

The public hearing was called to order at 7:15 p.m. In attendance were President Pickett, Trustees Ander, Grom, and Ziemba, Village Attorney Schuster, and Clerk Olson. Also present in the audience was John Regan, on behalf of the Spring Hill Meadows subdivision.

Mr. Schuster explained that the hearing was held on the petition of Mr. Regan to establish a special service area for the Spring Hill Meadows Subdivision, as required by the Kane County Stormwater Management regulations, to maintain the stormwater service area. A special tax may be levied on this property for maintenance purposes by the Village at the proposed rate of \$.10 per \$100 of assessed valuation if not maintained by the owners. Kane County must determine if the proposed tax rate is acceptable before the Village can take final action on this matter. This hearing is to allow comment by the public and there were no public comments.

The public hearing adjourned at 7:20 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Norine Olson".

Norine Olson  
Village Clerk

) The regular meeting of the Sleepy Hollow Corporate Authorities was called to order at 7:30 p.m. In attendance were President Pickett, Trustees Ander, Finney, Getz, Grom, Wind, and Ziemba, Police Corp. Wilson, Finance Director Volkening, Village Attorney Schuster, Village Engineer Heinz, and Clerk Olson.

President Pickett explained the rules for speaking under the public comments section of the meeting.

MINUTES:

1. ZIEMBA MOVED WITH A SECOND FROM WIND TO APPROVE THE REGULAR MEETING MINUTES OF FEBRUARY 21, 2005. MOTION PASSED.

PRESIDENT:

No report.

CLERK:

1. ANDER MOVED WITH A SECOND FROM GETZ TO APPROVE ORDINANCE NO. 2005-4 ENTITLED "AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN PROPERTY OWNED BY THE VILLAGE". AYE: ANDER, GETZ, FINNEY, GROM, WIND, ZIEMBA. MOTION PASSED. This is for the sale of a squad car.

2. Three bids for the squad car were opened: \$2,969 from Grace Quality Used Cars, \$2,929 from Welcome Motors, and \$1,010 from Parim Carcani. The high bid from Grace Quality Used Cars was accepted.

PLAN COMMISSION:

) No report.

ZONING COMMISSION:

1. Chairman Neil noted the public hearing was held February 16, 2005 on the play structures and the Zoning Commission has submitted their recommendations to the Board. ANDER MOVED WITH A SECOND FROM GROM TO APPROVE ORDINANCE NO. 2005-5 ENTITLED "AN ORDINANCE MODIFYING THE REGULATIONS GOVERNING CHILDREN'S PLAY STRUCTURES IN THE R-1 RESIDENTIAL ZONING DISTRICT IN THE VILLAGE." There was brief discussion by the board on this ordinance, which only makes certain changes to the original zoning language, but adds provisions for trampolines and eliminates skateboard ramps from the Village. AYE: ANDER, GROM, FINNEY, GETZ, WIND, ZIEMBA. MOTION PASSED.

ZBA:

No report.

ATTORNEY:

1. The PUD Ordinance is undergoing additional changes and will be submitted for the next meeting.

2. PrimeCo. lawsuit. Mr. Schuster is waiting for information and answers to his questions concerning the attorney's fees claims on this lawsuit and does not recommend we pay any attorney's fees at this time.

3. Whitney Road rededication. Attorney Schuster will draft documents for this procedure and contact the residents to advise them of costs and fees to be paid by them.

4. ZIEMBA MOVED WITH A SECOND FROM GROM TO APPROVE RESOLUTION NO. 335 ENTITLED "A RESOLUTION REPEALING RESOLUTION NUMBER 323, ESTABLISHING A SCHEDULE OF FEES AND CREATING CERTAIN OFFICES FOR IMPLEMENTATION OF THE VILLAGE'S

STORMWATER MANAGEMENT REGULATIONS. AYE: ZIEMBA, GROM, ANDER, FINNEY, GETZ, WIND. MOTION PASSED. This is to repeal the resolution where the Village agreed to act as a certified community to manage the county's stormwater management regulations. The Village returned management back to Kane County last year.

ENGINEER:

1. Engineer Heinz reviewed a letter sent to John Regan on outstanding issues to be addressed in the Spring Hill Meadows Subdivision. Mr. Heinz noted that the lighting should not be an issue for nearby residents. The Village required additional "hedge-like" landscaping by the café outdoor area, but it should not obstruct traffic views. IDOT has not yet returned the final design plans for the site entrance, although the entrance has been approved. The developer may ask the Board to issue a grading permit prior to receipt of the IDOT paperwork to avoid further project delay.
2. Engineer Heinz answered questions from Trustee Grom on their recent billing.

DIRECTOR OF FINANCE:

1. ZIEMBA MOVED WITH A SECOND FROM GROM TO APPROVE THE ACCOUNTS PAYABLE OF MARCH 7, 2005 IN THE AMOUNT OF \$55,209.90. AYE: ZIEMBA, GROM, ANDER, FINNEY, GETZ, WIND. MOTION PASSED.

COMMENTS FROM THE PUBLIC:

1. Ewald Mayland, who owns a lot on Rainbow Court, asked about his Village permit to begin construction. FEMA has sent their approval. Trustee Finney will contact Code Officer Kruse about the permit.
2. Linda Nuneman of Sharon Drive thanked the board for their work on behalf of residents, and asked them to hire someone for code enforcement in the Village, fill the Plan Commission vacancy, and suggested a committee be established to review village ordinances for "clean up" of errors, etc. (on which she is willing to serve). She deferred her place under "New Business" to another time or will submit her comments in writing to the board.

PARKS, ROADS & STREETS:

No report.

FINANCE:

1. Trustee Ziemba reviewed the nine month expense statements which show a \$31,000 surplus. He anticipates we should be close to our budgeted revenues. He is also concerned we are not spending enough money on street maintenance and repair.
2. Bids have been received for the next three years of water reports and the results will be reviewed and recommendations given to the Board.

WATER & SEWER:

1. A resident on Laurel Court owes over \$500 for sewer services. Trustee Getz spoke with the resident who can pay \$100 this week and then make monthly \$100 payments until he is caught up. His normal monthly bill is approximately \$50. The Board agreed to this arrangement and Trustee Getz will personally advise the resident and have him sign a payment agreement with these terms.
2. A resident on Willow Lane, who is not "in district", wishes to connect to Village sewer. The Village cannot accommodate this request, but the residents may take their request directly to West Dundee.

POLICE & PUBLIC SAFETY:

1. The Village blood drive is scheduled for April 21<sup>st</sup>. Heartland Blood Centers will submit a certificate of insurance prior to this date.
2. There are real estate signs posted on Joy Lane that are in violation of village ordinance.

PUBLIC BUILDINGS & ENVIRONMENTAL:

1. Trustee Ander attended a recent Chicago Wilderness Conference concerning urban and environmental planning. He has also obtained his pesticide and herbicide applicator's license.

BUILDING & ZONING ENFORCEMENT:

1. The owner of a parcel of property off Hillcrest, which is known as Trail's End Drive, has asked questions concerning development of this property. The Village had no plans to build this road and the property is most likely not a buildable lot.

OLD BUSINESS:

1. There was no update on the watershed project and hours of business operations.
2. The Village Attorney will present a draft plan to the trustees in response to the Affordable Housing Act requirements.
3. The Board discussed a transition fee ordinance and the Village Attorney reviewed ordinance fees that other area communities have adopted. The Board agreed on a fee, based on the average tax rate in the Village, to be divided among the schools, village, fire district and parks, of approximately \$5,500 per year. This transition fee would be considered village policy and included in any annexation agreement with developers. It was also questioned whether the village had made appropriate ordinance changes to collect impact fees on individual lots.
4. Elgin boundary agreement. Elgin has submitted a new proposal for the boundary agreement that involves tax sharing for Randall Road development. The tax sharing would start at the beginning of the calendar year following the issuance of the first occupancy permit and would continue for ten years. The Board directed Mr. Schuster to obtain a written agreement to be presented to both boards for approval. Any future purchase of a portion of the Bright property for commercial development will be considered as a separate matter.
5. Green Communities. Trustee Grom has been advised by Rob Linke of WRC that he has submitted our grant application to the IDNR on the Green Communities project.

NEW BUSINESS:

No report.

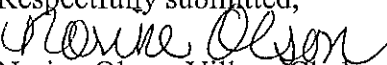
ZIEMBA MOVED WITH A SECOND FROM GETZ TO ADJOURN TO EXECUTIVE SESSION AT 9:13 P.M. FOR THE PURPOSE OF DISCUSSING LITIGATION AND EXECUTIVE MINUTES PURSUANT TO §2(C)11 AND §2(C)21 OF THE OPEN MEETINGS ACT. MOTION PASSED

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The regular meeting resumed at 9:36 p.m.

WIND MOVED WITH A SECOND FROM GETZ TO ADJOURN THE MEETING AT 9:36 P.M. MOTION PASSED.

Respectfully submitted,

  
Norine Olson, Village Clerk

EXECUTIVE MEETING MINUTES

MARCH 7, 2005

The executive session of the Sleepy Hollow Board of Trustees was convened at 9:13 p.m. for the purpose of discussing litigation and executive minutes pursuant to §2(c)(11) and 2(c)(21) of the Open Meetings Act. In attendance were President Pickett; Trustees Ander, Getz, Grom, Finney, Wind, and Ziemba; Village Attorney Schuster; and Clerk Olson.

1. ZIEMBA MOVED WITH A SECOND FROM GETZ TO APPROVE THE EXECUTIVE MEETING MINUTES OF NOVEMBER 1, 2004. MOTION PASSED.

2. Board discussed the Bright property (120 acres at Boncosky and Sleepy Hollow Roads) and Dundee Township's lack of cooperation to make this property contiguous to Sleepy Hollow. The contiguity is necessary to annex the Bright property into Sleepy Hollow, which is the desire of the owner. The Village has unsuccessfully attempted to reach an agreement for the past four years with the Township concerning the purchase of all or a portion of their open space property adjacent to the Village and the Bright parcel. Bright's attorney has advised him of a procedure to obtain the annexation of the property without the Township's cooperation through a court supervised annexation. Board discussed who would bear the cost, who would file the petition, and how this could affect their relationship with the Township. Attorney Schuster explained the procedure to the Board. It was the consensus of the Board that President Pickett make one last contact with Township officials requesting cooperation and advise them of the court annexation option, and also request that Bright and his attorney inform the Township at their meeting of their intention to proceed with court supervised annexation if there is no cooperation. The Board also asked that Mr. Schuster obtain the procedures/requirements for court annexation for their review.

WIND MOVED WITH A SECOND FROM GETZ TO ADJOURN THE EXECUTIVE SESSION AT 9:36 P.M. MOTION PASSED BY VOICE VOTE.

Respectfully submitted,



Norine Olson  
Village Clerk