

**VILLAGE OF HINCKLEY  
COMMITTEE OF THE WHOLE MEETING - MINUTES**

**November 23, 2020**

**IMMEDIATELY FOLLOWING REGULAR BOARD MEETING**

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**CALL BOARD MEETING TO ORDER:** Meeting was called to order by President Nelson at 7:21 PM. Roll call was taken showing the following:

**Present:** Trustees Walter Rainford, Daniel Roop, Lou Manivong and Mike Constant. Quorum Established.

**Absent:** None.

**Also Present:** Village Clerk Elizabeth Losiniecki, Treasurer Maroo, Chief Gettemy, Ceneca Wagner, Dale Youngers, Chris Ott (EEI), Attorney Tait Lundgren, and Members of the Public.

**PUBLIC COMMENT on Agenda Items Scheduled for Action Only**

Resident Nate Lamaster, 271 Slater Avenue, stated that he is a resident and a chicken owner and has spoken at previous meetings. He is on the call and available to answer questions.

Resident Steven Krietzer stated that he is a resident, a chicken owner and a member of the Planning Commission. He expressed frustration at the prospect of regulating chickens via ordinance and suggested that chickens should not be treated differently than dogs. He questioned several items, including: the suggestion that chickens should be kept in a pen at all times rather than allowing them to free range; the provision disallowing the use of extension cords considering that the Christmas lights on the tree at the Community Building are connected via extension cords; enforcement; registration; how to control "unreasonable noise"; fines; and annual inspections. He also questioned the suggestion that he abstain from voting on the chicken ordinance at the Planning Commission meeting.

**GENERAL BUSINESS**

**Agenda item for Discussion:** *Committee of the Whole meeting minutes from 11/09/20*

Trustee Constant moved to approve the 11/09/20 minutes and Trustee Rainford seconded the motion. Roll call vote: Rainford-Aye, Constant-Aye, Roop-Aye, Manivong-Aye. Motion carried.

**PRESIDENT'S REPORT:**

**Agenda item for Discussion and recommendation** *regarding allocation of Municipal Parking Lot Spaces for the Hinckley Public Library*

President Nelson stated that the Hinckley Public Library is in the process of accepting the donation of the "Marwaha Building" and have inquired regarding parking spaces in the municipal lot. There was a discussion regarding how many spaces are in the lot and how many the library would need. Nelson stated that she does not support the idea of designating municipal lot spaces for the library and Rainford and Constant agreed. Discussion continued regarding waiving the parking space requirement and Attorney Lundgren stated that the parking requirements in the ordinance are for new buildings, not for existing buildings. As such, there will be no parking space requirement for the

library in the “Marwaha Building.” Nelson will communicate the findings to the library.

**Agenda item for Discussion and recommendation regarding Ordinance No. 2020-xx related to the permitting of Chickens**

Trustee Manivong stated that he had been contacted by a resident regarding this item. He stated that some existing chicken owners have more than eight hens and raise the birds for meat, not just eggs. Manivong is in favor of smaller coop size and agrees that proposed fines are excessive. Manivong stated that he is opposed to the ordinance as written and thinks the Village can do better. Trustee Roop agreed with Manivong, as did Rainford. Constant reiterated his opposition to allowing chickens within the Village limits. Manivong and Roop agreed to work on revising the ordinance to be presented to the Board at a later date. Consensus agreement to table the discussion.

**Agenda item for Discussion and recommendation regarding the property located at 950 W. Lincoln Avenue**

President Nelson stated that she had talked to Seth Sommer and Attorney Lundgren about this and that there is no new information. Trustee Constant stated that this is a Planning Commission issue and that there is no need for it to be on this agenda. Nelson stated that she was merely providing an update.

**Agenda item for Discussion and recommendation regarding the property located at 170 N. Sycamore Street**

President Nelson stated that she had talked to B&F regarding this property/request. Clerk Losiniecki stated that B&F had responded with a written report that indicated that they do not recommend allowing this parcel split to occur. Some of the reasons cited were need for separate water/sewer/electric/gas feeds, no street access/frontage for building at rear of lot, setbacks for rear building as it relates to alley. Attorney Lundgren agreed with the assessment from B&F and stated further that, even if it were theoretically possible, the first step would be for the property owner to have the lot surveyed and submit a formal plan to the Village. Nelson stated that she would communicate the findings to the property owner.

**Agenda item for Discussion and recommendation regarding Capital Growth Buchalter request to purchase a portion of Pioneer Park**

President Nelson stated that she is working with Capital Growth to identify other properties in town that may accommodate their needs.

**Agenda item for Discussion and recommendation regarding Ordinance No. 2020-xx CURES Funding**  
This item will be skipped.

**Agenda item for Discussion and recommendation regarding Royal Estates Letter of Credit Reduction**

Chris Ott stated that EEI had reviewed the request from Lake County Grading to have the letter of credit reduced based on work completed. EEI agrees with the request for reduction based on the punch list and work completed. Trustee Constant suggested that this item be on the next Regular Board meeting agenda for approval.

**Agenda item for Discussion and recommendation regarding IPRF Grant Money**

Village President Nelson stated that the Village had received the annual IPRF “grant” money totaling approximately \$1500.00. Treasurer Maroo stated that this is two “grants.” One is for \$1170.00 and the other is a stimulus “rebate” for \$360.00. The money is supposed to be spent on public safety. As such, Chief Gettemy requests that the money be allocated to the Police Department for helmets and protective gear or a portable speed sign. All Trustees agreed to direct the funds to the police department.

President Nelson stated that she is working with B&F to get the ordinance violation report. There will be a meeting on 12-2-20 with B&F, Chief Gettemy, attorneys, Nelson and the Clerk to discuss how to proceed. B&F will send out violation letters. Need to determine timeframe for compliance (i.e.:

30 days, 60 days, etc.).

#### **ATTORNEY REPORT**

Attorney Lundgren stated that he had spoken to the representative at American Tower regarding the proposed changes to the cell tower land lease agreement. He stated that American Tower had re-assessed the property and determined that it did not have as much value as originally calculated. Therefore, the forthcoming “new offer” will be far lower than the initial offer.

Dale Youngers asked Lundgren if he could speak to the non-disclosure agreement with Tonka. Lundgren stated that he had reviewed the document and saw no issues with it. Youngers asked for written guidance from Lundgren that could be shared with Tonka regarding the agreement and Lundgren stated that he would send it to the Clerk.

#### **ENGINEER’S REPORT**

Chris Ott stated that the Elevated Water Storage Tank repair project will go out to bid Wednesday. He is working on the public notice for the newspaper. The bid opening will be mid-December and the contract will be awarded mid-January.

#### **COMMITTEE REPORTS**

##### **° Personnel**

None.

##### **° Finance & Economic Development**

Trustee Constant and Treasurer Maroo stated that the CURES Funding ordinance will need to be on the next Regular Board meeting agenda for approval.

**Agenda item for Discussion and Recommendation regarding Closing 5/3 Bank Accounts & Agenda item for Discussion and Recommendation regarding Opening Deposit Accounts at Resource Bank for funds moved from 5/3**

Trustee Constant suggested that since 5/3 Bank had closed their branch in town, the accounts the Village has with 5/3 Bank should be closed and moved into accounts at Resource Bank. President Nelson asked what accounts the Village has at 5/3 and Treasurer Maroo stated that they are money market accounts for capital improvement and debt service. Trustee Constant stated that the specific funds are listed on the Treasurer’s report on the bottom right of the page. Maroo stated that there is minimal return on any account right now, money market or CDs. All Trustees agreed to these items being on the next Regular Board meeting agenda for approval.

Treasurer Maroo stated that the past nine months have been very difficult for everyone and that the Village tried to help local businesses with the street closure to accommodate outdoor dining. However, with cold weather he is concerned about the viability of the local businesses. Tax revenue has been better than expected and he has been working on a proposal for a way to help the local businesses with a payment based on their portion of sales tax paid to the Village. Maroo will present the proposal at the next Regular Board meeting.

##### **° Public Safety**

Chief Gettemy reported that there have been several burglaries throughout the western suburbs, and he is working with the Sherriff’s departments on the issue.

Ceneca Wagner stated that cars are parked overnight on Route 30. With winter coming, this will cause a problem for the snowplows. Chief Gettemy stated that the police department will start issuing warnings. He will also prepare a reminder for the website.

Chris Ott asked if public works had received the salt quote from the County and Ceneca stated that he had not. Ott reiterated that the MFT paperwork for the salt purchase must be submitted and

approved prior to the purchase so time is getting close.

Wagner also discussed the recent water main breaks that were due to water being taken too quickly from the hydrants during a house fire. During the repair on Route 30 it was noted that the pipe is deteriorating more quickly than expected and should be monitored.

° **Buildings, Grounds & Parks**

No report.

° **Streets & Alleys**

Trustee Constant stated that street paving was ignored this year and that the streets need to be made a priority. A plan is needed that can be implemented for Spring 2021. There should be close to \$290,000.00 in available MFT funds for the repairs. Ott will send the prioritized list streets to the Board of Trustees for review. This will be an agenda item for the next Committee of the Whole meeting. Ott stated that after the streets are prioritized, the Village will need to pass a resolution and send the paperwork to IDOT for approval. Once approved, the work can be sent out for bid (most likely February).

° **Water & Sewer**

Dale Youngers stated that he had spoken to Fire Chief Van Landuyt regarding the recent water main breaks. Van Landuyt suggested that the Village dedicate a hydrant as a fill site for the fire department. They would like the South Garfield hydrant to be the dedicated fill site due to its' proximity to the elevated water storage tank and accessibility for big equipment. The hydrant will need to be replaced because it is old and hard to turn. If the Village agrees to replace the hydrant and dedicate it as a fill site, the fire department will purchase special valves to slow the opening of the hydrant. Youngers stated that main breaks cost more than a new hydrant and the Village lost about 450,000 gallons of water between the two. All Trustees agreed to this item being on the next Regular Board meeting agenda.

Youngers stated that he is working with EEI and Tonka on the changes needed in the PLC for the elevated water storage tank repair. Tonka will need to send a technician out (\$200/hour) to help ascertain what programming changes will be needed. Board of Trustees agreed to the expenditure.

Trustee Manivong thanked public works and TEST for their work to repair the water main breaks.

**OPEN DISCUSSION**

None.

**PUBLIC COMMENT**

Resident Larry Menz stated that the Village should add another handicapped parking space in the municipal lot to accommodate the library.

Resident Debbie Hannon inquired if Capital Growth Buchalter was looking at other Village owned property or if they were looking at privately owned property. Nelson stated that the properties under review are privately owned.

**ADJOURMENT**

**Motion:** Trustee Manivong moved to adjourn the meeting at 9:03 pm. Trustee Rainford seconded the motion. Roll call vote: Rainford-Aye, Constant-Aye, Roop-Aye, Manivong-Aye. Motion carried. The next Committee of the Whole Meeting is scheduled for December 14, 2020, immediately following the Regular Board Meeting.

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Nancy Nelson, Village President

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Elizabeth Losiniecki, Village Clerk