

**VILLAGE OF HINCKLEY**  
**COMMITTEE OF THE WHOLE MEETING - MINUTES**  
**JANUARY 11, 2021**  
**IMMEDIATELY FOLLOWING REGULAR BOARD MEETING**

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**CALL BOARD MEETING TO ORDER:** Meeting was called to order by Village President Nelson at 7:25 PM. Roll call was taken showing the following:

**Present:** Trustees Daniel Roop, Walter Rainford (arrived at 7:49pm), Lou Manivong, and Mike Constant. Quorum Established.

**Absent:** None.

**Also Present:** Village Clerk Elizabeth Losiniecki, Chief Gettemy, Ceneca Wagner, Chris Ott (EEI), Dale Youngers, Treasurer Maroo, Attorney Tait Lundgren, and Members of the Public.

**PUBLIC COMMENT on Agenda Items Scheduled for Action Only**

Business owner Ron Nelson spoke regarding an application for zoning variance that he's working on. He voiced his concern regarding zoning ordinance problems and grandfathering for existing buildings.

Resident Donna Kimpan expressed concern about the "new building code" and if it would affect the building she owns.

Resident John Brady stated that he is a local business owner and is in support of the Sportsplex.

Resident Pam Mackey voiced her support for the Sportsplex.

Trustee Constant made a point of reference that the statements made during public comment are supposed to be for agenda items scheduled for action only and that the Sportsplex is not on the agenda and is under consideration by the Planning Commission.

Resident Rob Zimmermann stated that (as it relates to the building code), if no renovations are being done, it's okay to grandfather, but if there will be renovations, grandfathering no longer applies. He further stated that Village President Nelson and Trustee Roop should not vote on this topic.

Village President Nelson stated that the discussion is not about the Sportsplex, it's about amending the building code.

**GENERAL BUSINESS**

**Agenda item for Discussion:** *Committee of the Whole meeting minutes from 12/14/20*

Trustee Constant moved to approve the 12/14/20 minutes and Trustee Manivong seconded the motion. Roll call vote: Roop-Aye, Constant-Aye, Manivong-Aye. Motion carried.

## **PRESIDENT'S REPORT**

### **Agenda item for Discussion and Recommendation** *regarding All Hazards Mitigation Plan*

President Nelson stated that this is a resolution in support of the DeKalb County All Hazards Mitigation Plan and asked for consensus to put this item on the Regular Board Meeting agenda for approval on January 25, 2021. All Trustees agreed.

### **Agenda item for Discussion and Recommendation** *regarding amendment to ordinance for building code*

Village President Nelson stated that that the Village recently adopted the 2018 building code and that she is concerned that it affects businesses in town. Some buildings are in violation and she would like the Board of Trustees to consider amendments.

Attorney Lundgren stated that any building that was in existence prior to the adoption of the new building code is grandfathered. If improvements are made, then they need to comply with the new code. No specific amendments have been suggested for this agenda item.

Nelson asked if any existing building in town is grandfathered and Lundgren replied that only the current condition and current use is grandfathered. He also stated that any special use or change in use goes through the planning process and then goes to the Board of Trustees on a case by case basis. Trustee Constant affirmed that this is what is happening currently, and Attorney Lundgren concurred. Manivong agreed that the variance application process should be followed.

President Nelson stated that she will be having a meeting with B&F to discuss code violation.

Resident Donna Kimpan asked if her building was not in compliance would she have been notified and Nelson said yes.

## **ATTORNEY'S REPORT**

None.

## **TREASURER'S REPORT**

None.

## **ENGINEER'S REPORT**

None.

## **COMMITTEE REPORTS**

### **° Personnel**

None.

### **° Finance & Economic Development**

#### **Agenda item for Discussion and Recommendation** regarding Proposal for Funds Distribution(s) to Local Businesses

Trustee Constant asked Treasurer Maroo to discuss this topic. Maroo stated that the disbursements would be based on sales tax revenue as depicted in the handouts provided. The Board needs to decide how much money to allocate for the program. Nelson asked who wrote up the proposal and Maroo stated that he did. Manivong stated that he agrees with the proposal presented.

At 7:49 pm Trustee Rainford joined the call. He pointed out that, based on the proposal, service-based businesses would not be eligible. Maroo stated that the intention is to try to preserve sales tax revenue stream.

Constant recommended moving forward with the plan and the allocation of \$45,000.00 in Village funds for the program.

Maroo clarified that the totals do include liquor sales but do not include motor fuel tax revenue. He also reiterated that the business must be in operation as of April 15, 2021. Trustees agreed to have this item on the next Regular Board Meeting agenda.

° **Public Safety**

No report.

° **Streets & Alleys**

**Agenda item for Discussion and Recommendation** *regarding Street Repair Program*

Chris Ott stated that, based on the last meeting discussion, he had looked at the streets on the list and refined some of the estimates. The updated information is in the meeting packet. The total (\$295,600.00) includes engineering and construction costs.

Trustee Constant stated that there is \$290,000.00 in available funds, which is slightly less than the quoted repairs. He suggested approving the quoted work and using funds from other sources to make up the difference. Maroo stated that the available funds should cover the estimate. Ott stated that there is “wiggle room” in the estimated costs. Trustees agreed to have this item on the next Regular Board Meeting agenda for approval.

° **Buildings, Grounds & Parks**

No report.

° **Water & Sewer**

**Agenda item for Discussion and Recommendation** *regarding Shut Offs*

Nelson stated that the ordinance states that users are supposed to have a hearing prior to shut off and asked if having the resident talk to Village staff is enough to meet the requirement. Lundgren stated that the ordinance provides for the Board of Trustees to decide who will conduct the hearings. He stated that an option to appeal should also be allowed. Nelson stated that (currently) the office staff directs the resident to Nelson and she approves the payment plan.

Roop stated that the water/sewer committee is working on the utility billing processes that need to be revised. He suggested having Nina Jennings (utility billing clerk) present at the next meeting regarding suggested changes to the process. Nelson stated that Nina has put together a list of suggested changes to the utility billing process and that she will have her present at the next Committee of the Whole meeting. Roop stated that he will reach out to Nina to assist, if necessary.

Roop also stated that he and Manivong are working on the chicken ordinance and will have something available for discussion at the next meeting.

Dale Youngers suggested that the Village remind residents that they can make payments toward their utility bills more often than quarterly. He also stated that the valve repair that was scheduled for early December has been re-scheduled to end of January. He also stated that during the seal repairs on pump #2 at the South Lift Station, a cracked shaft was discovered in the motor. The crack was repaired (with Nelson’s approval) but they couldn’t get the pump to prime and go back on-line. Youngers had the vac truck do the annual cleaning and three feet of grit was removed from the bottom of the wet well. Pump #2 has been repaired and is operational but now there are issues with pump #1. A pile of rags was dislodged from the suction piping, but the problem persists. He will probably have the vac truck come out again in an effort to resolve the issue. He stated that these two lift stations are about 45 years old and suggested that the lift stations be put on the list of capital

improvement projects due to their age.

Youngers also reported that he has seen snow mobile tracks over the lift station at Royal Estates and he is concerned for the safety of equipment, as well as the residents because there is combustible material at the location. He asked that the police department keep an eye out for snow mobiles in the area. He suggested that the Village also discuss the situation with Lake County Grading since they are still the “owners” of the lift station.

**OPEN DISCUSSION**

None.

**PUBLIC COMMENT**

Resident Rob Zimmermann stated that the snow removal in the Village has been bad this year. He asked where the money for the businesses is going to come from. He also asked about the disposition of the MFT funds from last year. Chris Ott stated that the Village did not spend any of last year’s MFT allotment. Zimmermann also asked who is in charge of streets and alleys and Nelson stated that she is.

Chris deRama of the Sportsplex spoke regarding zoning questions long process associated with getting a variance for his business.

John Kaus, Donna Kimpan, Pam Mackey, Heather (no last name provided), Beth (no last name provided), Sarah (no last name provided), Francisco (no last name provided), and Jimmy from Iowa (no last name provided) spoke in favor of the Sportsplex.

**ADJOURMENT**

**Motion:** Trustee Manivong moved to adjourn the meeting at 8:33 pm. Trustee Roop seconded the motion. Roll call vote: Rainford-Aye, Constant-Aye, Manivong-Aye, Roop-Aye. Motion carried. The next Committee of the Whole Meeting is scheduled for January 25, 2021, immediately following the Regular Board Meeting.

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Nancy Nelson, Village President

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Elizabeth Losiniecki, Village Clerk