

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 16TH DAY OF SEPTEMBER 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
- Shirley Green
- Allan Johnson
- Nathaniel Motton Jr.
- Allene Maxwell

Trustee Brown was absent.

Also present were: Joe Perozzi, Village Attorney; David Mekarski, Village Administrator; Hildy Kingma, Director of Community Development; Mary Britton, Director of Finance; Ivy Coleman, IT Coordinator; Vince Laoang, Village Engineer/Interim Public Works Director; Robert Wilcox, Fire Chief; Robert Park, Police Chief; Brian Ramsey, Director of Parks and Recreation; Ron Bonneau, SouthCom; Jan Dinnocenzo, Recording Secretary; and the Star Newspaper.

a) President Stricker presented the Minutes of the Regular Meeting of the Board of Trustees of September 3, 2002 for additions, deletions or corrections. He noted that the "August" date at the top of the second page and all subsequent pages was wrong; it should read *September 3, 2002*.

CONSIDERATION OF  
MINUTES OF REGULAR  
BOARD MEETING OF  
SEPTEMBER 3, 2002

Trustee Johnson moved to approve the Minutes of the Regular Meeting of the Board of Trustees of September 3, 2002 as corrected. Seconded by Trustee Maxwell.

- AYES: (4) Motton, Maxwell, Johnson, Stricker
- NAYS:(0)
- ABSTAIN: (2) Green and Ashmore
- ABSENT: (1) Brown

CONSIDERATION OF  
FINANCIAL REPORTS

a) Mary Britton, Finance Director, presented the Treasurer's Report for July, 2002.

TREASURER'S REPORT –  
JULY, 2002

Trustee Green moved to accept the Treasurer's Report of July 31, 2002 as presented. Seconded by Trustee Ashmore.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Brown

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

SALARY, OVERTIME AND  
ACCOUNTS PAYABLE

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

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Brown

COMMENTS BY VILLAGE  
OFFICIALS

a) President Stricker presented a resolution recognizing and commending the outstanding efforts of the Matteson Police Department, in particular, Sergeant Thomas Johnson in arresting an individual for counterfeit checks, and Sergeant Johnson, with the assistance of Detective Richard Walsh, Detective Michael Halpin and Detective Todd DiCarlo developed additional information and confidential informants from this arrest.

RESOLUTION  
RECOGNIZING EFFORTS  
OF THE MATTESON  
POLICE DEPARTMENT

Trustee Brown arrived at 7:38 p.m.

Trustee Motton moved to adopt a resolution recognizing the efforts of the Matteson Police Department in the investigation of credit card thefts. Seconded by Trustee Johnson.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

Chief Robert Park also acknowledged their outstanding investigation and presented the officers to the Board. The officers were congratulated by the Board members.

Trustee Ashmore reported that the Housing and Human Relations Commission met

TRUSTEE COMMITTEE  
REPORTS

with a full complement of Commissioners on Wednesday, September 4. He commended the various departments involved in putting together the Unity Day celebration on September 11 and congratulated Hildy Kingma, Judy Haldane, and Toni Ashmore and all others involved for the letter writing campaign which was entered at the 3CMA awards in Washington, DC which won 3<sup>rd</sup> place for community involvement.

Trustee Green thanked the Matteson Paramedics, Tom Prohaska, and Hildy Kingma for their assistance in handling traffic and coming to her aid at the accident she was involved in.

Trustee Johnson and Trustee Brown thanked the staff on the excellent job of putting together the Unity Day celebration.

President Stricker thanked all Board members for their attendance at the annual Illinois Municipal League Conference.

Larry McWherter, 834 Purdue Lane – He stated he was President of the Glen Ridge/Cricket Hill/Oxford Estate Homeowners' Association. He is concerned with the lack of crosswalks at the intersection of Central and Rt. 30 and lack of sidewalks along Central to the Old Plank Trail given the increase in bike and pedestrian traffic. They would also like to see a turning signal option from Central turning onto Rt. 30. President Stricker advised that the Village is very aware of the situation and has been working for the past several years through the Mayors and Managers Transportation Committee, in conjunction with the County's five-year project, on plans for enhancing Central Avenue. He advised Mr. McWherter to contact the Village's Public Works Director to discuss those plans in more detail.

OPPORTUNITY FOR  
PUBLIC COMMENT

1) Ivy Coleman, IT Coordinator, explained that the current telephone system provider, Fujitsu Business Communications, closed their North American Sales Divisions which precludes the Village from purchasing any new components for our PBX system from them. In order to establish a solid telephone system for the new fire station and provide a guide for the future replacement of the current Fujitsu system, it is recommended that the bid process be waived and contract with SBC Ameritech for the PBX system for the new Fire Station. This will also allow Fire Station 1 and Fire Station 2 to be integrated with the current Fujitsu PBX to allow the transfer of calls without disconnecting and redialing.

CONSIDERATION OF  
BIDS AND AWARDING OF  
CONTRACTS.

CONSIDERATION OF  
NEW PBX SYSTEM FOR  
THE NEW FIRE STATION

While SouthCom would be absorbing some of the cost as far as the transfer of the 911 line and the regular maintenance and monthly fees, the majority would be the

September 16, 2002

Village's expense. It was noted that it could be funded while still maintaining our current debt service because of the current low interest rates.

SBC Ameritech was chosen because they are an industry leader and currently manage our lines. It is critical that the Village have a reliable system functioning at all times.

Trustee Brown moved that the Board of Trustees waive the bid process and authorize the Village Administrator to enter into a contract with SBC Ameritech not to exceed \$62,000. Seconded by Trustee Ashmore.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

2) A representative from Speer Financial explained the potential savings that could be afforded the Village over the life of the bonds if the Village elects to refund the bonds and issue new bonds and thereby take advantage of today's lower interest rates.

OLD BUSINESS

BOND REFUNDING

Trustee Green moved that the Board approve an ordinance providing for the issuance of General Obligation refunding Bonds, Series 2002A, of the Village of Matteson, Cook County, Illinois, authorizing the execution of an escrow agreement and providing for the levy and collection of an annual tax for the payment of the principal and of interest on said bonds. Seconded by Trustee Brown.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

Trustee Maxwell moved that the Board approve an ordinance authorizing and providing for the issuance of General Obligation Alternate Refunding Bonds, Series 2002 B, of the Village of Matteson, Cook County, Illinois, for the purpose of refunding a portion of certain general obligation bonds, prescribing the details of said bonds and providing for the imposition of taxes to pay the same, and for the collection, segregation, and application of certain sales tax receipts to pay said bonds. Seconded by Trustee Brown.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

3) Vince Laoang, Village Engineer/Interim Public Works Director, stated that the Department of Community Development is currently working with a potential developer to annex land into the Village of Matteson and develop approximately 75 acres and 160 acres of unincorporated land located at the northeast and southwest corners, respectively, at the intersection of Lincoln Highway and Ridgeland Avenue. It was noted that currently the property is not within the Metropolitan Water Reclamation District of Greater Chicago's service area for sewerage treatment. Therefore, in order to allow the extension of the Village's sanitary sewer system into those properties and provide sanitary sewer services, the Northeastern Illinois Planning Commission must amend the facility planning area. Prior to the Northeastern Illinois Planning Commission considering and approving the facility planning area amendment application, they require a copy of the meeting minutes from a regularly scheduled meeting of the Village Board formally endorsing the application.

Trustee Brown moved that the Board of Trustees vote to endorse the application to the Northeastern Illinois Planning Commission to amend the current facility planning area to include approximately 75 acres at the northeast corner and 160 acres at the southwest corner of Lincoln Highway and Ridgeland Avenue. Seconded by Trustee Johnson.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

4) Annually, the South Suburban Mayors and Managers Association organizes a joint municipal auction of surplus vehicles and equipment, which Matteson participates in. The Village will be releasing some older and antiquated equipment and hopefully receive the minimum value, which has been established, or more, which will be turned back into the General Fund for operating expenses. In addition to the items listed in the ordinance, a separate spread sheet was distributed listing CPU's and monitors that would also be disposed of at the auction.

NEW BUSINESS

ENDORSEMENT OF AN APPLICATION TO THE NORTHEASTERN ILLINOIS PLANNING COMMISSION (NIPC) FOR AN AMENDMENT TO THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO'S (MWRDGC) FACILITY PLANNING AREA (FPA) BOUNDARY TO INCLUDE APPROXIMATELY 75 ACRES AT THE NORTHEAST CORNER AND 160 ACRES AT THE SOUTHWEST CORNER OF LINCOLN HIGHWAY AND RIDGELAND AVENUE

CONSIDERATION OF AN ORDINANCE

BOARD OF TRUSTEES

September 16, 2002

09-99-02

AUTHORIZING SALE OF  
SURPLUS PROPERTY

Trustee Johnson moved that the Board of Trustees adopt the Ordinance authorizing the sale at public auction of personal property owned by the Village of Matteson, including the additional computer items which shall be listed as Exhibit A. Seconded by Trustee Ashmore.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

5) Chief Park indicated that Detective Todd DiCarlo began his employment with the Matteson Police Department on September 17, 1994. Detective DiCarlo worked as a patrol officer, field-training officer, tactical officer, member of the Matteson Police Department's Emergency Response Team and the South Suburban Emergency Response Team. He was assigned to the Criminal Investigation Division during the past year and was recently assigned to the South Suburban Major Crimes Task Force. Detective DiCarlo has submitted his resignation from the Matteson Police Department to be effective on September 21, 2002. He will begin his new career as a special agent with the United States Secret Service. Therefore, the Police Department is looking to replace the vacated position.

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

Trustee Maxwell moved that the Board of Trustees direct the Matteson Fire & Police Commission to hire one Patrol Officer to replace the position vacated by Officer DiCarlo. Seconded by Trustee Ashmore.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

6) Ivy Coleman, IT Coordinator, presented a request to increase the current employee complement by one (1) to create the new position of "Systems coordinator CAD/Dispatch Operations." This position will be responsible for administering and ensuring the stability of the CAD dispatch system, police and fire computer systems, and the AS400 architecture. SouthCom has been using the services of Independent Consultant, Janet Coburn, for approximately the past 10 months. Staff feels that hiring Ms. Coburn in the position of Systems Coordinator CAD/Dispatch Operations would give the Village of Matteson and SouthCom the opportunity to continue with the required system updates for the H.T.E. application and the AS400 system. Ms. Coburn has already successfully repaired features

REQUEST FOR APPROVAL  
OF NEW IT POSITION

September 16, 2002

within the system that have been inoperable for several years.

It was noted that while the position would be housed within the IT division, it is an interdepartmental position shared with the Fire Chief, Police Chief, and the SouthCom Director. SouthCom will be contributing \$20,000 from their consulting line item towards the subsidy of this position, with the majority of the funds coming from the Fire Department. SouthCom will continue to subsidize this position in the future by appropriating their annual expectations for maintenance of the system, which will be applied to reduce the cost of this position.

Trustee Brown questioned why the Village did not want to continue servicing our system with a consultant as opposed to a full time employee, which would require extra expenses such as benefits and insurance. He also suggested the possibility of making the consulting contract more attractive to avoid creating a full time position. Chief Wilcox responded that the current consultant is interested in changing to full time employment. He noted that this is a very critical position and she is very unique in her expertise. It has been the Village's experience in the past that consultants come in, fix a problem, leave, and within a week the problem reoccurs. At that point, it is very difficult to track down another consultant to come back to the Village to correct the problem again.

Trustee Motton suggested that it might be in the Board's best interest to postpone their decision on this matter until the six month fiscal review, which will be in six weeks. He was concerned about funding the position now only to discover down the line that it would not be feasible. Mary Britton, Finance Director, stated the funding is in the budget now. No new funds will be requested; however, the Village will be asking that some of the funds from another line item be transferred to cover the expense.

Trustee Brown questioned that while the money is in the budget which has been approved, is the cash there to make the expenditure? He also questioned how much of a difference in terms of cash outflow there would be on an employment relationship versus the current consultant relationship. It was noted that currently the Village has budgeted \$40 per hour for a consultant based on 20 hours per week.

Trustee Ashmore stated that it was important to not only weigh the budget aspect but also to look at the bigger picture. He stated that through his personal experience, consultant companies are not always the most reliable and many times it ends up costing more in correcting things that were produced by consultants who no longer are in existence. For that reason, he felt that the Village should go forward and have the advantage of total control over the position as well as the benefits that a permanent full time employee offers.

Trustee Green moved that the Board of Trustees authorize increasing the existing employee complement by one (1) position of Systems Coordinator CAD/Dispatch Operations. Seconded by Trustee Ashmore.

Trustee Motton stated that while he supported the ideas and concept, he was concerned about the budget and felt the Board should delay their decision for six weeks for the six month fiscal review.

AYES: (4) Johnson, Green, Ashmore, and Stricker  
NAYS:(3) Motton, Maxwell, Brown  
ABSTAIN: (0)  
ABSENT: (0)

7) Recently it was determined that two streets within the Ridgeland Manor Subdivision were platted as one name while permits were issued under another name. The two streets are known as Shannon Avenue (platted as Shannon Drive) and Whitney Avenue (platted as Whitney Drive). The Avenue suffix is being used by all residents, the SouthCom database, and the Post Office. The existing street signs also reflect the Avenue suffix. Since the addresses are established under the "incorrect" street name, it is recommended that the streets be renamed. The Developer has been notified of this request and has no objections.

Trustee Brown moved that the Board approve the Ordinance renaming certain Village streets (Shannon Avenue and Whitney Avenue). Seconded by Trustee Johnson.

CONSIDERATION OF AN  
ORDINANCE RENAMING  
VILLAGE STREETS

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

8) Hildy Kingma, Community Development Director, stated that the petitioner is requesting a Special Use Permit to allow the construction and operation of a single family and multiple family residential development within the MXD Zoning District. The entire Matteson Commons development is a total of 155.9 acres; however, the residential portion of the development will be 85.9 acres. The remainder of the property will be developed as commercial, office and towncenter. The residential portion of the site will be developed with a proposed density of no greater than 13.5 units to the acre for a total of approximately 1,160 dwelling units.

The Plan Commission considered this item at the August 1, 2002 meeting and

found that this request met the required findings of fact. They recommended approval of the Special Use Permit with the following conditions (noted with an asterisk) along with staff recommended conditions:

- (1) \*Approval of the Special Use Permit allows for individual residential neighborhoods to be smaller than the minimum 10 acres because the entire residential development is 85.9 acres.
- (2) \*A Planned Residential Permit must be submitted for every residential neighborhood.
- (3) All residential units will be marketed for sale, not for rent.
- (4) Homeowner's associations will be created in each neighborhood.
- (5) The maximum residential density of the overall project will be no greater than 13.5 units to the acre.
- (6) The maximum density of the single family detached residential neighborhoods will be no greater than 8 units to the acre.
- (7) Park land will be dedicated in all residential neighborhoods and will meet the Subdivision Ordinance requirements for land dedication in the single family neighborhoods.
- (8) This Special Use Permit approval will expire within four months if additional design and process guidelines are not completed and approved. (Special Use Permits typically expire within 12 months if development has not begun.)

CONSIDERATION OF A  
SPECIAL USE PERMIT FOR  
LORD & ESSEX HOMES TO  
ALLOW THE  
CONSTRUCTION AND  
OPERATION OF A SINGLE  
FAMILY AND MULTIPLE  
FAMILY RESIDENTIAL  
DEVELOPMENT WITHIN  
THE MXD ZONING  
DISTRICT WITHIN THE  
MATTESON COMMONS  
PROJECT

A presentation was made to the Board describing how the densities for this Special Use Permit could be achieved in a manner that is consistent with both the purpose of the MXD district and the goals of the community. It was noted that the detailed development plans for the six residential neighborhood clusters in Matteson Commons have not been created. The developer is waiting for the Village's approval of the Special Use Permit before he goes forward with detailed plans.

Trustee Motton raised his concern as to the issue of school overcrowding given the density of this development. He emphasized that this must be discussed at great length and negotiated with the school districts as far as the dedication of land, construction of new school buildings, and other concerns they may have. He added that he has talked to other school district officials, one in particular being School Board President Jerry Hughes of School District 146, regarding this issue. Schools have a tremendous affect on a community and it is essential that the Village Board work closely with our local School Districts to ensure the District maintains quality education.

The developer assured the Board that he is not looking for high density, but rather a comprehensive development that is best for both the Village and his development.

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Trustee Brown moved that the Board of Trustees authorize a Special Use Permit for Lord & Essex Homes to allow the construction and operation of a single family and multiple family residential development within the MXD Zoning District with the specified conditions and to direct the Village Attorney to prepare an Ordinance. Seconded by Trustee Green.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

9) The Board of Trustees approved an Economic Incentive Agreement with Planet Honda in May of 2002. That agreement states that the “Village agrees to take reasonable actions necessary to support Planet Honda’s application for Class 8 property tax designation by the County.” Planet Honda’s application to Cook County for this incentive must be submitted prior to the start of construction on the site. The application must include a formal resolution approved by the Board of Trustees stating the Village’s support.

Trustee Green moved that the Board of Trustees approve a Resolution of the Village of Matteson, authorizing an application to the Assessor of Cook County for Class 8 Certification pursuant to the Cook County Real Property Assessment Classification Ordinance, as amended, for 5505 Auto Court. Seconded by Trustee Motton.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

10) Community Development Director Hildy Kingma distributed a copy of the resolution and agreement to members of the Board for their review. She stated that Dave Miller, CEO of Miller Consolidated, approached the Village in April of this year to request a renegotiation of their economic incentive agreement with the Village. This request was based on the performance of the company in bringing in more dealerships than had originally been envisioned, and the business needs of the Miller dealerships. The request was considered by the Economic Development Commission, which recommended that the staff investigate the business position of Miller Consolidated to ensure that any incentives granted would actually support a financial need of the company. Based on that recommendation, staff worked closely with the Village’s financial auditing firm, McGladrey and Pullen, to conduct

CONSIDERATION OF A RESOLUTION OF THE VILLAGE OF MATTESON, AUTHORIZING AN APPLICATION TO THE ASSESSOR OF COOK COUNTY FOR CLASS 8 CERTIFICATION PURSUANT TO THE COOK COUNTY REAL PROPERTY ASSESSMENT CLASSIFICATION ORDINANCE, AS AMENDED, FOR 5505 AUTO COURT

September 16, 2002

an extensive financial analysis of the impacts of the current incentives and proposed future incentives.

Based on that analysis, staff is now recommending a revised economic incentive agreement with Miller Consolidated. The basic elements of the proposed new agreement include:

CONSIDERATION OF A  
REVISED ECONOMIC  
INCENTIVE AGREEMENT  
WITH MILLER  
CONSOLIDATED

- An increased sales tax incentive from 25 percent to 50 percent for a ten year period, beginning in 2002. In 2012 the incentive will gradually decrease over the remaining eight years of the agreement until it reaches 30 percent.
- The Miller Consolidated dealerships will be required to sell a minimum of 3,500 cars, with a minimum of 50 percent of those sales being new cars. If, at any time, the car sales fall below these thresholds, the sales tax rebate will fall to 25 percent until the performance criteria are met again.
- Additional caps on the sales tax rebate are imposed consistent with those included in the existing agreement.
- Miller Consolidated will be paid a bonus incentive based on their performance in developing a highly successful auto mall in the Village of Matteson.
- The performance guaranty held by the Village on all property in Phase 2 will be released.

Trustee Motton moved that due to the lateness of the hour and the fact that the Board has not had a chance to review the agreement prior to this evening that the Board of Trustees table this item until the next meeting. Seconded by Trustee Maxwell.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

11) Trustee Ashmore moved to request an Executive Session under the Open Meetings Act, Section 2(c)(1), Personnel. There may be a need to reconvene. Seconded by Trustee Brown.

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

NAYS:(0)

ABSTAIN: (0)

BOARD OF TRUSTEES

09-105-02

September 16, 2002

ABSENT: (0)

President Stricker noted that there will also be a workshop meeting this evening to discuss the 2003 Baseball recommendations.

There being no further comments, the Board adjourned at 10:35 p.m. for a short recess and then Executive Session.

OTHER BUSINESS

The Board of Trustees reconvened from Executive Session at 11:51 p.m.

REQUEST FOR  
EXECUTIVE SESSION

Clerk Grisco called the roll and the following Trustees answered present:

Andre' Ashmore  
Shirley Green  
Nathaniel Motton  
Allene Maxwell  
Allen Johnson  
Sam Brown

Trustee Maxwell moved that the Board of Trustees authorize the Fire and Police Commission to hire one (1) Firefighter/Paramedic. Seconded by Trustee Ashmore.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

RECONVENE FROM  
EXECUTIVE SESSION

Trustee Johnson moved to adjourn the Regular Meeting of the Board of Trustees at 11:54 p.m. Seconded by Trustee Brown.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

BOARD OF TRUSTEES  
September 16, 2002

09-106-02

Respectfully Submitted,

ADJOURNMENT

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Dorothy Grisco, Village Clerk