

VILLAGE OF SLEEPY HOLLOW
REGULAR MEETING MINUTES

SEPTEMBER 21, 2009

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

MINUTES:

1. ZIEMBA MOVED WITH A SECOND FROM WIND TO APPROVE THE REGULAR MEETING MINUTES OF SEPTEMBER 8, 2009. MOTION PASSED.

PRESIDENT:

1. Sleepy Hollow School is having their annual Fun Fair on October 3 and requested permission for special parking for this event. The Police Dept. does not have a problem with this request.

CLERK:

1. Information for the newsletter was requested. The Halloween trick or treat hours will be 3 - 8 p.m.

PLAN COMMISSION:

No report.

ZONING COMMISSION:

No report.

ZBA:

1. Chairman Fuqua was present to discuss the ZBA hearing on August 20. Application #267 requested a variance to the building height from 20' to 25' for proposed construction on the vacant lot of the Springhill Meadows Subdivision on Route 72. The purpose of the variance was to add a parapet to screen the mechanical equipment for the building. Chair Fuqua noted that the Springhill Meadows strip mall to the south of the lot was granted a height variance to 25' when it was constructed. The applicant could use other ways to screen the mechanicals if the variance is not granted but it would not be as attractive. On the ZBA motion to deny the variance because there was no hardship, the vote was 3 to 3. Mr. Fuqua noted that the strip mall is lower on the slope of the property, so this building would sit higher. Mr. Mangurten, architect for the project, stated that the building roof would be 18' high. He stated that they are trying to bring a retail tenant to the Village that has certain requirements, and if Sleepy Hollow cannot meet its requirements, the chances are that the retailer will go elsewhere. He noted that the area is downhill from Route 72 and they wish to create a prominent facade facing Route 72. He said it is planned to be a 3-tenant building. He also noted there is some room for interpretation in the code regarding roof lines. George Hanus, President of Aetna, said the company has been building strip centers for 40 years, primarily for national companies with long term leases. He feels this is a misunderstanding and mis-interpretation. He noted the road is higher and the property slopes down and they are trying to make the building look more attractive. He has a national tenant who also wants the building to look nice. He feels the Village ordinance gives room for interpretation with the language of practical difficulty and the topography of the property, and that this is for the good of Sleepy Hollow and its residents. He noted that the tenant is on the NYSE and they are not asking for any tax rebate or waiver. It was noted that the parapet is 4-sided and the height will vary around the building, although it will not exceed 25'. WIND MOVED WITH A SECOND FROM FUDALA TO

APPROVE THE VARIANCE REQUEST FOR APPLICANT 267 AT SPRINGHILL MEADOWS. AYE: WIND, FUDALA, GETZ, SEILER, ZIEMBA. MOTION PASSED.

2. Chairman Fuqua also presented application 262, a vacant lot on Sharon Drive, requesting a lot size variance. The family is trying to sell this lot as part of an estate. When originally purchased in the 1960's, the lot was buildable, but it is too small based on current requirements. The ZBA determined that this variance request fit the hardship requirement as the family cannot sell the lot if it is not buildable. There is an issue in that the adjoining lot has a well on the vacant lot, although there is an easement to the well. The ZBA approved this variance 6 to 0 with several conditions concerning a new well, and meeting county and other agency requirements. ZIEMBA MOVED WITH A SECOND FROM GETZ TO ACCEPT THE RECOMMENDATION OF THE ZBA AND APPROVE THE VARIANCE WITH THE CONDITIONS STATED. AYE: ZIEMBA, GETZ, FUDALA, SEILER, WIND. MOTION PASSED.

ATTORNEY:

1. ZIEMBA MOVED WITH A SECOND FROM GETZ TO UN-TABLE THE MOTION TO PASS ORDINANCE 2009-17 FOR SPECIAL PERMIT PROCEDURES. MOTION PASSED.
ZIEMBA MOVED WITH A SECOND FROM GETZ TO APPROVE ORDINANCE NO. 2009-17 ENTITLED "AN ORDINANCE AMENDING THE VILLAGE TRAFFIC REGULATIONS TO ESTABLISH A SPECIAL PERMIT FOR USE OF PUBLIC ROADWAYS BY CERTAIN OVERSIZE VEHICLES." AYE: ZIEMBA, GETZ, FUDALA, SEILER, WIND. MOTION PASSED.

ENGINEER:

1. Mr. Weiss said 7 bids were received for the storm sewer improvement project and the low bid was received from Copenhaver Construction in Gilberts. The engineer recommends they be awarded the contract although they have worked with them previously and feel it may require more observation by the engineers. The Army Corps has required that we apply for a joint application permit with the IEPA and IDNR, although the IEPA is not requiring a permit through their office. ZIEMBA MOVED WITH A SECOND FROM SEILER TO APPROVE THE BID OF COPENHAVER CONSTRUCTION FOR THE STORM SEWER PROJECT IN THE AMOUNT OF \$37,009 AND AUTHORIZE THE VILLAGE PRESIDENT AND CLERK TO EXECUTE THE CONTRACT DOCUMENTS AND ALL OTHER APPROPRIATE DOCUMENTS. AYE: ZIEMBA, SEILER, FUDALA, GETZ, WIND. MOTION PASSED. Mr. Weiss stated that they had found another culvert problem on Sycamore and this repair is also included in the project cost.
2. Certain swales on Jamestowne Court that were heavily damaged by the water coming from the west side of Randall Road have been sodded by Public Works.
3. A resident at the corner of Deer and Joy Lanes contacted the Village about flooding. Trustee Getz will follow up with the resident. (Engineer Weiss left meeting.)

DIRECTOR OF FINANCE:

1. ZIEMBA MOVED WITH A SECOND FROM GETZ TO APPROVE THE ACCOUNTS PAYABLE OF SEPTEMBER 21, 2009 IN THE AMOUNT OF \$88,363.74. AYE: ZIEMBA, GETZ, FUDALA, SEILER, WIND. MOTION PASSED.
2. A schedule for office hours during the upcoming holidays was presented. ZIEMBA MOVED WITH A SECOND FROM GETZ TO APPROVE THE HOLIDAY OFFICE HOURS AS PRESENTED IN THE MEMO OF 9/11/09. MOTION PASSED.

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3. A request was made for an on-line back system up for the computers. The current tape back ups have not always been reliable. Two quotes were received; one for \$75/mo. for up to 5 gb and the other for \$132/mo. for up to 12 gb. The lower bid was from Harris Computer, who have sold the Village its accounting software for many years. The Board asked Ellen Volkening to find out if the Village can test the system for a certain period of time before committing to an agreement, and also if there is a charge when data is restored.
4. The Village staff tested new copy machines and it was recommended that the Village purchase the Kyocera Mita KM4050 for \$5,650 with a service agreement for \$720 for 80,000 copies. The Board requested we find out the cost to lease the machine for three years before making a final decision.

COMMENTS FROM THE PUBLIC:

There were no comments from the public.

PARKS, ROADS & STREETS:

1. The bonfire pile in Sabatino Park will be open from September 26 through October 23, 2009.

FINANCE:

1. Trustee Ziemba stated that we are looking at quotes for new software for accounting reports.

WATER & SEWER:

1. A Village resident who works for another village with water leak detection equipment has offered use of their equipment when we need to check for water leaks.
2. A "b-box" on Hemlock with a leak has been replaced; a house on Willow had a check lock break and sewage spilled into their unfinished basement.
3. The contractor for the new garage construction on Willow broke through both the water and sewer lines and ICCI will be called to look at the situation. The garage will apparently be constructed over the water line, but it is after the b-box so if there is a break, it will be the homeowner's responsibility to fix.
4. A resident on Hazel did not receive a filter to prevent the discolored water. The Village will have one installed by Amy Plumbing, but Public Works should be present for the installation. The resident has requested a credit for his \$39.28 water bill. SEILER MOVED WITH A SECOND FROM GETZ TO APPROVE A CREDIT TO THE RESIDENT AT 1722HAZEL FOR ONE-HALF OF HIS \$39.28 WATER BILL. AYE: SEILER, GETZ, FUDALA, WIND, ZIEMBA. MOTION PASSED.

POLICE & PUBLIC SAFETY:

Chief Montalbano gave a visual presentation on the current staffing shortage and asked the Board to lift the hiring freeze to hire additional officers to cover all shifts with two officers each. He noted that part time officers are asked to work one 8 hour shift per week, although some work more, but are limited by state requirements to the number of hours they can work per year. He stated two officers should be present for any incident for safety purposes. He noted there could be a liability issue if the Village is not properly staffed and there is a problem. Trustee Ziemba asked if the Village ever had a problem during the several years when there were not two officers on duty for every shift and was told no. It was noted that the police could ask for assistance from neighboring villages if necessary. The Chief displayed actual schedules showing the difficulty in keeping proper staffing. It would take some time to advertise and hire any new officers at this time. He said the Village has hired 74 officers in the past 14 years. Trustee Ziemba stated he

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did not feel there was justification or need for two officers on every shift. Chief Montalbano again expressed concern for liability. Trustee Seiler noted the monthly reports show Sleepy Hollow officers assist other departments numerous times and asked how many assists are given to the Village. Police Chief noted that most assists were in Sleepy Hollow officers passing through other jurisdictions, but not very many assists are requested from other departments.

PUBLIC BUILDINGS & ENVIRONMENTAL:

No report.

BUILDING & ZONING ENFORCEMENT:

No report.

OLD BUSINESS:

1. The building issue for the potential business in the east end of the Springhill Meadows strip mall has been resolved and the wine café could be open by the holidays.
2. The dial-a-ride program with Dundee Township is not yet settled.

NEW BUSINESS:

No report.

ZIEMBA MOVED WITH A SECOND FROM GETZ TO ADJOURN THE MEETING AT 9:00 P.M.
MOTION PASSED.

Respectfully submitted,



Norine Olson
Village Clerk