

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF TRUSTEES
HELD IN THE COUNCIL ROOM OF THE MATTESON VILLAGE HALL
4900 VILLAGE COMMONS
ON THIS 1ST OF JULY 2002

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

CALLED TO ORDER

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

ROLL CALL

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

Also present were: David Mekarski, Village Administrator; David Brauer, Village Attorney; Hildy Kingma, Director of Community Development; Brian Ramsey, Director of Parks and Recreation; Mary Britton, Director of Finance; Robert Park, Acting Police Chief; Cyndi Zeibert, Recording Secretary; and the Star Newspaper.

CONSIDERATION OF
FINANCIAL REPORTS

a) President Stricker presented the Salary, Overtime and Accounts Payable as submitted.

SALARY, OVERTIME AND
ACCOUNTS PAYABLE

Trustee Ashmore moved to accept the Salary, Overtime and Accounts Payable as submitted. Seconded by Trustee Green.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

a) President Stricker presented the Minutes of the Regular Board Meeting of June 17, 2002 for additions, deletions or corrections.

CONSIDERATION OF
MINUTES OF THE
REGULAR BOARD
MEETING OF JUNE 17,
2002

Trustee Ashmore moved to approve the Minutes of the Regular Board Meeting of June 17, 2002 as corrected. Seconded by Trustee Brown.

BOARD OF TRUSTEES

July 1, 2002

07-49-02

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

COMMENTS BY VILLAGE
OFFICIALS

Trustee Ashmore stated he attended the New Fire Station Groundbreaking on June 19th. He also attended the First Annual Matteson Police Department Motorcycle Training and Competition on June 21st. It was very well attended and a job well done.

TRUSTEE COMMITTEE
REPORTS

Trustee Green stated that the Historical Museum is working with KRT Productions and doing a film on the Lincoln Highway Coalition. She attended the New Fire Station Groundbreaking, and well as the State of the Village Luncheon. She commented that Director Kingma did an excellent job on the memo regarding their trip to Las Vegas for the International Council of Shopping Centers Spring Convention.

Trustee Motton had surgery on his throat, and was not able to speak. He asked Trustee Maxwell to read his statement. He feels baseball needs to come back to Matteson, noting 90% of the baseball games were played outside to the Matteson Community, when in fact MOF stated they needed all of the fields in Matteson. He has received numerous telephone calls and complaints regarding the MOF baseball program. He would like to have the Board give direction to our Parks and Recreation Department to bring baseball back to Matteson.

Trustee Maxwell stated she attended the groundbreaking for the New Fire Station and the State of the Village Luncheon. She met with the representative from the PAR Group, along with various leaders from the Village, to submit ideas for the selection of the next Police Chief. She commended the Fire Department for their quick and efficient response to a neighbor who suffered a diabetic coma. She also thanked Public Works and the Parks and Recreation Department for the prompt removal of graffiti on the back of our Community Center. She stated she was pleased for the installation of a new stop sign, which had also been spray painted with graffiti.

Trustee Johnson stated he had a very busy week with his family.

Trustee Brown stated his own work schedule has been brutal, but was able to speak with Heidi Vorhaas from the PAR Group regarding the development of a profile for the new Police Chief. He also was pleased to read about the efficiency of our Fire Department in their response to the gentleman suffering the diabetic

coma. He, too, has received numerous telephone calls regarding the baseball situation, and he looks forward to us going forward to putting our residents first in this situation.

President Stricker was proud to display the Regional Enhancement Award plaque the Village received from the Chicago Southland Alliance, which he accepted on behalf of the Board and staff. He stated the State of the Village Luncheon is on cable for viewing. He asked that all give thanks and appreciation on the 226th anniversary of the Nation's Birth (Fourth of July) and to fly your flag proudly.

President Stricker referred to Opportunity for Public Comment.

There was no public comment.

OPPORTUNITY FOR
PUBLIC COMMENT

CONSIDERATION OF
BIDS AND AWARDING OF
CONTRACTS

CONSIDERATION OF
PROPOSALS FOR VHF
RADIOS AND SPEAKERS

1) The Police Department staff recently solicited proposals from vendors for the purchase of three VHF Radios and Speakers. The following three proposals were received:

J & L Electronics -

Motorola Maratrac VHF 100 Watt Radio	\$ 1179.00
Motorola M1225 40 Watt w/external speaker	<u>\$ 608.50</u>
3 of each of the above total =	\$5362.50

Communications Direct -

Motorola Maratrac VHF 100 Watt Radio	\$ 1105.00
Motorola M1225 40 Watt w/external speaker	<u>\$ 575.00</u>
3 of each of the above total =	\$5040.00

Miner Electronics -

Motorola Maratrac VHF 100 Watt Radio	\$1115.00
Motorola M1225 40 Watt w/external speaker	<u>\$ 558.00</u>
3 of each of the above total =	\$5019.00

Staff has purchased radios from Communications Direct, Inc. in the past has had a good relationship, as far as the warranty goes. As you will note the difference in price is insignificant.

Trustee Maxwell moved that the Board approve the bid of Communications Direct for the purchase of three (3) Motorola Maratrac VHF 100-Watt Radios and three (3) Motorola M1225 40-Watt w/external speakers in the amount of \$5040.00.

Seconded by Trustee Johnson.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

2) On June 17, 2002 the Board of Trustees directed the Village Attorney to prepare an Ordinance granting a Special Use Permit for Mid-Continent Construction Company allowing the company to erect a 128 square foot real estate sign within a MXD District. The ordinance granting the Special Use Permit has been prepared by the Village Attorney and is provided for approval. Trustee Brown moved that the Board of Trustees approve an Ordinance granting a Special Use Permit to Mid-Continent Construction Company to Erect a Real Estate Sign in a MXD Mixed Use Zoning District pursuant to the Zoning Ordinance of the Village of Matteson, Cook County, Illinois. Seconded by Trustee Green.

OLD BUSINESS

CONSIDERATION OF AN
ORDINANCE GRANTING
A SPECIAL USE PERMIT
TO MID-CONTINENT
CONSTRUCTION
COMPANY TO ERECT AN
OVERSIZED REAL ESTATE
SIGN AT CORPORATE
LAKES OF MATTESON.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

3) On June 17, 2001 the Board of Trustees directed the Village Attorney to prepare an Ordinance granting a variance to from Section 159.30 (N) (7) of the Zoning Ordinance, to allow a garage with a maximum height of 16 feet to be constructed on the subject property. This variance will permit the petitioner to erect a detached garage behind the existing home to store miscellaneous items such as seasonal decorations and bicycles. The ordinance granting said variance has been prepared by the Village Attorney and is provided for approval.

CONSIDERATION OF AN
ORDINANCE GRANTING A
GARAGE VARIANCE AT
21153 SOUTH KILDARE
AVENUE

Trustee Brown moved that the Board of Trustees approve an Ordinance granting a variance to Section 159.30 (N) (7) of the Zoning Ordinance, to allow a detached garage with a maximum height of 16 feet at the property located at 21153 South Kildare Avenue. Seconded by Trustee Johnson.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

4) Public Hearing No. 595ZBA was held by the Zoning Board of Appeals on June 20, 2002, to consider a request from George Kennedy for a Variance from Section 159.40 (A) (76). If approved, this variance would allow the applicant to build a garage that exceeds the maximum square footage allowed by the Zoning Ordinance, which states the maximum square footage for a detached garage is 675 square feet.

NEW BUSINESS

CONSIDERATION OF A
VARIANCE FOR
PROPERTY LOCATED AT
137 HIBISCUS CIRCLE, TO
ALLOW AN OVERSIZED
GARAGE TO BE
CONSTRUCTED ON THE
PROPERTY.

The Petitioner is requesting this variance to allow a garage that measures 26 feet wide by 40 feet long or a total of 1040 square feet (See Exhibit 3.1), which exceeds the maximum by 365 square feet. The applicant has stated that the purpose of the oversized garage is to park two antique cars and two personal vehicles, and to put in his workshop (Attached exhibits for illustration were not available to the Zoning Board of Appeals).

The Zoning Board of Appeals recommended denial of the Variance on June 20, 2002. The Zoning Board of Appeals believed that the larger garage would not cause a safety hazard; however, it would negatively impact the character of the neighborhood. Further, one of the required findings of fact stipulates that the requested variance is the minimum necessary. The Zoning Board of Appeals believed that a smaller size garage could accommodate the amount of space required by the applicant, and therefore a 1040 square foot garage is not the minimum needed.

In the Staff report to the Zoning Board of Appeals (see attached), Staff indicated that all the findings of fact could not be met. However, staff suggested that if the Zoning Board of Appeals recommended approval of the variance request for a 1040 square foot garage the required findings should be restated to show that the requested variance could meet the findings and also consider the following conditions:

1. Documentation must be submitted to indicate that the garage will be built to follow the intent of the overall grading plan for the Maplebrook development and will not adversely impact the surrounding properties.
2. The Zoning Board of Appeals may want to approve a variance for a smaller size garage than requested, if it is determined that a smaller size would be acceptable.

Variances are intended to provide relief to a property owner that has a unique situation, generally resulting from unique characteristics of their property. The findings of fact are intended to show that these unique circumstances truly do exist. Therefore, variances typically do not set a precedent because each approval must be based on its own merits. However, approval of a variance that does not meet

July 1, 2002

the findings of fact would set a precedent for future decisions.

The Zoning Board of Appeals has recommended that the Board of Trustees deny a variance request from Section 159.40 (A) (76) to allow the applicant to exceed the maximum square footage permitted for a detached garage on the property, located at 137 Hibiscus Circle.

Trustee Brown recommended that the petitioner submit another scaled down plan to be reconsidered by the Planning Commission. President Stricker suggested the petitioner contact the planning department to exchange thoughts and ideas.

Trustee Brown moved to recommend that the Board of Trustees deny a variance request from Section 159.40 (A) (76) to allow the applicant to exceed the maximum square footage permitted for a detached garage on the property, located at 137 Hibiscus Circle. Seconded by Trustee Johnson.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

5) The proposed revision to the Manheim Annexation Agreement will establish economic incentives for commercial development to occur at the Manheim Business Park. These incentives include the following:

1. A commitment by the Village to support applications to Cook County for the Class 8 Real Estate Assessment Classification.
2. A commitment by the Village to provide a minimum sales tax rebate of 50 percent of the Village's 1-percent local share for a period of 20 years.

The Village's Economic Development Commission met on May 9 to review this request and consider a recommendation to the Board. The Commission's position is that the requested incentives are important to ensure that the commercial development that is inevitable in that area happens in Matteson rather than in Frankfort. The Board of Trustees also considered this request at a workshop held on June 3. At that time, the Board indicated support for the request as proposed by Manheim Services Corporation, provided the sales tax rebate is limited to only the current 1 percent share. Any increase in the Village's sales tax would not result in an increase in this incentive. Language to this effect is included in the proposed new text for the Annexation Agreement.

REVISION TO THE
ANNEXATION
AGREEMENT BETWEEN
THE VILLAGE OF
MATTESON, MANHEIM
SERVICES
CORPORATION, AND THE
CATHOLIC BISHOP OF
CHICAGO RELATIVE TO
THE ZONING AND
ANNEXATION OF
APPROXIMATELY 903

ACRES OF LAND TO
MATTESON, ILLINOIS

Both Manheim Services Corporation and the Catholic Bishop of Chicago have formally requested this revision. Therefore, it will apply to all property annexed into the Village in 2001. The Catholic Bishop of Chicago maintained ownership of 20 acres at the southwest corner of Ridgeland Avenue and Vollmer Road. This property is envisioned for use as a church or school, but it could be developed for commercial uses as well.

Trustee Brown moved that the Board of Trustees approve a Revision to the Annexation Agreement between the Village of Matteson, Manheim Services Corporation, and The Catholic Bishop of Chicago relative to the Zoning and Annexation of Approximately 903 Acres of Land to Matteson, Illinois and direct the Village Attorney to prepare an Ordinance. Seconded by Trustee Ashmore.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

6) Trustee Ashmore moved to request an Executive Session under the Open Meetings Act, Section 2(c)(5) Purchase or Lease of Real Estate and Section 2(c)(21) Closed Meeting Minutes, with no need to reconvene. Seconded by Trustee Green.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

REQUEST FOR
EXECUTIVE SESSION

President Stricker referred to Brian Ramsey, Director of Parks and Recreation regarding a request from the MOF baseball program.

Brian Ramsey stated that he received a request from MOF to use our fields for their present tournament, which was granted. They also asked to sell concessions at the parks. He informed MOF that such request to sell concessions had to go to the Board for approval. President Stricker explained that MOF is fundamentally a private parent run organization and Matteson provides the fields and manpower to keep the fields in playing condition. Director Ramsey explained that the operations of MOF are run by their own Board, and Olympia Fields Park District and the Matteson Park and Recreation Department both help with the fields as needed/requested. Director Ramsey stated MOF was asked to supply our Parks and Recreation Department with scheduling and financial records, of which they

OTHER BUSINESS

July 1, 2002

have not done. President Stricker stated MOF has not been very cooperative, and he would like Director Ramsey to come up with an alternate plan to be prepared for next year's baseball season. Director Ramsey stated his department has been keeping a log of telephone calls received, whereas they ask the callers opinion whether Matteson should reinstate baseball to Matteson. Trustee Green read a statement from Trustee Motton stating the he believes MOF leadership is a gamble, and that our parents do want baseball back in Matteson. Trustee Ashmore agreed that he would like to have our own baseball program, and that he backs Director Ramsey's knowledge and expertise in this matter. Director Ramsey stated he appreciates the Boards comments and support, but would like to clarify the process for next year before going forth in any direction.

Director Ramsey stated he was here tonight to request the special consideration for concession for MOF's tournament play (to sell non-perishable items, i.e. pop, candy, etc.). He noted that he had told MOF that they were not to sell concessions until approved by the Board of Trustees. However, Director Ramsey stopped by the fields where the tournaments were being played prior to tonight's meeting and noticed they were selling concessions before Board approval anyway.

The Board expressed total dismay and felt the fact that they went ahead and sold concessions without Board approval shows total disrespect for the Board and for Director Ramsey, and they would not support going forward with the arrangement of concession stands.

Trustee Brown moved that the Board deny the request to waive the ordinance 97.04 for sell of articles, during the events of the MOF baseball tournaments. Seconded by Trustee Johnson.

Attorney Brauer stated that the ordinance provides right now that unless they get approval for a permit, they can not sell. He asked that the motion be amended and the amendment be seconded, and just deny the request to sell.

Trustee Brown moved that the Board amend the motion to deny the request from MOF. Trustee Johnson seconded.

President Stricker asked Trustee Brown to withdraw the original motion and start fresh to deny the request.

Trustee Brown moved to withdraw his previous motion and amendment. Seconded by Trustee Johnson.

Trustee Brown moved that the Board deny the request from MOF to sell non-perishable articles at their tournaments. Seconded by Trustee Johnson.

July 1, 2002

Director Ramsey stated he would notify them first thing the following morning (since any games this evening are completed) that the Board did deny their request to sell concessions, and inform them that if they choose to continue the concession sales, fines could be imposed, and if needed we would seek cooperation of the Police Department as well.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

The President, Board and Director Ramsey agreed that enough is enough and planning will begin to run baseball under the Matteson Parks and Recreation Department's jurisdiction.

President Stricker stated that letters were sent to representatives of the Homeowner's Associations, Church leaders and three school districts to solicit their participation with the PAR Group for the new police chief search. Administrator Mekarski stated that the Village profile would be issued to various publications to the Press, and reminded the Board of future meetings of discussion will be occurring.

Trustee Brown moved that the Board adjourn the Regular Meeting of the Board of Trustees at 8:55 p.m. Seconded by Trustee Maxwell.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

Respectfully Submitted,

ADJOURNMENT

Dorothy Grisco, Village Clerk

BOARD OF TRUSTEES
July 1, 2002

07-57-02