

VILLAGE OF HINCKLEY
PLANNING COMMISSION MEETING MINUTES
February 13, 2017

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

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

Absent: Commissioner DeBernardi.

Also Present: Village Clerk Elizabeth Losiniecki, Village Attorney Laura Julien, Trustee Mike Constant, 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

Chairman Kula noted a correction to the minutes and Commissioner Lewis moved to approve the previous meeting minutes, with corrections. Commissioner Bahl seconded. Roll Call Vote: Lewis-Aye, Bahl-Aye, Kula-Aye. Motion carried.

OLD BUSINESS

AGENDA ITEM: TIF Districts

Chairman Kula stated that, at this point in the review process he does not see a need for a TIF District in Hinckley. Commissioner Lewis agreed. Commissioner Bahl stated that he had spoken to IL State Representative Bob Pritchard regarding TIF Districts and that Mr. Pritchard indicated that TIFs were a "dead issue" in the eyes of the State. Mr. Pritchard told Mr. Bahl that there were other ways for Hinckley to raise funds and that the startup fees for a TIF District were too high for Hinckley. There was a brief discussion regarding area visitor's bureaus and economic development groups. Trustee Constant asked if the Village was still a member of the Aurora Area Convention and Visitors Bureau and Village Clerk Losiniecki said yes. After additional brief discussion all Commissioners agreed to recommend no further pursuit of a TIF District for Hinckley. Commissioner Bahl suggested that the Village annex the property on the southwest corner of Rt 30 and Somonauk Road. Chairman Kula asked Trustee Constant to inform the board that the Planning Commission does not recommend going forward with a TIF District and Trustee Constant agreed.

NEW BUSINESS:

There was a brief discussion between Chairman Kula, Attorney Julien and Trustee Constant regarding unincorporated properties within the Village limits. Trustee Constant stated that he thought that the parcels on Miller St had been resolved but that he would get answers and report back at a later date.

AGENDA ITEM: Trustee Constant proceeded into his discussion of the 2009 Village of Hinckley Zoning ordinance. He informed the Planning Commission that it was the intent of the Village President that the Commissioners familiarize themselves with the zoning ordinance in order to help them be better prepared for the types of issues that come before the Planning Commission. Trustee Constant provided a history of the Planning Commission and its relationship/role in community planning and development.

Additional discussion followed regarding the full code of ordinances being available via link on the Village website. Attorney Julien and Chairman Kula both stated that the on-line version of codes and ordinances does not reflect whether or when it was modified. Both suggested/requested that draft version be put on all documents and records. Village Clerk Losiniecki responded that office staff is not adequately trained or equipped to perform proper records management.

Trustee Constant went on to give an overview of progress at Royal Estates and a discussion ensued regarding the punch list and the history of the annexation agreements and developer agreement. Attorney Julien stated that she would distribute a copy of the developer agreement to all Planning Commission members. Discussion continued regarding: driveways on Sycamore Street, school impact fees, board meetings, April 4th election candidates. Resident Larry Menz compliment Trustee Constant on the work he has done so far as Trustee.

AGENDA ITEM: Municode Webinar

Trustee Constant stated that there is an opportunity for the Planning Commission to attend a webinar course hosted by Municode. Municode is the company that hosts the Village of Hinckley electronic code of ordinances. Commissioner Bahl asked if there was a fee for the course and Trustee Constant stated that he did not know. Chairman Kula stated that he would check with Office Manager, Cheryl Weiler.

Trustee Constant mentioned that the Waste Management contract expires in 2018. He stated that Waste Management would be at an upcoming Regular Board Meeting and that residents should attend if they're interested in learning about the new container proposal.

Attorney Julien indicated that she had information on the sign ordinance and provided a handout for review prior to the next meeting. She stated that she had reviewed the Village's existing sign ordinance and there were only a few places that needed the attention of the Planning Commission. She provided a "red-line" copy for review. Trustee Constant repeated his request to have draft dates put on all documents. Trustee Constant asked if there is a deadline for the sign ordinance and Attorney Julien stated the sooner the better.

PLANNING COMMISSIONER COMMENTS, PROJECT UPDATES AND OTHER INFORMATION

Chairman Kula stated that President Roderick had indicated that he wants the Planning Commission to meet once per month. However, Chairman Kula is hesitant to have meetings with nothing to discuss. It was agreed that if there is no fee for the Municode webinar, another meeting will be scheduled for that and the sign ordinance.

ADJOURNMENT

Motion: Commissioner Lewis moved to adjourn the meeting at 8:37 PM. Commissioner Bahl seconded the motion. Voice Vote: All members voted yes. Motion carried.

Russ Kula, Chairman

Elizabeth Losiniecki, Village Clerk