

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 18TH DAY OF NOVEMBER, 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
Nathaniel Motton Jr.
Allene Maxwell
Sam Brown

Trustees Green and Johnson were absent.

Also present were: Joe Perozzi, Village Attorney; David Mekarski, Village Administrator; Hildy Kingma, Director of Community Development; 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 November 4, 2002 for additions, deletions or corrections.

CONSIDERATION OF
MINUTES OF REGULAR
BOARD MEETING OF
NOVEMBER 4, 2002

Trustee Motton stated that on page 11-142-02 where the minutes reflect that each Trustee gave a brief synopsis of their position on the nomination of Robert Park, he would like a summary of his comments included in the minutes. Trustee Motton moved that the Board of Trustees accept the amendment to the minutes of November 4, 2002. Seconded by Trustee Maxwell.

Trustee Brown stated that if one Trustee's comments were included, all should be included, if they so desired.

Trustee Motton withdrew his motion. Trustee Maxwell withdrew the second.

Trustee Motton moved that the Board of Trustees defer approval of the minutes of November 4, 2002 until a verbatim written statement of all the statements made by all Trustees as well as the President concerning the recommendation of the appointment of the Chief of Police are incorporated into it. Seconded by Trustee Brown.

BOARD OF TRUSTEES

November 18, 2002

11-144-02

Trustee Motton also requested a copy of the cassette tape of the November 4, 2002 meeting.

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

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

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

Trustee Maxwell questioned the duplication of Register #134 which was in last month's report as well as the one presented this evening. Mary Britton, Finance Director, indicated that while it was noted on last month's report, the numbers were not all there and it was not officially entered into the general ledger for final approval until this month.

Trustee Motton requested a copy of the handout that was distributed at the Finance Committee meeting of November 9. Ms. Britton stated that it would be distributed via email.

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

Robert Park, Police Chief explained the circumstances behind the Meritorious Conduct Awards and read a letter from the victim thanking the Matteson Police Department for coming to her aid. Chief Park read the Certificate of Meritorious Conduct Award and presented it to Sergeant Paul Jordan, Officers Richard Marquis, Walter Puklo, and Allen Romano. He also gave recognition to five other officers as well as all members of the Department involved in the incident.

Trustee Ashmore reported his attendance at the ribbon-cutting ceremony at Aronson Furniture and commended the staff for their efforts regarding economic development. He also noted he attended the NAACP Freedom Dinner, which was

CONSIDERATION OF
FINANCIAL REPORTS

SALARY, OVERTIME AND
ACCOUNTS PAYABLE

COMMENTS BY VILLAGE
OFFICIALS

CERTIFICATE OF
MERITORIOUS CONDUCT
AWARDS – SERGEANT
PAUL JORDAN, OFFICER
RICHARD MARQUIS,
OFFICER WALTER PUKLO,
OFFICER ALLEN ROMANO

TRUSTEE COMMITTEE

BOARD OF TRUSTEES

November 18, 2002

11-145-02

REPORTS

very well attended. Trustee Ashmore reminded everyone of the Housing and Human Relations Commission meeting on Wednesday, November 20, at 7:30 p.m. at the Village Hall.

Trustee Motton stated that he too attended the NAACP Dinner and noted that one of the speakers was a gentleman that was with Dr. Martin Luther King just prior to his death. He reported that he attended the Creekside Homeowners Association meeting, the School Board meeting for District 159, and the Baseball Booster Club meeting. Trustee Motton reminded everyone of the Parks & Recreation Ad Hoc Committee meeting on Wednesday, November 20 at 7:00 p.m. He also gave his condolences to those employees who have recently lost loved ones.

Trustee Maxwell reported that the Finance Committee met on November 9. Expenditures and revenues were reviewed and it was suggested at that meeting that a workshop be held with all Board members to look at the budget closely. She also noted that Trustee Green asked that everyone be invited to attend the Candlelight Ceremony on December 6 at 6:00 p.m. at St. Paul on Vollmer Road. Trustee Maxwell reminded everyone that a Public Safety Meeting was scheduled for Wednesday, November 20 at 7:30 at the Village Hall.

Trustee Brown reported that he attended the Aronson Furniture Grand Opening, the Creekside Homeowners Association meeting, the School Board meeting for District 159, and the Finance Committee meeting. Trustee Brown presented a letter from St. James Hospital, Chapter of the National Association of Senior Friends announcing a Holiday Luncheon on December 15 and also requested donations from various businesses for door prizes. He suggested that perhaps a small contribution could be made from the Village for this worthwhile event.

Mayor Stricker stated that he too attended Aronson's Grand Opening as well as a Transportation meeting. At the Transportation meeting, plans were discussed for the improvement of railroad transportation. As to highway improvements, he noted that plans were received for improvements to Cicero Avenue that are scheduled for next spring. Mayor Stricker encouraged everyone interested in helping to develop the new Parks & Recreation facility to contact the Village and become involved in the Ad Hoc Committee.

Mr. Joe Weber, Primrose Lane and Primrose Circle, stated he was in attendance to observe the meeting.

Mr. & Mrs. Veloid Cotton, Old Mill Road, stated they too were in attendance to observe the meeting.

Mr. Cotton commented that when the Board discusses the Community Center roof

OPPORTUNITY FOR
PUBLIC COMMENT

BOARD OF TRUSTEES

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11-146-02

repair, that they look closely at the different options available. He stated that even though the price may be cheaper for the silver coating, it comes with only a two year warranty. He questioned whether the Village would benefit more in the long run by considering the modified roofing.

1) Mr. David Mekarski, Village Administrator, explained that the bids were simply to stop the primary leak in the building. He noted that while there is only a two year warranty, the contractor felt it should last approximately five years.

Trustee Motton moved that the Board of Trustees authorize the acceptance of the proposal by NIR RoofTop Maintenance Service in the total amount of \$15,499 for the repair of the Community Center Roof. Seconded by Trustee Ashmore.

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

CONSIDERATION OF BIDS AND AWARDING OF CONTRACTS

CONSIDERATION OF PROPOSALS FOR THE REPAIR OF COMMUNITY CENTER ROOF

2) Chief Park reported that due to the departure of Officer Arendt, there was currently a vacated position for Patrol Officer within the Police Department.

Trustee Maxwell moved that the Board of Trustees direct the Matteson Fire and Police Commission to hire one Patrol Officer to fill the open position within the Police Department. Seconded by Trustee Ashmore.

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

OLD BUSINESS - *None*

NEW BUSINESS

REQUEST TO DIRECT THE FIRE AND POLICE COMMISSION TO HIRE ONE (1) PATROL OFFICER

3) Hildy Kingma, Director of Community Development, presented the request of Oxford Estates, Inc. to reclassify 59.36 acres of incorporated land to R-2, low-to-moderate density residential zoning. It was noted that the Plan Commission found that the proposed zoning request is consistent with the intent and purpose of the Zoning Code and meets all design criteria in the proposed zoning district. The proposed reclassification is also consistent with the proposed update to the Comprehensive Plan.

Trustee Brown moved that the Board of Trustees direct the Village Attorney to prepare an ordinance authorizing the reclassification of 59.36 acres of incorporated

CONSIDERATION OF THE RECLASSIFICATION OF

BOARD OF TRUSTEES

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11-147-02

land north of Morning Glory Drive, east of Cicero Avenue, south of Butterfield Creek and west of Butterfield Place, Unit One Subdivision from C-4 Highway Commercial and R-6 High Density Residential to R-2, Low-to-Moderate Density Residential. Seconded by Trustee Ashmore.

Trustee Maxwell confirmed that there would be a full street for Morning Glory. It was noted that there would be sidewalks incorporated in the subdivision as well as another exit onto Cicero from 203rd Street. As to the status of the 4 acre commercial property, Ms. Kingma stated that it is currently zoned C-4; however, no proposals have been presented as to the use of the land at this time. It was also noted that streets within the subdivision would line up with existing streets in the area.

As to traffic control, Ms. Kingma stated that a traffic study is being done to determine where traffic signals would be needed. The cost of such installation would be the responsibility of the various developers involved.

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

4) Ms. Hildy Kingma, Director of Community Development, presented the preliminary plat for Board approval. She noted that the Plan Commission approved the Preliminary Plat with the following five conditions:

1. Written statement signed by the utility company attesting the suitability of the easements.
2. Written agreement regarding the recapture arrangement between the two private property owners for public improvements for Cicero Avenue and Morning Glory Drive must be submitted prior to the recordation of the Final Plat.
3. Written agreement regarding the traffic signal contribution must be achieved prior to the release of bonds when the development is completed. The surety provided for public improvements must include this requirement so the bond is not released prematurely.
4. Historic type street lighting as approved by the Village of Matteson.
5. A landscape plan for the 35-foot landscape easement for Butterfield Place, Unit Two must be submitted for review by the Plan Commission at the same time the Final Plat for Butterfield Place, Unit Three is submitted. This landscape plan will mirror the easement design in both units.

Trustee Brown moved that the Board of Trustees approve a Preliminary Plat for

59.36 ACRES OF INCORPORATED LAND LOCATED NORTH OF MORNING GLORY DRIVE, EAST OF CICERO AVENUE, SOUTH OF BUTTERFIELD CREEK AND WEST OF BUTTERFIELD PLACE, UNIT ONE SUBDIVISION FROM C-4 HIGHWAY COMMERCIAL AND R-6 HIGH DENSITY RESIDENTIAL TO R-2 LOW-TO-MODERATE DENSITY RESIDENTIAL

CONSIDERATION OF A PRELIMINARY PLAT FOR BUTTERFIELD PLACE, UNIT THREE SUBDIVISION

BOARD OF TRUSTEES

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11-148-02

Butterfield Place, Unit Three Subdivision, as presented, with the noted conditions. Seconded by Trustee Maxwell.

It was noted that the 6 foot privacy fence which would back up to the commercial lot would be installed by the developer, but ultimately maintained by the respective homeowners.

AYES: (4) Motton, Maxwell, Ashmore, and Brown

NAYS:(0)

ABSTAIN: (0)

ABSENT: (2) Johnson and Green

5) Ms. Hildy Kingma, Director of Community Development, presented the minor subdivision plat for the southeast corner of Central Avenue and Providence Drive. The intent of the plat is to create one large lot for a single-family residence, which would include a monument sign easement for Providence Manor Subdivision, and another smaller lot, which is unbuildable, that would be donated to the Village. The proposed subdivision includes sidewalk extensions and parkway trees as required.

Trustee Brown moved that the Board of Trustees approve a Minor Subdivision Plat for Providence Manor, Phase I-A, as presented. Seconded by Trustee Maxwell.

Trustee Ashmore questioned the regulations regarding monument signs. Ms. Kingma explained the current ordinance regulations and noted that such signs require Board approval.

AYES: (4) Motton, Maxwell, Ashmore, and Brown

NAYS:(0)

ABSTAIN: (0)

ABSENT: (2) Johnson and Green

Trustee Brown pointed out that the new Parks & Recreation facility would not only benefit children but would also provide many senior citizen activities as well. He encouraged all to participate in the Ad Hoc Committee.

Trustee Motton stated that in meeting with residents regarding the Land and Lakes Transfer site, their main concern was with the possible oversight of a potentially hazardous situation and the prompt response to correct it. He also inquired if it would be possible to somehow advise potential property owners of future development that may occur in the area. It was noted that notices are published and posted regarding proposed development, and potential buyers are urged to contact the Village with any questions they may have.

CONSIDERATION OF A
MINOR SUBDIVISION
PLAT FOR PROVIDENCE
MANOR, PHASE I-A
SUBDIVISION

OTHER BUSINESS

November 18, 2002

Trustee Ashmore stated that it would be helpful if more information could be made available to residents living in those areas of new construction as to what possible changes the surrounding improvements might do to their property value.

Mr. David Mekarski reported that the upkeep/maintenance of the Ridgeland Manor Subdivision has greatly improved as well as communication between the residents, developer and the Village.

Ms. Mary Britton, Finance Director, announced that the Village will be closing on the \$1.5 million loan on November 21, 2002.

Mr. David Mekarski announced that a new virtual bulletin board is being planned for the Village website where legal announcements and notices will be posted for easy access on the web. It was pointed out that such notices could be paralleled on the cable channel as well.

Clerk Grisco stated that a petition had been circulated regarding the Land and Lakes Transfer Station and the general maintenance of the facility. It was noted that a Public Hearing was held regarding the matter and concerned individuals have 30 days after such hearing to make their comments part of the public record.

Trustee Brown moved to adjourn the Regular Meeting of the Board of Trustees at 8:53 p.m. Seconded by Trustee Maxwell.

AYES: (4) Motton, Maxwell, Ashmore, and Brown

NAYS:(0)

ABSTAIN: (0)

ABSENT: (2) Johnson and Green

Respectfully Submitted,

ADJOURNMENT

Dorothy Grisco, Village Clerk