

MEMORANDUM

TO: William T. Lichter, Village Manager

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

DATE: October 5, 2006

SUBJECT: BOT 06-10; 627 West Meadow Avenue – Involuntary Annexation

The subject property is a 1.1 acre unincorporated parcel improved with a single-family residence constructed in 2004. With approval of the annexations of the Illinois State Toll Highway property immediately west of the subject property and approval of the annexation of the properties on the north side of Meadow Avenue as part of Lyonhart development (PC 06-10) earlier this year, the subject property remains the only tract of land along Meadow Avenue not located within the Corporate limits of the Village.

As the Board members will remember, DuPage County granted zoning lot width relief in 2004 to allow the property owner to construct the residence without connection to public water and sewer services. The Village Board passed a resolution of objection to the relief and staff informed the property owner that if the property became wholly bounded by the Village, the Village would consider an involuntary annexation of the property. Moreover, the Village's 2005 Annexation Strategies Study identified the property for involuntary annexation.

Should the property be annexed, the property owner would be required to connect to the Village's water and sanitary sewer services, per Village Code. However, as the Lyonhart Manor developer is obligated to construct full street improvements along Meadow Avenue as part of their annexation agreement, the property owner could enter into an agreement to coordinate the required utility improvements.

ACTION REQUESTED

Staff has prepared an Ordinance approving an involuntary annexation of the property at 627 West Meadow Avenue for Village Board consideration at its October 5, 2006 meeting. Staff recommends approval of the attached Ordinance.