

VILLAGE OF SLEEPY HOLLOW  
VILLAGE BOARD MEETING MINUTES

MARCH 21, 2016

The regular meeting of the Sleepy Hollow Corporate Authorities was called to order at 7:33 p.m. at the Sleepy Hollow Village Hall. Board members in attendance were President Stephan Pickett and Trustees Scott Finney, Dennis Fudala, Russell Getz, Joseph Nemec, and Jeff Seiler. Trustee Donald Ziemba was absent. Also in attendance were Village Attorney Mark Schuster, Director of Finance Ellen Volkening, and Police Chief James Linane.

MINUTES

1. Nemec moved with a second from Seiler to approve the Village Board Meeting Minutes of March 7, 2016. The vote under old business will be corrected. Motion passed.

PRESIDENT

1. President Pickett commented on the residents' passage of the tax increase referendum by a vote of 610 to 588.
2. The Kane County Dept. of Transportation has requested the Village reaffirm their support of the Longmeadow Bridge. They are applying for additional grant money for this project. Fudala moved with a second from Nemec to approve the County request for Village support of the bridge. Board briefly discussed. It is hoped additional funding will reduce the tolls. It was noted that the Dundee Township residents just passed a non-binding referendum that they do not support this bridge. Motion did not pass: 1 aye, 3 nays, and 1 abstention.

CLERK

1. Finney moved with a second from Seiler to approve the request for a utility permit from Comcast dated 3/10/16. Motion passed unanimously.

PLAN COMMISSION

No report.

ZONING BOARD

1. Chairman Jim Kruger informed the Board of the Zoning Board meeting on March 16 where the proposed zoning text amendments were reviewed in a working session. The public hearing is set for April 6.

ZBA

No report.

ATTORNEY

No report.

ENGINEER

1. The bid opening for the pressure reducing valves is April 1, 2016.

DIRECTOR OF FINANCE

1. Seiler moved with a second from Getz to approve the accounts payable of March 21, 2016 in the amount of \$60,413.00. Aye: Seiler, Getz, Finney, Fudala, Nemec. Motion passed.

VILLAGE OF SLEEPY HOLLOW  
VILLAGE BOARD MEETING MINUTES

MARCH 21, 2016

COMMENTS FROM THE PUBLIC

1. Mike Tennis of Churchill Court said he spoke with many residents regarding the referendum and the item of most concern to residents was the non-working street lights. He urged the Board to resume maintenance of the street lights for safety purposes and have all lights working quickly. Mr. Tennis summarized his recent conversation with a Kane County Board member regarding lack of job growth in the county and the Longmeadow Bridge project. Mr. Tennis felt the Board should reconsider its vote to not support the county in the bridge project.
2. Anthony Piraino of Stevens Court asked that the Board also consider feelings in considering both the cell tower in the Village and the Longmeadow Bridge project. He does not want a cell tower and suggested the Board consider other options.
3. Rich English of Beau Brummel spoke against the cell tower, citing studies in Europe and the U.S. about the health dangers, and also the detrimental effect on nearby property values. He noted there are several cell towers in the vicinity and suggested another location in the Village be considered. He suggested the Board put this issue to a referendum vote in November to determine how the majority of residents feel on this cell tower.

Robert Stapleton of National Wireless Ventures, LLC spoke to the Board regarding the proposal for a cell tower behind the Village Hall. He noted that under Federal statutes, health concerns are not to be used as a factor in a cell tower decision and noted U.S. studies show no health concerns, noting that Europe has vastly different standards. He also noted that many schools and hospitals have wireless services inside and atop their facilities. The Board asked and Mr. Stapleton answered questions regarding the project. National Wireless is willing to move the location farther back to the treeline and is willing to use a windmill structure to camouflage the tower, although the footprint will be substantially larger. Mr. Stapleton explained galvanized and corten steel for either the monopole or windmill.

Seiler moved with a second from Getz to amend the agenda and adjourn to executive session now, at 8:20 p.m., for the purpose of discussing the sale or lease of public property pursuant to §2(c)(6) of the Open Meetings Act. Aye: Seiler, Getz, Finney, Fudala. Nay: Nemec Motion passed.

\*\*\*\*\*

The regular meeting reconvened at 8:42 p.m. (Trustee Getz left during the executive session at 8:35; Attorney Schuster left the meeting when the regular meeting reconvened.)

PARKS, ROADS AND STREETS

1. Board discussed the purchase of rock salt for next year. Public Works recommends we request 700 tons since we have about 100 ton left at this time. Nemec moved with a second from Seiler to authorize the Village President to sign the Illinois Joint Purchase Requisition for calendar year 2016-17 for 700 tons of rock sale. Aye: Nemec, Seiler, Finney, Fudala. Motion passed.

FINANCE

1. There will be a Finance Committee meeting on March 30, 2016 at 7:00 p.m.



VILLAGE OF SLEEPY HOLLOW  
VILLAGE BOARD MEETING MINUTES

MARCH 21, 2016

WATER AND SEWER

1. The water efficiency is back up to 93% overall. The Village is working with West Dundee on problems with the KinderCare sewer.

POLICE AND PUBLIC SAFETY

1. Chief Linane informed the Board that the blown engine in the Ford squad will be replaced under the extended warranty.
2. Trustee Nemec noted there may be speeding vehicles on Locust. Chief Linane said the road is monitored.

PUBLIC BUILDINGS AND ENVIRONMENTAL

1. Trustee Nemec met with a young resident regarding possible projects for his Eagle Scout badge, including a walking bridge by Sabatino Park, bee houses, wood duck boxes, and/or a wood chip path to the bird sanctuary from Danielle Court.
2. A total of 29 deer were taken for sampling and one tested positive for CWD.

BUILDING AND ZONING ENFORCEMENT

No report.

OLD BUSINESS

1. Based on comments by the Zoning Board at their meeting, the Board will not pursue a change in zoning to permit sheds in the Village.

NEW BUSINESS

No report.

Seiler moved with a second from Nemec to adjourn the meeting at 9:00 p.m. Motion passed unanimously.

Respectfully submitted,



Norine Olson  
Village Clerk

VILLAGE OF SLEEPY HOLLOW  
VILLAGE BOARD

EXECUTIVE SESSION MINUTES  
MARCH 21, 2016

Released  
12-5-16

The executive session of the Sleepy Hollow Corporate Authorities was convened at 8:20 p.m. at the Sleepy Hollow Village Hall for the purpose of discussing a lease for public property pursuant to Section 2(c)(6) of the Open Meetings Act. Board members in attendance were President Stephen Pickett, and Trustees Scott Finney, Dennis Fudala, Russell Getz, Joseph Nemec, and Jeff Seiler. Trustee Donald Ziemba was absent. Also in attendance were Village Attorney Mark Schuster and CEO Bob Stapleton and Michael Stevens from National Wireless Ventures, LLC.

President Pickett stated that the meeting's purpose was to discuss the proposed cell tower lease with Mr. Stapleton.

Released  
7-3-17

Mr. Stapleton said he cannot offer more than \$2,000/month to the Village. They can give an annual increase of 2.5% to the Village, and for each additional carrier on the tower, the Village would receive an additional 15%.

Released  
12-5-16

The monopole construction would cost National Wireless about \$275,000; Corten steel would cost about \$35-40,000 more. Construction of a windmill using corten plus an outbuilding would cost \$335-355,000. If the carrier is willing to offset some of the cost with a capital contribution, a percentage of that savings would be passed on to the Village. There are additional costs of about \$40-45,000 in moving the location farther back to the tree line. Mr. Stapleton said they would direct bore, rather than trench. Mr. Stapleton prefers the monopole design but will construct what the Village wants. A windmill will require a security fence to prevent climbing of the structure.

Mr. Stapleton said because he must obtain a federal license, he is not allowed to build in floodway, floodplain or wetland. Trustee Nemec said this area is probably not floodway but the County should have the maps to determine whether they can construct the cell tower in the area by the tree line. Mr. Stapleton said an initial review did not show it to be a problem but he will confirm this information and report back to Mr. Schuster. (Trustee Getz left meeting.)

Released  
7-3-17

Mr. Stapleton confirmed \$2,000/month rent to the Village, even if they move the location to the tree line, plus a 2.5% annual escalator, and 15% of the income from additional carriers on the tower. They are willing to pay the rent in one annual payment if the Village wishes. They can also provide copies of their revenues received from the carriers.

Released  
12-5-16

Nemec moved with a second from Seiler to adjourn the executive session at 8:42 p.m. Motion passed unanimously.

Respectfully submitted,

*Norine Olson*

Norine Olson  
Village Clerk