

VILLAGE OF SLEEPY HOLLOW
SPECIAL MEETING/PUBLIC HEARING MINUTES

MAY 11, 2009

A special meeting of the Sleepy Hollow Corporate Authorities was called to order at 7:30 p.m. In attendance were President Pickett, Trustees Finney, Seiler, Wind, Village Attorney Schuster, and Clerk Olson. Trustees Fudala, Getz and Ziemba were absent. Also present were the Plan Commission chair and members of that Commission. There were no members of the public present.

President Pickett opened the meeting and stated that the purpose of the special meeting was to hold a public hearing on the revised Comprehensive Plan, which the Plan Commission had been working on for over a year. Mr. Schuster noted that the purpose of the revision was to bring the Plan up to date and add information that had occurred since the last update, including Affordable Housing, Green Communities, and removal of property that had been annexed into West Dundee. The basic goals and purposes of the Plan have not changed. The Board must adopt any amendments to the Plan within 90 days of this hearing date or they may adopt no amendments if they so choose. Any written comments to the proposed Plan will be accepted by the Village through Friday, May 15, 2009.

Trustee Wind questioned the intention of #9 under Land Use Recommendation by Planning Unit regarding the church on Randall Road. Plan Commission members responded that the goal was to consider appropriate commercial/retail development at such time that the Church may sell the property.

Trustee Seiler had several questions on the Plan. Under Community Facilities and Services, he questioned the purpose of the expansion of municipal utilities to serve areas presently utilizing septic systems. Mr. Schuster noted that regional waste water treatment may be an option for the future rather than replacing septic systems. Trustee Wind noted that the potential development at Sleepy Hollow Road and Boncosky would have utilized a newer high tech system rather than septic fields.

Under the same section, Trustee Seiler asked about cooperation between the school and park district in the joint use of their facilities, and encouraging the district to include adult education and job skill training in their curriculum. President Pickett responded that the Park District and District have worked jointly due to limitations on funds for both entities. The Village is not expected to make any financial contributions. The Village and Park District also work jointly on use of Sabatino Park.

Mr. Seiler also asked about the affordable housing statements under Housing and Residential Areas. Attorney Schuster stated that this is in response to the Illinois Affording Housing Act, where senior housing can qualify as affordable housing. He gave a brief explanation of this Act and the requirement to allow affordable housing should a developer propose it for the Village. The undeveloped area behind KinderCare has been designated as a possible site for affordable housing in the Village's plan that was prepared as part of the Act.

Under the section Planning Unit Two-Eastern Half of the Village, Trustee Seiler requested that reference to land north of Route 72 as suitable for commercial development also include that it is suitable for retail development. Trustee Seiler also noted that the Village needs to have businesses that will generate sales tax for the Village.

Under the same section, #6 should be changed to reflect the entrances that are on the east side of the Village. On #9, Locust should be changed to Willow.

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Trustee Seiler was advised that FRWRD stood for the Fox River Water Reclamation District. Under the section Transportation Plan, the first paragraph should refer to the Village of West Dundee and City of Elgin.

Under Community Facilities and Utilities, Wastewater, there are four, not three, meters in the system measure flow.

Under Bicycle Transportation, President Pickett asked that bicycle trails be changed to bicycle trails/routes. There was brief discussion that children do not seem to be riding bikes as much as they used to, probably because increased traffic and more aggressive drivers make it more dangerous. Also briefly discussed the safety in walking in the Village; it was felt the interior streets are fairly safe, and Sleepy Hollow Road is the most dangerous for walking or bike riding. A pathway from the Village Hall to the Township property to the south would be helpful. It is not known if there are any plans for the Michalski property.

Under the Community Facilities and Utilities, Water, in the last paragraph, the classification should be changed from 7 to 4, which is an improvement and could result in a reduction in homeowner insurance premiums for residents.

Trustee Seiler asked if there was any wastewater capacity left for the Village and advised that there is limited capacity available for specific areas only, and for certain east side residents whose systems fail. It was noted that the County appears reluctant to approve more high tech septic systems, which was a major reason why the residential development at Sleepy Hollow and Boncosky Roads fell through. Mr. Schuster briefly gave some background information on the treatment facilities in Elgin.

Trustee Finney commented on the section Environment/Natural Resources and felt the Village should take a more pro-active stand toward re-foresting areas of the Village that have lost trees. This should probably be a task for the Environmental Committee. It was suggested that open areas in the Village that are currently mowed grass could be returned to more natural areas with trees, or made into paths for residents.

Trustee Finney also commented on the Village dams and noted that the cost to maintain these are prohibitive. The Village may have to remove some dams in the future.

Attorney Schuster will give the Board a new Plan redline with all changes discussed at this meeting.

No members of the public appeared at any time during the public hearing. President Pickett closed the public hearing at 8:20 p.m.

WIND MOVED WITH A SECOND FROM SEILER TO ADJOURN THE MEETING AT 8:20 P.M.
MOTION PASSED.

Respectfully submitted,



Norine Olson
Village Clerk