

**VILLAGE OF HINCKLEY**  
**PLANNING COMMISSION MEETING MINUTES**  
**April 17, 2017**

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

**Present:** Chairman Russ Kula, Commissioners Gerald Bahl (arrived at 7:30pm) Missi Lewis, Jason DeBernardi, and Danielle Marion. Quorum Established.

**Absent:** None.

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

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

Chairman Kula introduced Danielle Marion and invited her to provide a brief statement about herself. She stated that she received her bachelor's degree in Urban Planning and Public Affairs from UIC. Ms. Marion was sworn in by Village Clerk Losiniecki.

**COMMENTS FROM PERSONS PRESENT:**

None.

**AGENDA ITEM:** Previous Meeting Minutes Presentation and Vote

Chairman Kula moved to approve the previous meeting minutes and Trustee Lewis seconded. Roll Call Vote: Lewis-Aye, Kula-Aye, DeBernardi-Aye, Marion-Aye. Motion carried.

**OLD BUSINESS**

Trustee Constant provided an update regarding unincorporated properties within Village limits. He provided a description and location of each property shown on the zoning map as unincorporated and stated whether or not the property is incorporated and pays Village taxes. Of the four properties shown on the zoning map as unincorporated, three are unincorporated and one is not. Discussion followed regarding history and whether or not the properties receive services from the Village. Trustee Constant stated that the lot directly east of the high school is owned by the high school but is also unincorporated. Village Clerk Losiniecki suggested that it may be in the best interest to annex the lot.

**NEW BUSINESS:**

**AGENDA ITEM:** Zoning Board of Appeals (ZBA)

Attorney Julien stated that the Hinckley Village Code makes many references to a Zoning Board of Appeals and the Planning Commission. She explained that State statute requires a Zoning Board of Appeals and that, in Hinckley, the Planning Commission has taken on the role and responsibility of the ZBA. She stated that while it is okay for the Planning Commission to function as the ZBA, in order to comply with the State statute, the Planning Commission must be structured like the ZBA and therefore, have seven members. Attorney Julien recommends adding two more members to the Planning Commission. Discussion followed regarding previous guidance regarding the number of Planning Commission members and the history of the Hinckley ZBA. Commissioner Bahl stated that the last ZBA was disbanded by Village President Roderick when he took office. Commissioner Bahl stated that the intention for the ZBA is to provide a second set of eyes and ears to review an appeal, rather than

having the same people that denied the request be the same ones to hear the appeal. Additional discussion regarding State statute requirements ended with Commissioner Lewis suggesting that the Planning Commission provide dual function, as ZBA and Planning Commission, and add two more members to comply with the State Statute. The majority of members agreed to add two more Commissioners.

**AGENDA ITEM: Village of Hinckley Sign Ordinance**

Chairman Kula reiterated that the changes to the sign ordinance were required to be compliant with a Supreme Court ruling that states that sign content cannot be regulated. Discussion followed regarding the Village of Montgomery sign ordinance and whether or not to review it to compare to the suggested changes from the Village attorneys. After brief discussion, Chairman Kula moved to accept the DRAFT Sign Ordinance provided by the Village attorneys and recommend to the Village Board that they approve the changes. Commissioner Bahl seconded. Roll Call Vote: Kula-Aye, Bahl-Aye, Lewis-Aye, Marion-Aye, DeBernardi-Aye. Motion carried. It was agreed that the recommendation to accept Sign Ordinance changes would be on the next Regular Board meeting agenda for May 1, 2017.

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

Trustee Constant suggested that the Planning Commission set a regular meeting schedule so that it is easier for everyone to plan and attend. After brief discussion it was agreed that the Planning Commission would meet on the second Monday of each month. If there is nothing to discuss, the meeting will be cancelled. As such, the next Planning Commission meeting will be on May 8, 2017.

**ADJOURNMENT**

Motion: Commissioner Lewis moved to adjourn the meeting at 8:17 PM. Commissioner DeBernardi 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