

VILLAGE OF SLEEPY HOLLOW  
BOARD OF TRUSTEES

PUBLIC HEARING  
DECEMBER 5, 2005

The Public Hearing was called to order at 6:50 p.m. In attendance were President Pickett, Trustees Ander, Prigge, and Wind, Attorney Schuster and Clerk Olson. Also in attendance was Dundee Township Supervisor Susan Harney. There were no members of the public present.


President Pickett stated that the purpose of the public hearing was the proposed annexation agreement between the Village of Sleepy Hollow and Dundee Township for part of the open land owned by the Township located at Boncosky Road and Sleepy Hollow Road.

Attorney Schuster stated that notice of this public hearing was published in the Elgin Courier News on November 19, 2005. He noted the plat displayed in the room and pointed out the property to be annexed.

Supervisor Harney generally discussed possible plans for the Township open space property, which was not the property that was the subject of this annexation, although adjacent to the property to be annexed.

No members of the public arrived after waiting a period of time and the public hearing was adjourned at 7:05 p.m.

Respectfully submitted,



Norine Olson  
Village Clerk

VILLAGE OF SLEEPY HOLLOW  
REGULAR MEETING MINUTES

DECEMBER 5, 2005

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, Getz, Prigge, Wind, and Ziemba, Police Chief Montalbano, Finance Director Volkening, Village Attorney Schuster, Village Engineer Weiss, and Clerk Olson. Trustee Finney 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 ZIEMBA TO APPROVE THE REGULAR MEETING MINUTES OF NOVEMBER 21, 2005. The minutes should be corrected on page 1 by removing Attorney Schuster and Engineer Weiss as being present at the meeting. MOTION PASSED WITH WIND ABSTAINING.

PRESIDENT:

1. IDOT is revising the state transportation plan and will present it to the General Assembly in early January. The new plan may be reviewed on the IDOT website.
2. The Village of Carpentersville has requested a variance to the Kane County Stormwater Ordinance for property located on Kennedy Avenue in that village.
3. Two committee appointments were presented by the President for approval. ZIEMBA MOVED WITH A SECOND FROM WIND TO APPROVE THE APPOINTMENTS OF STEVE BRUGGELMAN TO THE FINANCE COMMITTEE AND GEORGE HOFFMAN TO THE PLAN COMMISSION. MOTION PASSED.
4. President Pickett asked the Board to approve a two month extension on the Comcast agreement, which ends on December 31, 2005. (Getz arrives at 7:40 p.m.) The Board discussed options if Comcast does not cooperate in negotiating a new franchise agreement with the consortium which would stop franchise fees to the villages. ANDER MOVED WITH A SECOND FROM GETZ TO APPROVE ORDINANCE NO. 2005-20 ENTITLED "AN ORDINANCE AUTHORIZING THE EXTENSION OF THE TERM OF THE CABLE TELEVISION FRANCHISE AGREEMENT WITH COMCAST OF NORTHERN ILLINOIS, INC." AYE: ANDER, GETZ, PRIGGE, WIND, ZIEMBA. MOTION PASSED.
5. President Pickett met with Attorney Schuster, Engineer Weiss and Art Sunderlage in Public Works to review the status of the sanitary sewer infiltration by the apartments. The Engineer will review the PE's used in that area compared with the amount of entire system to determine whether it is worth it to continue trying to resolve this water infiltration problem. We must also determine who would be responsible for correcting the problem. The 2006 water improvements project was also discussed which will replace the water lines on Hemlock. The group also discussed the recent visit to the Village by a member of the IDNR concerning flood plain issues in the Village and several items that must be addressed by the Village; the issues were briefly reviewed by President Pickett.

CLERK:

No report.

ANDER MOVED WITH A SECOND FROM PRIGGE TO AMEND THE AGENDA TO HEAR THE REPORT FROM TIM RYAN NOW. MOTION PASSED.

Tim Ryan, the IEPA intern who worked at the Village Hall over the summer, gave a final summary on his projects. A large bin has been placed by the Public Works building to collect all debris and when full, it will be hauled away for a fee. This eliminates the debris pile that previously accumulated on the ground. He also

noted that there was a small oil spill by Public Works that should be addressed. Water samples from various waterways in the Village were sampled which showed they have been adversely impacted by the upstream developments outside Sleepy Hollow. Lake Sharon has a major algae problem. Tim reminded the Board that any dam break must have Army Corps approval to make repairs. Tim also reviewed energy use in the Village Hall and Public Works buildings and suggested florescent lighting to reduce energy usage. He also recommended the Village consider a geothermal heating/cooling system when it replaces the current system in 2007. The Village would have to cancel its franchise agreement with Nicor in order to convert to this type of system. The system would require connection between the Village Hall and Public Works building, but the duct work is useable. He noted that grant money may be available to assist in the purchase and installation of this system and offered to help write the grant application. It was suggested we get a couple firm cost estimates for this new system.

PLAN COMMISSION:

No report.

ZONING COMMISSION:

1. Chairman Neil gave a detailed report on the public hearing held November 9, 2005 regarding signage for garage sales and residential open houses. In Mr. Neil's reporting of the procedures for the hearing, Trustee Ander suggested the speaker form be modified to state that the speaker must sign an oath to speak at the public hearing. Residents holding garage sales must obtain a permit (no fee) at least 48 hours in advance of each sale. The language for placement of signs will be clarified to state that signs must be posted 15' back from the edge of the pavement. The Zoning Board unanimously approved the zoning modifications regarding garage sale signs (8-3A-5(L)) and open house signs (8-3A-5(Q)).
2. Chairman Neil then gave a report on the public hearing held November 30, 2005 on two issues (a) the petition of Dundee Township for re-zoning (after annexation) to R-1 classification, and (b) a zoning text amendment to remove from 8-6A-2(D) the phrase "and amount to a practical confiscation of property." The re-zoning relates to the Township property to be annexed by the Village to have contiguity to the Bright property at Sleepy Hollow and Boncosky Roads to permit annexation of that parcel for residential development. The text amendment relates to ZBA standards for granting variances. The Zoning Board unanimously approved both issues.

ZBA:

No report.

ATTORNEY:

1. WIND MOVED WITH A SECOND FROM ZIEMBA TO APPROVE ORDINANCE NO. 2005-21 ENTITLED "AN ORDINANCE AMENDING THE VILLAGE ZONING REGULATIONS TO ADD CERTAIN PROVISIONS GOVERNING GARAGE SALES AND RESIDENTIAL OPEN HOUSES IN THE VILLAGE."  
The ordinance will be modified to clarify that signs are placed 15' from the street. AYE: WIND, ZIEMBA, ANDER, GETZ, PRIGGE. MOTION PASSED.
2. WIND MOVED WITH A SECOND FROM ZIEMBA TO APPROVE ORDINANCE NO. 2005-22 ENTITLED "AN ORDINANCE AMENDING THE ZONING REGULATIONS GOVERNING THE STANDARDS FOR CERTAIN VARIATIONS IN THE VILLAGE." AYE: WIND, ZIEMBA, ANDER, GETZ, PRIGGE. MOTION PASSED.

ENGINEER:

1. There was a meeting concerning the drainage issues at the detention area at Saratoga and Belmont. The engineer suggested the Village establish a conservation easement for the area to permit annual burning of the cattails each year. Mr. Weiss noted that the original design of the swale was for low flow and no obstructions. The cattails are quite dense and also obstruct the view of traffic at the corner. Trustee Ander also suggested the Village could construct a type of bio-swale with vegetation that would not impede flow. ZIEMBA MOVED WITH A SECOND FROM WIND TO INSTRUCT THE VILLAGE ATTORNEY TO PREPARE THE DOCUMENTS FOR A CONSERVATION EASEMENT AT THE CORNER OF BELMONT AND SARATOGA PARKWAY. MOTION PASSED.

2. The engineers reviewed the preliminary plan for Nature's Crossing and submitted to the developer a list of items to be addressed.

DIRECTOR OF FINANCE:

1. ZIEMBA MOVED WITH A SECOND FROM PRIGGE TO APPROVE THE ACCOUNTS PAYABLE OF DECEMBER 7, 2005 IN THE AMOUNT OF \$64,815.18. AYE: ZIEMBA, PRIGGE, ANDER, WIND. MOTION PASSED. (Trustee Getz out of room.)

COMMENTS FROM THE PUBLIC:

There were no comments from the public.

PARKS, ROADS & STREETS:

No report.

FINANCE:

1. The Board discussed the proposed tax levy of approximately \$431,275. The County just sent out new assessments to residents which indicate a very substantial increase to take effect with the next tax bill. Unfortunately, the Village is unable to incorporate any of this increase into its tax levy due to time constraints this close to the end of the year. The levy will be approved at the next board meeting and must be filed by the last Tuesday in December.

2. The Finance Committee prepared and submitted a Fixed Asset Policy for the Village. ZIEMBA MOVED WITH A SECOND FROM GETZ TO APPROVE THE FIXED ASSET POLICY FOR THE VILLAGE. MOTION PASSED.

WATER & SEWER:

No report.

POLICE & PUBLIC SAFETY:

1. Draft language was reviewed for a proposed ordinance on residential emergency alarm systems. The Board agreed that permitting is not necessary for alarm systems. The proposal allows for three false alarms per year before a fine is imposed on the resident. The Village Attorney will prepare a draft ordinance for the Board based on the Police Chief's draft language and the Board's comments.

2. Chief Montalbano explained the NIMS procedures and the county-wide support system that has been established to assist all communities in the event of emergencies or natural disasters.

VILLAGE OF SLEEPY HOLLOW  
REGULAR MEETING MINUTES

DECEMBER 5, 2005

PUBLIC BUILDINGS & ENVIRONMENTAL:

No report.

BUILDING & ZONING ENFORCEMENT:

1. WIND MOVED WITH A SECOND FROM ZIEMBA TO EXTEND THE DEADLINE FOR TRAILER SALES FOR CARDINAL FITNESS TO JANUARY 30, 2006. MOTION PASSED. It was noted that they are putting up sales/advertising signs in violation of village ordinance.

OLD BUSINESS:

1. The Michalski property information should be removed from the public viewing file as the application has been withdrawn.

NEW BUSINESS:

1. The draft Finance Committee meeting minutes will be distributed by the next board meeting.

ANDER MOVED WITH A SECOND FROM WIND TO ADJOURN THE MEETING AT 9:37 P.M. MOTION PASSED.

Respectfully submitted,

*Norine Olson*

Norine Olson  
Village Clerk