

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 7<sup>th</sup> DAY OF MAY, 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

Trustees Motton and Sawyer arrived at 7:40 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.

**PRESENTATIONS**

President Stricker read a Proclamation proclaiming the month of May, 2007 as Motorcycle Awareness Month.

a) Proclamation declaring  
May, 2007 Motorcycle  
Awareness Month

President Stricker read a Proclamation proclaiming the month of May, 2007 as Scholarship Month.

b) Proclamation declaring  
May, 2007 Scholarship  
Month

President Stricker read a Proclamation proclaiming May 19, 2007 as Delta Sigma Theta South Suburban CommUNITY Expo Day at Lincoln Mall.

c) Proclamation declaring  
May 19, 2007 South  
Suburban CommUNITY  
Expo Day at Lincoln Mall

President Stricker read a Proclamation honoring the Village of South Chicago Heights on their 100<sup>th</sup> Anniversary.

d) Proclamation honoring the  
Village of South Chicago  
Heights on their 100 year  
Anniversary

President Stricker read a Proclamation welcoming the families of Wallace & Mary Wiggs as they celebrate their Annual Family Reunion in the Village of Matteson from May 25-27, 2007.

e) Proclamation celebrating the Annual Family Reunion of Wallace & Mary Wiggs from May 25-27, 2007

Board members reported their attendance at various meetings and functions, including the Opening Ceremonies of the Matteson Youth Baseball League.

Community Affairs and Economic Development: Trustee Ashmore reported that the Economic Development Commission will meet on Wednesday, May 9 at 10:00 a.m. and the Housing and Human Relations Commission will meet on Thursday, May 10 at 7:00 p.m.

Regulatory Services – Building, Planning and Engineering: Trustee Johnson reported that items discussion at the Plan Commission meeting held on May 4 will be forwarded to the Board in the near future.

Public Safety – Police, Fire: No report.

Health, Environmental, and Capital Planning: No report.

Trustees Motton and Sawyer arrived at 7:40 p.m.

Public Services – Public Works and Parks & Recreation: Trustee Sawyer reported that the Village is looking forward to a new recreation center which will provide needed activities for the youth in town. He encouraged everyone to get involved.

Finance and Administration: No report.

President's Report: President Stricker reported that the Board will be holding a Special Meeting on May 14 at 7:30 p.m. to swear in the newly elected Trustees, providing Cook County has completed the canvassing of ballots. He also noted that Wednesday, May 16, is National Tourism Day.

Ms. Inikoh Basseby of 100 Bowman and Ms. Qiana Henley of 77 Bowman noted their concerns over unsafe conditions that still exist in the Brookmere Subdivision, specifically large holes, debris and ponding water. Administrator Linear noted that the Village has issued a Stop Work Order for Brookmere and advised that the developer is currently working on correcting the issues. He also stated that a Hearing will be held on Monday, May 14, at 6:30 p.m. to allow the developer an opportunity to be heard. Administrator Linear stated that the developer is required to appear before the Village Board

**COMMENTS BY  
VILLAGE OFFICIALS**

a) Trustee Committee  
Reports

**OPPORTUNITY FOR  
PUBLIC COMMENT**

in order to continue any further construction.

As to the possibility of providing an opening in the median for entrance to the subdivision, it was noted that such an opening must be approved by IDOT. At this point in time, IDOT does not feel such a median cut is warranted.

Trustee Marshall stated that residents should have been made aware of the steps that the Village has taken to correct these problems and requested that in the future the Village give notification to each resident advising them of the status of their concerns.

Ms. Jamece Shipp, 6229 Virginia Lane, read a prepared statement wherein she indicated that concerns were raised over the manner and timeliness of the dissemination of information regarding a recent police incident. Acting Police Chief Burnson gave a chronological recount of the incident, noting that in the future, the Police Department would utilize the various homeowners associations as well as Village personnel going door to door in order to provide pertinent information to residents in a timely and appropriate manner.

President Stricker presented the Consent Agenda.

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

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

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

1. Public Hearing of April 16, 2007 (Budget)
2. Regular Meeting of April 16, 2007

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

1. Salary, Overtime and Accounts Payable

C. CONSIDERATION OF BIDS AND AWARDING OF CONTRACTS

1. The Board of Trustees accept the lowest bid proposal for one (1) utility vehicle as submitted by Martin Implement, Orland Park, IL in the amount of \$14,158.00. – *Approved by Omnibus Vote*

**7. CONSENT AGENDA**

A. CONSIDERATION OF MINUTES

1. Public Hearing of April 16, 2007 (Budget)
2. Regular Meeting of April 16, 2007

B. CONSIDERATION OF FINANCIAL REPORTS

1. Salary, Overtime and Accounts Payable

C. CONSIDERATION OF BIDS AND AWARDING OF CONTRACTS

1. Utility Vehicle Replacement/Park Maintenance
2. Replacement of Police Department Vehicles

D. NEW BUSINESS

1. Consideration of a Special

2. The Board of Trustees authorize the purchase of one Ford Explorer in the amount of \$22,625 from Sutton Ford and the purchase of three 2008 Crown Victoria Police Interceptors from Landmark Ford in the amount of \$59,457. – *Approved by Omnibus Vote*

Events Permit for the Memorial Day Parade May 28, 2007 sponsored by Rehfeldt Meyer American Legion, Post 474

**D. NEW BUSINESS**

1. The Board of Trustees approve a Special Events Permit for the Memorial Day Parade on May 28, 2007. – *Approved by Omnibus Vote*
2. The Board of Trustees direct the Village Attorney to review the attached preliminary “Buyer Be Aware” Ordinance and prepare a Village Ordinance to include the Residential Disclosure Form, Contract Purchaser Acknowledgment Statement and Contract Purchaser Survey. – *Approved by Omnibus Vote*
3. The Board of Trustees pass a Resolution authorizing the Village of Matteson to Execute a License Agreement by and between Natural Gas Pipeline Company of America and the Village of Matteson to permit the installation of a Bicycle Path just north of 203<sup>rd</sup> Street. – *Approved by Omnibus Vote*

2. Consideration to direct the Village Attorney to review and draft an Ordinance amending an existing Village Ordinance to provide for a Village Residential Disclosure Statement for Residential Dwellings in Subdivision and Planned Unit Developments
3. Consideration of a Resolution Authorizing the Village of Matteson to Execute a License agreement by and between Natural Gas Pipeline Company of America and the Village of Matteson to Permit the Installation of a Bicycle Path across the Property of Natural Gas Pipeline Company of America just North of 203<sup>rd</sup> Street

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

**9. ACTIVE AGENDA**

**A. OLD BUSINESS**

1. Consideration of an Ordinance Vacating 211<sup>th</sup> Parkway as heretofore dedicated and described herein in the Village of

Director Laoang noted that at their last meeting, the Board directed the Village Attorney to draft an ordinance allowing for the vacation of 211<sup>th</sup> Parkway to allow for the proposed Walgreens development.

Matteson, Cook County, IL  
(AZD Capital – Walgreens)

Trustee Imoukhuede noted that the Plat of Consolidation was also requested and should be included in any action taken by the Board this evening.

Trustee Imoukhuede moved that the Board of Trustees pass an Ordinance vacating 211<sup>th</sup> Parkway as described on the Plat of Vacation dated April 18, 2007. Seconded by Trustee Motton.

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

\* Plat of Consolidation  
(Walgreens)

Trustee Imoukhuede moved that the Board of Trustees approve a Plat of Consolidation for the proposed Walgreens development. Seconded by Trustee Marshall.

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

## B. NEW BUSINESS

Administrator Linear stated that the Lincoln Mall TIF redevelopment agreement provides that the Village will reimburse the Developer for part of the TIF eligible expenses. Because the project has not yet generated incremental funds to pay these expenses, the proposed ordinance authorizes the Village to issue promissory Developer Notes to the Developer that will be repaid from TIF revenues when those are generated in the future; no monies will be expended from Village funds. It was noted that staff will review all submitted expenses and verify all supporting documentation prior to any payout.

Trustee Imoukhuede moved that the Board of Trustees pass an Ordinance providing for the issuance of tax increment revenue developer notes not to exceed \$40,000,000 of Tax Increment Revenue Developer Notes and providing the security therefore for the purpose of financing certain eligible redevelopment project costs described in the Village of Matteson Lincoln Highway/Cicero Avenue RPA IV Redevelopment Plan and Project of the Village of Matteson, Cook County, Illinois. Seconded by Trustee Ashmore.

1. Consideration of an Ordinance providing for the issuance of tax increment revenue developer notes not to exceed \$40,000,000 of Tax Increment Revenue Developer Notes and providing the security therefore for the purpose of financing certain eligible redevelopment project costs described in the Village of Matteson Lincoln Highway/Cicero Avenue RPA IV Redevelopment Plan and Project of the Village of Matteson, Cook County, Illinois

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

ABSENT: (0)

Administrator Linear stated that this proposed ordinance authorizes the Village to issue \$9,890,000 of Tax Increment Revenue Developer Notes, Series 2007-1 now. He noted that not all developer expenses are eligible for reimbursement and gave a brief synopsis of the types of expenses that would qualify, including demolition and certain infrastructure such as underground work that is necessary for the redevelopment to take place.

Trustee Marshall moved that the Board of Trustees pass an Ordinance providing for the issuance of \$9,890,000 Tax Increment Revenue Developer Notes (TIF 4), Series 2007-1. Seconded by Trustee Ashmore.

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

NAYS: (0)

ABSTAIN: (0)

ABSENT: (0)

President Stricker reported that he was re-elected to the Illinois Tax Increment Association Board and noted that the Village of Matteson's TIF Programs have proven to be very successful.

Administrator Linear noted that the Village has studied the logistics of purchasing the Hexion property located at 21625 Oak Street to be converted into the new Public Works facility.

Trustee Motton requested that staff contact State Representatives to see if any State funding is available for improvements to this facility.

Trustee Sawyer moved that the Board of Trustees direct the Village Attorney to prepare the necessary documents for the purchase of real estate subject to the final approval of the Village President and Board of Trustees. Seconded by Trustee Imoukhuede.

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

NAYS: (0)

ABSTAIN: (0)

ABSENT: (0)

Director Laoang stated that Household of Faith in the Ministry is requesting a Special Use Permit to operate a church in the C-4 Highway Commercial District. The Plan Commission has recommended denial of this request based on the applicant's inability to make finding of fact #4-Purpose. The Commission believes that the proposed use is not in harmony with the intent

2. Consideration of an Ordinance providing for the issuing of \$9,890,000 Tax Increment Revenue Developer Notes (TIF 4), Series 2007-1 of the Village of Matteson, Cook County, Illinois, pursuant to an authorizing Ordinance previously adopted May 7, 2007

3. Consideration to direct the Village Attorney to prepare the necessary documents for the purchase of real estate subject to the final approval of the Village President and Board of Trustees

4. Consideration of a Special Use Permit as required by Section 159.22 (B) of the Matteson Zoning Ordinance to operate a church within

of the Zoning Ordinance. The Plan Commission also made a negative finding of fact for #6-Community Impact. The Commission stated that this Special Use would set a negative precedent that would allow churches to locate in store fronts and shopping centers throughout the Village.

the C-4 Highway District located on the second floor of 4350 West Lincoln Highway

Trustee Sawyer stated he did not feel that sufficient reasons were provided to block a ministry from going into that location and noted that the owner of the building had no problem with having the church as a tenant.

Pastor Samuel Gbenro, Household of Faith Church, stated that they are looking for a temporary location until they are able to build a permanent structure in Markham. They anticipate staying at the Matteson location for two to three years.

Trustee Imoukhuede stated he did not feel a precedent would be set if a temporary permit were issued.

Trustee Ashmore stated he is very supportive of churches but felt that approving this request would set a precedent.

Trustee Motton stated that he had no problem with Sunday services being held but felt weekday services could cause conflicts.

The Board noted that there are many churches that conduct services in schools on Sundays, which might be a better alternative.

Trustee Johnson moved that the Board of Trustees support the Plan Commission's recommendation of denial of a Special Use Permit as required by Section 159.22 of the Zoning Ordinance to allow Household of Faith in the Ministry to be located in the C-4 District at 4350 W. Lincoln Highway on the second floor, based on the inability to make findings of fact. Seconded by Trustee Ashmore.

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

#### C. OTHER BUSINESS

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

#### 1. Request for Executive Session

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

Motton, and Sawyer

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

**LINCOLN MALL UPDATE**

Mr. Rives Castleman, Lincoln Mall Redevelopment Project, gave a brief update on the progress to date, noting that Target is scheduled to open in July and J. C. Penney is scheduled to open in October.

Ms. Tracy Munno, General Manager for Lincoln Mall, announced that on June 21 a consortium of all the homeowners associations will be hosting a Mall Update at Lincoln Mall beginning at 6:30 p.m.

**CLOSING COMMENTS**

Trustee Ashmore reminded everyone that the Economic Development Commission will meet on Wednesday, May 9, at 10:00 a.m. and the Housing and Human Relations Commission will meet on Thursday, May 10, at 7:00 p.m. and encouraged all to attend.

Trustee Motton requested that staff prepare a resolution honoring Jackie Robinson on the 60<sup>th</sup> Anniversary of his debut as the first African-American player in Major League Baseball.

Trustee Sawyer encouraged all residents to get involved.

Trustee Marshall requested that staff prepare a resolution honoring Ms. Lucille Johnson on her retirement as Principal of Marya Yates School and for her many years of service to the school district.

Trustee Imoukhuede thanked the owners of Lincoln Mall for their continued progress. He also commended the Police Department on their quick response in dealing with a recent incident.

Director Bates announced that the 25<sup>th</sup> Annual Matteson Fest will be held on June 8, 9 & 10 this year at Memorial Park.

Trustee Marshall moved to adjourn the Regular Meeting of the Board of Trustees at 9:25 p.m. and, after a short recess, convene to Executive Session with no need to reconvene. Seconded by Trustee Sawyer.

**ADJOURNMENT**

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

BOARD OF TRUSTEES  
May 7, 2007

05-65-07

Respectfully Submitted,

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Dorothy Grisco, Village Clerk

BOARD OF TRUSTEES  
May 7, 2007

05-66-07