

## MEMORANDUM

**DATE:** October 18, 2007

**TO:** William T. Lichter  
Village Manager

**FROM:** David A. Hulseberg, AICP  
Assistant Village Manager/Director of Community Development

**SUBJECT: Annexation Agreement- 1420 S. Meyers Road**

Attached you will find a copy of the Annexation Agreement relative to the property at 1420 S. Meyers Road. To simplify the review of this request, the following executive summary is provided:

1. The agreement provides for exclusive booster station and water main easements. The booster station easement is an 80' by 98' parcel of land located at the northeast corner of the Church's property along 14<sup>th</sup> Street. The water main easement is a 30' wide strip of land, which runs along Meyers Road and across two of the Church's properties. The purchase price for the booster station easement and water main easement are \$154,370 and \$10 respectively. The Village shall accept the easements within 45 days of the effective date of the agreement.
2. The Village shall establish funds for landscaping purposes in the amount of \$8,000 for the booster station easement and \$5,000 for the water main easement.
3. Once the subject property is contiguous to the Village corporate limits, the Village shall annex the subject property and grant a conditional use for a religious institution. The public hearing for the zoning action (conditional use approval) occurred at the August 20, 2007 Plan Commission meeting (PC 07-28).
4. When the property is annexed, the Church will petition to the Village to subdivide the booster station easement into a separate tax lot of record.
5. After annexation, the Village may at its sole discretion and upon written notice to the Church, acquire fee simple title to the booster station easement. The purchase price for conveyance of title to the booster station easement shall be \$10. Upon conveyance, the Church shall execute a release and termination of the booster station easement.
6. The Church will be permitted to connect to the Village's water main (once the Meyers Road water main improvements are completed) without any water connection or permit fees. Resident water rates will be charged prior to annexation.