

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 22ND DAY OF JANUARY 2002

President Stricker called the meeting to order at 7:30 p.m.

CALL TO ORDER

Clerk Grisco called the roll, and the following Trustees answered present:

ROLL CALL

- Shirley Green
- Sam Brown
- Andre' Ashmore
- Nathaniel Motton Jr.
- Allene Maxwell

Trustee Johnson arrived at 7:35 p.m.

Also present: David Mekarski, Village Administrator, Joseph Perozzi, Village Attorney; Hildy Kingma, Director of Community Development; Mary Britton, Director of Finance; Robert Park, Chief of Police; Brian Ramsey, Director of Parks and Recreation; Norm Burnson, Commander of Police; Tim Filkins, Commander of Police; Jayme Davidson, Community Development Planner; Cyndi Zeibert, Recording Secretary; and the Star Newspaper.

a) President Stricker presented the Minutes of the Meeting of the Board of Trustees of January 7, 2002 for additions, deletions or corrections.

CONSIDERATION OF
MINUTES OF REGULAR
BOARD MEETING

Trustee Brown moved to approve the Minutes of the Board of Trustees of January 7, 2002, as submitted. Seconded by Trustee Green.

APPROVAL OF THE
MINUTES FROM THE
REGULAR BOARD
MEETING OF JANUARY 7,
2002

AYES: (6) Green, Johnson, Brown, Ashmore,
Motton, and Maxwell

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

a) President Stricker presented the Salary, Overtime and Accounts Payable for approval.

CONSIDERATION OF
FINANCIAL REPORTS

Trustee Ashmore moved to accept the Salary, Overtime and Accounts Payable as

APPROVAL OF THE

BOARD OF TRUSTEES

January 22, 2002

01-014-02

SALARY, OVERTIME AND
ACCOUNTS PAYABLE

COMMENTS BY VILLAGE
OFFICIALS

TRUSTEE COMMITTEE
REPORTS

submitted. Seconded by Trustee Green.

AYES: (6) Green, Johnson, Brown, Ashmore,
Motton, and Maxwell

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

Trustee Ashmore welcomed all in attendance. He stated that he attended the Creekside Homeowners Association meeting on Tuesday, January 8, 2002. He also attended the Martin Luther King Celebration held at Lincoln Mall. He commended all who participated and Trustee Brown on a fine job as emcee. He complimented Administrator Mekarski for his compassionate speech, as well as, Robin Kelly and her staff for a job well done putting the program together.

Trustee Green attended a Monday morning meeting of the Matteson Historical Museum. She plans to have the changes of responsibilities, which they have discussed presented to the Board for the February 11th Workshop. On behalf of Trustee Ashmore, she attended the Housing and Human Relations Commission meeting, which was very interesting. They discussed the Lincoln Landing and the Herman Associates proposal. On January 17th, she attended a meeting on behalf of President Stricker (who was ill). Floyd Butler and his team came and met with the staff. His plan will be a necessary part of the economic plan. She, too, attended the Martin Luther King Program and was inspired by the youth, especially the young man who gave a superb speech. She also commended Administrator Mekarski for his fine speech.

Trustee Motton commented that he was taken aback by all the people in attendance at tonight's meeting. He wished Trustee Brown a Happy Birthday. He attended two D.A.R.E. graduations – one at Marya Yates and the other at Woodgate School. He commended Officer Prohaska for all his hard work, effort and dedication for the students at both schools. He also attended a Plan Commission meeting, of which the items are on the agenda for this Board meeting. He attended the Martin Luther King Program and was very proud to see the community so active. He commended Mr. Bradley, a student from Rich Central, and Administrator Mekarski for their great speeches, as well as Mrs. Mekarski for her fine song. The students from F.A.C.E. from Rich Central also did an excellent performance. He encouraged more people to come out for this great celebration next year.

Trustee Maxwell welcomed all to the meeting. In regards to the Martin Luther King Celebration, she was also very proud of Administrator Mekarski's speech.

BOARD OF TRUSTEES

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01-015-02

She has hopes that the community will all continue to move ahead. She attended the Creekside Homeowners Association, as well as, a workshop seminar regarding budget awareness. She wished Director Denman the best on his future retirement after 35 ½ years of dedicated service. She hopes to see many people at the Public Safety Committee Meeting to be held on Tuesday, January 29 at 7:00 p.m. at the Village Hall.

Trustee Johnson stated he was elated to see so many people in attendance at the Board meeting to show their support for the Village. He attended the Apple Oak Homeowners Association on Saturday, January 12th, which had a very good turnout. Administrator Mekarski was present at that meeting and did a good job of informing the residents on a number of topics happening in the Village.

Trustee Brown stated it was humbling to see so many people in attendance, to support an issue that is important to all in this community. He encourages the attendance at future meetings. He attended the Creekside Homeowners Association Meeting, whereas the topics are the items on this Board's agenda. He was honored to be a speaker at the D.A.R.E. graduation at Marya Yates. The effort that Officer Prohaska puts in with the students should be commended. He attended the Plan Commission meeting, and that agenda is the same as this Board's agenda. Trustee Brown also was honored to act as the Master of Ceremonies for the Martin Luther King Program, as he has for many years.

President Stricker wished Trustee Brown a Happy Birthday and continued health and success. He also expressed his thanks to all Board members and staff who represented him and the Village during the days he was home ill.

Chief Robert Park introduced three new police officers. Police Officer Raymond Murray, Taji Muttalib and Mike Zuro were sworn-in by Clerk Grisco and welcomed to the Village by the Board and the Staff.

President Stricker, the Board, Chief Park, Commander Filkins, and Commander Burnson congratulated the new officers, and welcomed them to Matteson.

Chief Park explained the procedure of the hiring of new police officers: A candidate must possess an Associate of Arts degree in Criminal Justice or a Bachelors degree in any study to qualify. They then must pass a physical agility test, written exam and oral interviews with the Fire and Police Commission. The Fire and Police Commission are responsible for the decision of the list of candidates. Once an officer is needed within the Department, they are sent to an Academy, then to a Field Training Officer Program for about 15 weeks. From the time an officer is needed to fill a position, it is about six months before they

SWEARING-IN
CEREMONY OF THREE
NEW POLICE OFFICERS

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perform as a solo officer. They are then on probation for 18 months, and their Sergeants do an evaluation of them monthly.

President Stricker stated the Board would not be taking the 15-minute recess as stated in the Agenda, but would rather continue on with the meeting at hand.

President Stricker referred to Opportunity for Public Comment.

Devora Hall, 37 Oakview, commented on the town homes on Allemong and Central, which have debris all over the lawns, and there seems to be nothing done about the situation. She also stated there are groups of young people who “hang out”, and would like something to be done. President Stricker commented he had met with Mr. Hall, a Matteson building inspector, that afternoon. One problem is the fact that the garbage pick up is on Monday morning, and the garbage is being put out before the 6:00 p.m. the evening before. Procedures are to notify, warn, then ticket, which requires one to appear before the housing courts. Ms. Hall inquired as to what level of procedure are the residents of the town homes involved. President Stricker stated the Village is at the point of issuing citations.

OPPORTUNITY FOR
PUBLIC COMMENT

Traci Null, 931 Notre Dame, inquired what is going to be done about the overcrowding of the schools, since the Village continues to build new homes.

President Stricker stated the School Boards are a separate entity and are solely responsible for the schools, buildings and the curriculum - and all questions should be addressed to the School Board. Trustee Motton informed the audience that Ms. Sonia Norwood was in the room, and is a School Board member of School District #159 and #227.

Gail Nicholson, 5739 Crestwood, in Woodgate inquired for the answer to the second part of Ms. Hall’s questions, as to the “hanging out” taking place on Allemong. President Stricker stated residents should call police if you think something is happening, but not to assume all kids are causing trouble, just because they are hanging around together. He believes most children are, in fact, good. Ms. Nicholson was concerned because they hang out in droves, and are very intimidating. President Stricker stated that if there is something amiss, call the police.

Debra Howard, Cedar Creek Subdivision inquired about the low-income housing. President Stricker stated this was an item on the agenda, and the public comment opportunity is for anything else not on the agenda.

Sheila Hatchett, 153 Cloverleaf Road, stating she has been a resident for 27 years, inquired about the property located at Lincoln Highway and Cicero Avenue, known as the Iceland Café. Was she correct in understanding that Krispy Kreme

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was interested in this property? President Stricker stated there had been an interest by Krispy Kreme, as well as, some needed extra parking. A Company who is not interested in giving up parking space to Krispy Kreme owns the parking property. However, there has been another interest expressed for this property, for a restaurant/bar establishment, of which they have submitted for a potential liquor license. Ms. Hatchett stated she would prefer a Krispy Kreme, or something other than a liquor establishment for this location, which would better serve our community. President Stricker stated he would agree, and at present the Village is sponsoring a letter writing campaign. This campaign involves residents to participate in writing letters to businesses to encourage them to relocate in our community. Trustee Motton added that this matter was addressed at the Planning Commission meeting. He stated as a changing, diverse community, we have the money and resources in Matteson to buy anything. We need to come together and make it known, and stop shopping in the other suburbs, but spend our money in Matteson. Matteson has the income, and the traffic flow, and we should not be redlined or singled out. Matteson is not a community going down, but is on the way up.

Eric Lewis, 327 Central is a general contractor who has lived in Matteson for eight years. He expressed his concern on the fact that Matteson contractors were not able to bid on any of the new projects being developed in Matteson. He would like a chance to be able to bid for work here in Matteson.

Dale Carter, 6233 Allemong Drive commented that when Montgomery Ward, K-Mart, and J.C. Penney moved out of Matteson, he quit shopping at those stores. His feeling is when the stores leave the Village; the consumers should leave the store. President Stricker was in agreement, and agrees that is the right approach to take.

Iris Rogers, 730 Violet, also stated when J.C. Penney left the Lincoln Mall; she cancelled her credit card with them and has not shopped there since. She believes we need to help our schools; we need the tax dollars here in Matteson. President Stricker again encouraged the residents to join in the letter writing campaign and send off individualized letters.

Vince Reed, 1021 Purdue commented that his neighbor at 5434 Georgetown has, in excess of, 40 felines. The stench is horrible. He asked if there is a law to prevent this in our community. President Stricker stated they have tried to challenge this matter in years previous, and have lost – but stated we would try pursuing the matter again.

Douglas Ross, 20 Timberlane Road, expressed his concern of a swimming pool in the yard behind his home, which he states has not been used for years. There is no

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cover on the pool, and it accumulates leaves, rain, snow – and it has become a mosquito haven. President Stricker stated he would bring this matter to the attention of our Code Enforcement Department. Administrator Mekarski stated any code issues can be sent to the Village via e-mail, and David Hall has been doing a great job of checking out the situation and getting it corrected.

LaShon Ross, 20 Timberlane Road, also expressed her concern about a large dog in her neighbor's yard, which she fears may jump the short fence they have and harm her children or others. President Stricker acknowledged there is an ordinance in the Code Book regarding threatening animals that are considered vicious. Chief Park commented that it is difficult to prove a dog to be vicious - but once it is considered as such, the animal is required to have a number tattooed on it's upper lip. He stated he would check into this particular animal.

Administrator Mekarski reminded everyone that the Board of Trustees would be holding a Neighborhood Conference to be held at Lincoln Mall on March 2, 2002 from 8:30 a.m. to 2:00 p.m. There would be a series of work sessions regarding Community Development, Lincoln Mall, Property Maintenance, Code Enforcement and residential upkeep of our properties and issues important to the residents. He encouraged all to come out and express your thoughts and comments, and then he encourages all who come out to shop while they are at Lincoln Mall.

There were no bids or awarding of contracts at this meeting.

There was no old business discussed at this meeting.

President Stricker presented the next item on the agenda and explained the process, which takes place regarding a potential developer. They should first meet with the staff, review our guidelines, codes, etc. and then meet with the Plan Commission and review plans, signage, etc. The Plan Commission, or any Commission involved, would then make recommendations to the Village Board for review. Once in awhile, a developer will make their plea before the Commissions, without complying with the recommendations of the staff. The history of the Board has been that any developer must comply with whatever guidelines, rules, regulations, ordinances have been recommended before opening. He reminded everyone that this is not a Public Hearing, but a regular Board meeting. A regular Board meeting is for the Board to act upon the matter. The board has three options: agree with the recommendation, disagree with the recommendation, or return it for further review.

CONSIDERATION OF BIDS
AND AWARDING OF
CONTRACTS

OLD BUSINESS

NEW BUSINESS

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Director Kingma clarified that there are actually two different projects on the agenda tonight, and for each individual development project, there are two different items.

1) Lincoln Landing, L.P. are requesting a letter of support from the Village of Matteson to construct and operate a multiple family residential development within the MXD zoning district using housing tax credit. The letter is a portion of the application for the Illinois Housing Development Authority (IHDA) for consideration of Housing Tax Credit developments. Attachments were provided for detailed information about the income and rent limits that would be in place as a result of this program.

After considering this item at the January 2nd and January 16th Housing and Human Relations Committee meeting, the Committee found that this request did not meet the needs of the residents of Matteson and recommended denial of the request for a support letter.

President Stricker clarified that not only were the developers present at the Housing and Human Relations meeting, but Trustee Ashmore, was also present, as well as, one or more of the Trustees were present.

Director Kingma stated that Margot Courson, chairperson of the Housing and Human Relations Commission, and the applicant/developer are present to answer any questions. She also clarified that they are not asking for a tax incentive from the Village, it is a tax credit they are asking from the State. In this case, they are required to set aside 75% of housing units for income restricted households, as well as, rent restricted.

Trustee Ashmore moved that the Board accept the Housing and Human Relations Commission to deny the request for a Support Letter for Lincoln Landing, L.P. to Construct and Operate a Multiple Family Residential Development within the MXD Zoning District using Housing Tax Credit. Seconded by Trustee Brown.

Jim Carswell, CEO to Wallick Company, which has been in the affordable housing business, market rate business, nursing home-assisted living business for 35 years. They have experience from the 1980's, the Section 8 Program, which we all know, does not work. The single biggest crisis today is finding affordable labor – somebody has to help out the elderly, somebody has to take out the trash, somebody has to dip the donuts at Krispy Kreme. These people cannot afford \$160,000 condominiums. His company does these communities all over the

CONSIDERATION OF A
SUPPORT LETTER FOR
LINCOLN LANDING, L.P.
TO CONSTRUCT AND
OPERATE A MULTIPLE
FAMILY RESIDENTIAL
DEVELOPMENT WITHIN
THE MXD ZONING
DISTRICT USING HOUSING
TAX CREDIT

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Midwest, in the southwest, in the southeast. They do them in inner-city communities, in nice suburban neighborhoods, rural communities. These communities can take care of the elderly; help support business, and the new working people. Do they have to take Section 8 Vouchers? No, they do not! We have to consider their application. Those people have to be checked out, and they have to have good background, good credit, and good references. And if they don't have that, we don't have to take them. If you are thinking this is projects, if you are thinking this is drugs, if you are thinking this is crime, he could show you ten years of projects across this country where that is not the case.

Trustee Motton doesn't believe Matteson is being stereotyped as people of low-income. We do have people in our town right now that are Section 8. We do not have a problem with Section 8; the problem with this development is that it has been proved that it is a failure. History has proven that when you lump a certain type of people together, there will be a problem. I am not in support of this because of these facts. He asked if there would be jobs provided, or social services provided for the tenants in these developments.

Trustee Brown stated the issue here is there are no jobs in Matteson. We would not be able to absorb that number of people. There are no jobs here, nor is there transportation. In regards to the new housing developments being built now in Matteson, they will take over three years to complete. Whereas, this development would be 360 apartments almost right now. If that ratio of income restricted housing to market rate housing was flip-flopped, 25% income restricted, 75% market, maybe you would get a better response.

Trustee Johnson commented he has lived in Matteson and he loves Matteson. It has been growing and growing, and this particular project is not going along with the goals planned for Matteson.

Trustee Green agreed. She is for GOOD Economic Development, QUALITY Economic Development, which is what the Board is working to accomplish.

Trustee Maxwell cannot support this proposal. She felt there should be some advantage for Matteson and their residents. She didn't feel the project had Matteson's interest at heart.

Trustee Ashmore realizes Economic Development is not as easy as it sounds, but the Board's plan is to try and move forward, and not give up. Once this is accomplished, then they can possibly look at such housing.

Recapping the motion:

Trustee Ashmore moved that the Board accept the Housing and Human Relations

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Commission and deny the request for a Support Letter for Lincoln Landing, L.P. to Construct and Operate a Multiple Family Residential Development within the MXD Zoning District using Housing Tax Credit. Seconded by Trustee Brown.

AYES: (6) Green, Johnson, Brown, Ashmore, Motton, and Maxwell

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

2) This petition is a request for a Special Use Permit required by Section 159.22 of the Zoning Ordinance to allow the construction and operation of a multiple family residential development within a MXD zoning district.

Lincoln Landing, L.P. is requesting the Special Use Permit on 6.73 acres to construct and operate a multiple family residential development with 120 dwelling units. The project will be developed at a density of 17.81 units to the acre, which meets the minimum requirement of 15 units to acre in the MXD zoning district. However, the project does not meet the minimum lot size requirement of 10 acres for multifamily developments in the MXD district. This proposed project is located on Southwick Drive north of the Stoneridge Courtyards town home development.

After considering this item at the January 17th Plan Commission meeting, the Commission found that this request did not meet the required findings and recommended denial of the Special Use Permit. Specifically, the Plan Commission found that the development would have a negative impact on nearby property, and therefore, finding No. V could not be met.

Trustee Brown moved that the Board of Trustees take the recommendation of the Housing and Human Relations Commission and deny the Special Use Permit for Lincoln Landing, L.P. to Construct and Operate a Multiple Family Residential Development within the MXD Zoning District. Seconded by Trustee Johnson.

Trustee Motton wanted to make known, for the record, that we are not denying this request because we think we are better than others. We are a diversified community and we do have low income in this community at present. He questioned himself as to ‘What to do, when you don’t know what to do!’ Matteson welcomes low income people, but this project cannot be done in Matteson.

Trustee Johnson commented he would concur with the findings of the Plan Commission.

CONSIDERATION OF A SPECIAL USE PERMIT FOR LINCOLN LANDING, L.P. TO CONSTRUCT AND OPERATE A MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT WITHIN THE MXD ZONING DISTRICT

President Stricker commented that the Board is blessed in that at least three members of the Board have served on the Plan Commission or have been liaison to the Commission. This wisdom is always beneficial. In his capacity, he is always looking for members of the community to serve on a Commission. If anyone is interested, please contact his office.

AYES: (6) Green, Johnson, Brown, Ashmore,
Motton, and Maxwell

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

3) This is a request for a letter of support from the Village of Matteson for Herman Associates, Inc. The letter is a portion of the application for the Illinois Housing Development Authority (IHDA) for consideration of Housing Tax Credit developments. Attachments were provided for detailed information about the income and rent limits that would be in place as a result of this program.

After considering this item at the January 2nd and January 16th Housing and Human Relations Committee meeting, the Committee found that this request did not meet the needs of the residents of Matteson and recommended denial of the request for a support letter.

Trustee Ashmore moved that the Board accept the Housing and Human Relations Commission recommendation and deny the request for a Support Letter for Herman Associates, Inc. to Construct and Operate a Multiple Family Residential Development within the MXD Zoning District using Housing Tax Credit. Seconded by Trustee Green.

Jeff Kittle, Vice President with Herman Associates, located at 737 East 86th Street, Indianapolis, Indiana. He would like to focus his comments on the Special Use Permit. This is the fourth meeting on this matter. They are experienced developers and have developed 46 projects in the Midwest. This proposed project is located on Corporate Lakes Drive between 205th and 207th and I57 South. He would like the Board to focus on the land planning issues. In regards to the Special Use Permit, the property is zoned MXD, a multi family is an acceptable use with a Special Use Permit. The head of the Plan Commission voted in favor of a project, and the rest voted against the project. He would like to focus on the section of the Plan Commission Memo which states that: 'The Plan Commission shall not recommend, and the Board of Trustees shall not grant, any Special Use Permit unless it finds all the following conditions are met.' Item V states that the granting of this special use will not substantially lessen the suitability

CONSIDERATION OF A
SUPPORT LETTER FOR
HERMAN ASSOCIATES,
INC. TO CONSTRUCT AND
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THE MXD ZONING
DISTRICT USING HOUSING

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TAX CREDIT

of any nearby property for use and development in a manner permitted by right in the zoning district and will not substantially diminish property values in the vicinity. This seems to be what the Planning Commission hung their hat on, and why they were not going to recommend the project. The owner would like to explain why his 100 acres, which surrounds this property, would not go down in value, but will go up in value. Also, Jeff Ryan, will talk in specifics about individual studies that show property values do not go down. They have had an independent market study done, which shows that the 4000 units that were surveyed, approximately 97% of the units were occupied. In his experience in the development of housing, this is one of the strongest market studies that he has seen. In addition, the study indicates that 80% of his units will be higher than what the average rent is now in this community. He would also like to note that the majority of the developments in this area do not have the amenities that his development would offer. For example, most do not have central air, a microwave, dishwasher, walk-in closet, playground, vaulted ceilings, and sport courts, which are all items his complex would have. The independent market study indicates such high quality development is needed in this area. His project is committed to provide high quality housing to any race, and he has been disturbed, to say the least, of comments indicating that people were worried that these units would only be 100% occupied by black people and that there would be problems with that. They would have a screening process, a 14-page application, and criminal checks on everyone interested in the rental of these units.

Mr. Allen Rosenswig, Executive Vice President of Mid-Continent Development Construction Company, whose office is at 20000 Governors Drive, Olympia Fields. Mid-Continent has developed the Corporate Lakes Project, the Holiday Plaza Complex, Hampton Inn, Olive Garden, Home Depot, Butterfield Place and many projects in this town, which has also created many jobs, and paid many taxes in this town. They also helped write the MXD zoning of this area. Thus since they have provided the jobs, they would like to provide the housing. It is affordable housing; it is not low-income housing or public housing. He was disappointed with the Plan Commission for not really looking at the planning issues. The Chairman was the only person who talked about the Comprehensive Plan, but nobody cared to listen or even look at that. This project is not going to diminish property values. It is a good project for Matteson. He commented that they would not want a project that is going to destroy their property values and everything they have been building for twenty years. This project would be creating affordable housing and it meets every single one of the criteria, including the fact that it would not destroy property value.

Jeff Ryan, Herman Associates from 737 - 86th Street, Indianapolis, Indiana. In response to the perception that affordable housing would diminish property value, he has done a lot of research. Everything he found was that affordable housing has

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no impact on the property value on the surrounding sites or in the larger community. He gave an example, such as a similar situation in Younkers, New York. There is no evidence that affordable housing does affect the property value, all other things being equal. He believes that this complex would be one of the best projects in the area, and would not lower the property value in Matteson.

Trustee Motton believes the developers have good will, but it is what happens over time that he is worried about. He noted Younkers has a population of 189,000, and Matteson is only 13,000, therefore they could absorb a project like this easier. He noted he feels that Matteson needs a recreational facility, and maybe this property could be used in such manner.

Mr. Ryan believes Matteson is a very strong community and would benefit from this project.

President Stricker noted the residents have a vested interest, and they want a community with positive results. They do not only want a picture, but they want reality. In regards to the rental fees you noted, he inquired why the rental fees are not at 100% of the market price.

Mr. Ryan inquired if they did make them at 100% market, would the Board then support the project.

President Stricker stated that if he wants to have reconsideration, the request could be withdrawn and take it back to the Commissions to start over again.

Trustee Brown believes the quality and amenities of this project are very beautiful, but he has to believe that 13,000 residents are more knowledgeable than just six members of the Board. Thus he has to go with what is in his heart.

Trustee Johnson commented that, in fact, scattered sites are not working. He would concur that this project would cause detrimental value on the overall area.

President Stricker believes that the Board's decisions are not easy. There are legal perspectives as well as personal perspectives. A lot of thought is involved with the Board's decisions, which should be in the best interest of everyone.

AYES: (6) Green, Johnson, Brown, Ashmore,
Motton, and Maxwell

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

4) This petition is a request for a Special Use Permit required by Section 159.22 of the Zoning Ordinance to allow the construction and operation of a multiple family residential development within a MXD zoning district.

Herman Associates, Inc. is requesting the Special Use Permit on approximately 15 acres to construct and operate a multiple family residential development with 240 dwelling units. The project will be developed at a density of 16 units to the acre, which meets the minimum requirement of 15 units to acre in the MXD zoning district. This development is proposed to be located at the southwest corner of Village Commons and Corporate Lakes Drive.

After considering this item at the January 17th Plan Commission meeting, the Commission found that this request did not meet the required findings and recommended denial of the Special Use Permit. Specifically, the Plan Commission found that the development would have a negative impact on nearby property, and therefore, finding No. V could not be met.

Trustee Brown moved that the Board of Trustees uphold the recommendation of the Plan Commission to deny a Special Use Permit for Herman Associates, Inc. to construct and operate a multiple family residential development with the MXD Zoning District. Seconded by Trustee Motton.

Administrator Mekarski reiterated to the Board, as this item is a second case, regarding a special permit for land consideration. It is important for the public record, to elaborate the reasons for supporting the Planning Commission's recommendation for denial.

Trustee Motton withdrew his second motion. Trustee Brown withdrew his first motion.

Trustee Brown moved that the Board of Trustees accept the recommendation of the Plan Commission to deny a Special Use Permit for Herman Associates, Inc. to construct and operate a multiple family residential development within the MXD Zoning District based on the findings of the Plan Commission in its entirety, based on the discussion with the Board members, which included such limiting factors, such as: lack of jobs, poor transportation, incompatibility with other development projects that the Board thinks are more compatible with the goals and objectives of our Village, possible impact on the education system, which is already strained, the public outcry that has occurred through the whole process of these meetings. This is not an all-inclusive list, but on that basis Trustee Brown moved that the Board deny a Special Use Permit for Herman Associates, Inc. to construct and operate a multiple family residential development within the MXD Zoning District.

CONSIDERATION OF A
SPECIAL USE PERMIT FOR
HERMAN ASSOCIATES,
INC. TO CONSTRUCT AND
OPERATE A MULTIPLE
FAMILY RESIDENTIAL
DEVELOPMENT WITHIN
THE MXD ZONING
DISTRICT.

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Seconded by Trustee Motton.

Trustee Brown noted that there would also be strain on the public resources such as Fire and Police.

AYES: (6) Green, Johnson, Brown, Ashmore,
Motton, and Maxwell

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

5) Trustee Ashmore requested an Executive Session at 10:10 p.m. under the Open Meetings Act, Section 2(c)(21) Closed Meeting Minutes and Section 2(c)(1) Personnel, with a need to reconvene. Seconded by Trustee Brown.

AYES: (6) Green, Johnson, Brown, Ashmore,
Motton, and Maxwell

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

President Stricker declared a recess and for the Board to reconvene into Executive Session at 10:35 p.m.

The Regular Board of Trustee meeting reconvened at 11:25 p.m. after the Executive Session.

President Stricker asked Clerk Grisco to call the roll after reconvening from Executive Session.

Clerk Grisco called the roll and the following Trustees answered present:

Shirley Green
Allan Johnson
Sam Brown
Andre' Ashmore
Nathaniel Motton Jr.
Allene Maxwell

Trustee Johnson moved that the Board adopt the Village's official pay plan for FY 2001-02, amending the salary range of Grade 8 to \$32,579 - \$55,820.

Seconded by Trustee Green.

OTHER BUSINESS

BOARD OF TRUSTEES

01-027-02

January 22, 2002

AYES: (6) Green, Johnson, Brown, Ashmore,
Motton, and Maxwell
NAYS:(0)
ABSTAIN: (0)
ABSENT: (0)

REQUEST FOR EXECUTIVE
SESSION

Trustee Brown moved that the Board authorize the Community Development Director and Village Administrator to reclassify the vacant Building Inspector position to a Senior Building Inspector, and place the position in a Grade 8 on the Pay Plan. Seconded by Trustee Maxwell.

AYES: (6) Green, Johnson, Brown, Ashmore,
Motton, and Maxwell
NAYS:(0)
ABSTAIN: (0)
ABSENT: (0)

RECONVENE FROM
EXECUTIVE SESSION

Trustee Ashmore moved to direct the attorney to prepare, for consideration, an ordinance amending the pay for elected officials to be issued on a monthly basis effective May 1, 2002. Seconded by Trustee Green.

AYES: (6) Green, Johnson, Brown, Ashmore,
Motton, and Maxwell
NAYS:(0)
ABSTAIN: (0)
ABSENT: (0)

Trustee Johnson moved to adjourn the Regular Meeting of the Board of Trustees at 11:32 p.m. Seconded by Trustee Ashmore.

AYES: (6) Green, Johnson, Brown, Ashmore,
Motton, and Maxwell
NAYS:(0)
ABSTAIN: (0)
ABSENT: (0)

ADOPTION OF THE
VILLAGE'S OFFICIAL PAY
PLAN FOR FY-2001-02,
WITH AMENDING THE
SALARY RANGE OF
GRADE 8

Respectfully Submitted,

RECLASSIFY THE VACANT
BUILDING INSPECTOR
POSITION TO A SENIOR

BOARD OF TRUSTEES
January 22, 2002

01-028-02

Dorothy Grisco, Village Clerk

BUILDING INSPECTOR,
AND PLACE THE
POSITION IN A GRADE 8
ON THE PAY PLAN

CONSIDERATION OF AN
ORDINANCE AMENDING
THE PAY FOR ELECTED
OFFICIALS

ADJOURNMENT