



## MEMORANDUM

**TO:** David A. Hulseberg, Village Manager

**FROM:** William J. Heniff, AICP  
Director of Community Development

**DATE:** October 1, 2009

**SUBJECT:** **Hill Avenue Property Disconnections (700-718 W. Hill Av.)**

Attached for Village Board consideration are two disconnection agreements and Ordinance disconnecting the industrial properties at 700 through 718 W. Hill Av. from the corporate limits of the Village.

### **BACKGROUND**

Over the past few years, the Village of Lombard has considered the disconnection of a number of industrial properties currently located on the north side of Hill Avenue, west of I-355 and the East Branch of the DuPage River. These properties were originally annexed into the Village in the early 1970s and are improved with industrial buildings.

It is staff's opinion that this disconnection process would be beneficial to Lombard as well as the property/business owners located on the subject properties. The properties are located west of the East Branch of the DuPage River and direct access to the properties is achieved via Hill Avenue. However, the connecting Hill Avenue Bridge now has restricted weight limits which limits access. The industrial properties have also impacted the Village's overall Insurance Service Organization's (ISO) rating and their removal could improve the rating. The subject properties also have Glen Ellyn postal addresses that created confusion between the business tenants and service entities. The property owners have also stated their preference for disconnection. Staff also completed an initial analysis of the fiscal impacts of the disconnection and finds that the loss of property taxes would be minimal.

Staff has drafted a Disconnection Agreement for consideration. The agreement states that property owners could continue to utilize the existing water infrastructure and at in-Village rates until such time that the properties were to receive utility services from another governing body. The Village of Lombard would also continue to provide fire service to such properties until such

time that the property is transferred to another fire jurisdiction (probably Glen Ellyn). Police service would immediately fall under the DuPage County Sheriff's Office.

There are a total of four individual parcels of land that are to be disconnected. To account for differing ownership, one Disconnection Agreement is for the two westernmost properties and the other agreement is for the two easternmost properties. By law, the property owners themselves actually have to petition the Village for disconnection and both property owners have agreed to the terms of the Agreement.

Should this disconnection be approved, the only remaining parcel that would be slated for disconnection is owned by NiCor and is abutting the bridge itself. Staff is awaiting final disposition of potential grant dollars to repair or replace the bridge before making a final determination as to when and how this tract should be disconnected.

Upon disconnection, the subject properties would remain within unincorporated Lombard and development activity would be regulated by DuPage County. If the Village of Glen Ellyn desired to annex these properties, the Villages of Lombard and Glen Ellyn would need to amend the joint municipal boundary agreement. However, the Village of Glen Ellyn is currently unable to annex the subject properties until contiguity is established with the Glen Ellyn municipal boundaries. Staff believes that it is in Lombard's best interest to disconnect these properties immediately and address the boundary issue at a later date.

**ACTION REQUESTED**

Attached for Village Board consideration are Ordinances granting approval of disconnection agreements and the disconnection of the subject properties from the Corporate limits of the Village of Lombard. Staff recommends that the Board approve the disconnection of the four subject properties at 700-718 W. Hill Avenue.