

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, Prigge, Wind, and Ziemba, Police Chief Montalbano, Village Attorney Schuster, Village Engineer Weiss, and Clerk Olson. Trustee Getz was absent.

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

MINUTES:

1. ANDER MOVED WITH A SECOND FROM WIND TO APPROVE THE REGULAR MEETING MINUTES OF JULY 18, 2005. MOTION PASSED.

PRESIDENT:

1. The president received the O'Hare environmental impact statement. This document is available for review in the trustee's office.

CLERK:

No report.

PLAN COMMISSION:

No report.

ZONING COMMISSION:

No report.

ZBA:

Chairman John Kedzior was present. The new procedures for the ZBA were reviewed by the Board. It was suggested that headings be added for related groups of items in the procedures. The new recommendation form was also reviewed. There was a question on whether four ayes are necessary to approve a variance request and Mr. Schuster will review this issue. The Board also discussed the issue of "hardship" and feels the new language is too restrictive and too high a threshold for residents attempting to obtain a variance. Mr. Schuster will review certain language in the form to determine where it originated. It is not believed to have been taken from village ordinance. Mr. Kedzior also advised that resignation letters were received from members Ron Knapik and Clay Petray. There are now five members of the commission.

ATTORNEY:

1. Elgin boundary agreement. The City of Elgin has refused our request to adopt certain lighting restrictions to commercial development west of Randall, south of Randy's Farm. WIND MOVED WITH A SECOND FROM ZIEMBA TO APPROVE THE BOUNDARY AGREEMENT WITH THE CITY OF ELGIN. AYE: WIND, ZIEMBA, ANDER, PICKETT. NAY: FINNEY, PRIGGE. MOTION PASSED.
2. The Board discussed a draft resolution establishing regulations for the use of Sabatino Park. These regulations would not take effect until next year. Public Works could review the park clean up afterward to determine if the \$25 deposit would be refunded to the applicant. The Board also discussed how far in advance the park could be reserved and how conflicts for the same date would be handled. The board would like to know how often the park is now reserved on an annual basis. Mr. Schuster will prepare a new draft of the resolution incorporating these items for further discussion.

3. Mr. Schuster explained the ordinance for Spring Hill Meadows for maintenance of the storm water detention areas. ZIEMBA MOVED WITH A SECOND FROM FINNEY TO APPROVE ORDINANCE NO. 2005-14 ENTITLED "AN ORDINANCE ESTABLISHING SPECIAL SERVICE AREA NUMBER TWO IN THE VILLAGE OF SLEEPY HOLLOW (SPRING HILL MEADOWS SUBDIVISION). AYE: ZIEMBA, FINNEY, ANDER, PRIGGE, WIND. MOTION PASSED.

4. Mr. Schuster reviewed the PrimeCo. litigation regarding the maintenance fee that has been ruled unconstitutional, with a judgment entered against all municipalities, including Sleepy Hollow. The Village will have to repay several thousand dollars to the various companies, although we can request to delay payment until next fiscal year in order to budget the payment. However, if we do not pay our share of attorney's fees of \$883 before the August court hearing, we could be ordered to pay a higher amount. ZIEMBA MOVED WITH A SECOND FROM PRIGGE TO APPROVE THE PAYMENT OF \$883.25 IN ATTORNEY'S FEES. AYE: ZIEMBA, PRIGGE, ANDER, FINNEY, WIND. MOTION PASSED.

#### ENGINEER:

1. The five year road plan was submitted for review and comments.
2. The engineers met with the developers of the Michalski property who advised them that they will be submitting another set of plans in the future.
3. The engineer's fee to prepare guidelines and technical details for adding gravel to swales will be \$500. The Board directed the Village Attorney to work with the engineer to prepare the appropriate documentation.

#### DIRECTOR OF FINANCE:

No report.

#### COMMENTS FROM THE PUBLIC:

There were no comments from the public.

#### PARKS, ROADS & STREETS:

No report.

#### FINANCE:

1. ZIEMBA MOVED WITH A SECOND FROM PRIGGE TO APPROVE THE ACCOUNTS PAYABLE OF AUGUST 1, 2005 IN THE AMOUNT OF \$61,487.66. AYE: ZIEMBA, PRIGGE, ANDER, FINNEY, WIND. MOTION PASSED.

2. The two month financial statements were reviewed. There was nothing noteworthy to report at this time.

#### WATER & SEWER:

No report.

#### POLICE & PUBLIC SAFETY:

1. President Pickett will call Kane County Animal Control about their agreement.

#### PUBLIC BUILDINGS & ENVIRONMENTAL:

1. The fire department inspection report for the Public Works building that was sent to the Village insurer had no signature on the report. Trustee Ander will discuss this issue first with Public Works, and then the fire inspector if necessary, as the Board believes the inspector should actually sign off on the report for our insurance company.

2. The Board discussed the issue of burning unlawful materials in the Village. Trustee Ander suggested the Board may wish to consider amending the burning ordinance to add further limitations to burning. Some aspects of the ordinance are unclear and difficult for the police department to enforce.

BUILDING & ZONING ENFORCEMENT:

No report.

OLD BUSINESS:

1. The Board discussed the county bike trail map and the re-classification of Sleepy Hollow Road to a safer road than its previous designation. It was the consensus of the Board that Trustee Wind write a letter to Kane County expressing the Village's concern with the new designation of Sleepy Hollow Road and that it not accurate.
2. It was also the consensus of the Board that President Pickett should ask West Dundee to remove the signs on south Sleepy Hollow Road warning of the northbound road closing, since they serve no useful purpose as there is no left turn at Route 72 to allow access to the northbound portion.
3. It is believed that Steak 'n Shake has left plans with the Village engineers for their review.

NEW BUSINESS:

1. Alan Scimeca of Lakeland Development, who have an option to purchase the Bright property (120 acres east and west of the Sleepy Hollow/Boncosky Road intersections), gave a brief overview of their proposal for the property. It would include townhouses and single family homes in the price range of approximately \$375-675,000. Approximately 50% of the property would remain open space and they will work with various individuals and organizations to preserve the ecology, wetlands, ravines, and other protected areas of the property. They have not submitted any plans to the Village yet.

WIND MOVED WITH A SECOND FROM ZIEMBA TO ADJOURN THE MEETING AT 9:15 P.M.  
MOTION PASSED.

Respectfully submitted,



Norine Olson  
Village Clerk