

VILLAGE OF NORTH UTICA
801 South Clark Street, North Utica, IL 61373
Planning Commission
Public Hearing
July 08, 2021
www.utica-il.gov

AGENDA

- I. **6:00 p.m.** Call to Order
- II. Pledge of Allegiance
- III. Roll Call

IV. **6:00 Public Hearing:**

1. Consideration of the Petition of Paul Williams, as Petitioner and proposed Lessee of property and Owen R. Seibert and Patricia A. Seibert, Owners of property located at 615 S. Clark St., Utica, IL, 61373. The Petitioners are seeking an amendment to the Village of North Utica Zoning Code, adding as a Defined Business in the C-2 Zoning District, the Operation of an Animal Experience Attraction consisting of farm type animals, with temporary and portable enclosures, and for any other amendment to the Code necessary to allow the intended use. The Petitioners are also seeking a Special Use under Section 10-8B-3 to allow the Operation of an Animal Experience Attraction as the intended use on the property located at 615 S. Clark St., Utica, IL 61373.
The Property is Zoned C-2
 - a. It is proposed that an Amendment be made to the Village of North Utica Zoning Code, adding as a Defined Business in the C-2 Zoning District, the Operation of an Animal Experience Attraction, consisting of farm type animals, with temporary and portable enclosures and for any other amendment to the Code necessary to allow the intended use.
 - b. It is proposed that the Petitioners be granted a Special Use to allow the Operation of an Animal Experience Attraction, under Section 10-8B-3 upon such conditions as agreed on property located at 615 S. Clark St., Utica, IL 61373
 - c. Such other relief that is necessary to allow the Petitioner's intended use of the property.

2. Discussion and Possible Recommendations of the Planning Commission regarding such Hearing

- V. Consideration and Possible Action on Planning Commission Meeting Minutes: 06-17-2021
- VI. Old / New Business
- VII. Public Comment
- VIII. Adjournment

POSTED 07-06-2021

VILLAGE OF NORTH UTICA
801 South Clark Street, North Utica, IL 61373
Planning Commission
Public Hearing
July 08, 2021
www.utica-il.gov

MINUTES

At 6:14 pm the meeting was called to Order by Planning Commission Chairman Tom Guttilla who then led the Pledge of Allegiance. Village Clerk Laurie Gbur recorded meeting attendance. Present at the meeting were Members Doug Gift, Bill Zens and Mike Brown. Village Engineer Kevin Heitz and Public Works Director Curt Spayer were also present. Members Dennis Hamilton, Warren Munson and Roy Chapman were absent from the meeting. Village Attorney Herb Klein was not able to attend the meeting, however Attorney Colin Barry attended on behalf of the Village.

Chairman Guttilla provided a brief summary of the Petition of Paul Williams, as Petitioner and proposed Lessee of property and Owen R. Seibert and Patricia A. Seibert, Owners of property located at 615 S. Clark St., Utica, IL, 61373. The Petitioners are seeking an amendment to the Village of North Utica Zoning Code, adding as a Defined Business in the C-2 Zoning District, the Operation of an Animal Experience Attraction consisting of farm type animals, with temporary and portable enclosures, and for any other amendment to the Code necessary to allow the intended use. The Petitioners are also seeking a Special Use under Section 10-8B-3 to allow the Operation of an Animal Experience Attraction as the intended use on the property located at 615 S. Clark St., Utica, IL 61373.

Village Exhibit #1 - Legal Notice of Public Hearing published on June 23, 2021.

Mr. Paul Williams was sworn in to provide Testimony. Mr. Williams stated that he has owned and operated Cedar Creek Ranch in Cedar Point, IL for the past 21 years. It has become known as a family friendly destination to visit and he has partnered with Starved Rock Lodge to be able to offer something additional for people to do while visiting the area. He would like to provide an Animal Experience Attraction for people visiting the Village of North Utica. Cedar Creek Ranch offers horseback riding and gator creek tours He is currently leasing property located at 615 S. Clark St., Utica, IL, and would like to have portable enclosures to be able to offer pony rides and a petting zoo.

Petitioner's Exhibit #1 - Petition for Special Use and other associated documents for property located at 615 S. Clark St., Utica, IL 61373.

Petitioner's Exhibit #2 - Handout of photo image renderings and Cedar Creek Ranch flier.

Mr. Williams explained how the attraction would be located on the property. The animals will have portable enclosed trailers for hours that the petting zoo is closed and for inclement weather. Water would be brought to the property in tanks and waste will be disposed of in an enclosed container. A bouncy house with a western animal theme will be available for kids and there will be a pony ride available as well. There is enough area at the front of the property to allow for a few parking spots.

Member Gift asked if the parking lot would be sufficient as the lot seems narrow.

Mr. Williams stated that 6 – 8 vehicles should be able to park in the gravel lot.

Chairman Guttilla reminded everyone that vehicles today are larger and require a larger area to be able to back out of a parking spot.

Mr. Williams stated that he could also offer a lot that allowed for vehicles to pull forward around the building to get out rather than backing up.

VILLAGE OF NORTH UTICA
801 South Clark Street, North Utica, IL 61373
Planning Commission
Public Hearing
July 08, 2021
www.utica-il.gov

MINUTES

Village Engineer Heitz then stated that there are a number of parking lots on the south side. The businesses are good about sharing that parking so that visitors are able to park and then shop throughout the area in the south business district. Engineer Heitz then stated that by utilizing the surrounding parking lots, and bringing in some portable trailers and gravel this will offer Mr. Williams the opportunity to get started with his business right away. The property is located in the floodplain so Mr. Williams would like to try it out for the season to determine whether it is successful before investing in building up the property to construct permanent enclosures and buildings. The property is also restricted to using the current curb-cut from the former driveway into the property.

Member Brown asked about the plans for waste removal.

Mr. Williams stated that he will be putting down a base of stone and then top with ag-lime which will be cleaned daily. The ag-lime will dissolve any residue and the waste will be placed in a dry enclosed wagon which will be hauled away from the property on a regular basis.

Chairman Guttilla asked in the base would be large pieces of stone.

Mr. Williams answered that the stone is between 1” – 3” in size. The ag-lime is easy to clean, it reduces odors and it is healthy for the animals and is the size of pea gravel.

Chairman Guttilla asked about fencing.

Mr. Williams stated that it will be mobile fencing that could be removed quickly in the event of flooding.

Member Brown asked if the animals will be removed from the property at the end of each day.

Mr. Williams stated that the animals will remain on the property and they will be provided portable shelter and shade. Water for the animals will be brought to the property in tanks.

Member Gift asked if there are any regulations that would have to be met with LaSalle County.

Mr. Williams stated that he would meet any requirements and regulations necessary as he has done with his business in Cedar Point.

Attorney Barry stated that in the current Village Zoning Code, there is not a definition of an ‘Animal Experience Attraction’ as a use in the C-2 District. The Village would need to define this in the Code and then provide such as a Special Use to Mr. Williams for the property.

Engineer Heitz asked Mr. Williams about his proposed signage for the business.

Mr. Williams stated that he would be utilizing mobile signage at this time; Probably a banner on the side of a trailer.

Chairman Guttilla asked Mr. Williams if there will be food served.

Mr. Williams answered No.

Mr. Joe Krizel, Lincoln St., Utica, IL, asked if Mr. Williams would make paths available on the property to address ADA requirements.

Mr. Williams stated that he would be willing to do that.

VILLAGE OF NORTH UTICA
801 South Clark Street, North Utica, IL 61373
Planning Commission
Public Hearing
July 08, 2021
www.utica-il.gov

MINUTES

Engineer Heitz asked Mr. Williams if there will be restrooms available on the property.

Mr. Williams stated that he was not going to be offering restrooms on the property at this time, however hand sanitizer will be provided to patrons visiting the animal experience.

It was then noted that there are restrooms available to visitors in the south business district.

Member Gift asked Mr. Williams when he would plan to open.

Mr. Williams answered, “within a week, weather permitting”.

Chairman Guttilla asked if there was anyone present that would like to speak in favor of the Petition.

There was no one present.

Chairman Guttilla asked if there was anyone present that would like to speak in opposition of the Petition.

There was no one present.

There was further discussion regarding the requirement for parking on the property.

Engineer Heitz stated that if Mr. Williams would bring in gravel to be able to have a few parking spots available to help provide some help with ADA guidelines, that would be sufficient at this time.

It was then motioned by Member Brown, seconded by Member Gift to close the Public Hearing at 6:48 pm.

All in Favor

Motion Carried

It was then motioned by Member Brown, seconded by Member Zens to recommend approval of adding the definition of an Animal Experience Attraction as a Special Use in the C-2 District to the Village of North Utica Zoning Code.

3 Yes

Motion Carried

It was then motioned by Member Zens, seconded by Member Brown to recommend granting a Special Use to Mr. Williams for property located at 615 S. Clark St., Utica, IL, 61373 for the purpose of the Operation of an Animal Experience Attraction consisting of farm type animals, with temporary and portable enclosures in the C-2 District.

3 Yes

Motion Carried

Minutes: It was motioned by Member Brown, seconded by Member Zens to approve the Minutes from the 6-17-2021 Planning Commission Meeting as presented.

All in Favor

Motion Carried

VILLAGE OF NORTH UTICA
801 South Clark Street, North Utica, IL 61373
Planning Commission
Public Hearing
July 08, 2021
www.utica-il.gov

MINUTES

Old / New Business: NONE

Public Comment: NONE

With no additional business, the Planning Commission Meeting was adjourned at 6:50 pm. Motioned by Member Brown, seconded by Member Gift.

All in Favor
Motion Carried

Respectfully submitted,

Laurie A. Gbur
Village Clerk