

VILLAGE OF SLEEPY HOLLOW  
REGULAR MEETING MINUTES

DECEMBER 3, 2007

The regular meeting of the Sleepy Hollow Corporate Authorities was called to order at 7:35 p.m. In attendance were President Pickett, Trustees Finney, Fudala, Getz, Prigge, Wind, and Ziemba, Police Chief Montalbano, Finance Director Volkening, Village Attorney Schuster, Village Engineer Weiss, and Clerk Olson.

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

MINUTES:

1. WIND MOVED WITH A SECOND FROM PRIGGE TO APPROVE THE REGULAR MEETING MINUTES OF NOVEMBER 19, 2007. The minutes should be amended on page 2 under Parks, Roads & Streets to reflect that the clean up is for large dead tree limbs and pieces of concrete. MOTION PASSED.

PRESIDENT:

No report.

CLERK:

No report.

PLAN COMMISSION:

No report.

ZONING COMMISSION:

No report.

ZBA:

No report.

ATTORNEY:

1. WIND MOVED WITH A SECOND FROM FINNEY TO APPROVE RESOLUTION NO. 372 ENTITLED "A RESOLUTION APPROVING AN ASSIGNMENT AND RELEASE OF A CERTAIN SUPPLEMENTAL EXECUTIVE RETIREMENT PLAN." Trustee Prigge expressed concern in releasing these funds and possible double benefits to the Chief should the Village establish a retirement plan for Village employees in the future. Trustee Finney noted it is highly unlikely the Village will participate in a retirement plan for employees or the police pension plan due to the cost to the Village. Trustee Prigge would also like the Finance Committee to discuss the possibility of continuing a plan for the Chief as long as he is employed. AYE: WIND, FINNEY, FUDALA, GETZ. NAY: PRIGGE. MOTION PASSED.

ENGINEER:

1. Mr. Weiss said that Arrow Road Construction followed the specs of the project and payment is recommended, with 10% retainage. FINNEY MOVED WITH A SECOND FROM WIND TO APPROVE PAYMENT ESTIMATES 3A AND 3B FOR THE 2007 STREET IMPROVEMENT PROGRAM. The Village can pay Arrow or another vendor to make some adjustments to the current stone work if desired. (Trustee Ziemba arrived at 7:55 p.m.) Mr. Weiss understands that the specs will need to be re-worked for next year to address the concerns of the stone on the road shoulders and review streets individually, based on the aesthetics. Most contractor complaints have been addressed, some minor complaints will need to be fixed in the spring. AYE: FINNEY, WIND, FUDALA, GETZ, PRIGGE, ZIEMBA. MOTION PASSED.

2. A draft Water System Goals & Future Planning proposal was submitted which includes fire protection, water quality, valve coverage, and system expansion for the next several years. The Board should address any comments or questions to the engineer.

DIRECTOR OF FINANCE:

1. ZIEMBA MOVED WITH A SECOND FROM PRIGGE TO APPROVE THE ACCOUNTS PAYABLE OF DECEMBER 3, 2007 IN THE AMOUNT OF \$65,264.76. AYE: ZIEMBA, PRIGGE, FINNEY, FUDALA, GETZ, WIND. MOTION PASSED.

Brar Subdivision (8 - 9:25 pm) President Pickett stated that this matter was up for approval of the preliminary plan and approval to re-zone the property from R-1 to B-2 zoning. It was noted that the project will not proceed without these approvals. Trustee Finney questioned whether this proposal is of any benefit to the Village. FINNEY MOVED WITH A SECOND FROM WIND TO APPROVE ORDINANCE NO. 2007-26 ENTITLED "AN ORDINANCE APPROVING THE RE-ZONING OF CERTAIN PROPERTY FROM R-1 RESIDENTIAL TO B-2 BUSINESS ZONING DISTRICT IN THE VILLAGE (Brar Property)."

Trustee Finney spoke at length about his concerns with this development. He feels the financial benefit to the Village is highly inflated at \$80,000/year and feels we will only receive \$20-25,000 and noted the high vacancy of area strip malls and the continued migration of businesses to Randall Road. He feels this development will negatively affect the adjacent homeowners, traffic congestion and the ecology of the lot as it appears the property will be clear-cut of most trees. He also feels the design of the building is unacceptable and not at all in character with Sleepy Hollow. Overall, he did not feel this was the best use for the property and that the Village will need to find other financial ways to support itself. Trustee Wind disagreed and felt we could not base projected revenue on today's market, and feels it will improve. He also feels there are people who are starting to avoid the congestion of Randall Road and will return to retail areas along Route 72. He also believes the Village needs to actively look for businesses for the few remaining commercial areas in the Village. He believes the right mix in the Village business area will be beneficial to the Village in the long run and will fill up in time. He also feels this extra revenue will help the Village. Trustee Ziemba stated he also does not feel this development will generate the revenue they anticipate. Trustee Prigge felt there may be a good development for this property, but this one is not the right one. AYE: WIND, GETZ, ZIEMBA, PICKETT. NAY: FINNEY, FUDALA, PRIGGE. MOTION PASSED.

WIND MOVED WITH A SECOND FROM ZIEMBA TO APPROVE RESOLUTION NO. 373 ENTITLED "A RESOLUTION APPROVING THE PRELIMINARY PLAN OF SUBDIVISION FOR THE BRAR SUBDIVISION IN THE VILLAGE." Engineer Weiss referred to his recent memo on this project and advised the Board that there are several outstanding issues to be addressed by the developer. Trustee Finney feels the design is unattractive and not in keeping with the rural character of Sleepy Hollow. Trustee Prigge noted that there are several issues with the landscaping plan. The Brars architect, Hernando Moreno, discussed the project and noted that the plan had already been approved by the Plan Commission and Zoning Board. Trustee Finney said he has tried to give his input previous to tonight, but was unable to do so. He does not feel this project serves the Village aesthetically, functionally or economically and completely objects to the design. President Pickett suggested the motion be tabled until January 21, 2008 to allow the Brars time to address the outstanding issues on the engineer's "punch list" and to make design changes to satisfy the concerns of the Board members. GETZ MOVED WITH A SECOND FROM WIND TO TABLE THE MOTION TO APPROVE RESOLUTION 372 TO THE JANUARY 21, 2008 BOARD MEETING. AYE: GETZ, WIND, ZIEMBA, PICKETT. NAY: FINNEY, FUDALA, PRIGGE. MOTION PASSED. Mrs. Brar said they would like to get this project underway and asked for direction from the Board to obtain

approval. She was advised to take the comments from this meeting into account. She said she was very surprised at the objections by the Board since two previous boards had approved the design. President Pickett advised her that those Boards were advisory only and this Village Board would make any final decision. Jim Sersen from the Verlo store, which would be relocated in the new development, said he is under pressure from corporate to move and has only a limited amount of time before he must be out of his building. He said if the new development is not done in time, he may have to move out of the Village, although he prefers to remain in Sleepy Hollow. The Brars will be allowed to present their project at the January 21<sup>st</sup> meeting.

COMMENTS FROM THE PUBLIC:

There were no comments from the public.

PARKS, ROADS & STREETS:

No report.

FINANCE:

1. A SAS 112 letter was received from the Village auditors because of audit adjustments made by the Village after the close of the audit. The auditors said this letter is required to be sent as part of new GASB regulations. Trustee Ziemba does not believe this letter was necessary as these were normal transfers done by the Village and do not affect the audit results. In the future, the Village will either make these adjustments prior to the audit or hold off any adjustment until the next audit.

2. Trustee Ziemba would like to obtain the costs for the IMRF retirement plan for Village employees. The cost is \$325 for one employee and \$25 for each additional employee. ZIEMBA MOVED WITH A SECOND FROM GETZ TO AUTHORIZE IMRF TO PREPARE A COST STUDY ON A NEW RETIREMENT PLAN FOR THE VILLAGE. AYE: ZIEMBA, GETZ, FINNEY, FUDALA, PRIGGE, WIND. MOTION PASSED.

WATER & SEWER:

No report.

POLICE & PUBLIC SAFETY:

No report.

PUBLIC BUILDINGS & ENVIRONMENTAL:

1. PRIGGE MOVED WITH A SECOND FROM ZIEMBA TO APPROVE THE SERVICE AGREEMENT WITH ARC DISPOSAL COMPANY, INC. DATED DECEMBER 3, 2007. AYE: PRIGGE, FINNEY, FUDALA, GETZ, WIND, ZIEMBA. MOTION PASSED. There was some question about the hours that residents can contact Arc if there are problems, but the Village has Arc contact numbers that can be used before the Arc office opens if there are early morning problems.

2. The tree to celebrate Arbor Week was planted in Sabatino Park near the gazebo. The Tree City USA application will be presented for approval at the next Board meeting.

3. There was a meeting with an IDNR representative and Engineer Joe Heinz to review the Lake Sharon dam. The rep did not feel the dam situation was as dire as the Village had thought and we may not need to apply for as many permits as previously anticipated. The rep also did not feel the main structure needs to be removed. She will be in further contact with the Village engineers.

BUILDING & ZONING ENFORCEMENT:

No report.

OLD BUSINESS:

1. Trustee Finney met with the Service Club concerning the 50<sup>th</sup> anniversary celebration. They are supportive of re-naming the Village Hall after the Village founder, Floyd Falese. They would also like to have a spring dance for adults only and would like to expand the Halloween festivities next year in honor of the 50<sup>th</sup> anniversary, perhaps with fireworks.

NEW BUSINESS:

No report.

WIND MOVED WITH A SECOND FROM PRIGGE TO ADJOURN THE MEETING AT 9:45 P.M.  
MOTION PASSED.

Respectfully submitted,



Norine Olson  
Village Clerk