

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
January 7, 2016
www.utica-il.gov

AGENDA

I. 6:00 p.m.

- 1.) Public Community Open House with Teska and Associates for the review of the updated draft of the Village of North Utica Comprehensive Plan
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II. 7:00 p.m.

III. Pledge of Allegiance

IV. Roll Call

- 1.) Village Board of Trustees
- 2.) Planning Commission

V. Teska and Associates Discussion with the Village Board of Trustees and Planning Commission regarding the updated draft Village of North Utica Comprehensive Plan

VI. Recommendations from the Village Board of Trustees and the Planning Commission

VII. Public Comment

VIII. Approval of Minutes: 12-9-15

IX. Old Business / New Business

X. Adjournment

POSTED 01-04-16

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At 7:02 pm the joint meeting was called to Order by Village President Matt Jereb who then led the Pledge of Allegiance. Village Clerk Laurie Gbur took the attendance roll.

Village Board Trustees – John Schweickert, Dave Stewart, Ron Pawlak, Joe Bernardoni, John Pappas and Kevin Stewart.

Planning Commission Members – Chairman Tom Guttilla and Members Doug Gift, Warren Munson and Bill Fry. Members Hamilton, Chapman and Cetwinski were absent.

Village Attorney Herb Klein and Village Engineer Kevin Heitz also attended the meeting.

Mayor Jereb introduced Mike Hoffman, Teska & Associates.

Mr. Hoffman stated that a Public Open House was held earlier that evening beginning at 6:00 pm. He took comments and answered questions from people as they reviewed the information and maps which are part of the Comprehensive Plan draft.

He then presented a power point outlining the draft of the Plan along with proposed additional revisions.

He outlined that the Plan is separated into several different sections:

- Utica Today
- Transportation
- Economic Development
- Land Use
- Commercial Facilities
- Special Area Plans
- Implementation

He began by discussing the demographics of the Village which included environmental characteristics such as woodlands, agriculture, flooding and mining. He also discussed transportations. Topics included in the plan focus on information such as traffic counts, road, rail, water and air and public transportation, and potential improvements. Some of the improvements discussed were the intersection at Rt. 178 and Rt. 6 which backs up on the weekend during periods of high demand. A stop light or a round-a-bout were suggested to alleviate the problem. Frontage roads along Rt. 80 were also discussed. As that area develops, frontage roads could be constructed and funded by the private development groups.

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Economic Development was then discussed. Tourism, Commercial and Industrial development, and Residential living is expected to expand due to the great regional location of the Village. Some suggestions were also noted: Businesses should consider expanding their hours, destination marketing and more signage along Rt. 80 could help the efforts to attract development.

Land Use was discussed and included maps of existing and possible future development. The current area could support growth of a population of approx. 7,500 people although that would probably take several years to happen.

Percentage of land use was charted:

Agriculture	50.5%
Residential	8.2%
Commercial	3.6%
Industrial	7.3%
Mining	20.4%
Park & Recreational	.6%
Open Space	8.9%
Institutional	.5%
Mixed Use	0%

It was noted that the maps reflect the comments made by the Village Engineer. Some of the corrections were regarding State owned property.

Chairman Guttilla then asked about the possibility of placing a buffer of retail in the area south of Rt. 6 so that mining would not take place all the way up to the highway. Mr. Hoffman thought that was a good idea and will make the change.

Reclamation of mined areas was also discussed. Mr. Hoffman stated that there is reclamation of previously mined sites that look beautiful and become highly desired residential space due to the lakes that are in place of the mine.

Member Gift asked how quickly an area is reclaimed once mining stops. Mr. Hoffman stated that was based on the individual companies and any agreements that are in place. An area in Plainfield, Illinois is a very highly desired residential area that has a private lake. The homes in that area are very expensive and the lake and its' surroundings are beautiful.

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Community facilities and maps were then discussed and some suggestions were made.

Parks – the Village should look at additional parks in neighborhoods, including making it a part of any future residential development.

Schools- the Village could place a school along the Rt. 178 corridor, although it could be set back. Residential homes could be built in that area as well.

Water / Sewer – the sanitary sewer requires upgrading. Engineer Heitz made some comments on the system and the maps will be corrected to include them.

The I-80 area was discussed.

Placing additional signage along Rt. 80 would be a great way to draw in additional tourism. Also considering a beautification of the 9th road overpass with some stone and possible signage would be a great addition to further marketing the Village as a destination. A berm near the asphalt plant is also needed to screen that area to people entering the community.

Downtown was also discussed.

There is a need to identify public parking, develop the vacant block and encourage businesses to remain with regular hours. Including some public art for beauty and interest was also suggested. This would also include the possibility of painting a mural on the grain storage bins as well as incorporating art throughout the streetscape and general downtown area. This could also be placed along the I & M Canal when it has been restored.

Implementation of the plan is very important. A prioritized list of items as well as their priority will be included in the plan based on the Village Boards comments. The immediate priorities should be implemented within 2 years; middle level priorities should be implemented within 3 – 5 years and the priorities that are a bit more expensive or waiting on completion of something else should be considered long-term items.

Boundary agreements with neighboring communities and grant opportunities should also be considered as well as an action plan to carry out the priorities.

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Mr. Hoffman then stated he will revise the draft based on the new information and comments he had received and he will provide it to everyone prior to the meeting on January 26, 2016 for review. The Planning Commission would then consider recommending approval of the document and the Board of Trustees could consider adopting the new Comprehensive Plan at their February meeting.

Mayor Jereb thanked Mr. Hoffman and his associates for their work and help in creating the new Comprehensive Plan.

Public Comment:

Linda Moyer-Halm stated that although it has been suggested that the Village change its name from North Utica to Utica, that this wouldn't be something that would be easily accepted by the community. She also made comments about the need for a new school and stated that the School Board is looking for land to build. She also thinks the Village should look at ways address flooding.

Debbie Krizel stated that she has lived in downtown Utica for several years. She worries that we are focusing too much on tourism related business and not businesses and development that can sustain in a small community. "We need to remain a quaint village with a small town atmosphere." She also believes the Village needs to find its identity again and this should be a focus in moving forward with the future of the community.

Rick Coleman stated that there are several acres of mining in the community and we need to stop allowing them to come in and take valuable land for that purpose. "Can we continue to have mining and develop the community?"

Mr. Hoffman stated that any of the areas that are currently being mined would not be suited for commercial development due to their location.

Member Fry stated that the flooding issues are something that the Village really has to focus on in the future. He also stated that he thought with the recent projections that the Village did a good job in making sure that people were informed.

Mayor Jereb stated that although he would like to have something in place to address flooding in the community right now, we are working on gathering aerial data to begin to determine the path of the water and the elevations that we are at in several areas so we can first figure out at what level water enters our community.

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Member Gift asked about development that would be built out of the floodplain.

Mr. Hoffman stated that larger developments could probably build up and have their parking below so that the retail is out of the flood plain and only parking is exposed to the path of the water.

Mayor Jereb then asked Mr. Hoffman if he looked into additional parking south of the I & M Canal.

Mr. Hoffman stated that he would look into some options for that.

Mr. Harmon asked about property north of Rt. I-80 that was already approved for mining. He wondered if there could be commercial or other industrial developments if the owners of that property were to decide not to mine the property.

Mr. Hoffman said there could easily be other alternate uses for the property.

Engineer Heitz reminded the group that although the property was approved for mining, the land is agriculture and the mining is through a special use. It could still be used for other types of development.

Trustee D. Stewart asked if the previously mentioned splash pad was still included in the plan.

Mr. Hoffman stated that it was still included. Generally they are a great addition to a community. They are less expensive to construct and less to maintain. Mr. Hoffman also stated that a band stand / shelter would also be a great asset.

Other discussion was held regarding the restoration of the I & M Canal. Mr. Hoffman stated that the Village needs to continue to reach out to the IDNR to try to get the canal restored. Recently they have said that they would be repairing the wash out between Utica and Ottawa so that's a step in the right direction.

It was then motioned by Trustee Schweickert, seconded by Trustee K. Stewart to close the Public Hearing at 8:15 pm.

All in favor

Motion Carried

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Approval of Planning Commission Minutes: It was motioned by Member Gift, seconded by Member Fry to approve the Minutes from the 12-9-15 meeting(s).

All in favor

Motion Carried

With no additional business the meeting was adjourned at 8:16 pm.

Planning Commission: Motioned by Member Munson, seconded by Member Gift

All in favor

Motion Carried

Village Board: Motioned by Trustee D. Stewart, seconded by Trustee Pawlak

All in favor

Motion Carried

Respectfully submitted,

Laurie A. Gbur
Village Clerk