

SPECIAL MEETING
MINUTES

MAY 20, 1999

A special meeting of the Sleepy Hollow Corporate Authorities was called to order at 7:30 p.m. In attendance were President Shields; Trustees Czerniawski, Merkel, Morris, Pickett and Rzonca; and Clerk Olson.

Pursuant to the Board's request at its May 17, 1999 meeting, Trustee Rzonca contacted engineer Christopher Burke about performing an environmental study of the effects of the proposed development of the Galvin property. Mr. Burke, who has been hired by West Dundee, declined our offer at the request of that village. However, he recommended Hey & Associates of Libertyville. Gary Schaefer, president, described the qualifications of the firm, who specialize in storm water runoff, wetlands and ecology issues, and described some of the work they have done. His firm would present an objective review of the issues, but not take an advocacy position for the village. His firm consists of engineers, ecologists, landscape architects, and a soil scientist and they can also obtain the services of a person with fen expertise. They will need to request various data on this property from West Dundee, which will probably necessitate a Freedom of Information Act request. If Hey & Associates are required to conduct studies themselves, it will cost the village more money and take longer. If the data is easily available, the report should take about a month.

Mr. Schaefer distributed a preliminary list of issues they recommend be reviewed in this matter (attached to these minutes) and detailed these issues for the board. This property will be very challenging to develop while adequately addressing the problems associated with the many steep slopes of the parcel which affect the detention ponds, the homesites themselves, water run off, etc. It would be beneficial to us if the Army Corps of Engineers were to use their discretionary authority on issuing an individual permit as this would require Pulte to answer all questions from any parties on this parcel before making a decision whether or not to issue a permit. This would also require Pulte to defend why they must build on this particular site. It would be appropriate for Sleepy Hollow to lobby the Corps and request they use discretionary authority on this parcel. However, the Corps will not be involved unless wetland areas are filled, although the Pulte plans appear to indicate that they will do so. Mr. Schaefer said the fen and other ecology related issues will be important in the review of this property on our behalf.

There were some questions from residents, including the Army Corps and their discretionary authority, and what residents should ask the West Dundee Plan Commission at the June 1st public hearing.

The Board requested a written proposal from Mr. Schaefer by late Friday. He agreed to be available to the village as a consultant on his normal fee basis until the Board has accepted his proposal. The Board agreed to meet again on Tuesday, May 25th at 7:30 p.m. to consider his proposal and also discuss strategy and potential litigation. The village attorney will be contacted and this will probably be an executive meeting.

CZERNIAWSKI MOVED WITH A SECOND FROM RZONCA TO ADJOURN THE MEETING AT 9:00 P.M. MOTION PASSED BY VOICE VOTE.

Respectfully submitted,



Norine Olson
Village Clerk

CARRINGTON RESERVE

REVIEW ISSUES

Village of Sleepy Hollow

May 20, 1999

Stormwater Management

1. FEMA hasn't defined floodplain above Sleepy Hollow Village limits (almost 3 square miles).
2. Site plan doesn't appear to account for flood of record floodplain.
3. Detention may be in wetlands.
4. A floodplain mapping should be required through the site to account for offsite flows.

Ecology

1. Proposed wetland fills are minor but Corps should still require individual permit because of overall site quality -- where is Pulte on application?
2. Pulte will need to defend an alternatives analysis (why this site?) if Corps calls for an individual permit.
3. It will be extremely difficult to prevent erosion from impacting wetlands on-site during construction.
4. No discussion by Pulte regarding overall site ecological quality.
5. Has Pulte completed a Threatened and Endangered Species consultation?

Cultural Resources

1. Has a Phase I archaeology study been completed?

Water Quality

1. The 11x17 project brochure describes a "treatment train" for runoff. The detention basins shown on the stormwater management exhibit will be difficult to design for water quality. It also appears that the treatment train includes the existing channel of Jelkes Creek.
2. Soil erosion and sediment control will be a very difficult problem to manage given the slopes on the project site.
3. The increased volume of runoff may adversely affect the hydroperiod of Jelkes Creek and its wetlands.

Hydrogeology/Wetland Hydrology

1. A detailed hydrogeological study has been promised to assess the effects of development on fen and other wetland hydrology. Soil borings have been taken. This is a critical element for the development impact assessment.
2. The KCFPD has stated that there are many seeps besides the fen site on the property. This needs to be confirmed.

Traffic

1. The impact of additional traffic on Sleepy Hollow Road and other parts of the Village needs to be assessed.

Constructability

1. The steep slopes on the property raise serious questions about the ability to develop the detention and home sites as portrayed on the preliminary engineering.
 2. If seeps are present in numerous locations on the site, mass grading is likely to create erosion which will destroy shallow groundwater infiltration.
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