

**VILLAGE OF HINCKLEY
PLANNING COMMISSION MEETING MINUTES
JUNE 03, 2019**

CALL TO ORDER: The meeting was called to order by Chairman Kula at 7:00 PM.

Present: Chairman Russ Kula, Joan Umano, Rodney Davis, Gerald Bahl. Quorum Established.

Absent: Danielle Marion and Joe Edmeier.

Also Present: Village Clerk Elizabeth Losiniecki, Attorney Kristine Gibbons and Trustee Mike Constant.

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

APPROVAL OF AGENDA: Joan Umano moved to approve the agenda and Rodney Davis seconded the motion. Roll call vote: Umano-Aye, Davis-Aye, Bahl-Aye, Kula-Aye. Motion carried.

PUBLIC COMMENT:

None.

AGENDA ITEM: Previous Meeting Minutes – 05/06/19 Presentation and Vote

Joan Umano moved to approve the previous meeting minutes from May 6, 2019 and Russ Kula seconded the motion. Roll Call Vote: Umano-Aye, Davis-Aye, Bahl-Aye, Kula-Aye. Motion carried.

OLD BUSINESS

° **Agenda item for discussion:** Review Comprehensive Plan

Chairman Kula asked Trustee Constant to explain what the expectations are for this agenda item. Trustee Constant stated that, years ago, DeKalb County had put together a comprehensive plan and wanted all of the municipalities to do so as well. The effort was led by a team of consultants and members of the public, divided into focus groups. The team also developed a future land use plan map. Trustee Constant suggested that Mr. Kula check with Derek Hiland at the next Regional Planning Commission meeting. Mr. Constant stated that, if nothing else, the land use map is out of date and that Royal Estates is not shown correctly. He also stated that north of town on the map needs to be updated. He asked commission members to consider whether the land uses shown on the map are still what we want today.

Gerald Bahl referenced page 15 of the plan and stated that it says, “keep traffic off of Hinckley Road/Sycamore Road.” He suggested that something is going to have to be done about Sycamore Street because of the homes going in at Royal Estates. Trustee Constant stated that Sycamore Street is a huge problem because it’s not wide enough. He stated that the developer won’t kick in to help widen the road and that former Planning Commission recommended no more driveways on Sycamore Street. The Board of Trustees (at the time) voted against this recommendation. He also stated that the street lights are not placed close enough to the road on Sycamore Street.

Gerald Bahl suggested putting in large drainage tiles in Sycamore Street ditches and to build the driveways over them, allowing people to park their cars over the drainage tile. He asked if there was budget money for such a project and Trustee Constant stated that there is not. Mr. Bahl stated that the biggest complaint in town is the condition of the streets. Chairman Kula questioned the development south of town that was planned a number of years ago. Trustee Constant stated that

there were three proposed developments: 1 northeast of town, 1 northwest of town and one south of town. All of the developers pulled out. Sycamore Street would probably have been addressed if these developments had happened. He stated that the Village has no ability to resolve this and that the Royal Estates developer has no intention of widening the street. Chairman Kula asked if there had been any discussion about restricting parking on Sycamore Street and Mr. Constant stated that there had not. Mr. Constant stated that he had previously suggested taking one of the corner lots (in Royal Estates) and making it a parking lot.

Chairman Kula inquired regarding the parcel for the library and Mr. Constant stated that it is in the northwest corner and will be a public park and location of new lift station. Mr. Bahl asked how much influence the developers had in the creation of the comprehensive plan. Trustee Constant stated that the annexation agreement with Royal Estates had expired. The new (proposed) annexation agreement was voted down by a previous administration. The original agreement is now in force.

Chairman Kula asked if the discussion should be tabled until he can discuss expectations with Derek Hiland and Mr. Constant said that would be fine. Mr. Kula stated that better copies of the maps would be helpful. Mr. Bahl stated that the emergency responders need the ability to reroute traffic off of Route 30 if there were ever an emergency and Mr. Constant stated that this was based on “what ifs”, not “what is.” He stated that it should be considered a wish list and that it’s not about getting it right, but best guess. He stated that the plan should reflect who we are and where we are and be a plan for where we want to go from where we are now.

Ms. Umano stated that the comprehensive plan is a vision and hasn’t been reviewed in fifteen years. Some of it may still apply and some of it may need to be revised. Mr. Constant suggested that if the County is interested in having the plan updated, the Planning Commission may wind up having public meetings to help get insight into future vision plans. He stated that it may feel like a waste of time right now but in the future it may have been worth the effort. Ms. Umano stated that many municipalities have their comprehensive plan available on their website for future planning purposes.

Mr. Constant suggested trying to get a digital copy of the comprehensive plan from the company that prepared the plan. This may aid in better quality map reproduction. Chairman Kula asked if the comprehensive plan was referenced when Royal Estates was planned and Mr. Constant stated that Royal Estates will do what they are legally bound to do. Chairman Kula asked, again, if Royal Estates is covered by this plan and Trustee Constant stated that Royal Estates only has to comply with the existing agreements. Chairman Kula asked what impact the comprehensive plan had on the planning for Royal Estates and Mr. Constant stated that Royal Estates is a totally different situation. He stated that he voted to approve the new Royal Estates annexation agreement but that the motion did not receive enough votes to pass. He stated that Royal Estates should not reflect on any visionary plan and Ms. Umano stated that it should because growth in business is a result of more homes. She stated that this is a future looking document and that Harvesting Our Future is a big part of this plan.

Trustee Constant suggested that Mr. Kula ask the County if there is any funding (grant money) available for municipalities that are in the process of updating their comprehensive plans. Ms. Umano stated that the public was very skeptical about Harvesting Our Future and now it’s all coming together. Mr. Constant stated that if a developer came to Hinckley, the proposal would go before the Planning Commission, first. If the comprehensive plan was current, the document could be used as a reference guide to help answer questions from potential developers.

Ms. Umano stated that the Harvesting Our Future team conducted surveys and were surprised at how many people responded. There was a lot of input regarding what residents want. She suggested that the Planning Commission could use surveys also. Chairman Kula stated that he would contact DeKalb County for direction/input regarding the comprehensive plan.

NEW BUSINESS

None.

PLANNING COMMISSIONER COMMENTS, PROJECT UPDATES AND OTHER INFORMATION

Tree City: Chairman Kula stated that the Village had received a plaque, flag and road signs in recognition of the recent Tree City certification. Mr. Constant provided a brief overview of the Route 30 improvements, including the flashing lights for the crosswalk at Sycamore Street and Route 30. Chairman Kula asked if trees could be put in the sidewalks downtown and Mr. Constant stated that there is no money available for that.

Brewrista & the Bean: Village Clerk Losiniecki stated that the permit had been approved and Chairman Kula stated that it appears that the electric work has been completed.

ADJOURNMENT

Motion: Joan Umano moved to adjourn the meeting at 7:52 pm and Jerry Bahl seconded the motion.

Voice Vote: All members voted yes. Motion carried. The next meeting will be held on July 1, 2019.

Russ Kula, Chairman

Elizabeth Losiniecki, Village Clerk