

MINUTES OF THE REGULAR MEETING  
OF THE PRESIDENT AND BOARD OF TRUSTEES  
HELD IN THE COUNCIL ROOM OF THE MATTESON VILLAGE HALL  
4900 VILLAGE COMMONS  
ON THIS 20TH DAY OF FEBRUARY, 2001

President Stricker called the meeting to order at 7:30 p.m. Clerk Wilson called the roll, and the following Trustees answered present:

CALL TO ORDER

- Joseph Vincent
- Emmanuel Imoukhuede
- Shirley Green
- Sam Brown
- Denise Graham Zahn

Trustee Allan Johnson was absent.

Also present: Hildy Kingma, Acting Village Administrator; Joseph Perozzi, Village Attorney; Mary Britton, Director of Finance; Larry Burnson, Chief of Police; Brian Ramsey, Director of Parks and Recreation; Commander Bob Park; Laura Brooke, Recording Secretary; and the Star Newspaper.

a) President Stricker presented the Minutes of the Regular Meeting of the Board of Trustees of February 5, 2001 for additions, deletions or corrections.

APPROVAL OF  
MINUTES OF  
REGULAR MEETING  
OF 02-05-01

Trustee Green moved to approve the Minutes of the Regular Meeting of the Board of Trustees of February 5, 2001, as presented. Seconded by Trustee Vincent.

- AYES: (5) Vincent, Green, Brown, Imoukhuede,  
Graham Zahn
- NAYS: (0)
- ABSTAIN: (0)
- ABSENT: (1) Johnson

a) President Stricker proclaimed March 11-17, 2001, Girl Scout Week, said Proclamation being made a part of these Minutes by reference.

COMMENTS BY  
VILLAGE OFFICIALS

PROCLAMATION GIRL

b) President Stricker proclaimed Lutheran School Week, March 4-11, 2001, said Proclamation being made a part of these Minutes by reference.

SCOUT WEEK –  
MARCH 11-17, 2001

PROCLAMATION  
LUTHERAN SCHOOL  
WEEK – MARCH 4-11,  
2001

c) President Stricker read the Proclamation honoring the high school residents who participate in the Marian Catholic High School Band by presenting them each with a copy of the proclamation and a key to the city lapel pin, said Proclamation being make a part of these Minutes by reference.

PROCLAMATION  
HONORING MARIAN  
CATHOLIC HIGH  
SCHOOL BAND

The Marian Catholic High School Band was the only band chosen to represent the State of Illinois at the Presidential Inauguration on January 20, 2001.

d) President Stricker asked for a moment of silence for the passing of former Fire Chief, Larry Vollmer.

TRUSTEE COMMITTEE  
REPORTS

Trustee Imoukhuede extended, on behalf of the Board, condolences for Officer Newstat's family, friends, and co-workers.

Trustee Green congratulated Chief Burnson and Director Kelly on winning the Chamber Choice Award, from the Matteson Area Chamber of Commerce, for their outstanding contributions to the community. She also praised Clerk Wilson on a job well done on the Code of Ordinances.

Trustee Brown also congratulated Chief Burnson and Director Kelly. He also attended the Plan Commission Meeting on Thursday, February 15<sup>th</sup> were the Manheim Services Corporation for the annexation of the land that will house the Manheim Auto Auction. This auction will employ several hundreds of people in our community and Trustee Brown applauded the Plan Commission on a great job on such a major project.

Trustee Graham Zahn attended the Housing and Human Relations Commission that the homeowners associations were invited to attend. The meeting was very informative for all those in attendance particularly for the Lincoln Terrace Homeowners Association who questioned how to

get their homeowners association started and get residents to participate.

Trustee Vincent also congratulated Chief Burnson and Director Kelly for their award as well as the parents and the children of the Marian Catholic Band on their hard work and successes.

President Stricker presented the name of Sheila Chalmers for appointment to the Fire and Police Commission.

COMMISSION  
APPOINTMENTS

Trustee Imoukhuede moved to approve the appointment of Sheila Chalmers to the Fire and Police Commission. Seconded by Trustee Brown.

AYES: (5) Vincent, Green, Brown, Imoukhuede,  
Graham Zahn  
NAYS: (0)  
ABSTAIN: (0)  
ABSENT: (1) Johnson

Clerk Wilson swore-in George Pfothenauer as Sergeant of Police and Timothy Filkens as Commander of Police.

SWEARING-IN

Commander Filkens presented his wife and mother to the Board. Sergeant Pfothenauer presented his mother, father, wife, and four daughters to the Board.

The Board congratulated both officers and their families.

President Stricker referred to Opportunity for Public Comment.

OPPORTUNITY FOR  
PUBLIC COMMENT

Mary Cermak-Vis, 4101 West 216<sup>th</sup> Street, announced that the Dollars for Scholars scholarships were available to high school seniors and urged those present to share the news with the seniors.

Ms. Bernita Lucus, 54 Cloverleaf Road, announced that the Woodgate Homeowners Association would be hosting a political candidates forum at Woodgate Elementary School, 101 Central Avenue, Matteson, Illinois on Tuesday, February 27<sup>th</sup> at 7:00 p.m.

There were no Bids and Awarding of Contracts.

CONSIDERATION OF  
BIDS AND AWARDING

OF CONTRACTS

OLD BUSINESS

NEW BUSINESS

CONSIDERATION OF  
AN ANNEXATION  
AGREEMENT  
BETWEEN RIDGELAND  
MANOR, LLC AND  
THE VILLAGE OF  
MATTESON

There was no Old Business.

1) Ridgeland Manor, LLC is requesting annexation into the Village of Matteson 77.83 acres of unincorporated land commonly known as Ridgeland Manor II located on US 30 directly east of Ridgeland Manor, Phases I-V. Ridgeland Manor, LLC proposes to develop this property as an extension to the existing Ridgeland Manor Subdivision. The proposal includes 130 single-family residences and 20 townhome lots.

The Plan Commission held a public hearing on February 1, 2001; to consider the annexation of said property. Also, a public hearing was held prior to this Board Meeting. After Staff's review of the Annexation Petition and Agreement and the Plat of Annexation, the Plan Commission recommends that the Board of Trustees approve the annexation of this property, with the following conditions. Please note that all of the conditions have or will be met.

1. Deed the open space on both the north and south sides of Old Plank Boulevard to the Village to meet the parkland requirements.

Condition Update: As indicated in the Annexation Agreement the developer will be dedicating said property to the Village after it is improved per Village specifications.

2. Construct Old Plank Boulevard, which currently runs through Phases I-V, with a landscaped median consistent with that which exists. Please note that the landscaping should be based on the specifications established by the Village in Phases I-V of this development.

Condition Update: As indicated in the Annexation Agreement the developer will construct Old Plank Boulevard consistent with that which exists. The Developer will also landscape the median based on Village specifications.

3. Developer must maintain the pond to the north end of the development, adjacent to US 30, and dedicate it to the homeowner's association when the association is created.

Condition Update: As indicated in the Annexation Agreement the pond

adjacent to US 30, labeled Outlot A on the plat, will be maintained by the Homeowner's Association when it is created.

4. Developer must be consistent with development of ponds as they should all be wet bottom ponds.

Condition Update: As indicated in the Annexation Agreement all of the ponds will be wet bottom.

5. The applicant will have to pay a per unit utility extension fee to reimburse the Village for the extension of water and wastewater services.

Condition Update: As indicated in the Annexation Agreement a per unit fee will be paid for the reimbursement of the water and wastewater services. The fee is \$1,852.00 per residential unit with an annual 5 percent increase each January 1<sup>st</sup>. These fees will be paid at the time a building permit is issued.

6. The applicant will have to pay a per unit fee to the school district.

Condition Update: The Builder will pay the per unit fee per dwelling for the school district when the building permit is issued. These fees will range from \$94.00 to \$1,014.00 per residential dwelling based on the number of bedrooms.

Trustee Imoukhuede moved to direct the Village Attorney to prepare an ordinance annexing said property and prepare a resolution to approve the Annexation Agreement. Seconded by Trustee Green.

AYES:	(5)	Vincent, Green, Brown, Imoukhuede, Graham Zahn
NAYS:	(0)	
ABSTAIN:	(0)	
ABSENT:	(1)	Johnson

- 2) Ridgeland Manor, LLC is requesting the reclassification of 77.83 acres of unincorporated land commonly known as Ridgeland Manor II located on US 30 directly east of Ridgeland Manor, Phases I-V to R-2, Low-to-Moderate Density Residential and R-4, Medium Density Residential contingent upon annexation.

CONSIDERATION OF  
THE  
RECLASSIFICATION  
OF 77.83 ACRES OF  
UNINCORPORATED  
LAND COMMONLY

As required, the Plan Commission at the Public Hearing on February 1, 2001 made findings to determine the suitability of this reclassification request. The Plan Commission found that the proposed zoning request is consistent with that which exists to the west of the subject property. The Plan Commission also found that the proposed development is consistent with the intent and purpose of the Zoning Code and the Comprehensive Plan and it meets all design criteria in both the R-2 and R-4 zoning districts.

KNOWN AS  
RIDGELAND MANOR II

The Plan Commission found that the reclassification of this property to R-2, Low-to-Moderate Density Residential and R-4, Medium Density Residential Zoning Districts is appropriate and suitable. No conditions were placed on this recommendation.

Trustee Green moved to direct the Village Attorney to prepare an ordinance authorizing the reclassification of 77.83 acres of unincorporated land commonly known as Ridgeland Manor II located on US 30 directly east of Ridgeland Manor, Phases I-V to R-2, Low-to-Moderate Density Residential and R-4, Medium Density Residential, contingent upon annexation. Seconded by Trustee Graham Zahn.

AYES:	(5)	Vincent, Green, Brown, Imoukhuede, Graham Zahn
NAYS:	(0)	
ABSTAIN:	(0)	
ABSENT:	(1)	Johnson

3) The Plan Commission considered a request on February 1, 2001, to recommend approval of a preliminary plat for Ridgeland Manor II Subdivision located on the south side of US 30 to the east of the existing Ridgeland Manor Subdivision, Phases I - V. This is a 77.83-acre development that will include 130 single-family lots, 20 townhome lots and a substantial amount of open space noted as Outlots "A", "B" and "C" on the Preliminary Plat. Outlots "B" and "C" will be dedicated to the Village while Outlot "A" will be maintained by the Homeowners Association when created. The Plan Commission recommended approval of the Preliminary Plat for Ridgeland Manor II contingent upon the approval of the annexation and zoning requests. The following conditions were placed on this approval.

CONSIDERATION OF  
A PRELIMINARY PLAT  
FOR THE PROPOSED  
RIDGELAND MANOR II  
SUBDIVISION

1. Written statement signed by the utility company attesting the suitability

of the easements.

2. A landscape plan must be submitted to Staff for an administrative review and approval for the landscaped buffer between the townhome lots and US 30.

Trustee Imoukhuede questioned what improvements/differences would be apparent between Ridgeland Manor I and Ridgeland Manor II.

Mr. Robert Hugellet, Attorney for Ridgeland Manor, LLC, stated that the lots in Phase II would be turned to face the street for more curb appeal, rather than face each other as in Ridgeland Manor I.

Trustee Brown moved to approve a Preliminary Plat for Ridgeland Manor II Subdivision contingent upon annexation and zoning. Seconded by Trustee Graham Zahn.

AYES: (5) Vincent, Green, Brown, Imoukhuede,  
Graham Zahn  
NAYS: (0)  
ABSTAIN: (0)  
ABSENT: (1) Johnson

- 4) Ridgeland Manor, LLC is seeking approval of a Final Plat for Phase III of the original Ridgeland Manor Subdivision. The Plan Commission reviewed this request at the February 15, 2001 Plan Commission Meeting. Staff has reviewed the Final Plat and finds it to be in compliance with the Zoning Ordinance and the Subdivision Code. At this time the Engineering Plans have been approved and the improvements have been installed. Please note that the Final Plat conforms closely to the approved Preliminary Plat.

CONSIDERATION OF  
A FINAL PLAT FOR  
RIDGELAND MALOR  
SUBDIVISION, PHASE  
III

Trustee Vincent moved to approve a Final Plat for Phase III of Ridgeland Manor Subdivision. Seconded by Trustee Graham Zahn.

AYES: (5) Vincent, Green, Brown, Imoukhuede,  
Graham Zahn  
NAYS: (0)  
ABSTAIN: (0)  
ABSENT: (1) Johnson

- 5) At the August, 2000 meeting of the Old Plank Road Trail

CONSIDERATION AND

Management Commission, it was unanimously agreed by each agency's representative to seek appropriate authorization from their individual agencies to submit the balance (\$100,543.22) of the Phase I construction of the Trail to the Commission for establishment of a reserve fund for trail maintenance. The Board was provided a copy of the Phase I construction final cost analysis for their review, and the proposed Resolution for authorization.

ADOPTION OF A  
RESOLUTION  
REGARDING  
CONTRIBUTION OF  
SURPLUS FUNDS TO  
THE OLD PLANK  
TRAIL MANAGEMENT  
COMMISSION

Trustee Vincent moved to adopt the Resolution Regarding Contribution of Surplus Funds to the Old Plank Road Trail Management Commission. Seconded by Trustee Graham Zahn.

AYES: (5) Vincent, Green, Brown, Imoukhuede,  
Graham Zahn  
NAYS: (0)  
ABSTAIN: (0)  
ABSENT: (1) Johnson

6) Recently the Village Code of Ordinances was updated by American Legal Publishing Corporation, which compiles all ordinances and their changes. It is necessary to adopt the Code of Ordinances as the official code and law of the Village.

CONSIDERATION OF  
AN ORDINANCE  
ADOPTING THE CODE  
OF ORDINANCES

Trustee Green moved to adopt the Ordinance Adopting the Code of Ordinances of the Village of Matteson, Cook County, Illinois. Seconded by Trustee Brown.

AYES: (5) Vincent, Green, Brown, Imoukhuede,  
Graham Zahn  
NAYS: (0)  
ABSTAIN: (0)  
ABSENT: (1) Johnson

7) President Stricker referred to Salary, Overtime, and Accounts Payable, dated February 20, 2001, totaling \$586,513.01; plus wire transfers totaling \$10,000.00; for a grand total of \$596,513.01.

SALARY, OVERTIME  
AND ACCOUNTS  
PAYABLE

Trustee Imoukhuede moved to approve the Salary, Overtime, and Accounts Payable, as presented. Seconded by Trustee Brown.

AYES: (5) Vincent, Green, Brown, Imoukhuede,

Graham Zahn  
NAYS: (0)  
ABSTAIN: (0)  
ABSENT: (1) Johnson

8) Trustee Imoukhuede requested an Executive Session under the Open Meetings Act, Section 2(c)(1) Personnel, with no need to reconvene. Seconded by Trustee Brown.

REQUEST FOR  
EXECUTIVE SESSION

AYES: (5) Vincent, Green, Brown, Imoukhuede,  
Graham Zahn  
NAYS: (0)  
ABSTAIN: (0)  
ABSENT: (1) Johnson

Trustee Brown complimented Trustee Vincent on the prayer he delivered at the MACC dinner on Friday, February 16, 2001.

TRUSTEES  
ADDITIONAL  
COMMENTS

Director Britton announced as of 10:43 a.m. on Tuesday, February 20, 2001, the Village had sold bonds and now has the proceeds for construction of the new fire station.

Acting Administrator Kingma thanked the Board for giving her the opportunity to serve as Acting Village Administrator, since this would be her last Board meeting serving in this capacity.

Both President Stricker and Attorney Perozzi expressed their gratitude to both Acting Administrator Kingma and the Village Staff for their professionalism during her time serving as Acting Village Administrator.

President Stricker sadly noted that Edward Palmer, Mayor of University Park, had passed away.

Trustee Vincent moved to adjourn the Regular Meeting of the Board of Trustees at 8:27 p.m. Seconded by Trustee Brown.

ADJOURNMENT

AYES: (5) Vincent, Imoukhuede, Brown,  
Graham Zahn, Green  
NAYS: (0)  
ABSTAIN: (0)  
ABSENT: (1) Johnson

Respectfully Submitted,

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Patricia Wilson, Village Clerk