

The regular meeting of the Sleepy Hollow Corporate Authorities was called to order at 7:30 p.m. In attendance were President Pickett, Trustees Ander, Finney, Grom, and Wind, Police Chief Montalbano, Finance Director Volkening, and Clerk Olson. Trustees Getz and Ziemba were absent.

MINUTES:

1. WIND MOVED WITH A SECOND FROM ANDER TO APPROVE THE REGULAR MEETING MINUTES OF JULY 7, 2003 AS AMENDED UNDER ZBA. MOTION PASSED.

PRESIDENT:

1. Comcast is upgrading their system in the entire Village beginning this week with completion anticipated within 60 days. Residents will be notified in advance of work in their area.
2. We received free larvicide from Kane County; Public Works will be placing in the manholes.
3. GROM MOVED WITH A SECOND FROM ANDER TO APPROVE THE APPOINTMENT OF CAESAR SCHIAVONE TO THE FINANCE COMMITTEE. MOTION PASSED. Mr. Schiavone is a CPA and has lived in the Village for several years.
4. There was a meeting with a property owner on Boncosky recently; there is no report at this time.

CLERK:

1. GROM MOVED WITH A SECOND FROM ANDER TO APPROVE ORDINANCE NO. 2003-21 ENTITLED "AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN PROPERTY OWNED BY THE VILLAGE." AYE: GROM, ANDER, FINNEY, WIND. MOTION PASSED.
2. Two bids were received for the 1999 used squad car. ANDER MOVED WITH A SECOND FROM GROM TO ACCEPT THE HIGH BID FROM BAY RIDGE MOTORS IN THE AMOUNT OF \$2,695. MOTION PASSED.

President Pickett explained the rules for speaking under the Public Comments portion of the meeting.

PLAN COMMISSION:

1. Chairman Tileston attended the Zoning meeting with a presentation from the owner of the property west of Homemakers. The zoning of this property requires a change and other zoning changes may be necessary, including a change to allow restaurants on the property.
2. Some board members attended a Village meeting where a Kane County official discussed planned unit developments (PUDs). There is some question with board members on the need for PUDs in the village and the amount of work required with these developments. The Plan Commission is also short one member.

ZONING COMMISSION:

1. The Zoning Commission held the July 8th meeting with the official from the Kane County development board regarding PUDs and Mr. Neil summarized this meeting. PUDs are more common with clusters of homes and large open space areas. Preparing a PUD ordinance will be very time-consuming and he suggested we consider hiring a professional land planner to speed the process. A cost estimate will be obtained.
2. At Zoning's July 22nd meeting, they will further discuss restaurants in the B-2 district, signs, and off street parking, all in relation to possible developments along the south side of Route 72, west of Locust. Mr. Neil and the trustees discussed possible types of restaurants and potential sales tax. Mr. Neil was asked to obtain a list of potential restaurants for the property.

ZBA:

1. Chairman Kedzior discussed file #242, a variance request for an addition to a house where the existing structure is not code compliant but is "grandfathered." The requested addition meets all current code requirements. Mr. Kedzior does not believe this requires a variance, although Joel Kruse advised the residents otherwise. To avoid delay to the resident, the Board advised Mr. Kedzior to hold a hearing on this matter, but a meeting will be scheduled with the Village Attorney to review interpretation of the ordinance as the need for a variance has been an issue with recent applications.
2. Mr. Kedzior thanked the board for the appointment of two members. A ZBA meeting was held last week with the new members. Mr. Kedzior requested that the Village Attorney attend a ZBA meeting to review legal procedures of the ZBA with its members.

ATTORNEY:

1. ANDER MOVED WITH A SECOND FROM GROM TO APPROVE RESOLUTION NO. 319 ENTITLED "A RESOLUTION ESTABLISHING A SECURITY DEPOSIT FOR REIMBURSEMENT OF CONSULTANT AND OTHER DEVELOPMENT-RELATED FEES." MOTION PASSED.

ENGINEER:

1. The final payment for the 2002 water main project was submitted as was the first payment request for the Jelkes Creek project. Both bills are included in the accounts payable for approval tonight. There is water in the swales along Thorobred from the water main project, but this will be corrected by Public Works.

DIRECTOR OF FINANCE:

1. GROM MOVED WITH A SECOND FROM WIND TO APPROVE THE JULY 21, 2003 ACCOUNTS PAYABLE IN THE AMOUNT OF \$156,660.66. AYE: GROM, WIND, ANDER, FINNEY. MOTION PASSED. We are now being charged an annual \$1,000 fee from the IEPA and will be receiving additional new fee billing from other governmental agencies due to recent state legislation. President Pickett advised the Board that a NPDES plan has been submitted to the State and approved and is currently being implemented by the Village.
2. The auditors have completed their work at the Village Hall. The Finance Committee will review the draft audit when received and the final audit should be presented to the Board in September.

COMMENTS FROM THE PUBLIC:

1. Fred McCarthy of Acorn Drive presented petitions signed by approximately 130 residents opposing any proposal to close, gate or restrict the flow of traffic in and out of the Bluffs subdivision. He also read a statement why this subdivision should not restrict any traffic traveling through the subdivision.
2. Matt Mayer of Beau Brummel brought photographs of his property and that behind him, both before and after Pulte started their development, showing high how the Pulte property has been built up behind his property. He is very concerned how this development will impact his property and has been advised that he will have run off into his yard and home. Mr. Mayer was advised to contact the Soil & Water Conservation District.
3. Kurt Cina of Katrina Lane said he has made several suggestions on reducing the traffic problem in the Bluffs and hopes the Village will do a traffic study of the area.

PARKS, ROADS & STREETS:

1. The sale of the Village-owned outlots will be discussed at the August 4th meeting.
2. Pulte is responsible for the work at north end of Sleepy Hollow Road, which will connect directly across the street into Carrington Reserve and have a stop-and-go light. Sleepy Hollow Road south will remain a right turn in and right turn out, and a left turn in, with a concrete "pork chop" in the middle.

FINANCE:

1. The Board liked the new format of the financial statements.
2. We received \$1,250 in June for sales tax; in July we received \$23,000 in sales tax.

WATER & SEWER:

No report.

POLICE & PUBLIC SAFETY:

1. QuadCom is looking to replace its system and may increase telephone surcharge taxes to help fund the purchase. A referendum will be required for any tax on residents.

PUBLIC BUILDINGS & ENVIRONMENTAL:

1. Trustee Ander has prepared a draft tree preservation ordinance and will give to all trustees for review prior to the next meeting.

BUILDING & ZONING ENFORCEMENT:

1. ComEd has installed the pedestal on Sharon as anticipated.

OLD BUSINESS:

1. Trustee Grom updated the Board on the Green Communities project. About 70 residents attended the recent open houses; the next resident open houses will probably take place in September. Possible projects have been proposed for the Village based on resident input.

NEW BUSINESS:

No report.


ANDER MOVED WITH A SECOND FROM WIND TO ADJOURN TO EXECUTIVE SESSION AT 9:20 P.M. FOR THE PURPOSE OF DISCUSSING PENDING LITIGATION PURSUANT TO §2(C)(11) OF THE OPEN MEETINGS ACT. MOTION PASSED.

The regular meeting resumed at 9:44 p.m.

A police applicant sent a letter to the board concerning his recent interview.

ANDER MOVED WITH A SECOND FROM WIND TO ADJOURN THE MEETING AT 9:47 P.M. MOTION PASSED.

Respectfully submitted,



Norine Olson
Village Clerk

EXECUTIVE MEETING MINUTES

JULY 21, 2003

5-3-04 The executive session of the Sleepy Hollow Board of Trustees was convened at 9:20 p.m. for the purpose of discussing pending litigation and executive minutes pursuant to §2(c)(11) and (21) of the Open Meetings Act. In attendance were President Pickett; Trustees Ander, Grom, Finney, and Wind, and Clerk Olson. Trustees Getz and Ziemba were absent.

1. Pulte Litigation. The attorneys for Pulte have made a demand of \$500,000 to settle the pending litigation against the Village. The demand was made directly to Martin Boyer insurance, who requested additional time to respond and asked if the Village was interested in settling and was willing to contribute to the settlement pool. After discussion, it was the consensus of the trustees that the Village does not wish to accept Pulte's offer to settle this matter. It was also noted that Pulte has served several deposition subpoenas on former board members.

3. ANDER MOVED WITH A SECOND FROM GROM TO APPROVE THE EXECUTIVE MEETING MINUTES OF JUNE 16, 2003. MOTION PASSED.

WIND MOVED WITH A SECOND FROM FINNEY TO ADJOURN THE EXECUTIVE SESSION AT 9:45 P.M. MOTION PASSED BY VOICE VOTE.

Respectfully submitted,

Norine Olson

Norine Olson
Village Clerk

Released