

MINUTES OF THE REGULAR MEETING OF THE  
VILLAGE OF MATTESON BOARD OF TRUSTEES  
HELD IN THE COUNCIL ROOM OF THE MATTESON VILLAGE HALL  
4900 VILLAGE COMMONS  
ON THIS 16<sup>th</sup> DAY OF APRIL, 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 arrived at 7:38 p.m.

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.

President Stricker reminded everyone that April 17 is election day and encouraged everyone to vote.

**SWEARING IN**

a) Full-time Police Officer  
Roger Radtke

Acting Police Chief Norm Burnson introduced Roger Radtke. Clerk Grisco swore in Roger Radtke as Police Officer for the Village of Matteson. The President and Board of Trustees congratulated Mr. Radtke on his new appointment.

**COMMENTS BY  
VILLAGE OFFICIALS**

a) Proclamation – Municipal  
Clerks Week – April 29 –  
May 5, 2007

President Stricker read a Proclamation proclaiming April 29 through May 5, 2007 as Municipal Clerks Week. Clerk Grisco thanked the Board for this recognition.

Board members reported their attendance at various meetings and functions, including the Grand Opening of U.S. Cellular.

b) Trustee Committee  
Reports

Trustee Ashmore reported that the Economic Development Commission met on April 11 wherein an update of the Lincoln Mall redevelopment project was reviewed. Trustee Ashmore also gave a brief synopsis of the various projects currently underway in the Village.

Trustee Sawyer arrived at 7:38 p.m.

Trustee Johnson reported that the Plan Commission will meet on April 19 at 7:30 p.m. and briefly reviewed some of the agenda items to be discussed. He encouraged all to attend.

Trustee Motton reported he attended a function at which former President Clinton spoke regarding youth health. Trustee Motton expressed his concern over the health of today's youth. He stated that he is looking forward to the development of the new recreation center and the promotion of youth activities, including the prevention of unhealthy habits. Trustee Motton stated that a student at Marya Yates is experiencing serious medical needs and asked for everyone's prayers. He also recognized the 60<sup>th</sup> Anniversary of Jackie Robinson's debut as the first African-American player in Major League Baseball and requested that a Resolution be prepared for Board approval honoring Mr. Robinson.

Trustee Marshall reported that the Housing and Human Relations Commission met on April 12 wherein it was noted that six new Matteson signs will be erected and various landscaping projects begun. She also announced that the CIA Committee will be holding a bike auction on May 5 from 10:00 to 12:00 noon at the Matteson Public Works Garage. Trustee Marshall noted that the Illinois Municipal Review magazine highlighted the Village of Matteson for the upgraded fire codes that were enacted for a safer community.

Trustee Sawyer stated he felt that any Village employee earning \$70,000 or more should live in the Village.

President Stricker reported his attendance at a meeting sponsored by State Representative Bob Rita concerning the acquisition of an interchange at the intersection of I-294 and I-57.

A moment of silence was held for the victims and families of the Virginia Tech tragedy that occurred recently.

Ms. Antoinette Williams, 110 Lawrence Lane, stated that many residents in the Brookmere development are concerned about the dangerous conditions that exist due to sump pump discharges not being properly channeled thereby creating large holes between lots and also regarding the debris that exists in the dedicated park area. It was noted that staff has had meetings with the developer informing him of the urgency in correcting these issues and the consequences that will be brought against him if they are left unresolved.

Trustee Motton stated that research should be done prior to developers

**OPPORTUNITY FOR  
PUBLIC COMMENT**

April 16, 2007

coming into town and suggested that future developers be subjected to a background check. He also requested that the timeline given to the Brookmere developer to correct the problems be short and strictly adhered to for the safety of the residents.

Trustee Johnson stated that all Village communication regarding this matter should be documented and presented to the developer in writing with a copy to the Board.

Trustee Ashmore concurred with the need for the Village to research developers when they come into town and suggested the Village take a stronger stand during the review process.

Trustee Imoukhuede stated that he felt the developer's lack of action was a flagrant disregard of the enjoyment for the residents who live there. Therefore, Trustee Imoukhuede moved that this developer be stopped from any further development within the Village of Matteson until he rectifies this flagrant disregard of life, safety and welfare of the residents. Seconded by Trustee Sawyer.

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

Trustee Imoukhuede clarified that the developer is to come back before the Board for approval prior to proceeding with any further development on this project.

Mr. Rex Whitehead, 82 Henson Court, stated that he too lives in Brookmere Subdivision, and he also had water standing on the side of his house.

Ms. Janet Urquhart, 6134 Victoria Court, questioned why Walgreen's chose the northwest corner of Central and Rt. 30 to build on given the residential character and the close proximity to the Fire Station. She stated her concern was primarily with traffic control in the area. President Stricker gave a brief synopsis of the action taken to date regarding the proposed Walgreen's and noted that there are several items on the agenda this evening for Board review regarding the proposed development.

Trustee Imoukhuede noted that Walgreen's had done a study and determined that the proposed corner would be the best location. He added that Walgreen's also addressed the traffic concerns and agreed to provide an additional turning lane. Trustee Imoukhuede emphasized that the Walgreen's development would be a tremendous economic gain to the Village.

Trustee Motton noted that many residents are very excited about Walgreen's building at that location.

Trustee Sawyer stated that the economic benefit that will be gained from Walgreen's locating in Matteson is very much needed.

Trustee Marshall stated that public hearings were held to allow for public input.

Mr. Mel Williams, 6019 Kevin Way, President of Virginia Estates Homeowners, stated he supports Walgreen's coming into Matteson.

Ms. JoAnn Keenan, 917 Central Avenue, stated she would like to see Walgreen's come to Matteson, but at a different location. She expressed her concerns regarding safety issues given the close proximity of the Fire Station and the backup of school buses during certain hours of the day.

Mr. Larry McWherter, President of the Glenridge/Cricket Hill/Oxford Estates Homeowners Association, stated that the Association members are in favor of Walgreen's building at that location.

Mr. McWherter, 834 Purdue Lane, speaking as a resident, said he would like to see better communication between the Village and its residents. He also felt the Village was unresponsive to the concerns of the residents. It was noted that Board members do try to attend homeowners' association meetings to disseminate information; however, residents are encouraged to attend the various public meetings held by the Village in order to gain information and provide input. As to resident concerns, it was noted that legal procedures take time. Therefore, while it may appear that those concerns are being ignored, in actuality the process has begun to correct those situations.

Ms. Cynthia Smith, 21229 Alessandra Drive, voiced her support for the proposed Walgreen's project.

Ms. Jamece Shipp, 6229 Virginia Lane, stated she was concerned regarding the hours of operation for the new Super Wal-Mart and requested that the Village monitor the facility to ensure that it is well kept.

President Stricker presented the Consent Agenda.

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

## **7.CONSENT AGENDA**

### **A.CONSIDERATION OF MINUTES**

#### **1. Regular Meeting of**

BOARD OF TRUSTEES

April 16, 2007

04-51-07

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

April 2, 2007

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

1. Regular Meeting of April 2, 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 for a variance to Rohit Patel, as authorized by Ganesh Hotels, LLC from Section 159.22 (2) for a variance from the minimum lot size of 3 acres, as required by the Matteson Zoning Ordinance, to a lot size of 2.14 acres. – *Approved by Omnibus Vote*
2. The Board of Trustees pass an ordinance granting a variance to Shell Oil Products, U.S. from Section 159.30 (G) from the 20 foot rear yard setback in a C-4 Highway Commercial Zoning District. – *Approved by Omnibus Vote*

D. NEW BUSINESS

1. The Board of Trustees approve a Letter of Agreement to retain the services of Kane, McKenna and Associates, Inc. to review, advise and make recommendations and amend the Village of Matteson TIF III Agreement. – *Approved by Omnibus Vote*
2. The Board of Trustees approve a Preliminary Plat for Wal-Mart Stores, Inc. located on the southeast corner of Cicero Avenue and Gateway Drive. – *Approved by Omnibus Vote*

E. CONSIDERATION OF BIDS AND AWARDING OF CONTRACTS

1. The Board approve the renewal of the Life and AD&D Insurance from .23 cents per thousand dollars of coverage to .25 cents per thousand dollars of coverage and 0% increase to our Short Term Disability Insurance with Lincoln Financial Services, Inc. for plan year May 1, 2007 thru April 30, 2008. – *Approved by Omnibus Vote*

B. CONSIDERATION OF FINANCIAL REPORTS

1. Salary, Overtime and Accounts Payable

C. OLD BUSINESS

1. Consideration of an Ordinance Granting a Variance to Rohit Patel (Hampton Inn & Suites) pursuant to the Zoning Ordinance of the Village of Matteson
2. Consideration of an Ordinance Granting a Variance to Shell Oil Products, U.S.

D. NEW BUSINESS

1. Consideration of a Letter of Agreement to retain the services of Kane, McKenna and Associates, Inc. to review, advise and make recommendations and amend the Village of Matteson TIF III Agreement
2. Consideration of a Preliminary Plat for Wal-Mart Stores Inc. located on the southeast corner of Cicero Avenue and Gateway Drive

E. CONSIDERATION OF BIDS AND AWARDING OF CONTRACTS

1. Renewal of Life and Short Term Disability Insurance

**8. ITEMS REMOVED FROM CONSENT**

**AGENDA - None**

**9. ACTIVE AGENDA**

**A. OLD BUSINESS**

Trustee Imoukhuede moved that the Board of Trustees re-consider a Resolution of the Village of Matteson supporting an application for a Class 8 Certification (Walgreen's and Gray Canyon Companies, Inc. Development). Seconded by Trustee Motton.

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

Trustee Johnson noted that he voted in favor of this item because he does support Walgreen's, just not at the proposed location.

Trustee Imoukhuede moved that the Board of Trustees pass, over the veto, 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 Sawyer.

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

Trustee Imoukhuede moved that the Board of Trustees re-consider an Ordinance amending the Zoning Ordinance of the Village of Matteson, Cook County, Illinois, reclassifying from an R-3 Moderate Density Zoning District to a C-4 Highway Commercial Zoning District (AZD Capital - Walgreen's). Seconded by Trustee Marshall.

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

Trustee Imoukhuede moved that the Board of Trustees pass, over the veto, 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

1. Re-consideration of a Resolution of the Village of Matteson supporting an application for a Class 8 Certification (Walgreen's and Gray Canyon Companies, Inc. Development)

2. Re-consideration of an Ordinance amending the Zoning Ordinance of the Village of Matteson, Cook County, Illinois, reclassifying from an R-3 moderate density zoning district to a C-4 Highway commercial zoning district (AZD Capital - Walgreens)

BOARD OF TRUSTEES

April 16, 2007

04-53-07

Residential to C-4 Highway Commercial at 5600 – 5660 W. Lincoln Highway. Seconded by Trustee Sawyer.

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

Trustee Marshall moved that the Board of Trustees re-consider an Ordinance granting a Special Use Permit to Walgreen’s to operate a drive-thru pharmacy in a C-4 highway commercial zoning district (AZD Capital). Seconded by Trustee Sawyer.

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

- 3. Re-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)

Trustee Imoukhuede moved that the Board of Trustees pass, over the veto, 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 Marshall.

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

B. CONSIDERATION OF FINANCIAL REPORTS

Budget Officer Greg Meyers read the Treasurer’s Report for March 31, 2007.

Trustee Motton moved to accept the Treasurer’s Report for March 31, 2007 as presented. Seconded by Trustee Ashmore.

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

- 1. Treasurer’s Report – March, 2007

C. NEW BUSINESS

BOARD OF TRUSTEES

April 16, 2007

04-54-07

Director of Regulatory Services Laoang stated an Ordinance is required in order to vacate property. Therefore, staff recommends tabling this item to allow the Village Attorney an opportunity to prepare such an ordinance.

- 1. Consideration of a Plat of Vacation and Consolidation for AZD Capital located at 5600-5660 W. Lincoln Highway

Trustee Johnson moved that the Board of Trustees direct the Village Attorney to prepare an ordinance approving the vacation of 211<sup>th</sup> Parkway a distance from approximately 5600 – 5660 Lincoln Highway upon receipt by the Village Attorney of the necessary information, with said ordinance to be placed on the agenda for the first Board meeting in May. Seconded by Trustee Ashmore.

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

NAYS: (0)

ABSTAIN: (0)

ABSENT: (0)

Budget Officer Meyers presented the amended Budget for Fiscal Year 2006/2007. He noted that the figures presented in the Agenda Memorandum were in error and should be recorded as follows: “These sessions have concluded in proposed budget revisions which include a decrease in budgeted general fund revenues of \$406,091 and a decrease in expenses of \$478,908, producing budgeted general fund revenues of \$17,672,611 and expenses of \$17,583,094. For all other funds, budgeted revenues and expenses consisted of line item adjustments yielding effect on net revenues over expenses.”

- 2. Consideration of an Ordinance Adopting an Amended Budget for FY 2006/2007

Trustee Motton moved that the Board pass an Ordinance adopting the Amended Budget for all Corporate purposes of the Village of Matteson, Cook County, Illinois for the Fiscal Year commencing on the first day of May, 2006 and ending on the thirtieth day of April, 2007. Seconded by Trustee Ashmore.

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

NAYS: (0)

ABSTAIN: (0)

ABSENT: (0)

Budget Officer Meyers presented the proposed Budget for Fiscal Year 2007/2008, noting that a public hearing was held on April 16, 2007 for presentation of the proposed budget.

- 3. Consideration of an Ordinance Adopting the Budget for Fiscal Year 2007/2008

Trustee Motton moved that the Board pass an Ordinance adopting the Budget for all Corporate Purposes of the Village of Matteson, Cook County, Illinois, for the Fiscal Year Commencing the first day of May, 2007 and ending on the

thirtieth day of April, 2008. Seconded by Trustee Ashmore.

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

Board members thanked everyone for attending the meeting and encouraged all residents to vote tomorrow.

#### CLOSING COMMENTS

Trustee Ashmore commended all the homeowners' consortiums in putting together the various election activities.

Trustee Johnson reminded everyone of the Plan Commission meeting to be held on Thursday, April 19, at 7:30 p.m. at the Village Hall and encouraged all to attend.

Trustee Motton stated that communication is a concern of the Board and encouraged interested individuals to attend the various meetings in order to get involved.

Trustee Sawyer requested that the newly elected Board consider residency requirements for those employees who supervise and earn over \$70,000. He also stated that he felt there were a lot of family members working for the Village; however, he was told that family members are no longer allowed.

Trustee Imoukhuede reminded everyone to support new developments in the Village by promoting them in a positive manner.

President Stricker stated that he did not believe the Village's employment process has changed in the past several years. He also stated that the traffic studies included with development proposals are usually performed by a private corporation hired by the developer.

Trustee Marshall moved to adjourn the Regular Meeting of the Board of Trustees at 9:50 p.m. Seconded by Trustee Sawyer.

#### ADJOURNMENT

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

BOARD OF TRUSTEES  
April 16, 2007

04-56-07

Respectfully Submitted,

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Dorothy Grisco, Village Clerk

BOARD OF TRUSTEES  
April 16, 2007

04-57-07