

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 7<sup>TH</sup> DAY OF SEPTEMBER 2004

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  
Sam Brown  
Emmanuel Imoukhuede  
Carol Marshall  
Nathaniel Motton, Jr.

Trustee Johnson was absent.

Also present were: Joseph Perozzi, Village Attorney; Hildy Kingma, Interim Village Administrator/Community Development Director; Robert Park, Police Chief; Lafayette Linear, Finance Director; Brian Ramsey, Director of Parks & Recreation; Robert Wilcox, Fire Chief; Jan Dinnocenzo, Recording Secretary; and the media.

CONSIDERATION OF  
MINUTES

a) President Stricker presented the Minutes of the Regular Meeting of August 16, 2004 for additions, deletions, or corrections.

REGULAR MEETING OF  
AUGUST 16, 2004

Trustee Ashmore moved to approve the Minutes of the Regular Meeting of August 16, 2004 as presented. Seconded by Trustee Brown.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Johnson

b) President Stricker presented the Minutes of the Special Meeting of August 30, 2004 for additions, deletions, or corrections.

SPECIAL MEETING OF  
AUGUST 30, 2004

Trustee Ashmore moved to approve the Minutes of the Special Meeting of August

30, 2004 as presented. Seconded by Trustee Brown.

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

CONSIDERATION OF  
FINANCIAL REPORTS

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

SALARY, OVERTIME AND  
ACCOUNTS PAYABLE

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

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

COMMENTS BY VILLAGE  
OFFICIALS

All Trustees welcomed President Stricker back.

TRUSTEE COMMITTEE  
REPORTS

Trustee Ashmore clarified that the Board's previous action directing staff to hire a new Code Enforcement Officer and Building Inspector was in addition to the Combination Inspector recently hired. He also noted that in pursuing the possibility of utilizing contractual services for inspections, that individual, independent contractors should be sought in addition to contractual companies.

Trustee Imoukhuede reported that Deputy Chief Timothy Filkins has resigned and wished him well in his new endeavor in the ministry. Trustees echoed his well wishes.

Trustee Brown reported that the Plan Commission will be meeting on Thursday, September 16.

Trustee Marshall reported that the Housing and Human Relations Commission will meet on September 9, the Autumn Gala will be held on September 11, and noted that this weekend is Unity Weekend.

President Stricker, on behalf of his wife and himself, thanked all those who sent cards, well-wishes, etc. during his recent surgery and recovery.

OPPORTUNITY FOR  
PUBLIC COMMENT

GENERAL PUBLIC

Mr. Arthur Wimberly, 6341 Old Plank Blvd., noted that he was in attendance to receive a home beautification plaque. It was noted that those presentations will be conducted at the Board meeting on September 20. He also voiced his concern regarding the lack of care being given to the open spaces in Ridgeland Manor. Staff was directed to look into the matter.

Mr. Richard Smith, a Matteson resident, introduced Michael Platt and Otis Gilmore of Risk Management Resources, Inc. An information packet was distributed to the Board regarding their firm, and it was requested that they be given an opportunity to work with the Village.

Trustee Motton moved that Risk Management Resources, Inc. be placed on the next available Board Workshop to discuss their services in more detail. Seconded by Trustee Imoukhuede.

It was stated that appropriate staff should review the information prior to the workshop and/or attend the workshop.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Johnson

Mr. Andre Robinson, 5345 Stanford, questioned the status of the concrete issues that were previously brought before the Board and whether there was a remedy to ensure that these issues do not recur. It was noted that the Village has researched the matter, and staff will be providing a written report in the near future to the Board and the residents involved which will also address possible remedies. Trustees assured Mr. Robinson that the issued is being addressed and will be resolved.

Ms. Shirley (*last name unknown*), of Michael John Manor, voiced her concern regarding pet owners not cleaning up after their animals. It was noted that the Village does have ordinances prohibiting such nuisances. It was suggested that the Police Department be contacted when offenses occur. It was also suggested that an article be placed in the *Matteson Avenue* or in the water bills reminding pet

owners of their responsibilities, as well as placing it on the homeowners associations' meeting agendas.

b) President Stricker noted that this item will be discussed in length at the regular Board Workshop of September 13, 2004.

Trustee Imoukhuede stated the Board requested, by unanimous vote, that this item be heard at a Board meeting, not a workshop.

Following discussion, President Stricker called a Special Board meeting to be held on Monday, September 13, 2004 at 7:30 p.m. for the purpose of hearing the Realty America Group/Lincoln Mall report, followed by a Workshop, if necessary.

Trustee Imoukhuede moved that the Board hold a Special Board meeting on September 13, 2004, at 7:30 p.m. Seconded by Trustee Brown.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Johnson

1) Mr. Elliott Johnson, Business Development and Marketing Consultant, stated that bids were received and opened for the Village Commons Sign. The FY 04-05 Budget includes this line item in the amount of \$40,000. In addition, an insurance check has been received in the amount of \$5,000 for the replacement of the original sign that was destroyed in an accident. The Architectural Services Agreement for this project is for \$6,900, leaving a balance of funds available for this project of \$38,100.

Trustee Motton moved that the Board accept the bid of Chicago Heights Construction for Alternate #1, precast with LED lights, in the amount of \$68,315.00. Seconded by Trustee Imoukhuede.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Johnson

REALTY AMERICA  
GROUP/LINCOLN MALL

CONSIDERATION OF BIDS  
AND AWARDING OF  
CONTRACTS

CONSIDERATION OF  
VILLAGE COMMONS SIGN  
BIDS

Trustee Motton moved that the Board approve additional funding for this project in the amount of \$30,215 from the Quality of Life Fund. Seconded by Trustee Brown.

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

Mr. Johnson recommended that due to the timing of this bid award, that the deadline for substantial completion be extended.

Trustee Motton moved that the deadline for substantial completion of this project be extended to November 8, 2004. Seconded by Trustee Brown..

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

2) Mr. Brian Ramsey, Director of Parks & Recreation, stated that due to the results of the bid opening on August 10 for the Village Green Restoration project, he is recommending that the Board reject all bids to allow staff the opportunity to rework the bid specifications and re-advertise this project.

VILLAGE GREEN  
RESTORATION – 2004

Trustee Motton moved that the Board reject all bids for the Village Green Restoration Project and re-advertise for bids within 30 days. Seconded by Trustee Brown.

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

The Board requested that they be provided with a copy of all bidders' lists.

3) President Stricker presented an Ordinance authorizing the sale or disposal of Engine 8.

OLD BUSINESS

CONSIDERATION OF AN  
ORDINANCE  
AUTHORIZING THE SALE  
OR DISPOSAL OF  
ENGINE 8

Trustee Marshall moved that the Board pass an Ordinance authorizing the sale or disposal of a 1979 Seagrave Fire Engine (Engine 8). Seconded by Trustee Ashmore.

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

4) President Stricker presented an Ordinance approving a Special Use Permit to allow a drive-thru facility for White Castle.

Trustee Brown moved that the Board of Trustees pass an Ordinance approving a Special Use Permit that allows a drive-thru facility within the C-4 zoning district located at 20949 South Cicero Avenue. Seconded by Trustee Marshall.

Trustee Ashmore voiced his concern regarding the placement of a car wash on the same site as the gas station and proposed White Castle Restaurant. He felt it would create too much traffic congestion at that location.

CONSIDERATION OF AN  
ORDINANCE APPROVING  
A SPECIAL USE PERMIT TO  
ALLOW A DRIVE-THRU  
FACILITY FOR WHITE  
CASTLE

AYES: (4) Brown, Imoukhuede, Marshall, and Motton  
NAYS:(1) Ashmore  
ABSTAIN: (0)  
ABSENT: (1) Johnson

5) Mr. Mike Murray, Deputy Director of Public Works, noted that the proposed resolution would replace a previously approved resolution in order to change the dollar amount that was incorrectly stated as well as to change the inclusion dates from calendar year to the Village's fiscal year.

Trustee Imoukhuede moved that the Board pass the Illinois Department of Transportation, Resolution for Maintenance of Streets and Highways by Municipality under the Illinois Highway Code, in the amount of \$380,000.00 to replace Resolution No. 0753-0504, previously passed by the Board on May 3, 2004. Seconded by Trustee Marshall.

IDOT RESOLUTION FOR  
MAINTENANCE OF  
STREETS

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

6) President Stricker noted that the Public Auction will take place on Saturday, September 11, 2004, in Hazel Crest, Illinois.

Trustee Imoukhuede moved that the Board pass an Ordinance authorizing the sale by public auction of personal property owned by the Village of Matteson. Seconded by Trustee Marshall.

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

7) President Stricker presented a resolution authorizing the execution of an agreement between the Village of Matteson and the Village of Park Forest regarding the cooperative ownership and use of Fit testing equipment.

Trustee Motton moved that the Board pass a resolution authorizing the execution of the Agreement between the Village of Matteson and the Village of Park Forest for Cooperative Ownership and Use of Fit Testing Equipment. Seconded by Trustee Ashmore.

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

8) Ms. Rebecca Greiman, Village Planner, presented the Final Plat for Newbury Estates, Phase 3.

Trustee Brown moved that the Board approve a Final Plat for Newbury Estates, Phase 3, as presented. Seconded by Trustee Ashmore.

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

9) Ms. Greiman, Village Planner, presented a Final Plat for Newbury Estates,

NEW BUSINESS

ORDINANCE  
AUTHORIZING THE SALE  
BY PUBLIC AUCTION OF  
PERSONAL PROPERTY  
OWNED BY THE VILLAGE  
OF MATTESON

CONSIDERATION OF A  
RESOLUTION  
AUTHORIZING THE  
EXECUTION OF AN  
INTERGOVERNMENTAL  
AGREEMENT BETWEEN  
THE VILLAGE OF  
MATTESON AND THE  
VILLAGE OF PARK  
FOREST REGARDING  
COOPERATIVE  
OWNERSHIP AND USE OF  
FIT TESTING EQUIPMENT

CONSIDERATION OF A  
FINAL PLAT FOR  
NEWBURY ESTATES,  
PHASE 3, LOCATED ON  
THE NORTH SIDE OF US  
30, ¼ MILE EAST OF  
RIDGELAND AVENUE

Phase 4B.

Trustee Brown moved that the Board approve a Final Plat for Newbury Estates, Phase 4B, as presented. Seconded by Trustee Ashmore.

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

CONSIDERATION OF A  
FINAL PLAT FOR  
NEWBURY ESTATES,  
PHASE 4B, LOCATED ON  
THE NORTH SIDE OF US  
30, ¼ MILE EAST OF  
RIDGELAND AVENUE

10) Ms. Greiman, Village Planner, presented a Minor Plat of Subdivision for Wal-Mart, noting that this plat subdivides the existing Wal-Mart parcel into three lots owned by separate Trusts within the Wal-Mart Corporation. The proposed three lots would house the existing Sam's Club, Wal-Mart and Sam's Gas Station.

President Stricker noted that the Village has been attempting to obtain an agreement with Wal-Mart which would allow the Village to regulate and enforce parking and traffic issues on their premises.

CONSIDERATION OF A  
MINOR PLAT OF  
SUBDIVISION FOR WAL-  
MART

Trustee Motton moved to table the Minor Plat of Subdivision for Wal-Mart for future discussion on pending traffic control. Seconded by Trustee Imoukhuede.

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

11) Ms. Greiman, Village Planner, gave an overview of the proposed Special Use Permit for a Planned Residential Permit for Parcel 1 in the Brookmere Subdivision, noting that it will provide for 120 single family attached homes on 18.19 acres.

Mr. Jim Louthen, with URS Corporation representing Lord & Essex, briefed the Board on various aspects of the project and noted Board concerns regarding signalization and street lighting and their associated costs.

CONSIDERATION OF A  
SPECIAL USE PERMIT FOR  
A PLANNED RESIDENTIAL  
PERMIT FOR PARCEL 1 IN  
THE BROOKMERE  
SUBDIVISION

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 Parcel 1 of the Brookmere Subdivision, consistent with the submitted Preliminary Development Plan and the submitted preliminary plat, and direct the Village Attorney to prepare an ordinance.

Seconded by Trustee Ashmore.

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

12) Ms. Greiman, Village Planner, presented a Preliminary Plat for the First Resubdivision of Lots 1, 2 and 3 of Brookmere.

Trustee Brown moved that the Board approve a Preliminary Plat for the First Resubdivision of Lots 1, 2 and 3 of Brookmere, as presented with the modifications to the right-of-way width and pavement width of the streets and the cull-de-sac length. Seconded by Trustee Ashmore.

Trustee Imoukhuede echoed his request for the pursuit of street lighting along Cicero Avenue by the developer with a follow-up report to the Village as to his findings.

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

CONSIDERATION OF A  
PRELIMINARY PLAT FOR  
THE FIRST RESUB-  
DIVISION OF LOTS 1, 2  
AND 3 OF BROOKMERE,  
LOCATED ON THE NORTH  
SIDE OF MATTESON  
AVENUE, NORTH OF  
PARCELS 4 AND 5 OF  
BROOKMERE

13) Trustee Imoukhuede moved that the Board of Trustees adjourn, at the end of this meeting, to Executive Session under the Open Meetings Act, Section 2(c)(1) – Personnel, with no need to reconvene. Seconded by Trustee Ashmore.

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

OTHER BUSINESS

REQUEST FOR EXECUTIVE  
SESSION

Trustee Ashmore suggested that the need for a generator at the Village Hall be considered in future budget discussions.

Trustees welcomed Ms. Kingma back from her leave and thanked all those who assisted during her absence.

Trustee Motton reiterated the need for careful planning in the development of the Village.

Ms. Kingma thanked all staff members for their assistance during her leave.

Chief Park congratulated Deputy Chief Filkins on his new venture, wished him well, and thanked him for accepting the role as Police Chaplain. Chief Park also thanked the entire staff for their assistance during his tenure as Interim Village Administrator.

Clerk Grisco welcomed President Stricker back.

Trustee Marshall moved to adjourn the Regular meeting of the Board of Trustees at 9:30 p.m., and, after a short recess, convene into Executive Session with no need to reconvene. Seconded by Trustee Ashmore.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (1) Johnson

ADJOURNMENT

Respectfully Submitted,

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Dorothy Grisco, Village Clerk