

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 MARCH, 2001

President Stricker called the meeting to order at 7:30 p.m. Clerk Wilson called the roll, and the following Trustees answered present:

CALL TO ORDER

Joseph Vincent  
Emmanuel Imoukhuede  
Shirley Green  
Sam Brown  
Denise Graham Zahn  
Allan Johnson

Also present: David Mekarski, Village Administrator; Joseph Perozzi, Village Attorney; Hildy Kingma, Director of Community Development; Mary Britton, Director of Finance; Brian Ramsey, Director of Parks and Recreation; Larry Burnson, Police Chief; Rita Miotti, Director of Administrative Services; Nick Wilkens, Deputy Fire Chief; Laura Brooke, Recording Secretary; and the Star Newspaper.

a) President Stricker presented the Minutes of the Public Hearing Meeting of the Board of Trustees of February 20, 2001 for additions, deletions or corrections.

APPROVAL OF  
MINUTES OF PUBLIC  
HEARING MEETING  
OF 02-20-01

Trustee Graham Zahn moved to approve the Minutes of the Public Hearing Meeting of the Board of Trustees of February 20, 2001, as presented. Seconded by Trustee Green.

AYES: (4) Vincent, Green, Brown, Graham Zahn  
NAYS: (0)  
ABSTAIN: (2) Johnson, Imoukhuede  
ABSENT: (0)

b) President Stricker presented the Minutes of the Regular Meeting of the Board of Trustees of February 20, 2001 for additions, deletions or corrections.

APPROVAL OF  
MINUTES OF  
REGULAR MEETING  
OF 02-20-01

The following corrections were made:

March 5, 2001

1. Page 02-222-01, Item C, to read: President Stricker read the Proclamation honoring the high school residents who participate in the Marian Catholic High School Band by presenting them each with a copy of the proclamation and a key to the city lapel pin, said Proclamation being *made* a part of these Minutes by reference.
2. Page 02-226-01, last paragraph to read: Trustee Imoukhuede questioned what improvements/differences would *be* apparent between Ridgeland Manor I and Ridgeland Manor II.
3. Page 02-222-01, Item D, fourth paragraph, second sentence to read: He also attended the Plan Commission Meeting on Thursday February 15<sup>th</sup> *where* the Manheim Services Corporation *gave a presentation* for the annexation of the land that will house the Manheim Auto Auction.

Trustee Green moved to approve the Minutes of the Regular Meeting of the Board of Trustees of February 20, 2001, as corrected. Seconded by Trustee Brown.

AYES: (5) Vincent, Green, Brown, Imoukhuede,  
Graham Zahn

NAYS: (0)

ABSTAIN: (1) Johnson

ABSENT: (0)

- a) President Stricker welcomed Trustee Johnson back.

COMMENTS BY  
VILLAGE OFFICIALS

Trustee Green attended the Good Neighbor Award Program on Sunday, March 3, 2001. She was pleased with the program because honoring these people shows what a great place Matteson is to live.

TRUSTEE COMMITTEE  
REPORTS

The Matteson Historical Society Advisory Committee met with Rita Miotti and Cynthia Ogorek on Monday, March 5, 2001 regarding the draft budget, the Historic Preservation District, the historic street lights to be installed in the old Matteson business district, and the museum sign which will be made of wood with no removable parts. The final budget will be approved by the Finance Committee and finally the Board.

Trustee Brown attended the Plan Commission meeting on Thursday, March 1, 2001, where they discussed the annexation of 900 acres, formally owned by the Arch Diocese between Harlem and Ridgeland,

March 5, 2001

and US 30 and Vollmer. Representatives from Frankfort Square were present to see that the land on the Harlem side is protected with buffering.

Trustee Graham Zahn also attended the Good Neighbor Award and commended staff on an outstanding job of organizing the event. She also reminded everyone that Friday, March 9, 2001, is the Spin at the Inn from 7:00 p.m. until Midnight at the Holiday Inn. All proceeds will go to Dollars for Scholars for scholarships that will be awarded to high school seniors.

Trustee Vincent gave the following report on the Parks and Recreation Department:

1. Active Life Line gave screenings to forty-eight residents on Thursday, February 8, 2001. The residents will be notified by mail of their test results within three to four weeks.
2. The Park District offered a "Mortgage Free in Ten Years or Less" class on February 13, 2001, which was attended by twenty-six residents. The class was so well received that another class is scheduled for Tuesday, March 13, 2001.
3. Jazzercise class had twenty-four participants.
4. Stepping In Style had eighteen participants with a second session offered on February 27, 2001.
5. Cheerleading registration was extended from twelve to fifteen participants and the girls will be performing at the Spring Showcase.
6. Youth basketball's fourteen teams will begin play-offs on Sunday, March 10, 2001 and run until Sunday, March 17, 2001. Mr. Lionel Harris was recognized with special thanks for volunteering his time to referee the basketball games.
7. Bowling registration is full with fifteen participants.
8. Gymnastics has fourteen participants.
9. Open Gym for the month of February had 824 participants in twenty-six days.
10. Marya Yates held "Teen Nights" with 107 teenagers in attendance.
11. Matteson Fest is well under way and is working on booking its entertainment.
12. The Park District is offering coupons, good for sixty days, for a personal trainer. Each registrant is responsible for contacting the personal trainer to arrange their time.
13. Comprehensive Plan was rescheduled to Thursday, March 8th, 2001 at 7:30 p.m. for review with the Plan Commission.

President Stricker informed the Board that an inquiry had been made by the Empire Buffet for a "Class E" Liquor License – Beer and Wine only. No motion needed to be made at this time.

b) A request has been received from Amal Taher for a "Class F" liquor license for operation of a package liquor store in Liberty Plaza.

REQUEST FOR "CLASS F" LIQUOR LICENSE BY AMAL TAHER

Trustee Vincent moved to direct the Village Attorney to prepare an ordinance to increase the "Class F" liquor licenses by one. Seconded by Trustee Graham Zahn.

AYES: (6) Vincent, Green, Brown, Imoukhuede,  
Graham Zahn, Johnson  
NAYS: (0)  
ABSTAIN: (0)  
ABSENT: (0)

President Stricker referred to Opportunity for Public Comment.

OPPORTUNITY FOR PUBLIC COMMENT

There was no Public Comment.

1) A bid opening was held at the Village Hall on Wednesday, February 7<sup>th</sup>. Six vendors submitted bid proposals in order to retain the contractual service for Port-a-potty Units within our parks from April – October 2001, as indicated below:

CONSIDERATION OF BIDS AND AWARDING OF CONTRACTS

<u>VENDOR</u>	<u>PART A</u>	<u>PART B</u>	<u>FEST</u>	<u>TOTAL</u>
<b>John Spot</b> Joliet, IL	\$10,857	\$1,645	NA	\$13,129
<b>Portable John</b> Lockport, IL	\$ 6,930	\$ 888	NA	\$ 7,818
<b>Terpstra</b> Lansing, IL	\$ 9,606	\$ 789	< \$75 >	\$10,320
<b>Wilson</b> Homewood, IL	\$ 7,650	\$ 985	< \$400 >	\$ 8,235
<b>Service Sanitation</b> Gary, IN	\$ 7,392	\$1,860	< \$1,000 >	\$ 8,252
<b>Drop Zone</b> Frankfort, IL	\$ 6,798	\$1,500	< \$1,000 >	\$ 7,298

PORT-A-POTTY FOR UNITS IN PARKS FY2001-02

March 5, 2001

- Part A =** Sub-total cost of 11 units for our neighborhood parks from April through October.
- Part B =** Sub-total cost for 12 units + 1 sink unit for the Matteson Fest in June.
- Fest =** The deduction of the cost from Part B in lieu of Sponsorship Status.
- Total =** The combination of Part A, Part B, and the Fest Sponsorship agreement.

Trustee Vincent asked which company provided the Port-a-Potties for the Village last year.

Director Ramsey stated that Service Sanitation provided the Port-a-Potties for the Village last year.

Trustee Vincent moved to accept the lowest bid proposal from Drop Zone located in Frankfort, IL, and award them the Port-a-Potty contract for the 2001-02 FY, for a total of \$7,298.00, which includes \$1,000 Sponsorship Status for the 19<sup>th</sup> Annual Matteson Fest. Seconded by Trustee Graham Zahn.

- AYES: (6) Vincent, Green, Brown, Imoukhuede,  
Graham Zahn, Johnson
- NAYS: (0)
- ABSTAIN: (0)
- ABSENT: (0)

2) On February 20, 2001 the Board of Trustees directed the Village Attorney to prepare an Ordinance annexing 77.83 acres of unincorporated land commonly known as Ridgeland Manor II located on US 30 directly east of Ridgeland Manor, Phases I-V into the Village of Matteson. The ordinance annexing the property has been prepared by the Village Attorney and was provided to the Board for their approval.

Trustee Imoukhuede asked if there would be single-family or townhouses. He also asked how many units would be included in Ridgeland Manor II and if the square footage for the homes would be larger than Ridgeland Manor I.

Robert Hugelot, Attorney for Ridgeland Manor, LLC, stated that there were 130 single-family homes and eighty town home units. He also noted

OLD BUSINESS

ORDINANCE  
ANNEXING  
APPROXIMATELY  
77.83 ACRES OF  
UNINCORPORATED  
LAND COMMONLY  
KNOWN AS  
RIDGELAND MANOR II  
LOCATED ON U.S. 30,  
DIRECTLY EAST OF  
RIDGELAND MANOR,  
PHASES I-V

that the developer would be retaining the same builder from Ridgeland Manor I and he believed that the square footage of the housing would be the same.

Trustee Brown moved to approve an Ordinance Annexing Approximately 77.83 acres of Territory Located 1,325 feet east of the Southeast Corner of Route 30 and Ridgeland Avenue, in Rich Township, Cook County, Illinois. Seconded by Trustee Green.

AYES: (6) Vincent, Green, Brown, Imoukhuede,  
Graham Zahn, Johnson  
NAYS: (0)  
ABSTAIN: (0)  
ABSENT: (0)

3) On February 20, 2001 the Board of Trustees directed the Village Attorney to draft a Resolution to adopt the Annexation Agreement between Ridgeland Manor, LLC and the Village of Matteson. The resolution has been prepared by the Village Attorney and is provided for approval.

CONSIDERATION OF  
A RESOLUTION  
APPROVING THE  
ANNEXATION  
AGREEMENT  
BETWEEN RIDGELAND  
MANOR, LLC AND  
THE VILLAGE OF  
MATTESON

Trustee Green moved to approve a Resolution Approving the Annexation Agreement with First Midwest Trust Company, Trust No. 97-6170, as Owner, and Ridgeland Manor Development, LLC, an Illinois Limited Liability Company, as Developer. Seconded by Trustee Brown.

AYES: (7) Vincent, Green, Brown, Imoukhuede,  
Graham Zahn, Johnson, Stricker  
NAYS: (0)  
ABSTAIN: (0)  
ABSENT: (0)

4) On February 20, 2001 the Board of Trustees directed the Village Attorney to prepare an Ordinance reclassifying 77.83 acres of unincorporated land commonly known as Ridgeland Manor II located on US 30 directly east of Ridgeland Manor, Phases I-V to R-2, Low-to-Moderate Density Residential and R-4, Medium Density Residential contingent upon annexation.

CONSIDERATION OF  
AN ORDINANCE  
RECLASSIFYING 77.83  
ACRES OF  
UNINCORPORATED  
LAND COMMONLY  
KNOWN AS  
RIDGELAND MANOR

This development (Ridgeland Manor II) includes 130 single-family homes and 80 townhome units. Ridgeland Manor I includes 64 single-family

homes, 44 duplex units and 92 townhome units. Which totals 194 single-family homes, 44 duplex units and 172 townhome units for both Ridgeland Manor I and II.

Trustee Imoukhuede asked when construction would start on this phase.

Attorney Hugellet stated that construction would start next year.

Trustee Imoukhuede asked Attorney Hugellet to relay to the developer that the Village of Matteson would like to see bigger homes and to ask the developer to consider employing Matteson residents to help build this phase of the Subdivision.

Attorney Hugellet acknowledged Trustee Imoukhuede's request.

Trustee Graham Zahn moved to approve an Ordinance Amending the Zoning Ordinance of the Village of Matteson, Cook County, Illinois, for the Purpose of Changing the Zoning of a Certain Property within Said Village. Seconded by Trustee Johnson.

AYES: (6) Vincent, Green, Brown, Imoukhuede,  
Graham Zahn, Johnson  
NAYS: (0)  
ABSTAIN: (0)  
ABSENT: (0)

4a) Chief Wilcox has received notification from Firefighter Robert Lanz that he has accepted a position with the Oak Lawn Fire Department, and is resigning effective March 10, 2001. To proceed with filling this opening, the Fire and Police Commission must be instructed to do the necessary final testing to certify a candidate for the position.

**AUTHORIZATION FOR  
FIRE AND POLICE  
COMMISSION TO  
CERTIFY FIRE  
CANDIDATE**

Trustee Imoukhuede moved to authorize the Fire and Police Commission to proceed with the necessary final testing to certify a candidate for the position of firefighter/paramedic. Seconded by Trustee Green.

AYES: (6) Vincent, Green, Brown, Imoukhuede,  
Graham Zahn, Johnson  
NAYS: (0)  
ABSTAIN: (0)  
ABSENT: (0)

There was no New Business.

NEW BUSINESS

5) Finance Director, Mary Britton presented the Treasurer's Report dated January 31, 2001. This report includes all investment accounts on deposit at St. Paul Federal Bank in Matteson, Bank of Homewood, American National Bank, Illinois Metropolitan Investment Fund, Illinois Funds, and LaSalle Bank Matteson. The total on deposits as of January 31, 2001 is \$5,550,436.69.

OTHER BUSINESS

TREASURER'S REPORT

Trustees Vincent asked Director Britton why there were negative amounts under St. Paul Federal Bank – Matteson and the Illinois Funds.

Director Britton stated that the Village could have moved money to the negative accounts however; it was not moved because the interest rates on these accounts were lower than the other Matteson accounts.

Trustee Green moved to accept the Treasurer's Report, as presented. Seconded by Trustee Brown.

AYES: (6) Vincent, Green, Brown, Imoukhuede,  
Graham Zahn, Johnson  
NAYS: (0)  
ABSTAIN: (0)  
ABSENT: (0)

6) President Stricker referred to Salary, Overtime, and Accounts Payable, dated March 5, 2001, totaling \$452,636.61.

SALARY, OVERTIME  
AND ACCOUNTS  
PAYABLE

Trustee Imoukhuede moved to approve the Salary, Overtime, and Accounts Payable, as presented. Seconded by Trustee Vincent.

AYES: (6) Vincent, Green, Brown, Imoukhuede,  
Graham Zahn, Johnson  
NAYS: (0)  
ABSTAIN: (0)  
ABSENT: (0)

7) Trustee Imoukhuede requested an Executive Session under the Open Meetings Act, Section 2(c)(1) Personnel, with a need to reconvene. Seconded by Trustee Green.

REQUEST FOR  
EXECUTIVE SESSION

AYES: (6) Vincent, Green, Brown, Imoukhuede,  
Graham Zahn, Johnson  
NAYS: (0)  
ABSTAIN: (0)  
ABSENT: (0)

Trustee Imoukhuede noted that the billboard located at Ridgeland and Route 30 is defacing our Village and asked Administrator Mekarski to contact the owners of the sign and inform them of this. Trustee Imoukhuede also requested the name and phone number of the owners of the billboard so that he could also contact the owners.

TRUSTEES  
ADDITIONAL  
COMMENTS

Trustees Brown, Graham Zahn, Vincent, and Johnson all extended a welcome to the new Village Administrator, David Mekarski and a hearty thank you to Director Kingma for serving in the capacity of Acting Village Administrator until the position was filled.

Administrator Mekarski thanked the Board and stated that one of the key decisions in moving his family and accepting the job in Matteson was the professionalism he experienced from the Board and Staff during the interviewing process in the last forty-five days.

Chief Burnson thanked the Staff and the residents for their patience with the technical difficulties as a result of the lightening strike.

Director Miotti announced a cake and coffee welcome reception for Administrator Mekarski following the meeting.

Trustee Vincent moved to adjourn the Regular Meeting of the Board of Trustees at 8:13 p.m. Seconded by Trustee Johnson.

ADJOURN TO  
EXECUTIVE SESSION

AYES: (6) Vincent, Green, Brown, Imoukhuede,  
Graham Zahn, Johnson  
NAYS: (0)  
ABSTAIN: (0)  
ABSENT: (0)

The Regular Meeting reconvened at 9:34 p.m.

RECONVENE TO  
REGULAR SESSION

Trustee Johnson moved to adjourn the Regular Meeting of the Board of Trustees at 9:34 p.m. Seconded by Trustee Green.

ADJOURNMENT

AYES: (6) Vincent, Green, Imoukhuede, Johnson,  
Brown, Graham Zahn  
NAYS: (0)  
ABSTAIN: (0)  
ABSENT: (0)

Respectfully Submitted,

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Patricia Wilson, Village Clerk