

VILLAGE OF NORTH UTICA
248 W. Canal St, North Utica, IL 61373
Planning Commission Meeting
June 27, 2024
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 Public Comment and Testimony regarding the Petition of Gloria Galindo, proposed Tenant, and Ronald Kreiser, as Owner, seeking a Special Use and any necessary approvals, for the operation of a Tattoo and Piercing Parlor on property generally located at 2923 N. IL Route 178, Utica, IL 61350; Property is Zoned C-3 (Highway Commercial District)
 - A. It is proposed that the Petitioners be granted the following:
 - 1) To be granted a Special Use under Section 10-8C-3 of the Village of North Utica Zoning Code, for the operation of a Tattoo and Piercing Parlor on property generally located at 2923 N. IL Route 178, Utica, IL 61350; Zoned C-3 (Highway Commercial District)
 - 2) Such other relief as may be necessary to allow the Petitioner's intended use of the property.
 2. Discussion and Possible Recommendations of the Planning Commission regarding such Hearing.
 3. Review of the proposed Construction Plans and Improvements to be made on property located at 160 N. Mill St, Utica, IL
 4. Discussion and Possible Recommendations by the Design Review Committee regarding the proposed Construction Plans and Improvements to be made on property located at 160 N. Mill St., Utica, IL
- V. Consideration and Possible Action on Planning Commission Meeting Minutes: 06-13-2024
- VI. Old / New Business
- VII. Public Comment
- VIII. Adjournment

POSTED 06-24-2024

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MINUTES

At 5:35 pm the meeting of the Planning Commission 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 Bill Zens, Andy Skoog, Mike Brown, Mark MacKay, Warren Munson and Doug Gift. Also present were and Village Engineer Kevin Heitz and Public Works Director Curt Spayer. Village Attorney Herb Klein was absent from the meeting.

Chairman Guttilla shared that the Petition that was submitted by Ms. Gloria Galindo, proposed Tenant, and Ronald Kreiser, as Owner, seeking a Special Use and any necessary approvals, for the operation of a Tattoo and Piercing Parlor on property generally located at 2923 N. IL Route 178, Utica, had been withdrawn. The Petitioners were not present and no action was taken on the matter.

Design Review; 160 N. Mill St., Utica – Ms. Bonnie Hartman was asked to provide a summary of the improvement that she was proposing for the building.

Ms. Hartman stated that the building was previously owned by her Mother, former Village resident and Trustee Mary Pawlak; the building is now owned by the family. The building was used previously as Mary's Beauty Salon however it has been vacant for several years. The family has cleaned out the building and intends to make some improvements to the exterior. The proposed improvements include painting and replacing the window and the glass door.

Ms. Hartman provided a photo representation of the proposed exterior improvements. The front exterior of the building will have stone on the bottom portion and wood on the top.

Engineer Heitz stated that the improvements will look nice and fit in well downtown. "The proposed design compliments the other buildings on Mill St."

Chairman Guttilla agreed.

Member Skoog asked Ms. Hartman what the timeline will be to complete the improvements.

Ms. Hartman stated that they would like to begin soon, but they also want to be respectful of everyone around them with outdoor dining season underway. They don't want to make a lot of noise and disrupt anyone.

Mayor David Stewart agreed that the proposed improvements to the buildings' exterior will fit in well with the downtown design.

Chairman Guttilla asked if anyone had any additional comments or concerns about the proposed design; Hearing none, Member Brown made a motion to recommend approval of the proposed construction and improvements being made to the building located at 160 N. Mill St., Utica; The motion was seconded by member Zens.

6 Yes

Motion Carried

Minutes: No action was taken on this item, as the Minutes from the 6-13-24 Planning Commission Meeting had not been finalized yet.

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Old / New Business: Engineer Heitz spoke about the concept design for the Village Administrative Building Parking Design Project. The project will consist of additional dedicated parking areas, as well as additional ADA parking spaces. The first phase of the project will consist of Canal St. and Division St. The North Entrance portion of the design was noted to be ‘phase 2’ of the project and will be completed sometime in the future.

Mayor Stewart stated that he is hopeful that the parking project can be completed before the Vintage Wine Festival, however that is just a tentative goal and will be determined as we get through the current Market on Mill St. Development Project.

The Market on Mill St. Development Project was briefly discussed. Mayor Stewart stated that he is not anticipating that the project will begin before the Villages’ annual Fireworks Event. The initial bids for the project were significantly higher than expected. Mayor Stewart stated that he and Engineer Heitz will review the plans to look at some specific areas that can be removed from the project and done in house or at a later date in order to seek new bids that would hopefully reflect a lower cost. He is still hopeful that the project can be completed prior to Burgoo, but that is dependent on weather, contractors, and materials etc. Mayor Stewart stated that from the beginning, the goal for the development is that small businesses have a place to start and then grow their businesses, in the hope that they move into a larger brick and mortar space in the future.

There were some questions about parking: Mayor Stewart stated, “The development will offer more parking that the Village currently has. We took that into consideration when developing these plans.”

There were also some questions about applications to rent a space. Mayor Stewart stated, “We are currently working to develop the application and procedure to be able to lease out the spaces seasonally.”

The Planning Commission thanked Mayor Stewart and Engineer Heitz for the updates.

Public Comment: NONE

With no additional business, the meeting was adjourned at 6:19 pm; motioned by Member Skoog, seconded by Member Zens.

All in Favor
Motion Carried

Respectfully submitted

Laurie A. Gbur
Village Clerk