

REGULAR MEETING  
MINUTES

FEBRUARY 2, 1998

The regular meeting of the Sleepy Hollow Corporate Authorities was called to order at 7:30 p.m. In attendance were President Shields; Trustees Czerniawski, DeBolt, Harney (7:45 pm), Merkel, and Williams; Police Chief Montalbano; Treasurer Panning; Attorney Schuster; Engineer Naylor; and Clerk Olson. Trustee Nemec was absent.

MINUTES:

1. DEBOLT MOVED WITH A SECOND FROM CZERNIAWSKI TO APPROVE THE REGULAR MINUTES OF JANUARY 19, 1998. MOTION PASSED BY VOICE VOTE WITH WILLIAMS ABSTAINING.

PRESIDENT:

1. President Shields met with an official of NIPC and toured the proposed sewer facility area on Route 72 and where we anticipate Elgin will run the sewer line along Randall Road.
2. President sent a letter to Quad Com concerning the charges for our weekend sewer calls. He is looking into some type of pager system for these weekend sewer calls to eliminate the Quad Com charges.
3. President is getting information on state grants for trees. We must have a forestry ordinance to qualify however, and a sample ordinance is being sent to us.

CLERK:

1. Walt Heffron explained that the zoning designations outside village limits were removed from the new zoning map because they are now part of our Comprehensive Plan. DEBOLT MOVED WITH A SECOND FROM CZERNIAWSKI TO APPROVE RESOLUTION NO. 263 ENTITLED "A RESOLUTION ADOPTING THE OFFICIAL ZONING MAP OF THE VILLAGE OF SLEEPY HOLLOW AS OF DECEMBER 31, 1997." MOTION APPROVED BY VOICE VOTE.

PLAN COMMISSION:

No report.

ZONING BOARD:

Chairman Art Neil discussed the recent meeting with KinderCare and representatives from all village boards. There are several matters that still need to be worked out on these site plans, including variance requests. The major obstacle to proceeding is construction of the detention area which will be delayed substantially by FEMA requirements. An interim dry well detention solution has been proposed but plans have not yet been submitted for our review. The Zoning Board is meeting this week to discuss this matter. Village Engineer Ron Naylor indicated that he is in contact with KinderCare officials and their engineers on the detention matter. The Zoning Board is also working on the wetlands matter.

ZBA:

1. The ZBA recommended approval of two decorative fence variance requests, although our ordinance does not allow these fences. HARNEY MOVED WITH A SECOND FROM WILLIAMS THAT THE VARIANCES FOR DECORATIVE FENCES ON ZBA FILE NOS. 188 AND 189 BE DENIED BASED ON VILLAGE ORDINANCES. MOTION PASSED BY VOICE VOTE WITH DEBOLT VOTING NO.
2. ZBA Chairman Kedzior suggested that fence variances not be heard since fences are not allowed. However, we cannot deny residents that right. Trustee Harney noted that changes are being made to the ZBA procedures which will inform prospective applicants in advance of the unlikely approval of their fence

variance request and that it will cost \$75 to file a variance application for a hearing. Chairman Kedzior also commented on Trustee Williams' letter to the ZBA board on their decision on these fences and asked that future comments be directed to him, rather than directly to the members.

DEBOLT MOVED WITH A SECOND FROM CZERNIAWSKI TO ADJOURN TO EXECUTIVE SESSION AT 8:05 P.M. FOR PURPOSES OF PENDING OR THREATENED LITIGATION PURSUANT TO SECTION 2C(11) OF THE OPEN MEETINGS ACT. MOTION PASSED BY VOICE VOTE.

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The regular meeting reconvened at 8:10 p.m.

ATTORNEY:

1. A letter was sent to the attorney in Texas on finalizing the Twin Sewer matter.
2. The Bluffs subdivision is close to completion.
3. Attorney Schuster presented and discussed an ordinance on changes to the purchase order procedures for the Village. CZERNIAWSKI MOVED WITH A SECOND FROM HARNEY TO APPROVE ORDINANCE NO. 98-3 ENTITLED "AN ORDINANCE AMENDING TITLE 1, SECTION 1-8-5 OF THE SLEEPY HOLLOW MUNICIPAL CODE." AYE: CZERNIAWSKI, HARNEY, DEBOLT, MERKEL, WILLIAMS. MOTION PASSED.
4. A resolution was presented and discussed on changes to ZBA procedures, among them to charge \$75 for all variance applications. HARNEY MOVED WITH A SECOND FROM CZERNIAWSKI TO APPROVE RESOLUTION NO. 264 ENTITLED "A RESOLUTION ESTABLISHING THE FEE FOR AN APPLICATION FOR VARIANCE UNDER THE VILLAGE ZONING CODE." MOTION PASSED BY VOICE VOTE.
5. An ordinance will be prepared on the ZBA variance approval for 1710 Hickory.

\*\*\*\*\*OPEN TO THE PUBLIC\*\*\*\*\*  
(8:20 - 9:00 p.m.)

1. Les Sanders of 2111 Stewart Lane in West Dundee was present, along with several other West Dundee homeowners, to discuss the proposed sewer treatment system for the open area on the north side of Route 72 which borders the Tartens Glen Subdivision. They are concerned about the sewer system and what will be developed on the property. President Shields discussed this property and advised them that both our village and the owners of the property prefer to obtain the sewer through West Dundee but that West Dundee has not agreed to give sewer capacity for this property. President Shields suggested the residents may wish to encourage their village officials to give sewer for this parcel to avoid the treatment plant alternative. He also stated that a meeting is scheduled for this week with West Dundee and NIPC concerning this sewer capacity from West Dundee. He also advised the residents that this was commercially zoned property and would be developed as such.

ENGINEER:

1. Discussed the Engineer's summary on the water quality issue as outlined in his 1/23/98 letter. They recommend the addition of polyphosphate to the water system to combat the iron in the pipes. Of the three vendors they spoke with, the engineers recommend Star Sales in Geneva. The chemicals will be added to the system at the McLean pit location. As approval of the EPA permit will take 60-90 days, the Board authorized the Engineer Naylor to submit the appropriate documentation to the EPA immediately so work can hopefully begin in late spring. The Board would also like the assistance of the engineers and vendor in preparing public

relation mailings to the affected residents. WILLIAMS MOVED WITH A SECOND FROM HARNEY TO ACCEPT THE PROPOSAL FROM STAR SALES TO PROVIDE THE CHEMICAL FEED SYSTEM WITHOUT THE SCALE AT A COST NOT TO EXCEED \$1,300. AYE: WILLIAMS, HARNEY, CZERNIAWSKI, DEBOLT, MERKEL. MOTION PASSED.

2. The Engineer met with Trustee DeBolt on the MFT program. Initial roads to be included are Laurel Court, Rainbow Drive, Stevens Court, and possibly Locust Drive. Road improvements will begin at the south end of Sleepy Hollow Road with any remaining funds. Trustee Harney noted that the west side swale at Beau Brummel needs substantial work.

3. The Engineer distributed his letter of 2/2/98 summarizing the Bullfrog culvert project, which indicates that the project will cost an additional \$50,000, at a minimum. The Board will review and discuss this at a later meeting.

4. Engineer Naylor attended the KinderCare meeting on 1/24/98 and has talked with the owner's engineers on the FEMA detention problem on the property.

5. The traffic review and analysis proposal has been revised and is available for the Board's review.

6. The Engineer is working on a few code issues with Zoning Enforcement Officer Joel Kruse.

7. Jeff Freeman of Engineering Enterprises, Inc. made a presentation on the Thorobred Lane culvert project. This culvert replacement project will cost, at a minimum, over \$83,000. President Shields does not feel the Village has the funds to proceed with the culvert projects and would like the engineers to look into any available grants to complete these projects.

#### TREASURER:

1. Add \$1,568.21 for Tessororf. It was suggested that Trustee Harney review invoices from the Zoning Enforcement Officer before they are submitted for payment. CZERNIAWSKI MOVED WITH A SECOND FROM DEBOLT TO APPROVE THE WARRANTS IN THE AMOUNT OF \$46,722.84. AYE: CZERNIAWSKI, DEBOLT, HARNEY, MERKEL, WILLIAMS. MOTION PASSED.

2. The newsletter information on the police pension will be ready this week.

3. We cannot lien any developer's property for unpaid impact fees. Trustee Harney felt we should increase our park donation requirement for developers to 10 acres per 1,000 acres since that is the federal requirement. Impact fees will be discussed at a later meeting.

4. President Shields stated that Geske has been settled for \$3,000.

#### ROADS & PARKS:

1. The lights at the Saddle Club entrance should be working this week.

2. The Service Club would like to store their equipment in the back barn after they have cleaned it out. The Board said this was acceptable.

3. Trustee DeBolt is still working on getting the seed planted outside the Village Hall. We will need to keep the geese away from it after it is planted.

4. The street sign for Joy Lane at Randall Road will be put back up. President Shields noted that the insurance money received for the entrance damage at Route 72 and Locust will be used in part to have the landscape architect prepare phase 3 of the landscape project, and also design entrance plantings at both Locust/72 and Joy/Randall. There is not really any room for landscaping at the Saddle Club entrance, except possibly some flowers.

5. The burn pile should be removed by Public Works to discourage any more dumping.

6. A culvert at a driveway on Sleepy Hollow Road should be cleaned out.

#### FINANCE:

No report.

#### WATER:

No report.

POLICE:

1. Four candidates for the full time opening will be interviewed this week.
2. MERKEL MOVED WITH A SECOND FROM HARNEY TO APPROVE THE EXPENDITURE OF \$19,398.00 FOR A 1998 FORD CROWN VICTORIA AUTOMOBILE. AYE: MERKEL, HARNEY, CZERNIAWSKI, DEBOLT, WILLIAMS. MOTION PASSED. This will be paid after May 1, 1998.
3. President Shields asked Chief Montalbano to request copies of the 9916 notifications from Quad Com.
4. DEBOLT MOVED WITH A SECOND FROM MERKEL TO ACCEPT THE RESIGNATION, EFFECTIVE 1/1/98, OF OFFICER JAMES DUNNING. MOTION PASSED BY VOICE VOTE. Officer Dunning resigned because he had not met certain requirements by January 1<sup>st</sup>.

HEALTH & SANITATION:

No report.

BUILDING:

No report.

OLD BUSINESS:

No report.

NEW BUSINESS:

No report.

DEBOLT MOVED WITH A SECOND FROM HARNEY TO ADJOURN THE MEETING AT 10:35 P.M. AYE: DEBOLT, HARNEY, CZERNIAWSKI, MERKEL, WILLIAMS. MOTION PASSED.

Respectfully submitted,



Norine Olson  
Village Clerk

Released 12-21-98

EXECUTIVE MEETING  
MINUTES


FEBRUARY 2, 1998

The executive session of the Board of Trustees was convened at 8:05 p.m. for the purpose of discussing pending or threatened litigation pursuant to Section 2c(11) of the Open Meetings Act. In attendance were President Shields; Trustees Czerniawski, DeBolt, Harney, Merkel, and Williams; Attorney Schuster; and Clerk Olson.

1. Attorney Schuster is still collecting information regarding the threatened litigation on resident John Bohanek's alleged water problems.
2. Geske & Sons are willing to settle the MFT road work dispute with a \$3,000 deduction from their invoice total. The Board authorized the attorney to accept.

DEBOLT MOVED WITH A SECOND FROM WILLIAMS TO ADJOURN THE EXECUTIVE SESSION AT 8:10 P.M. MOTION PASSED BY VOICE VOTE.

Respectfully submitted,



Norine Olson  
Village Clerk