

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 19TH DAY OF AUGUST 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

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

Also present were: Joe Perozzi, Village Attorney; David Mekarski, Village Administrator; Hildy Kingma, Director of Community Development/Deputy Village Administrator; Mary Britton, Director of Finance; Robin Kelly, Director of Community Affairs; Rita Miotti, Contract and Management Services Coordinator; Robert Park, Acting Police Chief; Robert Wilcox, Fire Chief; Cyndi Zeibert, Recording Secretary; and the Star Newspaper.

a) President Stricker presented the Minutes of the Regular Meeting of the Board of Trustee of August 5, 2002 for additions, deletions or corrections.

CONSIDERATION OF
MINUTES OF REGULAR
BOARD MEETING OF
AUGUST 5, 2002

Trustee Ashmore moved to approve the Minutes of the Regular Meeting of the Board of Trustees of August 5, 2002 as submitted. Seconded by Trustee Brown.

AYES: (5) Johnson, Brown, Ashmore,
Motton, and Maxwell

NAYS:(0)

ABSTAIN: (1) Green

ABSENT: (0)

CONSIDERATION OF
FINANCIAL REPORTS

a) Mary Britton presented the Treasurer's Report for June 2002.

TREASURER'S REPORT –
JUNE 2002

Trustee Green moved to accept the Treasurer's Report for June 2002 as presented. Seconded by Trustee Maxwell.

AYES: (6) Green, Johnson, Brown, Ashmore,

Motton, and Maxwell

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 Motton.

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

a) Beautification Awards were presented to local businesses and residents. President Stricker explained that volunteers do the selection process and they are not allowed to judge their own neighborhood. He stated how pleased he is that so many businesses and families take pride in their properties, thus enhancing the Village.

COMMENTS BY VILLAGE
OFFICIALS

All Trustees congratulated the winners.

TRUSTEE COMMITTEE
REPORTS

Trustee Maxwell stated that she read in Crain Business Magazine of the return of Chernin Shoes, and was wondering if they would be interested in coming back to Matteson. She was told that there is a picture of Lincoln Mall, advertising the Return of School in the Ebony Magazine. She noticed there was advertisement of a Job Fair pertaining to Aronson Furniture – and requested that it be added to our Web Page. She also commented how pleased she was that the Matteson Commerce Connection was developed – giving a synopsis of what is going on in the Village.

Trustee Green attended the Matteson Historical Advisory Board. She also thought the Matteson Commerce Connection was very informational.

Trustee Ashmore stated a Housing and Human Relations Meeting was held on August 6, 2002, with a full agenda. He attended a business breakfast at the Auto Mall. He thanked Administrator Mekarski for stepping in for him at the Apple Oak Homeowners Association. He invited everyone to the Tour of Homes to be held on Saturday, August 24, 2002 from 11:00 a.m. to 4:00 p.m. He also stated Unity Day would be celebrated on September 11th, 2002 from 7:00 p.m. to 9:00 p.m. at

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the Village Hall.

President Stricker referred to the opportunity for public comment.

OPPORTUNITY FOR PUBLIC COMMENT

There was no public comment.

CONSIDERATION OF BIDS AND AWARDING OF CONTRACTS.

1) The police department sent out radio specifications to three (3) radio vendors for the purchase of five (5) Motorola model HT1000 UHF portable radios with accessories (carrying case, public safety microphone, and helical antenna) and ten (10) additional Motorola high capacity NICAD radio batteries. Proposals were received from:

CONSIDERATION OF BID FOR THE PURCHASE OF FIVE (5) MOTOROLA HT 1000 UHF PORTABLE POLICE RADIOS WITH ACCESSORIES

Illinois Communications Sales Inc.	\$4,415.00
Miner Electronics Corporation	\$5,012.50
United Radio Communications	\$4,755.00

Motorola is offering a \$50.00 rebate on each HT1000 radio purchased before August 20, 2002. Arrangements have been made to secure our rebates, thereby saving an additional \$250.00 off the above quoted price.

Trustee Maxwell moved that the Board accept the bid from Illinois Communication Sales Inc. for the purchase of five (5) HT 1000 Motorola Portable Radios with accessories and ten Motorola high capacity NICAD batteries in the amount of \$4,415.00. Seconded by Trustee Brown.

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

2) The Board of Trustees opened bids for the sale of the 4040 Lindenwood apartment building at their regular meeting of August 5, 2002. Two bids were received:

CONSIDERATION OF BIDS FOR THE SALE OF 4040 LINDENWOOD APARTMENT BUILDING

Cook County Housing Development Corp. Inc.	\$150,000
Cardinal Creek Investments, Inc.	\$175,000

The bids were reviewed and a staff memo regarding the bids was attached for further information.

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Trustee Ashmore moved that the Board accept the bid from Cook County Housing Development Corp, Inc. in the amount of \$150,000, contingent on the inclusion in the purchase contract of the requirement to complete the proposed rehabilitation items within a period not to exceed 6 months, and direct the Village Attorney to prepare the necessary contracts and documentation to complete this sale.

Seconded by Trustee Brown.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

OLD BUSINESS

3) The revenues of the Matteson Public Library are not keeping pace with increased operating costs. Representatives of the Matteson Library Board appeared before the Village Board on August 5, 2002 to explain the Library's financial situation, answer questions, and explore the possibility of going out to referendum to increase the Library's tax rate.

CONSIDERATION OF AN ORDINANCE FOR SUBMISSION OF PROPOSITION TO INCREASE ANNUAL LIBRARY TAX

Trustee Green moved that the Village Board approve the election ordinance providing for and requiring the submission of the proposition of increasing the annual library tax for maintenance and operation to the voters of the Village of Matteson, Cook County, Illinois, at the general election to be held on the 5th day of November, 2002. Seconded by Trustee Ashmore.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

4) At the last meeting the Board directed the Village Attorney to prepare an ordinance granting a variance to 508 Appian Way, to encroach 1.09 feet into the required 25-foot front yard setback. The Zoning Board of Appeals had recommended approval with no conditions.

CONSIDERATION OF AN ORDINANCE GRANTING A VARIANCE FOR 508 APPIAN WAY

Trustee Brown moved that the Board of Trustees approve an Ordinance Granting a Variance to Oxford Estates, Inc. for 508 Appian Way Pursuant to the Zoning Ordinance of the Village of Matteson, Cook County, Illinois. Seconded by Trustee Johnson.

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

BOARD OF TRUSTEES

08-83-02

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

5) On August 5, 2002 the Board of Trustees directed the Village Attorney to prepare an Ordinance granting a Variance for 137 Hibiscus Circle in Maple Brook Mobile Home Park, to allow the applicant to build a garage that exceeds the maximum square footage allowed by the Zoning Ordinance, Section 159.05 (A) (76), which states the maximum square footage for a detached garage is 675 square feet. The ordinance granting the Variance was prepared by the Village Attorney and provided for the Board's approval.

CONSIDERATION OF AN
ORDINANCE GRANTING
A VARIANCE FOR 137
HIBISCUS CIRCLE

Trustee Brown moved that the Board approve the Ordinance Granting a Variance to George F. Kennedy for 137 Hibiscus Circle in Maple Brook Mobile Home Park, Pursuant to the Zoning Ordinance of the Village of Matteson, Cook County, Illinois. Seconded by Trustee Johnson.

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

NEW BUSINESS

6) A copy of a proposed ordinance was attached detailing the procedure that the Board should follow when considering any waste transfer site, including the Land and Lakes proposal. Adoption of this ordinance will insure that the Village meets all State Statute requirements insuring public involvement in the process. This proposed ordinance was provided by the law firm of Winston & Strawn and reviewed by Attorney Joe Perozzi and Attorney John O'Connell, hearing officer for the Land and Lakes public hearing.

CONSIDERATION OF AN
ORDINANCE
ESTABLISHING A
PROCEDURE FOR NEW
REGIONAL POLLUTION
CONTROL FACILITY SITE
APPROVAL REQUESTS IN
THE VILLAGE OF
MATTESON, ILLINOIS

It was stated that the facility would not allow burning, but would just transfer waste (yard, plastic and aluminum).

Attorney Perozzi stated that the ordinance states mandatory requirements by State Statute, and he has no legal objection.

Trustee Brown moved that the Board Adopt an Ordinance Establishing a Procedure for New Regional Pollution Control Facility Site Approval Requests in the Village of Matteson, Illinois. Seconded by Trustee Johnson.

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

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

AUTHORIZATION FOR FIRE
AND POLICE COMMISSION
TO HIRE
FIREFIGHTER/PARAMEDIC

7) Staff is requesting one additional Firefighter/Paramedic be added to our staff at this time due to a medical procedure which will require an extended recovery period for one of our firefighters. We are requesting the Village Board approve this request and direct the Fire and Police Commission to proceed with the hiring process.

Trustee Maxwell moved that the Board direct the Fire and Police Commission to proceed with the hiring process to fill the new position of Firefighter/ Paramedic. Seconded by Trustee Ashmore.

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

CONSIDERATION OF A
TEXT AMENDMENT TO
THE ZONING ORDINANCE
TO PERMIT SINGLE
FAMILY AND MULTIPLE
FAMILY RESIDENTIAL
DEVELOPMENT WITHIN
THE MXD ZONING
DISTRICT AND TO REVISE
THE MINIMUM
RESIDENTIAL DENSITY
REQUIREMENT

8) On August 1, 2002, the Plan Commission held a Public Hearing regarding an amendment to the Matteson Zoning Ordinance Section 159.22 (B). This petition requests to amend Section 159.22 (B) of the Matteson Zoning Ordinance to allow Single Family Attached and Detached Dwellings in the MXD zoning district and also to change the minimum density requirements for residential development in the MXD zoning district. This petition also requests to amend Section 159.10 (A) (12) of the Matteson Zoning Ordinance to allow all types of residential development in the MXD district. A memo was attached providing the new ordinance language proposed.

The first revision to Section 159.22 (B) of the Zoning Ordinance is proposed to allow Single Family Attached and Detached Dwellings in the MXD zoning district in conjunction with a larger development that meets the minimum density requirements. Currently only multi-family development is permitted in the MXD district. However, in conjunction with a larger scale development single family attached and detached dwellings would be compatible with other uses permitted in the MXD zoning district. It also ensures that the basic goals of the MXD district are maintained.

The second revision to Section 159.22 (B) of the Zoning Ordinance is proposed to lower the minimum density requirement for residential development in the MXD zoning district from 15 units to the acre to 13 units to the acre. The Plan Commission has approved two multi-family developments under a Special Use Permit in the MXD district. Matteson Glyns senior housing development was

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approved at 13.5 units to the acre and Southwick Courtyards town home development was approved at 10 units to the acre. There have been no multi-family developments proposed or approved by the Plan Commission that meets the current minimum requirement of 15 units to the acre. Therefore, this proposed revision is consistent with the actual practice within the MXD zoning district.

The revision to Section 159.10 (A) (12) of the Zoning Ordinance is proposed to ensure the general description of the MXD district is consistent with the recommended revisions. This section is proposed to state that all types of residential development are allowed within the MXD district. Multi-family residential is currently the only type of residential allowed within the MXD district. However, in conjunction with a larger scale development all types of residential development would be compatible with other uses permitted in the MXD zoning district.

Trustee Brown asked that the Board consider the minimum density requirement for residential development in the MXD zoning district be lowered to ten (10) units to the acre.

President Stricker asked Rodney Tonelli, the Engineer for the Matteson Commons Project, to provide a statistical look of adjusting the number of units. He noted that approval of this text amendment is not final approval of the Matteson Commons Project, and that the Plan Commission and the Board would still be involved in the planned residential permit process.

Trustee Brown moved that the Board approve a Text Amendment to the Zoning Districts, Section 159.10 (A) (12), and Permitted Uses, Section 159.22 (B) of the Matteson Zoning Ordinance and direct the Village Attorney to prepare an Ordinance, with the understanding that the minimum density requirement for MXD zoning district will be lowered from 15 units per acre to 10 units per acre. Seconded by Trustee Johnson.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

9) Amlin Residential, Inc. is requesting approval of a Final Plat for Phase Two for Providence Manor Subdivision located between Central Avenue and I-57 and Vollmer Road and Village Commons directly east of Feathercreek Subdivision. This plat includes 27 single-family lots. The Plan Commission approved the Final Plat July 18, 2002 contingent on Final Engineering Approval. At this time, Final

CONSIDERATION OF
FINAL PLAT FOR
PROVIDENCE MANOR,

BOARD OF TRUSTEES

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08-86-02

PHASE TWO

Engineering Approval has been granted.

According to Section 151.11(A)(3)(d) of the Subdivision Code, approval of the Final Plat is intended to be automatic if the plat conforms closely to the approved Preliminary Plat and approved engineering plans. Staff finds that the submitted Final Plat conforms to the previously approved Preliminary Plat for Providence Manor, Phase Two and is in compliance with the Subdivision Code.

Trustee Brown moved that the Board approve the Final Plat for Providence Manor, Phase Two. Seconded by Trustee Johnson.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

10) Trustee Ashmore moved to request an Executive Session under Section 2(c)(1) – Personnel and Section 2(c)(11) Litigation, for pending, probable or imminent litigation, under the Open Meetings Act, with a need to reconvene. Seconded by Trustee Green.

OTHER BUSINESS

REQUEST FOR EXECUTIVE
SESSION

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

Trustee Motton moved that the Board adjourn the Regular Meeting of the Board of Trustees at 9:35 p.m. to the Executive Session, with a need to reconvene. Seconded by Trustee Green.

ADJOURNMENT

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

Respectfully Submitted,

BOARD OF TRUSTEES
August 19, 2002

08-87-02

Dorothy Grisco, Village Clerk