

MINUTES OF THE PUBLIC HEARING
PH 614 BOT - ANNEXATION
HELD IN THE COUNCIL ROOM OF THE MATTESON VILLAGE HALL
4900 VILLAGE COMMONS
ON THIS 7TH DAY OF APRIL 2003

President Stricker called the Public Hearing to order at 7:00 p.m.

CALL TO ORDER

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

ROLL CALL

Andre' Ashmore
Shirley Green
Allene Maxwell
Sam Brown

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

President Stricker stated that the purpose of the hearing was to review the proposal for annexation of 76.19 acres located on the northeast corner of US 30 and Ridgeland Avenue into the Village of Matteson. He noted that Montalbano Homes, Inc. proposed to develop the property with a 2.23 acre commercial corner, 105 single-family attached homes and 105 single-family detached homes. This development would also include 26.4 acres of open space which would preserve both the Butterfield Creek and the surrounding floodplain and a 2.01 acre park to be dedicated to the Village of Matteson after it is improved by the Developer. There is also a hike/bike path proposed along the south side of Butterfield Creek and pathways to the existing park to the north and to the proposed commercial site. Said property is proposed to be zoned R-2, low-to-moderate density residential, R-4, medium density residential and C-4, Highway Commercial.

ANNEXATION OF 76.19
ACRES OF
UNINCORPORATED
PROPERTY LOCATED ON
THE NORTHEAST
CORNER OF US 30 AND
RIDGELAND AVENUE

Trustee Motton arrived at 7:04 p.m.

Trustee Johnson arrived at 7:09 p.m.

Ms. Hildy Kingma, Director of Community Development, reviewed the background of the property, noting that the Plan Commission worked for several months on this proposal. She noted that the proposed parkland to be dedicated does not meet the exact design standards required by ordinance; however, it will be improved by the Developer under the guidance of the Parks and Recreation Department thereby creating a savings to the Village.

April 7, 2003

In response to Trustee Motton's inquiry regarding the number of housing units proposed for the residential area, Ms. Kingma stated that the proposed density is lower than what is allowed within that zoning district.

Trustee Ashmore inquired as to the type of improvements that are proposed for the parkland. Mr. Andy Fitz, of Montalbano Homes, Inc., stated that the specific improvements have not been determined at this point, but they will work closely with the Director of Parks and Recreation when finalizing the design.

Trustee Brown questioned what the impact fees would be for the School District. Mr. Fitz stated it was cited in the agreement. Ms. Kingma advised that because the Village is not Home Rule, the school impact fees can only be used for the acquisition of land, not for improvements.

Mr. John Glyman, Site Planner for the preliminary plan, gave a brief description and location of the various anticipated zoning uses and noted that the proposed park would be improved to the Director of Parks and Recreation's satisfaction. He added that the Butterfield Creek bed will be returned to a more natural state and more naturalistic plantings will be incorporated within the floodplain itself.

In response to President Stricker's inquiry, Mr. Glyman noted that the entrance road would align with the proposed extension of Ridgeland Manor Drive to the south. As to the potential need for traffic signals, it was noted that the annexation agreement incorporates a contribution to the Village for any future signals should they be warranted.

There was no public comment.

Trustee Motton moved to adjourn the Public Hearing at 7:28 p.m. Seconded by Trustee Brown.

AYES: (6) Ashmore, Green, Motton, Maxwell
Johnson, and Brown

ADJOURNMENT

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

Respectfully Submitted,

PUBLIC HEARING
April 7, 2003

04-047-03

Dorothy Grisco, Village Clerk