

**VILLAGE OF HINCKLEY
PLANNING COMMISSION MEETING MINUTES
AUGUST 2, 2021**

CALL TO ORDER: The meeting was called to order by Chairman Pritchard at 7:01 PM.

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

Absent: Matt Bish and Rodney Davis.

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.

COMMENTS FROM PERSONS PRESENT:

None.

AGENDA ITEM: Previous Meeting Minutes – 7/06/21 Presentation and Vote

John McFarland moved to approve the meeting minutes from 7/06/21 and Steve Kreitzer seconded the motion. Roll call vote: McFarland-Aye, Marion-Aye, Kreitzer-Aye, Bahl-Aye, Pritchard-Aye. Motion carried.

OLD BUSINESS

° **Agenda item for discussion:** Gathering data about prime properties for sale

Pritchard led a discussion regarding commercial properties for sale in town. Based on the list compiled for the meeting packet, each member agreed to research several properties. They will report findings at the next meeting. Pritchard stated that he would share the information with the DeKalb County Economic Development Corporation so that they could share with their members.

° **Agenda items for discussion:** Review and Discuss 2003 Comprehensive Plan: sections, missing elements, Sycamore Comprehensive Plan, Areas of Focus, Funding Options

Pritchard stated that the plan was last updated in 2003 and that there is a County wide effort to update all municipal plans. Pritchard stated that the 2003 plan lacks typical elements of a comprehensive plan. He suggested looking into hiring a consultant for help with a resident survey and strategy development. He stated that he spoke to Mim Evans with the NIU Center for Governmental Studies (CGS) who suggested that her group could help for under \$20,000.00. There is another economic development grant opening in October/November, with a \$10,000.00 maximum award.

Trustee Constant stated that the CGS did all the data gathering and for the Harvesting Our Future report and that the Village should use that report as a starting point for the Comprehensive Plan.

John McFarland suggested creating a bicycle friendly town by focusing on downtown beautification and maximizing the creek for recreation. He suggested working with the school and library for cultural and social services. He also suggested encouraging Facebook and Ferrara Candy employees to move to Hinckley.

There was a discussion regarding the actual number of employees projected for each new facility and

how to best advertise to them.

NEW BUSINESS

Agenda items for discussion:

- Recent Commercial Sales – Pritchard stated that 5Bs bought the Hinckley Florist property and the adjacent lot. They may want to develop the lot, which may require variance(s). This will be for carry out catering, not retail. Brad Johnson, owner of Neomek, purchased the Circle Systems buildings. Mr. Johnson may move some of his employees to Hinckley.
- Marketing Hinckley – Pritchard stated that this needs to be addressed in the Comprehensive Plan and asked members to think about ways to do this.
- Community Solar – Pritchard received information from solar consultants and stated a variety of statistics regarding return on investment, other municipalities considering and/or implementing solar, solar farms, community solar for residents, community interest, and possible locations.

PLANNING COMMISSIONER COMMENTS, PROJECT UPDATES AND OTHER INFORMATION

Pritchard stated that there will be a Public Hearing on September 7, 2021, regarding a variance request for an over sized shed. Trustee Constant stated that the water tower repairs are done, and the road work will begin around August 9, 2021, on Amie and Prairie View. ADA sidewalk crossings will also be upgraded to current specifications.

PUBLIC COMMENT

None.

ADJOURNMENT

Motion: Gerald Bahl moved to adjourn the meeting at 7:57 pm and John McFarland seconded the motion. Voice vote: all in favor. Motion carried.

Robert Pritchard, Chairman

Elizabeth Losiniecki, Village Clerk