

MINUTES

The Regular Meeting of the Sleepy Hollow Corporate Authorities was called to order on August 21, 1989 at 7:35PM. Present were Trustees Harney-Roberts-Shields-Tennis-Ward; Attorney Payne; Engineer Whiston; Treasurer Panning; Chief of Police Montalbano; Plan Commission McGaughey; Zoning Board Heffron; ZBA Kanara; and Village Clerk McKeown.

Trustee Roberts continued as President Pro Tem.

MINUTES August 7, 1989 Regular Session Minutes- noted that minutes should have taken note of the appointment of Trustee Roberts as President Pro Tem. Tennis moved with a second from Shields to approve the minutes of the August 7, 1989 meeting as amended.

PRESIDENT 1. ~~Nautilus~~ is having a picnic at Sabatino Park on August 26 from 12 to 6:30PM. Ward moved with a second from Shields to allow a ~~beer and wine~~ permit for August 26, 1989 AYE: Ward-Shields-Harney-Tennis-Roberts MOTION CARRIED  
2. ~~Betty Gialdini~~ is resigning from the ZBA and ZB for personal reasons. Betty was recognized for her many years of service. Shields moved with a second from Ward to accept Betty Gialdini's resignation with regret. MOTION CARRIED BY VOICE  
3. Walt Heffron introduced ~~Bud Palbicke~~ of 923 Saratoga Parkway. Heffron recommended the appointment of Palbicke to the Zoning Board. Harney moved with a second from Shields to appoint Bud Palbicke to the Zoning Board. MOTION CARRIED BY VOICE.  
4. There are 2 positions sopen on the Zoning Board and 1 on the ZBA.

CLERK 1. 5 people applied for the ~~part time clerk position~~. Person picked by Terri was Jo Nell Thrun at \$5 per hour for 25 hours per week.  
2. Sun Times is running article on growth in the area. Clerk was interviewed.  
3. Olive Garden is opening August 24.  
4. DTPD Opening on August 27. Harney will represent Village if Peterson cannot attend.  
5. United Way kickoff on August 24. No Trustee was able to fill in for Peterson.  
6. Institute for Public Policy and Administration at Governor's State Un. has a 1 day workshop on Sept 23 and Nov. 4 on Planning and Zoning.

ATTORNEY 1. ~~Sprinkling ban~~ Ordinance Amendment was presented. (amendment provisions were approved July 5, 1989- page 4 - WATER #1) #12-5-A2-3  
Harney moved with a second from Shields to approve Ordinance #12-

5-A2-3.

AYE: Harney-Shields-Tennis-Ward-Roberts MOTION CARRIED

2. Shields moved with a second from Harney to the amendment proposed a by Johnson to Ordinance #12-5-A2-3. Harney expressed concern over enforcement. Concern was also expressed over total usage of water. Trustees felt that every June guidelines for that summer by Resolution. Motion was withdrawn.

3. ~~Quad com~~ Ordinance amendment #11-17-A2-2 was presented.

Amendment provisions approved August 7, 1989 page 2 POLICE #1.

Shields moved with a second from Tennis to approve #11-17-A2-2

AYE: Shields-Tennis-Harney-Roberts-Ward MOTION CARRIED

4. Shields moved with a second from Tennis to approve Ordinance #4-60-2 (~~Harris Gazebo~~ see minutes 7/17/89 ZBA- page 1 #1)

AYE: Shields-Tennis-Harney-Roberts-Ward MOTION CARRIED

5. Shields moved with a second from Tennis to approve Ordinance #4-61-2 (~~Longstein Playstructure~~ see minutes 7/17/89 ZBA-page 1 #1)

AYE: Shields-Tennis-Ward ABSTAIN: Roberts-Harney MOTION CARRIED

PLAN COMMISSION Ray McGaughey reported on the August 9, 1989 ~~Public Hearing~~ to rezone #03-21-452-004 (west of Locust and south of Rte 72) from R-1 to RB. Commission postponed vote until the next meeting. August 30, 1989 at 7:00 as there was a question of a Court Order on the property to keep it residential.

ZONING BOARD Walt Heffron reported on the August 16, 1989 Public Hearing to adopt 2 types of ~~Business Districts~~ amending our Comprehensive Zoning Ordinance and delete current RB District. Heffron recommended the adoption of the text of the proposed Business Districts. He also recommended postponement of the adoption of the Zoning Map until the Attorney reviews it.

IN RESPONSE to several questions: (1) Zoning areas surrounding Village is contrary to what we have done in the past. We have no legal control over them, but it is only a statement of how we would like the area developed. (2) 5 lots south of 72 and W of Locust would change from R-1 to B-2. (3) B-1 and B-2 Districts encourage putting in sewer systems of the general type of land treatment. (4) There is an overlapping of # of acres between B-1 and B-2. Village Board has final control. (5) B-2 could allow a 3 story structure with a floor below ground (6) page 31 C-2 change 'when' to 'If'. (7) According to the proposed zoning map Tuckers would be zoned B-2. It would cause no automatic change as they would be grandfathered in for current usage. If it is redeveloped it has to meet the Ordinance requirements or if not utilized for 6 months or longer it cannot go back to "nonconforming use!" (8) There is a minimum of 2 acres on B-2 found under paragraph 7 Section 111. (9) By approving this amendment we should be deleting current RB. B-2 is more restrictive than current RB. Regan's (please see PC above) concern is that an Office use would not allow a 2 story maximum development. His petition is caught in the changeover. he

would need another Public Hearing under the new Zoning. Payne felt Regan would have no objection to the change. (10) Zoning Board added a Section C which is a Statement of Community Character. (11) Article on Public Hearing in Courier- caption uses the word limit growth when a more appropriate word would have been regulate growth (12) FAR and LSR on page 3 is done by computer design. This causes the slight differences

Tennis moved with a second from Harney to accept the Zoning Board's recommendation to adopt the text of Proposed B-1 and B-2 Business District and that in addition to that we adopt the amendment to subsection B--9 and add new Section C and with the one modification discussed early of inserting word If instead of When and defer action on zoning map pending review by the Attorney (~~Ordinance # is 4-7-A5-35~~)  
AYE: Tennis-Harney-Roberts-Shields-Ward MOTION CARRIED

6. Hopefully the Zoning Map will be done by next meeting.  
3. Official ~~Zoning Map~~ should be updated. To do this and add areas outside the Village will run between \$100 and \$150. CMT would do this. Should be completed in 2 - 3 weeks.  
Ward moved with a second from Tennis to appropriate up to \$200 to update the Zoning Map.

AYE: Ward-Tennis-Harney-Roberts-Shields MOTION CARRIED.

4. Rick Gordon of Larry Mayer and Co. approached Heffron concerning the west side of Randall. He wanted Residential Zoning.

5. A listing of where we stand monetarily with Lane kendig will be presented at next meeting.

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OPEN TO THE PUBLIC 8:50PM

1. Discussion on natural bariears between ~~Regan's land~~ on 72 and Bohanek's/Antic's land on Laurel Crt.
2. Bob Antic of 1501 Laurel Crt Requested a ~~sign~~ be place on land to be ~~rezoned~~ announcing date of Public Hearing.
3. John Bohanek of 1504 Laurel Crt. requested the ~~road shoulders~~ be taken care of.
4. Bohanek stated the sand in the ~~playground sandboxes~~ is not play sand.
4. Bohanek wants the ~~creek~~ behind his house monitored now so it can be determined later how Regan's business with 'land treatment -sewer disposal' has affected it.
5. Bohanek questioned how the ~~utility tax~~ is derived.
6. Bohanek questioned the way the ~~roads~~ are repaired.
7. Dave Stokes of 905 Acorn asked why residents are charged for ~~recycling~~ when residents of other towns are not. Harney reported the whys and hows that recycling does not pay for itself.
8. Stokes requested what has happened to the goal of putting ~~street lights~~ at every intersection of the Village. Roberts and Harney stated there was no goal and we do not have the money currently to do so.

9. Tennis moved with a second from Ward to change the next meeting date to September 5. MOTION CARRIED BY VOICE.

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ZBA Variance #118 - Horace and Patricia Villars-820 Acorn Drive-fence. ZBA recommended the Village approve the variance as 1) the only violation of the ordinance was the fence was 5 feet from the patio (and not 3 feet as required) and 2) the Villars secured the proper permit from the Village of Sleepy Hollow before building the fence.

Portion of the Ordinance on fences was read into the record- Comprehensive Zoning Ordinance - Section 5- 1-D-11 - Fences shall not be permitted on any zoned lot in the Village except a swimming pool fence covered by separate ordinance, and one patio fence and one dog-run fence as in hereafter set forth: a. One patio fence provided it is located no further than three feet on each side from the patio and does not exceed six feet in height. The patio fence must be adjacent to the building, not longer than the adjacent side of the building and located behind the building setback. It shall have an outside entrance, be constructed of non-metallic or non-plastic material, and require a building permit.'

It was pointed out the building permit made no mention of a fence. ZBA withdrew #2 of their recommendation. Discussion centered on if landscaping plan was presented with the permit why it wasn't picked up by our Inspector. We do not deal with landscaping but we require a verticle/horizontal cross section of the areas to be built. This was not submitted, it was done verbally. Builder of deck/fence, Sam Miller, said he inadvertantly left off the fence from the Building Permit. Language in the Ordinance seems to be open to various interpretations and should be adjusted. Trustees reaffirmed their support for "no fences". Trustees felt in this case there was no attempt to deceive anyone with the fence, but that it was part of an overall plan that was lost in the process.

Ward moved with a second from Tennis to approve variance #118 for Horace and Patricia Villars.

AYE: Ward-Tennis-Harney NAY: 0 ABSTAIN: Roberts-Shields  
MOTION CARRIED

- ENGINEER 1. MFT bids will be opened September 7 at 10AM at the Village Hall.
- 2. Whiston has spoken to Tollway Personnel. We have been assured the main will not be taken out of service. We will request it be encased in steel casing.
- 3. No indication on Public Hearing for Randall Road widening.
- 4. Water Meter for pump has arrived.
- 5. We have received the waste water flow meter.
- 6. Maria Court paving appears to be OK. Developer will put in shoulders.
- 7. Elgin Sanitary District would like to know what kind of usage we expect from our EPA.
- 8. Roadway program this year is all asphalt, no sealcoat. This

is the third year in a row we have done it this way. We have not included shoulderwork as this is expensive. We were depending on the Village staff when they have time.

9. Whiston recommends the ~~watering ban~~ be lifted Labor Day. Tennis moved with a second from Ward to lift the water ban as of September 1. MOTION CARRIED BY VOICE

10. Can ~~easement~~ between ~~Johnson's and Crowfoot's~~ lots be used as an alternate to the Park? Problem that the easement is for drainage and there is a sharp swale by the street. Further thought is needed.

TREASURER 1. Pay Bills- ~~New warrant set up~~ was reviewed. Bills can be seen broken down into Vendor Summary, Department Summary, and Detail Board. The total amount presented was \$93,911.21. Eight more ~~bills~~ came in today to be paid. If we do not pay them it will be over the 30 day period by the next warrant list. Trustees agreed to pay the one for \$1,485.00 to Schroeder as repayment for water hookup charged. The rest will be held off until the next meeting. Tennis moved with a second from Harney to approve expenditures as proposed and amended by \$1,485 for a total of \$95,396.21

AYE: Tennis-Harney-Roberts-Shields-Ward. MOTION CARRIED

2. Requested \$244.92 be ~~transferred~~ from Road & Bridge ~~Fund~~ to MFT Fund to cover non MFT expenditures for prior years. Tennis so moved with a second from Harney

AYE: Tennis-Harney-Roberts-Shields-Ward MOTION CARRIED.

3. All ~~hardware~~ is here. Accounting package is loaded. Monthly Statement is loaded. We now need a printer. Panning recommends a Citizen Model 224 with tractor pull including cable and installation for \$760. Computerland's quote was \$800 for same capabilities. We need the capabilities now. Have \$300 remaining out of the Budget. If we installed it ourselves it would be less. Tennis moved with a second from Shields to spend up to \$700 for the Citizen Model 224 with tractor pull including cable.

AYE: Tennis-Shields-Harney-Roberts-Ward MOTION CARRIED.

4. Highway Gas Tax- We need definition of 'Highway'

FINANCE 1. We will be applying for ~~Kane County Grant money~~. Panning will be preparing it this month. he is requesting any letters from residents commenting about low water pressure.  
2. ~~Audit Draft~~ should be done this week.

WATER NIGAS ~~Contract~~ was presented. Johnson recommends we accept the NIGAS meter reading proposal. Harney moved with a second from Ward to approve NIGAS Meter Readin Agreement

AYE: Harney-Ward-Tennis-Roberts-Shields MOTION CARRIED

Harney moved with a second from ward to issue a Resolution authorizing the execution of the NIGAS Agreement by President Pro Tem and Clerk. MOTION CARRIED BY VOICE

POLICE Recommend sending Police Chief Montalbano to attend the Ten Week School of Police Staff and Command sponsored by

~~Northwestern University Traffic Institute~~ He is on waiting list for April. Cost is 50% reimburseable from the State including wages (Approximately \$2,000 tuition, \$2,000 lodging, plus salary) Ward moved with a second from Tennis to approve this school for Chief Montalbano.

AYE: Ward-Tennis-Harney-Roberts-Shields MOTION CARRIED.

BUILDING 1. Windsor-Surrey V-~~Deer Creek~~ Plans show excavating for drainage. This was not picked up as a problem. In one area so much was excavated that ~~septic~~ won't work. Able to salvage one but lots 8, 15, and 16 will no longer perc. The design engineer picked this up at the beginning and Windsor said they would not be excavating. Perc tests were done and approved. Windsor ended up excavating the land anyway and put up the houses. Now they are requesting multi-flows. Trustees concurred under the circumstances multi flows would be OK. They will also be asking for multi flow for lots 6 and 7 as the creek would interfere with the septic area. They cannot change the course of the creek without approval of Corps of Engineers and Dept. of Water Resources. Ward suggested to split lot 7 between lots 6 and 8.

ROADS 1. Problem with ~~Monroe Truck Equipment~~ over a \$1,052.08 bill. Harris, Sunderlage, and harney feel we do not owe this money. Trustees reviewed Harney's August 19, 1989 letter to Wilson Bloom of Monroe Trucking. Trustees concurred with Harney's letter.

2. Cost of ~~light at Saddle Club Estates Park~~ is \$3,000 for purchase and installation. Harney will shop for prices and refer to the luminaire light bulbs contained in the New Business Zoning.

3. DTPD is complaining we are not maintaining the ~~ballpark~~ to their standards. Question of maintenance will be researched. We do mow it.

4. ~~Fall work list~~ is being put together. Part timers have left. Panning requested water meters be given top priority because of NIGAS. Meter #s inside and outside recorded and location of meters and remotes should be all in. Interim readings thereafter should be taken by us.

5. ~~Yard composting~~ problem will be coming up June 1, 1990. Landfills will not take it anymore. We have no suitable land for this. Harney will form a committee.

6. Harney wants to spend about \$1,000 of the ~~recycling~~ money to buy prairie seed for Deer Creek dam and retention area and parks in Sabatino. Roberts felt anything done in Deer Creek would be premature in view of continuing building. Harney wanted to make it clear the area was to be left in a natural state before anyone moved in. Tennis feels the Recycling refunds should be used to reduce the General Fund.

Tennis moved with a second from Ward to adjourn in to Executive Session for purposes of land acquisition. Meeting adjourned into

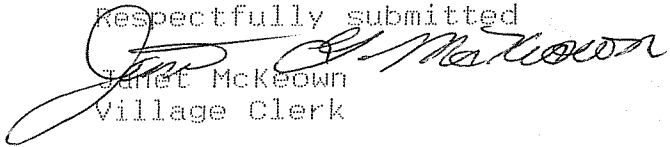
Executive Session at 11:27PM

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Meeting reconvened into Regular Session at 11:55PM. Present were Trustees Roberts, Harney, Tennis, Shields, and Ward; and Village Clerk McKeown.

Shields moved with a second from Ward to adjourn the Meeting. Meeting was adjourned at 11:55PM

Respectfully submitted

  
Janet McKeown  
Village Clerk



# The Village of Sleepy Hollow, Illinois

One Thoroughbred Lane  
Sleepy Hollow, Illinois 60118

Village Hall 426-6700  
Village President 426-7641

Village Clerk 428-2266  
Building Department 428-3388

August 21, 1989

## EXECUTIVE SESSION

Meeting of the Regular Session adjourned into Executive Session at 11:27PM for the purpose of land acquisition. Present were Trustees Roberts (President Pro Tem.), Harney, Tennis, Shields, and Ward; and Village Clerk McKeown.

1. Will we be testing our Police Applicants for drugs.? Yes.
2. Intergovernment Agreement for water, zoning and jurisdictional boundaries:  
Roberts and Tennis met with Sue Moylan, and Jim Cook of Elgin. It is necessary to move as quickly as we can as Cook is retiring in October and we don't want to start from scratch again.  
Tennis presented an outline of what we asked for from Elgin. We are now waiting for a reply in writing.  
Elgin wants <sup>NE</sup> ~~NW~~ corner on interchange. It is a prime location for Safety Kleen and Elgin wants SK to stay. We want them to adopt our new B-1 Zoning for that.  
They have no objection to sewer lines.  
They will allow second water line for emergencies only.
3. Spring Hill Plaza Shopping Center: There are 2 ways for TIF. (1) Formal-real estate taxes above amount currently paid and some sales taxes are exempted. They cannot meet qualifications. (2) Informal- any agreement of payback etc.

Ward moved with a second from Harney to adjourn the Meeting. Meeting was adjourned at 11:55PM

Respectfully submitted

*Janet McKeown*  
Janet McKeown  
Village Clerk

*NE  
conferred  
9/5/89*