

VILLAGE OF SLEEPY HOLLOW  
REGULAR MEETING MINUTES

JULY 2, 2007

The regular meeting of the Sleepy Hollow Corporate Authorities was called to order at 7:30 p.m. In attendance were President Pickett, Trustees Fudala, Getz, Prigge, and Ziemba, Police Chief Montalbano, Finance Director Volkening, Village Attorney Schuster, Village Engineer Weiss, and Clerk Olson. Trustees Finney and Wind were absent.

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

MINUTES:

1. PRIGGE MOVED WITH A SECOND FROM GETZ TO APPROVE THE REGULAR MEETING MINUTES OF JUNE 18, 2007. MOTION PASSED.

PRESIDENT:

1. President Pickett introduced Lowell and Nancy Nabor who have started the process of annexing 17 acres located on the north side of Boncosky Road into Sleepy Hollow. This should be complete within the next few months. Two homes will be built on the property and the rest will remain open.
2. The Kane County animal control agreement has been extended for two months to continue negotiations on the agreement terms.
3. There will be no ComEd work on Sleepy Hollow Road this week. The new cable is up, and Comcast and AT&T will be switching their cables to the new poles very shortly. Tree trimming will be done in a couple weeks, after a walk through with Trustee Prigge, who noted that the orange cable covering is only temporary and will be removed.

CLERK:

No report.

PLAN COMMISSION:

No report.

ZONING COMMISSION:

Chairman Neil said there will be a public hearing on July 17 on the Brar matter. A public hearing will be scheduled at a later date on the proposed annexation of the Nabor property.

ZBA:

1. The ZBA had a hearing on June 21 on variance requests for 114 Hilltop and 828 Hemlock. No one was present from the ZBA and neither the hearing minutes nor the findings of fact were ready for this meeting, but the ZBA pro-tem chair did give his notes from the hearing to President Pickett. The ZBA vote for the Hemlock variance was 4:0 and recommended for approval by the ZBA. The vote for the variance for a fence at 114 Hilltop was 3:1 and the ZBA was unable to make a recommendation as four positive votes are required. The Village Board makes the final decision on both variances. President Pickett suggested we direct the attorney to prepare ordinances for the next meeting, at which time these two variances could be reviewed and the ordinances voted on by the Board. He also read the ZBA chair's notes concerning the fence request. The homeowner was asked to bring a picture of the type of fence required by the ZBA at the hearing. PRIGGE MOVED WITH A SECOND FROM GETZ TO DIRECT THE VILLAGE ATTORNEY TO PREPARE THE ORDINANCES FOR BOTH VARIANCES. MOTION PASSED.

VILLAGE OF SLEEPY HOLLOW  
REGULAR MEETING MINUTES

JULY 2, 2007

ATTORNEY:

1. A resolution was presented for approval for acceptance of the Spring Hill Meadows public improvements. GETZ MOVED WITH A SECOND FROM PRIGGE TO APPROVE RESOLUTION NO. 367. Trustee Prigge stated he would vote against this acceptance as he does not feel Mr. Regan fulfill the landscaping promises he made. Since there were only 3 trustees present, President Pickett suggested this matter be voted upon when the entire Board was present. Getz withdrew his motion, but Prigge did not withdraw his second. GETZ MOVED WITH A SECOND FROM FUDALA TO TABLE THE MOTION. MOTION PASSED.

ENGINEER:

1. The 2007 street program was presented which includes most of Saddle Club and patching and resurfacing of the Village Hall parking lot. GETZ MOVED WITH A SECOND FROM PRIGGE TO APPROVE THE APPROPRIATION OF \$175,000 FROM MFT FUNDS, THE MUNICIPAL ESTIMATE OF \$507,851.26, INCLUDING ENGINEERING OF \$51,228.51, APPROVE THE MAINTENANCE ENGINEERING AGREEMENT, AUTHORIZE THE PRESIDENT AND CLERK TO SIGN NECESSARY DOCUMENTS AND AUTHORIZE THE CLERK TO ADVERTISE FOR BIDS. MOTION PASSED.

2. A piece of the Jelkes Creek bridge that has broken off was shown. The engineer will communicate this with the concrete company regarding this problem.

DIRECTOR OF FINANCE:

1. GETZ MOVED WITH A SECOND FROM FUDALA TO APPROVE THE ACCOUNTS PAYABLE OF JULY 2, 2007 IN THE AMOUNT OF \$73,032.91. AYE: GETZ, FUDALA, PRIGGE, PICKETT. MOTION PASSED.

COMMENTS FROM THE PUBLIC:

1. Dan Gulinski of Beau Brummel expressed his disappointment in the recent ordinance change in leaf burning. He noted that he lives in a heavily wooded area and this further restriction will be very difficult for him and other neighbors in the same situation. He suggested this issue be put to a vote with the residents.

PARKS, ROADS & STREETS:

No report.

FINANCE:

No report.

WATER & SEWER:

No report.

POLICE & PUBLIC SAFETY:

1. Dennis Sears was introduced to the Board by Chief Montalbano. PRIGGE MOVED WITH A SECOND FROM GETZ TO APPROVE THE HIRING OF DENNIS G. SEARS, JR. AS A PART TIME OFFICER AT \$11/HOUR. MOTION PASSED. The Clerk then gave the oath of office to Officer Sears.

PUBLIC BUILDINGS & ENVIRONMENTAL:

1. There is no update on the sediment in the creek since Mona Auer has not yet submitted a report.  
2. Trustee Prigge is working with ComEd to remove the dead oak tree by Mona Auer's property. It appears that underground boring by Nicor a few years ago may have caused the tree to die. It was suggested we may

VILLAGE OF SLEEPY HOLLOW  
REGULAR MEETING MINUTES

JULY 2, 2007

be able to get damages from Nicor. The tree was quite old and very large. There is also another tree nearby that should be checked to see if it was also affected by the boring. We should hold off on removal of the tree for now. (Ziemba arrives at 8:07 p.m.)

3. Trustee Prigge met with the resident on Sleepy Hollow Road concerning the removal of trees from Village property. They are willing to work with the Village. Dundee Landscape has marked where trees should be planted and supplied cost estimates for three different types of trees. Trustee Prigge will review this with the homeowners. The homeowner would like to continue the boulder work along the natural line of the stream through the Village easement down to the road. There is a culvert on her property that needs to be cleaned out also. This culvert continues under the driveway and about 50' on the other side there is an electrical box with boards across it. It is somewhat hidden and has been there quite some time. It may not be on village property. She would also like to slow down the flow of the stream. The village engineer will look at the property and offer his suggestions.

BUILDING & ZONING ENFORCEMENT:

No report.

OLD BUSINESS:

1. We received a picture of a simulated cell tower on Village property from the cell phone company, but are waiting for additional copies to distribute to everyone.
2. We received information from Tree City USA on preparing an appropriate ordinance, and Mr. Schuster will prepare a draft for Board review.
3. Trustee Prigge noted that the pieces of concrete are still off the side of Sleepy Hollow Road by the bridge.
4. The trail/path has been combined with the Township property for a larger project that may include a grant. It was suggested we have Supervisor Harney update the Board on this joint project since they are the lead agency on this project.

NEW BUSINESS:

1. President Pickett suggested the Village consider a "community garden" in open space by the Village Hall where residents would pay a nominal fee for a garden plot. The University of Illinois Extension and a master gardener will work with the Village to set this up. The information will be given to Trustee Prigge for follow up. Trustee Prigge suggested we may also wish to consider an area to grow trees for future use in the Village.

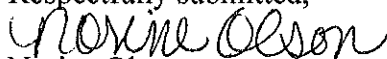
ZIEMBA MOVED WITH A SECOND FROM GETZ TO ADJOURN TO EXECUTIVE SESSION AT 8:35 P.M. FOR THE PURPOSE OF DISCUSSING THREATENED LITIGATION PURSUANT TO SECTION 2(C)(11) OF THE OPEN MEETINGS ACT.

\*\*\*\*\*

The regular meeting resumed at 8:43 p.m.

ZIEMBA MOVED WITH A SECOND FROM GETZ TO ADJOURN THE MEETING AT 8:44 P.M. MOTION PASSED.

Respectfully submitted,



Norine Olson  
Village Clerk

Released 6-16-08

VILLAGE OF SLEEPY HOLLOW  
EXECUTIVE MEETING MINUTES

JULY 2, 2007

The executive session of the Sleepy Hollow Board of Trustees was convened at 8:35 p.m. for the purpose of discussing threatened litigation pursuant to §2(c)(11) of the Open Meetings Act. In attendance were President Pickett; Trustees Getz, Fudala, Prigge, and Ziemba; Village Attorney Schuster, Police Chief Montalbano, and Clerk Olson. Trustees Finney and Wind were absent.

The Board reviewed the situation at 1022 Beau Brummel Drive, where rooms are rented in violation of Village ordinances. Mr. Schuster explained the procedure if the Village takes this matter to court. A letter has been sent to the homeowner, but there has been no response to date; it does not appear that the homeowner actually lives on the premises. Foreclosure proceedings are underway in the Kane County Circuit Court but could take several months before the inhabitants are forced out of the home. The water for the house was turned off last Thursday for non-payment. The Board discussed the health implications of no running water and questioned if the County would be involved. Mr. Schuster will check into this issue and then advise the Police Dept. if this is a health issue or if they can go to the house to see if anyone still living there. The Board does not feel people will continue to live there with no running water.

ZIEMBA MOVED WITH A SECOND FROM GETZ TO ADJOURN THE EXECUTIVE SESSION  
AT 8:43 P.M. MOTION PASSED.

Respectfully submitted,



Norine Olson  
Village Clerk