

**VILLAGE OF HINCKLEY
PLANNING COMMISSION MEETING MINUTES
OCTOBER 3, 2022**

CALL TO ORDER:

The meeting was called to order by Chairman Pritchard at 7:00PM

PRESENT:

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

ABSENT:

None

ALSO PRESENT:

Village Clerk, Elizabeth Losiniecki, & Members of the Public.

PLEDGE OF ALLEGIANCE:

The Pledge of allegiance to the flag was recited.

PUBLIC COMMENT:

None.

PREVIOUS MEETING MINUTES PRESENTATION & VOTE:

Chairman Pritchard asked for a motion to approve the Planning Commission minutes from the September 6, 2022 meeting; Steven Kreitzer made the motion to approve which was seconded by Jennifer Klambauer.

ROLL CALL VOTE:

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

OLD BUSINESS:

Agenda Item:

Discuss Public Meeting on September 21, 2022:

Steven Kreitzer asked if answers were provided at the Village Board Meeting reference the Solar Field, Chairman Pritchard responded that some questions have been answered and Trustee Constant is following up with the engineering questions but as of this meeting he has not received an answer.

Chairman Pritchard advised there are favorable comments reference the nature area. Jennifer Klambauer related she also received positive comments about the nature area, but the Solar Field did not receive as much positive feedback.

Agenda Item:

Update on Independent Marketing Contractor:

Chairman Pritchard met with the new IMC last week who advised she will be creating a new Facebook and Twitter account, Promote the calendar currently used by the library, add a services category, and update all the content. She will provide her hourly work report on the third week of the month.

Chairman Pritchard asked Clerk Losiniecki if the Village Logo may be used on the Hinckley Hub website; Clerk Losiniecki will inquire with the attorneys.

Rebecca Von Drasek advised she has received inquiries on how the nature area will be funded; she believes it is important to let the community know that the nature area is funded with grant money.

Agenda Item:

Update to the Comprehensive Plan Map:

Chairman Pritchard advised of two possible changes (1) the concrete plant from R-2 to something else and (2) the farmland to the east of the concrete plant leaving that R-2 or change to AG. Chairman Pritchard advised the commission, that transportation & public areas did not receive any comments. Rebecca Von Drasek related during the first meeting there was positive feedback regarding the removal of the residential components.

The Commission chose to postpone the presentation of the Comprehensive Map to the Village Board due to the possible changes.

NEW BUSINESS:

Rezoning of Hinckley Concrete Company Property (P.I.N. #'s 15-15-251002, 15-15-251004, 15-15-401005, 15-15-401007) from R-2 to Industrial -3:

The owner, Steve Nehring, spoke to the board where he provided the history of the concrete plant, and informed the board he never received a notice reference the rezoning from I-2 to R-2. Mr. Nehring advised he was approached by prospective buyers & he would like the property returned to the original I-2 zoning.

Chairman Pritchard advised the commission that he spoke with the Village Attorney prior to the meeting where he asked if the concrete plant was reclassified (I-2) what is the process to amend the uses under I-2. The attorney suggested the Village Board could amend the uses after public hearings. Chairman Pritchard asked the commission if they wanted to recommend a certain classification and amend the uses under that classification.

Steven Kreitzer asked how many trucks would be entering and leaving the facility. Steve Nehring advised as of right now there are not many trucks entering or leaving the facility. Mrs. Nehring walked over to Steven Kreitzer showing him the east entrance / exit way on a map. Steven Nehring also advised there is a west entrance which is owned by the Nehring's and shared by the school. The Nehring's tell the drivers they are not to use the west driveway when children are present at the school.

Rebecca Von Drasek related it is important to know how the Nehring's operated the business and how a future owner might operate the business, because the future owners may not have

the same vested interest in the community as the Nehring's. Rebecca Von Drasek also pointed out that the planning commission must look into the future and the best use of the land.

Rebecca Von Drasek further related that the first line in the I-2 definition reads "may create a substantial nuisance" and the concrete plant is surrounded by residential and an elementary school. Steve Nehring did state that he cannot vouch for the future owners and how they would run the business but would like to see businesses remain in the village.

Clerk Losiniecki informed the board that a new owner would be allowed to continue the current use and would be legal non-conforming. Chairman Pritchard advised if the grandfathered use where to "burn down" it would not be allowed to rebuild due to being zoned R-2.

Chairman Pritchard advised the following PIN #'s 15-15-251002, 15-15-251004 & 15-15-401005 are the only parcels under consideration for rezoning.

AGENDA ITEM

DISCUSS NATURE AREA & PATH

Steve Kreitzer related the ComEd Grant applications open in January 2023 with a due date of March 2023. The Proposed Little Rock Creek Natural Area Preserve & Picnic Area packet should be the only literature needed to write the grant. Rebecca Von Drasek suggested the wastewater treatment plant should be mentioned in the grant application.

PLANNING COMMISSION COMMENTS, PROJECT UPDATES, OTHER INFORMATION:

Steven Kreitzer asked how to contact the IMC and about contacting businesses. Chairman Pritchard advised the IMC is creating a Facebook page and she will contact businesses directly and work with the Hinckley Business Assoc.

Chairman Pritchard advised the commission there is possible business devolvement being considered for the SE/corner of Somonauk and Lincoln Ave...

PUBLIC COMMENT:

None

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.

ALL IN FAVOR VOTE:

Chairman Pritchard-Aye, Sharlene Thomason-Aye, Jennifer Klambauer-Aye, John McFarland-Aye, Steven Kreitzer-Aye, Matt Bish-Aye, Motion Carried Meeting Adjourned.

Chairman Robert Pritchard

Deputy Clerk John P. Weibler

