

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 15TH DAY 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; Joe Perozzi, Village Attorney; Hildy Kingma, Director of Community Development; Mary Britton, Director of Finance; Cyndi Zeibert, Recording Secretary; and the Star Newspaper.

- a) President Stricker presented the Minutes of the Public Hearing of July 1, 2002 for additions, deletions or corrections.

CONSIDERATION OF
MINUTES OF THE
PUBLIC HEARING
MEETING OF JULY 1,
2002

Trustee Ashmore moved to approve the Minutes of the Public Hearing of July 1, 2002 as submitted. Seconded by Trustee Motton.

- AYES: (4) Green, Ashmore, Motton and Maxwell
- NAYS:(0)
- ABSTAIN: (2) Johnson and Brown
- ABSENT: (0)

- b) President Stricker presented the Minutes of the Regular Board Meeting of July 1, 2002 for additions, deletions or corrections.

CONSIDERATION OF
MINUTES OF THE
REGULAR BOARD
MEETING OF JULY 1, 2002

The following corrections were made: On page 07-49-02, last paragraph, second line, Heidi Vorhaas should be spelled **Heidi Vorhees**.

Trustee Green moved to approve the Minutes of the Regular Board Meeting of July 1, 2002 as corrected. Seconded by Trustee Ashmore.

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

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)

COMMENTS BY VILLAGE
OFFICIALS

- a) President Stricker read the Resolution Supporting the Sesquicentennial Celebration of Matteson School District #162 and presented it to a representative of the School District. On behalf of the School District #162 Board, he thanked the Village of Matteson for their support presently and in the past. He stated that they are happy to announce that a new Superintendent would be appointed at their School Board Meeting on Tuesday, July 16, 2002.

- b) President Stricker presented TIF Surplus Facsimile Checks to the following government bodies present at the meeting: School District #159 - \$70,905.36; Rich Township High School District #227 - \$57,552.96; Prairie State Community College District #515 - \$5,505.94; Matteson Public Library - \$5,504.94; Rich Township Road & Bridge - \$951.65; General Assistance Rich Township - \$366.02; Rich Township - \$3,264.90; and the Village of Matteson - \$16,090.23. Taxing bodies not present at the meeting will also be receiving the following checks: Cook County - \$8,857.68; Metro Water Reclamation District of Greater Chicago - \$6,075.93; South Cook County Mosquito Abatement District - #204.97; T B Sanitarium - \$117.13; Forest Preserve of Cook County \$1,010.21; Cook County Health Facilities - \$3,206.33, totaling \$179,613.25. Mary Britton indicated that the total amount of the checks would be mailed to Cook County with the list of the distributions, and then Cook County would mail the appropriate checks to the recipients listed above.

OLD BUSINESS

- 1) **TIF #2** In 1994, the property which included the vacant Wieboldts store in Lincoln Mall was determined to be an area which would benefit from Tax Increment Financing (TIF) as a method to encourage economic development. The

CONSIDERATION OF AN
ORDINANCE
AUTHORIZING THE
DISTRIBUTION OF

SURPLUS FROM THE TAX
INCREMENT FINANCE
AREA NO. 2 (SEARS)

Wieboldts store had been vacant for 8 years and no alternative uses for the property seemed imminent without some amount of capital expenditure.

Since that date, the Village was successful in negotiating with Sears Roebuck Company and encouraging Sears to expend \$9.6 million in order to make the company suitable for retail occupancy.

An agreement exists with Sears whereby the amount of property taxes paid by Sears will be limited to \$500,000 per year as the incentive for the rehabilitation of the former Wieboldts store. Property taxes in excess of \$500,000 per year are to be returned to Sears from the TIF 2 fund. TIF 2 revenues remaining after the payment to Sears and reimbursement to the Village for reasonable costs of administering the TIF 2 are to be declared surplus and are to be returned to the respective taxing bodies.

Staff has reviewed the property tax revenues received by the TIF 2 fund and the expenditures related to debt service and administrative costs, and has determined that a surplus of revenue now exists in the fund in the amount of \$179,613.25.

The attached distribution analysis provides the Village's estimate of how the surplus would be distributed to the respective taxing bodies.

Staff recommends that the Board adopt an ordinance authorizing the distribution of net surplus funds from the Tax Increment Financing Area No. 2.

Trustee Brown moved that the Board adopt an Ordinance Authorizing the Distribution of Net Surplus from the Tax Increment Redevelopment Area No. 2. Seconded by Trustee Maxwell.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

c) Ted Buzunis, a representative from Spectacular Attractions d/b/a Murphy Brothers Exposition was present at the meeting to seek approval for a Special Events Permit from the Board to conduct a carnival at Lincoln Mall August 16 – 25, 2002. The site plan for the carnival would be in the upper northeast corner parking lot area between the old Montgomery Ward / J. C. Penney Stores. Lincoln Mall and the Village of Matteson department heads have approved the Special Events Permit.

COMMENTS BY VILLAGE
OFFICIALS

CONSIDERATION OF
APPROVAL OF A SPECIAL
EVENTS REQUEST FROM
SPECTACULAR
ATTRACTIONS TO

CONDUCT A CARNIVAL
AT LINCOLN MALL

Trustee Johnson moved that the Board approve the Special Events Request for Spectacular Attractions, d/b/a Murphy Brothers Exposition to conduct a carnival at Lincoln Mall, in the upper parking lot between Montgomery Ward and J.C. Penney's Stores, from August 16th through August 25th, 2002. Seconded by Trustee Motton.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

d) President Stricker referred to Trustee Committee Reports.

TRUSTEE COMMITTEE
REPORTS

Trustee Ashmore indicated his Birthday was Sunday, July 14, 2002. He reminded everyone that the next Housing and Human Relations meeting would be held in the Council Room on Wednesday, July 17th. He expressed his condolences to Robin Kelly on the recent passing of her father.

Trustee Green wished Trustee Ashmore a Happy Birthday and indicated that there will be a Finance Committee Meeting on Friday, July 19th at 1:00 p.m.

Trustee Motton wished Trustee Ashmore a Happy Birthday and thanked everyone for the calls and cards as he recently underwent surgery. He also reminded everyone of the Parks and Recreation Meeting to be held on the fourth Tuesday at the Community Center at 7:30 p.m.

Trustee Maxwell wished Trustee Ashmore a Happy Birthday and expressed her condolences to Robin Kelly. A Public Safety Meeting is being planned before the end of the month, and she will inform everyone of the definite date and time. She attended the Dollars for Scholars meeting and they are in the process of planning a Western Night in October. President Stricker reminded her that once the date and time of the Public Safety Meeting is firmed up, it must be publicized.

Trustee Johnson wished Trustee Ashmore a Happy Birthday and welcomed Trustee Motton back from his surgery.

Trustee Brown indicated he had been on vacation and had no report.

President Stricker stated that on November 9th, 2002, the South Suburban National Organization for Colored People will be hosting a social gala. He attended the Mayor's Caucus Meeting, which consisted of mayors from all over the

six county area of northeastern Illinois quadrant, and then he went into the Executive Meeting of the South Suburban Mayors and Managers Association (SSMMA). He indicated a letter was given to each Trustee, from Ed Paesel, Director of SSMMA inviting them to attend a presentation by Steve Steckler regarding the proposed public private partnership of the third airport on July 25th. On Saturday, July 13th, he attended the Sears Tool Center Grand Opening and Sunday, Knockouts Sports Bar & Grill had their “soft” opening.

President Stricker referred to Opportunity for Public Comment.

OPPORTUNITY FOR
PUBLIC COMMENT

Eric Harwell, 5626 West Feathercreek Road – As Presidents of the Homeowners Associations, they were invited to meet with the PAR Group regarding the hiring of a new Police Chief. He was concerned about the gang graffiti within the Village, and the timeframe it sometimes takes to be removed. He read a statement to the Board asking that a Youth Commission be formed in the Village of Matteson. It would be made up of adults and youth, which would make recommendations to the Village Board of Trustees, in the same manner as existing commissions. President Stricker stated they would take his suggestion under advisement and discussion.

Tom VanDam, 4155 W. 204th Street – He voiced his concern about the existing Butterfield Place subdivision detention ponds located at the end of Morning Glory Drive and along 207th Street. He does not believe that the two existing detention ponds are correctly designed and will cause downstream flooding and erosion at the discharge point into Butterfield Creek if there are any torrential rains. He stated that the Crawford Countryside Community is in the process of seeking funds to put in sanitary sewers in the near future. As it is a federal waterway, IDOT and FEMA are aware of the problem. He asked the Mayor to look into the restrictions of the ponds and a possible redesigning of the detention ponds.

Ellis Flaws, 4363 205th Street, President of the Homeowner’s Group – expressed his concern on the same matter, and hopes that the Mayor and the Board would help to correct the situation before another extensive rain occurs.

President Stricker indicated the Village Engineer, Vince Laoang respond to the Board regarding this concern via a memorandum. He would like to see Mr. Laoang sit down with the gentlemen to resolve this situation. He understands that the Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) indicated that the one on 207th Street was built to specs and works properly in the design it was suppose to achieve. The other one does have a little work that needs to be done and he indicated to Mr. Laoang that it needs to be repaired according to specs by August. Mr. Flaws feels that what may have been designed properly 8 to 10 years ago, does not meet today’s standards.

There were no bids or awarding of contracts to be considered.

2) 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:

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 minimum sales tax rebate of 50 percent of the Village's 1 percent local share for a period of 20 years.

The Board of Trustees conducted a public hearing on this request at their meeting on July 1 and advised the Village Attorney to prepare an Ordinance to amend the Annexation Agreement accordingly.

Trustee Motton moved that the Board of Trustees approve an Ordinance Approving and Authorizing the Execution of a First Amendment to an Annexation Agreement between the Catholic Bishop of Chicago, Manheim Services Corporation and the Village of Matteson. Seconded by Trustee Brown.

AYES: (7) Green, Johnson, Brown, Ashmore,
Motton, Maxwell and Stricker

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

3) At the regular meeting of June 3, 2002, the Board of Trustees considered a request for the waiver of fees from the Christian Life Fellowship Church. This new church is being built in the Cricket Hill Subdivision, at the northwest corner of US30 and IH57. The Church has asked that all the fees associated with the development review, platting/plat review, engineering review, and building plan review and permitting of their new building be waived in accordance with the approved Village policy relating to waiver of building fees for non-profit organizations.

The Board tabled this request at the June 3 meeting in order to have the opportunity to discuss it in more detail at the July 8 workshop. Staff presented the attached table to the Board at the workshop, with the recommendation that all fees be paid with the exception of one-half of the building permit fee. This recommendation is consistent with the fee waiver policy, which applies only to building permit fees. It is also consistent with past practice relating to churches and ensures that all the

CONSIDERATION OF
BIDS AND AWARDING OF
CONTRACTS
OLD BUSINESS

APPROVAL OF AN
ORDINANCE APPROVING
AND AUTHORIZING THE
EXECUTION OF A FIRST
AMENDMENT TO AN
ANNEXATION
AGREEMENT BETWEEN
THE CATHOLIC BISHOP
OF CHICAGO AND
MANHEIM SERVICES
CORPORATION AND THE
VILLAGE OF MATTESON

CONSIDERATION OF A
REQUEST TO WAIVE FEES
FOR CHRISTIAN LIFE
FELLOWSHIP CHURCH
LOCATED AT IH57 AND
US30

Village's costs for conducting plan review and on-site inspection will be covered.

Trustee Motton moved that the Board of Trustees consider a waiver of one-half of the building permit fee, up to a maximum of \$23,000 for Christian Life Fellowship Church located at IH57 and US30. Seconded by Trustee Green.

AYES: (5) Green, Johnson, Ashmore,
Motton and Maxwell
NAYS:(1) Brown
ABSTAIN: (0)
ABSENT: (0)

4) The Village created a tax increment-financing district for the Southgate Commerce Center in 1989, known as TIF #1. This property is owned by Meritex Enterprises, and includes a 400,000 square foot warehouse/distribution facility, a 60,000 square foot office building (the old First Data facility), and 53 acres of vacant land. The TIF has already been used to install the street, utilities, and detention pond in this development. For the past four years, the Village has returned the surplus tax increment from TIF #1 to the taxing entities. This surplus has ranged from \$860,000 in 1998 to \$1 million in 2001. This year, there is approximately \$1.3 million in surplus tax increment.

The attached resolution declares that the surplus will not be returned this year because the Village and Meritex Enterprises have determined that there are eligible projects that can be accomplished consistent with the tax increment district. Meritex is currently in negotiations with three different companies that could bring in significant new tax increment. These new companies could either occupy existing space on the property, or build new facilities on the vacant property. The companies could employ anywhere from 200 to 400 people. This would be an important element in the Village's economic development goal of diversifying its tax base and increasing our market for the existing retail development.

Trustee Green moved that the Board of Trustees approve a Resolution Designating Future Redevelopment Project Cost Reserves for the Southgate Commerce Center TIF. Seconded by Trustee Ashmore.

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

NEW BUSINESS

CONSIDERATION OF A RESOLUTION DESIGNATING FUTURE REDEVELOPMENT PROJECT COST RESERVES FOR THE SOUTHGATE COMMERCE CENTER TIF

5) This petition is a request for an amendment to an existing Special Use Permit as required by Section 159.60 (D) of the Zoning Ordinance. The Special Use Permit allows the construction of a multi-family residential development in the MXD zoning district.

Matteson Glyns, L.P. intended to construct a 151-unit multi-family building with a 10,000 square foot office building on the 12.39-acre lot. At this time, Matteson Glyns, L.P. is requesting alterations to the approved plan in order to decrease the overall cost of the project to bring it in line with the approved funds for the project and to maintain an affordable rent structure for the tenants. The applicant proposes the following alterations to the approved plans:

1. The approved elevations were for a three-story building. The “wing” areas were three stories with the front/center being two stories. The proposed alteration shows the entire building being three stories with the “wing” areas shortened a bit.
2. A reduction in the number of apartments from 151 to 136 with a related reduction of the density from 15.1 to 13.6. The minimum required density for multi-family residential in the MXD district is 15 units per acre.
3. A reduction in the number of parking spaces installed from 169 to 68 which is equal to one space for every two apartments with the remainder (101) spaces banked for installation at a later date if needed.
4. A revision to the exterior building materials from full brick (all three floors) to brick on the first floor and vinyl siding on the second and third floors. See the Building Elevation plan for a color rendering.

After a review and discussion regarding this request, the Plan Commission recommends approval of the request to amend the existing Special Use Permit with the following conditions:

1. The Special Use Permit must be consistent with the attached Site Plan.
2. A modification to the current parking standards for Multi-Family Dwellings to allow 68 parking spaces for the Senior Dedicated Housing.
3. Property owner is required to develop the additional banked parking if Staff determines that additional spaces are necessary.
4. The Special Use Permit allows a density of 13.6 units per acre.
5. Increase the number of handicapped parking spaces.
6. Relocate some of the allocated parking spaces to the west side of the lot to accommodate those who live on the west side of the building.

Trustee Brown moved that the Board of Trustees approve an Amendment to the existing Special Use Permit for Matteson Glyns, located at Village Commons and

CONSIDERATION OF AN
ORDINANCE GRANTING
AN AMENDMENT TO AN
EXISTING SPECIAL USE
PERMIT FOR MATTESON
GLYNS, L.P.

Corporate Lakes Drive, with above-mentioned conditions, and directs the Village Attorney to prepare an Ordinance. Seconded by Trustee Johnson.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

6) Public Hearing No. 599ZBA was held by the Zoning Board of Appeals on July 11, 2002, to consider a request for a variance from Sections 159.40 (K) (2) (g) (i-ii) and 159.30 (D) of the Zoning Ordinance, to allow a circular driveway and a 0.45 side yard setback encroachment of the home located at 604 Sommersville Court. Exhibit 4.1 shows the location of the lot within Butterfield Place, Unit Two Subdivision and the Plat of Survey shows the location of the home and driveway on the lot.

The petitioner is requesting a variance as a circular driveway is not permitted on a lot without a 35-foot front yard setback and this lot does not meet that criterion. The petitioner is also requesting a variance to encroach 0.45 feet into the required 7-foot side yard setback on the south side of the lot. The southeast corner of the home encroaches 0.45 feet into this setback area. This home has already been built and an occupancy permit has been issued. The problem was identified when Staff was reviewing the request for the circular driveway variance.

The Zoning Board of Appeals believed that the requested variance met the required findings and did not negatively impact the character of the surrounding neighborhood. The Zoning Board of Appeals recommended approval of the Variances on July 11, 2002 with no conditions.

Trustee Brown moved that the Board of Trustees approve a variance to Section 159.40 (K) (2) (g) (i-ii) to allow an existing circular driveway to remain on a lot which does not meet the required front yard building setback requirements for a circular driveway and Section 159.30 (D) to allow a 0.45 foot encroachment into the required side yard setback on property located at 604 Sommersville Court, and direct the Village Attorney to prepare an Ordinance. Seconded by Trustee Johnson.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

CONSIDERATION OF A
VARIANCE FOR 604
SOMMERSVILLE COURT,
IN BUTTERFIELD PLACE,
UNIT TWO SUBDIVISION
TO ALLOW A CIRCULAR
DRIVEWAY AND A SIDE
YARD SETBACK
ENCROACHMENT.

7) Lord & Essex Homes requested approval of a Preliminary Plat for the proposed Matteson Commons Re-Subdivision. This Preliminary Plat is intended to establish the right-of-way alignments for the collector roads so the developer can begin construction of Corporate Lakes Drive. This plat also creates the layout of the major land uses and residential neighborhoods within the development.

The information for this proposed subdivision has been forwarded to the Community Affairs Department to begin the affirmative marketing process. Note that the affirmative marketing process has to be completed prior to final plat or building permit approval and before they can begin any advertising for residential sales.

After considering this item at the July 11, 2002 Plan Commission meeting, the Commission recommended approval of the Preliminary Plat with the following conditions:

CONSIDERATION OF A
PRELIMINARY PLAT FOR
MATTESON COMMONS
RE-SUBDIVISION

1. Written statement signed by the utility company attesting to the suitability of the easements.
2. The open ditch along Cicero Avenue shall be enclosed, storm sewer lines added for drainage, streetlights placed, street trees planted and curbing and sidewalk added at the time the lots fronting Cicero Avenue are developed. A note should be added to the plat that states this requirement.

The Staff report and attachments from the Plan Commission meeting were enclosed so the Board could have the benefit of a full description about this significant project.

Please note that a Special Use Permit is necessary for the residential development included in the Matteson Commons proposal. A text amendment to the current Zoning Ordinance will also be required to permit the inclusion of single-family residences in the MXD zoning district. Staff proposes to recommend that single-family be permitted in the MXD District only as part of a larger development that achieves the high densities required in that zoning district. Both the Special Use Permit and the text amendment will be before the Board in August.

Trustee Ashmore inquired if the condominiums proposed will be owner occupied. Director Kingma indicated that the proposal is not for rental units.

Trustee Maxwell inquired as to the affect the increase in population might have on the schools and parking. Director Kingma indicated she spoke briefly with School District #159, and their initial response was not of dismay, because of the density.

July 15, 2002

The populated units will not generate that much student population, but they will still pay the school impact fee. The impact fees are based on market value numbers, as well as, number of people per dwelling unit, and there is work being done to update such.

The proposal would have the first three residential parcels underway within the next calendar year, and the Towncenter area underway in 2004. It appears that the developer will be asking for modifications to the code, but all modifications will have to go through the Plan Residential Permit process. The plan is to have the developer be present at the August workshop.

Trustee Brown moved that the Board of Trustees consider a recommendation to approve a Preliminary Plat for Matteson Commons Re-Subdivision, with the recommended conditions. Seconded by Trustee Johnson.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

Trustee Motton expressed his thought that the Youth Commission presented by Mr. Harwell was a good idea. He also invited all that could, attend the Illinois DARE Convention on Tuesday, July 16, 2002 at the Holiday Inn in Tinley Park.

Administrator Mekarski invited the Board and Staff to the Employee Family Picnic to be held at Memorial Park on August 3, 2002 from noon to 4:00 p.m.

Finance Director Mary Britton stated they have entered the last of the recovery from the computer problem and the Financial Reports should be accessible within the next week.

President Stricker introduced and welcomed Vanessa from the Star, who will be reporting of Matteson, replacing Mary Sedor. He also reminded everyone that the number of yard waste stickers needed on a tote is determined as to how full the tote is filled.

OTHER BUSINESS

Trustee Johnson moved that the Board adjourn the Regular Meeting of the Board of Trustees at 9:05 p.m. Seconded by Trustee Brown.

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

NAYS:(0)

BOARD OF TRUSTEES
July 15, 2002

07-68-02

ABSTAIN: (0)
ABSENT: (0)

Respectfully Submitted,

Dorothy Grisco, Village Clerk

ADJOURNMENT