

**VILLAGE OF HINCKLEY
PLANNING COMMISSION MEETING MINUTES
FEBRUARY 6, 2023**

CALL TO ORDER:

Chairman Pritchard called the meeting to order at 7:00PM

PRESENT:

Chairman Robert Pritchard, Sharlene Thomason, Jennifer Klambauer, Steve Kreitzer, Rebecca Von Drasek, Quorum Established.

ABSENT:

John McFarland & Matt Bish

ALSO PRESENT:

Village Clerk, Elizabeth Losiniecki, Trustee, Mike Constant, & 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:

Chairman Pritchard asked for a motion to approve the Planning Commission minutes from the December 5, 2022 meeting; Steven Kreitzer made the motion to approve which was seconded by Rebecca Von Drasek.

ROLL CALL VOTE:

Robert Pritchard- Aye, Sharlene Thomason-Aye, Rebecca Von Drasek-Aye, Jennifer Klambauer-Aye, Steven Kreitzer-Aye, motion carried as published.

NEW BUSINESS:

AGENDA ITEMS:

Discussion of Greenway & Trails Plan (Guest Speaker Patrick McCrea)

Chairman Pritchard related the commission has reviewed (in past meetings) the proposed Little Rock Natural Area Preserve & Picnic Area. Chairman Pritchard asked for a Commission discussion to determine if he should present the plans prepared by Pat McCrea (Employee of the Dekalb County Forest Preserve) to the Village Board to allow the Nature area on their Solar Farm property.

SPEAKER PAT MCREA:

Mr. Mcrea Advised he grew up in Hinckley and as a child spent a lot of time playing in the creek & Learning about ecology. As an employee of the forest Preserve he helps educate school groups & Boy Scouts about ecology, water sheds, and wildlife. Pat's current function with the Forest Preserve is to identify different wildlife and the best way they can be managed. Chairman Pritchard asked Pat to speak about the County's Green Way and Trails system. Pat advised the plans are online and there are specific corridors for walking & bike trails.

Chairman Pritchard advised Steve Kreitzer is looking into a ComEd grant for the prairie area at the solar farm.

Victor Viland (Public Speaker)

Asked how people would get to the creek? Victor reiterated what Pat Mcrea said because his (Victor's) grandkids have played in the creek which causes them to learn about the wildlife in and around the creek.

Pat Mcrea advised the County Forest Preserve would come out & have an outreach a day.

Chairman Pritchard asked for a recommendation to present the idea to the Village Board Steven Kreitzer made the motion which was seconded by Sharlene Thomason.

Roll Call:

Robert Pritchard- Aye, Sharlene Thomason-Aye, Rebecca Von Drasek-Aye, Jennifer Klambauer-Aye, Steven Kreitzer-Aye, motion carried.

Discussion of Storm Water Issue: (Names Added at the Request of Chairman Pritchard)

Chairman Pritchard made the commission aware that John McFarland is a Homeowner in the lake Louise Subdivision & he hosted a meeting with local farmers, Bob & (Carl) Shoger, & George Baumann, (Kevin & Linda Hermann), DeKalb County Employees, Dean Johnson & (Jeff Woodyatt) from Soil & Water, Trustees, Russ Kula & (Steve Gayhart), & himself. The reason for the meeting was in reference to the northern farmland erosion which is entering the lakes for Royal Estates & Lake Louise. The farmers agreed to plant vegetation in the south area of their fields to slow down the sediment movement.

Steve Kreitzer asked if the farmland was draining into the lakes. Chairman Pritchard advised in heavy rain there is substantial soil movement & vegetation will slow down the sediment before entering the lakes.

Regional Planning Commission Agenda; Univ of Minnesota Rewriting Rural Narrative:

DeKalb County formed a Regional Planning Commission which Mike Constant and Chairman Pritchard are members. The meeting was canceled but they (Regional Planning Commission) were going to present a power point created by the Univ of Minnesota which refutes rural areas are dying. After COVID people are looking to move to areas with more space. Paul Borek

of the DeKalb County Chronicle published an article which talked about all the development in the county and how it affected the taxes in the area. Between 1987 – 2019 the county has 2 billion dollars of investment & 10.8 million Sq feet of industrial space which supports the Univ of Minnesota study that people will move to rural areas for jobs.

Discussion of Vacant Buildings, Buildings for Sale / Lease, Recast City Materials:

Attempt to get the owners to become more progressive with marketing and take advantage of the growth.

Discussion of Hinckley Business Assoc. Meeting January 26, 2023:

The Business Assoc had their meeting on January 26, 2023 at the Sports Plex. The topic of discussion was the Hinckley Marketing Assistant, Rachel Gorsuch - Sorensen, where she spoke about the Hinckley hub web site and encouraged the business owners to utilize the website to promote their businesses.

Dollar General Permit Application & Site Plan:

Chairman Pritchard advised a copy of the Dollar General is enclosed in the packet. Steven Kreitzer asked if there were other variances requested? Mr. Kreitzer was advised as of this meeting no other variances have been requested. Rebecca asked if the photometric included the Dollar General sign, and what is the purpose of the review by the commission. Chairman Pritchard advised due to the questions raised he wanted to share the plans with the commission. Jennifer related she has concerns with sidewalks and crosswalks. Rebecca advised the entire development does not have sidewalks. Rebecca restating, she is concerned that the current stormwater management has not been maintained. The village civil engineer needs to review the proposed grades and provide a report that the system is adequate. Rebecca advised she is willing to assist (to the best of her ability) the village staff with any questions with the development of Casey's and Dollar General. Clerk Losiniecki related to the commission they may want to look into specific ordinances for future development. Rebecca related the village may ask both developers cover the cost of the concerns (sidewalks crosswalks etc.) raised by the village and make sure IDOT is aware of the plan.

OLD BUSINESS:

Agenda Item:

Update on Independent Marketing Assistant / HUB Update:

Rachael has worked the required Hours. She visited with the Dekalb County Convention & Visitor Bureau and invited them to come to Hinckley for marketing assistance.

Discussion & Recommendation Changes to the Comprehensive Plan & Future Land Use Map:

Chairman Pritchard asked if no more changes were needed, he would make the recommendation to the village board. Rebecca made the motion to send the future land use map to the village board which was seconded by Steven Kreitzer.

Roll Call

Robert Pritchard- Aye, Sharlene Thomason-Aye, Rebecca Von Drasek-Aye, Jennifer Klambauer-Aye, Steven Kreitzer-Aye, motion carried.

PLANNING COMMISSION COMMENTS, PROJECT UPDATES, OTHER INFORMATION:

Jennifer asked about the Vacant Buildings and would like the owners to make the vacant buildings more appealing and is concerned about the future of downtown. Steven Kreitzer asked if the issue is the cost per square foot? Chairman Pritchard advised the age of the buildings and ADA issues are also a concern. Jennifer advised the listing price of Brian's pizza has doubled and the owners removed the equipment.

PUBLIC COMMENT:

Victor Viland:

Related the cost of operating a downtown business is cost prohibitive due to overhead & the maintenance cost of bringing the buildings up to code.

ADJOURNMENT:

Chairman Pritchard asked for a motion to adjourn the meeting; Steven Kreitzer made the motion to adjourn which was seconded by Rebecca Von Drasek.

MAJORITY VOTE:

Chairman Pritchard-Aye, Sharlene Thomason-Aye, Rebecca Von Drasek-Aye, Jennifer Klambauer-Aye, Steven Kreitzer-Aye, Motion Carried Meeting Adjourned.

Chairman, Robert Pritchard

Deputy Clerk, John P. Weibler