

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 20TH DAY OF OCTOBER 2008

Acting President Andre Ashmore called the meeting to order at 7:30 p.m.

CALL TO ORDER

Deputy Clerk Simington called the roll and the following Trustees answered present:

ROLL CALL

Emmanuel Imoukhuede
Kevin Little
Nathaniel Motton, Jr.
Anthony Burton
Sam Brown (7:31 p.m.)
Usher Sawyer III (7:33 p.m.)

Also present were: Joseph Perozzi, Village Attorney; Lafayette Linear, Village Administrator; Gregory Bates, Director of Parks & Recreation; Norm Burnson, Acting Police Chief; Rick Smeaton, Director of Community Development; Brian Mitchell, Director of Human Resources; Vince Laoang, Director of Public Works; Gloria Gibson, Budget Officer; Pat Gericke, Deputy Fire Chief; Media; Angela Simington, Recording Secretary.

The following Trustees were absent:

None

Trustee Motton stated the importance of everyone being tested for breast cancer during October Breast Cancer Awareness Month. He stated that he has family and friends affected by Breast Cancer and acknowledged those individuals by name.

**COMMENTS BY
VILLAGE OFFICIALS**
a. Trustee Committee Reports

Trustee Burton reported that he attended the Woodgate Homeowner's Association Meeting, that it was well attended and that future plans for the subdivision and various issues were discussed.

Trustee Little did not have a report.

Trustee Imoukhuede reported that he attended the Ridgeland Manor Homeowner's Association Meeting and that it was a constructive meeting in which new Board Members were introduced. He reported that he informed residents to direct issues to Village Staff and that those issues are being taken care of. He acknowledged Breast Cancer Awareness month and encouraged

everyone to get tested.

Trustee Brown welcomed everyone to the Board Meeting. He congratulated School District 159 Board and Staff for the improved test scores. He reported that he attended the Ridgeland Manor and Apple Oak Homeowner's Association Meetings.

Trustee Sawyer III stated that he has family affected by various forms of cancer. He thanked everyone for attending the Village Board Meeting and said that he is happy that people are getting involved.

President Ashmore welcomed everyone to the Village Board Meeting. He reported that the Senior Program was well attended and thanked, Ms. Munno of Lincoln Mall and the Matteson Police Department Staff for their efforts in making the event successful. He congratulated staff and board members of School District 159 for the improved test scores. He offered his condolence to the families of: former Matteson Police Officer Eric Thomas, Martin Grzesiak, active participant in the Senior group (TRIAD) and former Village Board Meeting Camera Operator and Marjorie Deglomine, who was also an active member with the TRIAD group, as well as, a former member of the Housing and Human Relations Commission. He reported any available arrangements and stated that more arrangement will be announced when available. He reported that he attended the Plan Commission Meeting held on October 16, 2008. He stated that the elected officials make an effort to attend as many events as possible.

5. CONSENT AGENDA

President Ashmore presented the Consent Agenda.

Trustee Brown made a Motion to pass the items on the Consent Agenda as presented except for Item D4 (Consideration of the ratification Bond Ordinance 2008- passed October 6, 2008 providing for the issuance of not to exceed \$12,500,000 Junior Lien Tax Increment Revenue Bonds (Lincoln Mall Project) of the Village of Matteson, Cook County, Illinois, authorizing the execution of one or more bond orders and a project fund escrow agreement in connection therewith, and provide for the pledge of certain incremental property tax revenues of said Village). Seconded by Trustee Imoukhuede

AYES: (6) Brown, Motton, Little, Imoukhuede, Burton
Sawyer III
NAYS: (0)
ABSTAIN: (0)
ABSENT: (0)

A. CONSIDERATION OF

A. CONSIDERATION OF MINUTES

1. Regular Meeting of September 15, 2008 – *Approved by Omnibus Vote*
2. Regular Meeting of October 6, 2008 – *Approved by Omnibus Vote*

B. CONSIDERATION OF FINANCIAL REPORTS

1. Salary, Overtime and Accounts Payable– *Approved by Omnibus Vote*

C. CONSIDERATION OF BIDS AND AWARDING OF CONTRACTS

1. The Board of Trustees authorize the Village Administrator to enter into an Agreement with American Appraisal Associates, Inc. for professional valuation services, as presented. – *Approved by Omnibus Vote*

D. OLD BUSINESS

1. The Board of Trustee approve an Ordinance Authorizing and Granting a Special Use Permit to Sertoma Centre to Operate a Day Program for Individuals with Developmental, Disabilities, Physical Disabilities, and Mental Illness in a C-4 Highway Commercial Zoning District as required by 159.22 of the Zoning Ordinance as Presented. – *Approved by Omnibus Vote*
2. The Board of Trustees direct the Village Attorney to prepare an Ordinance creating the Special Use for a Planned Unit Development for the 13.3 acre parcel located on the southeast corner of Ridgeland Avenue and Lincoln Highway; with the condition that a cross access easement is recorded when the property is subdivided and that the dumpster enclosures have metal doors approved by staff. – *Approved by Omnibus Vote*
3. The Board of Trustees approve the Ordinance Amending the Zoning Ordinance of the Village of Matteson, that upon being Granted a Special Use Permit for a Planned Unit Development, Reclassifying from a C-4 Highway Commercial Zoning District to a MXD Mixed-Use Zoning District.
– *Approved by Omnibus Vote*

MINUTES

1. Regular Meeting of September 15, 2008
2. Regular Meeting of October 6, 2008

B. CONSIDERATION OF FINANCIAL REPORTS

1. Salary, Overtime and Accounts Payable

C. CONSIDERATION OF BIDS AND AWARDING OF CONTRACTS

1. Consideration of Board of Trustees authorize the Village Administrator to enter into an Agreement with American Appraisal Associates, Inc. for professional valuation services

D. OLD BUSINESS

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subdivided and that the dumpster enclosures have metal doors approved by staff

3. Consideration of Board of Trustees approve the Ordinance Amending the Zoning Ordinance of the Village of Matteson, that upon being Granted a Special Use Permit for a Planned Unit Development, Reclassifying from a C-4 Highway Commercial Zoning District to a MXD Mixed-Use Zoning District.

4. *Removed*

E. NEW BUSINESS

1. Consideration of Board of Trustees direct the Village Attorney to prepare an Ordinance granting a Variance from Section 159.30(D) of the Zoning Ordinance to allow the Reduction of the minimum lot setback at 6234 Vincent Lane

7. ITEMS REMOVED FROM THE CONSENT AGENDA

Consideration of the Ratification Bond Ordinance 2008- passed October 6, 2008 providing for the issuance of not to exceed \$12,500,000 Junior Lien Tax Increment Revenue Bonds (Lincoln Mall Project) of the Village of Matteson, Cook County, Illinois, authorizing the execution of one or more bond orders and a project fund escrow agreement in connection therewith, and providing for the pledge of

NEW BUSINESS

1. The Board of Trustees direct the Village Attorney to prepare an Ordinance granting a Variance from Section 159.30(D) of the Zoning Ordinance to allow the Reduction of the minimum lot setback at 6234 Vincent Lane. – *Approved by Omnibus Vote*

Trustee Imoukhuede asked the Administrator what the timeline is for the release of funds regarding the Lincoln Mall Project Bond. The Administrator stated that 40% of the funds will be released to the Developer at the closing of Bond Sale, 17.5% will be released when the first threshold is met, 17.5% will be released when the second threshold is met, and the remainder will be released to the developer when the project is completed.

Trustee Imoukhuede made a motion to Ratify Bond Ordinance 2008- passed October 6, 2008 providing for the issuance of not to exceed \$12,500,000 Junior Lien Tax Increment Revenue Bonds (Lincoln Mall Project) of the Village of Matteson, Cook County, Illinois, authorizing the execution of one or more bond orders and a project fund escrow agreement in connection therewith, and providing for the pledge of certain incremental property tax revenues of said Village. Seconded by Trustee Brown.

certain incremental property
tax revenues of said Village

AYES: (6) Brown, Motton, Little, Imoukhuede, Burton
Sawyer III
NAYS: (0)
ABSTAIN: (0)
ABSENT: (0)

Trustee Sawyer III asked President Ashmore if he should be called Acting President or President. Attorney Perozzi stated that legally, President Ashmore has all of the powers of the President. President Ashmore said that it does not matter whether people call him President or Acting President Ashmore.

Trustee Sawyer III made a Motion to approve the Treasurer's Report of September 2008. Seconded by Trustee Little.

AYES: (6) Brown, Motton, Little, Imoukhuede, Burton
Sawyer III
NAYS: (0)
ABSTAIN: (0)
ABSENT: (0)

Attorney Perozzi noted that President Ashmore's vote is required on the next two items and that items four and five on the Agenda should be switched as the Zoning Map Amendment should be approved before the Ordinance executing Special Use is approved.

Mr. Smeaton presented a brief summary of the next agenda item.

Trustee Brown made a Motion to approve the Resolution executing the annexation agreement with Wayne Hummer Trust Co. under Trustee Agreement dated December 5, 2005, Known as Trust No. 05-045, as "Owner" and Bannockburn Stonegate Development., LLC as "Developer" for 36 acres of Property located at the North East Corner of Harlem and Lincoln Highway to be Zoned MXD Mixed-Use Commercial, as presented.

AYES: (7) Brown, Motton, Little, Imoukhuede, Burton
Sawyer III, President Ashmore
NAYS: (0)
ABSTAIN: (0)
ABSENT: (0)

Ms. Lavern Murphy presented a brief summary of the Agenda Item.

Trustee Brown stated that he is happy to see that negotiations have finally

8. ACTIVE AGENDA
A. CONSIDERATION OF
FINANCIAL REPORTS
1. Treasurer's Report for
September 2008

B. NEW BUSINESS

1. Consideration of Resolution
executing the annexation
agreement with Wayne
Hummer Trust Co. under
Trustee Agreement dated
December 5, 2005, Known as
Trust No. 05-045, as "Owner"
and Bannockburn Stonegate
Development., LLC as
"Developer" for 36 acres of
Property located at the North
East Corner of Harlem and
Lincoln Highway to be Zoned
MXD Mixed-Use
Commercial,

gone forward regarding the Stonegate Bannockburn Project as the proposal had initially been presented to the Village some time ago.

President Ashmore commended staff for its work in seeing the Stonegate Bannockburn Project through.

Trustee Imoukhuede stated that he has been waiting some time for the Stonegate Bannockburn Project to go forward and asked when construction will begin. Mr. Matt Norton, Attorney for Stonegate Bannockburn said that it depends on how quickly leasing agreements can be executed but that his client would like to start as soon as possible.

Trustee Imoukhuede made a Motion to approve an Ordinance for financial incentives for sales tax rebate for the proposed retail shopping center contingent upon approval of the annexation agreement and commercial development as presented. Seconded by Trustee Brown.

AYES: (7) Brown, Motton, Little, Imoukhuede, Burton
Sawyer III, President Ashmore
NAYS: (0)
ABSTAIN: (0)
ABSENT: (0)

2. Consideration of an Ordinance for financial incentives for sales tax rebate for the proposed retail shopping center contingent upon approval of the annexation agreement and commercial development.

Trustee Brown made a Motion to approve the annexation of approximately 36 acres of property, located at the north east corner of Harlem and Lincoln as presented.

AYES: (6) Brown, Motton, Little, Imoukhuede, Burton
Sawyer III
NAYS: (0)
ABSTAIN: (0)
ABSENT: (0)

3. Consideration of annexation of approximately 36 acres of property, located at the north east corner of Harlem and Lincoln.

Trustee Brown made a motion to approve the Zoning Map Amendment to MXD – Mixed Use Commercial for approximately 36 acres at the north east corner of Harlem Avenue and Lincoln Highway, with the condition that existing Bill Board on the property be removed within 90 dates of annexation as presented. Seconded by Trustee Imoukhuede.

AYES: (6) Brown, Motton, Little, Imoukhuede, Burton
Sawyer III
NAYS: (0)
ABSTAIN: (0)

4. Consideration of Zoning Map Amendment to MXD – Mixed Use Commercial for approximately 36 acres at the north east corner of Harlem Avenue and Lincoln Highway, with the condition that existing Bill Board on the property be removed within 90 dates of annexation.

ABSENT: (0)

5. Consideration of Ordinance executing the Special Use Permit for a Planned Unit Development for the north east Corner of Harlem Avenue and Lincoln Avenue and Lincoln Avenue.

Trustee Imoukhuede made a Motion to approve the Ordinance executing the Special Use Permit for a Planned Unit Development for the north east Corner of Harlem Avenue and Lincoln Avenue as presented. Seconded by Trustee Brown.

AYES: (6) Brown, Motton, Little, Imoukhuede, Burton
Sawyer III

NAYS: (0)

ABSTAIN: (0)

ABSENT: (0)

Trustee Imoukhuede suggested that Staff inform the Schools of any Class 8 Designations as soon as possible so that school budgets can be planned accordingly.

Ms. Murphy said that the high school was notified.

Trustee Little made a Motion to direct the Village Attorney to prepare a Resolution supporting the application of Bannockburn Stonegate Development, LLC to Cook County Assessors Office for a Class 8 Designation. Seconded by Trustee Burton.

6. Consideration of Motion to direct the Village Attorney to prepare a Resolution supporting the application of Bannockburn Stonegate Development, LLC to Cook County Assessors Office for a Class 8 Designation.

AYES: (6) Brown, Motton, Little, Imoukhuede, Burton
Sawyer III

NAYS: (0)

ABSTAIN: (0)

ABSENT: (0)

PUBLIC COMMENT

Mr. Andre Sachel of 742 Violet Lane asked if he could get an explanation of the Bond Process. He was directed to arrange to meet with the Village Administrator for further explanation.

Ms. Joyce Russell of 4231 Pinewood thanked Trustee Brown for the invitation to the Board Meeting.

Mr. Andre Johnson of 21142 Whitley Drive asked how many of the Bannockburn Stonegate Development construction jobs will go to minority and union workers. Ms. Murphy stated that the agreement with the developer is for 25% of the jobs to go to minority, female and local vendors.

CLOSING COMMENTS

Trustee Motton reported that the Community Center Ground-Breaking Ceremony will take place on Wednesday October 29, 2008 at 3:30 p.m. He encouraged everyone to get tested for Cancer during this October Breast Cancer Awareness Month. He mentioned family and friends affected by the disease. He expressed his condolence to the Family of Eric Thomas.

Trustee Burton encouraged everyone to get tested for all kinds of cancer and reported that the Administration and Finance Meeting will take place on October 28, 2008 at 7:30 p.m.

Trustee Little commended the Staff at District 159 for the improved test scores.

Trustee Imoukhuede congratulated the Staff and Board of School District 159 for the improved test scores. He stated that the Community Center has been Trustee Motton's *pet project* and he [Trustee Imoukhuede] is happy to see it going forward. He encouraged residents to drive safely in light of two people recently being killed within one week on Willow Drive. He welcomed Stonegate Bannockburn into the Village and requested a monthly report of minority workers being hired.

Trustee Brown thanked everyone for attending the Board Meeting and he welcomed Stonegate Bannockburn into the Village.

President Ashmore welcomed Stonegate Bannockburn into the Village.

Village Administrator Linear thanked Staff and the Board for its hard work.

Ms. Gibson reported that "Ask Matteson" is available on website.

Ms. Simington reported that early voting will continue at the Village Hall through October 30, 2008.

There we no further staff reports.

Trustee Sawyer III made a motion to adjourn to Executive Session Under the Open Meetings Act – Section 2(c) (5) – Purchase or Lease of Real Estate with no need to reconvene at 9:08 p.m. Seconded by Trustee Brown.

**REQUEST FOR
EXECUTIVE SESSION/
ADJOURNMENT**

AYES: (6) Brown, Motton, Little, Imoukhuede, Burton
Sawyer III
NAYS: (0)
ABSTAIN: (0)
ABSENT: (0)

Respectfully Submitted,

Angela Simington Deputy Village Clerk