

Village of Sleepy Hollow
Meeting of February 28, 1964
(Held March 13, 1964)

The regular monthly meeting of the Board of Trustees of the Village of Sleepy Hollow, scheduled for February 28, 1964, was called to order by Floyd Falese, Village President at 8:00.

Roll call was taken and answered as follows:

Arthur Lindemann	Present	Elmer Houlberg	Present
Rauland Fischer	Present	James Jordan	Absent
Fred Cramer	Present	Lawrence Knott	Absent

(Marked present at 9:15 P.M.)

Minutes of the previous meeting were read and approved.

The Treasurer's report was read by Mr. Cramer in the absence of Mr. Quigley. A motion was made by Mr. Cramer that current bills in the amount of \$388.67 as well as one for \$397.09 to Sunderledge Insurance Co. and one for \$300.00 to Crowe & Strass be paid. Mr. Lindemann seconded and the vote was as follows:

Arthur Lindemann	Aye	Elmer Houlberg	Aye
Rauland Fischer	Aye	Fred Cramer	Aye

A copy of Elgon's Animal Ordinance was presented to the Board who, in turn, gave it to the Planning Commission for study and revision. The Commission was asked to present the revised ordinance at the next meeting.

The installation of copper gas connections was again brought up and Mr. Falese advised that whereas the Northern Illinois Gas Co. was to have a representative at this meeting, they were unable to get their information together and have stated that they will definitely have someone at the next Board meeting.

Considerable discussion arose over the amendments to the Building Code which were passed during the January 31, 1964 meeting of the Board of Trustees. A number of builders present in the audience and the Board members felt that the passing of these amendments without notice was not fair to the builders with houses in the process of construction or houses in the planning stages because of cost changes which these amendments would affect. Mr. Houlberg moved that Articles 316(B), Item 1, 316(B) Item 2, 316(B) Item 4 and 407(A) be rescinded until a study could be made by Mr. Houlberg, Mr. Knott and Mr. Koesche. This meeting is to take place at the earliest opportunity. Mr. Fischer seconded this motion and the vote of approval was unanimous.

Mr. Koesche was advised that it was the Board's feeling that Mr. Koesche would no longer be able to bring amendments to the Building Code before the Board as it would cause too much confusion and might make the Village liable if the Kane County Building Code

were to be changed. It was the consensus of the Board that the Kane County Building Code, as it is now written, is good enough for Sleepy Hollow. It was further suggested that if any issues arose between Mr. Koesche and the builders concerning the Building Code which they could not settle themselves that the parties concerned were to contact the Kane County Inspector and abide by his decision.

The unfinished houses formerly belong to Mark 60 Corporation came up for discussion. Mr. Dale Warren, representing F. & P. Corp. the new owner of these properties, stated that his company was ready to start work immediately on the eight houses involved if some arrangements could be made concerning building permits. Mr. Cramer moved that F & P Corp. be granted special consideration because of default by the previous owner and that F & P Corp. be allowed to commence work on these homes without renewing the expired permits provided that work begin on Monday, March 16, 1964 and that work be completed by July 1, 1964 or be liable to a fine of \$10,00 per day on each house not completed by that date, and further, that F P & Corp. would asked to pay inspection fees incurred in the completion of these houses. Mr. Lindemann seconded this motion and the vote of approval was unanimous.

A letter of resignation from the Village Clerk, hereby attached, was read by Mr. Fischer. Meeting nights were discussed by the Board and Monday night seemed best. Upon motion made by Mr. Fischer and seconded by Mr. Cramer a unanimous vote was cast for changing the meetings to Monday night with the next meeting being held on Monday, April 6, 1964 at 8:00 PM. Mr. Fischer then asked the clerk to reconsider his resignation, but the Clerk asked that it stand. Mr. Fischer then moved that Mr. Hoelzer's resignation be accepted and was seconded by Mr. Houlberg. The vote of approval was unanimous.

Chief Sabatino advised that 21 residents were delinquent in purchasing Vehicle Stickers, and that tickets were being issued. He also advised that residents of Unit 10 were complaining because of damage to roads in their unit caused by heaving construction trucks. Mr. Falese advised that the construction company was going to do considerable road repairing as soon as weather permits.

Mr. Charles Snell presented a brief summary of a recent Planning Commission meeting covering the subdivision of what is known as the Whitney Farm. Mr. snell submitted the following list of requirements to Mr. Falese which he asked to have fulfilled before the Planning Commission could recommend acceptance of the Plan:

- (1) Percolation Tests (Sec. V-Para B-Sub Para S on page 7)
- (2) Require three copies of the plans and specifications for construction of proposed improvements (Sev IV Para C Sub Para 1)
- (3) Further clarification as to the availability of Public Utilities and any and all easements. Are they to be located

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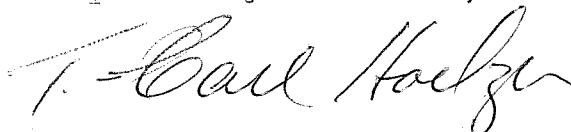
(in)road easements or in lot easements. If on the lot, this will further reduce the size of the lots.
(Page 5 - Sec 5 -A-2C)

- (4) What are the applicable private restrictions, covenants or easements in effect on the lots (Page 5, Sec V-A-2-D)
- (5) For simplification for the Planning Committee, we need a map showing where the subdivision is located in relationship to the rest of the village. This is also needed for the permanent file of the Planning Committee. (Page 6, Paras E thru N of Sec V -B)
- (6) The proposed building setbacks are not shown.
(Page 7 -Para C- Sec V - B)
- (7) The plan shows "Suggested" Lake. This should be clarified and specific with the deed, title, etc.
(Page 6, Paraq -Sec V - B)
- (8) Percolation tests shown on the specs. (Page 7 Para S of SecV-B)
- (9) Sec VII ("Required Improvements")
In lieu of posting surety bond, the subdividers shall install all improvements prior to filing final plat.
- (10) Lot size issue --- to be openly discussed.

Mr. Falese stated that all of the items had either been completed or would be in the near future except Item 9 above which he felt was unwarranted by the Committee in that it placed too great a burden on the subdivider, financially. Mr. Snell is to make a further report at the next meeting after receiving the above items from Mr. Falese.

Upon motion duly made and approved, the meeting was adjourned at 10:30.

Respectfully submitted,



T. Carl Hoelzer
Village Clerk