

**VILLAGE OF HINCKLEY  
PLANNING COMMISSION MEETING MINUTES  
JULY 6, 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, Matt Bish, and Rodney Davis. Quorum Established.

**Absent:** Gerald Bahl 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.

Chairman Pritchard introduced new member, Matt Bish. Bish stated that he is a lifelong resident of Hinckley.

**COMMENTS FROM PERSONS PRESENT:**

George Murphy, Murphy Landscape and Design, commented regarding parcel # 1514330008. This is vacant land west of the public works facility. Mr. Murphy has the parcel under contract and is interested in utilizing the land for a wholesale plant nursery. Mr. Murphy provided drawings showing possible arrangement of hoop houses that would be erected on the property. There was a brief discussion regarding sales tax on wholesale, with Murphy asserting that sales tax does apply to wholesale transactions. Steve Kreitzer asked how much traffic was expected into the property and Murphy stated that there would be some, especially in the initial start-up phase. He indicated that access to this parcel is an issue that he'd like to discuss.

Murphy stated that there is a plated easement for future road uses at the end of E. Oak Knoll Drive that *technically can be used, but he'd rather not*. Discussion continued regarding access via Rickert Street or the public works facility. Pritchard stated that Rickert may not be able to handle the weight of commercial vehicles and suggested providing access via the public works facility. He suggested using the section currently reserved for expansion of the water treatment facility. Kreitzer suggested that future expansion of the water treatment facility should be moved south, along the creek.

Murphy stated that Rickert Street is currently blocked by the "Fitzgerald garage" that is built over the lot line. Pritchard asked about the hoop houses and proximity to any flood plain from the creek. Additional suggestions were made regarding the arrangement of the public works facility and ways to accommodate access. Murphy stated that he would want to put in an irrigation pond, well and septic. There was additional discussion regarding sales tax, pond size, number of employees, and access points. Murphy mentioned that he may be interested in the possibility of a cannabis growers license in the future, if the Village would allow such use. Trustee Constant stated that the use (wholesale nursery) is not currently an allowed use in the zoning district and that well and septic are not allowed within Village limits. Murphy asked if these were big issues and stated that he could probably still get out of the contract. Constant stated that access is probably a bigger issue.

Pritchard stated that he would discuss these concerns with the Village Board and let Murphy know the

results. Kreitzer stated he thinks this is a great idea that fits well with future plans, but he does not want commercial traffic on a residential road.

**AGENDA ITEM: Previous Meeting Minutes – 6/07/21 Presentation and Vote**

Steve Kreitzer moved to approve the meeting minutes from 6/07/21 and Rodney Davis seconded the motion. Roll call vote: McFarland-Aye, Davis-Aye, Kreitzer-Aye, Bish-Aye, Pritchard-Aye. Motion carried.

**OLD BUSINESS**

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

Pritchard stated that he had received an email from the Village attorneys which indicated that there is no limit to the number of parcels that can be annexed at one time, that a full public hearing is not required and that notice to adjacent property owners is not required.

° **Agenda item for discussion and Recommendation:** 950 W. Lincoln Avenue – update

Pritchard stated that the property has sold but no information is available regarding the new owner. It will not be the 3D Printing company that had inquired.

° **Agenda item for discussion and Recommendation:** Comprehensive Plan Discussion/Review  
Harvesting our Future Report

Pritchard asked members to review the documents to see if anything stands out as needing immediate attention. There were discussions regarding downtown façade improvements, internet access, economic development, and bike paths/walking trails.

° **Agenda item for discussion and Recommendation:** Royal Estates Update

Pritchard stated that Constant and Manivong had met with Lake County Grading. There are two homes currently in process.

° **Agenda item for discussion and Recommendation:** Review List of Available/Focus Commercial Properties

Pritchard stated that this is a list of under-utilized properties. Kreitzer suggested adding square footage and zoning classification to the descriptions.

**NEW BUSINESS**

None.

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

Pritchard stated that DeKalb County Economic Development Corporation (DCEDC) has a survey from ComEd for customers to fill out regarding future electricity needs. He also stated that NIU will be making a presentation at an upcoming DCEDC event regarding the services they (NIU) offer to municipalities. Kreitzer suggested that the Hinckley Business Association could have a presentation meeting for members. Losiniecki inquired regarding costs associated with the services and Pritchard stated that he did not know the fee structure.

Pritchard mentioned that he had spoken to Mim Evans with the NIU Center for Governmental Studies and that her group had helped with Harvesting our Future and may be able to help with Comprehensive Plan. He stated that the next meeting will focus on the Comprehensive Plan and whether to enlist the services of an outside agency.

Kreitzer asked for a ballpark estimate on the cost to update the plan through NIU and Pritchard

guessed under \$20,000.00.

**PUBLIC COMMENT**

None.

**ADJOURMENT**

Motion: John McFarland moved to adjourn the meeting at 8:16 pm and Rodney Davis 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