

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 2ND DAY OF APRIL, 2001

President Stricker called the meeting to order at 8:06 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
Allan Johnson

Also present: David Mekarski, Village Administrator; Joseph Perozzi, Village Attorney; Hildy Kingma, Director of Community Development; Mary Britton, Director of Finance; and the Star Newspaper.

a) President Stricker presented the Minutes of the Regular Meeting of the Board of Trustees of March 19, 2001 for additions, deletions or corrections.

APPROVAL OF
MINUTES OF REGULAR
MEETING OF 03-19-01

The following correction was made:

1. Page 03-242-01, second paragraph, correcting the spelling of Trustee Graham Zahn's name.
2. Page 03-246-01, third paragraph to read "Phillip McKenna, President of Kane, McKenna & Associates, stated that the mall ownership is located *in* California".

Trustee Green moved to approve the Minutes of the Regular Meeting of the Board of Trustees of March 19, 2001, as corrected. Seconded by Trustee Brown.

AYES: (6) Vincent, Green, Brown, Imoukhuede,
Graham Zahn, Johnson
NAYS: (0)
ABSTAIN: (0)
ABSENT: (0)

a) Trustee Vincent attended the Parks and Recreation Commission meeting on March 16, 2001 and gave a brief summary of the meeting as follows: Director Ramsey attended a meeting with School District 159 about the Community Grant Learning Program with a maximum annual amount of \$800,000 for a 3 year program; Officer LaBarre taught the preschoolers about Stranger Danger; April 11th and 12th the Easter Bunny will visit the preschool classes; May 4th is the Annual Spring Program at St. Lawrence O'Toole; Youth Instruction Basketball has concluded; Youth Instructional Baseball will begin soon, but enrollment has decreased; Men's Softball begins in May; Gymnastics is off to a slow start with 9 participants; Jazzercise and Stepping with Style is doing well; Open Gym enrollment has doubled; TAN nights trip to Odyssey Fun World went well.

COMMENTS BY
VILLAGE OFFICIALS

TRUSTEE COMMITTEE
REPORTS

President Stricker mentioned that he has a request for a liquor license for the old Tubilou's. While doing a background check, one of the managers has some strikes against him and he has requested that the license not be granted.

President Stricker referred to Opportunity for Public Comment.

OPPORTUNITY FOR
PUBLIC COMMENT

Ms. Debra Howard questioned whether the Village was planning on building a state of the art Recreational Center with the money received from the grant that Trustee Vincent mentioned.

Administrator Mekarski stated that Parks and Recreation has received a grant for \$200,000 for renovations to the Community Center.

President Stricker mentioned that a few years ago there was a referendum to build a Recreation center and that the residents rejected it.

Trustee Vincent asked how long the Village would have to wait after a failed referendum to pass another.

Director Kingma stated that it is two years and it is long past that limit.

1) Within the Fire Department, there are several specialized response teams. Each of these teams and their members has a variety of tools and equipment unique to their area of specialization. To the extent

CONSIDERATION OF
BIDS AND AWARDED
OF CONTRACTS

April 2, 2001

possible, it is our desire to centralize this specialized equipment in one location to facilitate ease of access in emergency situations. Unfortunately, we do not currently have the space on our existing vehicles. As part of the FY 2000-01 Budget we envisioned the purchase of a small trailer to carry this equipment.

PURCHASE OF
SPECIALIZED
RESPONSE TRAILER

After proper notice of publication, three bids were opened on March 23, 2001.

Ely's Travel Town, South Holland, IL	\$4,424.63
Lynwood Motors, Inc., Lynwood, IL	\$4,051.70
Morris Trailer Sales, Morris, IL	\$2,985.00

Trustee Imoukhuede moved to accept the low bid submitted by Morris Trailer in the amount of \$2,985, which is within the budget parameters. Seconded by Trustee Graham Zahn.

- AYES: (6) Vincent, Green, Brown, Imoukhuede,
Graham Zahn, Johnson
- NAYS: (0)
- ABSTAIN: (0)
- ABSENT: (0)

2) At the last Board meeting, the Village Attorney was directed to prepare an ordinance increasing the Class F Liquor License by one. This is for packaged sales only for Cub Foods.

OLD BUSINESS

Trustee Imoukhuede moved to approve the Ordinance Amending Chapter 111, Entitled "Alcoholic Beverages" of the Code of Ordinances of the Village of Matteson, Cook County, Illinois, Relative to the Number of Alcoholic Liquor Licenses to be Issued. Seconded by Trustee Johnson.

CONSIDERATION OF
ORDINANCE
INCREASING THE
NUMBER OF CLASS F
LIQUOR LICENSES

- AYES: (6) Vincent, Green, Brown, Imoukhuede,
Graham Zahn, Johnson
- NAYS: (0)
- ABSTAIN: (0)
- ABSENT: (0)

3) On March 19, 2001 the Board of Trustees directed the Village

CONSIDERATION OF

April 2, 2001

Attorney to prepare an Ordinance granting a variance to convert a portion of the two-car garage into residential living space at the property located at 5744 Crestwood Road. This variance will permit the petitioner to convert 14 feet x 11 feet 6 inches of the garage into a hallway and a bedroom for a disabled family member, therefore converting the required two-car garage into a one-car garage. The ordinance granting said variance has been prepared by the Village Attorney and is provided for approval.

AN ORDINANCE
GRANTING A
VARIANCE AT 5744
CRESTWOOD ROAD

Trustee Vincent moved to approve the Ordinance Granting a Variance to Donald and Michelle A. Buffington for 5744 Crestwood Road, pursuant to the Zoning Ordinance of the Village of Matteson, Cook County, Illinois. Seconded by Trustee Brown.

- AYES: (6) Vincent, Green, Brown, Imoukhuede,
Graham Zahn, Johnson
- NAYS: (0)
- ABSTAIN: (0)
- ABSENT: (0)

4) This Host Community Agreement is the first step in the siting process required by the Illinois Environmental Protection Agency (IEPA) in their permitting process for a waste transfer facility. The Matteson Board of Trustees approved the concept of this facility at their August 21, 2000 meeting when the Board approved a Memorandum of Understanding (MOU) outlining the terms of sale and development of the property known as the "Cowhey Property".

NEW BUSINESS

CONSIDERATION OF A
HOST COMMUNITY
AGREEMENT BETWEEN
THE VILLAGE OF
MATTESON AND
MATTESON
INVESTMENTS, LLC

The Cowhey property is located on the west side of Central Avenue, between the Old Plank Road Trail and the E.J. & E. Railroad. The Butterfield Creek Steering Committee (BCSC), of which the Village is a founding member, received grant funding from the State of Illinois (legislative appropriation), the IDNR, and The Conservation Fund to pay for the acquisition of a portion of this property, which contains the headwaters of Butterfield Creek. The MOU established the basic terms of sale of the property, and the Host Community Agreement currently under consideration is a reiteration of those terms. The basic sale agreement is as follows:

- 1. The Village will purchase, with grant funds, 85 acres of wetlands. In concert with the BCSC the Village proposes to restore and preserve

April 2, 2001

this important environmental feature in our community.

2. The property owner will donate 30 acres of developable land with frontage on Central Avenue, which is proposed as a softball complex.
3. The property owner will develop a totally enclosed waste transfer facility on 22 acres of the property.

All of the land currently owned by Matteson Investments, L.L.C. is currently zoned I-2, Light Industrial and could be developed by right for a variety of industrial uses. The proposed waste transfer station is a similar use to that currently underway on the Ozinga property directly south of the subject property. The Host Community Agreement restates the property owner's commitment to address the Village's concerns regarding the direction of truck travel on Central Avenue (Exhibit H), the visibility of the site, and the requirement for a fully enclosed operation. The property owners have also agreed to make the 30-acre park site ready for development by grading and balancing the land while development of their parcel is underway. Most importantly, this proposal provides a significant public benefit, both in the sale of the wetlands and open space which contains the headwaters of Butterfield Creek, and in the donation of land that the Village can use for an active recreational purpose.

The next step in the IEPA's process for approval of this facility is the siting hearing process. Staff will work with the property owner to ensure that all IEPA requirements are met. At the same time we will be reviewing the site plan, building elevations plans, landscape plans, and signage plans to ensure conformance with the Memorandum of Understanding, the Host Community Agreement, and the Zoning Ordinance.

Trustee Green moved to approve the Host Community Agreement and authorized the Village President to execute the Agreement. Seconded by Trustee Brown.

AYES: (6) Vincent, Green, Brown, Imoukhuede,
Graham Zahn, Johnson
NAYS: (0)
ABSTAIN: (0)
ABSENT: (0)

CONSIDERATION OF A
SPECIAL USE PERMIT
FOR CHRISTIAN LIFE
FELLOWSHIP CHURCH

5) Reverend Greg Peterson, pastor of the Christian Life Fellowship Church, is requesting a Special Use Permit for the purpose of locating a church on approximately 24 acres of R-2 zoned property located at the northwest corner of I-57 and Route 30. The applicant proposes to locate a 29,640 square foot church on the largest parcel of the three proposed for the site. A future expansion of 36,000 square feet is also proposed. Outlot A will remain a green area and Outlot B will contain a 2,400 square foot lawn maintenance building. The applicant also proposes a roadway, approximately 2,000 lineal feet, which will connect Georgetown Road to Cambridge Avenue

At the March 15, 2001 Plan Commission meeting the Plan Commission discussed the following issues:

Traffic: The Plan Commission noted that the Staff conducted a traffic study in September of 1995 when St. Andrews Church proposed to build 40 single-family units and a 2-acre church site. At that time the traffic study showed that there would not be “a significant impact on traffic during the week or on Sunday, during its (the church’s) peak traffic hour.” The Plan Commission felt that the new proposal would have less of an effect on traffic since there are no residential uses proposed, only a church building. (See Exhibit 1- prepared for the 1995 church proposal)

Staff notes that the Police Department and the Fire Department still stand behind the statements illustrated in points number four and five of Exhibit 1. The Chief of Police, however, suggested that stop signs be placed, by the developer, in addition to those existing at the intersection of Drake Lane and Cambridge Avenue, to create a four-way stop. (See Exhibit 2) The applicant has also provided a Traffic Signage Plan for the site itself. (See Traffic Control Plan)

In addition, the applicant has hired a professional engineer to conduct a traffic study of the area. Staff expects the results of the study to be presented at the Board Meeting. The Engineer has also promised to be on hand to answer any questions

Outdoor playing fields: The Plan Commission discussed with the applicant the fact that the proposed recreational fields will be open to the public upon request and when not in use by the church. Staff and the Plan Commission suggest a condition of the Special Use Permit be that the recreational fields remain unlit.

Public Notice: Public notice was given as required in the Daily Southtown Newspaper. Further, neither State Statute nor Village Ordinances require the Village to notify property owners for Special Use Permits. However, as a courtesy, Staff also sent out public notices to all surrounding property owners.

Daycare Use -- The Planning Staff and the Plan Commission both noted that a Day Nursery and Kindergartens are not allowed uses in the R-2 Zone. Therefore, the church's proposal to conduct a for-profit Day Care Center will not be permitted on this site.

The Plan Commission also found that all conditions for a Special Use Permit, as noted in Section 159.60 (C) (6) (b) have been met.

President Stricker suggested to Reverend Peterson that he have a meeting with the Homeowner's Association so that the people will have a feeling of approval.

Mr. Richard Novak identified himself as a block captain for Notre Dame and stated that he would give Reverend Peterson the President of the Homeowner's Association's name and number.

Trustee Johnson moved to table the Consideration to approve a Special Use Permit and direct the Village Attorney to prepare an Ordinance for the Christian Life Fellowship Church pending an open meeting with the Pastor and the Homeowner's Association. Seconded by Trustee Graham Zahn.

AYES: (6) Vincent, Green, Brown, Imoukhuede,
Graham Zahn, Johnson
NAYS: (0)
ABSTAIN: (0)
ABSENT: (0)

Trustee Brown stated that he is in approval to table this item since only 2 people were in attendance at the Public Hearing, but stated that the Village would try to get the word out about the next Public meeting.

6) Reverend Greg Peterson, pastor of the Christian Life Fellowship Church, is requesting approval of a Preliminary Plat for approximately 24

CONSIDERATION OF A
PRELIMINARY PLAT

April 2, 2001

acres located at the northwest corner of I-57 and Route 30. This request is contingent upon approval of the Special Use Permit described in the item above.

FOR THE CHRISTIAN
LIFE FELLOWSHIP
CHURCH

The proposed subdivision, Royal Court, was previously known as Cricket Hill Unit IV. The 24-acre development includes three lots, one measures approximately 53,500 square feet (Outlot 'B'), one measures approximately 40,500 square feet (Outlot 'A') and the largest parcel measures approximately 20 acres. Outlot B will house a 2,400 square foot maintenance building and Outlot A will remain open green space. A roadway approximately 2,000 lineal feet runs through the property.

The Plan Commission discussed the layout of the street, Believer's Way, the length of the block created by Believer's Way, the proposal of a no access easement on Outlots A and B and the suitability of the proposed easements. The Plan Commission chose to modify certain requirements of the Subdivision Code due to the uniqueness of the subdivisions layout. The modifications are as follows:

1. The Plan Commission made an exception or modification to the Subdivision Code requirement that requires blocks to be no longer than 1,800 feet.
2. The Plan Commission made an exception or modification to the curve radius of Believer's Way. While the street is designed as a collector street, in order for it to function more as a local street, the Plan Commission approved a radius of 100 feet instead of 300 feet. A tighter curve radius will help to slow down traffic as well.

Trustee Johnson moved to table the recommendation to approve a Preliminary Plat for Royal Court Subdivision, contingent upon receipt of signatures from the applicable utility companies, approval of a Special Use Permit for Christian Life Fellowship Church, pending an Open Meeting with the Pastor and the Homeowner's Association. Seconded by Trustee Brown.

AYES: (6) Vincent, Green, Brown, Imoukhuede,
Graham Zahn, Johnson
NAYS: (0)
ABSTAIN: (0)
ABSENT: (0)

April 2, 2001

7) Finance Director, Mary Britton presented the Treasurer's Report dated February 28, 2001. The report includes all investment accounts on deposit at St. Paul Federal Bank in Matteson, Bank of Homewood, American National Bank, Illinois Metropolitan Investment Fund, Illinois Funds, and LaSalle Bank, Matteson. The total on deposits as of February 28, 2001 is \$5,188,468.44.

OTHER BUSINESS

TREASURER'S REPORT

Trustee Green moved to accept the Treasurer's Reports, as presented. Seconded by Trustee Vincent.

- AYES: (6) Green, Vincent, Imoukhuede,
Brown, Johnson, Graham Zahn
- NAYS: (0)
- ABSTAIN: (0)
- ABSENT: (0)

8) President Stricker referred to Salary, Overtime, and Accounts Payable, dated April, 2 2001, totaling \$434,612.45.

SALARY, OVERTIME
AND ACCOUNTS
PAYABLE

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

- AYES: (6) Vincent, Green, Brown, Imoukhuede,
Graham Zahn, Johnson
- NAYS: (0)
- ABSTAIN: (0)
- ABSENT: (0)

Trustee Imoukhuede reminded everyone that tomorrow is Election Day and to vote is a right that we should utilize. Many people died so that we can have this right.

TRUSTEES
ADDITIONAL
COMMENTS

Trustee Graham Zahn thanked staff for responding so quickly to repair the Caboose by the old village hall. She also stated that several members of the Board attended a reception honoring the Village's commissioners. She stated that several Board members originated from serving on the Village's various commissions and urged interested parties to be involved in a commission.

Trustee Vincent stated to Mrs. Howard that the \$800,000 is a program grant for before and after school care.

Administrator Mekarski stated that he would like to express his gratitude for the Board's compassion for his recent family crisis. He stated that he appreciated their compassion and understanding.

Director Kingma stated that Cub Foods Grand Opening invitation is Wednesday, April 4, 2001 from 6:00 to 8:00 p.m. She also stated that Starbucks opened last week.

Trustee Vincent moved to adjourn the Regular Meeting of the Board of Trustees at 9:02 p.m. Seconded by Trustee Johnson.

ADJOURNMENT

AYES: (6) Vincent, Green, Imoukhuede,
Johnson, Brown, Graham Zahn
NAYS: (0)
ABSTAIN: (0)
ABSENT: (0)

Respectfully Submitted,

Patricia Wilson, Village Clerk