

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) Waiver of First Requested
Recommendations of Boards, Commissions & Committees (Green)
Other Business (Pink) X

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Hulseberg, Village Manager *DAH*

DATE: March 10, 2010 (B of T) Date: March 18, 2010

TITLE: Annexation and Utilities Service Agreement for Unincorporated Properties near Roosevelt Road

SUBMITTED BY: Department of Community Development *ML*

BACKGROUND/POLICY IMPLICATIONS:

The Department of Community Development transmits for your consideration a request to discuss and provide staff with direction relative to utility connection and voluntary/involuntary annexation policies for the following unincorporated areas:

1. Eastern Unincorporated Area - Non-commercial properties north of 13th Street
2. Eastern Unincorporated Area - Commercial properties along and north of Roosevelt Road.
3. Western Unincorporated Area East of Interstate 355 - Commercial properties along Roosevelt Road and selected single family residences abutting the commercial areas.

Please place this item on the March 18, 2010 Board of Trustees agenda for discussion.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X

Finance Director X

Village Manager X

David A. Hulseberg

Date

Date

Date

3/12/10

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon.

Wednesday, prior to the Agenda Distribution.

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MEMORANDUM

TO: David A. Hulseberg, AICP, Village Manager

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

DATE: March 18, 2010

SUBJECT: Annexation and Utilities Service Agreement for Unincorporated Properties
Near Roosevelt Road

Staff is seeking direction from the Village Board relative to annexation of selected residential and commercial properties along Roosevelt Road. The area in question is the commercial and residential properties east of Meyers Road and the commercial properties abutting the Glenbard Acres neighborhood.

BACKGROUND – AREA EAST OF MEYERS ROAD

The eastern unincorporated area of the Village's ultimate municipal boundary is shown on the attached Maps 1 and 2. This area includes commercial properties along Roosevelt Road and single family residential and institutional areas abutting the commercial areas. As part of previously negotiated boundary agreement with Villa Park and Oakbrook Terrace, Lombard's ultimate boundaries would extend to Wisconsin and Michigan Avenues to the east and 13th Street to the south.

In 2000, Village staff was receiving utility connection inquiries from developers looking to develop new single family residences south of Roosevelt Road with Village utilities. At the same time, the Village was looking to encourage or facilitate larger parcel consideration and redevelopment of the Roosevelt Road parcels and to provide sufficient commercial depth to accommodate larger centers, such as High Point Shopping Center. As evidence, the constructed CVS/Subway center at 1005-1009 E. Roosevelt Road consolidated three obsolete commercial properties and four residential properties to create the development.

As a companion to the 2000 Annexation Strategies Study, the Village Board adopted a form Utilities Service Agreement for all unincorporated properties except those that are southeast of Meyers and Roosevelt Roads. These properties were excluded in order to provide for future redevelopment of the areas without having Village infrastructure improvements being an economic impediment to large-scale redevelopment. Other than the CVS/Subway development, no redevelopment has occurred along Roosevelt Road since 2000. Several parcels along Wisconsin and Michigan subsequently developed with new higher priced single family residences (>\$400,000) on private well and septic systems.

In 2007, the State adopted further restrictions on municipalities limiting the ability for the Village, through eminent domain powers, to facilitate a large scale redevelopment of the subject

area. Along with the downturn in the economy, these actions further reduce the possibility for large scale redevelopment.

The 2009 Annexation Strategies Report and past Village Board direction suggested that the Village should pursue annexation of the existing commercial properties along Roosevelt Road. Many of these properties already receive public water and or sanitary sewer services. Staff has been outreaching to commercial property owners offering reduced utilities and incentives through negotiated annexation agreements. However, such activities have had little impact on enticing property owners to annex into the Village.

Given their lack of direct interest to enter into annexation agreements, staff is seeking input from the Board to reconsider its 2000 position regarding residential annexation and utility connections for the areas south of Roosevelt Road. As Map 3 shows, annexing residential areas to the south of Roosevelt Road could provide for an alternate way for the Village to annex the commercial properties and other properties north of Roosevelt Road through involuntary annexation.

BACKGROUND – AREA EAST OF INTERSTATE 355

The western unincorporated area of the Village's ultimate municipal boundary is shown on the attached Maps 4 and 5. Similar to the eastern ultimate limits, this area includes commercial properties along Roosevelt Road and single family residential abutting the commercial areas. As part of the previously negotiated boundary agreement with Glen Ellyn, properties south of Roosevelt Road would be within Lombard's ultimate municipal boundaries.

Staff has also contacted selected commercial property owners to see if they are interested in annexation. To date, few have expressed an interest. Unlike the eastern area, some of the commercial properties are receiving utility services from Glen Ellyn, so direct incentives to annex though utility provisions is not readily available. Moreover, other then speculative inquiries related to the former Pin Oak Nursery property at Roosevelt Road and Lawler Avenue, redevelopment inquiries in this area have not occurred.

As with the eastern unincorporated area, offering annexation to selected residences to the south, in the Glenbard Acres neighborhood, could provide a means for involuntary annexations of the commercial properties along Roosevelt Road. Unlike the eastern area, there has not been an interest from the development community to request utility connections with Glenbard Acres and the Village does not have utilities along Roosevelt Road to provide for such connections. Moreover, the Glenbard Acres neighborhood association has previously sent correspondence to the Village stating their desire to remain unincorporated. However, individual property owners would be free to discuss and negotiate annexation agreements with the Village on their own accord. Should the Village Board desire for staff to pursue discussion with selected residential properties, staff would follow-up with selected properties to determine their interest in annexation.

ACTION REQUESTED

Please place this item on the March 18, 2010 Village Board agenda. Staff is seeking direction from the Board regarding the following questions:

1. For the eastern unincorporated area, does the Village Board want to reconsider its utility connection and annexation policy for the non-commercial properties north of 13th Street?
2. If annexation of these properties can be supported, does the Board support such annexations as a means to provide for involuntary annexation of the commercial properties along Roosevelt Road and potentially areas north of Roosevelt Road?
3. For the western unincorporated area (Glenbard Acres), does the Village Board want staff to initiate annexation discussions with selected residential property owners to provide for the involuntary annexation of commercial properties along Roosevelt Road?

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attachments



EAST ROOSEVELT ROAD CORRIDOR
Municipal Boundary Agreement
Lombard Corporate Limits
MARCH 2010
NOT TO SCALE

MAP 1

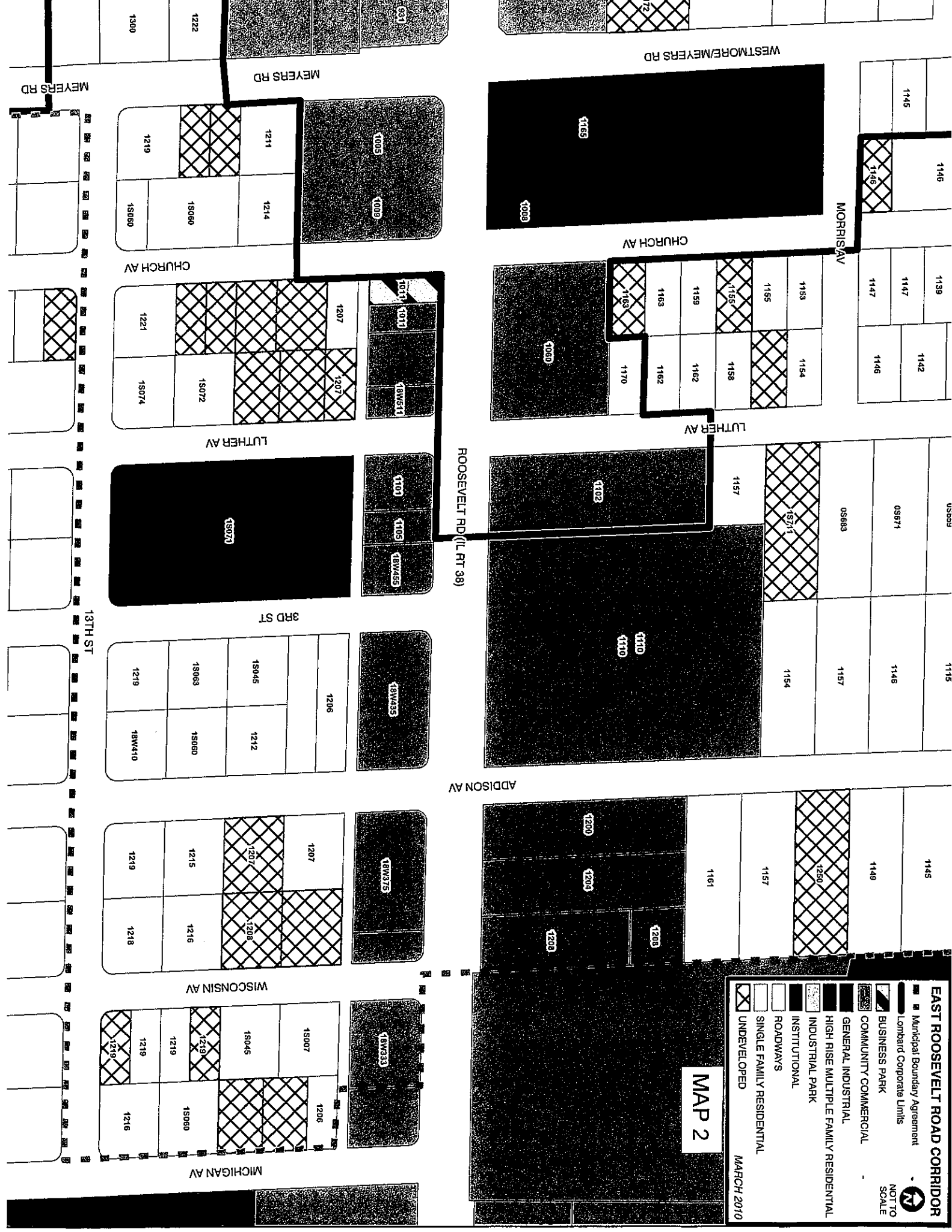
EAST ROOSEVELT ROAD CORRIDOR

- Municipal Boundary Agreement
- Lombard Corporate Units
- BUSINESS PARK
- COMMUNITY COMMERCIAL
- GENERAL INDUSTRIAL
- HIGH RISE MULTIPLE FAMILY RESIDENTIAL
- INSTITUTIONAL
- ROADWAYS
- SINGLE FAMILY RESIDENTIAL
- UNDEVELOPED

NOT TO SCALE

MARCH 2010

MAP 2



EAST ROOSEVELT ROAD CORRIDOR

NOT TO SCALE

Business Park

Community Commercial

High Rise Multiple Family Residential

Institutional

Low Rise Multiple Family Residential

Regional Open Space

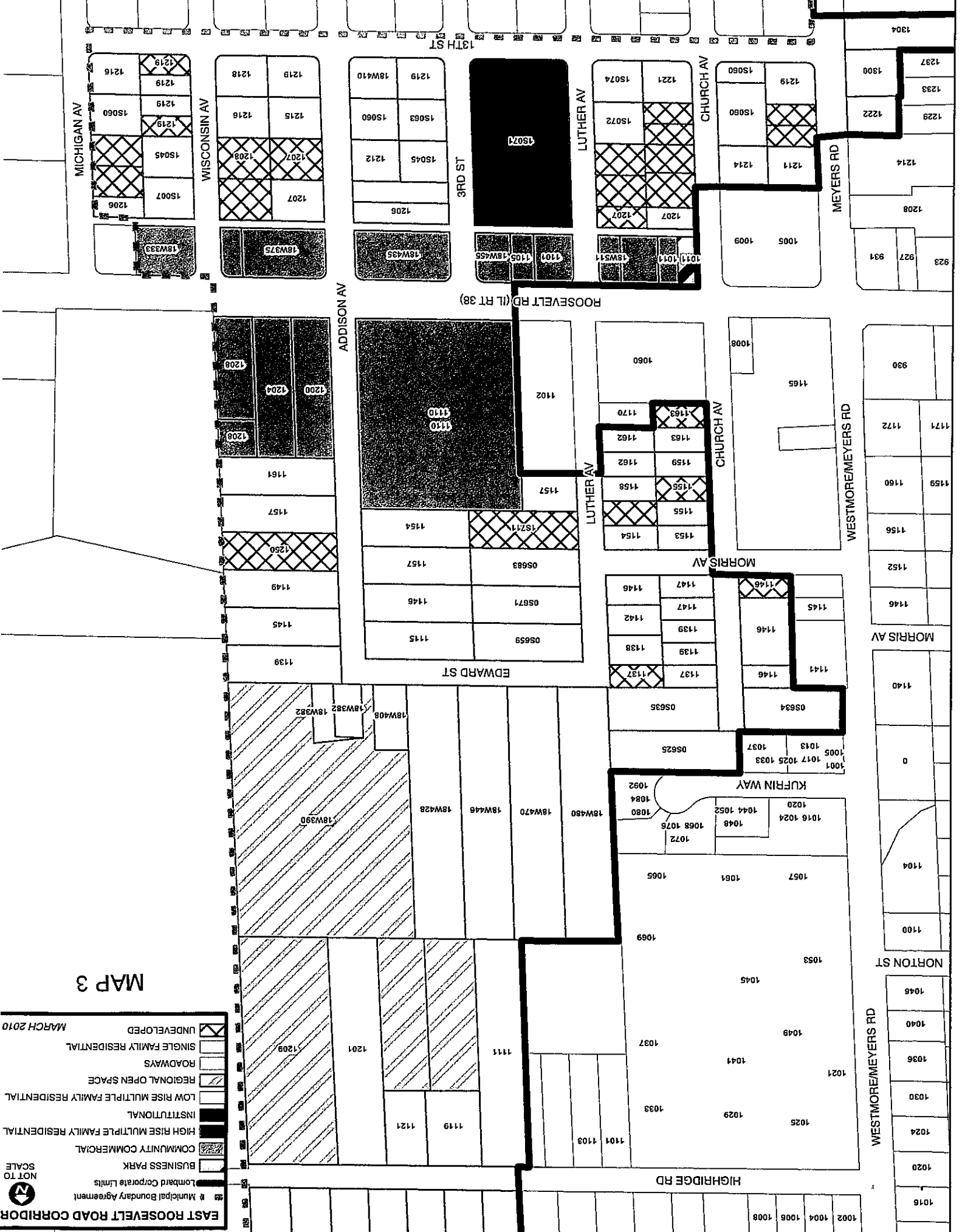
Roadways

Single Family Residential

Undeveloped

March 2010

MAP 3



WEST ROOSEVELT ROAD CORRIDOR

Municipal Boundary Agreement
Lombard Corporate Limits



NOT TO SCALE

MAP 5

- MUNICIPAL BOUNDARY AGREEMENT
- BUSINESS PARK
- COMMUNITY COMMERCIAL
- GENERAL INDUSTRIAL
- HIGH RISE MULTIPLE FAMILY RESIDENTIAL
- INDUSTRIAL PARK
- INSTITUTIONAL
- ROADWAYS
- SINGLE FAMILY RESIDENTIAL
- UNDEVELOPED

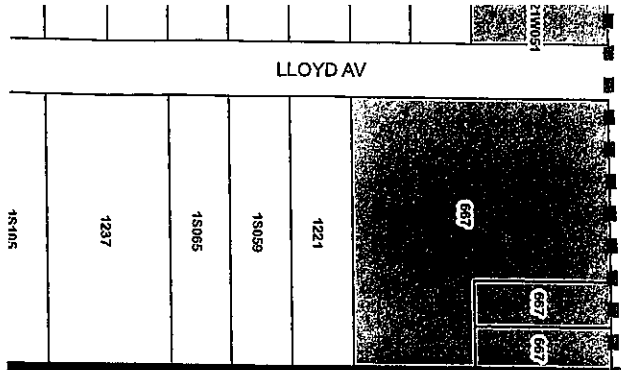
MARCH 2010

BRIGHTON PL

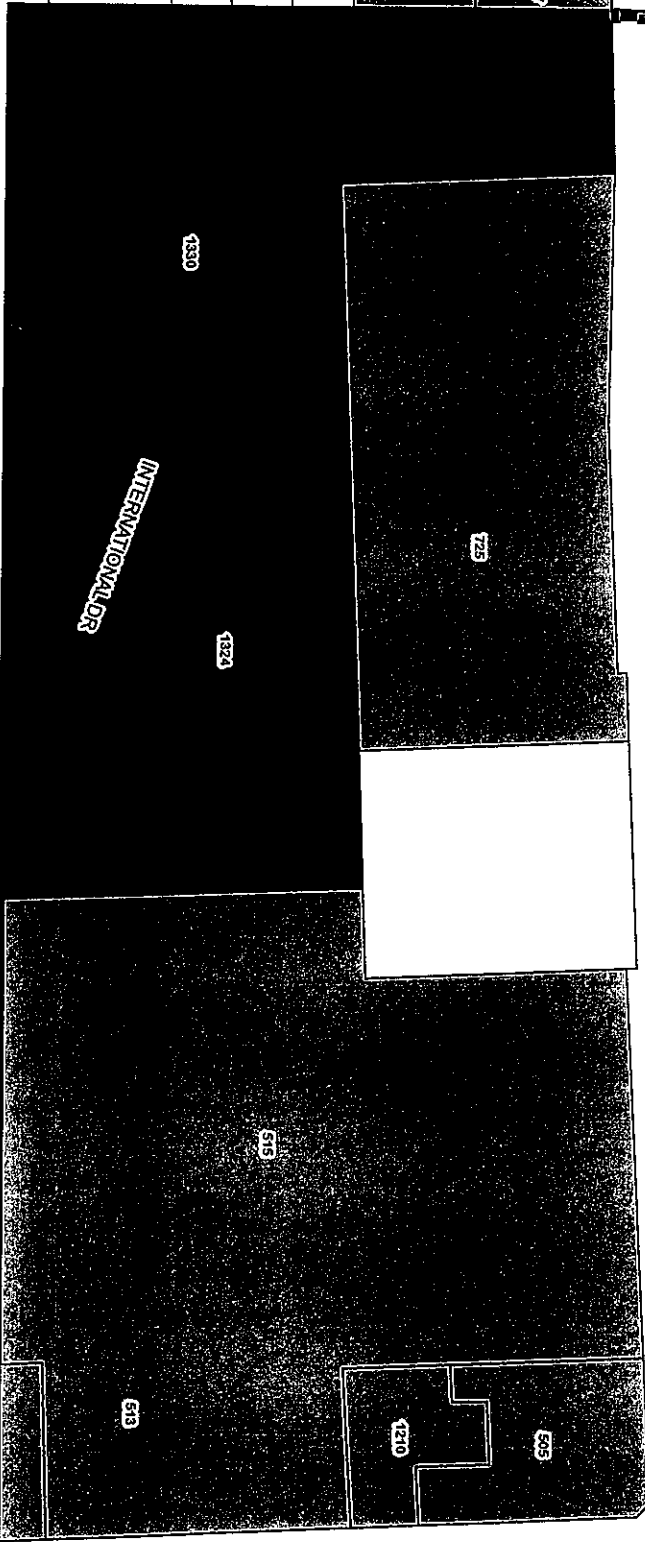
SURREY DR

ROOSEVELT RD (IL RT 38)

LLOYD AV



ROYALENDR



ROOSEVELT RD (IL RT 39)

WINDEMERE DR

CHESTNUT AVE

JAMES PL



ANN ST

MORRIS AV

FINLEY RD