

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 1ST DAY OF DECEMBER 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

Sam Brown
Emmanuel Imoukhuede
Allan Johnson
Carol Marshall

Trustees Ashmore and Motton were not in attendance.

Also present were: Joseph Perozzi, Village Attorney; David Mekarski, Village Administrator; Hildy Kingma, Director of Community Development; Lafayette Linear, Finance Director; Jan Dinnocenzo, Recording Secretary; and the Star Newspaper.

CONSIDERATION OF
MINUTES

a) President Stricker presented the Minutes of the Regular Meeting of November 17, 2003 for additions, deletions, or corrections.

REGULAR MEETING OF
NOVEMBER 17, 2003

Trustee Marshall moved to approve the Minutes of the Regular Meeting of November 17, 2003 as presented. Seconded by Trustee Brown.

AYES: (4) Brown, Imoukhuede, Johnson, and Marshall
NAYS:(0)
ABSTAIN: (0)
ABSENT: (2) Ashmore and Motton

CONSIDERATION OF
FINANCIAL REPORTS

a-c) Mr. Lafayette Linear, Finance Director, presented the Treasurer's Reports for August, September and October, 2003.

TREASURER'S REPORTS –
AUGUST, SEPTEMBER AND
OCTOBER, 2003

Trustee Imoukhuede moved to accept the Treasurer's Reports for August,

September and October, 2003 as presented. Seconded by Trustee Marshall.

AYES: (4) Brown, Imoukhuede, Johnson, and Marshall
NAYS:(0)
ABSTAIN: (0)
ABSENT: (2) Ashmore and Motton

d) 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 Marshall.

AYES: (4) Brown, Imoukhuede, Johnson, and Marshall
NAYS:(0)
ABSTAIN: (0)
ABSENT: (2) Ashmore and Motton

COMMENTS BY VILLAGE
OFFICIALS

Trustee Brown stated that the Plan Commission will meet on Thursday, December 4, and noted that at the end of the meeting they will hold a workshop to discuss issues concerning the use of minority and local contractors in the Village.

TRUSTEE COMMITTEE
REPORTS

Trustee Marshall reported her attendance at the Landlords Association meeting on November 20. She reminded everyone that luminaria candles will be sold on December 6 and 7, and the Holiday Fest will be on December 10 at Lincoln Mall.

President Stricker noted that he received a letter from Robin Kelly regarding her trip to China and advised that she will be giving a presentation regarding that trip at the Chamber meeting on December 17. He also reported his and Trustee Brown's attendance at the Angie Bay Ministries Storehouse on November 30, where Fire Chief Wilcox and all Matteson firefighters were recognized and honored.

Members of VFW Local 311 presented Sgt. Kenneth Arvin with a Certificate of Appreciation Award for his heroism in rescuing an elderly man from his car, which was sinking in a flooded retention pond.

PRESENTATION

CERTIFICATE OF
APPRECIATION AWARD
PRESENTED BY VFW
LOCAL 311 TO SGT.
KENNETH ARVIN

There was no public comment.

There were no bids or contracts.

OPPORTUNITY FOR
PUBLIC COMMENT

CONSIDERATION OF BIDS
AND AWARDING OF
CONTRACTS

NEW BUSINESS

CONSIDERATION OF A
SPECIAL USE PERMIT TO
ALLOW A PLANNED
RESIDENTIAL PERMIT FOR
THE FIRST
RESUBDIVISION OF LOTS
3 AND 5 OF BROOKMERE,
COMMONLY KNOWN AS
PARCEL 5

- 1) Ms. Hildy Kingma, Director of Community Development, reviewed the unique characteristics of the proposed development which included the following:
- 188 single family attached homes (town homes) on 20.45 acres for a density of 10.88 units to the acre.
 - The Homeowners Association will have a critical role in the long term maintenance of the useable common open space, the plantings within Matteson Avenue and the ComEd easement, snow removal on both the private drives and the on-street parking bays and the entry monuments within the development. Provisions for a Special Service Area have been made so that if these maintenance responsibilities are defaulted upon, the Village will have a means to maintain the development using Special Assessments on the homes in this area.
 - The open space will consist of a 1.25 acre dedicated linear park (Perimeter Greenway that includes the ComEd easement along I-57) and a 2.59 acre dedicated park at the north end of this parcel.
 - Varying front yard setbacks from 5 feet to 104.11 feet from the right-of-way. The required front yard setback is 25 feet and note that a majority of the buildings are set back 16 feet or more, however 5 buildings are set back less than 10 feet from the right-of-way. These are all one-story homes and most of the driveways will not directly access the streets.
 - The rear yard setbacks are 15 feet on buildings that abut the dedicated park site to the north and the Village property to the south, 20 feet on buildings that abut Matteson Avenue and 50 feet on buildings that abut the Perimeter Greenway (I-57) compared to the 30 feet required by the Zoning Ordinance.
 - 44.3 percent of open space on Parcel 5, compared to the required 30 percent.
 - Street widths with 33.5 feet of pavement with on-street parking on one side (the inner loop) in a 60 foot right-of-way. The areas around the bends in the road do not have on-street parking and the pavement width in these areas is 25 feet.
 - Sidewalks on one side of the street due to the pathways that will be incorporated into the Perimeter Greenway, the dedicated park site and throughout the entire Brookmere development (i.e. across Matteson Avenue to Parcel 4).

December 1, 2003

It was noted that all Village departments have reviewed this proposed development and have no objections.

President Stricker requested that potential homeowners be made aware of the unique design features of the proposed development.

Mr. Jim Louthen and Ms. Catherine Murray of URS, representing Lord & Essex, gave a brief background of the overall development and highlighted the unique features of the proposed development under consideration.

Trustee Johnson stated he felt it was an excellent project.

Upon questioning from Trustee Imoukhuede, Mr. Louthen stated that he would estimate the cost of the townhomes to start around \$200,000. As to the transportation of children to school, Mr. Louthen noted that the School District has been involved in the planning of the project, and they expressed no concerns. In response to Trustee Imoukhuede's request, Mr. Louthen stated that he would provide pictures, as well as renderings, for residents to view.

Mr. Louthen reviewed the town center concept proposed for the development.

President Stricker stated he felt it was a very innovative and unique process and wished the developers well.

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 attached neighborhood within the MXD zoning district on the First Resubdivision of Lots 3 and 5 of the Brookmere Subdivision, and direct the Village Attorney to prepare an ordinance. Seconded by Trustee Marshall.

AYES: (4) Brown, Imoukhuede, Johnson, and Marshall
 NAYS:(0)
 ABSTAIN: (0)
 ABSENT: (2) Ashmore and Motton

2) Trustee Imoukhuede moved that the Board approve a Preliminary Plat for the First Resubdivision of Lots 3 and 5 of Brookmere, commonly known as Parcel 5, as presented. Seconded by Trustee Brown.

AYES: (4) Brown, Imoukhuede, Johnson, and Marshall
 NAYS:(0)
 ABSTAIN: (0)
 ABSENT: (2) Ashmore and Motton

CONSIDERATION OF A
PRELIMINARY PLAT FOR

THE FIRST
RESUBDIVISION OF LOTS
3 AND 5 OF BROOKMERE,
COMMONLY KNOWN AS
PARCEL 5

There was no old business.

OLD BUSINESS

3) Trustee Imoukhuede moved that the Board of Trustee adjourn to Executive Session under the Open Meetings Act, Section 2(c)(11) – Litigation, with a need to reconvene. Seconded by Trustee Johnson.

AYES: (4) Brown, Imoukhuede, Johnson, and Marshall
NAYS:(0)
ABSTAIN: (0)
ABSENT: (2) Ashmore and Motton

OTHER BUSINESS

REQUEST FOR EXECUTIVE
SESSION

Trustee Brown commended the Budget Officer for preparing and bringing the Treasurer's Reports up to date. He also stated he was looking forward to the proposed Brookmere development.

Mr. David Mekarski, Village Administrator, announced that the Administrative/Finance Committee will meet on Wednesday, December 3 at 7:30 p.m. to discuss the Village audit report and invited all to attend. He also noted that financing strategies for the community center and capital improvements will be discussed at the December 8 workshop.

Ms. Kingma reminded everyone of the ribbon cutting at the Greater Chicago Auto Auction on Thursday, December 4 at 8:00 a.m. She also noted that on December 5 the three TIF Joint Review Board meetings will be held beginning at 9:00 a.m. Ms. Kingma announced that on December 12, School District 159 Education Foundation will hold a fundraising skate-a-thon at Olympic Skate World in Richton Park.

President Stricker noted that he has requested the Finance Director to put together a synopsis of outstanding bond issues showing when they were established, length of issuance, and the amounts of the bonds.

After a short recess, the Board convened to Executive Session at 8:40 p.m.

The Board reconvened the Regular meeting at 8:48 p.m.

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

Sam Brown

BOARD OF TRUSTEES

December 1, 2003

12-0111-03

Emmanuel Imoukhuede
Allan Johnson
Carol Marshall

ROLL CALL

Trustees Ashmore and Motton were not in attendance.

4) Trustee Imoukhuede moved that the Board of Trustees authorize the Village President and Village Clerk to execute the Agreement for the Sharing of Litigation Expenses concerning the litigation regarding the Infrastructure Maintenance Fee of a suit brought by PrimeCo, Inc. Seconded by Trustee Marshall.

AYES: (4) Brown, Imoukhuede, Johnson, and Marshall
NAYS:(0)
ABSTAIN: (0)
ABSENT: (2) Ashmore and Motton

CONSIDERATION OF
APPROVAL OF AN
AGREEMENT FOR THE
SHARING OF LITIGATION
EXPENSES

Trustee Imoukhuede moved to adjourn the Regular Meeting of the Board of Trustees at 8:55 p.m. Seconded by Trustee Marshall.

AYES: (4) Brown, Imoukhuede, Johnson, and Marshall
NAYS:(0)
ABSTAIN: (0)
ABSENT: (2) Ashmore and Motton

ADJOURNMENT

Respectfully Submitted,

Dorothy Grisco, Village Clerk