

VILLAGE OF NORTH UTICA
801 S. Clark St., North Utica, IL 61373
Special Meeting of the Board of Trustees

August 22, 2019

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. Attorney's Report:

- 1.) Summary of Petition of Bob Cissell and DG Partners LLC, an Illinois Limited Liability Company, d/b/a/ DG Partners Midwest LLC, as Contract Purchaser of property owned by Dee J. Bennett and Bonnie Bennett-Campbell., on a tract of land commonly known as US Rt. 6 and IL Rt. 178 in Utica, IL, currently zoned C-3, seeking approval to subdivide the land and for Variances to the Village of North Utica Zoning Ordinance to allow the construction of a retail store on said parcel.
 - a) Consideration of an Ordinance granting approval to subdivide the current parcel owned by the land owners to create an approx. 1.814-acre parcel in order to construct and operate a retail entity.
 - b) Consideration of a Variance to allow the maximum front yard setback of 125' instead of 75' (SEC. 10-8C-5) to avoid impacting a 30' utility easement (sanitary & water mains) along the entire frontage of the property.
 - c) Consideration of a Variance from Section 10-14-4 A5.b regarding interior landscaping requirements resulting from off-street parking.
 - d) Consideration of such other relief as is necessary to allow the intended Construction and Development
- 2.) Summary of Petition of Jason L. Galvan, Owner of property located at 310 Towpath Road, Utica, IL, currently zoned R-1, seeking a Special Use permit requiring certain text amendments to the Village of North Utica Zoning Ordinance, and possible amendment of the Hotel and Motel and / or Bed and Breakfast Ordinances, to allow the operation of a vacation dwelling rental.
 - a) Consideration of amendment of Section 10-7A-3 to allow vacation dwelling rentals as a Special Use and the granting of a Special Use permit to the Petitioner, Jason L. Galvan, for property located at 310 Towpath Road, Utica, IL
 - b) Consideration, alternatively, to amend the Zoning of the property, located at 310 Towpath Road, Utica, IL, to a classification of R-3, C-1 or C-2; and to grant the Petitioner, Jason L. Galvan, a Special Use to operate as a vacation dwelling rental on the property.
 - c) Consideration of such other relief as is necessary to allow operation of a vacation dwelling rental, including any amendments necessary to the Hotel and Motel Ordinance (Sec 3-7-1 et. seq.) and / or the Bed and Breakfast Ordinance (Sec. 3-8-1 et. seq) of the Village, at said property location.

V. Village Clerk

VI. Director of Village Affairs:

- 1.) Updates on Village Events

VII. Village Treasurer:

- 1.) Draft of the annual Treasurer's Report Fiscal Yr. ending 3-31-19

VIII. Finance Liaison

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IX. Donation / Advertising / Event Requests:

1.) Consideration and Possible Recommendation re:

- a) Starved Rock Runners Annual Canal Connection Race 11-3-19 at 10 am
- b) Donation to Starved Rock Runners Canal Connection Race

X. Governmental Affairs Liaison:

- 1.) General updates on Utica Business Association

XI. Park & Recreation Liaison

XII. Streets, Lights & Alleys Liaison

XIII. Police Department Liaison

XIV. Water / Sewer Liaison

XV. Building / Zoning Enforcement Officer

XVI. Maintenance Department/ Public Works Director

- 1.) Update - Ongoing / upcoming projects in the Village

XVII. Village Engineer

- 1.) Update – Ongoing / upcoming projects in the Village
- 2.) Update – IL. River Bridge
- 3.) Update – Utility Relocating for the IDOT Rt. 178 & Rt. 6 intersection project

XVIII. Village President:

XIX. Committees / Trustees

- 1.) Committee Assignment updates
- 2.) Trustee Reports

XX. Public Comment

XXI. Executive Session

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

XXII. 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

XXIII. Adjournment

Posted 08-20-19

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MINUTES

At 7:38 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, Ron Pawlak, Debbie Krizel, Mary Pawlak and Jim Schrader. Also present was Village Attorney Herb Klein, Village Engineer Kevin Heitz and Public Works Director / Zoning Enforcement Officer Curt Spayer. Director of Village Affairs Jamie Turczyn and Village Treasurer Jill Margis were absent from the meeting.

Village Attorney: Attorney Klein provided a brief summary of the Planning Commission meeting held earlier in the evening. He began with a summary of the Petition of Bob Cissell and DG Partners LLC, an Illinois Limited Liability Company, d/b/a/ DG Partners Midwest LLC, as Contract Purchaser of property owned by Dee J. Bennett and Bonnie Bennett-Campbell., on a tract of land commonly known as US Rt. 6 and IL Rt. 178 in Utica, IL, currently zoned C-3, seeking approval to subdivide the land and for Variances to the Village of North Utica Zoning Ordinance to allow the construction of a retail store on said parcel. There were no objectors at the meeting and after a brief discussion, the Planning Commission unanimously voted to recommend approval of the Subdivision of Property and the requested set-back and landscaping Variances.

It was motioned by Trustee Schrader, seconded by Trustee M. Pawlak to approve the Subdivision of property located in the 800 block of Rt. 6 for the purpose of development of the property. ORD 2019-23

6 Yes

Motion Carried

It was then motioned by Trustee Schrader, seconded by Trustee Krizel to approve the set-back and landscaping Variances for the property located in the 800 block of Rt. 6 for the purpose of development of the property. ORD 2019-24

6 Yes

Motion Carried

Village Clerk: NONE

Director of Village Affairs: NONE

Village Treasurer: In the absence of Village Treasurer Jill Margis, Village Clerk Laurie Gbur stated that the draft of the annual Treasurer's Report would be provided to the Board prior to the September Board meeting for review.

Finance Liaison: NONE

Donations / Advertising / Event Requests: It was motioned by Trustee Schweickert, seconded by Trustee Krizel to approve the Starved Rock Runners 37th annual Canal Connection Race being held on November 3, 2019 beginning at 10 am.

6 Yes

Motion Carried

It was then motioned by Trustee Schweickert, seconded by Trustee R. Pawlak to approve a donation to Starved Rock Runners in the amount of \$250 toward expenses for their annual Canal Connection Race.

6 Yes

Motion Carried

Governmental Affairs Liaison: Trustee Krizel reminded everyone that the Craft Beer Festival would be held on August 24, 2019 from 2 pm – 6 pm. There are 35 breweries participating in the event.

Park & Recreation Liaison: Trustee M. Pawlak stated that the Dedication of Charlie Burgess Park was very nice and the park is a great addition to the community.

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MINUTES

Streets, Lights & Alleys Liaison: NONE

Police Department Liaison: NONE

Water / Sewer Liaison: NONE

Building / Zoning Enforcement Officer: NONE

Maintenance Department: NONE

Village Engineer: Engineer Heitz provided an update on the ongoing projects in the Village.
IL River Bridge – Progress is being made on the Bridge Construction; they have been working on installing the beams.
Rt. 178 & Rt. 6 Intersection – Engineer Heitz needs to review the cost for potential relocation of Village utilities for the upcoming IDOT roundabout project.

Village President: Mayor Stewart thanked everyone for all of their help for the annual Pork Fest Event; Members of the Board and Village staff, Police Department, American Legion, Covia, Sue Calkins, and those that helped with the parade and the raffles. No final numbers are available as the Village is still waiting for some credits however the event was well attended and it was a great weekend.

Public Comment: NONE

Committee / Trustee Reports:

Trustee Schrader asked about the status of the Village's updated Disaster Plan. Mayor Stewart stated that an Intern is working on the plan now and we will be having a meeting to discuss the draft of the updated plan very soon.

With no additional business, the meeting was adjourned at 7:52 pm. Motioned by Trustee Schweickert, seconded by Trustee R. Pawlak.

All in Favor
Motion Carried

Respectfully submitted,

Laurie A. Gbur
Village Clerk