

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 18th DAY OF JULY 2005

President Stricker called the meeting to order at 7:40 p.m.

CALL TO ORDER

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

ROLL CALL

Andre Ashmore
Emmanuel Imoukhuede
Allan Johnson
Carol Marshall
Nathaniel Motton, Jr.
Usher Sawyer, III

Also present were: Joseph Perozzi, Village Attorney; Frank Myers, Village Administrator; Robert Wilcox, Deputy Village Administrator/Public Services Director; Lafayette Linear, Finance Director; Nick Wilkens, Acting Fire Chief; Norm Burnson, Acting Police Chief; Vince Laoang, Regulatory Services Director; Jan Dinnocenzo, Recording Secretary; and the media.

COMMENTS BY VILLAGE OFFICIALS

Board members reported their attendance at various meetings and functions.

a) Trustee Committee Reports

Trustee Motton announced that there will be an Administrative/Finance Committee meeting on Thursday, July 21, at 7:00 p.m. at the Village Hall.

SWEARING-IN CEREMONY

Clerk Grisco sworn in Housing and Human Relations Commissioners Mark Parrish and Arthur Sutton. The President and Board of Trustees congratulated the new Commissioners on their appointment.

a) Swearing in of Housing and Human Relations Commissioners Mark Parrish and Arthur Sutton

Mr. Mike Murray, Superintendent of Public Works, presented Ed Willer with a retirement plaque recognizing him for his dedication and service to the Village of Matteson for over 20 years. The President and Board of Trustees thanked Mr. Willer for his many years of service.

PRESENTATION

a) Retirement Plaque for Ed Willer, Department of Public Works

**OPPORTUNITY FOR
PUBLIC COMMENT**

Trustee Marshall left the Council Chambers at 7:56 p.m.

Ms. Allene Maxwell, 4555 Columbine Lane, President of the Butterfield Place Homeowners Association, requested that the Board not approve any additional liquor license for a packaged liquor store in their neighborhood and presented signed petitions from citizens opposing the building and/or licensing of any new (additional) packaged good liquor stores in the Village of Matteson. President Stricker advised that the number of liquor licenses is controlled by the Board of Trustees.

Trustee Marshall returned at 8:03 p.m.

Trustee Motton stated that historically predominately African-American communities attract packaged liquor stores and noted that he is adamantly opposed to another liquor store in the Village.

Trustee Imoukhuede stated he supported Trustee Motton's views. He suggested that if residents feel strongly about this issue, they should establish a referendum to prohibit the creation of any additional liquor licenses. He noted that it takes only 5 percent of the total number of people who voted at the last election to place a referendum on the ballot. Attorney Perozzi advised that such a referendum would only be advisory.

Ms. Iris Edwards, 162 Willow Road, questioned what action residents can take to insure that the Board abides by their wishes to prohibit additional liquor stores in the Village. It was noted that residents can voice their opinion at Board meetings when such issues arise.

Trustee Imoukhuede noted that advisory referendums stay on the books and asked that residents not be discouraged from getting petitions for a referendum to be placed on the ballot for the next election.

Ms. Dorothy Howard, Director of the Matteson Village Coalition, agreed with Trustee Motton's views and noted that she felt an additional liquor establishment would not be in keeping with the Village's Comprehensive Plan. She presented pictures in support of her views and petitions opposing an additional liquor establishment.

Ms. Keena Kelly, 112 Stonebrook Road, questioned if there was something that residents could do to change the laws regarding referendums to allow for resident input on future liquor license decisions. Village Attorney Perozzi noted that residents could present a binding referendum to make Matteson a dry town, wherein no liquor could be sold within the corporate limits; however, inasmuch as

liquor establishments currently exist, it would pose a constitutional question whether those businesses could be closed.

Ms. Annette Little, 605 Appian Way, stated she felt it was obvious that the residents of Matteson do not want another liquor establishment in town. On another issue, she questioned the Board as to why there has been no visible progress with the redevelopment of Lincoln Mall. President Stricker directed her and other interested individuals to go on-line to www.wereserious.com and view a presentation on the Lincoln Mall Redevelopment Project.

Trustee Marshall left the Council Chambers at 8:29 p.m

Mr. Rives Castleman, Freehold Management Company, was in the audience to present later on in the agenda regarding a Lincoln Mall issue. Trustee Johnson made a motion to move up Active Agenda Item No. 10 (C)(4) for Board consideration at this time. Seconded by Trustee Ashmore.

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

Trustee Ashmore left the Council Chambers at 8:33 p.m. and returned at 8:35 p.m.

Mr. Rives Castleman, Freehold Management Company, gave a detailed presentation outlining the configuration of the current Mall, the proposed redevelopment of the Mall, and the reason and benefits for the creation of the four-lane ring road. Mr. Castleman noted that the construction of a major ring road would create improved accessibility and visibility for the entire complex.

Trustee Marshall returned at 8:42 p.m.

Mr. Castleman fielded questions from the audience wherein he noted that the proposed new businesses would be considered quality restaurants and quality retail stores. He noted that groundbreaking will take place in August with pads ready for construction next spring.

Ms. Rebecca Greiman, Village Planner, explained that the proposed Preliminary Plat for Lincoln Mall creates a new connector road around the south side of the existing Mall while also creating new lots for development surrounding the new road. In addition, it will redefine the property lines for each separate lot that now is

AGENDA ITEM:
10. ACTIVE AGENDA
C. NEW BUSINESS
4. Consideration of a
Preliminary Plat for
Lincoln Mall

under the ownership of Freehold Management. She noted that approval of this plat is the first step of a large and detailed process required by the Village to facilitate the redevelopment of the Mall.

In response to questioning from Trustee Imoukhuede, Mr. Castleman estimated the completion of the entire project to occur by the end of 2007.

Trustee Johnson moved that the Board approve a Preliminary Plat for Lincoln Mall, as presented. Seconded by Trustee Ashmore.

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

Mr. John Gibson, 444 Carrick Street, requested a written timeline. It was noted that such information will be made available as it is presented to the Board. Periodic progress updates are also given at Board meetings. Residents can stay apprised of such updates by viewing the Board agendas which are posted on the Village website and shown on the local cable channel.

**OPPORTUNITY FOR
PUBLIC COMMENT**

(Continued)

President Stricker presented the Consent Agenda.

CONSENT AGENDA:

Trustee Imoukhuede moved that the Board approve the Consent Agenda items as presented. Seconded by Trustee Ashmore.

**A. CONSIDERATION OF
MINUTES**

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

1. Regular Meeting of
July 5, 2005
2. Special Meeting of July 6,
2005

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

1. Regular Meeting of July 5, 2005
2. Special Meeting of July 6, 2005

**B. CONSIDERATION OF
FINANCIAL REPORTS**

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

1. Salary, Overtime and Accounts Payable

1. Salary, Overtime and
Accounts Payable

C. CONSIDERATION OF BIDS AND AWARDING OF CONTRACTS

C. CONSIDERATION OF

1. Accept the proposal from Denler, Inc. for the Sealcoating and Striping of the Village Parking lots outlined in the specifications excluding the Community Center in the amount of \$12,634.08. – *Approved by Omnibus Vote*
2. Award the contract for the FY05-06 Street Maintenance Program to the low bidder, Gallagher Asphalt Corporation, at the unit prices submitted totaling \$385,727.93, subject to approval by the Illinois Department of Transportation. – *Approved by Omnibus Vote*

**BIDS AND AWARDING
OF CONTRACTS**

1. Approval of Sealcoating and Striping Bid
2. FY 05-06 Street Maintenance Program

D. NEW BUSINESS

1. Approve a Special Use Permit to allow a restaurant with a drive-thru facility on 1.5 acres within the MXD district located at 20716 South Cicero Avenue with the condition that a contribution be made to the Fire Protection Fee at a rate of \$1,850 per acre, and direct the Village Attorney to prepare an ordinance. – *Approved by Omnibus Vote*
2. Approve a Minor Plat of Subdivision for the Southgate Commerce Center, as presented. – *Approved by Omnibus Vote*

D. NEW BUSINESS

1. Consideration of a Special Use Permit for Culver's located at 20716 South Cicero Avenue
2. Consideration of a Minor Plat of Resubdivision for Southgate Commerce Center (Meritex Property)

Trustee Ashmore commended staff members for their work in helping bring Culver's to Matteson.

**9. ITEMS REMOVED
FROM CONSENT
AGENDA - None**

10. ACTIVE AGENDA

**A. CONSIDERATION OF
FINANCIAL REPORTS**

1. Treasurer's Report – June, 2005

Mr. Lafayette Linear, Finance Director, presented the Treasurer's Report for June 30, 2005.

Trustee Motton requested that sales tax revenue reports be included in future Board packets.

Trustee Marshall moved to accept the Treasurer's Report dated June 30, 2005 as presented. Seconded by Trustee Motton.

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

Motton, and Sawyer

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

B. CONSIDERATION OF
BIDS AND AWARDING
OF CONTRACTS

Regulatory Services Director Vince Laoang noted that sealed bids were received for the Cicero Avenue improvements along the Kimco Plaza shopping center. The project includes installation of curb and gutter, storm sewer, and public sidewalk. It is anticipated that this project will take approximately two to three weeks to complete.

1. Cicero Avenue
Improvements for Kimco
Plaza

Trustee Sawyer moved that the Board of Trustees award the contract for the Cicero Avenue Improvements for Kimco Plaza to the low bidder, Hooks Concrete, at the unit prices submitted totaling \$56,377.00. Seconded by Trustee Johnson.

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

C. NEW BUSINESS

Ms. Greiman reviewed the request to annex 38.51 acres of unincorporated land bounded by Butterfield Place, Units One and Three, Butterfield Creek and Crawford Countryside. She noted that Oxford Development proposes to develop the annexed property with 77 single-family detached homes. The proposal also includes 11.50 acres of open space which preserves both the Butterfield Creek and the surrounding floodplain, a detention area to be retained by the Homeowners Association and a 1.0 acre park to be deeded to the Village after it is improved by the Developer. The property will be zoned R-2, low-to-moderate density residential, which is consistent with surrounding properties.

1. Consideration of the
Annexation of 38.51 acres
of unincorporated land
bounded by Butterfield
Place, Units One and
Three, Butterfield Creek
and Crawford Countryside
into the Village of
Matteson

Trustee Johnson moved that the Board of Trustees direct the Village Attorney to prepare an ordinance annexing said property and prepare a resolution to approve the Annexation Agreement. Seconded by Trustee Ashmore.

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

BOARD OF TRUSTEES

July 18, 2005

07-94-05

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

Trustee Johnson moved that the Board of Trustees direct the Village Attorney to prepare an ordinance authorizing the classification, upon annexation, of 38.51 acres of land bounded by Butterfield Place, Units One and Three, Butterfield Creek and Crawford Countryside to R-2, Low-to-Moderate Density Residential. Seconded by Trustee Ashmore.

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

- 2. Consideration of the classification, upon annexation, of 38.51 acres of land bounded by Butterfield Place, Units One and Three, Butterfield Creek and Crawford Countryside to R-2, Low-to-Moderate Density Residential

Trustee Johnson moved that this item be tabled until the next Board meeting for further consideration and revision. Seconded by Trustee Ashmore.

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

- 3. Consideration of a Preliminary Plat for Butterfield Place, Unit Four Subdivision

Ms. Greiman noted that St. Lawrence O’Toole Parish is requesting that the fees associated with the renovations proposed to be done to the church building and parking lot be waived. The renovations include building and parking lot upgrades to provide better accessibility to the church. St. Lawrence O’Toole presently owes \$2,550.00 in fees for review of the plans for the renovation and associated building permits. Staff has determined that \$2,250.00 of that total are considered “waiver eligible.” The \$300.00 of “non-waiver eligible” fees are for Staff time for inspections which impacts the Village budget.

- 4. *Addressed earlier in the meeting*
- 5. Consideration of a Request to Waive Building Permit Renovation Fees for St. Lawrence O’Toole Parish

Trustee Johnson moved that the Board of Trustees approve a partial fee waiver for St. Lawrence O’Toole Parish in the amount of \$2,250.00. Seconded by Trustee Ashmore.

AYES: (6) Ashmore, Imoukhuede, Johnson, Marshall,
Motton, and Sawyer
NAYS:(0)

ABSTAIN: (0)
ABSENT: (0)

President Stricker noted the next item on the agenda is for the consideration of the Employment Contract of the Village Administrator.

D. OTHER BUSINESS

Trustee Motton moved that the Board of Trustees adjourn to Executive Session under the Open Meetings Act, Section 2(c)(1) – Personnel, for the purpose of evaluating and considering the termination of the Village Administrator’s existing employment contract, with a need to reconvene. Seconded by Trustee Ashmore.

1. Consideration of the Employment Contract of the Village Administrator

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

2. Request for Executive Session - *Personnel*

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

President Stricker explained the procedure for disclosure of Closed Session Minutes.

Trustee Imoukhuede moved that the Board of Trustee adjourn to Executive Session under the Open Meetings Act, Section 2(c)(21) – Review and Disclosure of Prior Closed Session Minutes, with no need to reconvene. Seconded by Trustee Marshall.

3. Request for Executive Session – *Review of Prior Closed Session Minutes*

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

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

Trustee Marshall exited the meeting several times due to a family member involved in a recent auto accident. The President and Board of Trustees stated they will keep the Marshall family in their thoughts and prayers during this critical time.

Trustee Ashmore recognized students from his class at Governors State University who were in attendance.

CLOSING REMARKS

Trustee Johnson announced that the Plan Commission will meet on July 21 at 7:30 p.m. at the Village Hall.

Trustee Motton advised that the Village has secured land for a future Parks &

Recreation Center, and noted that a referendum is needed to support and fund the building of a new Center. He encouraged residents to pursue and support a referendum for such a project.

Trustee Sawyer thanked all the residents for coming out and attending the meeting this evening.

Trustee Imoukhuede thanked all the residents for coming and encouraged their participation on a regular basis.

Village Administrator Myers announced that the Matteson Area Chamber of Commerce will be holding a Used Car Auction fundraiser on September 10 at Lincoln Mall.

Finance Director Linear announced that the Special Census campaign is beginning and requested the cooperation of all citizens to participate when census takers come to their homes. It was noted that the census takers are employed by the Census Bureau, who will dictate the hourly rate of pay.

Deputy Fire Chief Wilkens announced that the Matteson Fire Department and Associated Firefighters of Matteson will be conducting a "Fill the Boot" fundraiser for the Muscular Dystrophy Association on the corner of 211th Street and Cicero Avenue on Friday, August 5 and asked everyone to support them.

Clerk Grisco announced her attendance at various Village functions.

After a short recess, the Board convened to Executive Session at 9:44 p.m.

The Board reconvened the Regular meeting at 11:06 p.m.

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

Andre Ashmore
Emmanuel Imoukhuede
Allan Johnson
Carol Marshall
Nathaniel Motton, Jr.
Usher Sawyer, III

ROLL CALL

Trustee Ashmore moved that the Village Board terminate the Village Administrator's existing employment contract effective July 18, 2005. Seconded by Trustee Marshall.

Trustee Motton noted that during Board discussions, he heard some disheartening things; however, not having had personal contact, he would prefer to have had some mediation.

Trustee Imoukhuede stated that while he does respect his colleagues, he did not encounter most of the things that they did and his conscience would not allow him to support the motion. He stated he did not feel that the Board adequately provided due process.

Trustee Ashmore stated that the employment contract provides for such situations. He noted that due process was inherent in the contract; and inasmuch as the contract was agreed upon between the parties involved, due process was given.

President Stricker stated that as an elected official, it is his duty and responsibility to the residents, business community, and employees to see that the Village hires the best employees to provide for the health, safety, and welfare of the community. He felt it imperative that action be taken immediately to correct a number of things that have occurred.

AYES: (5) Ashmore, Johnson, Marshall, Sawyer and Stricker
NAYS:(2) Motton and Imoukhuede
ABSTAIN: (0)
ABSENT: (0)

Trustee Marshall moved to adjourn the Regular meeting of the Board of Trustees at 11:14 p.m. and convene into Executive Session under the Open Meetings Act, Section 2(c)(21) – Review and Disclosure of Prior Closed Session Minutes, with no need to reconvene. Seconded by Trustee Johnson.

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

1. Consideration of the
Employment Contract of
the Village Administrator

ADJOURNMENT

Respectfully Submitted,

BOARD OF TRUSTEES
July 18, 2005

07-98-05

Dorothy Grisco, Village Clerk

BOARD OF TRUSTEES
July 18, 2005

07-99-05