

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 5TH DAY OF AUGUST 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

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

Trustee Green was not in attendance.

Also present were: Joe Perozzi, Village Attorney; Hildy Kingma, Director of Community Development/Deputy Village Administrator; Mary Britton, Director of Finance; Rita Miotti, Contract and Management Services Coordinator; Robert Park, Acting Police Chief; Norman Burnson, Police Commander; Timothy Filkins, Police Commander; Cyndi Zeibert, Recording Secretary; and the Star Newspaper.

a) President Stricker presented the Minutes of the Regular Meeting of the Board of Trustee of July 15, 2002 for additions, deletions or corrections.

CONSIDERATION OF
MINUTES OF
REGULAR BOARD
MEETING OF JULY
15, 2002

Trustee Ashmore moved to approve the Minutes of the Regular Meeting of the Board of Trustees of July 15, 2002 as submitted. Seconded by Trustee Brown.

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

CONSIDERATION OF
FINANCIAL
REPORTS

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

August 5, 2002

SALARY, OVERTIME
AND ACCOUNTS
PAYABLE

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

AYES: (5) Johnson, Brown, Ashmore,
Motton, and Maxwell

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Green

a) David Gryczewski was sworn-in as Police Sergeant by Clerk Grisco.

SWEARING-IN
CEREMONY OF
SERGEANT
GRYCZEWSKI

a) Finance Committee Reports

1) Bond Refunding - Trustee Maxwell introduced Mr. Daniel Forbes from Speer Financial, Inc. to describe the refunding of Village Series 1995 A and 1995 B Bonds. These bonds are callable for the first time in December of 2002. The old bonds had interest rates approximately between 5% and 5.85%, and the plan is to use the bonds at today's market, which is around 2% to 4.5 %. There is a potential refund savings over time of over (\$200,000) two hundred thousand dollars.

COMMENTS BY
VILLAGE OFFICIALS

2) Matteson Library Tax Rate Increase – Trustee Maxwell introduced the Library Director, Kathy Berggren to explain the prospect of a tax increase to help balance the library budget. She explained that the tax receipts have not kept up with the projected growth. Ninety per cent of the library monies come from property tax. The library business has gone up, as well as, the circulation and membership have all gone up, but the budget still has to be cut. The Library Board has made budget cuts wherever they could; trimming the budget, cutting hours, cutting one staff position, and re-negotiating contracts and as of September 1st, the Library will be closed on Sundays. For the best interest of all the people of the Village, they are requesting approval from the Village Board to have a Referendum put on the ballot at the November, 2002 election. If the increase is enacted the projection of revenue would be determined by the assessment value, which is hoped to be an increase of \$260,000. If approved at the November election, the funding would not be available until around November 2003. President Stricker explained that if the Village Board approves to have this referendum on the November election, the Library Board should be prepared to show the financial justification prior to the referendum, and be ready to anticipate and answer questions to promote the referendum.

BOARD OF TRUSTEES

08-71-02

August 5, 2002

Trustee Motton moved that the Board of Trustee support the request to place the Library Referendum question on the ballot of the November, 2002 election. Seconded by Trustee Brown.

Trustee Ashmore and Trustee Motton commented they would like to look into helping keep the library open on Sundays.

AYES: (5) Johnson, Brown, Ashmore,
Motton, and Maxwell

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Green

Trustee Ashmore commented he attended the Public Safety Meeting, and the Employee Picnic. He extended his congratulations to the Police and Fire Departments on their Charity softball game. He reminded everyone of the National Night Out to be held on Tuesday, August 6, 2002 and the Housing and Human Relations Meeting to be held on Wednesday, August 7, 2002 at 7:30 p.m. He stated that residents have expressed their concern and overall opposition to him regarding multi-family units.

TRUSTEE
COMMITTEE
REPORTS

Trustee Motton stated he attended the Park and Recreation meeting, where residents have expressed the need for a new Community Center. He stated there has been some damage to some facilities of the Park, which the Police are pursuing. He stated Richard Smith gave him some names regarding a Booster Club. He inquired as to when the roof would be repaired at the Community Center, in regards to the grant received. He also attended the employee picnic, which he enjoyed.

Trustee Maxwell reported events from the Public Safety Meeting; Chief Wilcox provided information on the training curve to hire a firefighter, and the time frame needed to be able to perform all of the duties of a paramedic. He indicated that even if we hire now, the new firefighter would not finish his training as an EMT/Paramedic until 2005. They also reviewed the possibility of overtime and the immediate need to bring in a new firefighter to fill the void of two firefighters out on sick leave (which could be as long as four months). An update was given on the construction of the new fire station. In addition, Acting Police Chief Robert Park indicated he, too, is in need of two additional officers.

President Stricker expressed that services provided by Police and Fire are still being met and is top-notch, but the Board will have to address the needs of the hiring of new officers.

Trustee Johnson commented that he attended the Concert in the Park at Oakwood, as well as, the Homeowner's picnic. He attended a meeting last week regarding the retention bases in Butterfield Place, and it was concluded that the retention bases were constructed appropriately. He also had opportunity to enjoy the employee picnic.

Trustee Brown attended a meeting regarding the third airport, sponsored by SSMMA. There was conversation of a possible public/private partnership, noting that three communities surrounding O'Hare Airport offered to help jumpstart the third airport, to avoid the distinction of their communities around O'Hare. He stated that the Chairman of the Plan Commission would be stepping down, and thus there would be a vacancy to be filled.

President Stricker referred to the opportunity for public comment. Evelyn Savanski – 5759 Woodgate Drive – She stated she would like to see an ordinance initiated for animals to have a muzzle, as well as, a leash. Attorney Perozzi commented that there is an ordinance regarding "running at large" and a leash ordinance. Chief Park stated she should call the Police Department anytime she notices any animals at large, so his officers can enforce the ordinance.

OPPORTUNITY FOR
PUBLIC COMMENT

1) At the July 17, 2002 Board Meeting the Village Board authorized staff to proceed with the necessary steps to obtain bids for the sale of the 4040 Lindenwood Drive apartment building. As required by Section 65 ILCS 5/11-76.2 the Notice of Sale was published in the STAR Newspaper on June 23, June 30 and July 7. The deadline for submitting bids for this property was 11:00 a.m. on Thursday, August 01, 2002. Two bids were received.

CONSIDERATION OF
BIDS AND
AWARDING OF
CONTRACTS.

OPENING OF BIDS
FOR 4040
LINDENWOOD
BUILDING

Trustee Johnson moved that the Board of Trustees open the two bids received for the Sale of the 4040 Lindenwood Building. Seconded by Trustee Ashmore.

AYES: (5) Johnson, Brown, Ashmore,
Motton, and Maxwell

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Green

Clerk Grisco opened and read the bids for the sale of the 4040 Lindenwood Building. The bids received were as follows:

Cardinal Creek Investments, Inc. \$175,000
(with \$1000.00 secured
check)

Cook County Housing Development Corp. \$150,000
(with \$1000.00 secured
check)

Trustee Johnson moved that the Board of Trustee direct that the bids for the 4040 Lindenwood apartment building be referred to staff for review and that a recommendation for action be provided to the Village Board at a future meeting. Seconded by Trustee Ashmore.

AYES: (5) Johnson, Brown, Ashmore,
Motton, and Maxwell

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Green

2) On July 15, 2002 the Board of Trustees directed the Village Attorney to prepare an Ordinance granting an Amendment to an existing Special Use Permit to allow Matteson Glyns, L.P. to construct and operate an age-restricted apartment complex at Village Commons and Corporate Lakes Drive. This Special Use Permit will permit the petitioner to construct and operate a 136-unit age restricted apartment complex with limited parking on site and a decreased density of 13.6 units per acre in the MXD Zoning District at Village Commons and Corporate Lakes Drive. The ordinance granting said variance has been prepared by the Village Attorney and was provided for approval.

OLD BUSINESS

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

Trustee Brown moved that the Board of Trustees approve an Ordinance Granting an Amendment to a Special Use Permit to Affordable Housing Investments, LLC to Construct and Operate a Multi-Family Residential Development within a MXD Zoning District Pursuant to the Zoning Ordinance of the Village of Matteson, Cook County, Illinois. Seconded by Trustee Johnson.

AYES: (5) Johnson, Brown, Ashmore,
Motton, and Maxwell

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Green

3) On July 15, 2002 the Board of Trustees directed the Village Attorney to prepare an Ordinance granting a variance to allow a circular driveway and a 0.45 foot side yard setback encroachment of the home located at 604 Sommersville Court. This variance will permit the already constructed home to remain in the side yard setback by 0.45 feet and would allow the already installed circular driveway to remain within the front yard. The ordinance granting said variance was prepared by the Village Attorney and was provided for approval.

CONSIDERATION OF
AN ORDINANCE
GRANTING A
VARIANCE AT 604
SOMMERSVILLE
COURT

The ordinance grants 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.

Trustee Brown moved that the Board of Trustees approve an Ordinance Granting Variances to Oxford Estates, Inc. for 604 Sommersville Court Pursuant to the Zoning Ordinance of the Village of Matteson, Cook County, Illinois. Seconded by Trustee Johnson.

AYES: (5) Johnson, Brown, Ashmore,
Motton, and Maxwell

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Green

4) One of our Police Officers off the job for over three (3) years, filed for a disability pension, which was denied by the Police Pension Board. He has appealed the board's decision, but he also currently holds a full-time job outside of the Police Department. In the highly unlikely event that he would ever be reinstated as a patrol officer for the Matteson Police Department, his return to work would not result in the layoff of any patrol officer. In the event he is reinstated, the reassignment would merely fill another personnel vacancy created by the continued officer retirements that will occur over the next several years.

NEW BUSINESS

REQUEST TO DIRECT
THE FIRE AND
POLICE
COMMISSION TO
HIRE (2) PATROL
OFFICERS

In 2001, a federal grant was received through the U.S. Department of Justice for the amount of \$125,000.00 to subsidize the salary of a newly assigned position of School Resource Officer over a three-year period. Officer Michael Erickson has been appointed as the School Resource Officer, and will be assigned full time to the 159 & 162 School Districts during the upcoming school year.

BOARD OF TRUSTEES

08-75-02

August 5, 2002

Trustee Maxwell moved that the Board direct the Matteson Fire & Police Commission to hire two additional Patrol Officers to fill the existing two vacancies. Seconded by Trustee Ashmore.

AYES: (5) Johnson, Brown, Ashmore,
Motton, and Maxwell

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Green

5) This resolution authorizes the execution of a Second Extension Agreement for Regulation of Parking and Motor Vehicles and Traffic at Lincoln Mall. This agreement permits our Police Department to enforce parking and traffic regulations within the mall parking areas and roadways. This agreement will expire May 1, 2011.

Trustee Maxwell moved that the Village Board approve the Resolution Authorizing the Execution of a Second Extension Agreement for Regulation of Parking of Motor Vehicles and Traffic at Lincoln Mall Shopping Center. Seconded by Trustee Ashmore.

AYES: (5) Johnson, Brown, Ashmore,
Motton, and Maxwell

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Green

6) The Village received the Land and Lakes Application on July 24, 2002. Pursuant to State Statute, a public hearing date on this request must be conducted within 90 to 120 days from the date of receipt of the application. Therefore, a date must be selected anytime between October 23, 2002 and November 22, 2002. In addition, by State Statute, a decision must be made by the Village no later than January 20, 2003. Failure to render a decision results in automatic approval of the application. Staff has conferred with Attorney John T. O'Connell, whom the Board previously appointed as the Hearing Officer, for a recommendation on this matter. The dates which would work best with his schedule and which would allow enough time for him to provide his written recommendation to the Board after the hearing, are Wednesday and Thursday, October 24th and October 25th from 7:00 p.m. to 10:00 p.m.

Trustee Johnson moved that the Board set the Dates of October 24th and October 25th of 2002 as the Public Hearing Dates for Consideration of the

CONSIDERATION OF
A RESOLUTION
AUTHORIZING
EXECUTION OF
AGREEMENT FOR
REGULATION OF
PARKING OF MOTOR
VEHICLES AND
TRAFFIC AT
LINCOLN MALL
SHOPPING CENTER

DETERMINATION OF
PUBLIC HEARING
DATE(S) FOR
CONSIDERATION OF
THE LAND AND
LAKES REQUEST

BOARD OF TRUSTEES

08-76-02

August 5, 2002

Land and Lakes Request for Local Siting Approval for the Prairie Lakes Recycling and Transfer Facility. Seconded by Trustee Brown.

FOR LOCAL SITING APPROVAL FOR THE PRAIRIE LAKES RECYCLING AND TRANSFER FACILITY

AYES: (5) Johnson, Brown, Ashmore, Motton, and Maxwell

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Green

7) In 1995, the Village of Matteson authorized the sale of \$2,900,000 in bonds to finance the extension of utility lines west of I-57 at Cicero Avenue. Since that time, the Village has retired the original issue with a refunding issue. When the bonds were sold, they carried the pledge of a tax levy should the alternate revenue source ever be inadequate to pay the bonds as due. An ordinance must be adopted and forwarded to the Cook County Clerk to give the County notice that the tax levies backing those bonds should be abated.

Trustee Brown moved that the Board approve the Tax Abatement Ordinance on \$2,900,000 General Obligation Bonds (Alternate Revenue Source) Series 1995. Seconded by Trustee Motton.

CONSIDERATION OF ORDINANCE ABATING THE TAX LEVY FOR THE 1995 BONDS

AYES: (5) Johnson, Brown, Ashmore, Motton, and Maxwell

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Green

8) Public Hearing No. 602ZBA was held by the Zoning Board of Appeals on August 1, 2002, to consider a request for a variance from Section 159.30 (D) of the Zoning Ordinance, to allow 1.09 foot front yard setback encroachment of the home located at 508 Appian Way. 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 to encroach 1.09 feet into the required 25-foot front yard setback. The northeast corner of the home encroaches 1.09 feet into this setback area. This home has already been built. The problem was identified when Staff received the Spot Survey, which showed the elevations of the foundation and the location of the foundation.

CONSIDERATION OF A VARIANCE FOR 508 APPIAN WAY, IN BUTTERFIELD PLACE, UNIT TWO

The Zoning Board of Appeals believed that the requested variance met the

BOARD OF TRUSTEES

08-77-02

August 5, 2002

SUBDIVISION TO
ALLOW A FRONT
YARD SETBACK
ENCROACHMENT

required findings and did not negatively impact the character of the surrounding neighborhood. The Zoning Board of Appeals recommended approval of the Variance on August 1, 2002 with no conditions.

Trustee Brown moved that the Board of Trustees approve a variance to Section 159.30 (D) to allow a 1.09-foot encroachment into the required front yard setback on property located at 508 Appian Way, and direct the Village Attorney to prepare an Ordinance. Seconded by Trustee Johnson.

AYES: (5) Johnson, Brown, Ashmore,
Motton, and Maxwell

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Green

9) The Plan Commission recommended approval of a Final Plat for Ridgeland Manor, Phase VII, (see location on Exhibit 5.1) on July 18, 2002, with the following condition:

1. The applicant must provide a written statement signed by the utility company attesting to the suitability of the easements. Robert Huguelet will provide a letter from the utility company before this plat is recorded

This plat includes 26 single-family residential lots that will be an expansion of the existing subdivision.

CONSIDERATION OF
A FINAL PLAT FOR
RIDGELAND
MANOR, PHASE VII

According to Section 151.11(A)(3)(d) of the Subdivision Code, approval of the Final Plat is intended to be automatic if the plat conforms closely to the approved Preliminary Plat and approved engineering plans. Staff finds that the submitted Final Plat conforms to the previously approved Preliminary Plat for Ridgeland Manor II and is in compliance with the Subdivision Code.

Trustee Brown moved that the Board approve a Final Plat for Ridgeland Manor, Phase VII, as presented. Seconded by Trustee Johnson.

AYES: (5) Johnson, Brown, Ashmore,
Motton, and Maxwell

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Green

10) The Zoning Board of Appeals held public Hearing No. 603ZBA on

August 5, 2002

August 1, 2002, to consider a request from George Kennedy for a Variance from Section 159.05 (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.

The Petitioner is requesting this variance to allow a garage that measures 24 feet wide by 36 feet long or a total of 864 square feet (See Exhibit 4.1), which exceeds the maximum by 189 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 own workshop (See Exhibit 4.2).

The Zoning Board of Appeals believed that the oversized garage would not cause a safety hazard and it would not negatively impact the character of the neighborhood. The Zoning Board of Appeals recommended approval of the said Variance on August 1, 2002 with the following condition:

- 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.

Trustee Brown moved that the Board of Trustees approve a variance request from Section 159.05 (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, and direct the Village Attorney to prepare the necessary Ordinance. Seconded by Trustee Johnson.

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

11) Trustee Ashmore moved to request an Executive Session under Section 2(c)(1) – Hiring and Firing of Personnel of the Open Meetings Act, with no need to reconvene. Seconded by Trustee Maxwell.

- AYES: (5) Johnson, Brown, Ashmore,
Motton, and Maxwell
- NAYS:(0)
- ABSTAIN: (0)

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

BOARD OF TRUSTEES

August 5, 2002

08-79-02

ABSENT: (1) Green

Trustee Motton noted that the McDonald's property is in disrepair, and requested a Building Inspector inspect the property.

OTHER BUSINESS

Chief Park reminded everyone again about the National Night Out on Tuesday, August 6, 2002 from 7:00 p.m. – 10:00 p.m.

REQUEST FOR AN
EXECUTIVE
SESSION

President Stricker noted that Zion Lutheran Church is having a 'Freedom Celebration Dinner' to honor all Fire and Police personnel in October.

Trustee Brown moved that the Board adjourn the Regular Meeting of the Board of Trustees at 9:28 p.m. to the Executive Session, with no need to reconvene. Seconded by Trustee Ashmore.

AYES: (5) Johnson, Brown, Ashmore,
Motton, and Maxwell

ADJOURNMENT

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Green

Respectfully Submitted,

Dorothy Grisco, Village Clerk