

**VILLAGE OF HINCKLEY  
PLANNING COMMISSION MEETING MINUTES  
JUNE 7, 2021**

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

**Present:** Chairman Robert Pritchard, Steven Kreitzer, John McFarland, and Gerald Bahl, Danielle Marion, Rodney Davis. Quorum Established.

**Absent:** None.

**Also Present:** Village Clerk Elizabeth Losiniecki, Attorney Conklin, Trustee Mike Constant, Attorney Jim Stoddard (Resource Bank), Richard Katz (Resource Bank), Derek Hiland (DeKalb County, and members of the public.

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

**PUBLIC COMMENT:**

None.

**AGENDA ITEM: Previous Meeting Minutes – 5/17/21 Presentation and Vote**

John McFarland moved to approve the meeting minutes from 5/17/21 and Steven Kreitzer seconded the motion. Voice vote: All in favor. Motion carried.

**OLD BUSINESS**

° **Agenda item for discussion and Recommendation:** Vacation of Alley south of 147 N. Oak Street  
Attorney Jim Stoddard provided a plat of survey for 147 N. Oak Street. Mr. Stoddard stated that the bank parking lot has been paved and in the current configuration since (at least) 1988, when the parcel was owned and occupied by a different bank. ANBR, LLC, a Resource Bank (RSB) subsidiary, now owns the property to the north (147 N. Oak Street). RSB is requesting a 50/50 split of the alley. 147 N. Oak will then convey their half to RSB. RSB will provide easement agreements to 147 N. Oak and the Community Building. DRAFT copies of the documents were provided for review. There was a brief discussion regarding exclusivity and transference. Trustee Constant asked if Squaw Grove Township (owner of Community Building) needed to agree to the easement terms. Clerk Losiniecki stated that she would forward the easement to the Township Supervisor for review. Steven Kreitzer asked if the cluster mailbox and utility pole in the alley will be an issue and Attorney Conklin stated that the documents are okay as is. Kreitzer moved to approve the vacation of the alley south of 147 N. Oak Street, as presented, and Rodney Davis seconded the motion. Roll call vote: McFarland-Aye, Marion-Aye, Bahl-Aye, Davis-Aye, Kreitzer-Aye, Pritchard-Aye. Motion carried.

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

Bob Pritchard referred to the property tax information sheet (prepared by Kreitzer) depicting the additional taxes that will result from annexation for each property. Derek Hiland, Director of DeKalb County Community Development, stated that this would be considered an involuntary or forced annexation and that there are advantages and disadvantages to annexation. He stated that he is available for questions. Pritchard stated that the properties up for consideration are within the corporate limits but have not been incorporated. He stated that, for equity purposes, the properties need to be annexed. Danielle Marion moved to recommend to the Board of Trustees to pursue annexation of properties and Steven Kreitzer seconded the motion. Roll call vote: McFarland-Aye,

Marion-Aye, Bahl-Aye, Davis-Aye, Kreitzer-Aye, Pritchard-Aye. Motion carried.

° **Agenda item for discussion and Recommendation:** 950 W. Lincoln Avenue – update  
Pritchard stated that the potential buyer wants to build a second building and may add 4-10 more employees. This would require a special use permit or combining the two parcels into one. Kreitzer suggested changing the lot size requirement rather than requiring a special use permit. Pritchard stated that changing the code is not necessarily desirable and that these requests should be handled on a case-by-case basis.

° **Agenda item for discussion and Recommendation:** Comprehensive Plan  
Pritchard stated that the Comprehensive Plan was last updated in 2003. He was able to obtain a digital copy of the plan and Losiniecki will distribute a document link to the commission members. Marion stated that Sugar Grove received a grant to cover the expense of updating their comprehensive plan. Pritchard asked members to review the 2003 plan to determine if it requires a partial or complete update. Pritchard suggesting including information regarding historic preservation.

### **NEW BUSINESS**

Marion asked for an update on Royal Estates. Losiniecki stated that the builder is starting a new home. Constant stated that he, Pritchard, and Lou Manivong (Interim Village President) will be meeting with Lake County Grading (LCG) to discuss the development plan.

### **PLANNING COMMISSIONER COMMENTS, PROJECT UPDATES AND OTHER INFORMATION**

Pritchard stated that he had provided a list of properties that he would like the commission members to consider for future use/improvement. There was a brief discussion about TIF districts.  
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**

None.

### **ADJOURNMENT**

Motion: John McFarland moved to adjourn the meeting at 8:07 pm and Gerald Bahl seconded the motion. Voice vote: all in favor. Motion carried.

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Robert Pritchard, Chairman

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Elizabeth Losiniecki, Village Clerk