

VILLAGE BOARD MEETING

NOVEMBER 5, 1990

MINUTES

The Regular meeting of the Sleepy Hollow corporate Authorities was called to order November 5, 1990 at 7:35PM. Present were President Peterson; Trustees Harney, Johnson, Shields, and Ward; Engineer Whiston; Treasurer Panning; Police Chief Montalbano; Zoning Board Heffron; Deputy Clerk Olson; and Village Clerk McKeown.

MINUTES Panning noted on the October 15, 1990 Regular Session Minutes, page 4-TREASURER-item (b) should have stated \$779.20 out of the \$3,600.78 of Engineering fees are reimburseable by River Ridge Estates. Shields moved with a second from Ward to approve the minutes as amended herein. MOTION CARRIED BY VOICE

PRESIDENT 1. Attended DuKane Valley Council Meeting October 17th. Subject was NIMBYs.

2. Attended the October 25th Mayors' Meeting. Learned a temporary light at ~~Randall and 72~~ will be installed in 3-6 months. In the fall of 1991 Rte 31 will be widened. West Dundee's bridge will not be widened until 1993.
(Harney arrives-7:40)

3. Letter from IDOT concerning the proposed ~~Fox Valley Freeway~~. There will be an Open House November 15 from 2PM to 9PM at the Crystal Lake Holiday Inn.

4. Attended a meeting November 1st concerning the ~~Sears~~ Project in Hoffman Estates. They are looking for an occupancy in 1992.

5. November 13th the DuKane Valley Council will be at the Fermi Lab.

6. ~~Pride week~~ for drug awareness was October 20th. Red ribbons were displayed at the Village Hall. Peterson wrote a letter to the Pride organization to tell them what we had done.

7. ~~FPA~~ Hearing on changes in our FPA boundaries with Elgin was to have been November 7th. NIPC Staff has recommended to postpone the Hearing. Gilberts had not been notified of the Hearing. Peterson wrote our objections October 23rd to NIPC.

8. ~~Dickens in Dundee~~ is having a Parade December 8th.

9. We have had no response from ~~West Dundee~~ over Peterson's October 23rd letter to Mayor Grafelman. Roberts said West Dundee Plan Commission Member Regan was not aware of the letter.

10. Received a letter from Gerry Kirkland, 222 Darien Lane dated October 25th. He was upset at the continuing drainage problem. Peterson assured him we were still working on the problem. Deering who had been ~~Winder's~~ Project Manager has left to work for Elgin.

11. Former Village Clerk and Trustee Gretchen Mathews is on the Advisement Committee for the ~~County's solid waste management~~.

CLERK 1. 7 residents voted ~~absentee~~.

2. ~~Newsletter~~ should go out first week in December.

3. Terri will be on vacation November 30 to December 7. She has requested approval to carry over one week of her 1990 vacation. Shields moved with a second from Ward to allow Terri Jersky to complete her 1990 vacation by March 31st.

AYE: Shields-Ward-Harney-Johnson MOTION CARRIED

4. Variance Ordinance 4-63-3 was presented. Variance #124-16Plum Court-variation of lot size. Variance was approved at the July 2, 1990 Regular Session

Shields moved with a second from Ward to approve Ordinance #4-63-3.

AYE: Shields-Ward-Harney-Johnson MOTION CARRIED

5. Variance Ordinance 4-64-3 was presented. Variance #129-851 Winmoor-variation of lot size. Variance was approved at the July 2, 1990 Regular Session.

Shields moved with a second from Ward to approve Ordinance #4-64-3

AYE: Shields-Ward-Harney-Johnson MOTION CARRIED

6. Special Meeting to review the Personnel Policy will be set at the next meeting.

7. (See October 15th Regular Session Minutes-page 3- OPEN TO THE PUBLIC- #2) IMLRMA will not pay for damage to Bohaneck's water line.

The Bluffs
PLAN COMMISSION River Ridge Estates will be on the agenda for the November 14th Plan Commission Meeting. Annexation Agreement is still being developed by the Attorneys.

ZBA Request for variance on Lots 19 and 25 Fawn Court was again reviewed. (see October 15th Regular Session Minutes-page 3-OPEN TO THE PUBLIC -item #4) Tom Huddleston reported the results of the soil borings on the properties. Surface and storm water runoff will be easy for the builder to direct the drainage to the road swale.

State/Kane County codes say there should be 4 feet of free soil structure. The high seasonal water table is 28-30". Therefore there should be modification of putting in a curtain drain or place fill on the septic areas. With a curtain drain there would be too much water going into the swale at certain times. Therefore, Huddleston recommends 18"fill. Does the fill have to set for a year and then be perked? In this case it isn't necessary as the underlying soil is OK now. Septic plans must be modified to allow for the fill.

Neighbor Burford was concerned about water running onto her lot which is next to and lower than lot 25. Trustees concurred developer should provide guarantees and use erosion techniques.

Shields moved with a second from Harney to table the motion pending incorporation in the Ordinance the recommendations of Huddleston and the Village Sanitarian.

Attorney Cusack noted his client is working under a timing problem in the real estate transaction.

AYE: Shields-Harney-Johnson-Ward MOTION CARRIED

We would look to see this within 2 weeks.

8:45 OPEN TO THE PUBLIC

1. Walter Frates would like to purchase the 2 Chateau Apartments. (See 2/5/90 Regular Session Minutes-page 2-OPEN TO THE PUBLIC- #5) He needs to protect the buildings from further damage during the winter while he applies for zoning and permits and works out the contract. Trustees felt he needed permission from the owner to do any protection work. They also felt to do so would not require a building permit.

2. Dave Williams expressed his concern over the multi-flow system that was proposed to be used at the Chateau Apartments.

3. Yvonne Miller of EDKO presented a Resolution requesting the Kane County Board to restrict the percentage of waste generated outside the geographical boundaries of the County which may be deposited in the Settlers Hill Landfill. East Dundee among several municipalities and Dundee Township among several townships has passed the Resolution. Trustees felt they needed some input from the County, to hear the other side, before they could vote on the Resolution.

ZONING BOARD 1. Shields moved with a second from Harney to remove the R-3 Zoning from our Ordinance. Withdrawn. Trustees felt Townhouses might not be bad to have. Concern also over making the "Carriage Homes" non-conforming.

Shields moved with a second from Ward to direct the Zoning Board to work with Lane Kendig to modify R-2 and R-3 Zoning and resubmit to the Board. MOTION CARRIED BY VOICE

2. Harney moved with a second from Johnson to direct the Zoning Board to consider the elimination of PUD. MOTION CARRIED BY VOICE

3. Roberts feels we should increase the lot size for greater septic system safety. Kane County is in the process of doing so. This should be discussed further.

4. Trustees still want the Zoning Board to look into Estate zoning of 1 to 4 acres.

5. Felt the Zoning Board and the ZBA might work together on the fence restrictions.

ENGINEER 1. Layne Geo Sciences Report was presented. Trustees will review before the next meeting.

2. Locally funded portion of the roads bill came to \$25,653.56. The Original Estimate was \$31,000. Amount was less as they feathered at the driveways which costs less, and did not go as far on Willow as had originally been planned.

Harney moved with a second from Johnson to pay Palumbo in the amount of \$25,653.56.

AYE: Harney-Johnson-Shields-Ward MOTION CARRIED.

3. Contract price for the MET portion of the road work was \$42,972. The actual price was \$40,650.30 which is a \$2,321.70 reduction.

Harney moved with a second from Ward to approve the change order.

AYE: Harney-Ward-Johnson-Shields MOTION CARRIED.

Ward moved with a second from Harney to authorize payment of

\$40,650.30 upon IDOT approval.

AYE: Ward-Harney-Johnson-Shields MOTION CARRIED.

4. Whiston has written Windsor on the Deer Creek drainage problems. Next follow-up should come from the Village Attorney.

5. Belmont extension is ready to be laid.

6. Whiston has reviewed the final engineering of River Ridge Estates and has sent his recommendations to the Plan Commission. The Bluff

TREASURER 1. Warrants in the amount of \$84,980.02 were presented. Shields moved with a second from Ward to approve the warrants as presented.

AYE: Shields-Ward-Harney-Johnson MOTION CARRIED

2. Panning requested approval to spend \$860 for a spreadsheet for the finance computer. It is in the budget for \$1,000.

Shields moved with a second from Ward to purchase a spreadsheet program at a cost not to exceed \$900.

AYE: Shields-Ward-Harney-Johnson MOTION CARRIED.

FINANCE Trustees discussed impact fees in relation to the charts provided October 29, 1990 by Panning and Volkening. (see October 15th Regular Session Minutes-page 5- FINANCE) Trustees expressed concern if we agreed to the increased fees and the other municipalities do not we may loose developement to other areas. Felt there should be a meeting of the minds between the municipalities.

ROADS-PARKS-VILLAGE PROPERTY 1. St Edward's October 10, 1990 soccer letter was discussed. Agreed the Park District would have first consideration on the soccer fields. Felt there would be too many conflicts if we allowed St Edward's to use our field as their home base.

Harney moved with a second from Ward to deny St Edward's request to use the soccer fields as their home base, with extreme regret. MOTION CARRIED BY VOICE.

2. Harney will meet with Martin and Associates on Wednesday at 8:30AM. The Service Club and Saddle Club Homeowners were invited. Meeting is to review objectives and look at preliminary plans.

3. Park bathrooms are not feasible at this time. It would cost \$13,000 to extend the sewer lines.

4. Applied Ecological Sciences will be here November 27th to discuss preliminary plans on Rainbow Creek.

5. Harney has sent out bid letters to remove the tanks. There is a possibility the tanks were lent to us by Martin Petroleum.

6. Crane Drive drainage by Devereaux' has been finished.

7. Too late to seal the cracks in Sleepy Hollow Road.

8. Will be going along Sleepy Hollow Road to grade the shoulders/swales.

9. Friday morning Harney will be meeting with Todd Harris, Peterson and Sunderlage on the purchase of a Public Works Building.

10. Trucks are ready to plow.

11. Winter work list is being put together.
12. Sunderlage will regrade the swale along Locust Creek. The culvert at 802 Locust must be lowered. Homeowner will be notified we will have to cut through his drive and lower the culvert.

WATER 1. 194,000 gallons were used last month. *(Average)* amended 11.19.90

2. The water program has been going relatively smoothly.
3. We receive a few bad checks each billing period. Should we change the ordinance to allow for charging on bad checks?
4. We have a \$9 per month fee for a house close to the water lines but not hooked up. There has been problems collecting. Perhaps the Administrative Warning Ticket could be used for this.
5. Should we be charging a security fee?
6. Carpentersville has offered to supply us water.
7. Architect's building plans were reviewed. Feeling was expressed over a need for a President's Office, cramped quarters of the Front Office, beam over the meeting hall, location of windows, smoking areas, lack of lunch room, cramped treasury quarters, inadequate storage, computer terminal wiring distance. Architect will now cost out the project. Architect likes to renovate.
8. Roof should wait until we have received Architect's recommendations on whether to build or renovate.

POLICE Quad com/Jets meeting is November 8.

HEALTH & SAFETY 1. There is no need at the present time to increase sewer rates. We are only losing \$20 per month presently.

2. Concerned over the accidents at 72 and Sleafy Hollow Rd.
3. Concerned over the access to Joy Lane and Randall

BUILDING 1. Have been approached by a developer on the property zoned B-2 on Route 72 that belongs to Windsor. Developer must go to the Plan Commission first with a site plan.

2. Lot 31 Saddle Club Estates. Apparently the Kane County Sanitarian Bob Leonard agreed with Roberts, but the September letter seemed to state otherwise.

Shields moved with a second from Harney to adjourn the Meeting. Meeting adjourned at 11:55 PM

Respectfully submitted

Janet McKeown
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Village Clerk