

MINUTES OF THE PUBLIC HEARING
PH 624 BOT - ANNEXATION
HELD IN THE COUNCIL ROOM OF THE MATTESON VILLAGE HALL
4900 VILLAGE COMMONS
ON THIS 6TH DAY OF OCTOBER 2003

Deputy Clerk Miotti called the Public Hearing to order at 7:04 p.m.

CALL TO ORDER

Deputy Clerk Miotti called the roll and the following Trustees answered present:

ROLL CALL

- Andre' Ashmore
- Sam Brown
- Allan Johnson
- Carol Marshall
- Nathaniel Motton Jr.

President Stricker and Clerk Grisco were not in attendance.

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

In the absence of President Stricker, Trustee Ashmore moved to appoint Trustee Johnson as Temporary Chairman of the meeting. Seconded by Trustee Motton.

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

Temporary Chairman Johnson stated that the purpose of the hearing is to review the proposed annexation of 148.68 acres of unincorporated property located on the southwest corner of US 30 and Ridgeland Avenue.

ANNEXATION OF 148.68
ACRES OF
UNINCORPORATED
PROPERTY LOCATED ON
THE SOUTHWEST CORNER
OF US 30 AND RIDGELAND
AVENUE

Ms. Hildy Kingma, Director of Community Development, gave a brief summary of the background of the property.

Mr. Andy Fitz, representative for the developer, gave a detailed power point presentation on the proposed development of the property under consideration.

Director Kingma highlighted some of the proposed conditions of the annexation

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agreement.

Mr. Darryl Hervy, 765 Willow Road, questioned what the square footage would be on the single family homes and the attached homes. It was noted that the single family detached homes would run from just under 2,000 to approximately 3,000 square feet and the single family attached homes would run from 1,450 to approximately 1,800 square feet.

In response to questions regarding lot sizes, Mr. John Glen, Land Planner, stated that the minimum proposed lot size is 9,000 square feet with the average being approximately 10,300 square feet.

A question and answer session ensued regarding the proposed size and price of the various units as well as the construction and landscaping materials proposed to be used. It was noted that homeowners associations would be formed to facilitate the maintenance of public areas.

Director Kingma stated that there are only two very small medians with monument signs which will be maintained by the homeowners association. Noting that the maintenance of such areas has been a concern in the past, the staff recommends that the annexation agreement be amended to create a backup special assessment district in the event the homeowners association fails to exist.

Trustee Imoukhuede arrived at 7:27 p.m.

Trustee Brown moved to adjourn the Public Hearing at 7:35 p.m. Seconded by Trustee Ashmore.

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

NAYS:(0)

ABSTAIN: (0)

ABSENT: (0)

ADJOURNMENT

Respectfully Submitted,

Rita Miotti, Deputy Village Clerk