

**VILLAGE OF HINCKLEY**  
**PLANNING COMMISSION MEETING MINUTES**  
**June 12, 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, Missi Lewis, and Danielle Marion. Quorum Established.

**Absent:** Jason DeBernardi.

**Also Present:** Village President Nelson, Village Clerk Elizabeth Losiniecki, Village Attorney Kirsten Casas, Trustee Mike Constant, H-BR School Superintendent Dr. Travis McGuire, and members of the public.

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

**COMMENTS FROM PERSONS PRESENT:**

Resident Larry Menz inquired regarding permits for swimming pools. Discussion followed regarding electric, fence and deck permits for pool installations. President Nelson referred inquiries to a resolution from 2012 (2012-04) establishing building permit fees.

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

Trustee Constant requested a minor change to the minutes as presented. Commissioner Bahl moved to approve the previous meeting minutes with the correction noted by Trustee Constant.

Commissioner Lewis seconded. Roll Call Vote: Lewis-Aye, Bahl-Aye, Marion-Aye. Motion carried.

**OLD BUSINESS**

Village Clerk Losiniecki gave a brief synopsis of the previous meeting discussion regarding unincorporated properties within the Village limits and the unincorporated high school lot east of the main parking lot. Dr. McGuire indicated that the school district is not interested in having the lot annexed. Discussion continued regarding the "Bish lots" being zoned AG while the others are zoned B-3. It was agreed that the Planning Commission would continue to review the "zoning oddities" found throughout town. President Nelson stated that she would also like the Planning Commission to review the possibility of having "Welcome to Hinckley" signs located from all directions (north, south, east, and west). Larry Menz stated that the State dictates where the signs can be located on Route 30.

**NEW BUSINESS:**

**AGENDA ITEM:** Potential – 441 Rees Street Zoning Request

Village Clerk Losiniecki stated that 441 Rees Street is changing ownership. Mr. Scott Morsch had inquired (on behalf of his daughter, who is purchasing the property) regarding putting a driveway in off of Prairie Street. Attorney Casas stated that permit(s) would be needed, including site plans, drainage plan and plat survey. Trustee Constant noted that there are no curbs, culverts or gutters. Attorney Casas suggested that the plans should be reviewed by EEI. The question came up as to whether this is one lot or two, and Trustee Constant stated that the County shows it as one lot with one PIN. Chairman Kula requested that, when possible, residents provide pictures with their permit applications.

**AGENDA ITEM:** Potential – (211) Woodlawn Avenue Zoning Request

Village Clerk Losiniecki stated that a resident had advised Village staff of her intent to purchase a tract

of the 211 Woodlawn Avenue property and that she wanted to build a “small cabin” on the lot. This “cabin” would be a permanent, year round dwelling. Commissioner Bahl stated that the lot is in the flood plain and provided a copy of the flood plain map from a previous TIF district handout. Discussion followed regarding a variety of zoning questions, including minimum square footage required, property zoned as central business district, no water or sewer.

AGENDA ITEM: Investigate potential annexation of unincorporated properties within Village limits and unincorporated High School lot  
Additional discussion was not warranted after discussion held during ‘Old Business’.

AGENDA ITEM: Former “Crest Property” Annexation agreement  
Village Clerk Losiniecki stated that the former “Crest Property” had been sold and that, per the annexation agreement, the former use was no longer allowed. However, the new owner had come to the Village Hall inquiring about continuing the previous use. As it is unclear what the new owner’s intentions are for the property, Attorney Casas advised monitoring the use and potentially sending a letter to the new owner regarding any improperly stored vehicles. A variety of options were discussed and none were decided upon due to the uncertainty of the new owner’s intentions. Attorney Casas and Trustee Constant stated that the property reverted back to B-3 when the bank foreclosed on it after Mr. Crest’s death.

AGENDA ITEM: Open Meetings Act Training  
Village Clerk Losiniecki stated that all Planning Commission members were to complete the Open Meetings Act training and referred them to the handout in their meeting packet.

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

Chairman Kula inquired regarding any updates on the Royal Estates development. He stated that he was under the impression that Lake County Grading was supposed to have started on the punch list this spring.

Trustee Constant stated that two representatives from DeKalb County Thriving would be at the meeting July 10, 2017 to give a presentation on their organization and the potential benefits to Hinckley if we become a member. Mr. Constant also stated that this organization has grant funding available.

Chairman Kula inquired regarding the Municode training that had been discussed at the February 13, 2017 meeting. Village Clerk Losiniecki stated that she would look into the possibility.

#### **ADJOURNMENT**

Motion: Commissioner Lewis moved to adjourn the meeting at 8:18 PM. Commissioner Bahl seconded the motion. Voice Vote: All members voted yes. Motion carried.

The next Planning Commission meeting will be on July 10, 2017 at 7:00pm.

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Russ Kula, Chairman

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Elizabeth Losiniecki, Village Clerk