

VILLAGE OF HINCKLEY
COMMITTEE OF THE WHOLE MEETING - MINUTES
January 11, 2017

CALL THE MEETING TO ORDER: Meeting was called to order by President pro tem Diedrich at 7:10 PM.

Present: President pro tem Joe Diedrich, Trustees Nancy Nelson, Dale Clark, and Mike Constant. Quorum Established.

Absent: President Roderick, Trustees Mark Wrzeciona and Jeff Nier.

Also Present: Village Clerk Elizabeth Losiniecki, Attorney Casas, Pete Wallers (EEI), Steve Phillips (Lake County Grading), and members of the public.

Trustee Clark moved to approve Trustee Diedrich as President pro tem for the meeting. Trustees Constant and Nelson seconded. Roll Call vote: Nelson-Aye, Clark-Aye, Constant-Aye. Motion carried.

Comments

Resident Rob Zimmerman inquired regarding the balance of the Royal Estates escrow account. Trustee Constant stated that the balance is \$3500.00 and the Trustees had determined (at the previous Board meeting) that it was sufficient. There was discussion regarding the 12-15-16 Regular Board meeting minutes that stated that the punch list was complete. Mr. Zimmerman felt that the wording was confusing and asked for clarification. Mr. Wallers stated that the punch list was complete but that not all of the itemized work on the list had been completed. Mr. Phillips explained that he cannot proceed without a development agreement.

ITEMS FOR DISCUSSION:

For discussion: Royal Estates Development Agreement

Trustees, Mr. Wallers and Mr. Phillips engaged in discussion regarding a variety of items including: sidewalks and street lights on Sycamore Street, sidewalks and street lights within the development area, binder condition, sewers, and wording of the development agreement. Trustees examined the engineering maps to determine location of sidewalks and street lights in the development area. It was agreed that all sidewalks and street lights are accounted for. Minor changes to the wording of the development agreement were discussed and submitted to Attorney Casas for incorporation into the agreement. Attorney Casas agreed that the changes would be incorporated and that the revised agreement would be sent to Mr. Phillips for review. It was agreed that the revised Royal Estates development agreement would be put on the agenda for the next Regular Board meeting scheduled for January 17, 2017. There was additional discussion regarding schedule D (Schedule for public improvements) of the development agreement, which was not available for review. Mr. Phillips explained that some of the schedules cannot be provided until the development agreement is approved. He cannot secure builders until he has an approved development agreement. Trustee Clark asked Mr. Phillips how soon he could begin work once the agreement is approved. Mr. Phillips stated six months. Trustee Constant asked if June 1, 2017 was acceptable, contingent upon receipt of Schedule D. Mr. Phillips requested that Attorney Casas send the proposed changes to him for review with his attorney.

Mr. Phillips thanked the Trustees for their efforts and stated that it is his intention to add nice homes to the community.

OPEN DISCUSSION

None.

ADJOURMENT

Motion: Trustee Clark moved to adjourn the meeting at 7:42 PM. Trustee Constant seconded the motion. Voice Vote: All members voted yes. Motion carried.

Joseph Diedrich, President pro tem

Elizabeth Losiniecki, Village Clerk