

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 JULY 2004

Clerk Grisco 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
Sam Brown
Emmanuel Imoukhuede
Allan Johnson
Carol Marshall

President Stricker and Trustee Motton were not in attendance.

Also present were: Joseph Perozzi, Village Attorney; Robert Park, Interim Village Administrator/Police Chief; Lafayette Linear, Finance Director; Vince Laoang, Director of Public Works; Brian Ramsey, Director of Parks and Recreation; Jan Dinnocenzo, Recording Secretary; and the media.

In the absence of President Stricker, Trustee Ashmore moved to appoint Trustee Johnson as Temporary Chairman of the meeting. Seconded by Trustee Marshall.

APPOINTMENT OF
TEMPORARY CHAIRMAN

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson,
and Marshall

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Motton

CONSIDERATION OF
MINUTES

a) Temporary Chairman Johnson presented the Minutes of the Regular Meeting of July 6, 2004 for additions, deletions, or corrections.

REGULAR MEETING OF
JULY 6, 2004

Trustee Ashmore moved to approve the Minutes of the Regular Meeting of July 6, 2004 as presented. Seconded by Trustee Brown.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson,

and Marshall

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Motton

CONSIDERATION OF
FINANCIAL REPORTS

SALARY, OVERTIME AND
ACCOUNTS PAYABLE

a) Temporary Chairman Johnson presented the Salary, Overtime and Accounts Payable as submitted.

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

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson,
and Marshall

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Motton

COMMENTS BY VILLAGE
OFFICIALS

TRUSTEE COMMITTEE
REPORTS

Trustee Ashmore acknowledged the attendance of Oxford Estates residents at the meeting. He reported his concern regarding the need for upgrading the Building Services Department.

Trustee Marshall reported that the Housing and Human Relations Commission held a retreat on July 10. She also announced that there will be a Landlords Association meeting on July 22 at 7:00 p.m. in the Village Hall and that volunteers and recommendations are still needed for Matteson's 150th Anniversary celebration which will be next year.

All Board Members wished President Stricker a speedy recovery.

Mr. Andre Robinson, an Oxford Estates resident, addressed the Board regarding concrete problems being experienced in the Oxford Estates neighborhood, as well other issues of concern. It was noted that in addition to Board Members' review, the matter will be referred to Building Commissioner Joe Doughney for follow-up.

OPPORTUNITY FOR
PUBLIC COMMENT

Trustee Imoukhuede moved that the developer come to the next Board meeting on August 2 and report as to how he intends to address the issues presented by the homeowners. Seconded by Trustee Marshall.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson,

and Marshall

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Motton

It was determined that staff should contact the contractor immediately regarding this matter in addition to the contractor being advised that he is expected to appear before the Board at their August 2 meeting to report on these concerns.

1) Mr. Brian Ramsey, Director of Parks and Recreation, noted that the Matteson Parks and Recreation Department is seeking to contract the services of an architectural firm for the renovation of the Community Center washrooms. It was noted that ARC Architectural Resource Corporation was the only firm that came out and viewed the project prior to the bid opening.

CONSIDERATION OF BIDS
AND AWARDING OF
CONTRACTS

RENOVATION OF
COMMUNITY CENTER
WASHROOMS

Trustee Imoukhuede moved that the Board of Trustees approve the proposal as submitted by ARC Architectural Resource Corporation from Orland Park, IL in the amount of \$14,450.00 for architectural services for the renovation of the Community Center washrooms. Seconded by Trustee Ashmore.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson,
and Marshall

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Motton

There was no old business.

OLD BUSINESS

NEW BUSINESS

2) Mr. Vince Laoang, Interim Director of Community Development/ Director of Public Works, reported that Broadacre South, LLC has requested a Special Use Permit to allow a multiple-family neighborhood within the MXD zoning district. Broadacre South, LLC currently owns 6.98 acres of land directly north of Stoneridge Courtyards of Matteson, Phases I and II and wishes to construct 58 new townhome units similar to those constructed in Phase II.

CONSIDERATION OF A
SPECIAL USE PERMIT TO
ALLOW A MULTIPLE-
FAMILY RESIDENTIAL
NEIGHBORHOOD WITHIN
THE MXD DISTRICT
LOCATED EAST OF I-57,

Mr. Laoang noted that in regard to Item 6 of the Plan Commission's findings of fact, it was determined that while the proposed Special Use would increase traffic and demand for public services in the area, the developer will make improvements

BOARD OF TRUSTEES

July 19, 2004

07-125-04

WEST OF SOUTHWICK
DRIVE, NORTH OF
STONERIDGE
COURTYARDS OF
MATTESON, PHASES I
AND II AND SOUTH OF
THE BAYMONT INN

to the existing roadway and utility infrastructure to compensate for the increased demands; therefore, such a burden will not exist.

Trustee Brown moved that the Board of Trustees approve a Special Use Permit to allow a multiple-family development within the MXD district, Stoneridge Courtyards of Matteson, Phase III, located east of I-57, west of Southwick Drive, north of Stoneridge Courtyards of Matteson, Phases I and II and south of the Baymont Inn, and direct the Village Attorney to prepare an ordinance. Seconded by Trustee Marshall.

In response to handicap accessibility concerns, Mr. Larry Tulchinsky and Mr. Fidel Lopez, representatives of Broadacre South, LLC, noted that ranch-style homes are proposed that will specifically address those needs.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson,
and Marshall

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Motton

3) Mr. Laoang noted that the applicant, Broadacre South, LLC, requested a front yard setback variance for some of the townhome units within the proposed Stoneridge Courtyards of Matteson, Phase III subdivision. The requested variance is due to the decreased lot size of 6.98 acres and the Subdivision Code requirement that all streets in the Village be public roads.

Trustee Brown moved that the Board of Trustees approve a front yard setback variance for Broadacre South, LLC, Stoneridge Courtyards of Matteson, Phase III, as requested, and direct the Village Attorney to prepare an ordinance. Seconded by Trustee Marshall.

It was noted that Board approval is not final until the ordinance is presented to the Board at the next meeting.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson,
and Marshall

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Motton

CONSIDERATION OF A
FRONT YARD SETBACK
VARIANCE FOR
TOWNHOME UNITS
WITHIN STONERIDGE
COURTYARDS OF
MATTESON, PHASE III
LOCATED EAST OF I-57,
WEST OF SOUTHWICK
DRIVE, NORTH OF
STONERIDGE
COURTYARDS OF
MATTESON, PHASES I
AND II AND SOUTH OF
THE BAYMONT INN

4) Mr. Laoang noted that the Preliminary Plat for Stoneridge Courtyards of Matteson, Phase III, permits the development of 58 townhome units.

Trustee Brown moved that the Board approve a Preliminary Plat for Stoneridge Courtyards of Matteson, Phase III, as presented. Seconded by Trustee Marshall.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson,
and Marshall
NAYS:(0)
ABSTAIN: (0)
ABSENT: (1) Motton

CONSIDERATION OF A
PRELIMINARY PLAT FOR
STONERIDGE
COURTYARDS OF
MATTESON, PHASE III

5) Trustee Ashmore moved that the Board of Trustees make available for public inspection the minutes of the closed session meeting held on May 3, 2004 – 2nd item; and that the minutes of the following closed session meetings be held for confidentiality: January 20, 2004; February 17, 2004; April 5, 2004; April 12, 2004; May 3, 2004- 1st item; May 17, 2004; and June 7, 2004. Seconded by Trustee Marshall.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson,
and Marshall
NAYS:(0)
ABSTAIN: (0)
ABSENT: (1) Motton

OTHER BUSINESS

MINUTES OF CLOSED
SESSIONS

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

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson,
and Marshall
NAYS:(0)
ABSTAIN: (0)
ABSENT: (1) Motton

REQUEST FOR EXECUTIVE
SESSION

Mr. Thaddeus Wilson, 5331 Stanford Lane, addressed the Board concerning the previously discussed concrete issues in the Oxford Estates Subdivision.

After a short recess, the Board convened to Executive Session at 8:27 p.m.

The Board reconvened the Regular meeting at 8:56 p.m.

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

Andre Ashmore

Sam Brown
Emmanuel Imoukhuede
Allan Johnson
Carol Marshall

ROLL CALL

Trustee Motton was not in attendance.

7) *There was no discussion or action taken on this item.*

8) Trustee Marshall moved that the Village accept the Settlement Agreement between the Village and Granwell Mechanical, Inc. for the settlement of a Mechanic's Lien claim for heating and air conditioning in the sum of \$45,000.00 and authorize the Interim Administrator to execute the Settlement Agreement in acceptance on behalf of the Village. Seconded by Trustee Ashmore.

MWRD BACK FEES

Village Attorney Perozzi noted that this settlement is part of a surety on the Village Hall and explained that there will be no money expended by the Village in payment of said Settlement Agreement.

CONSIDERATION OF A
SETTLEMENT AGREEMENT
FOR PENDING LITIGATION

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson,
and Marshall
NAYS:(0)
ABSTAIN: (0)
ABSENT: (1) Motton

Trustee Imoukhuede moved to adjourn the Regular meeting of the Board of Trustees at 8:58 p.m. Seconded by Trustee Marshall.

AYES: (5) Ashmore, Brown, Imoukhuede, Johnson,
and Marshall
NAYS:(0)
ABSTAIN: (0)
ABSENT: (1) Motton

ADJOURNMENT

Respectfully Submitted,

Dorothy Grisco, Village Clerk