

**VILLAGE OF HINCKLEY
PLANNING COMMISSION MEETING MINUTES
NOVEMBER 2, 2020**

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

Present: Chairman Russ Kula, Rodney Davis, Gerald Bahl, and John McFarland. Quorum Established.

Absent: Danielle Marion and Steven Kreitzer.

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.

AGENDA ITEM: Previous Meeting Minutes – 10/19/20 Presentation and Vote

Russell Kula moved to approve the meeting minutes from 10/19/20 and Rodney Davis seconded the motion. Roll call vote: Davis-Aye, McFarland-Aye, Bahl-Aye, Kula-Aye. Motion carried.

OLD BUSINESS

° **Agenda item for discussion:** Cannabis Legalization Survey

Trustee Constant stated that this item had been discussed by the Board of Trustees at the last Regular Board Meeting. There was consensus among the Board to not pursue a cannabis survey at this time.

° **Agenda item for discussion and Recommendation:** Review DRAFT ordinance for the Regulation of Chickens within the corporate limits

Russ Kula stated that “rear yard only” should be added to the ordinance. He also stated that a statement needed to be added regarding “no extension cords.” There was a discussion and Attorney Conklin stated that he will add the “no extension cord” statement into the DRAFT ordinance and “rear yard only” would not be added. Russ Kula moved to recommend that the Board of Trustees consider the ordinance for approval with the addition of the “no extension cord” statement. Rodney Davis seconded the motion. Roll call vote: Kula-Aye, McFarland-Aye, Davis-Aye, Bahl-Aye. Motion carried.

NEW BUSINESS

° **Agenda item for discussion and Recommendation:** 950 W. Lincoln Hwy PIN 15-15326009

Chairman Kula stated that this is the old florist building and there is a potential buyer interested in using it for a truck cartage facility. There was discussion regarding access from Route 30 and Somonauk Road and the amount of traffic at and through the intersection. Bahl stated that there is not enough information available to make a recommendation. There was additional discussion regarding the B-3 zoning designation and the potential need to have the property re-zoned to accommodate the desired use. Bahl brought up existing drainage problems on surrounding properties.

Clerk Losiniecki stated that the potential buyer wants the Village to agree to the use prior to purchase. Kula stated that was not possible and a public hearing would be necessary. Attorney Conklin stated that the buyer would need to submit a site plan and zoning change request and that there is no action

to be taken until the required steps have been completed. Resident Debbie Hannan stated that there are already a lot of accidents at the intersection.

Chairman Kula stated that he would advise Village President Nelson of the decision so that she could communicate with the real estate agent making the inquiry.

° **Agenda item for discussion and Recommendation:** 170 N. Sycamore Street PIN 15-14157008
Kula stated that the owner of the property is interested in dividing the property into two separate parcels. There was a discussion about access to the structure at the back of the property which would only be served by a minimally maintained alley. There was also discussion about the need for separate addresses and sidewalks. Attorney Conklin stated that the building and zoning code would have to be reviewed for lot size and access requirements. Consensus agreement for Clerk Losiniecki to send to B&F for review.

° **Agenda item for discussion and Recommendation:** Capital Growth Buchalter request to Purchase Village of Hinckley Property identified as PIN 15-15-327-004
Chairman Kula stated that he is not in favor of giving up a section of Pioneer Park and Rodney Davis stated that school traffic would need to be considered at the proposed location. There was a brief discussion about other locations in town that may be more suitable. Kula, Davis and McFarland stated opposition to the proposal. Chairman Kula moved to recommend that the Board of Trustees decline the request and Jerry Bahl seconded the motion. Roll call vote: Davis-Aye, McFarland-Aye, Bahl-Aye, Kula-Aye. Motion carried.

Chairman Kula will contact the Village President to advise of the decisions regarding the “new business” agenda items.

PLANNING COMMISSIONER COMMENTS, PROJECT UPDATES AND OTHER INFORMATION

Chairman Kula stated that there is confusion with the current solar panel zoning ordinance and that B&F is looking into clarifying the language.

ADJOURMENT

Motion: Russ Kula moved to adjourn the meeting at 8:21 pm and Rodney Davis seconded the motion. Roll call vote: Davis-Aye, Bahl-Aye, McFarland-Aye, Kula-Aye. Motion carried.

Chairman Kula stated that the next meeting will be December 7, 2020 at 7:00pm via Teleconference and/or at the Village Hall.

Russ Kula, Chairman

Elizabeth Losiniecki, Village Clerk