

REGULAR MEETING
MINUTES

OCTOBER 20, 1997

The regular meeting of the Sleepy Hollow Corporate Authorities was called to order at 7:30 p.m. In attendance were Trustees Czerniawski, DeBolt, Harney, Merkel, and Williams; Police Chief Montalbano; Treasurer Panning; Engineer Naylor; and Deputy Clerk Johnson. President Shields and Trustee Nemec were absent, Clerk Olson came later.

MERKEL

As President Shields was absent with the flu, ~~DeBolt~~ MOVED WITH A SECOND FROM CZERNIAWSKI TO APPOINT TRUSTEE WILLIAMS AS PRESIDENT PRO-TEMP. MOTION PASSED.

MINUTES:

Under the Trustee Reports for Police, the minutes should be amended to read ... "Police Chief Montalbano submitted the monthly activity report to the Trustees in lieu of the regular report." Trustee Harney stated that in the President's Report, in item #3, it should read ... "Engineering Enterprises has indicated that it would cost \$1,700 to \$2,000 for the **preliminary** permitting work." HARNEY MOVED WITH A SECOND FROM DeBOLT TO ACCEPT THE REGULAR MINUTES OF OCTOBER 6, 1997 AS AMENDED. MOTION PASSED.

PRESIDENT:

No report.

CLERK:

1. Two ZBA ordinances to be considered; #97-16, variance for minimum lot size requirement at 141 Hilltop Lane; #97-17, variance for minimum lot size requirement at 1710 Hickory Drive; #97-18, ordinance pertaining to hiring standards for part-time police officers. Ordinance 97-16 states variance for minimum lot size not less than 20,000 square feet & 97-17 states variance for minimum lot size not less than 30,000 square feet. Mr. Williams questioned why the two discrepancies for the two minimum sizes. Mr. Heffron clarified by stating one lot has access within 100 feet to public water and sewer system, and the other was platted before the 30,000 square foot minimum requirement was required. HARNEY MOVED WITH A SECOND FROM MERKEL TO APPROVE ORDINANCE #97-16 VARYING THE MINIMUM LOT SIZE REQUIREMENT OF THE RESIDENTIAL ZONING DISTRICT FOR THE PROPERTY LOCATED AT 141 HILLTOP LANE IN THE VILLAGE. MOTION PASSED. CZERNIAWSKI MOVED WITH A SECOND FROM HARNEY TO APPROVE ORDINANCE #97-17 VARYING THE MINIMUM LOT SIZE REQUIREMENT OF THE RESIDENTIAL ZONING DISTRICT FOR THE PROPERTY LOCATED AT 1710 HICKORY DRIVE IN THE VILLAGE. MOTION PASSED.
2. MERKEL MOVED WITH A SECOND FROM DeBOLT TO APPROVE ORDINANCE #97-18 PERTAINING TO HIRING STANDARDS FOR PART-TIME POLICE OFFICERS. MOTION PASSED.

PLAN COMMISSION:

No report.

ZONING BOARD:

1. Walt Heffron had earlier submitted his resignation and recommendation for replacement and was wondering if anything has been done about this. The Village President is the only one who can make any appointments and this will have to wait until he is present.
2. Made a report about impact fees and other related contributions. He feels there may be room to improve on our ordinances, and possibly have the finance committee look into this more closely and revise our ordinances to some degree. Trustee Harney stated that increasing impact fees has not discouraged new development in areas such as Algonquin, and Mr. Williams would like to see our impact fees increased. Mr. Czerniawski will direct the Treasurer to put this issue on the Finance Committee's next agenda. Trustee Harney will talk to Attorney Schuster about impact fees for the Fahy and Steffen subdivisions.
3. Had a meeting in late September with Kinder Kare and Mr. Koltney and raised some points that they will address accordingly and will come back with new plans for review. They would like to go to a formal public hearing.

ZBA:

No report.

ATTORNEY:

No report.

ENGINEER:

In regards to the drinking water quality issue, there have been continuous complaints about the iron in the water. Mr. Williams came up with an idea to treat the problem chemically to remove iron from the water line, and also install whole house filtering system. Mr. DeBolt questioned that if there was so much iron wouldn't the filters have to be changed very often. Mr. Williams stated that, in the long run, this would be a much less costly solution. Water treatment and filtration together would clear up the problem in about six months time. Engineer Naylor informed everyone as to what all is involved in chemically cleaning out the pipes including follow up service calls, etc. Engineering Enterprises has provided the cost of the installation for the small feed pump, container, and the mechanism to feed the polyphosphate into the water system. This will loosen the iron deposits from the pipes. Then the pipes need to be flushed. This will have to be done every 2 to 3 weeks. This could all take from 6 to 24 months. Many communities use this system. Mr. Williams would like to install a couple of filters for a few months to see how well this will work before going with the more costly chemical treatment. He will check with Art to find a licensed plumber to install the filtering system.

*****OPEN TO THE PUBLIC*****

(8:30 - 8:45 p.m.)

1. Janice Rife from Saddle Club Estates addressed the Board with her concerns about the intersection of Saddle Club Pkwy and Randall Rd. Her son was in a serious accident on Sat. Oct. 18th. The visibility at the intersection is impaired due to the trees and construction equipment. She would like to see a traffic light at the intersection. Motorola is to pay for the light, however, as Motorola is not building in the near future, it appears that there will not be a light soon. Trustee Harney stated that the county is the agency that will make the decision as to the need for the light, and the money would be funneled through them, so this is where some measure of pressure should be put. Perhaps Motorola could reimburse the county at a later date. Mr. Williams suggested that Mike McCoy of the County Board be contacted. Mary Jermyn, 606 Arlington Pkwy, agreed that the blockades also make it dangerous because she cannot see around them to check for oncoming traffic. Chief Montalbano stated that there have been 4 accidents within 48 hours.

2. A gentleman (unidentified) is interested in buying a lot in the Steffen subdivision, however, the building on the lot line is still there. There is a covenant on the property that states the building must be taken down before the property can be sold. No building permits would be issue until this is resolved.

TREASURER:

1. Trustee Harney would like to withdraw Martin Design as she has not received information they said they would send. She said, however, that she would be comfortable approving this contingent upon receiving that information. She questioned the \$3,850 for native seed mix. She is not sure that this has been done. Also, the site clean-up along the creek is a bit high. Trustee Czerniawski asked if all the right trees have been planted. As no one knows for sure, he would like to strike the entire \$18,000 until it can be established that we have everything we should. The mowing, etc. at \$1,375 should be paid. Trustee Merkel said that he would take the plan and go around to check on the landscaping. CZERNIAWSKI MOVED WITH A SECOND FROM HARNEY TO APPROVE THE WARRANTS FOR OCTOBER 17, 1997 IN THE AMOUNT OF \$40,176.75 CONTINGENT UPON REVIEW OF MARTIN DESIGN. AYE: CZERNIAWSKI, HARNEY, DeBOLT, MERKEL, WILLIAMS. MOTION PASSED.

ROADS & PARKS:

1. Park District soccer will end on November 1, 1997. The nets will be taken down for the winter.

2. Report on the MFT; the contractor is completing the gravel shoulders, still has to replace top soil and seed in the area. They also have to replace a mailbox that was damaged at 842 Winmoor. There have been complaints about the shoulders on Deer Lane. Trustee DeBolt said that the kids up there have been riding their skate boards on them and that tears them up.

3. Received two phone calls about dog walkers not picking up after their dogs.

4. Lots of complaints about Randall Rd. and Saddle Club Pkwy. that was discussed earlier.

5. The meeting with West Dundee about Route 72 and Sleepy Hollow Rd. was short. Everyone agreed that the intersection was dangerous. Trustee DeBolt suggested a "No Left Turn" on north bound Sleepy Hollow Rd. Trustee Harney would like it to be for only six months to see how it works, and then revisit the issue. Trustee Czerniawski said it should be tabled until everyone on the board is present and has plenty of time to look at all the aspects of this. DeBOLT MOVED WITH A SECOND FROM MERKEL THAT WE IMPLEMENT A "NO LEFT TURN" ORDINANCE AT NORTHBOUND SLEEPY HOLLOW ROAD SOUTH OF ROUTE 72 TO WESTBOUND ROUTE 72. AYE: DEBOLT, MERKEL, WILLIAMS. NAY: HARNEY, CZERNIAWSKI. MOTION PASSED. The attorney will need to draft an ordinance.

6. Trustee Merkel would like to see a "4 Way" sign added to the stop signs at the intersection of Thorobred, Sleepy Hollow Rd., and Beau Brummel. Art already has this on order.

Don Rage would like to speak to the Board as a representative of the Kane County Board. (9:10 - 9:40 p.m.)

1. Very disappointed that the board voted to prohibit traffic turning from Sleepy Hollow Rd. to Route 72. He is not sure this is legal and will check on this with the county director and the state.

2. Mr. Rage feels that the intersection of Sleepy Hollow Rd. and Route 72 is indeed a very dangerous intersection. The residents of Hanover Township had a judgment placed against them in the amount of \$16 million by a person involved in an accident. The Township didn't have enough insurance to cover this, so the residents are footing the bill. He would like to have our attorney make sure that there is enough insurance coverage should something like this happen to our village and the village board.

3. The wiring has been put into place at the intersection of Saddle Club Pkwy. and Randall Road. Because Motorola is not opening, the lights have been pulled. Mr. Rage will ask that a study be done to see if there is enough traffic that comes out of Saddle Club Estates that would warrant a stop light. Mr. Williams stated that when Randall Rd. was a two lane road, there was no need for a light. But now that the county has made this a four lane road, it is very difficult and dangerous to get across all lanes of traffic without a light.

4. There has been a concern raised with the issue of the homeowners' fencing along Randall. Some residents want the county to allow them to erect a six foot fence for safety. The village and homeowners should get together to work out this issue. The fencing should be put on the homeowners property, not county property, to maintain some control. Trustee Harney suggested that a really substantial stand of trees would block out noise and cars from the homeowners' backyards.

5. The County has not been approached by developers of the Galvin property, south of Route 72 between Randall and Sleepy Hollow Rd. There has been submitted a request for consultation to the DNR. They have a wetlands delineation. It is in our FPA and Trustee Harney is very concerned that this is a very extensive wetland (over 50%).

FINANCE:

Mr. Czerniawski feels that we need some tightening of the payment procedures for purchase orders. Would like to propose that the accounting department will not place in line an invoice for payment unless that invoice is accompanied with the proper documentation. Trustee Harney said that we need to treat purchase orders and contracts differently, and contracting for services is the duty and responsibility of the Board. And that if the amount is over \$4000 it should go out for bid and then come before the Board to be voted upon. Trustee Harney would like to have Clerk Olson report to the Board of any contracts that we have outstanding where we don't have the documentation in place and that, in the future, everything goes through the Clerk who will file them and distribute copies to those who need them. Mr. Czerniawski would like to table the discussion and take back his proposal.

WATER:

To replace the 4" meters with 6" meters at the metering station on Randall Road, Norquip proposed the cost at \$6130, plus \$85/hour for any additional time. However, they do not anticipate this to be a lengthy project. WILLIAMS MOVED WITH A SECOND FROM HARNEY THAT WE ACCEPT THE PROPOSAL FROM NORQUIP TO REBUILD THE METERING STATION ON RANDALL ROAD AT A PRICE NOT EXCEED \$7,000. AYE: WILLIAMS, HARNEY, CZERNIAWSKI, DeBOLT, MERKEL. MOTION PASSED.

POLICE:

Chief Montalbano is asking the Board to endorse a promotion of Officer Solesky to the (open) position of Corporal. He feels that Officer is qualified to do the job and can help with some of the administration duties of the police department. He also asking that Officer Solesky be compensated with an increase of 50 cents per hour, which would be an approximate \$800/year raise. Mr. Czerniawski stated that full time wages significantly fall below budget, so this would certainly be fine. MERKEL MOVED WITH A SECOND FROM CZERNIAWSKI TO PROMOTE OFFICER SOLESKY TO THE RANK OF CORPORAL WITH AN INCREASE TO SALARY OF 50 CENTS PER HOUR. AYE: MERKEL, CZERNIAWSKI, DeBOLT, HARNEY WILLIAMS. MOTION PASSED.

HEALTH & SANITATION:

No report.

BUILDING:

1. The Wetlands meeting was Saturday and it was informative. The Long Grove ordinance is simple, but in 20 years, it has never been challenged. A copy of the ordinance will be given to all Trustees to view. The documentation uses existing soil maps and is easy to administer. Tom Price, who is the senior planner with NIPC, said that with our authority as a municipality, under our requirement to protect public health and welfare, and our concerns about flooding,

we are solid legal ground to enact an ordinance like this. Planning Commission and Zoning Board would like to know that the Board will back them to go forward to follow Long Grove's ordinance using existing soil maps or ask developers to do delineations as they come in. We need to talk about new development and restricting development of public land in the lower part of the village, which is part of the flood plain. This should also include out lots. Trustee Harney will get copies of the Long Grove ordinance to all trustees for approval.

2. Norine will order a current copy of the Illinois Municipal League handbook at a cost of \$25 per copy for those Trustees who want one.

3. The DuKane Valley Council Municipal Legislation Committee has issues they will be lobbying on which are the same as last year. Will get copies to everyone.

4. There was an application for a building permit and the dimensions of the lot were exactly half of the plat of lot. It was rejected until the application showed the entire lot. This time it was just a clerical error, however, this could be repeated in two potential areas in the older section of the village. This is something that everyone should be aware of.

OLD BUSINESS:

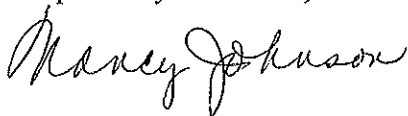
No report.

NEW BUSINESS:

Walt Heffron had a question about a 32 acre piece of property north of Route 72 running east from Sleepy Hollow Road. Windsor owns it. We granted the right to put in a retention pond. They paid for an engineering study for a package sewer plant to serve that area. Presumably the developer would pay, at the time of development, for the construction of the sewer plant. Kane Co. and NIPC have protested because they are against proliferation of package sewer plants. They suggested we try to get sewer capacity from West Dundee. We are looking into this. Package sewer plants involve open ponds rather than being enclosed, but this requires a lot of acreage.

DeBOLT MOVED WITH A SECOND FROM MERKEL TO ADJOURN THE MEETING AT 10:29 P.M.
AYE: DeBOLT, MERKEL, CZERNIAWSKI, HARNEY, WILLIAMS. MOTION PASSED.

Respectfully submitted,



Nancy Johnson
Deputy Village Clerk