

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 21ST DAY OF OCTOBER 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

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

Also present were: Joe Perozzi, Village Attorney; David Mekarski, Village Administrator; Hildy Kingma, Director of Community Development; Vince Laoang, Village Engineer/Interim Public Works Director; Mary Britton, Director of Finance; Robert Park, Police Chief, Jan Dinnocenzo, Recording Secretary; and the Star Newspaper.

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

CONSIDERATION OF  
MINUTES OF REGULAR  
BOARD MEETING OF  
OCTOBER 7, 2002

The following correction was made:

1) Page 10-112-02, third paragraph, first word – change the name Lloyd to **Veloid**.

Trustee Ashmore moved to approve the Minutes of the Regular Meeting of the Board of Trustees of October 7, 2002 as corrected. Seconded by Trustee Brown.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

CONSIDERATION OF  
FINANCIAL REPORTS

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

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SALARY, OVERTIME AND  
ACCOUNTS PAYABLE

submitted.

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

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

COMMENTS BY VILLAGE  
OFFICIALS

a) Mayor Stricker read a Proclamation proclaiming October 26, 2002 as Make a Difference Day in the Village of Matteson. He encouraged everyone to participate in this important event.

MAKE A DIFFERENCE DAY  
PROCLAMATION

Trustee Ashmore reported that he attended the Rich Township Food Pantry Annual Luncheon and Fashion Show at the Holiday Inn. He noted that it was well attended with a very good representation from the Village of Matteson as well as many other local communities. He applauded the good work that the Food Pantry does for the area.

TRUSTEE COMMITTEE  
REPORTS

Trustee Green stated that she also attended the Rich Township Food Pantry Luncheon and was very pleased to see the large crowd in attendance. She also attended the Chicago Southland Chamber of Commerce Regional Consensus Meeting which included Congressman Jackson as a speaker.

Trustee Motton indicated that he spoke with Brian Ramsey, Director of Parks and Recreation, who was attending a workshop which dealt with the concept of villages, schools, and parks and recreation departments all working closely together. Mr. Ramsey also attended a workshop on coach training, where people in the community are taught how to be effective coaches. Trustee Motton also urged everyone to support and become an active participant in both the Ad Hoc Commission for the new park facility and for the creation of a youth committee. On another matter, Trustee Motton noted that while he welcomes all telephone calls from concerned residents, he encouraged residents to contact the appropriate Village Department first with any problems they may have.

Trustee Maxwell greeted the members of the audience and stated that she too attended the Rich Township Food Pantry Luncheon and Fashion Show.

Trustee Brown stated that he attended the Plan Commission meeting of October 17 and thanked the Commission for all their hard work and for the excellent job they

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are doing. He also noted that the street light situation that he was made aware of has been fixed. Trustee Brown added that the Police Chief search was moving along and should be concluded in the near future.

Mayor Stricker reported that he attended the Student Council Induction Ceremony at Sieden Prairie and invited all schools to contact the Village if they would like to participate in some type of a Student Government Day or Shadowing Day activity. This would allow youth the opportunity to get involved in local government and enforce the position that education is a very important aspect of the community.

Ernest Robinson, 5832 Timberlane Road, stated that he contacted the Public Works Department regarding a structure that he felt did not comply with Village Ordinances. To date, he has not seen any inspectors checking up on it. Mr. Robinson was instructed to call the Building Department with an exact address and the inspectors will follow up on the matter.

OPPORTUNITY FOR  
PUBLIC COMMENT

Ms. Monica Hicks, 21314 S. Whitney, read a statement to the Board on behalf of the homeowners of Ridgeland Manor expressing their concern regarding lack of public information on the proposed Land and Lakes transfer station. It was noted that there had been numerous notices posted and placed in the newspaper regarding this matter as well as discussion at several Board meetings. Ms. Hicks stated that she thought it would be helpful, because of the proximity of the site to the Ridgeland Manor subdivision, if there would be more information distributed to the residents in the area to avoid misunderstandings and rumors. All interested individuals were encouraged to attend the Public Hearing on October 24.

Ms. Hicks also reminded the Board of a previous request she had made some time ago regarding an American Flag Sponsorship Program. It was noted that while the request had not been followed up on in the past, it was something that would be looked into. It was recommended that procedures be put in place to ensure suggestions brought before the Board are followed up on in a timely fashion.

Daniel Davis, 835 Rose Lane, had some concerns regarding the sale of the property located at 4040 Lindenwood. It was noted that this item was on the agenda for this evening, and he would be given the opportunity to speak later in the meeting when it is reviewed by the Board.

Lois Blume, 3716 West 216<sup>th</sup> Place, stated she was representing the Matteson Historical Society speaking to promote their Fall membership drive from October 24 through October 27 at Lincoln Mall. She also noted that she too had a problem in her neighborhood with garbage, and thanked the Village for their quick response in dealing with it.

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Carolyn Carter Ellis, 745 Carnation Lane, questioned if consideration was being given to the impact on schools by all the new housing developments in the Village. It was stated that the Village does have a guarantee by Ordinance that donations, either land or monetary, will be made to the respective school districts by the developers.

1) Hildy Kingma, Director of Community Development, presented the proposed ordinance granting a Special Use Permit for Lord & Essex Homes to allow the construction and operation of a single family and multiple family residential development within the MXD Zoning District within the Matteson Commons project. This ordinance includes conditions recommended by the Board at the September 16 Board meeting and two modified conditions based on the Board workshop of October 14. It was noted that the Special Use Permit is required by the mixed use zoning district. This is the initial stage of the development of this project, and the approval of the Special Use Permit would allow the developer to prepare a detailed preliminary plat for the first residential neighborhood. The review process for the Planned Residential Permit entails thorough review by the staff and the Plan Commission prior to Board review. A Public Hearing is also required. It was also noted that the appropriate School Districts have been involved throughout this initial review process and will continue to be a part of the process as the development moves along. Everyone interested was encouraged to contact the Village to review the plans as they progress and attend the various public meetings.

OLD BUSINESS

CONSIDERATION OF A SPECIAL USE PERMIT FOR LORD & ESSEX HOMES TO ALLOW THE CONSTRUCTION AND OPERATION OF A SINGLE FAMILY AND MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT WITHIN THE MXD ZONING DISTRICT WITHIN THE MATTESON COMMONS PROJECT

It was highlighted that there would be no absentee landlords in the residential developments, and the Village will have total control over every phase of the development as it moves along.

Trustee Brown moved that the Board of Trustees approve an Ordinance granting a Special Use Permit to Lord & Essex Homes. Seconded by Trustee Johnson.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

2) It was noted that there were two offers made for the sale of the property located at 4040 Lindenwood Drive. Unlike the high bidder (a private ownership situation), the low bidder (Cook County Housing Development Corporation, Inc.) has agreed to make approximately \$150,000 worth of renovations to the building.

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CONSIDERATION OF AN  
ORDINANCE  
AUTHORIZING THE SALE  
OF VILLAGE OWNED REAL  
PROPERTY LOCATED AT  
4040 LINDENWOOD DRIVE

Therefore, the value of the proposed improvements to the building will far offset the lower bid price. It was also pointed out that the Cook County Housing Development Corporation is a separate entity from the Housing Authority of Cook County or the CHA. In addition, the subsidy that is available for this property will be pooled together to subsidize the expense of operating the property. This will enable the rents to be lower for those who qualify. No subsidy will go directly to the tenant.

Mr. Daniel Davis, 835 Rose Lane, expressed his concerns regarding the upkeep of the property and requested that the Village Board incorporate a condition to the sale whereby one of the tenants of the building would be made responsible for the general outside housekeeping of the property. It was pointed out that there are currently restrictive covenants on the property that will remain with the property until it is no longer used for that purpose. The Board informed Mr. Davis that while they cannot impose such a restriction, in their review of other properties managed by the Cook County Housing Development, they were pleased with the good recommendations that were received as to the maintenance and upkeep of those properties. It was also suggested that a meeting be set up between the homeowners association and the landlord to discuss any concerns they may have.

Ms. Valerie Kilburn, 839 Rose Lane, concurred with Mr. Davis' remarks and expressed concern over the appearance of several homes in the area. She also stated she would like to see the Dog Ordinance more strictly enforced. It was suggested that the Dog Ordinance be placed on the cable channel as a reminder to people of their responsibilities as owners.

Mr. David Ulmer, 5527 Mallard Drive, expressed concern over trash in his neighborhood. He requested to speak to the Board. A motion was made by Trustee Motton to allow Mr. Ulmer two minutes to state his concerns. Seconded by Trustee Brown.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

Mr. Ulmer reiterated the concerns of others regarding trash placed too early at the curb. He also expressed his frustration over the lack of landscaping around new homes in the Feathercreek Subdivision.

Trustee Brown moved that the Board of Trustees approve the Ordinance authorizing sale of Village owned real property located at 4040 Lindenwood Drive,

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Matteson, Illinois. Seconded by Trustee Green.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

Residents were encouraged to call the Village Hall with any concerns that may arise in the future regarding this property.

3) Hildy Kingma, Director of Community Development, stated that the proposed Final Plat for Stoneridge Courtyards of Matteson, Unit Two, will contain 24 townhome units and will also provide the trail connection to the Old Plank Road Trail.

Trustee Brown moved that the Board approve a Final Plat for Stoneridge Courtyards of Matteson, Unit Two, as presented. Seconded by Trustee Johnson. It was pointed out that the stairs have been revised to minimize their number and the trailer presently on the site will be removed as soon as possible.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

4) Hildy Kingma, Director of Community Development, summarized that the proposed revisions are to allow outdoor display of items commonly sold on the premises year round. This use is currently limited by the Zoning Ordinance to two times per calendar year with a maximum of 30 days for each occurrence. In an effort to be more responsive to the retail needs of businesses and to encourage more sales, the proposed revisions to the Zoning Ordinance are recommended.

Trustee Brown moved that the Board of Trustees approve a Text Amendment to the Temporary Accessory Uses, Section 159.22 (F)(2) of the Matteson Zoning Ordinance and direct the Village Attorney to prepare an Ordinance. Seconded by Trustee Johnson. The Community Development/Planning Department Staff were commended on their diligence in regard to signage and zoning enforcement.

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

NEW BUSINESS

CONSIDERATION OF A FINAL PLAT FOR STONERIDGE COURTYARDS OF MATTESON, UNIT TWO, LOCATED BEHIND WAL-MART OFF SOUTHWICK DRIVE.

CONSIDERATION OF A TEXT AMENDMENT TO THE ZONING ORDINANCE TO REVISE AND UPDATE THE EXISTING REGULATIONS REGARDING TEMPORARY ACCESSORY USES

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NAYS:(0)  
ABSTAIN: (0)  
ABSENT: (0)

5) Hildy Kingma, Director of Community Development, explained that the proposed Joint Agreement addresses both frontage roads adjacent to Vollmer Road located on the west and east sides of I-57. This property would be utilized for the development of Matteson Commons and the secondary access road for Providence Manor Subdivision. The Illinois Department of Transportation will transfer the property to the Village of Matteson while also providing \$130,000 for public improvements.

Trustee Brown moved that the Board of Trustees adopt the Joint Agreement between the Village of Matteson and the Illinois Department of Transportation to execute the jurisdictional transfer of property known as the I-57 Frontage Roads. Seconded by Trustee Johnson.

It was pointed out by the Village Attorney that there are two ordinances included in the Agreement which require adoption by the Board along with the execution of the Agreement.

Trustee Brown withdrew the motion placed before the Board. Trustee Johnson withdrew the second.

Trustee Brown moved that the Board of Trustees adopt the Joint Agreement between the Village of Matteson and the Illinois Department of Transportation to execute the jurisdictional transfer of property known as the I-57 Frontage Roads as well as approval of the ordinances attached to the Agreement. Seconded by Trustee Johnson.

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

6) Vince Laoang, Village Engineer/Interim Public Works Director, stated that Commonwealth Edison Company has developed a Model Tree Trimming Agreement to encourage a uniform approach to tree trimming throughout their service territory. Through this agreement, Com Ed and participating municipalities would be working together to address shared objectives: reliable electric service and concerns of customers. The Executive Committee of the South Suburban Mayors and Managers Association endorsed the adoption of the agreement. It

CONSIDERATION OF A  
JOINT AGREEMENT  
BETWEEN THE VILLAGE  
OF MATTESON AND THE  
ILLINOIS DEPARTMENT  
OF TRANSPORTATION  
FOR JURISDICTIONAL  
TRANSFER OF PROPERTY  
KNOWN AS THE I-57  
FRONTAGE ROADS

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was noted that the American National Standards Institute has standards for tree trimming that must be followed and notice will be given prior to the trimming process.

Trustee Green moved that the Board of Trustees pass a Resolution to allow the Village of Matteson to enter into an agreement with Commonwealth Edison Company regarding the management of vegetation near electric power lines in the Village. Seconded by Trustee Motton.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

CONSIDERATION FOR THE VILLAGE OF MATTESON TO ENTER INTO AN AGREEMENT WITH COMMONWEALTH EDISON COMPANY REGARDING THE MANAGEMENT OF VEGETATION NEAR THE ELECTRIC POWER LINES IN THE VILLAGE

7) Robert Park, Police Chief, explained that upon reviewing the newly codified Village Ordinances, it was discovered that Chapter 121 entitled "Adult Use Licensing and Regulation" in its entirety had been omitted from the Municipal Code in error. It was emphasized that while this particular ordinance had been omitted, the Zoning Ordinance also covered this area for enforcement purposes.

Trustee Maxwell moved that the Board of Trustees approve the new ordinance as presented. Seconded by Trustee Brown.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

CONSIDERATION OF AN ORDINANCE TO READOPT ORDINANCE CHAPTER 121 "ADULT USE LICENSING AND REGULATION"

Chief Park reminded the Board and audience that trick-or-treating hours for the Village of Matteson are from 3:00 p.m. to 7:00 p.m. He also mentioned several activities available: October 25 - District 159 is sponsoring a Haunted House at the Woodgate School; October 26 - Parks and Recreation Department is sponsoring a Halloween Carnival; October 28 - Wal-Mart is sponsoring Halloween Safety Tips; and October 31 - Lincoln Mall is sponsoring treat-or-treating in the Mall.

8) Hildy Kingma, Director of Community Development, reported that in response to the Village's application for an Illinois Tomorrow Corridor Planning Grant for a study of Old Downtown Matteson, the Village was awarded a \$60,000 grant, which includes a 10 percent Village match. Staff prepared a Request for Proposals and received four responses. After conducting interviews, the Staff concluded that the proposal submitted by Planning and Design Institute, Inc. and

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Business Districts, Inc. would best accomplish the scope of services established for this project. It was noted that while the proposed fee of \$73,905 is over budget, the additional amount of \$13,905 could be taken from the Economic Base Study budget.

The importance of the preservation of the Village's historical site was stressed and commendations were given to the Historical Society on the beautiful lamp posts that were installed in the Old Matteson area.

Trustee Green moved that the Board of Trustees authorize staff to enter into an Agreement with Planning and Design Institute, Inc./Business Districts, Inc. for a Market Study and Transportation Plan for Old Downtown Matteson in an amount not to exceed \$73,905. Seconded by Trustee Brown.

CONSIDERATION OF SELECTION OF CONSULTANTS TO PROVIDE A MARKET STUDY AND TRANSPORTATION PLAN FOR OLD DOWNTOWN MATTESON

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

9) David Mekarski, Village Administrator, stated that the Village Administrator's car is scheduled for replacement in Fiscal Year 2002/03. The vehicle that had been provided was leased and has since been returned. It was recommended that, in order to take advantage of the 0% financing options, rebates, and to afford safer and more effective emergency use of the vehicle, the Village accept the quote from South Oak Dodge for a 2003 Dodge 4 x 4 Durango.

Trustee Motton moved that the Board of Trustees waive the formal bidding procedures affording an opportunity to accept the quote from a local Matteson car dealership which provides for rebate, discounting and 0% financing on the purchase of a 2003 Dodge Durango from South Oak Dodge in the amount of \$31,864.00. The fiscal impact for FY 02/03 will be \$2,655.35, with annual amount of \$6,372.84 for the remaining finance period. Seconded by Trustee Ashmore.

REPLACEMENT OF VILLAGE ADMINISTRATOR'S VEHICLE

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

Trustee Ashmore pointed out that the Dollars for Scholars fund raiser at the Matteson Holiday Inn will be held Friday, October 25. Everyone is invited.

President Stricker noted that School District 159 is seeking support for a Bond Referendum and has a segment on the cable channel for anyone interested in more information.

Trustee Motton made a motion to place an item on the next regular Board meeting agenda allowing the Board of Trustees the opportunity to review the procedures presently used in placing items on Board agendas. He also recommended that discussion be allowed at the end of a regular meeting to review items that are proposed for consideration at the following meeting. Trustee Brown, along with other Trustees, agreed with the concept and suggested that in order to discuss it in depth, it might be better reviewed at a Board workshop.

OTHER BUSINESS

Trustee Motton reported that things are moving along very well with the baseball league, and he commended President Stricker on his exceptional job in conducting the Village Board meetings.

Trustee Maxwell complimented Jan Dinnocenzo on her excellent job of recording the minutes of the Board meetings.

Trustee Brown thanked the audience for their attendance at the Board meeting.

It was noted that discussion will be held regarding Home Rule at the October 28, 2002 Special Workshop. The public is invited to attend.

President Stricker requested that the Staff follow-up on the concerns that were brought to the Board's attention. It was pointed out that the code enforcement team is more than willing to attend any homeowner's association meeting and discuss any specific problems they may be experiencing.

Hildy Kingma, Director of Community Development, reported that there will be a public hearing on the Land and Lakes transfer station Thursday, October 24, 2002 at 7:00 p.m. She also stated that there would be a workshop on Unity & Community in Matteson on Nature and the Neighborhood on Saturday, October 26, 2002 and invited everyone to attend.

President Stricker reminded the Board members that Zion Church was participating in an Armed Forces Recognition Ceremony on Saturday, October 26, 2002.

Trustee Johnson moved to adjourn the Regular Meeting of the Board of Trustees at 9:48 p.m. Seconded by Trustee Brown.

AYES: (6) Motton, Maxwell, Johnson, Green,

BOARD OF TRUSTEES  
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10-134-02

Ashmore, and Brown

NAYS:(0)  
ABSTAIN: (0)  
ABSENT: (0)

Respectfully Submitted,

ADJOURNMENT

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Dorothy Grisco, Village Clerk