

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 19TH 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
Allan Johnson
Carol Marshall
Nathaniel Motton, Jr.

Trustee Sawyer was 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; Norm Burnson, Acting Police Chief; Jan Dinnocenzo, Recording Secretary; and the media.

**COMMENTS BY
VILLAGE OFFICIALS**

a) Trustee Committee
Reports

Board members welcome Trustee Johnson back.

Trustee Ashmore reported that there will be a Public Meeting on March 21 at 7:00 p.m. at the Indiana Elementary School in Park Forest to discuss preliminary concept plans for future development and improvements to the 211th Street Metra Station. He also announced that the Housing and Human Relations Commission will meet on Thursday, March 22, 2007 at 7:00 p.m. at the Village Hall and invited all to attend.

Trustee Johnson thanked all those who extended their well wishes during his recuperation. He reported that the Plan Commission met on March 15 and reviewed variance requests from Shell and Hampton Inn and noted that these items are on this evening's Board agenda.

Trustee Marshall reported that the Good Neighbor Awards Ceremony was held on March 11. She also stated that candidate forums were being held at various times and locations for the upcoming Consolidated Election and encouraged all residents to attend at least one. Trustee Marshall also highlighted the positive progression of the redevelopment of Lincoln Mall.

**OPPORTUNITY FOR
PUBLIC COMMENT**

Ms. Kelly Mullennix, 5649 Amherst, noted her property backs up to the proposed Walgreens site and expressed her concern over the impact the development would have on their privacy as well as possible lighting issues that may arise. It was noted that final plans are still being developed for the site. Staff will notify adjacent residents and the Homeowners Association when public meetings will be held concerning this matter. A Walgreens development representative offered to address Ms. Mullennix's concerns with her after the meeting.

Mr. Larry McWherter, President of the Glenridge/Cricket Hill/Oxford Estates Homeowners Association, expressed concerns regarding water retention with the proposed Walgreens site and questioned whether TIF funding would be utilized. It was noted that the Walgreens project would not utilize TIF. Mr. McWherter also noted that area residents also had concerns regarding the traffic that would be generated with the proposed development. It was noted that traffic studies have been done to ensure the proper flow of traffic.

Mr. Barrett White, 171 Providence Drive, announced that a Teen Media Grant will be made by Best Buy to the Matteson Library. The Board expressed their appreciation to Best Buy.

President Stricker presented the Consent Agenda. Trustee Johnson requested that Items C1, C2, and C3 be removed from the Consent Agenda.

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

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

A. CONSIDERATION OF MINUTES – *Approved by Omnibus Vote*
1. Regular Meeting of March 5, 2007

B. CONSIDERATION OF FINANCIAL REPORTS – *Approved by Omnibus Vote*
1. Salary, Overtime and Accounts Payable

C. OLD BUSINESS
1. *Removed*
2. *Removed*

6. CONSENT AGENDA

A. CONSIDERATION OF MINUTES

1. Regular Meeting of March 5, 2007

B. CONSIDERATION OF FINANCIAL REPORTS

1. Salary, Overtime and Accounts Payable

C. OLD BUSINESS

1. *Removed*
2. *Removed*
3. *Removed*

D. NEW BUSINESS

1. Consideration of a Resolution for Approval of LaSalle Bank N.A. to Update the Schedule of Authorized Signers on Village of Matteson's

3. *Removed*

Certificate of Deposit

D. NEW BUSINESS

1. The Board of Trustees pass a Resolution authorizing LaSalle Bank N.A. to update the schedule of personnel that are authorized to sign for financial transactions on the Certificate of Deposit. – *Approved by Omnibus Vote*
2. The Board of Trustees pass a Resolution authorizing LaSalle Bank N.A. to update the schedule of personnel that are authorized to sign for financial transactions on the Parent, Flexible Spending and Claims Accounts. – *Approved by Omnibus Vote*
3. The Board of Trustees pass a Resolution authorizing JP Morgan Chase Bank N.A. to update the schedule of personnel that are authorized to sign for financial transactions on the Lockbox account. – *Approved by Omnibus Vote*

2. Consideration of a Resolution for Approval of LaSalle Bank N.A. to Update the Schedule of Authorized Signers on Village of Matteson's Parent, Flexible spending and Claims Accounts
3. Consideration of a Resolution for Approval of JP Morgan Chase Bank N.A. to Update the Schedule of Authorized Signers of Village of Matteson Lockbox Account

**7. ITEMS REMOVED
FROM CONSENT
AGENDA**

C. OLD BUSINESS

1. Consideration of a Resolution of the Village of Matteson supporting an application for a Class 8 Certification (Walgreens and Gray Canyon Companies, Inc. Development)

2. Consideration of an Ordinance amending the Zoning Ordinance of the Village of Matteson, Cook County, Illinois,

Trustee Johnson stated he had serious reservations regarding the traffic flow for the proposed Walgreens project in that Central Avenue would be utilized as a major roadway thereby changing its character. He felt the property values of the homeowners adjacent to the development would be affected due to commercial development being placed in a residential district.

Trustee Motton moved that the Board of Trustees pass 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 Marshall.

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

President Stricker noted that he is in opposition of the proposed development concept because of the proposed traffic flow design and the congestion that would be created. He added that he felt there are other locations within the Village that would accommodate this type of development and would have less impact on residents.

Trustee Imoukhuede moved that the Board of Trustees pass an Ordinance approving 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. Seconded by Trustee Motton.

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

Trustee Marshall moved that the Board of Trustees pass an Ordinance approving a Special Use Permit to operate a drive-thru pharmacy in the C-4 zoning district located at 5600-5660 W. Lincoln Highway. Seconded by Trustee Imoukhuede.

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

Budget Officer Greg Meyers read the Treasurer's Report for February 28, 2007.

Trustee Motton moved to accept the Treasurer's Report for February 28, 2007 as presented. Seconded by Trustee Ashmore.

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

It was noted that the existing Shell Oil Station located at 4755 Vollmer Road will be replaced with a more modern facility. To facilitate their proposed new design, they are requesting a reduction in the rear yard setback.

Trustee Johnson moved that the Board of Trustees approve a variance from Section 159.30(G) of the Zoning Ordinance to allow a reduction in the rear

reclassifying from an R-3 moderate density zoning district to a C-4 Highway commercial zoning district (AZD Capital – Walgreens)

3. Consideration of an Ordinance granting a Special Use Permit to Walgreens to operate a drive-thru pharmacy in a C-4 highway commercial zoning district (AZD Capital)

8. ACTIVE AGENDA

A. CONSIDERATION OF FINANCIAL REPORTS

1. Treasurer's Report – February, 2007

B. NEW BUSINESS

1. Consideration of Variance to Section 159.30(G) of the Zoning Ordinance, to allow a reduction in the rear yard setback at Shell Oil Station located at 4755 Vollmer

yard setback to 13 feet for Shell Oil Station located at 4755 Vollmer, as presented, and direct the Village Attorney to prepare an Ordinance which would include the Plan Commission's conditions that there will be full face brick and additional landscaping around the sign and around the trash enclosure. Seconded by Trustee Ashmore.

Road

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

Director Laoang noted that Hampton Inn and Suites is requesting a variance to allow a hotel in the MXD District on property that is less than 3 acres located at 20920 Matteson Avenue. Trustee Johnson noted that this variance request is in keeping with other similar facilities in the Village.

2. Consideration of Variance to Section 159.30(G)(1) of the Zoning Ordinance to allow a hotel in the MXD District that is less than 3 acres for the Hampton Inn and Suites located at 20920 Matteson Avenue

Trustee Johnson moved that the Board of Trustees approve a variance from Section 159.30(G)(1) of the Zoning Ordinance to allow a hotel in the MXD District that is less than 3 acres for the Hampton Inn and Suites located at 20920 Matteson Avenue, as presented, and direct the Village Attorney to prepare an Ordinance. Seconded by Trustee Marshall.

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

Budget Officer Meyers noted that the proposed Ordinance amendment would reduce some of the late fees imposed on vehicle stickers purchased after the March 31st deadline.

3. Consideration of an Ordinance Amending the Vehicle Sticker Late Fees

Trustee Motton moved that the Board of Trustees pass an Ordinance amending the Vehicle License Fee Schedule as presented. Seconded by Trustee Ashmore.

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

President Stricker noted that vehicle stickers are to be placed in the lower right-hand corner of the windshield

4. Request from AT & T to obtain Permits to Install Telecommunications Equipment in Village easements and right-of-way

Administrator Linear noted that at the March 12th Workshop, AT & T presented to the Board their company's plan to enter the television video market. To achieve this goal, they are in the process of seeking permission from communities to install the necessary infrastructure. Permits will have to be obtained from the Building Department, and AT & T would have to comply with all the routine requirements that utility companies follow when utilizing easements.

Trustee Motton noted that currently not all residents have DSL capabilities. Correspondence will be sent to AT & T requesting explanation and resolution of this matter.

President Stricker stated that he has been informed by various groups that concerns were raised during their meetings and negotiations with AT & T, and he advised that the Village should proceed cautiously on this matter. Staff will follow up and review those concerns.

Trustee Motton moved that the Board of Trustees direct the Village Attorney to draft an Ordinance allowing AT & T to obtain permits to install telecommunications equipment in Village easements and right-of-way. Seconded by Trustee Ashmore.

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

Board members thanked Best Buy for their involvement in the community.

CLOSING COMMENTS

In regard to the proposed Walgreens development, Trustee Imoukhuede noted that the Village would benefit from the increase in property taxes and the additional sales taxes that would be generated. He also assured the residents that the Board will ensure that the quiet and enjoyment of the nearby homes will not be undermined.

Clerk Grisco expressed her concern over the possible traffic congestion if the proposed Walgreens development were to proceed. She also reported that Early Voting for the April 17, 2007 Consolidated Election will be conducted at the Village Hall from March 26 through April 12.

President Stricker stated he felt that there were other sites in the Village which would be more suited for the proposed Walgreens development, and the Village would still benefit from the additional tax dollars.

BOARD OF TRUSTEES
March 19, 2007

03-38-07

Trustee Marshall moved to adjourn the Regular Meeting of the Board of Trustees at 8:38 p.m. Seconded by Trustee Johnson.

ADJOURNMENT

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

Respectfully Submitted,

Dorothy Grisco, Village Clerk

