

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

CALL TO ORDER:

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

PRESENT:

Chairman Robert Pritchard, Sharlene Thomason, Rebecca Von Drasek, Steven Kreitzer, -
Quorum Established.

ABSENT:

Matt Bish

ALSO PRESENT:

Trustee, Mike Constant, Trustee, Russell Kula, & Members of the Public.

PLEDGE OF ALLEGIANCE:

The Pledge of allegiance to the flag was recited.

PUBLIC COMMENT:

None.

PREVIOUS MEETING MINUTES PRESENTATION & VOTE:

Approval of the Minutes from the June 5, 2023 Planning Commission Meeting.

Member Rebecca Von Drasek made the motion to approve the June 5, 2023 Planning Commission Minutes which was seconded by Sharlene Thomason.

ROLL CALL VOTE:

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

NEW BUSINESS:

Recommendation on the Casey's General Store Site Plan

Chairman Pritchard advised B&F Construction Code Services provided a letter which stated the Casey's plan complies with Village Code. Casey's representative Richard McMann stated the organization is looking forward to opening a business in Hinckley. He further advised there would be nothing larger than 30' candles with the light shining down. Mr. McMann confirmed Casey's will also construct a sidewalk, put in four trees and landscape around the pole sign. The timeline is to begin construction is September 2023.

Member Kreitzer made to the motion to approve the site plan which was seconded by Member Thomason

ROLL CALL VOTE:

Robert Pritchard – Aye, Sharlene Thomason – Aye, Rebecca Von Drasek – Aye, Steven Kreitzer – Aye, Motion Passed

OLD BUSINESS:**Discussion / Edits of the Draft 2023 Comprehensive Plan & Map**

Chairman Pritchard asked if there are any suggestions or comments to the proposed Comprehensive Plan & Map. Chairman Pritchard advised the new school superintendent & library director reviewed their respective plan. Member Von Drasek advised the census numbers appeared to be correct. Member Von Drasek advised she is looking forward to the public meeting with their input on the smaller residential area & other uses next to the Dollar General. Chairman Pritchard asked if there are needed changes to the comprehensive map.

Discussion of The Landscape Ordinance:

Member Kreitzer advised the proposed landscape ordinance was mostly derived from Waterman & Batavia.

Reference front and corner side yards, if the parking lot is adjacent to a residential district the parking lot will have no less than 100% coverage of the parking lot frontage to a minimum height of 3' with the landscape a minimum of 10' from any entrance / exit to a parking lot. When the parking lot is in a nonresidential area the landscaping shall provide 60% coverage between the parking lot and the front of the building.

Rear & side yards screening will be used between parking lot and residential property, shades trees shade trees for each liner 50' & not planted more than 40' apart. All trees must be chosen pursuant to Sec 2-232 which provides a list of trees per the Village of Hinckley's tree City Certification.

Maintenance, when a tree dies they need to be replaced with equal size.

Enforcement, First issue a warning then possible \$100.00 a day fine for violations.

Member Von Drasek mentioned that IDOT has a standard for an intersection called a "site triangle" and the ordinance could reference that verbiage.

See attached proposed ordinance for complete details.

PLANNING COMMISSION COMMENTS, PROJECT UPDATES, OTHER INFORMATION:

Chairman Pritchard asked if there are any suggestions for the marketing assistant reference updating the hinckleyhub web site; i.e., more visual representation of the businesses. The Business Assoc asked for a page to promote local events.

Member Kreitzer inquired if there is data being used on how many people are being drawn to the web page.

The August 21, 2023 Public Discussion will be advertised on the school & church signs.

PUBLIC COMMENT:

None

ADJOURNMENT:

Member Steven Kreitzer made the motion for an all-in favor vote to adjourn the meeting which was seconded by Member Sharlene Thomason.

ALL IN FAVOR VOTE:

Robert Pritchard – Aye, Sharlene Thomason – Aye, Rebecca Von Drasek – Aye, Steven Kreitzer – Aye.

Chairman, Robert Pritchard

Deputy Clerk, John P. Weibler