

MINUTES OF THE PUBLIC HEARING
ANNEXATION OF 7.0 ACRES OF UNINCORPORATED LAND
LOCATED AT 5700 WEST 211TH STREET
IN COOK COUNTY, ILLINOIS
HELD IN THE COUNCIL ROOM OF THE MATTESON VILLAGE HALL
4900 VILLAGE COMMONS
ON THIS 17TH DAY OF APRIL 2006

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
- Emmanuel Imoukhuede
- Allan Johnson
- Carol Marshall
- Usher Sawyer, III

Trustee Motton was absent.

Also present were: Joseph Perozzi, Village Attorney; Lafayette Linear, Village Administrator/Finance Director; Nick Wilkens, Acting Fire Chief; and Jan Dinnocenzo, Recording Secretary.

President Stricker noted that proper posting and notification of the public hearing was done.

Ms. Rebecca Greiman, Village Planner, noted that the property under consideration in the proposed annexation agreement is 7.0 acres of land located at 5700 West 211th Street, which the developer proposes to develop with 43 town home units. The Plan Commission held a public hearing on April 6, 2006 to consider this annexation and after review, voted to recommend denial of the request to the Village Board. Their concerns included the proposed multi-family units rather than single family housing, the creation of additional traffic going through existing neighborhoods, and lack of access to the site from Route 30.

PRESENTATION OF THE
PROPOSED ANNEXATION
OF 7.0 ACRES OF
UNINCORPORATED LAND
LOCATED AT 5700 WEST
211TH STREET

Ms. Greiman stated the proposed development is consistent with the Comprehensive Plan Map and also conforms to both the Zoning Ordinance and Subdivision Code. The developer is proposing an R-4 zoning with a proposed density of 6.14 units per acre as opposed to the maximum permitted in R-4 of 8 units per acre. Staff also supports the proposed plan of not providing access to Route 30.

Ms. Greiman highlighted some of the details of the annexation agreement including improvements to the hike/bike path system, school impact fees, recapture fees for utility extensions along Route 30, Fire Protection fee,

Traffic Impact Fee, and an impact fee for possible future water distribution improvements.

Discussion ensued regarding the pros and cons of providing access to Route 30 from the proposed development. It was noted that if an access were to be granted, the Illinois Department of Transportation would most likely only approve a right-in/right-out access.

Trustee Ashmore stressed that communication is very important between staff, the Commissions and the Board.

Trustee Imoukhuede requested that rather than placing a fence between the property and the existing homes, that berms and plantings be utilized. The developer agreed with that concept.

Trustee Imoukhuede requested that in addition to using brick on all sides of the first floor of the buildings, that brick also be used on the second floor on the front of the buildings as well.

Ms. Karen Arbogast, part owner of the property at 5700 West 211th Street, gave a brief history of the property and requested the Board's favorable consideration of the proposed development.

PUBLIC COMMENTS

Ms. Dorothy Grisco, Village Clerk, stated that given the amount and speed of the traffic on Route 30, she did not think an access at this location would be safe.

Attorney Perozzi noted that this hearing was being held as required by State Statute. Its purpose is to receive input from the public. This item is on the agenda for consideration and formal action by the Board at their regular meeting immediately following this hearing.

Trustee Imoukhuede moved to close the Public Hearing session at 7:40 p.m. Seconded by Trustee Johnson.

ADJOURNMENT

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

Respectfully Submitted,

Dorothy Grisco, Village Clerk