

## MINUTES

The Regular meeting of the Sleepy Hollow Corporate Authorities was called to order September 17, 1990 at 8:35PM. Present were President Peterson; Trustees Harney, Roberts, Tennis (left at 11:30PM), and Ward; Attorney Knickerbocker; Engineer Whiston; Treasurer Panning; Assistant Treasurer Volkening; Police Chief Montalbano; Officer Childs; Plan Commission Markey, and Cairns; ZBA Fuqua and Johnson; and Village Clerk McKeown.

MINUTES: Tennis moved with a second from Roberts to approve the Minutes of the September 4, 1990 Regular Session as submitted.

PRESIDENT: 1. Attended the Illinois Municipal League Seminar on September 15th.

2. Roberts reported that the IML promoted the change in annexation procedures that is allowing Elgin to annex land on Randall and the Northwest Tollway.

3. DuKane Valley Council Lunch on Wednesday is about bridges over the Fox.

4. Plan Commission will be meeting September 26th.

5. On October 25th the Council of Mayors will meet to discuss the Fox River transportation including the bridges.

6. On Sept 27th the LWV will have their fall dinner. Mayors have been invited to discuss growth in the area.

7. Peterson will attend Northern Illinois University /Golden Corridor Get-together on October 13th.

8. We have received a letter from Atty. Ron Roeser requesting us to consider an impact fee for the R/DFPD. The fee suggested is \$80/BR.

9. Received a letter back from Kane County Division of Transportation in response to Peterson's request for a traffic Officer at 72 and Randall until a light can be put there. The Dept. indicates a 5 year period to widen Randall and install a permanent light. Temporary signals are being considered. In the interim they would have no objection to our placing an Officer there. Peterson suggests contacting Kane County Sheriff.

10. Storm Water Detention Ordinance came from NIPC. Given to Whiston.

11. Received a reply to Peterson's letter from Quad Com. Tuma is investigating our suggestions.

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Chuck Friend from Klayman and Korman, auditors, was present to answer any questions on the 1989-1990 Audit. Audit was received by us last week. He commended Ron Panning and Ellen Volkening for their thorough work and improvements since the prior audit. He commended the institution of the 5 year Capital Improvement Fund. He informed the Board, the Village is in a strong financial situation. Roberts commended the contributions of Trustee Tennis. Tennis noted p. 44 of the Audit, OPERATING AND

MAINTENANCE ACCOUNT for the Sewer Fund shows a \$3,575 loss. He feels there is a probable need to raise rates in the area of 6 %. Harney suggested we check with ESD to see if they have any thought to raising the rates on their end so we can account for their increase too.

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ZBA 1. Chairman Fuqua spoke to his September 12, 1990 letter to the Board concerning "fence" in the Zoning Ordinance. The ZBA requests allowing certain decorative fences. This will need a Hearing by the Zoning Board. Fuqua will get in touch with Heffron.

2. Variance #134. Variance Hearing was held on September 6th to consider allowing a fence at 202 Hilltop by M. Goetz. Notice of Hearing was published by Law in the August 20, 1990 edition of the Daily Courier News. It is a 50' long split rail fence at the back of the yard. ZBA recommends denial of request.

Ward moved with a second from Harney to approve the recommendation of the ZBA.

Harney moved with a second from Roberts to amend the motion to require the fence be removed within 30 days. MOTION CARRIED BY VOICE

MAIN MOTION: AYE: Ward-Harney-Tennis-Roberts MOTION CARRIED

3. Variance #135. Variance Hearing was held on September 6th to consider allowing a fence at 737 Jamestowne Rd. by H. Baumhardt. Notice of the Hearing was published by Law in the August 20, 1990 edition of the Daily Courier News. Two fences are involved (1) ZBA recommends approval of the fence portions running in front of the house by the walkway. (2) ZBA recommends declination of the fence to the back of the driveway.

Harney moved with a second from Ward to accept the recommendations of the ZBA.

AYE: Harney-Ward-Roberts-Tennis MOTION CARRIED

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OPEN TO THE PUBLIC 9:30

1. John Bohanek of 1504 Laurel Court addressed several issues.

(1) Have we received reimbursement from the cut water lines by Gluth Brothers? Guarantee period has expired. Whiston will contact Gluth.

(2) Presented pictures of the lakes before and after the last heavy rain. Asked what has been done. We have spoken to the WD Administrator who feels once the subdivision is finished the problem will no longer exist. Harney has spoken to the Kane County Representative Paul Schuck who says the drainage situation in Tartans Glen is illegal. Kane county can only talk to Tartans Glen and W.D. (He will also) contact the IEPA. *Harney will*

(3) Questioned the wildlife area. Harney again explained the procedure for establishing a prairie area.

(4) Questioned the condition of the ponds. There is a problem. The amurs are there but do not seem to take care of the problem. Harney is considering the use of a circulating pump.

2. Mark Holitus of 931 Glen Oak has an asthmatic daughter who is affected by burning. He presented a petition signed by 54 people

requesting we ban burning. He suggested 3 alternatives. (a) put leaves on the Halloween Bonfire, (b) burn on odd or even numbered Saturdays and (c) Village provide a take away service.

3. Don Chally of 731 Jamestowne (a) is concerned about the swale by his house and (b) is concerned over the Village developing their own water system as it is difficult to develop and maintain.

4. Harold Baumhardt of 737 Jamestowne (a) was concerned at Belmont being put in to Saddle Club Estates. Schneider Construction has contracted with Windsor to do the job. Roberts told them to do it this season. (b) Expressed his concern over the regulations on composting. The Village sent out guidelines for compost bins in the Newsletter. The current Ordinance could be interpreted to mean that these are illegal.

Roberts moved with a second from Harney to adjourn into Executive Session for the purpose of discussing litigation. Meeting adjourned into Executive Session at 10:00PM.

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Meeting reconvened into Regular Session at 10:35PM. Present were President Peterson; Trustees Harney, Roberts, Shields, Tennis, and Ward; Attorney Knickerbocker; Treasurer Panning; Assistant Treasurer Volkening; Police Chief Montalbano; Office Childs; and Village Clerk McKeown.

ATTORNEY: Discussion was held on the Chateau Property. Peterson, and Roberts met with West Dundee Village Administrator as papers were reporting we were uncooperative about giving the owner the zoning he desired or deannexing the property. Peterson (expressed we would consider) giving zoning in return for part of the sales tax or deannex for something in return. Trustees want West Dundee to put options in writing. Some concern was expressed if we accepted additional sewerage in return for deannexing we would be forced to accept greater density than we would want. Would we be bound to provide capacity in the Chateau area? No, we are on record to wanting capacity along 72.

Roberts moved with a second from Tennis to authorize Attorney write to West Dundee stating they should come up with proposals on the 2 options. MOTION CARRIED BY VOICE

Roberts will work on determining need for sewer capacity from the 38 acres North of 72 and the 5 parcels South of 72.

ROADS 1. Resurfacing of Roads. We have to amend the Appropriation Ordinance to obtain money for the roads (We cannot use MFT leftover money as to do that we would need to go out for bid again and we would miss the season) There is \$41,000 additional monies that could be spent. Tennis felt we should be saving only \$4,000. He felt \$41,000 extra was too much to spend. Harney felt (if) we have the money we have roads that need the work. She feels next year's quotes will be higher due to the Mid East crises.

Based on Palumbo's MFT Contract prices the following roads

We have the money

also could be done:

Willow from Locust east to Village entrance	\$8,000
Thorobred from Village Hall to Oppenheim's	12,000
Willow west from Bullfron to Winmoor	11,000
Bullfrog	3,000
Winmoor from Willow to Thorobred	6,000
	40,000

Harney moved with a second from Ward to add 3 roads: Willow from Locust to Village Entrance at \$8,000, Thorobred from Village Hall to Oppenheim's for \$12,000, Willow west from Bullfrog to Winmoor for \$11,000 to the Village program.

AYE: Harney-Ward-Roberts      NAY: Tennis      MOTION CARRIED

Knickerbocker will deal with the changes in the revised Appropriation Ordinance.

2. Rainbow Creek: Applied Exological Services Inc. replied to Harney's request on 9/14/90. They supplied a listing of plantings. Harney would like to accept Applied Ecological Services to do the design specifications and put out to bid for the excavation and plantings.

Harney moved with a second from Ward to accept the proposal of Applied Ecological Services to design a solution including everything but the \$9,500 planting for \$13,193.50.

EnCap quoted a \$17,800 price for excavating but AES says it is impossible to tell how much excavating is needed at the present time Roberts contends from past experience dredging this will not work. There has been \$33,000 set aside to do this project for several years.

AYE: Harney-Ward-Roberts      NAY: Tennis      MOTION CARRIED

TREASURER 1. Warrants in the amount of \$34,356.39 were presented.

Add \$56.40 for IML Seminar for Peterson. Noted Saddle Club lights of \$26/month is not getting the discount. Noted a replacement answering machine for Shroeder of \$49.80. Noted Shroeder's mileage of 774 miles for the month of August.

Roberts moved with a second from Tennis to pay warrants in the amount of \$34,412.79 as presented.

AYE: Roberts-Tennis-Harney-Ward      MOTION CARRIED

2. Panning presented the Levy Ordinance with an estimated 10.9% increase in valuation. The levy proposed would be 9.3% above the actual amount extended this year. Proposed to hold the Levy Hearing at the second Meeting in October.

3. Sales tax from Tucker's final installment, \$5,029.15, was noted.

4. Kane County Developement Contracts have come back and are signed.

5. Panning will be attending the week long Treasurers' Institute on September 24.

6. 4 Months Revenue and Expenditure Reports were noted.  
(11:30PM Tennis leaves)

POLICE 1. Monthly Activity, Citation Locations, Traffic Accounts, and Meetings & Seminars Reports, and Quad Com Excecutive Minutes

were noted.

2. Noted the approval of Illinois Training Board to the 50% reimbursement of Police Chief's training at Northwestern.

3. End of probationary period of Sears and Mullens.

Ward moved with a second from Harney at the end of Officer Sears and Officer Mullens individual Probationary Period, pay be increased appropriately as budgeted to \$7 per hour.

AYE: Ward-Harney-Roberts-Peterson MOTION CARRIED

4. Computer terminal at Reuter's desk is in operation.

ROADS-PARKS-VILLAGE PROPERTY: 1. Quotes for Bleachers were presented.

Harney moved with a second from Roberts to purchase a 3 row 15' portable bleacher with galvanized steel frame, aluminum footboard and colored aluminum seatboard with a price of \$576.00 from Miracle Recreation Equipment Company.

AYE: Harney-Roberts-Ward-Peterson MOTION CARRIED

2. Harney moved to purchase 7 1/2' Player Bench without back. Withdrew motion due to incomplete information.

3. Referred to Jack Dayon's letter concerning soccer goals and nets.

Harney moved with a second from Ward to purchase Sportime Best Buy soccer net Catalogue #21097.F9 for \$1,171.50 for soccer goals.

AYE: Harney-Ward-Roberts-Peterson MOTION CARRIED

5. Harney moved with a second from Roberts to purchase a Soccer USA 3 mm nylon net for \$80 per pair.

AYE: Harney-Roberts-Ward-Peterson MOTION CARRIED

6. Harney drove Village the last 2 Mondays. Does not feel we have a problem with Elgin/Wayne's new trucks dumping garbage.

7. Harney searched for road damage caused by the Garbage Truck and found none. Sunderlage was to talk to Bohanek.

8. Sunderlage will also talk to him about the dam as Harney sees no damage.

9. Spoke to Dave Scatterday. He will come up with a plan for "Harney's" trees in the Park.

10. Recycling bin for plastics will be to the far side of the Public Works Barn. Bin is 20' long, 6' tall, and 7' wide. This bin will be available starting October 1.

11. Met with Paul Schuck of the County on the Tartans Glen runoff. He will follow up with IDOT and Division of Water Resources.

12. Friends of the Fox will develop a basin wide model scenario for Tyler Creek and Jelke's Creek.

BUILDING 1. Walk through next week with Pulte.


2. Walked through Surrey Ridge with Deering and Whiston.

3. Grinder Pump Stations were priced \$2850 on April 2. Volkering called and was told factory is not building these pumps. Roberts will pursue.

OLD BUSINESS Dave Groth and Plan Committee suggested hiring Lane Kendig to put together a sales package we could take to people who are thinking of annexing to Elgin. Trustees felt we would be wasting our money.

Roberts moved with a second from Harney to adjourn the meeting. Meeting was adjourned at 11:50PM.

Respectfully submitted

  
Janet McKeown  
Village Clerk

PUBLIC HEARING  
ANNEXATION  
SEPTEMBER 17, 1990

RIVER RIDGE ESTATES - *The Bluffs of Sleepy Hollow*

Public Hearing for the Annexation of land denoted as East 1/2 of SE 1/4 Section 28 and part of E 1/2 of NE 1/4 of Section 33, commonly known at 35W220 Boncosky Road, Dundee, Illinois 60118. Public Hearing commenced at 7:13PM September 17, 1990.

Present were President Peterson; Trustees Harney, Roberts, Tennis, and Ward; Attorney Knickerbocker; Engineer Whiston; Plan Commission Markey, and Cairns. Also present were Rick Gaston and Carmine Naccarato of TANGD Partnership; and Thomas Haywood of Bell, Boyd and Lloyd. Several members of the Village were also present.

Notice of the Public Hearing for the night of September 4, 1990 was published according to Illinois State Statutes in the August 20, 1990 Edition of the Daily Courier News. The Board of Trustees on September 4, 1990 voted to continue the Hearing at their next regularly scheduled Board Meeting, September 17, 1990.

The provisions of the Annexation Agreement were noted, discussed and adjusted.

1. Plat must include north and south side of Bonkosky
2. Discussed impact fees. School District #300 is looking for an increase. The Fire and Library Districts are looking to institute impact fees. The Village Board has not had the opportunity to review these requests. Could adjust the Annexation Agreement to allow current or proposed impact fee as of the date of execution of the Agreement, or as of the date of individual Building Permits.
3. Roberts wants to consider that the fees are paid at the first time the property changes hands.
4. Concerned that detention/retention areas should be separate lots deeded to the Village or Homeowner Association with easement rights. Developer is agreeable to do that for the retention (wet) pond area with the Homeowners. We could hold the right to come in and do the work necessary to conform with our Ordinances if the Homeowners fail to do so. Detention (dry) area is spread over 3 lots but has easements.
5. Trustees want entry way compatible with the rest of the Village as will be drawn up by Martin Landscaping subject to approval by the Board.

6. Final Engineering should also state Policies customarily enforced. i. e. (a) culverts and swales developed by the developer (b) Bond be automatically renewable (c) all driveways be asphalt or concrete (d) water services be a minimum of 1" (e) swales sodded from property line to edge of pavement. (f) no cut or fill unless Village is notified. (g) covenants of Homeowners Association attached.

7. Drainage and road entrance should be coordinated with the County and Township respectively. This is the Developer's responsibility.

8. Agreed 10 years instead of 20 years. (see page 8)

9. Whiston felt water pressure was adequate. Spot checks were OK. Did trace problems to when the pumps had been out. Elgin's new tower should eliminate the problem of the pumps.

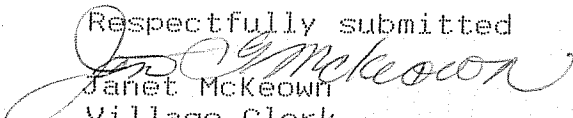
10. There are 5 lots and houses now under contract. When we adopt the agreement, the fees noted on #7 of page 7 are locked in. Agreed to put in language to allow for amendments to the codes to increase the fees. Trustees felt they did not want to charge new/increased fees retroactively to houses under contract, but wished to discuss this further.

11. At what time do we want final course on the roads. This is a part of the Letter of Credit.

12. None of the Residents present spoke on the Annexation.

Tennis moved with a second from Roberts to adjourn the Public Hearing. Hearing was adjourned at 8:35PM.

Respectfully submitted

  
Janet McKeown  
Village Clerk

# The Village of Sleepy Hollow, Illinois

One Thoroughbred Lane  
Sleepy Hollow, Illinois 60118

Village Hall 426-6700  
Village President 426-6822

Village Clerk 428-2266  
Building Department 428-3388



September 17, 1990

## EXECUTIVE SESSION

Meeting of the Regular session adjourned into Executive Session at 10:00PM.  
Present were President Peterson; Trustees Harney, Roberts, Tennis and  
Ward; Attorney Knickerbocker; Village Clerk McKeown.

Lot 31 Saddle Club Estates was discussed.

We are being sued only to let Pulte build. We cannot stop them from building if  
they meet the codes.

Septic has to be reviewed by the County. If Kane County signs off on the  
septic system we have no alternative but to live with it.

Pulte's Attorney Rector wrote our Attorney September 11th concerning Rector's  
conversation with Bob Leonard, Kane county Sanitarian. Roberts also contacted  
Leonard. The two conversations differed. In any event, when the septic plans are  
submitted to Leonard, Leonard, Roberts and Glass will confer.

The 2 neighbors on either side (see Executive Minutes of 9-4-90) are moving.

Trustees felt we could offer \$10,000 to purchase the Lot. When Peterson talked  
to Orest Chryniwsky about this he felt this would not be sufficient. Knickerbocker  
feels there is potential for Pulte to make \$80-90,000 on a home.

Roberts wants current complete set of plans submitted for a building permit. He  
wants the lot lines and septic lines exactly staked out as part of the septic  
review.

Harney moved with a second from Roberts to adjourn the meeting into Regular  
Session. Meeting adjourned into Regular Session at 10:35PM

Respectfully submitted

  
Janet McKeown  
Village Clerk