

VILLAGE OF SLEEPY HOLLOW  
VILLAGE BOARD MEETING MINUTES

JUNE 20, 2016

The regular meeting of the Sleepy Hollow Corporate Authorities was called to order at 7:33 p.m. at the Sleepy Hollow Village Hall. Board members in attendance were President Stephan Pickett and Trustees Dennis Fudala, Joseph Nemec, Jeff Seiler and Donald Ziemba. Trustees Scott Finney and Russell Getz were absent. Also in attendance were Village Attorney Mark Schuster, Engineer Jeff Steele, Director of Finance Ellen Volkening, and Police Chief James Linane.

MINUTES

1. Seiler moved with a second from Nemec to approve the Village Board Meeting Minutes of June 6, 2016. Motion passed.

PRESIDENT

1. There will be a ribbon cutting ceremony on Thursday for the new Dunkin Donuts.
2. On Friday, the Chamber of Commerce will hold a "rise and shine" gathering at the Village Hall.
3. President Pickett noted there has been an inquiry about changing our B-2 zoning.

CLERK

1. Nemec moved with a second from Fudala to approve Ordinance No. 2016-6, "An Ordinance Ascertaining the Prevailing Rate of Wages for Laborers, Mechanics, and Other Workers Employed on Public Works for the Village of Sleepy Hollow." Aye: Nemec, Fudala, Pickett. Nay: Seiler. Motion did not pass.

PLAN COMMISSION

No report.

ZONING BOARD

1. Chairman Jim Kruger reviewed in detail the recent public hearings and the findings of fact on three matters: the village petition for a text amendment to create B-3 zoning, the petition of Randy's Farm to rezone to B-3 and a request for special uses, and the village petition for a text amendment to allow chickens in the Village. The Zoning Board unanimously recommended approval of the text amendment to create B-3 zoning and to allow Randy's to rezone to B-3 and to allow its three special use requests. Mr. Kruger said the Zoning Board unanimously recommended that the Village not allows chickens and noted that the findings of fact included the statements: "The rural (but not agricultural) character of the Village, and its openness, augmented by its prohibition against sheds and fences, weigh against allowing chickens and chicken coops in the Village. There is an inherent nuisance in the keeping of chickens in that due to the openness of the Village the ability to properly shield them from neighbors or potential predators and rodents is unfeasible."

ZBA

No report.

ATTORNEY

1. Mr. Schuster presented an ordinance to create a trust fund, which has been previously discussed at length, regarding the Village's affordable housing plan. Nemec moved with a second

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from Seiler to approve Ordinance No. 2016-7, "An Ordinance Creating a Housing Trust Fund in Support of the Village's Affordable Housing Plan". Aye: Nemec, Seiler, Fudala, Pickett. Motion passed.

2. Mr. Schuster presented a resolution updating the policy on the affordable housing plan which includes the new housing trust fund. Seiler moved with a second from Fudala to approve Resolution No. 483, "A Resolution Adopting an Update to the Village's Policy to Achieve the Goals of the Illinois Affordable Housing Planning and Appeals Act of 2004." Motion passed unanimously.

3. Mr. Schuster presented an ordinance to create a B-3 zoning district in the Village. Trustee Nemec wished to review the transcript of the hearing before voting. Seiler moved with a second from Fudala to approve Ordinance No. 2016-8, "An Ordinance Amending the Village Zoning Regulations Regarding Business Districts to Create a New District, B-3 Commercial and Mixed Use District, in the Village." Nemec moved to table the motion to the next meeting. There was no second and the motion was withdrawn. Seiler moved to table the motion until Trustee Ziemba arrived. There was no second to the motion. Trustee Ziemba arrived at the meeting and he was updated on the discussion. Vote on original motion: Aye: Seiler, Fudala, Ziemba, Pickett. Abstain: Nemec. Motion passed.

4. Mr. Schuster reviewed the ordinance approving the rezoning and special uses with conditions at Randy's Farm. Seiler moved with a second from Fudala to approve Ordinance No. 2016-9, "An Ordinance Re-Zoning Certain Property and Further Granting a Special Use for a Telecommunications Tower, a Parking Lot for Outdoor Storage of Trucks and/or Semi-Trailers, and for a Vehicle Parking Lot on Certain Property Located in the B-3 Commercial and Mixed Use Zoning District in the Village (15N440 Randall Road-Randy's Farm Property)." Aye: Seiler, Fudala, Ziemba, Pickett. Abstain: Nemec. Motion passed.

5. The proposed text amendment to permit chickens in the village was presented. Trustee Nemec preferred to review the draft minutes on this matter before discussion. Seiler moved with a second from Ziemba to not allow chickens in the Village. Nemec moved with a second from Fudala to table the motion until the next meeting. Motion passed unanimously.  
(Attorney Schuster left the meeting).

ENGINEER

1. The 2016 MFT program must be reduced as the Village will not receive needed MFT funds from the State since there is still no state budget. After discussion, it was agreed to eliminate work at the Hilltop and Joy intersection and reduce the amount of work on Hillcrest by what is necessary so that the total 2016 project cost does not exceed \$204,000. (Engineer Steele left the meeting.)

8 p.m. Paul Praxmarer from Corkill Insurance reviewed renewal options for life, LTD, dental and vision insurance. Seiler moved with a second from Ziemba that the Village remain with Principal for dental insurance and Human for vision insurance, but switch to Standard for life and long term disability insurance. Aye: Seiler, Ziemba, Fudala, Nemec. Motion passed.

8:15 p.m. Resident Mona Abboud Auer distributed documents to the Board and read a lengthy statement regarding the history of Sleepy Hollow Road and her efforts to maintain this historical road and requested that the Village preserve and protect it for the future. She also presented the



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Village with two CDs of *The Ballad of Sleepy Hollow Road*, which she wrote, and gave the clerk a copy of her speech.

8:30 p.m. Village residents and folk singers Steve and Sylvia Francois played guitars and sang *The Ballad of Sleepy Hollow Road*, and then sang it a second time with audience participation.

DIRECTOR OF FINANCE

1. Ziemba moved with a second from Seiler to approve the accounts payable of June 20, 2016 in the amount of \$99,083.86. Aye: Ziemba, Seiler, Fudala, Nemec. Motion passed.

COMMENTS FROM THE PUBLIC

1. Roger Ferguson of Hillcrest Parkway said a problem started this year on his property, where water is slowly flowing down his swale fairly constantly. He is concerned where the water is coming from or if it may be sewer water. Public Works will be instructed to look into this matter.
2. Bill Hof of Hilltop Lane thanked the Village for landscape maintenance work along Sleepy Hollow. He also commented on a missing stop sign on Sleepy Hollow Road, which was apparently knocked down by a vehicle. Mr. Hoff is still looking for a few village volunteers to help clean Sleepy Hollow Road with him.
3. Rich English of Beau Brummel Road voiced his opposition to the proposed cell tower and noted that multiple school districts have stopped the construction of cell towers because of health concerns. He noted that although the government claims there are no health concerns with cell towers, they thought other items did not pose a health risk many years ago, but later found that they did, such as asbestos, cigarettes, etc. He urged the Board to say no to the cell tower, and instead put it to a referendum to see what the residents want.

PARKS, ROADS AND STREETS

No report.

FINANCE

No report.

WATER AND SEWER

1. Water efficiency is 99.5% and sewer is over 100%.

POLICE AND PUBLIC SAFETY

1. Ziemba moved with a second from Seiler to ratify the decision to hire John McDonnell as a part time police officer. Aye: Ziemba, Seiler, Fudala, Nemec. Motion passed.

PUBLIC BUILDINGS AND ENVIRONMENTAL

1. Kyle in Public Works is now certified through Kane County to apply larvacide for mosquitos and we are to enter into an agreement with the County regarding training and services. Nemec moved with a second from Ziemba to authorize the Village President to sign the Memorandum of Understanding with the Kane County Health Department for the larvacide program. Motion passed unanimously.

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2. Resident Kurt Ehmann raised funds and constructed a bridge across the creek from the pavilion to the "tree park" area in Sabatino Park for his Eagle Scout project.
3. Trustee Nemec will be meeting with the Village Engineer to review the ComEd street light specs to we can prepare our own bid specs and send out requests for bids for the street light replacements.

BUILDING AND ZONING ENFORCEMENT

No report.

OLD BUSINESS

1. There may be something to present at the next meeting regarding the local prosecution of DUI offenses in the Village.

NEW BUSINESS

President Pickett reminded everyone that the next meeting will be on Tuesday, July 5<sup>th</sup>.

Nemec moved with a second from Seiler to adjourn the meeting at 8:47p.m. Motion passed unanimously.

Respectfully submitted,



Norine Olson  
Village Clerk