

The regular meeting of the Sleepy Hollow Corporate Authorities was called to order at 7:35 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.

President Pickett explained the rules for speaking under the public comments section of the meeting.

MINUTES:

1. ANDER MOVED WITH A SECOND FROM WIND TO APPROVE THE PUBLIC HEARING MINUTES OF JULY 27, 2004. MOTION PASSED.
2. GROM MOVED WITH A SECOND FROM WIND TO APPROVE THE REGULAR MEETING MINUTES OF AUGUST 2, 2004. On page 1, #3 under engineer, the word "deposit" should be changed to "retainage". MOTION PASSED.

PRESIDENT:

1. President Pickett read a proclamation in honor of Police Chief Jim Montalbano's 30-year anniversary with the Village Police Department and proclaimed August 19, 2004 as Chief Montalbano Day. He also presented the Chief with a gift certificate to a local restaurant. GROM MOVED WITH A SECOND FROM ANDER TO PROCLAIM AUGUST 19, 2004 CHIEF MONTALBANO DAY. MOTION PASSED.

CLERK:

1. GROM MOVED WITH A SECOND FROM WIND TO APPROVE PERMIT NO. PSH-033 FROM COMCAST FOR WORK AS SPECIFIED. MOTION PASSED.

PLAN COMMISSION:

No report.

ZONING COMMISSION:

1. Chairman Neil thanked the Village Board for attending the joint meeting last month on the draft PUD ordinance. Attorney Schuster and Planner Paul Bednar are working on the changes that should be completed later this month, after which a public hearing will be scheduled for September.
2. Mr. Neil has drafted language concerning residential building height restrictions that he will send to Village Attorney Schuster for his review. He is hopeful that this can also be included in the same hearing on the PUD ordinance.

ZBA:

1. Chairman Kedzior presented File #247, a variance request to the building height from 20' to 32' for the commercial property on Route 72, just west of Homemakers. The ZBA hearing was held August 12th and the ZBA voted 4:0 to recommend approval of the variance request. ANDER MOVED WITH A SECOND FROM WIND TO APPROVE THE VARIANCE TO INCREASE THE BUILDING HEIGHT TO 32' FOR FILE #247. The petitioner, John Regan, was present and answered questions from the trustees. AYE: WIND, FINNEY, GROM, PICKETT. NAY: ANDER. MOTION PASSED.
2. Chairman Kedzior presented File #248, a variance request to the size of a play structure (a skateboard ramp) at 224 Hilltop Lane. The hearing on this application was also held August 12th, and the ZBA voted 4:0 to recommend approval of the variance request with several conditions. FINNEY MOVED WITH A SECOND FROM WIND TO APPROVE THE VARIANCE FOR A PLAY STRUCTURE EXCEEDING 50' IN SIZE, FOR

FILE #248. The trustees asked questions and Mr. Kedzior noted that the restrictions accompanying their recommendation included noise reduction, restricted hours of use, and additional landscape screening. The petitioner spoke and answered questions from the trustees. Trustees noted that many play structures in the village exceed the 50 sq. ft. allowed. Zoning Chairman Neil said the ordinance should be changed to increase the maximum size of play structures rather than grant variances. Trustees agreed; Mr. Neil should try to have this matter also heard at the public hearing to be scheduled in September. A new maximum size for play structures will need to be determined. AYE: FINNEY, WIND. NAY: ANDER, GROM. MOTION DID NOT PASS.

ATTORNEY:

No report.

ENGINEER:

1. The update report on current projects was submitted. The report indicated that the costs and scope of five-year road plan will be increased.
2. The MFT bid opening will be August 30th.

DIRECTOR OF FINANCE:

1. GROM MOVED WITH A SECOND FROM ANDER TO APPROVE THE ACCOUNTS PAYABLE OF AUGUST 16, 2004 IN THE AMOUNT OF \$80,549.97. AYE: GROM, ANDER, FINNEY, WIND. MOTION PASSED.
2. There will be a Finance Committee meeting on September 1st at 7:00 p.m. to review the audit.

COMMENTS FROM THE PUBLIC:

1. Brian Hale of Saratoga Pkwy. said his only objection to the skateboard ramp is the extreme noise. He congratulated and thanked Chief Montalbano for his 30 years of service.
2. Linda McDaniel Hale of Saratoga Pkwy. also said she objects to the noise of the skateboard ramp and also congratulated the Police Chief for 30 years of service.
3. Doug Cutinello of Hilltop Lane asked if he could appeal the board's vote on the ramp since there was not a full board present. The Village Attorney will need to be consulted. Mr. Cutinello was advised to do nothing further concerning the skateboard ramp at this time.
4. Cindy and Joe Minaglia of Saratoga Pkwy. spoke in favor of the skateboard ramp for the older children.
5. Jim Lewan of Hilltop Lane also spoke in favor of the skateboard ramp, noting that there is not much for the teens to do in Sleepy Hollow, and felt the board should have heard the neighbor comments before they voted on this matter.
6. Rick DeLeon of Hilltop Lane spoke in favor of the skateboard ramp and also said the village does not provide much for teens to do in the village.

PARKS, ROADS & STREETS:

1. West Dundee is replacing the curbs on Willow Lane within their village limits and would like Sleepy Hollow to pay for replacement of the curb that continues into our village, which amounts to \$2,576. This is not in our budget. The Board would like our engineer to review the curb area to determine if replacement is necessary. It was suggested that we ask West Dundee to complete the crosswalk at Locust from the south side to the north side of Route 72.
2. Trustee Wind spoke with Mona Auer, who said that several residents have offered to purchase special signs for Sleepy Hollow Road that note its scenic road designation and fines. The Board would like to see a sketch and description of the sign before a decision is made.

FINANCE:

No report.

WATER & SEWER:

1. The engineer has submitted preliminary plans for the 2004 water improvement project on Van Tassel. The line will be buried on the uphill side of the road. There are several residents on that street that are not currently connected to village water. After these improvements, they will be required to pay a hydrant fee whether they connect or not. We could install b-boxes and t-connections during this project in anticipation of future connection to this system by those who are not hooked up at this time. It would be less costly for the residents to hook up during the course of this project than at a future date. Board discussed the circumstances under which a resident would be required to hook up to the village services, which is when their system fails or requires substantial repairs.

POLICE & PUBLIC SAFETY:

1. The monthly police activity report was submitted.
2. The Chief bid on a used speed trailer and won it for \$1 from another department. It only needs new batteries.

PUBLIC BUILDINGS & ENVIRONMENTAL:

1. Morton Arboretum will conduct the emerald ash borer survey on public property only and monitor the ash trees in the village. There is no cost to the Village and the inspections would start this year. ANDER MOVED WITH A SECOND FROM GROM TO AUTHORIZE PARTICIPATION IN THE EMERALD ASH BORER PROGRAM WITH MORTON ARBORETUM. MOTION PASSED. Trustee Ander will inform Public Works of this program.

BUILDING & ZONING ENFORCEMENT:

1. Trustee Finney will obtain square footage figures for typical play structures to determine the new maximum size to be allowed in the village.
2. A resident next to the Pimlico road stub is interested in expanding his garage, but cannot do so with the 35' set back that is required for a road designation. The Village does not want to sell this parcel since it leads to a site for a possible future pumping station, but we could vacate the road designation. The setback would then revert to the standard 15' and the homeowner would be able to expand without requesting a variance. The costs to vacate should be paid by the resident.

OLD BUSINESS:

1. Jelkes/Sleepy Creek Watershed Project. President Pickett met with representatives from Kane County, West Dundee, and Dundee Township. Only West Dundee has funds for this project but is only willing to pay for work that would benefit their village. Board briefly discussed the proposed project. Kane County will determine the amount of acreage affected for each of the three entities in the project, and also the financial impact on the acreage involved for each entity. Kane County will also determine how much of the proposed \$60,000 study could be accomplished if only the county pays its portion of \$20,000.
2. Elgin boundary agreement. Board again reviewed Elgin's recent letter concerning a new boundary agreement. Elgin has suggested that Sleepy Hollow submit a counter proposal to this letter. President Pickett met with a representative from Strategic Planning. They have submitted a proposal to prepare a fiscal impact analysis for Elgin's proposed Randall Road development for \$3,000. It will take about two weeks. WIND MOVED WITH A SECOND FROM ANDER TO AUTHORIZE STRATEGIC PLANNING ASSOCIATES TO PROCEED IMMEDIATELY WITH THE FISCAL IMPACT STUDY OF ELGIN FOR \$3,000. AYE: WIND, ANDER, FINNEY, GROM. MOTION PASSED.

NEW BUSINESS:

1. President Pickett asked the Board to consider whether the Village wants to impose transition fees on developers. These fees bridge the gap between the start of new development and the time when agencies actually start to receive the impact fees. Unlike impact fees, transition fees are not limited as to amount and are not restricted as to where they are distributed. This can be further discussed at the next meeting when Mr. Schuster is present.
2. Affordable Housing Act. Sleepy Hollow is not exempt from this Act and therefore must submit a plan by next April to meet the requirement. President Pickett will be attending a meeting on this matter later in the month.
3. Trustee Finney noted that vines have appeared on many trees along Sleepy Hollow Road and noted that certain vines can take over trees and eventually strangle them. We should determine what type of vines these are and if they are harmful to the trees.
4. The next meeting will be held *Tuesday, September 7th* due to the Labor Day holiday.

WIND MOVED WITH A SECOND FROM GROM TO ADJOURN THE MEETING AT 10:10 P.M. MOTION PASSED.

Respectfully submitted,



Norine Olson
Village Clerk