

MINUTES OF PUBLIC HEARING  
**REVISION TO THE MANHEIM ANNEXATION AGREEMENT**  
HELD IN THE COUNCIL ROOM OF THE MATTESON VILLAGE HALL  
4900 VILLAGE COMMONS  
ON THIS 1ST DAY OF JULY 2002

President Stricker called the Public Hearing meeting to order at 7:02 p.m. regarding a revision to the annexation agreement between the Village of Matteson, Manheim Services Corporation, and the Catholic Bishop of Chicago relative to the zoning and annexation of approximately 903 acres of land to Matteson, Illinois.

CALL TO ORDER

Clerk Grisco called the roll, and the following Trustees answered present:

ROLL CALL

- Shirley Green
- Andre Ashmore
- Allene Maxwell

Trustee Johnson, Trustee Brown and Trustee Motton were absent.

Also present were: David Mekarski, Village Administrator; David Brauer, Village Attorney; Hildy Kingma, Director of Community Development; Brian Ramsey, Director of Parks and Recreation; Cyndi Zeibert, Recording Secretary; and the Star Newspaper.

President Stricker stated the purpose of this Public Hearing is to review the annexation agreement between the Village of Matteson, Manheim Services Corporation, and the Catholic Bishop of Chicago relative to the zoning and annexation of approximately 903 acres of land to Matteson, Illinois.

1) The revision to the Manheim Annexation Agreement to be considered at this public hearing will establish economic incentives for commercial development to occur at the Manheim Business Park. These incentives include the following:

- 1. A commitment by the Village to support applications to Cook County for the Class 8 Real Estate Assessment Classification.
- 2. A commitment by the Village to provide a minimum sales tax rebate of 50 percent of the Village's 1 percent local share for a period of 20 years.

The Village's Economic Development Commission met on May 9 to review this request and to consider recommendation to the Board. The Commission's position is that the requested incentives are important to ensure that the commercial development that is inevitable in that area happens in Matteson rather than in

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BISHOP OF CHICAGO  
RELATIVE TO THE  
ZONING AND  
ANNEXATION OF  
APPROXIMATELY 903  
ACRES OF LAND TO

PUBLIC HEARING

July 1, 2002

07-47-02

MATTESON, ILLINOIS

Frankfort. The Board of Trustees also considered this request at a workshop held on June 3. At that time, the Board indicated support for the request as proposed by Manheim Services Corporation, provided the sales tax rebate is limited to only the current 1 percent share. Any increase in the Village's sales tax would not result in an increase in this incentive. Language to this effect is included in the proposed new text for the Annexation Agreement.

Both Manheim Services Corporation and the Catholic Bishop of Chicago have formally requested this revision. Therefore, it will apply to all property annexed into the Village in 2001. The Catholic Bishop of Chicago maintained ownership of 20 acres at the southwest corner of Ridgeland Avenue and Vollmer Road. This property is envisioned for use as a church or school, but it could be developed for commercial uses as well.

President Stricker stated the purpose of this Public Hearing was properly advertised and we are here to allow input from the Board and from anyone in the audience, but no formal action will be taken at the Public Hearing. Members from Manheim were present to answer questions.

Trustee Green commented that she felt their request was very reasonable.

OPPORTUNITY FOR  
PUBLIC COMMENT

Trustee Green moved to adjourn the Public Hearing at 7:09 p.m. Seconded by Trustee Ashmore.

ADJOURNMENT

AYES: (4) Green, Ashmore, Maxwell and Stricker  
NAYS:(0)  
ABSTAIN: (0)  
ABSENT: (3) Johnson, Brown and Motton

Respectfully Submitted,

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Dorothy Grisco, Village Clerk