

MINUTES OF PUBLIC HEARING  
**CONCERNING THE ANNEXATION OF 903.22 ACRES**  
**BOUNDED BY RIDGELAND, VOLLMER ROAD,**  
**HARLEM AVENUE AND U.S. 30**  
HELD IN THE COUNCIL ROOM OF THE MATTESON VILLAGE HALL  
4900 VILLAGE COMMONS  
ON THIS 2ND DAY OF APRIL, 2001

President Stricker called the Public Hearing Concerning the Annexation of 903.22 Acres bounded by Ridgeland Avenue, Vollmer Road, Harlem Avenue and U.S. 30 to order at 7:00 p.m., proper notice having been given. He then called the roll and the following Trustees answered present: CALL TO ORDER

Emmanuel Imoukhuede  
Shirley Green  
Denise Graham Zahn  
Sam Brown  
Allan Johnson

Trustee Vincent arrived at 7:15 p.m.

Also present were: David Mekarski, Village Administrator; Hildy Kingma, Director of Community Development; Joseph Perozzi, Village Attorney; and the Star Newspaper.

Manheim Services Corporation is requesting annexation into the Village of Matteson of 903.22 acres of unincorporated land commonly known as the Archdiocese Property bounded by Ridgeland Avenue, Vollmer Road, Harlem Avenue and U.S. 30. Manheim Services Corporation proposes to develop the Manheim Business Park consisting of a 243.23 acre parcel to be known as the Manheim Greater Chicago Automobile Auction, various other commercial and industrial zoned sites, great expanses of open space preserving both the Butterfield Creek and the existing wetlands, and a 22 acre park. This proposal also includes a 110 foot landscape buffer with a berm to screen the proposed Automobile Auction from the existing residential subdivision on the east side of Ridgeland Avenue.

This Public Hearing will be continued on April 16, 2001 at 7:00 p.m. for further consideration.

President Stricker asked for any comments from the Trustees.

April 2, 2001

Trustee Imoukhuede stated that since Manheim would be using the road for hauling heavy trucks with cars, why were they building the road with bituminous asphalt instead of concrete?

Michael Lathe, architect for Manheim Services Corporation, stated that Cox Avenue is the road which will be used to haul the cars in to the Auto Auction and that the pavement design is considered heavy duty and is per the Village of Matteson's Ordinance, which they also agree with. He stated that instead of the usual gravel portion, that they will be using BAM, which is a gravel and bituminous asphalt mixture. He stated that the actual choice of pavement will be made at the actual bidding time.

Trustee Brown questioned how high and wide the berm on Ridgeland Avenue would be.

Bob C? from the Manheim Services Corporation stated that the berm would be between 20 and 23 feet high and it would also be landscaped. He stated that there would be a total distance of 260 feet from the right of way on Ridgeland Avenue and the actual concrete of the Auto Auction. He stated that there would be no access to the Auto Auction from Ridgeland Avenue.

Greg Stevens, Manheim Corporation, stated that the data used was the USGS topography map and they used the highest point and the second story of the house at the highest point for determining the height of the berm to ensure that the Auto Auction would not be visible to residents.

President Stricker suggested that they closely check the elevation of other houses to make sure that the houses can only see the berm and not the Auto Auction. He stated that at the Public Hearing held on April 16, 2001, if they could go over the lighting and sound.

Bob C? stated that they would be using a very low level of lighting because they are not a public facility. He stated that any visible lighting would most likely be the street lights on Ridgeland Avenue. In terms of sound projected, he does not anticipate any form of sound pollution, but if the residents complain, the matter will be addressed and every effort made to adhere to the Village's ordinances.

Trustee Johnson asked what the Auction's hours of operation would be.

Bob C stated that the Auction is open 24/7 for accepting trucks with automobiles.

April 2, 2001

Attorney Hugelst stated that the townhome would be in the \$165,000.00 range.

Trustee Brown asked what the price range for a single-family home would be.

Attorney Hugelst stated that the single-family home would be in the \$200,000.00

Trustee Green asked if there would be ranch houses available.

Attorney Hugelst stated that there would be ranch houses available.

Trustee Vincent asked what the typical square footage of a home would be.

Acting Administrator Kingma stated that the houses start at a minimum of 1,600 square feet.

President Stricker asked for any further comments from the Public.

OPPORTUNITY FOR  
PUBLIC COMMENT

There were none.

Trustee Green moved to adjourn the Public Hearing Meeting at 7:20 p.m.  
Seconded by Trustee Brown.

ADJOURNMENT

AYES: (4) Green, Vincent, Graham Zahn, Brown  
NAYS:(0)  
ABSTAIN: (0)  
ABSENT: (2) Imoukhuede, Johnson

Respectfully Submitted,

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Patricia Wilson, Village Clerk