

**VILLAGE OF HINCKLEY
PLANNING COMMISSION MEETING MINUTES
MAY 17, 2021**

CALL TO ORDER: The meeting was called to order by Chairman Pritchard at 7:02 PM.

Present: Chairman Robert Pritchard, Steven Kreitzer (arrived at 7:10 pm), John McFarland, and Gerald Bahl (arrived at 7:16 pm). Quorum Established.

Absent: Rodney Davis and Danielle Marion.

Also Present: Village Clerk Elizabeth Losiniecki, Attorney Conklin, Trustee Mike Constant, and members of the public.

PLEDGE OF ALLEGIANCE: The pledge to the flag was recited.

PUBLIC COMMENT:

None.

Chairman Pritchard asked members their objective for serving on the Planning Commission. Steven Kreitzer stated that his objective is to help make the process more clear (for residents) as it relates to the Village Code. John McFarland stated that he wants to see all the store fronts in town filled with businesses. He also wants the drainage issues on Lake Louise resolved. Jerry Bahl stated that he wants the Village to be fair in relation to enforcement. Bob Pritchard stated that he wants to update the comprehensive plan, including feedback from residents and he wants to ready the town for development, including incentives and improvement of the appearance of downtown.

AGENDA ITEM: Previous Meeting Minutes – 2/15/21 Presentation and Vote

Steven Kreitzer moved to approve the meeting minutes from 2/15/21 and John McFarland seconded the motion. Roll call vote: Davis-Aye, Marion-Aye, Kula-Aye, Kreitzer-Aye. Motion carried.

OLD BUSINESS

° **Agenda item for discussion and Recommendation:** Comprehensive Plan

Chairman Pritchard stated that the comprehensive plan needs to be updated and he is working with the County to get a digitized plan and map. Kreitzer stated that the Village should focus on building what we already have (i.e., Royal Estates). Jerry Bahl stated that he had worked on the numbering plan for Royal Estates and all of those lots should be ready for sale. There was a discussion regarding grant funding and the NIU Center for Governmental Studies for assistance.

NEW BUSINESS

° **Agenda item for discussion and Recommendation:** Vacation of Alley south of 147 N. Oak Street
Chairman Pritchard stated that the Village had received a petition to vacate the alley. Attorney Jim Stoddard was present to represent the applicant (Resource Bank). The property at 147 N. Oak Street has been purchased by the bank. The bank currently has their parking in the alley. The petition is for a 50/50 split of the alley between the two properties. An easement for garage access at 147 N. Oak Street will be included in the agreement. Stoddard stated that easement can only be granted after the alley is vacated and a new survey is done. Kreitzer stated that he wants the easement in writing prior to granting the vacation. Trustee Constant asked if the petition could include language promising the

easement being granted to the residential property upon vacation. Attorney Conklin advised that easement is not for the Village to approve, rather it is between the two property owners. He stated that the Planning Commission is here to approve or disapprove the vacation of the alley. Bahl stated that he is opposed if no easement will be included in the agreement. Stoddard will work up documents for the next meeting on June 7, 2021. Constant stated that after the Planning Commission meeting, the item will go to the Committee of the Whole agenda on June 14th for discussion and then to the Regular Board meeting on June 28, 2021, for approval. Stoddard will attend the next meeting and have information available regarding the questions raised.

° **Agenda item for discussion and Recommendation:** Annexation of Properties

Chairman Pritchard referenced the zoning map that has been previously distributed to members. He stated that there are several properties in town that have not been annexed and need to be. There was a discussion about the scheduling of the required public hearing and notification to property owners. Discussion continued regarding property taxes and combining lots (front yard and back yard two separate lots combined into one lot when annexed). There was also discussion regarding which zoning classification the lots will have when annexed. This discussion will be carried over to the next meeting on June 7, 2021.

PLANNING COMMISSIONER COMMENTS, PROJECT UPDATES AND OTHER INFORMATION

950 W. Lincoln Avenue – potential need for zoning text amendment and/or variance

The Village has been contacted by a potential buyer for the property at 950 W. Lincoln Avenue regarding zoning code bulk requirements for B-3 zoning district, which states a one-acre minimum lot size for building(s). There was a discussion about non-conforming lots, changing the lot size requirement and lack of Village staff to facilitate business development. Trustee Constant suggested that the Planning Commission put together a list of available commercial properties in town.

PUBLIC COMMENT

Resident Larry Menz stated that Mr. Stoddard had a professional plan that he presented regarding the alley vacation and suggested that the Planning Commission require all petitioners to have such plans for presentation and review prior to the Planning Commission considering requests.

ADJOURMENT

Motion: Gerald Bahl moved to adjourn the meeting at 9:05 pm and Steven Kreitzer seconded the motion. Voice vote: all in favor. Motion carried.

Robert Pritchard, Chairman

Elizabeth Losiniecki, Village Clerk