

**VILLAGE OF HINCKLEY
PLANNING COMMISSION MEETING MINUTES
APRIL 17, 2023**

CALL TO ORDER:

Chairman Pritchard called the meeting to order at 7:25PM

PRESENT:

Chairman Robert Pritchard, Steve Kreitzer, Matt Bish, John McFarland- Quorum Established.

ABSENT:

Sharlene Thomason, Rebecca Von Drasek, Jennifer Klambauer

ALSO PRESENT:

Village Clerk, Elizabeth Losiniecki, Trustee, Mike Constant, Attorney, Tim Conklin, & Members of the Public.

PLEDGE OF ALLEGIANCE:

The Pledge of allegiance to the flag was recited at the Public Meeting.

PUBLIC COMMENT:

None.

PREVIOUS MEETING MINUTES PRESENTATION & VOTE:

Approve Minutes from the March 6, 2023 Planning Commission meeting; Matt Bish made the motion to approve the minutes as written which was seconded by Steven Kreitzer.

ROLL CALL VOTE:

Robert Pritchard- Aye, John McFarland- Aye, Steven Kreitzer-Aye, Matt Bish – Aye, motion carried.

NEW BUSINESS:

Discussion Reference a Village of Hinckley Landscape Ordinance

Chairman Pritchard mentioned that Steven Kreitzer requested this issue be discussed at a PC Meeting. Chairman Pritchard contacted neighboring communities regarding their landscaping ordinances. What he learned is some municipalities have no guidelines & others like Dekalb & Sycamore specify type of material, distances, and screenings. Chairman Pritchard asked the members if there is an interest in developing a “Hybrid” landscape ordinance. Steven Kreitzer advised he is willing to put together some ideas for a landscape ordinance. Chairman Pritchard advised he will bring the topic up for a discussion at the next meeting.

Discussion Reference Public Safety & Sidewalk / Crosswalk Installation for Dollar General & Casey's

Chairman Pritchard advised the village Ordinance deals with sidewalk construction in residential areas, but there is nothing for the highway or commercial area. Matt Bish related that it is unfortunate that two businesses are coming into town and there will not be a crosswalk. Clerk Losiniecki advised that sidewalks would need to be on both sides of the street & the engineers believe this would be an insurmountable task. Chairman Pritchard advised the board is attempting to be proactive, & if the town continues to move east when will pedestrians ever be able to get to those properties. Steven Kreitzer agreed that a plan should be in place to accommodate sidewalks.

OLD BUSINESS:

Marketing Assistant Report

Rachael has been working on the website's calendar of events and working with the Hinckley Festival Assoc. Rachael provided a report on the social media responses, (primarily on Facebook) where the website had over 3000 hits regarding the fireworks. Other posts have received anywhere between 500 to 1500 hits. Steven Kreitzer commended Rachael for her amazing work. Chairman Pritchard further related Rachel brought the Dekalb County Convention & Visitor Bureau into town. They were impressed with the village & will assist with bringing people / visitors into the village.

Discussion & Recommendation Dollar General Site Plan Review

Chairman Pritchard advised the commission that B&F Construction Code Services has approved the Dollar General site plan as presented.

Alex Frasier from Dollar General spoke of the general site plan:

10600 Sq' retail store, 40 parking spaces, mutual access driveway reviewed by IDOT, & the Storm Water hook ups; Dollar General is working with EEI.

Clerk Losiniecki advised the PC Members that this is a formality (per ordinance) for the planning commission to approve the site plan after the plan has been approved by either the Zoning Administrator or B&F.

Chairman Pritchard asked about sidewalks, Alex Frasier advised maybe in the future when there is a connection east and west of the store; currently IDOT requires sidewalks on both sides of the street. Dollar General also inquired about crosswalks in the middle of the road and that would not be approved by IDOT. John McFarland asked if IDOT would put in a crosswalk at the corner of Rees & Lincoln Ave. Mr. Frasier advised he has not explored that as part of their project. John McFarland mentioned the crosswalk near the BP and crosswalks should be considered for the safety of the children.

Clerk Losiniecki advised IDOT provided feedback & will not put in a crosswalk due to the speed limit and the turn lanes. IDOT is not supportive of a middle of the road crosswalk.

Trustee Constant spoke advising IDOT would consider lowering the speed limit after businesses are present and conduct an additional traffic study.

Chairman Pritchard asked what has been done with Landscaping; Mr. Frazier advised there are two maples on the east edge and two trees in the landscape island next to the building with an existing tree on site.

Steven Kreitzer made the motion to approve the site plan & be presented to the board which was seconded by John McFarland.

Roll Call:

Robert Pritchard – Aye, John McFarland – Aye, Steven Kreitzer – Aye, Matt Bish – Abstained, Motion carried.

PLANNING COMMISION COMMENTS, PROJECT UPDATES, OTHER INFORMATION:

None

PUBLIC COMMENT:

Richard McMann (Representative for Casey's):

Advised that Casey's is willing to put in a sidewalk along their property.

ADJOURNMENT:

Chairman Pritchard asked for a motion to adjourn the meeting; Matt Bish made the motion to adjourn which was seconded by Steven Kreitzer.

MAJORITY VOTE:

Chairman Pritchard-Aye, Steven Kreitzer-Aye, John McFarland – Aye, Matt Bish – Aye, Motion Carried Meeting Adjourned.

Chairman, Robert Pritchard

Deputy Clerk, John P. Weibler