

MINUTES OF PUBLIC HEARING
**ANNEXATION OF 79.24 ACRES OF UNINCORPORATED PROPERTY
LOCATED ON THE NORTH SIDE OF THE U.S. 30, ½ MILE EAST OF
RIDGELAND AVENUE**
HELD IN THE COUNCIL ROOM OF THE MATTESON VILLAGE HALL
4900 VILLAGE COMMONS
ON THIS 2ND DAY OF JULY 2001

President Stricker called the Public Hearing concerning the Annexation of 79.24 acres of unincorporated property located on the north side of U.S. 30, ½ mile east of Ridgeland Avenue to order at 7:04 p.m., proper notice having been given to the local Newspaper to be published in the Matteson-Richton Star. The following Trustees were present: CALL TO ORDER

Shirley Green
Sam Brown
Andre' Ashmore
Allene Maxwell

Trustee Motton arrived at 7:15 p.m.
Trustee Johnson arrived at 7:25 p.m.

Also present were: Hildy Kingma, Director of Community Development; Cyndi Zeibert, Recording Secretary; and the Star Newspaper.

President Stricker stated that the purpose of this Public Hearing is for the purpose of having public input referencing a potential annexation of 79.24 acres of unincorporated land located on the north side of U.S. 30 approximately ½ mile east of Ridgeland Avenue. Newbury Estates, LLC proposes to develop the property with 151 residences with 20.38 acres of open space preserving both the Butterfield Creek and the surrounding floodplain and a 1.55-acre park to be dedicated to the Village of Matteson. This proposal also includes a 2.28-acre green space median along Newbury Boulevard and 4.27 acre detention pond both to be maintained by the Homeowners Association. It will be zoned R-2, low-to moderate density residential.

PRESENTATION OF
THE ANNEXATION OF
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OF U.S. 30, ½ MILE
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AVENUE

Director Kingma stated that the Plan Commission did have a public hearing on this project on June 7, 2001, and did recommend approval of the annexation agreement, the preliminary plat, as well as the rezoning to R-2. Some of the significant features of the development are as follows:

- a) The main access road into the project will ultimately provide for a

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- right-of-way connection to Willow, in the Creekside neighborhood.
- b) They will be dedicating the 20-acre of open space along Butterfield Creek to the Village, and will actually be removing the channel flow of the creek through that area so that it will be restored to its natural streambed and characteristics.
 - c) There will also be five (5) Street connections, two to the West and three to the East, including the connection of Amherst and Colgate to provide good connectivity from one subdivision to the next.
 - d) Regarding the landscape median of the main access road; they will be dedicating that right-of-way to the Village. It needs to be maintained by the Homeowners Association or a fee paid to the Village by the Association for the Village to maintain it, so that the Village will not have to pay for that maintenance.
 - e) They will be widening the Creek to mainstay overflow.

Director Kingma turned over questions to the developers present at the Hearing, Mr. Tony Hegarty and Mr. Steven Gregory.

Trustee Ashmore inquired as to the price range of the homes to be built. Mr. Hegarty stated they would be in the range of \$240,000 to \$300,000. The lots will be about 9000 square feet, 2-story homes, and 2-3 car garage ranging in size of 2500 to 3000 square feet.

President Stricker stated that he would hope there would be a light (turn signal), and Opticom system in place. Mr. Gregory stated it is not an IDOT requirement at this time, but will be something that might be warranted in the future, and he is willing to work with the staff and IDOT.

President Stricker also inquired about the thought of an acceleration lane off of Route 30. Per Director Kingma, staff has not felt the need thus far, but both Staff and developers will continue to work with IDOT and each other on all matters mentioned.

President Stricker asked for any further comments from the Public.

OPPORTUNITY FOR
PUBLIC COMMENT

Darreather Wiley, 4555 Columbine, asked if Marya Yates would be able to handle this influx of children, once these homes, and others are being added to the Village. President Stricker stated that the Village of Matteson does not handle the School system, and Mr. Gregory assured her that the developers would address the situation and comply with the ordinances and contributions toward the school and fire services.

Gwendolyn M. Carson, 45 Cloverleaf Road, inquired as to where the Public Hearing Notices are advertised. President Stricker stated they are put into the local Matteson-Richton Star newspaper, and posted on the window of the Village Hall. Director Kingma also stated that the adjacent property owners were notified by certified mail.

Trustee Green moved to adjourn the Public Hearing Meeting at 7:37 p.m. ADJOURNMENT
Seconded by Trustee Ashmore.

AYES: (6) Green, Johnson, Brown, Ashmore,
Motton, Maxwell
NAYS: (0)
ABSTAIN: (0)
ABSENT: (0)

Respectfully Submitted,

Mark W. Stricker, Village President