and they are usually open. A plaque could be added to the Cadott Sign directing people to the public restrooms at the park; Director Turczyn will look at adding that to the sign.

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Public Comment: NONE

Executive Session: NONE

With no additional business, the meeting was adjourned at 7:00 pm; Motioned by Trustee Schweickert, seconded by Trustee Schrader.

All in Favor

Motion Carried

Respectfully submitted,

Laurie A. Gbur
Village Clerk