

MINUTES OF THE PUBLIC HEARING
ANNEXATION AGREEMENT FOR 38.51 ACRES
OF UNINCORPORATED LAND IN COOK COUNTY, ILLINOIS
BOUNDED BY BUTTERFIELD PLACE, UNITS THREE AND ONE,
CRAWFORD COUNTRYSIDE AND THE BUTTERFIELD CREEK
HELD IN THE COUNCIL ROOM OF THE MATTESON VILLAGE HALL
4900 VILLAGE COMMONS
ON THIS 18TH DAY OF JULY 2005

President Stricker called the Public Hearing to order at 7:01 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 arrived at 7:15 p.m.

Also present were: Joseph Perozzi, Village Attorney; Frank Myers, Village Administrator; Robert Wilcox, Deputy Village Administrator/Public Services Director; Lafayette Linear, Finance Director; Nick Wilkens, Acting Fire Chief; Norm Burnson, Acting Police Chief; Vince Laoang, Regulatory Services Director; Jan Dinnocenzo, Recording Secretary; and the media.

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

PRESENTATION OF THE
PROPOSED ANNEXATION
OF 38.51 ACRES BOUNDED
BY BUTTERFIELD PLACE,
UNITS THREE AND ONE,
CRAWFORD
COUNTRYSIDE AND THE
BUTTERFIELD CREEK

Ms. Rebecca Greiman, Village Planner, described the location of the property under consideration in the proposed annexation agreement as 38.51 acres of unincorporated land bounded by Butterfield Place, Units Three and One, Crawford Countryside and the Butterfield Creek. It will be referred to as Butterfield Place Unit Four and is being developed by Oxford Development.

The proposed development would include 77 single-family detached homes, 11.5 acres of open space and a 1.0 acre park site. Some of the highlights of the Annexation Agreement are: the developer will donate a 1 acre park along with \$40,000 in park equipment; School Districts 162 and 227 will receive school impact fees; the developer will contribute \$349 per unit to a Fire Protection Fee; and verbiage is included that will require the developer to pay an impact fee for water distribution improvements (i.e. new water tower) when those fees are established.

Ms. Greiman elaborated on the entire development plan and how it relates to the surrounding areas.

In response to questioning from Trustee Imoukhuede, Vince Laoang, Regulatory Services Director, noted that it has been past practice to have the local homeowners association maintain the detention ponds in the area. He added that while there have been no problems, it would be to the Village's advantage to establish an inspection program of detention ponds.

PUBLIC COMMENTS

Ms. Allene Maxwell, 4555 Columbine, noted that the developer had agreed at the Plan Commission meeting to make the lots which back up to Columbine, equivalent to those on Columbine. She questioned whether such a change would create a reduction in the number of proposed homes.

Trustee Motton arrived at 7:15 p.m.

Mr. John Brunke, Tech 3, noted that while the width of the lots are not the same, the lots, as originally proposed, are equivalent in lot area and, therefore, they are comparable.

Ms. Maxwell responded that there are currently 7 homes on Columbine where the developer is proposing to have 9 homes backing up to them. The residents are requesting that at least one home be eliminated to provide for more consistency with the existing lots.

Mr. Sylvester Allen, 4544 Columbine, also requested that the footprint remain the same on the one side of the new street to allow similar back yard lines between the existing homes on Columbine and the proposed new subdivision. This would require the elimination of at least one proposed lot.

Mr. Joe Keene, builder and developer of Butterfield Two and Three, agreed to eliminate one lot in order to more closely match up with existing backyard lot lines on Columbine.

Board members requested that potential buyers be made aware of the fact that the detention ponds are to be maintained by the homeowners association. Also, buyers should be aware that the drainage of each individual lot is not to be altered by the homeowner. Mr. Keene stated that such information could be included in a new buyer packet.

ADJOURNMENT

Trustee Motton moved to close the Public Hearing session at 7:35 p.m. Seconded by Trustee Ashmore.

AYES: (6) Ashmore, Imoukhuede, Johnson, Marshall,
Motton, and Sawyer
NAYS:(0)
ABSTAIN: (0)
ABSENT: (0)

Respectfully Submitted,

Dorothy Grisco, Village Clerk