

Village of Matteson
Board of Trustees Meeting
October 18, 2004
--Partial Transcript--
“OPPORTUNITY FOR PUBLIC COMMENT”
Page 10-177-04

PRESIDENT STRICKER: I've been in this Village government for 27 years and I've seen a lot of builders and developers come and go, and inevitably there are always a lot of concerns when problems arise, some of which they are the responsibilities of the builders to do. We have had some of these concerns brought up recently and I think, one of the missions that I gave to the Board and staff about a month ago was that we'd set some guidelines that everyone can understand, that can be followed, whether the builder, the developer, the homeowner, or whomever. But how long do you go to fix a driveway; how long do you go to fix certain other kinds of repairs? Our policy, I think, traditionally, historically, Attorney Perozzi, you've been here longer than I have, and that is that normally those problems that arise are a civil matter in which the homeowner must take up with the builder through the court procedures. Now when we get a bit of a flood of various similar kinds of concerns, those items, I think, need to be reviewed, need to be addressed. But I think they can be done in a manner in which is not done necessarily in a public forum, because when you cut off permits or building, it sends a message to a lot of other potential developers or builders that on one hand, we're not going to mess around with a lot of shoddy workmanship. But, on the other hand, we don't need to overly react and cut things off to spite our face. So, there's a delicate balance in here that's got to be arrived at.

Comments by Ms. Deborah Murray...

PRESIDENT STRICKER: *(responding to questioning by Ms. Murray)* I have no clue. I think one of the things that can be done here is through Hildy and the new incoming Administrator, which will be here this week, to review these things and to really sit down and have some discussion with the builder and the developers and so forth, so that we're kind of all on the same page.

Trustee Johnson.

TRUSTEE JOHNSON: Yes. The one thing it is, this particular next phase has not had their plat, I believe, approved yet. So, at that point, which will be coming up shortly, that could be taken care of as long as the builder is doing it, it's not going to be held up. So, he has not been slowed down. He just has to get his plat here and then we'll address that other issue when it comes up.

Comments by Ms. Deborah Murray...

PRESIDENT STRICKER: Trustee Motton.

TRUSTEE MOTTON: We are here for the totality of the whole Village, not just Southwick. We're inundated with a number of homes being built in a shoddy manner. OK, this is nothing against just Southwick, but that was it. We got to a point where we decided, that's it, we're going to send a message that we're not going to tolerate it. Now, you just happened to be the one that it occurred with. However, we had a number of residents at our last Board meeting which were in our attendance that are fed up with building \$450,000 homes, \$250,000 homes, now what do they have? They're fed up with it. So, as a Board, we decided, President Stricker was not there, the Board decided, we're tired, and we do take things into consideration. We don't move hastily, we don't move

Board of Trustees Meeting

October 18, 2004

-Partial Transcript-

excitedly. We've been having these things going on for the last, it has been a year and a half I believe. This is not something that just occurred with our developers. OK. We've had a number of residents from Butterfield Place to Newbury Place and Southwick; they're all coming with the same issues. So as a Board, we have a fiduciary responsibility to our residents, not just to one area, per se, but now we're at a point right now where we say, no more, OK, no more. So it's nothing to the developer, per se, as far as trying to target someone, trying to be harsh with someone. But, the Village of Matteson does believe in the quality of life, and you do have to send messages at times. And if you don't send messages, then that continues the process of taking advantage of you. And we're inundated with this. This is not, if you just take the record and go back through the minutes as far as the Board meetings for the past year and a half, it's just unbelievable. I mean, about their complaint about certain developers. And I believe now we have his attention. I believe that Hildy Kingma has been in communication with him. And I believe that hopefully we'll resolve some of that that we're dealing with. We are a very responsible Board, believe me.

Comments by Ms. Deborah Murray...

TRUSTEE MOTTON: You know, you read one article, OK, about the Board meeting last week. So you're not informed as far as other things that are behind the scenes. There has been more complaints besides just that one complaint, OK. So at some point in time we take action. And when we take action at a Board meeting, then it gives the press the highlights, OK. But we've had a number of complaints prior to this.

PRESIDENT STRICKER: OK. Trustee Imoukhuede.

TRUSTEE IMOUKHUEDE: Yes, I would like to comment on that issue. I made the motion and if placed in this situation again, I shall make the motion. The lives of our residents, the people, of that lady who almost got choked by gas, is as important as your own life. And if we were elected to care for the lives, health and welfare of our residents, and we would not do anything, then that means we are taking our job very lightly. I owe you no apology, and I make no apology for making that motion. And the Board approved it unanimously. So we're not a reckless Board. We are people who are taking our responsibility very seriously. If it affects you, we'll do the same thing. And please, eventually someday you may have to apologize to this Board for addressing us that way, that we are reckless.

Comments by Ms. Deborah Murray...

TRUSTEE IMOUKHUEDE: *(responding to a statement by Ms. Murray)* OK, we have procedures, this Village has existed for over a hundred years, and we are doing the job that we were elected to do and we're doing it diligently. And all our residents know that we value each of their lives very seriously. So, and we value your life as well. Thank you very much.

PRESIDENT STRICKER: OK, one more.

TRUSTEE MARSHALL: I also agree with the other Trustees here mam. We did talk to each other on the phone, you and I have, and I did explain to you exactly what was said here tonight as to why we went and did what we did. It could have been one complaint, and we probably would have done the same thing. But it wasn't just one complaint. And it's because we are just tired of getting all these complaints in regards to the builders. Yes, if it was just one person who was complaining about something, we

Board of Trustees Meeting

October 18, 2004

-Partial Transcript-

still might have done the exact same thing. You've got to remember that we don't want this builder to continue building out there if he's not doing the job he's suppose to do. That's the reason why we made the motion, it's because we don't want him to continue building until he takes care of the issues that are at hand. And because he hasn't done his final plat as of yet, we have a right to be able to stop him from doing anything until that final plat gets in, and then we can review it again. But if we went ahead and let them go ahead and continue building and there's still problems with the second phase, or whatever phase is having the problems, that wouldn't be good on our part. It wouldn't show that we are doing our jobs as Trustees. So, I just wanted to say that, only because you and I, mam, have talked already on the phone, and I wanted to just let you know that I also still stand by what we discussed over the phone and with my fellow Trustees.

PRESIDENT STRICKER: OK. We thank you for your input and we're going to move on.