

VILLAGE BOARD MEETING  
MINUTES

AUGUST 3, 1992

The regular meeting of the Sleepy Hollow Corporate Authorities was called to order August 3, 1992 at 7:30 p.m. In attendance were President Peterson; Trustees Johnson (8:00 p.m.), Roberts, Shields, Tennis, and Williams; Village Attorney Payne; Treasurer Panning; Police Corporal Childs; Engineer McGovern; Plan Commission Chairman Wiedmeyer; ZBA Chairman Fuqua; Zoning Board Chairman Heffron; and Clerk Olson.

MINUTES:

1. TENNIS MOVED WITH A SECOND FROM SHIELDS TO APPROVE THE MINUTES OF JULY 20, 1992 AS SUBMITTED. MOTION PASSED BY VOICE.

PRESIDENT:

1. The President attended a cable TV meeting at Randall Oaks. The next meeting is scheduled for August 31st.
2. Received a letter commending Officer Beyer on the performance of his duties.
3. Received a letter from resident Pacchini concerning the increased traffic situation on Hilltop Drive during rush hour.
4. Received an anonymous letter from a resident expressing concern about the overgrown vegetation in the village.
5. Received notice from NIPC concerning an FPA amendment in Carpentersville for the proposed new residential area.
6. Received letter notifying us of the appointment of a new head of NIPC.

CLERK:

1. We have received a quote to substitute chips for pea gravel for the MFT road program from the low bidder of the project, which would be an additional \$12,000 approximately. Our Engineers are researching this matter as they feel the price may be high. TENNIS MOVED WITH A SECOND FROM SHIELDS TO APPROVE THE ROAD PROGRAM WITH STAHL CONSTRUCTION AS THE LOWEST BIDDER, NOT TO EXCEED \$78,304.30, SUBJECT TO THE REASONABLENESS OF THE REVISION IN SPECIFICATIONS TO CHIPS, TO BE CONFIRMED BY OUR ENGINEER. AYE: TENNIS-SHIELDS-ROBERTS-WILLIAMS. MOTION PASSED.
2. We have received no bids responding to the newspaper ad for the sale of the squad car or tractor. ROBERTS MOVED WITH A SECOND FROM SHIELDS TO AUTHORIZE THE CLERK TO REPUBLISH THE AD IN BOTH THE DAILY HERALD AND NORTHWEST HERALD. AYE: ROBERTS-SHIELDS-TENNIS-WILLIAMS. MOTION PASSED.

PLAN COMMISSION:

No report.

ZBA:

The ZBA met concerning a variance request for an undersized lot at 1835 Maple Court, which is slightly under the 20,000 sq. ft. minimum. They meet the septic requirements and the ZBA recommends approval. ROBERTS MOVED WITH A SECOND FROM SHIELDS TO CONFIRM THE DECISION OF THE ZBA AND TO AUTHORIZE OUR ATTORNEY TO PREPARE THE NECESSARY ORDINANCE. AYE: ROBERTS-SHIELDS-TENNIS-WILLIAMS. MOTION PASSED.

ATTORNEY:

1. Greg Dose, attorney for Target Stores, and Keith Berg, an engineer for the project, were present to explain the proposed curb cut on Locust Drive. Village Attorney Payne briefly explained the discussions that have taken place and the proposed agreement between Sleepy Hollow and West Dundee, with Sleepy Hollow allowing the curb cut and West Dundee giving us additional sewer service for the 16 undeveloped acres west of Locust on Route 72. The plans call for an 8' berm with plantings along Locust. West Dundee would maintain that portion of the road from Route 72 to the curb cut but Sleepy Hollow would retain jurisdiction. This portion would be widened to 4 lanes and taper back down to 2 lanes as it travelled southward. The approved access points to the shopping center are on Route 72 and on Village Quarter Road. The question of allowing no left turns out and no right turns into the Locust entrance was raised. It was felt the rear of the store should be landscaped in some way. It was explained to the residents at the meeting that if we don't allow the curb cut, thus obtaining additional sewer service, it is possible that the commercial property owners along Route 72 will de annex from us and then, eventually, West Dundee will annex the property, again leaving us with no control over any development that adjoins our Village. Several residents made comments in favor of denying the curb cut.

(a) Curt Bork questioned the location of the proposed public works garage and why trucks could not all be directed through that entrance.

(b) Mary Jean Kedzier would like no trucks allowed on Locust and feels we should demand more control on certain issues to allow the curb cut; i.e. design, landscaping, etc. along Locust. She also asked about the lighting of the project.

(c) Dan Wiedmeyer asked if they had proposed traffic counts and was told they could obtain that information from the traffic engineer. He also asked if an additional curb cut on Village Quarter would alleviate some traffic from Locust.

(d) Adam Zundl asked about the widening of Locust and was told the widening would occur on the east side of Locust.

(e) Roger Ferguson asked if the Village could post "no through traffic" signs to control some outside traffic through the Village. It was felt enforcement would be very difficult.

(f) Ed Zander felt the commercial development along Route 72 was not worth the curb cut, since the property may not be developed for several years.

(g) A resident asked why they were not notified of this matter ahead of time. The board said this matter came up with short notice.

(h) Tim Morrey felt the traffic engineer should have been present. He also felt we should get more from West Dundee to give them the curb cut.

(i) Another resident expressed concern about truck traffic on Locust and felt the design of the entrance was made more for trucks.

SHIELDS MOVED TO REFER THIS MATTER TO THE PLAN COMMISSION. There was no second to the motion.

It was asked if Village Quarter could be made the 4 lane road, and leave Locust at 2 or 3 lanes, with no truck traffic allowed.

The Village Attorney suggested a special meeting to further discuss this matter and allow ample time for resident questions. The traffic engineer for the project would be present at that time. The meeting will be August 18th at 7:30 p.m., the location to be determined prior to the meeting.

2. We have received a two month extension of the letter of credit for Deer Creek. They hope to have all the documents within a month to present to the Village for acceptance (bill of sale for improvements, owners and engineers certificates, etc.). We would also get a 15%, 18 month maintenance bond. Windsor now plans to personally develop all the remaining lots. There are apparently some street light problems that have not been corrected.

3. The AWT program is still being discussed; the first suit was filed today. Until we have a more definite idea of where the decision is going, we will continue with our AWT program.

4. JOHNSON MOVED WITH A SECOND FROM ROBERTS TO PREPARE A TRAFFIC ORDINANCE TO REMOVE THE STOP SIGN FROM HILLTOP DRIVE AND INSTALL A STOP SIGN ON HILLTOP COURT AS IT ACCESSES HILLTOP DRIVE. MOTION PASSED BY VOICE.

ENGINEER:

1. The asphalt work will be completed in Deer Creek this week. It was noted that the sides are high and gravel should be put on the sides to prevent the new asphalt from breaking off.

2. Pirtano will commence work at Rainbow Creek when the ground dries.

3. Some work has been done on the proposal for the water study and it should be complete by the next board meeting. Some issues have been addressed; a third pressure zone on the east side is possible, but we will have to put in more pressure relief valves and do more looping to prevent dead ends; it would be costly. It was recommended that we first try increasing the pressure at the pressure reducing valves by a few pounds, monitor the houses experiencing the higher pressure, and slowly adjust it.

4. The leak detention service has been notified to proceed with the work. They need Art here when they do the work and he will be on vacation until late in the month.

5. The Engineer contacted Elgin concerning the water delivery system on Randall and our desire for a chart indicating how much water we are using minute by minute and installing control valves. We can hook up to their meter transmitter which would send the info through a phone line into the Village Hall. There would also be no problem installing a restrictor.

6. The high cost from Commonwealth Edison was because the pumps are on automatic and apparently operate ~~continually~~ <sup>intermittently</sup>. We would like to know how it would affect the system if we were to disconnect the pumps.

7. In Deer Creek, lot 31 has drainage problems. The engineer gave details on reconstructing the ditch to the homeowner. The recommended work is what has been done in similar situations to alleviate this type of problem.

TREASURER:

TENNIS MOVED WITH A SECOND FROM SHIELDS TO APPROVE THE WARRANTS AS SUBMITTED IN THE AMOUNT OF \$36,230.81. AYE: TENNIS-SHIELDS-JOHNSON-ROBERTS-WILLIAMS. MOTION PASSED.

ZONING BOARD:

The review of the zoning ordinance amendments continued:

Section 19: It was felt that the portion of number 3. on the bottom of page 12 and the portion continuing on page 13 should be spaced a couple lines apart to separate them if they should be on the same page in a rewrite or printing.

should be on the same page in a rewrite or printing. Walt will rewrite number 2. to make it clear that all boats must be stored out of the village during the winter unless stored as specified with the screening, effective 12/1/93; there is no grandfathering of the current storage provision.

Section 20: Okay

Section 21: 8-3A-4 B. Storing or parking of trailer coaches or mobile homes, or occupancy of trailer coaches, mobile homes, or recreational vehicles, all as defined in Section 8-1-5 of this Title.

8-3A-4 L. Trustee Johnson was in favor of allowing the sale of personal automobiles on the driveway with restrictions, but the majority of trustees wished to leave this paragraph as written.

Sections 22 through 37: Okay

#### ROADS & VILLAGE PROPERTY:

1. The President received a letter from the Kane County Forest Preserve concerning the proposed walking path and offering assistance.
2. SHIELDS MOVED WITH A SECOND FROM ROBERTS TO ACCEPT THE BID OF PAYLINE WEST INC. OF \$10,689 FOR A FORD MODEL NO. 274 TRACTOR. AYE: SHIELDS-ROBERTS-JOHNSON-TENNIS. ABSTAIN: WILLIAMS. MOTION PASSED.
3. It was felt we could send Chicago Elmhurst Stone a letter acknowledging their \$1,000 contribution and advising that we will hold, but not deposit, until we have a definite plan for the pathway.
4. Electrical work estimates for the Saddle Club entrance have all been over \$1,500, so we should go out to bid. Trustee Harney should talk with Art to find out what the cost is to have this wiring put under the road (not in the culvert). It was noted, however, that this is an emergency situation as people have been shocked by the cut wires. We should find out what the actual estimates were on repair work. The trustees could be contacted for a phone vote if the work is to be done immediately.
5. The bids specs for the Rainbow Creek vegetation have been submitted. WILLIAMS MOVED WITH A SECOND FROM ROBERTS TO APPROVE GOING OUT TO BID WITH THE VEGETATION SPECIFICATIONS PENDING ACCEPTABILITY OF THE PLANTS BY THE MAJORITY OF THE SURROUNDING RESIDENTS. MOTION PASSED BY VOICE.

#### FINANCE:

1. The remediation work by ERM begins this week with the removal of the contaminated soil. Trustee Johnson will have our architect call Dave Johnston of ERM to discuss the possibility of beginning construction work on the public works building.
2. The Finance Committee had their first meeting on July 27th. They will meet August 31st with the auditors, and thereafter, quarterly.

#### WATER:

1. Trustee Johnson spoke with John Bohanek concerning his water problems. We may be able to resolve this problem by buying him a \$20 check valve.

2. A draft reply to Ms. Barber's newspaper column was presented. It was suggested the letter be addressed to the editor, be more strongly written, and condensed.

3. After a review of the records and monitoring of his water usage, it was felt we should write off the \$1200+ water bill to resident Demes as we do not have enough substantial information to pursue collection. A letter has been prepared to send to the resident advising him of this decision. TENNIS MOVED WITH A SECOND FROM SHIELDS TO ACCEPT TRUSTEE JOHNSON'S PROPOSAL TO WRITE OFF THE INSUPPORTABLE RECEIVABLE OF \$1,250.10. AYE: TENNIS-SHIELDS-JOHNSON-ROBERTS-WILLIAMS. MOTION PASSED.

POLICE:

1. The Chief submitted a memo concerning the speed limit on Boncosky Road recommending that the speed limit of 45 mph by the Bluffs be maintained as is. A speed study was done in March on Boncosky. It was felt we should reevaluate the speed limit at that location in a year. The only place the Police could set up radar would be at the Bluffs' entrance.

2. The practice of making the newest squad car an unmarked vehicle was questioned. It was felt the newest car should be a regularly used vehicle, and the marked squads are used more. The newest car would have lower maintenance costs. Trustee Shields will talk with Chief Montalbano about this.

HEALTH & SANITATION:

No report.

BUILDING:

1. Several residents have expressed interest in drilling wells in order to have more water and they have been advised by Kane County that it depends on the policy of the Village. Trustee Roberts would like to establish a policy of not allowing wells for vegetation/lawn watering. He will research this matter further.

2. The Deputy Zoning Enforcement Officer exceeded his 15 hour maximum for the month of July. He will reduce his monthly hours over the next few months to compensate for the overage.

OLD BUSINESS:

No report.

NEW BUSINESS:

No report.

SHIELDS MOVED WITH A SECOND FROM ROBERTS TO ADJOURN THE MEETING AT 11:40 P.M. MOTION PASSED BY VOICE.

Respectfully submitted,

*Norine Olson*

Norine Olson  
Village Clerk