

VILLAGE OF NORTH UTICA  
801 S. Clark St.  
North Utica, IL 61373  
Special Meeting of the Board of Trustees  
**May 26, 2021**  
[www.utica-il.gov](http://www.utica-il.gov)

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**AGENDA**

- I. **7:00 p.m.** - Call to Order Special Village Board Meeting
- II. Pledge of Allegiance
- III. Roll Call
- IV. Appearance Request: Mr. Arnie Shramel, Progressive Energy Group re: Residential Electric Aggregation
  - 1.) Consideration and Possible Action re: Residential Electric Aggregation in the Village of North Utica
- V. Village Attorney:
  - 1.) Summary of the Petition of Jacob Szafranski and Alicia Szafranski, Owners of property located at 766 N. 2853<sup>rd</sup> Rd. Utica, IL, 61373. The Petitioners are seeking an Amendment and a Variance to the Village of North Utica Zoning Ordinance provisions regarding the construction of an attached oversized trailer / RV garage stall with sq. footage of all garages totaling 1600 sq. ft. and garage doors to be installed over eight feet (8') tall in the R1 Zoning District; Section 10.7A-4-1.
    - a) Consideration and Possible Action on an Amendment and a Variance to allow the construction of an oversized trailer / RV garage stall on property located at 766 N. 2853<sup>rd</sup> Rd., Utica, IL 61363, to allow the maximum of floor area of all garages to exceed 1200 sq. ft. and to allow garage doors to be installed over eight feet (8') tall. The sq. footage of all garages would total 1600 sq. ft. The property is zoned R-1 (Residential Single Family Zoning District)
    - b) Such other relief that is necessary to allow Petitioner's intended use of the property.
  - 2.) Summary of the Petition of ROC Developer, Inc., seeking approval of the Final Plat for the Bickerman Building Condominiums and Declaration of Condominiums for property located at 166 Mill St., Utica, IL 61373, in the C-1 Zoning District.
    - a) Consideration and Possible Action on the Final Plat for the Bickerman Building Condominiums and Declaration of Condominiums for property located at 166 Mill St., Utica, IL 61373. The Property is zoned C-1 (Central Business District)
- VI. Village Clerk:
  - 1.) Discussion regarding the draft of the 2021 Appropriations Budget
- VII. Director of Village Affairs:
  - 1.) Update on Utica Business Association Meeting
  - 2.) Update on Upcoming Events in the Village

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VIII. Village Treasurer

IX. Police Department; Chief Damron

X. Building / Zoning Enforcement

XI. Maintenance Department

- 1.) Updates on any ongoing / upcoming projects in the Village
- 2.) Update – 2021 Project List

XII. Village Engineer:

- 1.) Update – Upcoming / Ongoing projects in the Village
- 2.) Update – IDOT Rt. 6 & Rt. 178 Intersection Project regarding Utility Relocation
- 3.) Update – regarding the Florence Dr. Project
- 4.) Update – regarding the 2021 MFT Road Project – Village Street Assessment
- 5.) Update – regarding Storm Water Drainage along E. 752<sup>nd</sup> Rd in Senica Manor Subdivision
- 6.) Update – regarding the Johnson St. Drainage Project
- 7.) Update --New Village Hall Administrative Building
  - a) Consideration and Possible Action on Estimates for Renovations to the Property located at 248 W. Canal St., Utica, IL.

1) Masonry -Just Masonry, Inc	Not to Exceed \$15,000
2) Plumbing -Johns Service and Sales	Not to Exceed \$17,000
3) Electrical work – Ficek Electric	Not to Exceed \$25,000
4) Security Systems – Ficek Electric	Not to Exceed \$30,000

XIII. Village President:

- 1.) Consideration and Possible Action regarding a Proclamation of May 22-28, 2021 as National Safe Boating Week

XIV. Committees / Trustees

- 1.) 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: 05-24-2021

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MINUTES

At 7:12 pm, the Special Meeting of the Board of Trustees was called to Order by Village President David Stewart who then led the Pledge of Allegiance. Meeting attendance was recorded by Village Clerk Laurie Gbur. Present at the Meeting were Board Trustees John Schweickert, Nate Holland, Ron Pawlak, Debbie Krizel, Mary Pawlak and Jim Schrader. Also present at the Meeting were Village Attorney Herb Klein, Village Engineer Kevin Heitz, Police Chief Rodney Damron, Director of Village Affairs Jamie Turczyn, Village Treasurer Jill Margis and Public Works Director / Zoning Enforcement Officer Curt Spayer.

Appearance Request: Mr. Arnie Shramel, Progressive Energy Group re: Residential Electric Aggregation. Mr. Shramel explained to the Board that the Ameren pricing for residential electric was the lowest rate for the upcoming term therefore he recommended that the Village let the current aggregation program expire in September 2021 and the rate would default back to Ameren's supply rate. The residents will not have to do anything as the default will be automatic after the expiration of the current program. He will review the rates again next year to determine if the Village can once again enter into a residential electric aggregation program. Mayor Stewart and the Board thanked Mr. Shramel for the information.

Village Attorney:

Attorney Klein presented a summary of the May 26, 2021 Planning Commission Meeting regarding the Public Hearing for the Petition of Jacob Szafranski and Alicia Szafranski, owners of property located at 766 N. 2853<sup>rd</sup> Rd., Utica, IL. They are seeking an Amendment and a Variance to the Village of North Utica Zoning Ordinance provisions regarding the construction of an attached oversized trailer / RV garage stall with sq. footage of all garages totaling 1,600 sq. ft. and doors to be installed over eight feet (8') tall in the R-1 Zoning District; Section 10.7A-4-1. The property is located south of 2853<sup>rd</sup> Rd. on a private drive. The Planning Commission was unanimous in their recommendation to approve the Variances and there were no objectors present. It was motioned by Trustee Holland, seconded by Trustee Schweickert to approve the Variances for the construction of an attached oversized trailer / RV garage stall with sq. footage of all garages totaling 1,600 sq. ft. and 12 ft. doors to be installed. ORD 2021-17

6 Yes

Motion Carried

Attorney Klein then presented a summary of the May 26, 2021 Public Hearing for the Petition of ROC Developer, Inc. seeking approval of the Final Plat for the Bickerman Building Condominiums and Declaration of Condominiums for property located at 166 Mill St., Utica, IL. The property is located in the C-1 Zoning District. A Final Plat and the Declaration of Condominiums was presented. There were no objectors present at the Hearing and the Planning Commission was unanimous in their recommendation to approve such. It was motioned by Trustee Schweickert, seconded by Trustee Krizel to approve the Final Plat for property located at 166 Mill St., Utica, IL., and the Declaration of Condominiums. ORD 2021-18

6 Yes

Motion Carried

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MINUTES

Attorney Klein then provided a summary of the Site Plan review for property located on the NE corner of IL Rt. 178 and Water St., Utica, IL. The Michelini Family is developing the property. They will be constructing a building along with a stone basket wall and parking for a Farmers Market on the property. The Planning Commission was unanimous in their approval of the Site Plan.

Village Clerk: Village Clerk Gbur provided a brief summary of the draft of the 2021 Appropriations Budget. The Appropriations Budget will need to be approved by the Board in June and then filed. She asked that the Board review the draft of the Budget and provide comments by the first week of June.

Director of Village Affairs: Director Turczyn provided a brief update of the upcoming events happening in the Village.

The Utica Business Association will be discussing sponsoring Music on Mill St. at their next meeting.

Hope Week – Volunteers AX Church will be coming during Hope Week (June 6<sup>th</sup> – 12<sup>th</sup>) to help with a project at Neighbor's Park in Senica Manor Subdivision.

Annual Fireworks – The annual fireworks event will be held on July 2, 2021. We will have bounce houses for the kids, face painting and will be have food at the shelter. We will need volunteers to sign up for shifts to help out at the event.

Garden Faire – The annual Utica Garden Club Garden Faire will be held on July 12 – 13, 2021.

Police Department: Chief Damron stated that there was an issue with kids riding their bikes on Mill St. but it has been taken care of.

Building / Zoning Enforcement: NONE

Maintenance Department: NONE

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

IL River Bridge – Engineer Heitz reminded the Board the now that the bike path on the bridge is complete, the Village will have to maintain it. There is a street light that was damaged. Once it has been repaired the lights will be on.

Rt. 6 & Rt. 178 Intersection Project – There will be a lot of activity in the area of the intersection that will start happening now. The utilities will begin getting shifted and there will be construction crews in the area daily.

Florence Dr. Project – Village Engineer Heitz is working with Public Works Director Spayer to lay out the plans for the project. Engineer Heitz then stated that they have been busy and have not had time yet to complete the street assessment or to further review the drainage issues on Johnson St. or along 752<sup>nd</sup> Rd. in Senica Manor Subdivision.

I & M Canal – IDNR will be repairing the washout between Utica and Ottawa.

Bennett Property – A Plat is being created for Mr. Dee Bennett to be able to parcel off the property that Cajun Connection is currently leasing to sell it to Mr. McFarland.

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MINUTES

New Village Hall Administrative Building- Estimates for Renovations to the Property located at 248 W. Canal St., Utica, IL. as follows:

- |                                      |                        |
|--------------------------------------|------------------------|
| 1) Masonry -Just Masonry, Inc        | Not to Exceed \$15,000 |
| 2) Plumbing -Johns Service and Sales | Not to Exceed \$17,000 |
| 3) Electrical work – Ficek Electric  | Not to Exceed \$25,000 |
| 4) Security Systems – Ficek Electric | Not to Exceed \$30,000 |

It was motioned by Trustees Schweickert, seconded by Trustee Krizel to approve the estimate from Just Masonry, Inc. for Masonry work to be completed at the property located at 248 W. Canal St., Utica, IL in an amount not to exceed \$15,000.

6 Yes

Motion Carried

It was motioned by Trustees Schweickert, seconded by Trustee Schrader to approve the estimate from Johns Service and Sales for Plumbing work to be completed at the property located at 248 W. Canal St., Utica, IL in an amount not to exceed \$17,000.

6 Yes

Motion Carried

It was motioned by Trustees Holland, seconded by Trustee Schrader to approve the estimate from Ficek Electric for Electrical work to be completed at the property located at 248 W. Canal St., Utica, IL in an amount not to exceed \$25,000.

6 Yes

Motion Carried

It was motioned by Trustees Krizel, seconded by Trustee Schrader to approve the estimate from Ficek Electric for Security work to be completed at the property located at 248 W. Canal St., Utica, IL in an amount not to exceed \$30,000.

6 Yes

Motion Carried

Trustee Krizel then asked Engineer Heitz about an odor of sewage in the area south of 2853<sup>rd</sup> Rd. Engineer Heitz stated that a septic system on a residential property had failed. They are going to install a new system on the property. LaSalle County and EPA will permit a system that will discharge clean water and they have asked that the Village write a letter to approve allowing it to discharge into the Storm Sewer. The system will be required to be maintained and to submit regular testing to be sure that it continues to discharge clean water. Engineer Heitz will write a letter on behalf of the Village.

Village President: Mayor Stewart spoke about the annual Proclamation for National Safe Boating Week. It was motioned by Trustee R. Pawlak, seconded by Trustee M. Pawlak to approve the Proclamation for National Safe Boating Week as May 22 – 28, 2021.

6 Yes

Motion Carried

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Mayor Stewart then informed the Board that there have been several complaints about loud amplified music on the south end of town. People are still able to hear the music after midnight. The Sound Amplification Ordinance states that music has to end at 10 pm on Monday through Saturday and at 6 pm on Sunday, so now the Village will begin enforcing the Ordinance. The sound amplification permit can be revoked if a business is not following the guidelines.

Committee / Trustee Reports: NONE

Public Comment: NONE

With no additional business, the meeting was adjourned at 7:45 pm. Motioned by Trustee R. Pawlak, seconded by Trustee M. Pawlak.

All in Favor  
Motion Carried

Respectfully submitted,

Laurie A. Gbur  
Village Clerk