

**VILLAGE OF HINCKLEY**  
**PLANNING COMMISSION MEETING MINUTES**  
**December 12, 2016**

**CALL TO ORDER:** The meeting was called to order by Chairman Russ Kula at 7:05 PM.

**Present:** Chairman Russ Kula, Commissioners Gerald Bahl and Missi Lewis. Quorum Established.

**Absent:** Commissioner DeBernardi.

**Also Present:** Village Clerk Elizabeth Losiniecki, Village Attorney Kirsten Casas, Dr. Travis McGuire (Superintendent HBR), and Resident Larry Menz.

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

**COMMENTS FROM PERSONS PRESENT:**

None.

AGENDA ITEM: Previous Meeting Minutes: Presentation and Vote

Commissioner Lewis moved to approve the previous meeting minutes from 10/24/16 and Chairman Kula seconded. Roll Call Vote: Lewis-Aye, Bahl-Aye, Kula-Aye. Motion carried.

**OLD BUSINESS**

AGENDA ITEM FOR DISCUSSION: TIF Districts

Attorney Casas provided a handout to Commission members from the Law Office of Kathleen Field Orr & Associates regarding TIF Districts. The document provides details regarding the establishment of a TIF District and the steps required. Attorney Casas presented an overview of the information. There was discussion regarding the expense of establishing a TIF District and Attorney Casas stated that costs would be incurred up front to hire a team of consultants (i.e.: engineers, legal, administrative) and conduct the necessary public hearings. She also stated that there may be ordinances and/or resolutions that would have to be passed by the Trustees. Commissioner Bahl stated that the TIF District is a long term project intended to help "ease the pain for future generations."

Additional discussion ensued regarding boundaries and time limits and the dissolution of the TIF. Chairman Kula asked who had determined the proposed TIF boundaries on the Hinckley map and resident Larry Menz indicated that he thought it was President Roderick, Attorney Andersson and Pete Wallers (EEI). Commissioner Lewis requested a print out of the text in the dialogue boxes on the map. Chairman Kula asked why the entire Hinckley business district was within the proposed TIF boundaries when the TIF Districts are supposed to be for depressed properties.

There was further discussion regarding whether or not residential property could be included in the district. Commissioner Bahl asked Dr. McGuire to comment regarding his experience with TIF Districts in Rochelle. Dr. McGuire stated that the rates can be negotiated and that incremental rates can be given back to other tax districts. Dr. McGuire stated that he also meets annually with Sugar Grove regarding their TIF District because it includes Big Rock.

Discussion continued regarding Royal Estates and impact fees. Attorney Casas stated that money from the TIF can only be used in the TIF District. Resident Larry Menz provided a handout to Commissioners regarding the property taxes for downtown Hinckley and stated that the taxes are already too high and

helping to drive business out of Hinckley.

All Commissioners agreed that there were still too many unanswered questions to be able to make a decision. Commissioner Bahl moved to table the TIF District discussion and Commissioner Lewis seconded. Roll Call Vote: Kula-Aye, Bahl-Aye, Lewis-Aye. Motion carried.

**NEW BUSINESS:**

Chairman Kula asked Attorney Casas if there was any new information regarding the sign ordinance. Attorney Casas stated that Montgomery had not yet completed their revisions and amendments to their ordinance and that other municipalities were awaiting the completion, as well. She indicated that it may be as long as March-May before it's completed. She stated that while the Village may not be compliant with the Supreme Court decision, it will not be a problem unless there's a complaint. She stated that she would send an email when Montgomery is done.

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

Chairman Kula indicated that he had received an email from Office Manager, Cheryl Weiler regarding a potential Public Hearing. Village Clerk Losiniecki indicated that she had not been copied on the email and had no additional information. Chairman Kula stated that President Roderick had indicated that he wants the Planning Commission to meet once per month. All present agreed that the next Planning Commission meeting would be on January 9, 2017.

Attorney Casas reminded Commission members that when a "bulk" email is sent out, not to "reply to all" as it's a violation of the Open Meetings Act. Chairman Kula indicated that he had recently received two "replies to all" from a member of the office staff. Village Clerk Losiniecki asked Attorney Casas if she had informed the Village staff of the violation. Attorney Casas replied in the affirmative.

**PUBLIC COMMENT:**

Dr. McGuire requested that the Planning Commission consider impact fees in Royal Estates for the school district and other tax districts. Commissioner Bahl requested a copy of the original annexation agreement. Resident Larry Menz stated that there is no money in the current development agreement for taxing districts.

**ADJOURMENT**

Motion: Commissioner Bahl moved to adjourn the meeting at 8:17 PM. Commissioner Kula seconded the motion. Voice Vote: All members voted yes. Motion carried.

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Russ Kula, Chairman

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Elizabeth Losiniecki, Village Clerk