

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, Getz, Grom, and Wind, Police Chief Montalbano, Finance Director Volkening, Village Attorney Schuster, Village Engineer, and Clerk Olson. Trustee Ziemba was absent.

MINUTES:

1. WIND MOVED WITH A SECOND FROM ANDER TO APPROVE THE REGULAR MEETING MINUTES OF AUGUST 18, 2003. MOTION PASSED.

PRESIDENT:

1. GROM MOVED WITH A SECOND FROM WIND TO APPROVE THE APPOINTMENT OF DANIEL ATILANO TO THE PLAN COMMISSION. MOTION PASSED.
2. School District 300 is willing to send a representative to answer questions relating to the school district at any board or committee meetings. They ask that they be formally invited to attend and will send an official.
3. The Fox River Fish Passage Feasibility Study regarding water quality in the Fox River is available for viewing at the Kane County website at kcstorm/dams/index.
4. The Kane County 2030 Transportation Plan has scheduled an open house for September 17 at the Kane County Government Center in Geneva.
5. Comcast has advised that the pay-per-view format has been changed.
6. The Service Club is looking for village projects to undertake on October 25, Make A Difference Day. One suggestion was spreading new pebbles in the Saddle Club playground area. The Service Club annual Halloween bonfire will also be held October 25th.

CLERK:

1. GROM MOVED WITH A SECOND FROM WIND TO APPROVE THE AMERITECH PERMIT FOR WORK ON RANDALL ROAD SUBJECT TO INDICATING COMPLETION OF THE WORK WITHIN A SPECIFIC TIME FRAME, AND TO THEIR REMOVAL OF ANY EXISTING EXPOSED CABLE AT THE BOX SITE OR IDENTIFICATION OF THE OWNER OF THE CABLE. MOTION PASSED.
2. Randy's farm has sent a certificate of insurance for the carnival operators during the monthly October fest at Randy's. The Board requested that we obtain a state inspection report on the carnival rides. This will be discussed at the next meeting.

PLAN COMMISSION:

No report.

ZONING COMMISSION:

No report.

ZBA:

1. Chairman Kedzior discussed file #242, a variance request for 941 Willow Lane. The public hearing was held on August 28, 2003. The variance request was to Section 817-A for an existing non-conforming house built in the 1960's and "grandfathered". The owners wish to build an addition to the house which would conform to all current building ordinances. However, our current ordinance does not permit any additions that expand a non-conforming structure. The ZBA unanimously voted to recommend approval of this variance request. The ZBA also suggested Village ordinances be amended to cover these types of situations so that residents will be permitted to expand on a non-conforming use house as long as the requested expansion meets our current code requirements. This situation will usually involve set backs. Zoning will work on this text amendment. GROM MOVED WITH A SECOND FROM ANDER TO APPROVE THE ZBA'S RECOMMENDATION ON 941 WILLOW LANE. MOTION PASSED.

)(Trustee Getz arrives at 8:00 p.m.)

Paul Bednar, a professional planning consultant in Elgin, spoke to the Board at length about PUDs and answered questions from trustees. Mr. Bednar explained the two types of PUDs: the more common overlay district where the underlying zoning is not changed, and the PUD where a piece of property is specifically zoned a PUD for any future development. A PUD development allows for some negotiation and flexibility between village and developer on various aspects of the development. The septic systems and wells in the village could present more challenge in PUDs. Additional costs in these developments, including review of any plan by a professional, would be passed on to the developer, for which we would require a substantial deposit in advance. The Board discussed the differences in PUDs versus other developments. Mr. Bednar charges \$85/hour for his services and has estimated a cost between \$1800 and \$2100 to assist in writing a PUD zoning district for the Village, which could be complete in half the amount of time it would take the Zoning Commission to prepare on its own.

ATTORNEY:

1. We have filed suit against Mercedes Builders for unpaid fees, but have not yet served the defendant corporation. New addresses have recently been obtained and will be checked for possible service.

ENGINEER:

1. The Jelkes Creek bridge repair project may be complete by the end of the week.

DIRECTOR OF FINANCE:

1. GROM MOVED WITH A SECOND FROM GETZ TO APPROVE THE SEPTEMBER 2, 2003 ACCOUNTS PAYABLE IN THE AMOUNT OF \$53,143.24. AYE: GROM, GETZ, ANDER, FINNEY, WIND. MOTION PASSED.

COMMENTS FROM THE PUBLIC:

There were no comments from the public.

PARKS, ROADS & STREETS:

1. There was a report of a paved driveway on Joy Lane that caused damage to the road at the end of the driveway. This will be reviewed by the trustee.

FINANCE:

No report.

WATER & SEWER:

1. We have a 2002 water report from Elgin; which indicates a high level of copper in Village water. The Village water mains are not copper and we do not know where the samples were taken in the Village. However, this report does not indicate acidity levels.

POLICE & PUBLIC SAFETY:

A complimentary letter was received on the services of Officer Cruz..

)(PUBLIC BUILDINGS & ENVIRONMENTAL:

1. Trustee Ander submitted an application requesting an application for the IDNR tree grant, for \$2,000 in matching funds for trees.

BUILDING & ZONING ENFORCEMENT:

No report.

OLD BUSINESS:

1. Green Communities project. The final open house is October 2nd, 7 p.m. to 9 p.m. at Sleepy Hollow School. Smaller meetings and workshops will continue, however, on this project. Most information on this project is on the Village web site. The IEPA has linked our web page to theirs for our information on this project. Trustee Grom thanked resident John Florance who has added this information to the Village site.
2. Trustee Ander submitted a revised tree ordinance that is less restrictive on residents. This will be discussed at the next meeting.
3. There is still a large brush pile just west of KinderCare that should be removed.
4. A resident has complained about the open space behind Anne Court where there is dumping and dead trees. Trustee Grom noted that the Village does not remove trees unless they pose a danger to residents.

NEW BUSINESS:

1. In its next zoning changes, the Zoning Commission should include text changes concerning the height of residential homes. We may also wish to consider including something on "tear down" homes.
2. Linda Nuneman has submitted Trustee Carol Grom as a nominee for the Kane-DuPage Soil & Water annual conservation award for her "Promotion, Preservation and/or Restoration of Natural Resources" in relation to her work on the Green Communities grant project.
3. The Board discussed the Clerk's proposed policy on access to Village offices and records, which would restrict access to board members and committee chairmen only. The Board discussed and agreed that if someone requests information, etc., they can contact the clerk, who can meet the individual at the Village Hall after hours or make the information available for review in the conference room. A proposed policy will be modified for Board approval prior to distribution to office staff. Attorney Schuster suggested that the ordinance be changed to reflect that the clerk is the official custodian of *all* village records, including those of the sub-committees.
4. Trustee Grom noted that a state senator has proposed a water quality bill (HB1516) which would provide federal matching grants to communities for water pipe replacement projects.

ANDER MOVED WITH A SECOND FROM GETZ TO ADJOURN THE MEETING AT 9:55 P.M.
MOTION PASSED.

Respectfully submitted,



Norine Olson
Village Clerk