

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 20<sup>TH</sup> DAY OF DECEMBER 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  
Allan Johnson  
Carol Marshall  
Nathaniel Motton, Jr.

Also present were: Joseph Perozzi, Village Attorney; Frank Myers, Village Administrator; Hildy Kingma, Director of Community Development; Lafayette Linear, Finance Director; Brian Ramsey, Director of Parks and Recreation; Robin Kelly, Director of Community Affairs; Robert Wilcox, Fire Chief; Jan Dinnocenzo, Recording Secretary; and the media.

**COMMENTS BY VILLAGE OFFICIALS**

Board members reported their attendance at various functions and wished everyone a happy holiday season.

**TRUSTEE COMMITTEE REPORTS**

Trustee Ashmore noted that he has received complaints regarding abandoned vehicles and the length of time it takes to have them removed. Staff will look into the matter.

Trustee Motton reported that the Parks & Recreation Basketball program is off to a good start.

Village Administrator Frank Myers introduced his wife, Dr. Carolyn Myers, and their son, Mark. The President and Board of Trustees welcomed them.

Ms. Vianna Nolen-Peters, 5242 Southwick Court, stated she was very happy with her home and requested that the Board allow the builder to move forward.

**OPPORTUNITY FOR PUBLIC COMMENT**

Administrator Myers reported that the Village is moving forward on addressing the concerns at Southwick Courtyards, noting that inspections were made and a matrix prepared. Staff and the developer will continue to work with the residents to resolve all concerns.

Ms. Edwards, 5230 Stoneridge Court, noted that because of her work schedule, she is not always available during the week. She stated that she has provided the developer with times and dates when she would be available to meet with them to resolve her issues.

Mr. Al Tyler, Plan Commission Chairperson, requested that the Plan Commission be provided with a copy of the matrix describing the status of the inspections and improvements underway at Southwick Courtyards. Staff will forward a copy to the Commission.

Mr. Edward Long, 6047 Allemong Drive, questioned whether the residents received a copy of the matrix. Administrator Myers noted that the matrix was completed late Friday afternoon for inclusion in the Board packets; however, copies are available to any interested parties.

Mr. Vernell Drummond, 916 Warwick Drive, stated he felt that dumpsters in Newbury Estates are staying too long, creating eyesores, and that debris needs to be cleaned up on a regular basis. Staff will monitor the situation.

Ms. Brenda Reynolds, 5241 Southwick Court, questioned whether a timeframe was established for the repairs to be completed. It was noted that with cooperation on everyone's part, it is hopeful that all issues identified on the matrix can be resolved within 30 to 45 days.

Mr. Joe Martin, Diversity, Inc., presented the Village with the 2004 Diversity, Inc. Award recognizing the Village of Matteson for promoting racial, ethnic and cultural diversity and understanding among residents and the community. He also distributed to the Board copies of Diversity, Inc.'s Annual Report.

Mr. Jim Smith, Smith Dawson & Andrews, reported that the South Suburban Coalition, consisting of the Villages of Matteson, Richton Park, and Olympia Fields, was successful in obtaining \$2,000,000 in Federal funding for various specified projects. He distributed a report dated November 22, 2004 identifying the specific funding amounts for each project.

Trustee Imoukhuede moved that the Board pass a Resolution supporting and providing for the membership into the National League of Cities. Seconded by

## **PRESENTATIONS**

A. DIVERSITY, INC.

B. LOBBYIST

Consideration of a

Trustee Motton.

AYES: (6) Ashmore, Brown, Imoukhuede, Johnson,  
Marshall, and Motton

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

President Stricker explained the intent of having a Consent Agenda, noting that the items included will be enacted in one motion without separate discussion. If requested, items may be removed and discussed individually following the approval of the Consent Agenda.

Attorney Perozzi requested that Consent Agenda Items C1, C2, and C3 be removed for individual consideration.

Trustee Brown moved that the Board approve the Consent Agenda with the exception of items C1, C2, and C3. Seconded by Trustee Marshall.

AYES: (6) Ashmore, Brown, Imoukhuede, Johnson,  
Marshall, and Motton

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

Resolution Supporting  
Membership into the  
National League of Cities

**CONSENT AGENDA:**

**A. CONSIDERATION OF MINUTES**

1. Public Hearing of December 6, 2004
2. Regular Meeting of December 6, 2004
3. Special Meeting of December 15, 2004

**B. CONSIDERATION OF FINANCIAL REPORTS**

1. Treasurer's Report – November, 2004
2. Salary, Overtime and Accounts Payable

**C. OLD BUSINESS**

4. Consideration of an Ordinance updating an existing Special Use Permit approving the Final Development Plan for Parcel 5 of Brookmere

**D. NEW BUSINESS**

1. Authorization for the Fire and Police Commission to Promote one (1) Firefighter/ Paramedic to the position of Fire Lieutenant
2. Authorization for Fire and Police Commission to Promote two (2)

**A. CONSIDERATION OF MINUTES – *Approved by Omnibus Vote***

1. Public Hearing of December 6, 2004
2. Regular Meeting of December 6, 2004
3. Special Meeting of December 15, 2004

**B. CONSIDERATION OF FINANCIAL REPORTS – *Approved by Omnibus Vote***

1. Treasurer's Report – November, 2004
2. Salary, Overtime and Accounts Payable

**C. OLD BUSINESS**

3. Consideration of an Ordinance updating an existing Special Use Permit approving the Final Development Plan for Parcel 5 of Brookmere – *Approved by Omnibus Vote*

**D. NEW BUSINESS**

1. Authorization for the Fire and Police Commission to Promote one

- (1) Firefighter/Paramedic to the position of Fire Lieutenant –  
*Approved by Omnibus Vote*
2. Authorization for Fire and Police Commission to Promote two (2) Lieutenants to the Shift Commander Assignment – *Approved by Omnibus Vote*
3. Consideration of a Final Plat for Ridgeland Manor, Phase Ten –  
*Approved by Omnibus Vote*
4. Consideration of a Final Plat for Trinity Creeks, Phase One –  
*Approved by Omnibus Vote*

- Lieutenants to the Shift  
Commander Assignment
3. Consideration of a Final  
Plat for Ridgeland Manor,  
Phase Ten
4. Consideration of a Final  
Plat for Trinity Creeks,  
Phase One

**ITEMS REMOVED FROM  
CONSENT AGENDA:**

C1. Administrator Myers gave a brief description of the proposed property under consideration.

Trustee Brown moved that the Board of Trustees pass an Ordinance annexing approximately 78.50 acres of unincorporated land located on the north side of US 30 approximately ¼ mile west of Central Avenue. Seconded by Trustee Johnson.

AYES: (6) Ashmore, Brown, Imoukhuede, Johnson,  
Marshall, and Motton

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

C2. Trustee Brown moved that the Board of Trustees pass a Resolution approving the Annexation Agreement between Amlin Residential, Inc. and the Village of Matteson. Seconded by Trustee Johnson.

AYES: (6) Ashmore, Brown, Imoukhuede, Johnson,  
Marshall, and Motton

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

C3. Trustee Brown moved that the Board of Trustees pass an Ordinance classifying 78.50 acres of land located on the north side of US 30 approximately ¼ mile west of Central Avenue to R-2, Low-to-Moderate Density Residential upon annexation. Seconded by Trustee Johnson.

AYES: (6) Ashmore, Brown, Imoukhuede, Johnson,

- C. OLD BUSINESS
1. Consideration of an  
Ordinance Annexing 78.50  
acres of unincorporated  
land located on the north  
side of US 30 approxi-  
mately ¼ mile west of  
Central Avenue into the  
Village of Matteson
  2. Consideration of a  
Resolution Approving the  
Annexation Agreement  
between Amlin  
Residential, Inc. and the  
Village of Matteson
  3. Consideration of an  
Ordinance classifying  
78.50 acres of land located  
on the north side of US 30

Marshall, and Motton

NAYS:(0)  
ABSTAIN: (0)  
ABSENT: (0)

approximately ¼ mile west  
of Central Avenue to R-2,  
Low-to-Moderate Density  
Residential upon  
Annexation

## ACTIVE AGENDA

A1. Administrator Myers noted that the Plan Commission did recommend approval with the understanding that Administration was moving forward in resolving outstanding issues.

Ms. Hildy Kingma, Director of Community Development, gave a brief overview of the proposed development.

Board members expressed the need to have some sort of written assurance that all matters will be resolved in a reasonable period of time.

Mr. Francis Freeman and Mr. Larry Tulchinsky, representing the builder/developer, fielded questions from the Board regarding resident concerns and a timeframe and guarantee for their resolution.

Following a lengthy discussion, Trustee Imoukhuede moved that the Board approve a Final Plat for Stoneridge Courtyards of Matteson Subdivision subject to receipt of an irrevocable Letter of Credit in an amount as designated by the Village Engineer and/or staff as to the amount of the site improvements pursuant to the Subdivision Ordinance and also subject to the resolution of the disputes, as identified in the existing structure inspection currently on file, between the purchasers of property in Phases One and Two at the sole discretion of the Board of Trustees with no reduction in the Letter of Credit without further action by the Board of Trustees. Seconded by Trustee Brown.

AYES: (6) Ashmore, Brown, Imoukhuede, Johnson,  
Marshall, and Motton

NAYS:(0)  
ABSTAIN: (0)  
ABSENT: (0)

A2. Trustee Ashmore moved that the Board pass an Ordinance Levying Taxes for the Fiscal Year beginning May 1, 2004 and ending April 30, 2005 in the Village of Matteson, Cook County, Illinois. Seconded by Trustee Marshall.

## ACTIVE AGENDA:

- A. NEW BUSINESS
1. Consideration of a Final Plat for Stoneridge Courtyards of Matteson, Phase Three

2. Consideration of an

It was pointed out that given the amount of new homes in the Village, the Village's portion of next year's tax bills could be slightly lower because the levy will be spread out over those additional residences.

AYES: (6) Ashmore, Brown, Imoukhuede, Johnson,  
Marshall, and Motton

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

Ordinance Levying  
Property Taxes for the  
Fiscal Year Beginning  
May 1, 2004 and Ending  
April 30, 2005 in the  
Village of Matteson, Cook  
County, Illinois

A3. Attorney Perozzi pointed out that effective January 1, 2005, the Illinois Department of Professional Regulations will be licensing Massage Therapists and the Village will no longer have such authority. He noted, however, that while Massage Therapists will not be licensed by the Village, Massage Establishments will continue to be licensed and regulated by the Village.

Trustee Ashmore moved that the Board of Trustees pass an Ordinance amending Chapter 121 entitled "Massage Establishments" of the Code of Ordinances of the Village of Matteson, Cook County, Illinois, relative to the licensing of massage therapists. Seconded by Trustee Marshall.

AYES: (6) Ashmore, Brown, Imoukhuede, Johnson,  
Marshall, and Motton

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

3. Consideration of an  
Ordinance Amending  
Chapter 121 Entitled  
"Massage Establishments"  
of the Code of Ordinances  
Relative to the Licensing of  
Massage Therapists

A4. Attorney Perozzi reported that in order to alleviate the possibility of unconstitutionality, the proposed Ordinance was prepared to amend certain paragraphs of Chapter 159 of the Village Zoning Ordinance relative to the number of political signs permitted on a lot and the duration and frequency of the display of such signs.

Trustee Imoukhuede moved that the Board of Trustees pass an Ordinance repealing certain paragraphs of Chapter 159 of the Village of Matteson Zoning Ordinance relative to the regulation of political signs. Seconded by Trustee Brown.

AYES: (6) Ashmore, Brown, Imoukhuede, Johnson,  
Marshall, and Motton

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

4. Consideration of an  
Ordinance Repealing  
Certain Paragraphs of  
Chapter 159 of the Village  
Zoning Ordinance Relative  
to the Regulation of  
Political Signs

A5. *This item was acted on earlier in the meeting.*

A6. Administrator Myers noted that the Village's health insurance is up for renewal on January 1, 2005 and gave a brief synopsis of the options available.

Ms. Rita Miotti, Contract and Managements Services Coordinator, noted that staff has been exploring various options to minimize increases in insurance costs. These options include benefit changes/reductions to employees. To assist employees in meeting the increased out of pocket expenses that will be generated from the benefit plan changes, staff recommends that the employee voluntary contributions Section 125 Cafeteria Plan maximum be increased to \$5,000.

Mr. Gilmore, Risk Management Resources, spoke briefly regarding his bid proposal.

Discussion ensued regarding the bidding procedures, the quotes received by the various brokers, the coverage options, and the timeframe constraints.

Mr. Jim Relyea, Marsh Advantage, spoke briefly regarding his bid proposal.

Trustee Motton moved that the Board of Trustees contract with Risk Management for the Health Insurance. Seconded by Trustee Brown. President Stricker clarified that this motion would award the entire package to Risk Management Resources.

AYES: (6) Ashmore, Brown, Imoukhuede, Johnson,  
Marshall, and Motton

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

C1. *This item was held for possible discussion following the Executive Session; however, no public discussion ensued.*

C2. Trustee Imoukhuede moved that the Board of Trustees adjourn to Executive Session under the Open Meetings Act, Section 2(c)(1) – Personnel and

5. Consideration of a resolution Supporting Membership into the National League of Cities
6. Employee Health Insurance Renewal

B. CONSIDERATION OF BIDS AND AWARDING

Section 2(c)(11) – Litigation, with a need to reconvene. Seconded by Trustee Ashmore.

OF CONTRACTS - None

AYES: (6) Ashmore, Brown, Imoukhuede, Johnson,  
Marshall, and Motton  
NAYS:(0)  
ABSTAIN: (0)  
ABSENT: (0)

- C. OTHER BUSINESS
1. Business Development and Marketing Consultant Contract of Elliott Johnson
  2. Request for Executive Session

After a short recess, the Board convened to Executive Session at 10:05 p.m.

The Board reconvened the Regular meeting at 11:20 p.m.

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

Andre Ashmore  
Sam Brown  
Emmanuel Imoukhuede  
Allan Johnson  
Carol Marshall  
Nathaniel Motton, Jr.

**ROLL CALL**

Trustee Ashmore moved to adjourn the Regular meeting of the Board of Trustees at 11:20 p.m. Seconded by Trustee Johnson.

AYES: (6) Ashmore, Brown, Imoukhuede, Johnson,  
Marshall, and Motton  
NAYS:(0)  
ABSTAIN: (0)  
ABSENT: (0)

**ADJOURNMENT**

Respectfully Submitted,

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Dorothy Grisco, Village Clerk