

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 MAY 2003

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: Joseph Perozzi, Village Attorney; David Mekarski, Village Administrator; Hildy Kingma, Director of Community Development; Vince Laoang, Director of Public Works; Brian Ramsey, Director of Parks & Recreation; Robin Kelly, Director of Community Affairs; Jan Dinnocenzo, Recording Secretary; and the Star Newspaper.

CONSIDERATION OF
MINUTES

a) President Stricker presented the Minutes of the Public Hearing of April 21, 2003 at 7:00 p.m. for additions, deletions, or corrections.

PUBLIC HEARING OF
APRIL 21, 2003

Trustee Green moved to approve the Minutes of the Public Hearing of April 21, 2003 as presented. Seconded by Trustee Brown.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

b) President Stricker presented the Minutes of the Regular Meeting of the Board of Trustees of April 21, 2003 for additions, deletions or corrections.

REGULAR MEETING OF
APRIL 21, 2003

Trustee Ashmore moved to approve the Minutes of the Regular Meeting of the Board of Trustees of April 21, 2003 as presented. Seconded by Trustee Maxwell.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

c) President Stricker presented the Minutes of the Special Meeting of the Board of Trustees of April 28, 2003 for additions, deletions or corrections.

SPECIAL MEETING OF
APRIL 28, 2003

Trustee Motton moved to approve the Minutes of the Special Meeting of the Board of Trustees of April 28, 2003 as presented. Seconded by Trustee Green.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

a) Trustee Green moved that the Treasurer's Report be tabled to the next regular Board meeting. Seconded by Trustee Motton.

CONSIDERATION OF
FINANCIAL REPORTS

TREASURER'S REPORT –
MARCH 2003

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

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

SALARY, OVERTIME AND
ACCOUNTS PAYABLE

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

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

COMMENTS BY VILLAGE
OFFICIALS

RESOLUTION DECLARING
MAY 16, 2003 AS SOUTH
SUBURBAN MAYORS AND
MANAGERS DAY

OPPORTUNITY FOR
PUBLIC COMMENT

TRUSTEE COMMITTEE
REPORTS

CONSIDERATION OF BIDS
AND AWARDING OF
CONTRACTS

a) President Stricker read, for the benefit of the audience, a resolution declaring May 16, 2003 South Suburban Mayors and Managers Day in celebration of the Association's 25th Anniversary.

Trustee Ashmore moved that the Board of Trustees approve a Resolution declaring May 16, 2003 as South Suburban Mayors and Managers Day. Seconded by Trustee Johnson.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

Matt Tirpak, 3923 W. 213th Place, stated he would like to see a stop sign at the intersection of 213th Place and Butterfield Parkway. President Stricker noted that his concern would be forwarded to the Police Department and the Public Works Department for their review.

Joseph Vincent, 162 Pheasant Road, applauded and thanked Trustees Shirley Green and Allene Maxwell for their years of service to the community. He also applauded the newly elected Trustees Emmanuel Imoukhuede, Carol Marshall, and Allan Johnson.

The entire Board and staff thanked Trustees Green and Maxwell for their dedication, noting that it was a pleasure and honor to serve and work with them.

Trustee Green reported that she met with the Historical Society over the past week and noted that the Old Matteson Historic District meeting would be held on May 6. She also announced that there will be a program at the Historical Museum on May 6 entitled "When the Railroad Leaves Town."

Trustee Motton reported that the Baseball season kick-off would be Saturday, May 10.

There were no bids or contracts presented for consideration.

1) It was noted that the proposed ordinance would permit the petitioner to

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relocate to an outbuilding within Marketplace of Matteson.

OLD BUSINESS

Trustee Brown moved that the Board of Trustees approve an ordinance for a Special Use Permit to allow Kenny’s Ribs to construct a drive-thru by Special Use in the C-3 Zoning District located at 4012-4014 West 211th Street. Seconded by Trustee Motton.

CONSIDERATION OF AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW A DRIVE-THRU AT KENNY’S RIBS LOCATED AT 4012-4014 WEST 211TH STREET

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

2) Ms. Hildy Kingma, Director of Community Development, noted that Mr. Henry Swan would like to expand his existing one-car attached garage to a two-car attached garage. This expansion would require a 1’4” side yard setback variance along the north property line.

NEW BUSINESS

Trustee Brown moved that the Board of Trustees approve a variance to Section 159.30(D) of the Zoning Ordinance, allowing the proposed garage addition to encroach 1 foot 4 inches into the require side yard at 217 Oakhurst Road, and direct the Village Attorney to prepare an ordinance. Seconded by Trustee Johnson.

CONSIDERATION OF A SIDE YARD SETBACK VARIANCE AT 217 OAKHURST ROAD

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

3) Ms. Kingma stated that the Zoning Ordinance requires that such signs be approved by the Board. She noted that the proposed location at the corner of Old Plank Boulevard and Ridgeland Avenue, Lot 1, will eventually be graded, seeded, and subsequently deeded to the Village of Matteson to enhance the open space within that development. Said lot would be maintained by the Homeowner’s Association. The Plan Commission recommended approval of the subdivision monument signs with a condition requiring the Developer to provide for the connection of the sidewalk on the south side of Old Plank Boulevard to the sidewalk on the north side of Old Plank Boulevard.

CONSDIERATION OF SUBDIVISION MONUMENT SIGNS FOR RIDGELAND MANOR SUBDIVISION

Trustee Brown moved that the Board of Trustees approve the Subdivision Monument signs for Ridgeland Manor Subdivision with the condition regarding the

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sidewalk connection and the revision of the sign plans to read, "of Matteson" rather than Ridgeland Manor Matteson. Seconded by Trustee Johnson.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

4) Ms. Kingma noted that the proposed final plat is consistent with the approved preliminary plat.

Trustee Brown moved that the Board of Trustees approve a Final Plat for Butterfield Place, Unit Three Subdivision, as presented. Seconded by Trustee Johnson.

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

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

5) Ms. Kingma noted that this dedication is required in order to complete the improvements to Morning Glory Drive and to provide a safe access off of Cicero Avenue to the residential subdivisions.

Trustee Maxwell moved that the Board approve the Plat of Dedication for a public street, known as Morning Glory Drive, as presented. Seconded by Trustee Brown.

CONSIDERATION OF A
PLAT OF DEDICATION
FOR MORNING GLORY
DRIVE

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

6) Ms. Kingma noted that because of the potential for traffic generation, banquet facilities require special use permit approval. The Plan Commission considered the request of Dusties Buffet and recommended approval with no conditions.

CONSIDERATION OF A

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Trustee Brown moved that the Board of Trustees approve a Special Use Permit for Dusties Buffet to allow a banquet facility by Special Use in the C-3 Zoning District located at 4012-4014 West 211th Street, and to direct the Village Attorney to prepare an ordinance. Seconded by Trustee Johnson.

SPECIAL USE PERMIT TO ALLOW A BANQUET FACILITY FOR DUSTIES BUFFET WITHIN THE C-3 ZONING DISTRICT LOCATED AT 4012-4014 WEST 211TH STREET

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

7) Ms. Kingma noted that Parcel 4 is a single family neighborhood with unique characteristics within the Brookmere Subdivision. It consists of 147 single family detached homes on 27.2 acres for a density of 5.4 units to the acre. The Plan Commission recommended approval with the following conditions:

CONSIDERATION OF A SPECIAL USE PERMIT FOR A PLANNED RESIDENTIAL PERMIT FOR PARCEL 4 IN THE BROOKMERE SUBDIVISION

- The developer should state in the Covenants and Restrictions that fences will be prohibited.
- The developer should commit to brackets on the light poles for the street name signs.
- The developer should document the conclusions of the traffic study and commit to the improvements suggested by this traffic study.
- The commercial landscape buffer shown on Exhibit H should be clearly labeled as a minimum of 15 feet in width.
- The Neighborhood Green must be accessible to the public.
- The Village and developer will mutually agree on the width of the path contained within the Corporate Lakes Drive Greenway.
- The single family homes must incorporate a residential fire protection system using sprinklers approved by the Village of Matteson's Fire Protection Bureau.

Trustee Brown moved that the Board of Trustees approve a Special Use Permit for a Planned Residential Permit to allow the construction of a single family neighborhood within the MXD zoning district on Parcel 4 of the Brookmere Subdivision, consistent with the conditions recommended by the Plan Commission and the preliminary plat, and direct the Village Attorney to prepare an ordinance. Seconded by Trustee Green.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

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8) Ms. Kingma explained that this preliminary plat would allow for the development of Parcel 4 in the Brookmere Subdivision.

Trustee Brown moved that the Board approve a Preliminary Plat for Parcel 4 of Brookmere, as presented. Seconded by Trustee Johnson.

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

CONSIDERATION OF A
PRELIMINARY PLAT FOR
PARCEL 4 OF
BROOKMERE

9) Mr. David Mekarski, Village Administrator, stated that the proposed revision would consolidate all contractor licensing requirements into one location in the Village Code, require all contractors to pay a licensing fee, increase the fee from \$50 to \$100, and expand the qualification requirements for electrical contractors to include the option of certification testing through a recognized licensing and credentialing organization.

Trustee Ashmore moved that the Board of Trustees approve an ordinance amending Chapter 110, entitled "General Business Licensing", of the Code of Ordinances of the Village of Matteson, Cook County, Illinois, concerning contractor licensing regulation. Seconded by Trustee Brown.

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

CONSIDERATION OF AN
ORDINANCE AMENDING
CHAPTER 110, ENTITLED
"GENERAL BUSINESS
LICENSING", OF THE
CODE OF ORDINANCES
OF THE VILLAGE OF
MATTESON, COOK
COUNTY, ILLINOIS,
CONCERNING
CONTRACTOR LICENSING
REGULATION

Trustee Green expressed her gratefulness for the opportunity to serve the Village, noting it was a wonderful learning experience. She added that she felt fortunate to have been in office when so many important projects took place.

Trustee Maxwell congratulated the winners of the recent election. She stated it was an honor to have served as an elected official for the past two years and noted her pleasure in the progress made in economic development in the Village. She is proud to have played a part in the aggressive growth of Matteson.

Trustee Johnson stated it was truly an honor to participate on a Board that worked together so well for the betterment of the Village. He stated he looked forward to serving the citizens of Matteson and thanked everyone for their support.

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President Stricker and Trustees Ashmore, Motton, and Brown reiterated their appreciation for the hard work and dedication of Trustees Green and Maxwell during their years in office as Trustees.

Attorney Perozzi and Clerk Grisco stated it had been a pleasure to work with Trustees Green and Maxwell and wished them well in their future endeavors.

Administrator Mekarski praised the dedication of this Board toward the quality of the community, noting that Trustees Green and Maxwell provided sincerity, compassion and intellect to the formulation of public policy.

President Stricker presented plaques to Trustees Green and Maxwell in appreciation of their dedication and service to the Village of Matteson as Village Trustees - Shirley J. Green 1997-2003 and Allene Maxwell 2001-2003.

Trustee Green moved to adjourn the Regular Meeting of the Board of Trustees at 8:32 p.m. Seconded by Trustee Maxwell.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

ADJOURNMENT

Respectfully Submitted,

Dorothy Grisco, Village Clerk