

VILLAGE OF SLEEPY HOLLOW  
SPECIAL MEETING MINUTES

MARCH 22, 2006

A special 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, Wind, and Ziemba, Village Attorney Schuster, Village Engineer Weiss, Planner Paul Bednar, and Clerk Olson. Trustee Prigge was absent. Members of the public included Alan Scimeca and Amy Mathys for Lakeland Development, and Daniel Shapiro, attorney for Lakeland Development, an unknown individual, and a newspaper reporter.

President Pickett explained that the purpose of the special meeting was to review a draft annexation agreement submitted by Lakeland Development Group for the Bright property located south of the Village limits at Boncosky Road, to be developed as Nature's Crossing subdivision.

The major items of the agreement were discussed first:

Paragraph 14. Sewer/Water. Elgin previously rejected a request for sewer to the property. The Fox River Water Reclamation District (FRWRD) has now advised us that they may be interested in supplying sewer. Mr. Schuster gave some background on the Elgin/FRWRD history. Elgin and FRWRD are to discuss this matter and then report back to the Village. The developer does not wish to delay this development waiting for a decision. The Board likes the environmentally responsible wetlands system and it was the general consensus of the Board to proceed with the constructive wetlands for the east parcel. When complete, this wetlands system is to be turned over to the Village. However, there will not be a sufficient number of residents initially to financially support the system. Mr. Schuster suggested there be a separate systems agreement to address the concerns of turning over and funding the operation of the system. The Village Engineer and Attorney should work with the developer to analyze and prepare a report on the operating costs of this system, for both the east and west parcels. This report should be given to the Board and the Finance Committee. If Elgin decides to grant transmission capacity, it could be considered for the west parcel, on which work will not start for several months. This possible contingency should be included in the agreement. It is planned that an extra 400 p.e. will be built into the new system when the west parcel is developed to address failed systems in the Village. There is no plan yet on how construction of the trunk line will be funded through the Village.

14(g). Insert "not" in the first sentence: "...improvements are *not* to be accepted..." This paragraph will probably be eliminated if the Village takes over management of the wetlands system.

If the west parcel plant is constructed just south of the Village Hall area, there would be a small building of approximately 150 sq. ft. along with a few small other pieces to go along with the "plant." The installation of the pipe from the parcels to the plant would be at the expense of the developer. We have very little information on the system for the west parcel from the developer. The east parcel plant will only require a permit from the IDPH, but the west parcel plant, because it discharges, will require approval from NIPC and the IEPA, which would be substantially more time consuming.

Paragraph 25. Roads: The intersection of Boncosky and Sleepy Hollow Roads was discussed. Moving the intersection north is not a feasible option. The Board discussed including the addition of turning lanes and adding a 3-way stop sign to the intersection. We have no jurisdiction over the south leg of the intersection. It was noted that, after annexation, the speed limit will be reduced to 25 mph immediately north of the intersection. The Board will also need to incorporate the newly annexed portion of Sleepy Hollow Road into the pleasure drive ordinance. The Village will be responsible for plowing the newly annexed section of Sleepy Hollow Road,

but may be able to work out some type of intergovernmental agreement with the Township where they would continue to plow this section. The Board directed the Village Engineers to study this intersection for traffic calming devices, turning lane feasibility, and leveling this intersection somewhat from its current slope to make it more safe.

The Board discussed whether the streets of the development will remain private or be taken over by the Village. The Village will receive MFT funds based on the population of this development, but if they remain private (maintained by an association), these funds would not be used for those roads. However, the association may not accumulate enough funds to maintain the roads. The Board preferred to take over the roads at the appropriate time and keep them public to avoid any problems with use of the roads by the public. They also did not want Nature's Crossing to feel detached from the Village. Mr. Bednar noted that the west parcel will probably have off-street parking areas by the proposed clubhouse and by walking paths. The Board will need to decide later whether these will be considered private or public.

Mr. Bednar also discussed the east parcel cul-de-sacs which have only one outlet (at Boncosky) and have no connection to each other at the north end. It was proposed that a foot bridge connect these two cul-de-sacs at the north end that could be used for bike or pedestrian traffic. We are not sure what type of permitting would be required for this type of bridge. The fire district has also expressed concern with only one access point to these long cul-de-sacs (off Boncosky). However, Dundee Township has agreed to allow access through their property at Sleepy Hollow Road for emergency vehicles only to these cul-de-sacs. An access road would be built but details have not yet been discussed.

The Board discussed the ramifications if, for any reason, the west parcel does not get developed. They agreed that the annexation agreement must include annexation of both parcels at the same time. They also agreed the current density, land design and open space of the west parcel should remain the same should any other entity take over development. Failure to develop the west parcel would also have a detrimental affect on the west side plant and extra 400 p.e. anticipated when that parcel is developed.

Mr. Schuster suggested a time-line be prepared after obtaining more information from Lakeland, to determine when the east side development will start, when the sewer plant will start on the east side, when the west side development will begin, along with the design, permitting, and construction of its plant, etc. The developer anticipates selling three units per month on the east side. It was hoped this time-line could be submitted to the Board by their April meeting.

Paragraph 34. Architectural Standards. The proposal indicates most of the housing will be similar, with some variables to each unit. There was some question if the Village wants to make sure there is enough variety or is comfortable with the current proposal. Mr. Bednar suggested that the developer supply a packet of information to the Board, including photographs, illustrating the materials and particulars of each model with the differences. This information was requested as soon as possible. Mr. Bednar also suggested that "key" lots in the development be identified and have the more elaborate models built in these more visible locations. This paragraph of the agreement should be further refined.

Paragraph 27. Trees. The Board requested an inventory of trees on the east parcel prior to development. Also, the developer will stake out the proposed building area so impacted trees will be obvious. The proposed exit to Sleepy Hollow Road at the north end of the development has a stand of trees and made need to be moved.

It was also suggested the developer plant desirable tree species along Sleepy Hollow Road and remove less desirable trees as the new ones grow. There should be a detailed landscape plan for this and other areas of the development, including responsibility for implementation.

Paragraph 17, Storm Water/Drainage. An application has been submitted to Kane County and is under review. No permit has been issued yet. Lakeland may have to present drainage plans for the west parcel to receive final approval from the County for the east parcel. A special service area will need to be established for this property.

The Board then reviewed each paragraph of the Agreement for any concerns or questions:

Paragraph 6, Zoning. Mr. Weiss noted that the west parcel may be more appropriately zoned R2 rather than R1 due to density. After discussion, the Board felt it would be easier to keep it as R1 to avoid public hearing.

Paragraph 9, Recapture. The public improvements will need to be listed, if applicable.

Paragraph 10, Recapture. This paragraph is applicable only if Elgin transmission is used.

Paragraph 18, Public Improvements. There will probably be a parking area on the west parcel along with construction of a small building. It was noted that if a foot bridge is added across the creek, this should be included in the agreement also. We will need engineering plans and a drawing for this bridge. In addition, if Dundee Township wants a fence along their property line, this should be included along with a drawing.

Paragraph 20, Utilities. Mr. Bednar questioned the necessity for the 5' side yard easements. The units will be quite close. The Village Engineers should probably monitor the easements in case more room is necessary.

Paragraph 22, Fees & Donations. Board brought up the Park District request for funds to repair Sleepy Hollow pool. This has been reviewed by the Finance Committee but not yet presented to the Board. Mr. Schuster has a chart of the fees to be generated from this development and will forward to the board for review and determination of fees and donations to be received from this development.

Paragraph 24, Earth Work. Mr. Schuster and Mr. Weiss will review this paragraph further and Mr. Schuster will forward to the Board the referenced Exhibit G.

Paragraph 26(c), Road Cleaning. This cleaning station will be located on the east side.

Paragraph 28, Sound Barrier. This paragraph was included at the request of the Illinois State Toll Highway. Trustee Finney has strong objections to the inclusion of this paragraph.

Paragraph 29, Signs. All signs for the subdivision should be labeled as "Nature's Crossing of Sleepy Hollow."

Paragraph 30. The reference to Paragraph 29 is incorrectly numbered.

Paragraph 31, title should be "Sales Trailers and *Model Homes*"

Paragraph 32. The reference to Paragraph 29 is incorrectly numbered.

Page 24, starting with "Improvements Prior to Issuances of Building Permit: Paragraphs need to be re-numbered.

Paragraph 34, Design of Certain Features. The referenced Exhibit J should be supplied. Mr. Bednar suggested the street light design incorporate less light and a more "homey" design. Trustee Ander preferred the lights incorporate the standards of "dark skies" lighting.

Paragraph 38, Conveyance of Open Space Areas. These open space areas will be conveyed to an entity willing to maintain the space, probably initially to Dundee Township, who in turn may convey them to another responsible agency. We may wish to just convey the space to Dundee Township with authority to convey.

Paragraph 50, Disconnect. Noted that any disconnection from the Village will include *all* property both east and west of Sleepy Hollow Road, not just a portion.

Page 1 of the Agreement. The total acreage of the property is incorrect.

Approval of the plan will be considered at the April 17<sup>th</sup> regular board meeting. A public hearing on the annexation agreement will be scheduled for April 19, 2006 at 7:30 p.m. It was not decided whether it will held at the Village Hall or if the fire station should be scheduled.

ZIEMBA MOVED WITH A SECOND FROM ANDER TO ADJOURN THE MEETING AT 10: 40 P.M.  
MOTION PASSED.

Respectfully submitted,



Norine Olson  
Village Clerk