

MINUTES OF THE REGULAR MEETING OF THE
VILLAGE OF MATTESON PRESIDENT AND BOARD OF TRUSTEES
HELD IN THE COUNCIL ROOM OF THE MATTESON VILLAGE HALL
4900 VILLAGE COMMONS
ON THIS 5TH DAY OF MARCH, 2007

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
Emmanuel Imoukhuede
Carol Marshall
Nathaniel Motton, Jr.

Trustees Johnson and Sawyer were absent.

Also present were: Joseph Perozzi, Village Attorney; Lafayette Linear, Village Administrator; Greg Bates, Director of Recreational Programs; Gregory Meyers, Budget Officer; Vince Laoang, Director of Engineering & Regulatory Services; Jan Dinnocenzo, Recording Secretary; and the media.

President Stricker read a Proclamation declaring March 11 – 17, 2007 as Girl Scouts Make the World a Better Place Week. Trustee Imoukhuede expressed his support for the Girls Scouts and encouraged everyone to support them as well.

PRESENTATION

- a) Proclamation Declaring
March 11-17, 2007 as Girl
Scouts Make the World A
Better Place Week

Trustee Ashmore reported that there will be a Housing and Human Relations Commission meeting on Thursday, March 8, 2007 at 7:00 p.m. at the Village Hall. He also announced that the Good Neighbor Awards Ceremony will be Sunday, March 11, at the Matteson Holiday Inn.

**COMMENTS BY
VILLAGE OFFICIALS**

- a) Trustee Committee
Reports

Trustee Motton stated that residents were not able to view the last Board meeting due to lack of sound. He requested that the equipment be checked prior to each meeting to ensure that it is working properly.

Trustee Marshall reported that the Village has been notified that the installation of traffic signals at the intersection of 207th Street and Cicero Avenue is scheduled to begin in April and should be completed in June, 2007.

**OPPORTUNITY FOR
PUBLIC COMMENT**

Ms. Denise Lenz, Illinois Jaycees President, stated that the Jaycees are looking to start a new chapter in the Matteson area. She explained that the Jaycees organization builds tomorrow's leaders through community service.

Ms. Beverly Spencer, 6017 Aspen Lane, explained that for a long period of time she had been paying for estimated water usage. Now that an actual water meter reading has been taken, she felt her bill was extremely high. Ms. Spencer was instructed to contact the Village Administrator's office to schedule an appointment to discuss the matter in more detail.

7.CONSENT AGENDA

**A.CONSIDERATION OF
MINUTES**

1. Regular Meeting of
February 20, 2007

**B.CONSIDERATION OF
FINANCIAL REPORTS**

1. Salary, Overtime and
Accounts Payable

C.OLD BUSINESS

1. Consideration of Variance to Section 159.30(G) of the Zoning Ordinance, to allow a reduction in the front yard setback at Southwick Courtyards of Matteson Unit 5
2. Petition request for a variance from Section 159.40(D)(3)(A) to allow sixty degree parking spaces to include a minimum of 180 square feet of unobstructed area and a minimum of 18 feet in length on the east side of Cicero Avenue opposite of Gateway Drive
3. Consideration of Zoning Map Amendment as required by Section 159.90

President Stricker presented the Consent Agenda.

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

AYES: (4) Ashmore, Imoukhuede, Marshall, and Motton
NAYS: (0)
ABSTAIN: (0)
ABSENT: (2) Johnson and Sawyer

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

1. Regular Meeting of February 20, 2007

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

1. Salary, Overtime and Accounts Payable

C. OLD BUSINESS

1. The Board of Trustees pass an ordinance granting a variance from Section 159.30(G) of the Zoning Ordinance to allow a reduction in the front yard setback at Southwick Courtyards Unit 5 with the conditions established by the Plan Commission. – *Approved by Omnibus Vote*
2. The Board of Trustees pass an ordinance granting a variance from Section 159.40(D)(3)(A) to allow sixty degree parking spaces to include a minimum of 180 square feet of unobstructed area and a minimum of 18 feet in length on the east side of Cicero Avenue opposite of Gateway Drive (Walmart). – *Approved by Omnibus Vote*

- 3. The Board of Trustees pass an ordinance amending the Zoning Ordinance reclassifying 189 acres of property located on the east side of Cicero Avenue and Gateway Drive from an R-2 low-to-moderate density residential zoning district to an MXD mixed use zoning district (Wal-Mart). – *Approved by Omnibus Vote*
- 4. The Board of Trustees pass an ordinance granting a Special Use Permit to Wal-Mart Stores, Inc. to operate a drive-thru pharmacy in the MXD zoning district located on Cicero Avenue opposite Gateway Drive, with the conditions established by the Plan Commission. – *Approved by Omnibus Vote*

to reclassify approximately 189 acres of land from R-2 to MXD on the east side of Cicero Avenue and Gateway Drive

- 4. Wal-Mart Stores Inc. is requesting consideration of a Special Use Permit as required by Section 159.22 (B) in order to operate a drive-thru pharmacy in the MXD zoning district located on Cicero Avenue opposite Gateway Drive

D. NEW BUSINESS

- 1. The Board of Trustees direct the Village Attorney to draft an ordinance for a variance from Section 159.22 of the Zoning Ordinance to allow a multi-family development within the MXD District with less than the required 15 units per acre located at Southwick Drive and Bloomsbury Lane, as presented. – *Approved by Omnibus Vote*
- 2. The Board of Trustees direct the Village Attorney to draft an ordinance for a Special Use Permit as required by Section 159.22 of the Zoning Ordinance to allow a Multiple Family Development in the MXD District located at Southwick Drive and Bloomsbury Lane. – *Approved by Omnibus Vote*
- 3. The Board of Trustees approve a Preliminary Plat of Subdivision for Southwick Courtyards of Matteson Unit 5, as presented. – *Approved by Omnibus Vote*

D. NEW BUSINESS

- 1. Consideration of Variance to Section 159.22 of the Zoning Ordinance to allow Multiple Family Development that is less than the required 15 units per acre at Southwick Courtyards of Matteson Unit 5
- 2. Consideration of Special Use Permit to allow a Multiple Family Development to be located at Southwick Drive and Bloomsbury Lane as required by Section 159.22 of the Zoning Ordinance
- 3. Consideration of a Preliminary Plat of Subdivision for Southwick Courtyards of Matteson Unit 5

8. ITEMS REMOVED FROM CONSENT

AGENDA - None

9. ACTIVE AGENDA

A. NEW BUSINESS

1. Consideration of Zoning Map Amendment as required by Section 159.90 to reclassify 3.16 acres of land from R-3 Moderate Density Residential to C-4 Highway Commercial at 5600-5660 W. Lincoln Highway

Mr. Vince Laoang, Director of Engineering & Regulatory Services, explained that this request is to reclassify 3.16 acres of land located at 5600-5660 W. Lincoln Highway from R-3 Moderate Density Residential to C-4 Highway Commercial. It was noted that the Plan Commission considered the findings of fact and recommended approval of the request.

President Stricker stated that he felt the rezoning of this property would have a negative impact on traffic flow and would create a major change in the atmosphere of the neighborhood, causing a detrimental impact to the quality of life in the area. He added there are other locations available in town that would be more suited for this type of use.

Trustee Imoukhuede stated that both the Economic Development Commission and the Plan Commission have reviewed this matter, and both Commissions have recommended approval of the proposed Walgreen's at that location. He added that this proposal would bring in a great deal more tax dollars to the Village and is true economic development.

Trustee Marshall indicated that she spoke with the residents being displaced, and they were in favor of the proposed development. She added that she felt that from an economic standpoint, it would be in the Village's best interest to move forward with this request.

Trustee Imoukhuede moved that the Board of Trustees consider the recommendation of the Plan Commission to approve a Zoning Map Amendment as required by Section 159.90 to reclassify 3.16 acres of land from R-3 Moderate Density Residential to C-4 Highway Commercial at 5600 – 5660 W. Lincoln Highway, and direct the Village Attorney to prepare an Ordinance. Seconded by Trustee Motton.

AYES: (4) Ashmore, Imoukhuede, Marshall, and Motton
NAYS: (0)
ABSTAIN: (0)
ABSENT: (2) Johnson and Sawyer

Director Laoang stated that AZD Capital is requesting a Special Use Permit in order to operate a drive-thru pharmacy on property located at 5600-5660 W. Lincoln Highway. The Plan Commission recommended approval of the request with the condition that the applicant will add a stop sign for the west bound traffic at the south side of the site and the parking lot immediately west

2. AZD Capital LLC is requesting consideration of a Special Use Permit as required by Section 159.22 (B) in order to operate a

of the proposed Walgreen’s building be changed to one-way traffic (southbound).

drive-thru pharmacy in the C-4 zoning district located on 5600-5660 W. Lincoln Highway

Trustee Imoukhuede moved that the Board of Trustees consider the recommendation of the Plan Commission to approve a Special Use Permit as required by Section 159.22(B) of the Zoning Ordinance in order to operate a drive-thru pharmacy in the C-4 zoning district located on 5600-5660 W. Lincoln Highway, with conditions, and direct the Village Attorney to prepare an Ordinance. Seconded by Trustee Marshall.

- AYES: (4) Ashmore, Imoukhuede, Marshall, and Motton
- NAYS: (0)
- ABSTAIN: (0)
- ABSENT: (2) Johnson and Sawyer

Trustee Imoukhuede moved that the Board of Trustees direct Attorney Joseph Perozzi to draft a Resolution reflecting the support of the Village of Matteson’s acceptance of the application for Walgreen’s and a retail center, to the Cook County Assessor’s Office for Class 8 property tax incentive. Seconded by Trustee Motton.

3. Request for Class 8 Incentive for the Development of Walgreen’s and Retail Center

- AYES: (4) Ashmore, Imoukhuede, Marshall, and Motton
- NAYS: (0)
- ABSTAIN: (0)
- ABSENT: (2) Johnson and Sawyer

B.OTHER BUSINESS

Trustee Motton moved that the Board of Trustees adjourn to Executive Session under the Open Meetings Act, Section 2(c)(1) – Personnel, to discuss employee hiring, firing, compensation, discipline and performance, with no need to reconvene. Seconded by Trustee Marshall.

1. Request for Executive Session

- AYES: (4) Ashmore, Imoukhuede, Marshall, and Motton
- NAYS: (0)
- ABSTAIN: (0)
- ABSENT: (2) Johnson and Sawyer

Trustee Ashmore reminded everyone of the Good Neighbor Awards Ceremony to be held on Sunday, March 11, at the Matteson Holiday Inn.

CLOSING COMMENTS

Trustee Imoukhuede thanked everyone for attending the Board meeting and encouraged residents with questions and/or concerns to contact the Village Administrator’s office.

Director Laoang reported that in addition to the signalization project at the intersection of 207th and Cicero Avenue, IDOT is also starting to review proposed improvements to the Ridgeland Avenue and Route 30 intersection.

Trustee Marshall moved to adjourn the Regular Meeting of the Board of Trustees at 8:13 p.m. and, after a short recess, convene to Executive Session with no need to reconvene. Seconded by Trustee Motton.

ADJOURNMENT

AYES: (4) Ashmore, Imoukhuede, Marshall, and Motton
NAYS: (0)
ABSTAIN: (0)
ABSENT: (2) Johnson and Sawyer

Respectfully Submitted,

Dorothy Grisco, Village Clerk

BOARD OF TRUSTEES
March 5, 2007

03-32-07