

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 *John*

DATE: September 10, 2009 (B of T) Date: September 17, 2009

TITLE: Annexation Strategies Plan Update - 2009

SUBMITTED BY: Department of Community Development *W*

BACKGROUND/POLICY IMPLICATIONS:

The Department of Community Development transmits for your consideration a request to review and refer the Annexation Strategies Plan Update to the Economic and Community Development Committee and the Plan Commission for their review and recommendation back to the Village Board of Trustees.

Please place this item on the September 17, 2009 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____

Finance Director X _____

Village Manager X _____

[Signature]

Date _____
Date _____
Date _____

9/16/09

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.



MEMORANDUM

TO: David A. Hulseberg, Village Manager

FROM: William Heniff, AICP
Director of Community Development *WH*

DATE: September 17, 2009

SUBJECT: Annexation Strategies Plan Update 2009

Attached please find the 2009 Annexation Strategies Plan Update for Village Board consideration as part of the September 17, 2009 Village Board meeting.

This report follows a similar format to previously distributed reports provided to the Village Board in 2000, 2003, and 2005 and summarizes past Village Board annexation actions. Additionally, the 2009 Update provides statistical information, fiscal analysis, and commentary from the Public Works, Police, and Fire Departments as it relates to the infrastructure and service impacts annexation activities may have on existing Village services.

The recommendations included within this report are intended to provide direction to both staff as well as property owners regarding the Village's future annexation plans. Combined with other Village documents such as the Comprehensive Plan, the Village Code, and the Capital Improvements Plan, this document serves as a valuable planning tool in the annexation decision making process.

Recommendation

Please place this item on the September 17, 2009 Village Board agenda. Staff recommends that the Village Board of Trustees review the Annexation Strategies Report and refer this item to the Economic and Community Development Committee and the Plan Commission for review and recommendation back to the Village Board.

**VILLAGE OF LOMBARD
ANNEXATION STRATEGIES PLAN**

UPDATE 2009

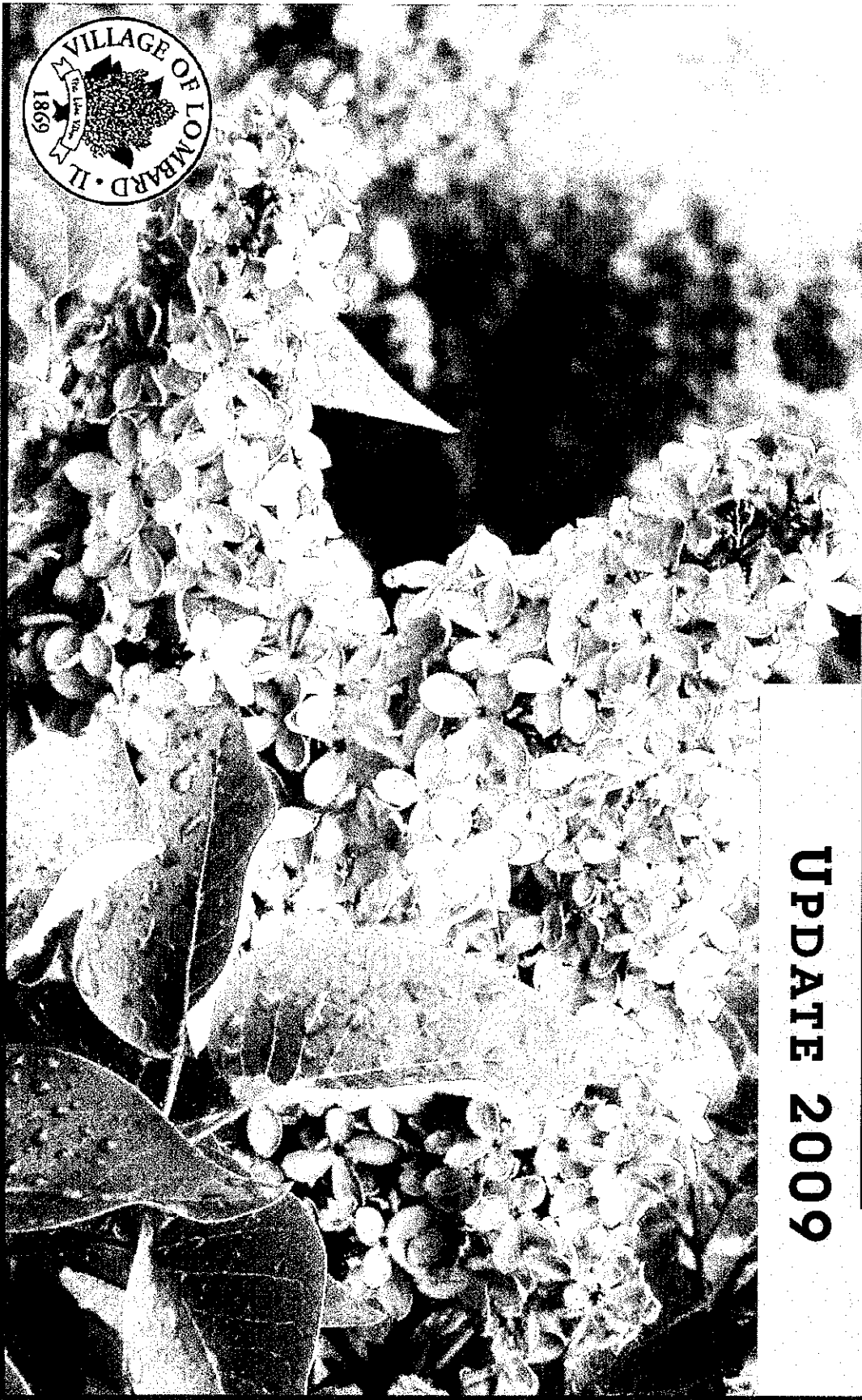


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ANNEXATION STRATEGIES PLAN UPDATE 2009

EXECUTIVE SUMMARY

Introductory Comments

The Annexation Strategies Plan Update is intended to provide an overview of past actions and direction for the Village Board and staff relative to the annexation of unincorporated properties into the corporate limits of the Village. This report follows a similar format to previously distributed reports provided to the Village Board in 2000, 2003, and 2005 and summarizes past Village Board annexation actions. Additionally, the 2009 Update provides statistical information, fiscal analysis, and commentary from the Public Works, Police, and Fire Departments as it relates to the infrastructure and service impacts annexation activities may have on existing Village services.

Economic Analysis by Area

For each annexation area identified, an economic analysis was performed. This analysis is intended to assist the Village Board of Trustees in their decision-making regarding new annexations. The analysis includes anticipated revenues from taxes and fees as well as costs associated with Public Works maintenance/operations and capital improvement costs. Tables associated with this analysis are on pages 5-7.

Village Net Annual Income

Of the twenty-five annexation areas studied, it is estimated that eight (8) areas would provide positive annual net income to the Village following annexation:

- Involuntary Annexation Areas*
1. Butterfield East - East of I-355
 2. Ken Loch Golf Course

Future Annexation Areas

1. Roosevelt Road; East of Highland Avenue, West of High Point Center
2. Southeast Unincorporated Area Between Highland Avenue and Highland Estates
3. Southeast Unincorporated Area (Grammercy Park)
4. East Roosevelt Road Commercial Area
5. Meyers Road Properties
6. Butterfield East Area - West of Interstate 355

A direct comparison of annual revenues and costs can be found in the Economic Analysis by Areas tables on pages 5-7.

Disconnection Areas

In addition to the annexation areas which have been studied as part of previous versions of the Annexation Strategies Plan, three areas which have been identified for possible disconnection from Lombard have been examined:

1. Hill Avenue Industrial Properties
2. Technology Drive Right-of-Way
3. Bemis Road Plat

Further discussion and recommendations can be found on pages 11-15

Summary

The recommendations included within this report are intended to provide direction to both staff as well as property owners regarding the Village's future annexation plans. Combined with other Village documents such as the Comprehensive

Plan, the Village Code, and the Capital Improvements Plan, this document serves as a valuable planning tool in the annexation decision making process.

METHODOLOGY

This section is intended to provide the reader with insight into how the various figures and numbers used in this document for statistical and fiscal analysis were derived.

Number of Households (by Area)

This number was derived through the examination of aerial photographs and/or window surveys of each annexation area.

Estimated Population (by Area)

This number was derived from data acquired in the Special Census performed by the Village of Lombard in 2005. The total Village population was divided by the total number of households which yielded a value of 2,345 individuals per household. By multiplying this value by the number of household in each area, staff was able to estimate the population of each annexation area.

State Municipal Tax Revenue

State Municipal Tax Revenue is the sum total of anticipated Income Tax, Motor Fuel Tax, and State Use Tax from each annexation area. The tax amounts were derived from per capita numbers provided by the Finance Department:

- Income Tax = \$94.90 per capita
- Motor Fuel Tax = \$25.80 per capita
- State Use Tax = \$14.10 per capita

The Finance Department notes that these revenues may vary as the economy changes.

Village Property Tax Revenue

The total billing value of land and improvements for each area was determined as the sum total of the billing values for each parcel in that area as

provided by the DuPage County Assessor. The total billing value for each area was multiplied by the Village of Lombard's property tax rate of 0.4664. (Village property tax rate was provided by the Finance Department.)

Estimated Revenue from Fees

This number includes vehicle stickers and Village utility tax shares.

Vehicle Stickers

The average number of vehicles per household was estimated to be approximately two. As residential Village vehicle stickers come at a cost of \$15, the revenue from Village vehicle stickers was estimated to be \$30 per household.

Utility Tax Shares

The Village's share of natural gas, electricity, and telephone bills was determined by multiplying the average monthly Illinois utility bill for each of these services by the respective percentage of that bill collected by the Village. The Village total monthly utility share per household was estimated to be \$9.71.

The average monthly Illinois utility bill was supplied by the service provided as follows:

- Nicor = \$90 monthly
- Commonwealth Edison = \$80.25 monthly

As no data was available for the average monthly telephone bill, staff estimated this number at \$40.

The percentage of each bill collected by the Village was provided by the Finance Department:

- Natural Gas = 6%
- Electricity = 3.5%
- Telephone = 5%

Public Works Maintenance and Capital Improvements

Public Works Capital Improvement Costs were calculated by the linear foot of each improvement necessary to meet full right-of-way requirements. The Public Works Department used the following values in their calculations:

- Road = \$500/LF
- Storm Sewer = \$150/LF
- Sanitary Sewer = \$155/LF
- Water Main = \$250/LF
- Street Lights = \$115/LF
- Sidewalk = \$23/LF

For a more straightforward comparison of annual revenue and capital improvements costs, an annual value was calculated for capital improvements costs in each annexation area. These values have been included in the tables on the following pages. The following formula was used:

$$A = P * \frac{i(1+i)^n}{(1+i)^n - 1}$$

Where:

- A is annual cost
- P is present value of capital costs
- i is the interest rate of 3%
- n is the number of years, 50

The full present value of these costs can be found in the chapter for each area.

Public Work annual maintenance costs were estimated per lane mile for the following activities:

- Road Rehabilitation = \$3,777/lane mile
- Road Sweeping = \$42/lane mile
- Snow and Ice Removal = \$8/lane mile

Economic Analysis by Area - Involuntary Annexation Areas

Involuntary Annexation Areas				Annual Revenue				Annual Expenses		
#	Area Name	Number of Households	Estimated Population†	State Municipal Tax Revenue*	Village Property Tax Revenue	Estimated Revenue from Fees**	TOTAL ANTICIPATED YEARLY REVENUE	Annual Public Works Maintenance/Operations Costs	TOTAL ANNUAL NET REVENUE	ANNUAL CAPITAL IMPROVEMENT COST TO VILLAGE ☐
1	West Side of IL Route 53, south of Heron Point	22	52	\$6,954	\$7,545	\$885	\$15,384	(\$1,739)	\$13,644	(\$51,269)
2	West Side of IL Route 53, North and South of Pleasant Lane	8	19	\$2,529	\$3,939	\$322	\$6,790	(\$783)	\$6,007	(\$18,152)
3	IL Route 53 Area, Between Charles Lane and Parkview Boulevard	64	150	\$20,231	\$18,359	\$2,573	\$41,163	(\$2,884)	\$38,279	(\$117,141)
4	Flowerfield Area	97	227	\$30,662	\$32,721	\$3,900	\$67,284	(\$6,985)	\$60,298	(\$191,563)
5	Area east of Main Street between 18th Street and 22nd Street	8	19	\$2,529	\$4,168	\$322	\$7,018	(\$594)	\$6,424	(\$22,382)
6	Butterfield East – East of Interstate 355	57	134	\$18,018	\$22,870	\$2,292	\$43,180	(\$4,290)	\$38,890	(\$11,907)
7	Ken Loch Golf Course	1	2	\$316	\$1,407	\$40	\$1,763	\$0	\$1,763	\$0
8	Yorktown Cemetery	0	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

† Populations are estimated at 2,345/household (Source: 2005 Special Census)

* Municipal Tax Revenue includes Income, Motor Fuel, and State Use Taxes (as of 4/1/09)

** Fees include vehicle stickers and utility tax shares (as of 4/1/09)

☐ Assumes a 10% Resident Special Assessment and no capital improvement cost to developer. Annual costs calculated with an assumed capital improvement lifespan of 50 years.

Economic Analysis by Area - Future Annexation Areas

#	Future Annexation Areas			Annual Revenue				Annual Expenses		TOTAL ANNUAL NET REVENUE	ANNUAL CAPITAL IMPROVEMENT COST TO VILLAGE
	Area Name	Number of Households	Estimated Population †	State Municipal Tax Revenue*	Village Property Tax Revenue	Estimated Revenue from Fees**	TOTAL ANTICIPATED YEARLY REVENUE	Annual Public Works Maintenance/Operations Costs			
A	Far Northern Area	0	0	\$0	\$217	\$0	\$217	(\$1,739)	(\$1,522)	(\$3,218)	
B	Western Roosevelt Area/Glenbard Acres	118	277	\$37,301	\$54,451	\$4,745	\$96,497	(\$10,942)	\$85,554	(\$319,814)	
C	Highland Hills Properties	267	626	\$84,400	\$89,249	\$10,736	\$184,385	(\$11,949)	\$172,436	(\$242,261)	
D	Roosevelt Road; East of Highland Avenue, West of High Point Center	0	0	\$0	\$8,508	\$0	\$8,508	\$0	\$8,508	\$0	
E	Southeast Unincorporated Area Between Highland Avenue and Highland Estates	28	66	\$8,851	\$20,131	\$1,126	\$30,108	(\$870)	\$29,238	(\$23,967)	
F	Southeast Unincorporated Area West of Fairfield Avenue	5	12	\$1,581	\$2,627	\$201	\$4,408	(\$1,399)	\$3,010	(\$25,421)	
G	Southeast Unincorporated Area East of Fairfield Avenue	15	35	\$4,742	\$10,059	\$603	\$15,404	(\$2,601)	\$12,803	(\$46,610)	
H	Southeast Unincorporated Area (Grammercy Park)	26	61	\$8,219	\$15,720	\$1,045	\$24,984	(\$2,754)	\$22,230	(\$8,959)	

† Populations are estimated at 2.345/household (Source: 2005 Special Census)

* Municipal Tax Revenue includes Income, Motor Fuel, and State Use Taxes (as of 4/1/09)

** Fees include vehicle stickers and utility tax shares (as of 4/1/09)

□ Assumes a 10% Resident Special Assessment and no capital improvement cost to developer.

Annual costs calculated with an assumed capital improvement lifespan of 50 years.

Economic Analysis by Area - Future Annexation Areas

Future Annexation Areas (cont.)			Annual Revenue				Annual Expenses		TOTAL ANNUAL NET REVENUE		ANNUAL CAPITAL IMPROVEMENT COST TO VILLAGE
#	Area Name	Number of Households	Estimated Population †	State Municipal Tax Revenue*	Village Property Tax Revenue	Estimated Revenue from Fees**	TOTAL ANTI-PAID YEARLY REVENUE	Annual Public Works Maintenance/Operations Costs	TOTAL ANNUAL NET REVENUE	ANNUAL CAPITAL IMPROVEMENT COST TO VILLAGE	
I	Area North of Roosevelt Road, Between Westmore Avenue and Boundary Agreement with Villa Park	45	106	\$14,225	\$18,502	\$1,809	\$34,536	(\$5,159)	\$29,377	(\$150,301)	
J	East Roosevelt Road Commercial Area	26	61	\$8,219	\$35,147	\$1,045	\$44,411	\$0	\$44,411	\$0	
K	York Center Community Co-op Subdivision Area	80	188	\$25,288	\$32,927	\$3,217	\$61,432	(\$9,362)	\$52,069	(\$223,290)	
L	Congress Knolls Area	238	558	\$75,233	\$124,298	\$9,570	\$209,100	(\$23,058)	\$186,043	(\$577,011)	
M	Meyers Road Properties	2	5	\$632	\$2,402	\$80	\$3,114	(\$1,884)	\$1,230	(\$1,162)	
N	Butterfield East Area - West of Interstate 355	786	1843	\$248,459	\$329,872	\$31,604	\$609,936	(\$62,536)	\$547,400	(\$173,574)	

† Populations are estimated at 2,345/household (Source: 2005 Special Census)
 * Municipal Tax Revenue includes Income, Motor Fuel, and State Use Taxes (as of 4/1/09)
 ** Fees include vehicle stickers and utility tax shares (as of 4/1/09)
 □ Assumes a 10% Resident Special Assessment and no capital improvement cost to developer.
 Annual costs calculated with an assumed capital improvement lifespan of 50 years.

INTRODUCTION

The Annexation Strategies Plan Update is intended to provide an overview of past actions and direction for the Village Board and staff relative to the annexation of unincorporated properties into the Corporate limits of the Village. This report follows a similar format to previously distributed reports provided to the Village Board in 2000, 2003, and 2005 and summarizes past Village Board annexation actions.

The report identifies twenty-five distinct areas and provides a description of the respective properties (i.e., current land uses, DuPage County zoning, Comprehensive Plan recommendation, utilities service, and Fire and Park District designations) as well as a summary of actions since 2005 and recommended actions. Additionally, the 2009 Update provides statistical information, fiscal analysis, and commentary from the Public Works, Police, and Fire Departments as it relates to the infrastructure and service impacts annexation activities may have on existing Village services.

The recommendations included within this report are intended to provide direction to both staff as well as property owners regarding the Village's future annexation plans. Combined with other Village documents such as the Comprehensive Plan, the Village Code, and the Capital Improvements Plan, this document serves as a valuable planning tool in the annexation decision making process.

Actions Since 2005

Hill Avenue Properties Disconnection

The Village has initiated discussions with the Village of Glen Ellyn regarding the possibility of disconnecting five properties on Hill Avenue. These properties are located west of Interstate 355 and have Glen Ellyn mailing addresses. The properties would remain in Lombard's ultimate municipal boundaries until an amendment to the boundary agreement with Glen Ellyn is made. The area of disconnection is proposed to be expanded to include the Hill Avenue bridge.

ISTHA Annexations

Since the 2005 update, the Village has completed an inter-governmental annexation agreement with the Illinois State Toll Highway Authority (ISTHA) to annex portions of the ISTHA that fall within the Village's ultimate municipal boundaries. This agreement has created the possibilities for several unincorporated areas to be involuntarily annexed should the Village find such action desirable.

Annexation at Meadow and I-355

In 2006, properties at Meadow Avenue and I-355 were annexed into the Village as part of the Lyonhart Manor Development. This project will consist of 25 townhouse units and 5 single-family home sites.

Montini High School

The Village Board adopted an annexation agreement with Montini High School.

Properties Near the Intersection of Meyers Road and 14th Street

Since 2005, seven residential properties, York Center School, and Fellowship Reform Church in this area have been annexed by the Village. As part of the annexation agreement for the property at 919 E. 14th St., the Village was granted an

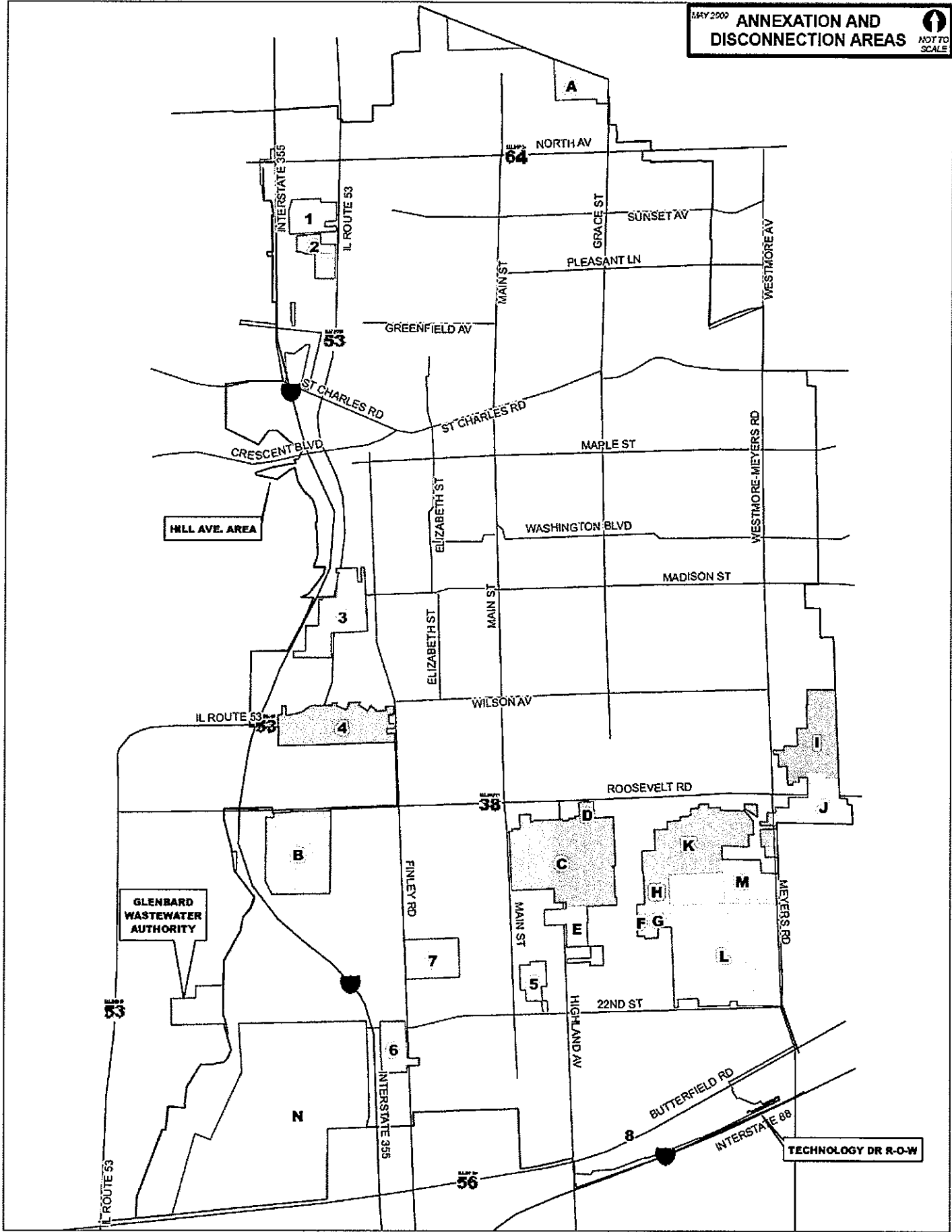
easement for a municipal water pressure-booster station.

Western Acres Golf Course

This property was annexed into the Village in 2005.

Contact with Property Owners to Encourage Voluntary Annexations

- **Butterfield East**
In 2006, staff held a meeting with the residents of this area to discuss the possibility of future annexation. At this meeting, many of the residents expressed their desire to remain unincorporated.
- **Western Roosevelt Area**
In 2008 and 2009, Village staff contacted the property owners with frontage on Roosevelt Road, north of Glenbard Acres.
- **Roosevelt Road, East of Highland Avenue**
In 2008 and 2009, Village staff contacted property owners and has held individual meetings with business owners regarding annexation of selected properties to the Village. Staff has initiated annexation discussions for the U-Stor-It property.
- **Roosevelt Road, East of Westmore/Meyers Road**
In 2008 and 2009, Village staff contacted the property owners with frontage on Roosevelt Road to encourage annexation.
- **York Center Neighborhood (Former York Center Co-op)**
With the dissolution of the Co-op, draft annexation agreements have been prepared for the neighborhood.



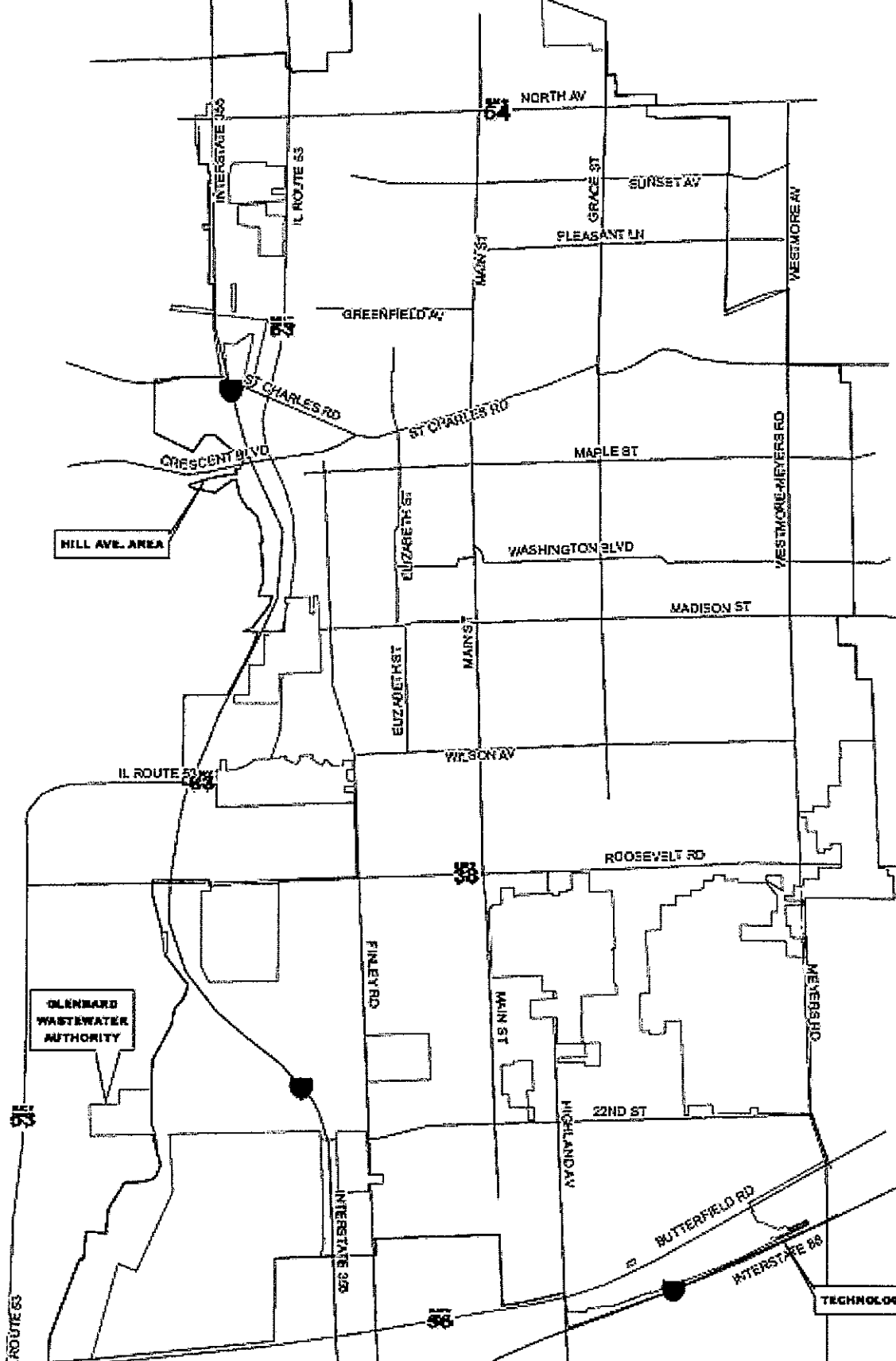
DISCONNECTION AREAS

**FUTURE DISCONNECTION
AREAS**

MAY 2006

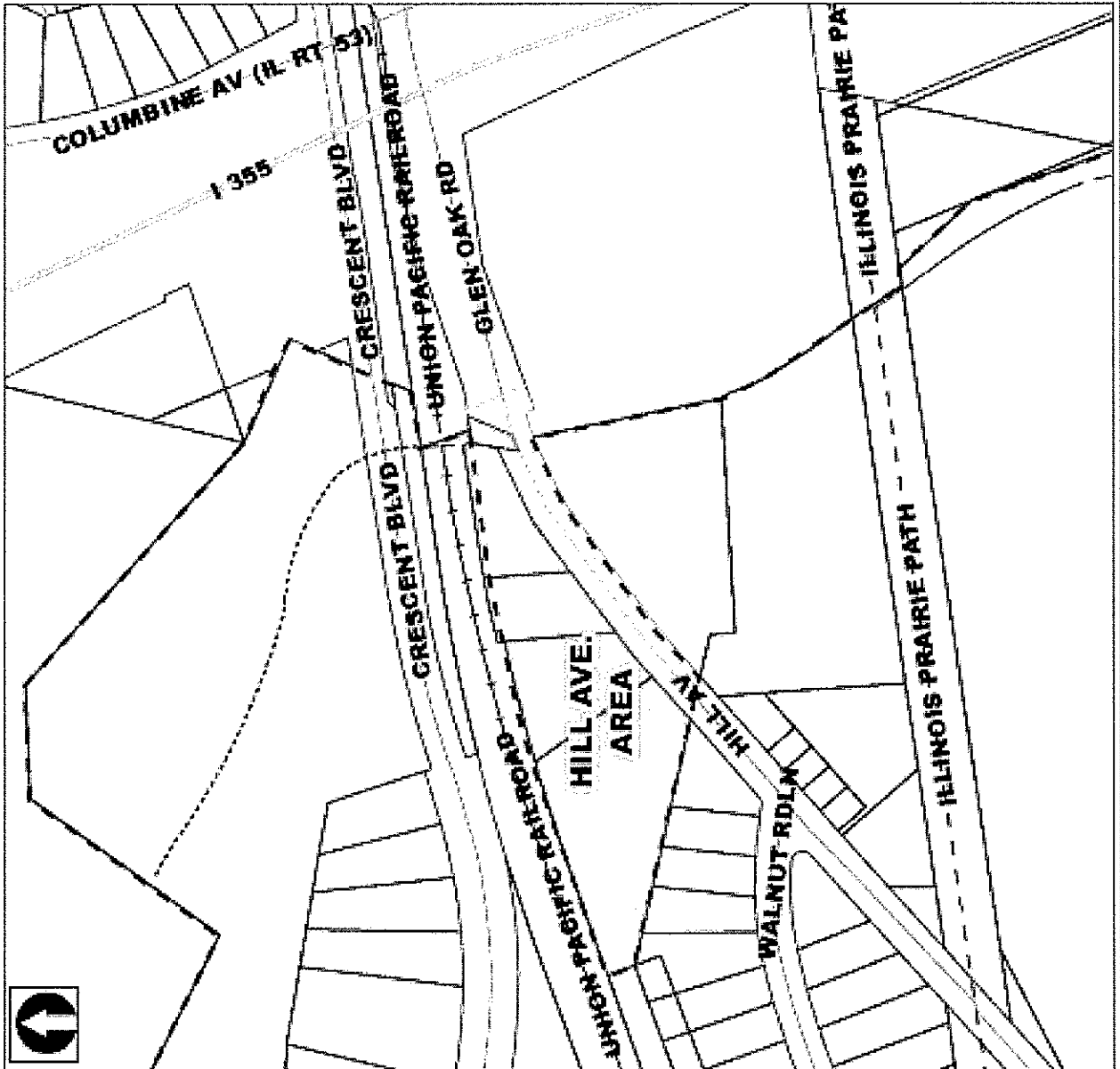


NOT TO
SCALE



AREA D-1

HILL AVENUE INDUSTRIAL PROPERTIES (DISCONNECTION AREA)



Property Acreage: 4 acres

Current Land Uses: Light Industrial Uses

Current Lombard Zoning:

I Limited Industrial District

Comprehensive Plan Recommendation:

Light Industrial

Utilities: Glenbard FPA

Fire Protection District: Municipal

Park District: Glen Ellyn Park District

Estimated population: 0*

*Populations are estimated at 2,345/
household (Source: 2005 Special Census)

Land Use/Comprehensive Plan Analysis

These properties on the north side of Hill Avenue and west of I-355 were annexed by the Village of Lombard in the 1970s. They have since been developed with various light industrial uses and monopole towers. One small property is owned by Nicor. The subject properties currently have a Glen Ellyn mailing address.

The Comprehensive Plan designates this area to be developed with light industrial land uses.

Actions Since 2005

The Village has initiated discussions with the Village of Glen Ellyn regarding the possibility of disconnecting this area. The properties would remain within Lombard's ultimate jurisdiction until such time that the Village of Lombard and Glen Ellyn enter into a boundary agreement

**HILL AVENUE INDUSTRIAL PROPERTIES
(DISCONNECTION AREA)**

AREA D-1

amendment. Should this occur, Glen Ellyn may eventually annex these properties following disconnection.

indicated that access to the Hill Avenue properties has become difficult as fire engines cannot cross the bridge at Hill Avenue.

Service Impacts of Annexation

Finance

Public Works

The subject properties are currently serviced by Village water utilities.

The loss of revenue resulting from disconnection of this area would be \$2,789 in property taxes. However, the costs associated with future road repairs and utilities would be much greater and would not be recovered from property tax revenue.

Public Works has identified that the existing Hill Avenue bridge will need significant repairs in the future. If the Hill Avenue bridge remains within the corporate limits of the Village, Public Works anticipates that the bridge repairs could cost approximately \$3,000,000. If the Hill Avenue bridge is not disconnected from the Village and if the bridge can no longer accommodate vehicles, additional capital improvements costs could include \$50,000 for a cul-de-sac at Glen Oak Road east of the bridge. Annual maintenance costs including road rehabilitation, street sweeping, and snow/ice removal are \$855. To fully disconnect the Hill Avenue bridge from the Village, an undeveloped portion of the Glenbard wastewater treatment facility site will need to be disconnected as well.

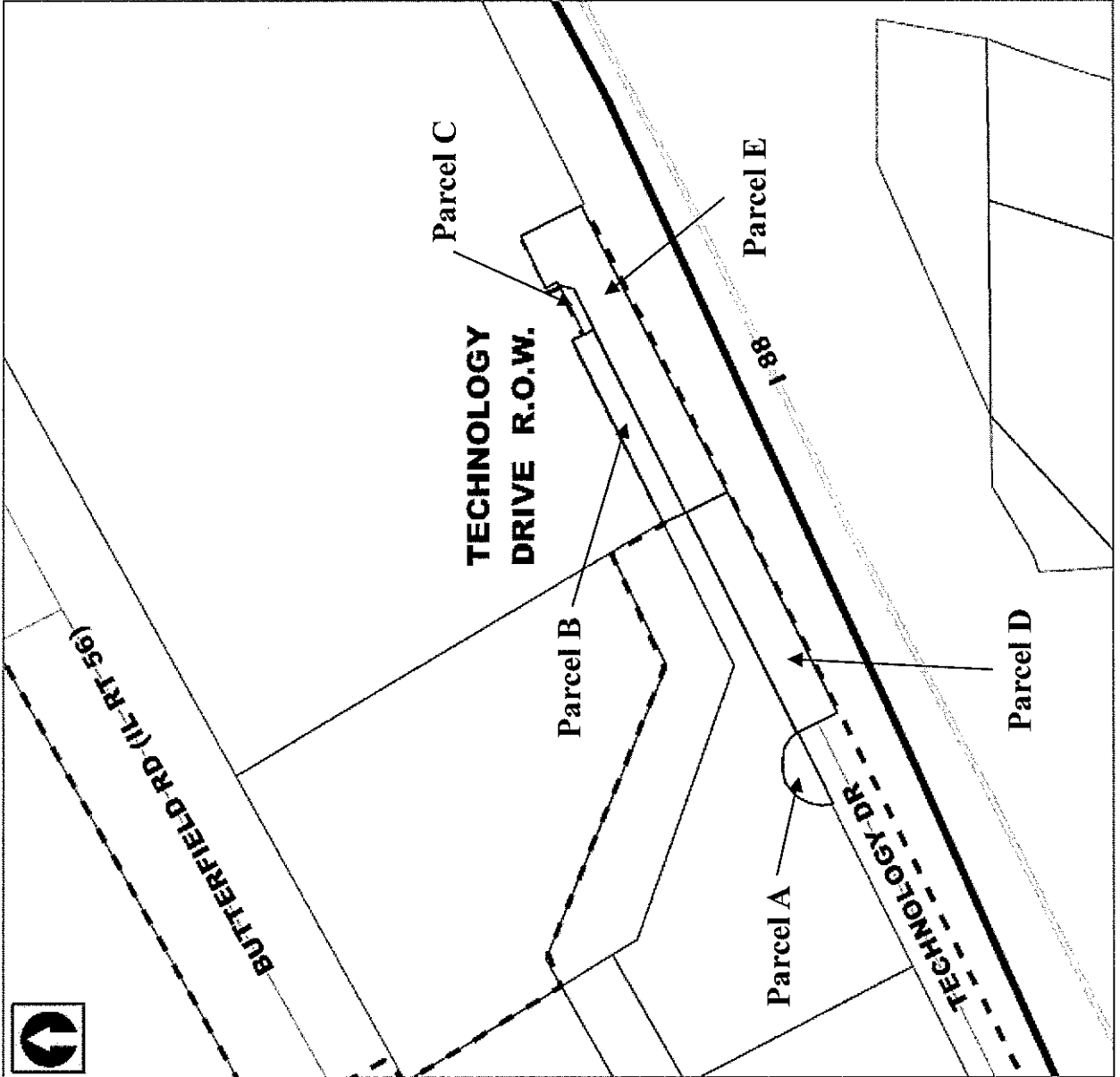
Recommended Action

The Village should proceed with disconnection activities as the future loss of revenue from this area is far outweighed by potential maintenance and improvement expenses.

Police/Fire

The Lombard Fire and Police Departments currently provide services to the area. Should Lombard disconnect the area west of I-355, police services would be provided by DuPage County Sheriff's Office until such time that the property is annexed into another municipality. Fire service shall be provided by the Village until the Village can discharge our emergency response services to another fire agency. The Fire Department has

**TECHNOLOGY DRIVE RIGHT-OF-WAY
(DISCONNECTION AREA)**



Land Use Analysis

The Villages of Lombard and Oak Brook, and two private property owners immediately adjacent to Technology Drive are working to establish an Intergovernmental Agreement. The agreement provides for the vacation of portions of Technology Drive, with a subsequent disconnection of property from Lombard and annexation of those properties by the Village of Oak Brook. Technology Drive is located on the border of Oak Brook and Lombard just north of I-88 and south of Butterfield Road.

The DuPage Medical Group is located on the west end (Lombard side) and the Oak Brook Promenade is located on the east end (Oak Brook side). In regard to the Parcels involved, they are described as follows:

1. Parcel A: The area to be dedicated by DuPage Medical Group for a cul-de-sac.
2. Parcel B: The area between Technology Drive and the Oak Brook Promenade, which is owned by DuPage Medical Group.
3. Parcel C: The area owned by Oak Brook Promenade, which is located within Lombard.
4. Parcel D: The portion of Technology Drive that will be owned by DuPage Medical Group after it is vacated.
5. Parcel E: The portion of Technology Drive that will be owned by Oak Brook Promenade after it is vacated.

Currently, all of the Parcels are located in Lombard. Execution of the Intergovernmental Agreement would result in Parcels B, C and E being located within Oak Brook.

BEMIS ROAD PLANT (DISCONNECTION AREA)

AREA D-3

Land Use Analysis

The now expired 1977 intergovernmental agreement established that this area would be disconnected by Lombard and annexed by Glen Ellyn when the Glen Ellyn municipal boundaries become contiguous. However, this area was not addressed as part of the latest boundary agreement between the two municipalities which was adopted on April 22, 1996.

Recommended Action

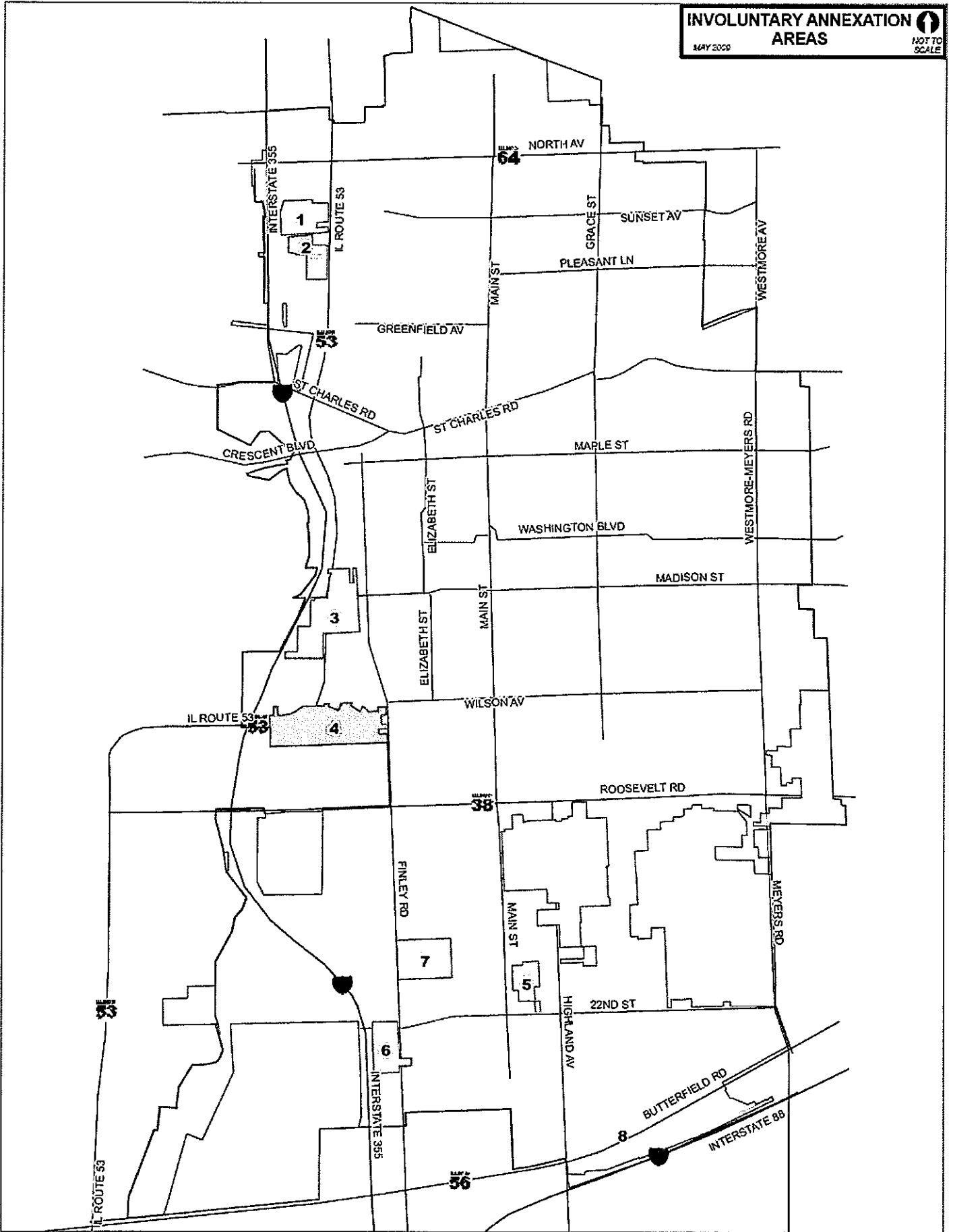
In the event that the Village of Glen Ellyn establishes contiguity with these properties, the Village of Lombard should discuss the future status of this area.



INVOLUNTARY ANNEXATION AREAS

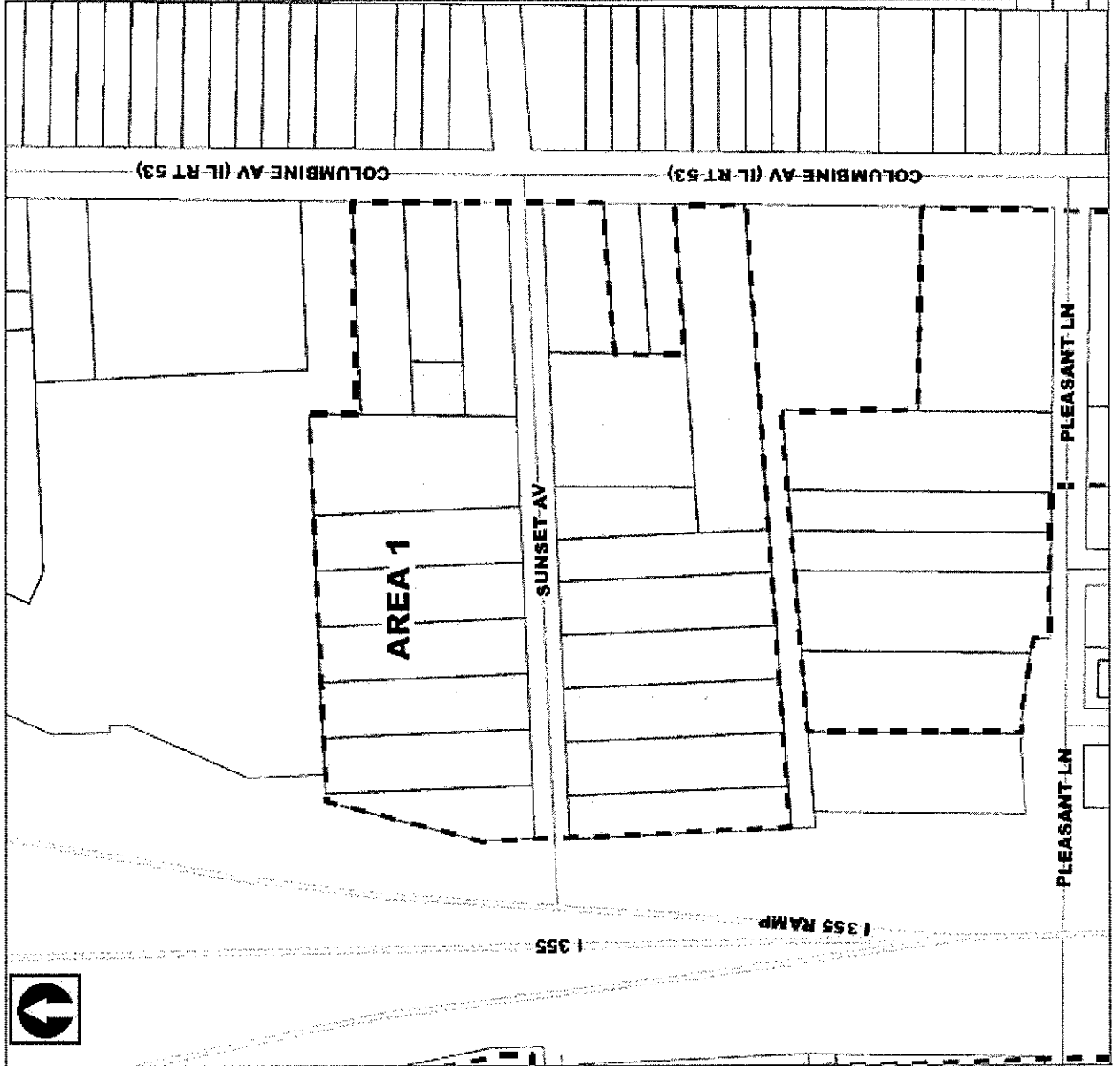
**INVOLUNTARY ANNEXATION
AREAS**

MAY 2009



AREA 1

WEST SIDE OF IL ROUTE 53, SOUTH OF HERON POINT



Property Acreage: 19 acres

Current Land Uses: Single-family residences

Current County Zoning:

R-4 Single Family Residence
10,000 sq. ft. with sewer and water
40,000 sq. ft. without sewer and water

Comprehensive Plan Recommendation:

North of Sunset and Adjacent to Route 53:
Mixed Use Commercial and Office
All Other Parcels: Estate Residential

Utilities: Glenbard FPA

Fire Protection District: None

Park District: Glen Ellyn

Estimated population: 52*

*Populations are estimated at 2,345/
household (Source: 2005 Special Census)

Land Use/Comprehensive Plan Analysis

This area is designated for and currently consists of Estate Residential uses. The Comprehensive Plan recommends that this area will be redeveloped with an emphasis on maintaining the larger lot character of the surrounding lots. However, a Planned Development may utilize lot sizes ranging from 7,500 to 10,000 square feet.

The Comprehensive Plan also suggests that the Village encourage redevelopment on a large scale and planned basis. The development of this entire area should be subject to a general area plan illustrating the location of streets, the size and configuration of lots, and intended access

WEST SIDE OF IL ROUTE 53, SOUTH OF HERON POINT

AREA 1

patterns. Requirements for utilities, stormwater, and any other common improvements should be considered for the entire area. The annexation should provide for sign control along IL Route 53 and encourage a well-designed development.

Actions Since 2005

Since the 2005 update, the Village has completed an inter-governmental annexation agreement with the Illinois State Toll Highway Authority (ISTHA) to annex portions of the ISTHA that fall within the Village's ultimate municipal boundaries.

Service Impacts of Annexation

Public Works

Annexation of these properties would likely be the result of voluntary annexations requested by developers. Any infrastructure improvements (i.e., street, water, sewer, storm sewer) would be at the expense of the developer. The full impact of improvements cannot be determined until a full redevelopment plan is submitted for consideration. However, past plans have suggested an extension of Cimarron Road northward to connect to Sunset Avenue.

Public Works estimates that full right-of-way improvements in this area would cost a total of **\$1,445,700**. Assuming a 10% residents' share through a Special Assessment, these improvements would have a cost of **\$1,319,130** to the Village. Fifty years of maintenance costs would have present value of **\$44,747** at **\$1,739** annually.

Police/Fire

Although these properties are not within the Glenbard Fire Protection District, the Village currently provides fire services on a fee per service basis. The Police Department indicates that annexation of these properties would not significantly increase police patrol levels. The demand on fire and police services created by the annexation of this area would not differ from other single-family neighborhoods in the Village.

Finance

The annual economic impacts of annexation of this area to the village would be as follows:

Revenue Source	Annual Amount
Property Tax	\$7,545
Income Tax	\$4,896
Motor Fuel Tax	\$1,331
State Use Tax	\$727
Fees/Utility Taxes	\$874
Total	\$15,373

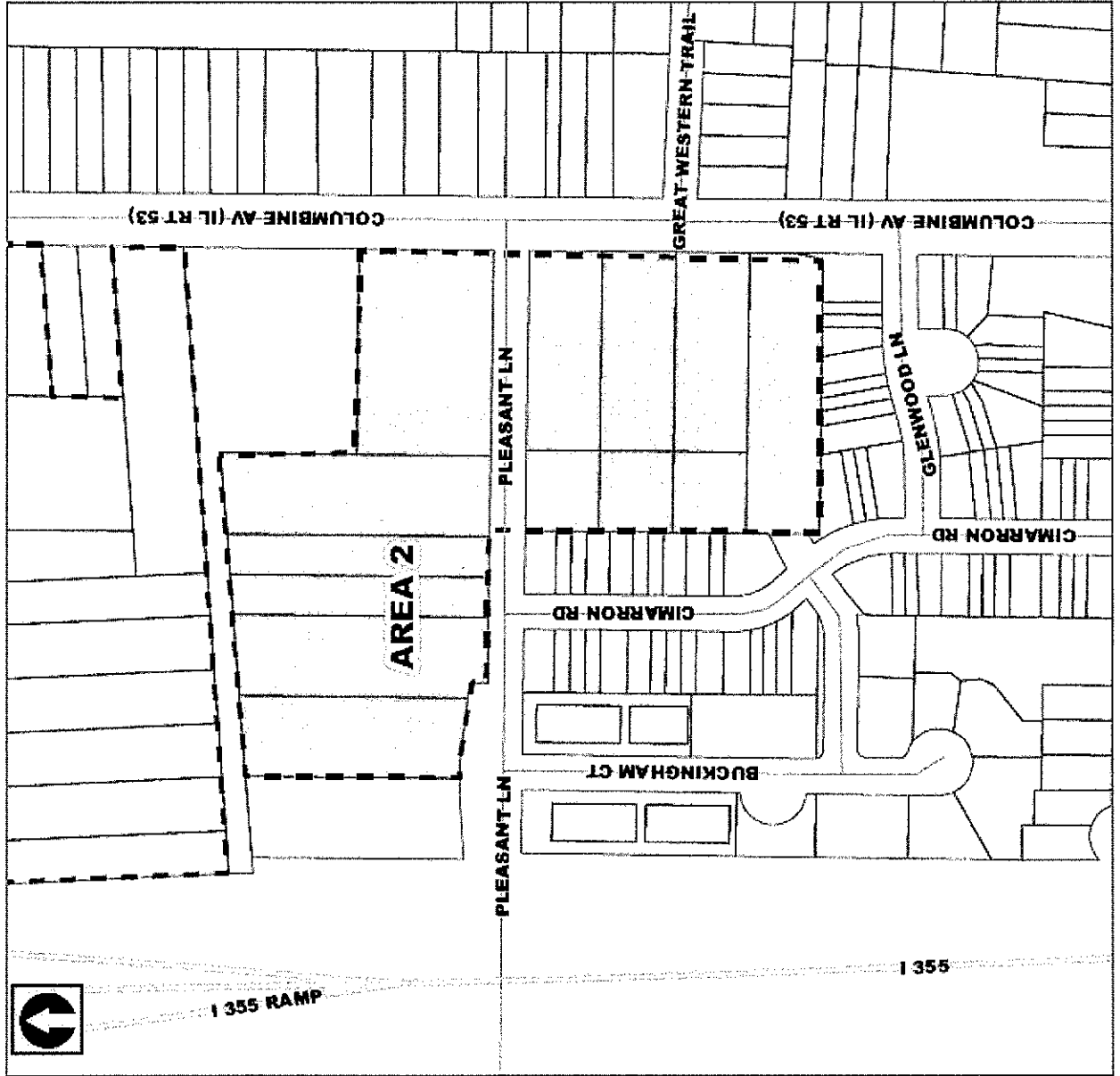
Recommended Action

1. Involuntary annexation should not be pursued for the existing residential properties.
2. The Village should undertake further planning and land use studies in this area prior to or concurrent with any large scale requests for annexation of this area.
3. As market forces may drive the redevelopment process, any annexations should be tied to development or

redevelopment proposals with the associated annexation agreements.
 4. To ensure that the type and nature of redevelopment activity in this area meets the desired goals of the Plan, the Village should annex these properties when they are associated with a development or redevelopment plan.

AREA 2

WEST SIDE OF IL ROUTE 53, NORTH AND SOUTH OF PLEASANT LANE



Property Acreage: 15 acres

Current Land Uses: Single-family residence

Current County Zoning:

R-4 Single Family Residence
10,000 sq. ft. with sewer and water
40,000 sq. ft. without sewer and water

Comprehensive Plan Recommendation:

North of Pleasant Lane: Estate Residential
South of Pleasant Lane: Low - Medium Density Residential

Utilities: Glenbard FPA

Fire Protection District: None

Park District: Glen Ellyn

Estimated population: 7

Land Use/Comprehensive Plan Analysis

This area is designated for and currently consists of Estate Residential uses. The Comprehensive Plan recommends that this area will be redeveloped with an emphasis on maintaining the larger lot character of the surrounding lots. However, a Planned Development may utilize lots sizes ranging from 7,500 to 10,000 square feet.

The Comprehensive Plan suggests the Village should encourage redevelopment on a large scale and planned basis. The development of this entire area should be subject to a general area plan illustrating street locations, size and configuration of lots, and intended access patterns. Requirements for utilities, stormwater, and other common improvements should be considered for

**WEST SIDE OF IL ROUTE 53, NORTH AND SOUTH
OF PLEASANT LANE**

AREA 2

the entire area. The annexation should provide for sign control along Route 53 and encourage a well-designed development.

Actions Since 2005

In 2006, properties at Meadow Avenue and I-355 were annexed into the Village as part of the Lyonhart Manor Development. This project will consist of 25 townhouse units and 5 single-family home sites. In addition, one residential parcel on the south side of Meadow Lane has been annexed. While inquiries have been made relative to the residential lots along Pleasant Lane, only one property on Pleasant Lane has been voluntarily annexed since 2005.

Since the 2005 update, the Village has completed an inter-governmental annexation agreement with the Illinois State Toll Highway Authority (ISTHA) to annex portions of the ISTHA that fall within the Village's ultimate municipal boundaries.

Service Impacts of Annexation

Public Works

Additional development along Pleasant Lane will result in additional roadway improvements, provided that the projects are major developments, as defined by the Subdivision and Development Ordinance. In the interim, the Village may incur small expenditures for ditch maintenance as warranted.

Public Works estimates that full right-of-way improvements in this area would cost a total of **\$518,940**. Assuming a 10% residents' share through a Special Assessment, these

improvements would have a cost of \$467,046 to the Village. Fifty years of maintenance costs would have present value of \$64,884 at \$2,522 annually.

Police/Fire

Although these properties are not within the Glenbard Fire Protection District, the Village currently provides fire services on a fee per service basis. The Police Department indicates that annexation of these properties would not significantly increase police patrol levels. The demand on fire and police services created by the annexation of this area would not differ from other single-family neighborhoods in the Village.

Finance

The annual economic impacts of annexation of this area to the Village would be as follows:

Revenue Source	Annual Amount
Property Tax	\$3,939
Income Tax	\$1,780
Motor Fuel Tax	\$484
State Use Tax	\$265
Fees/Utility Taxes	\$318
Total	\$6,786

Recommended Action

As market forces may drive the redevelopment process, any future annexations should be tied to development or redevelopment proposals with the associated annexation agreements.

Annexations of individual parcels with single-family residences without a redevelopment plan would be reviewed on a case by case basis.

AREA 3

IL ROUTE 53 AREA, BETWEEN CHARLES LANE AND PARKVIEW BOULEVARD



Property Acreage: 41 acres

Current Land Uses: Single-family residences

Current County Zoning:

- West of Route 53: R-4 Single-family
10,000 sq. ft. with sewer and water
- 40,000 sq. ft. without sewer and water
- East of Route 53: R-3 Single-family
15,000 sq. ft. with sewer and water
- 40,000 sq. ft. without sewer and water

Comprehensive Plan Recommendation:

- West of Route 53: Planned Business Park
- East of Route 53: Low Density Residential

Utilities: Glenbard FPA

Fire Protection District: Glenbard

Park District:

- West of Route 53: Glen Ellyn Park District
- East of Route 53: Lombard Park District

Estimated population: 150

Land Use/Comprehensive Plan Analysis

Area 3 is bisected by IL Route 53 and is comprised of two distinct neighborhood areas. The area east of IL Route 53 is to remain low-density residential in the future. The Comprehensive Plan suggests the area west of IL Route 53 should be annexed and developed on a unified basis in association with the Woodlake Business Park. Its redevelopment should provide for an internal access system utilizing the existing Parkview Boulevard entrance, and, if warranted, one other street entrance onto IL Route 53. The Village should explore operational improvements

IL ROUTE 53 AREA, BETWEEN CHARLES LANE AND PARKVIEW BOULEVARD

AREA 3

in this area, including turn lane channelization, signalization, and widening concurrent with any reconstruction plans associated with IL Route 53.

The area west of IL Route 53 is more likely to be redeveloped as a business park use if Route 53 is reconstructed and/or widened, consistent with the recommendation of the Comprehensive Plan. However, as many of the existing properties also include ancillary business uses (i.e., home occupations, contractor's activities, etc.), the chance of this area readily redeveloping in the near future is not as likely.

Actions Since 2005

No new development activity has occurred in this area since 2005.

Service Impacts of Annexation

Public Works

The local residential streets are under-improved streets with a ditch and swale profile and lacking street lights, sidewalks, and parkway improvements. About 0.3 miles of roadway are within this sub-area and would fall under the maintenance jurisdiction of the Village should this area be annexed. While the streets are in generally good condition at present, the Village would become responsible for ditch maintenance until the roadways are fully improved.

The adjacent residents are primarily on well and septic and the Village currently does not have any public infrastructure along these streets to provide for utility connections. Should these areas be annexed, the Village will need to review this area as part of a future capital improvements project.

Public Works estimates that full tight-of-way improvements in this area would cost a total of **\$3,348,890**. Assuming a 10% residents' share through a Special Assessment, these improvements would have a cost of **\$3,014,001** to the Village. Fifty years of maintenance costs would have present value of **\$74,206** at **\$2,884** annually.

Police/Fire

As these properties are within the Glenbard Fire Protection District, the Village currently provides fire services. The Police Department indicates that annexation of these properties would not significantly increase police patrol levels. The demand on fire and police services created by the annexation of this area would not differ from other single-family neighborhoods in the Village.

Finance

The annual economic impacts of annexation of this area to the village would be as follows:

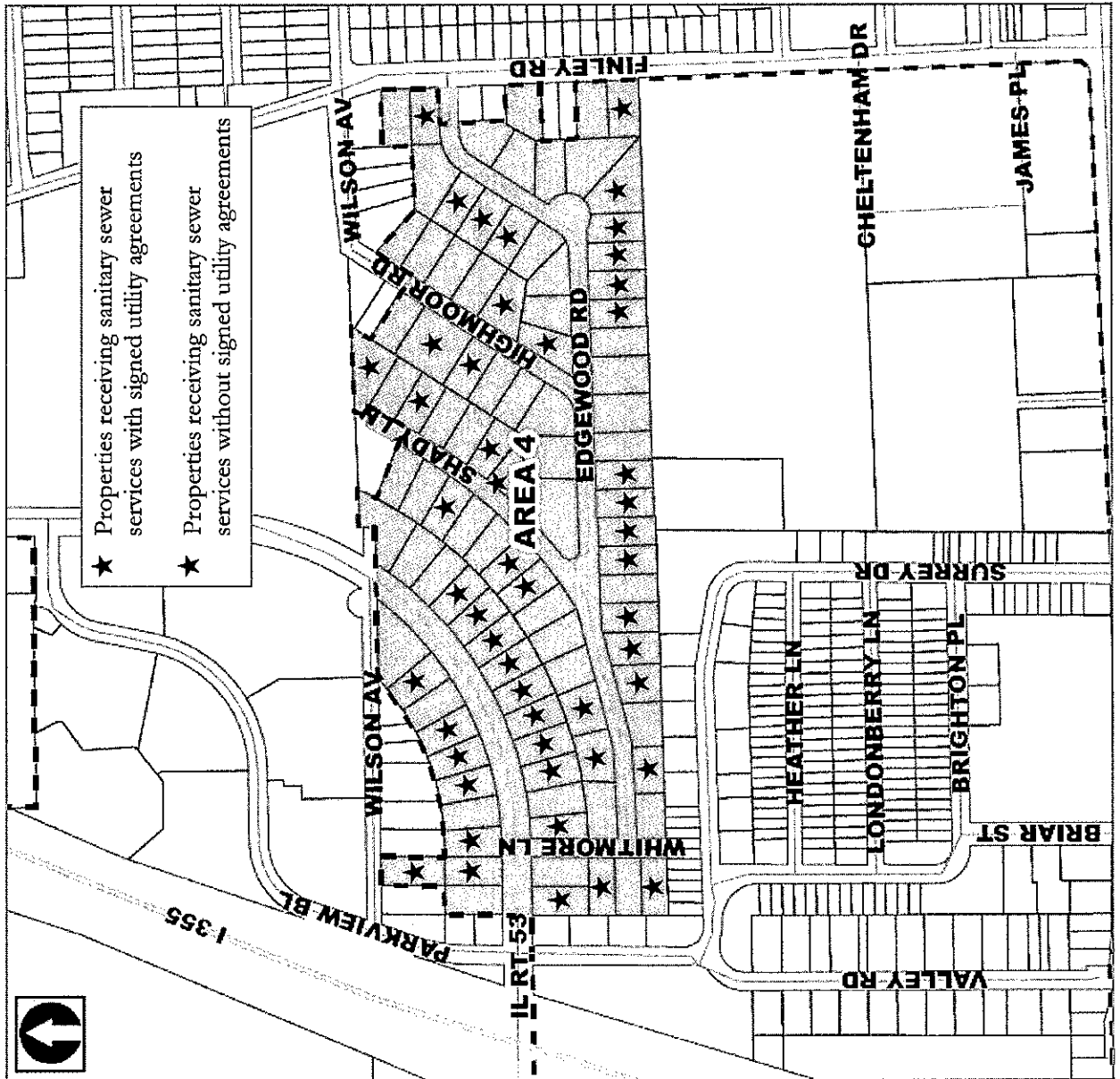
Revenue Source	Annual Amount
Property Tax	\$18,359
Income Tax	\$14,243
Motor Fuel Tax	\$3,872
State Use Tax	\$2,116
Fees/Utility Taxes	\$2,541
Total	\$41,131

Recommended Action

While prior Annexation Strategy updates reported that annexation of this area is not a high priority, the intergovernmental annexation agreement between the ISTHA and the Village will now allow this area to be involuntarily annexed. If the Board desires to seek greater regulatory control of traffic along Madison Street and Harding Road, the Board would be able to proceed with an involuntary annexation of this area. Annexation will also allow this neighborhood to be placed on a future capital improvements program and would provide for more efficient public utility services to the area.

AREA 4

FLOWERFIELD AREA



Property Acreage: 49 acres

Current Land Uses: Single-family residences

Current County Zoning:

R-3 Single Family Residence

15,000 sq. ft. with sewer and water

40,000 sq. ft. without sewer and water

Comprehensive Plan Recommendation:

West of Route 53: Planned Business Park

East of Route 53: Estate Residential

Utilities: Glenbard FPA

Fire Protection District: Glenbard

Park District:

West of Intersection of Shady Lane and Edgewood Road: Glen Ellyn

East of Intersection of Shady Lane and Edgewood Road: Lombard

West of Intersection of Shady Lane and Edgewood Road: Lombard

East of Intersection of Shady Lane and Edgewood Road: Lombard

Estimated population: 227

Land Use/Comprehensive Plan Analysis

The Flowerfield Subdivision is made up of two main areas, an area east of IL Route 53 and an area west of IL Route 53. The Comprehensive Plan recommends the area west of IL Route 53 should be annexed and developed on a unified basis in association with the Woodlands Business Park. East of Route 53 is the bulk of the Flowerfield Subdivision and is proposed to remain in residential estate use.

Actions Since 2005

In 2008, an annexation and two-lot subdivision was approved at 1020-22 S. Finley Road.

FLOWERFIELD AREA

AREA 4

As of February 2009, 47 of the 99 remaining unincorporated properties are bound by signed utility agreements and are now receiving sanitary sewer service that was made possible through a 1997 intergovernmental agreement between DuPage County, the Village, and the Glenbard Sanitary District. Three other properties are connected to sanitary sewer service lines but elected not to sign a utility agreement.

Service Impacts of Annexation

Public Works

The local residential streets are under-improved streets, with a ditch and swale profile and lacking street lights, sidewalks and parkway improvements. About 0.9 centerline miles of roadway are within this area and would fall under the maintenance jurisdiction of the Village should this area be annexed. While the streets are in generally good condition at present, the Village would become responsible for ditch maintenance until the roadways are fully improved. Sidewalks and streetlights are nonexistent in this area. Water service has only been available to properties at the periphery of the neighborhood. Should these areas be annexed, the Village will need to review this area as part of a future capital improvements project.

Public Works estimates that full right-of-way improvements in this area would cost a total of \$5,476,520. Assuming a 10% residents' share through a Special Assessment, these improvements would have a cost of \$4,928,868 to the Village. Fifty years of maintenance costs would have present value of \$179,735 at \$6,985 annually.

Police/Fire

As these properties are within the Glenbard Fire Protection District, the Village currently provides fire services. The Police Department indicates that annexation of these properties would not significantly increase police patrol levels. The demand on fire and police services created by the annexation of this area would not differ from other single-family neighborhoods in the Village.

Finance

The annual economic impacts of annexation of this area to the village would be as follows:

Revenue Source	Annual Amount
Property Tax	\$32,721
Income Tax	\$21,586
Motor Fuel Tax	\$5,869
State Use Tax	\$3,207
Fees/Utility Taxes	\$3,852
Total	\$67,235

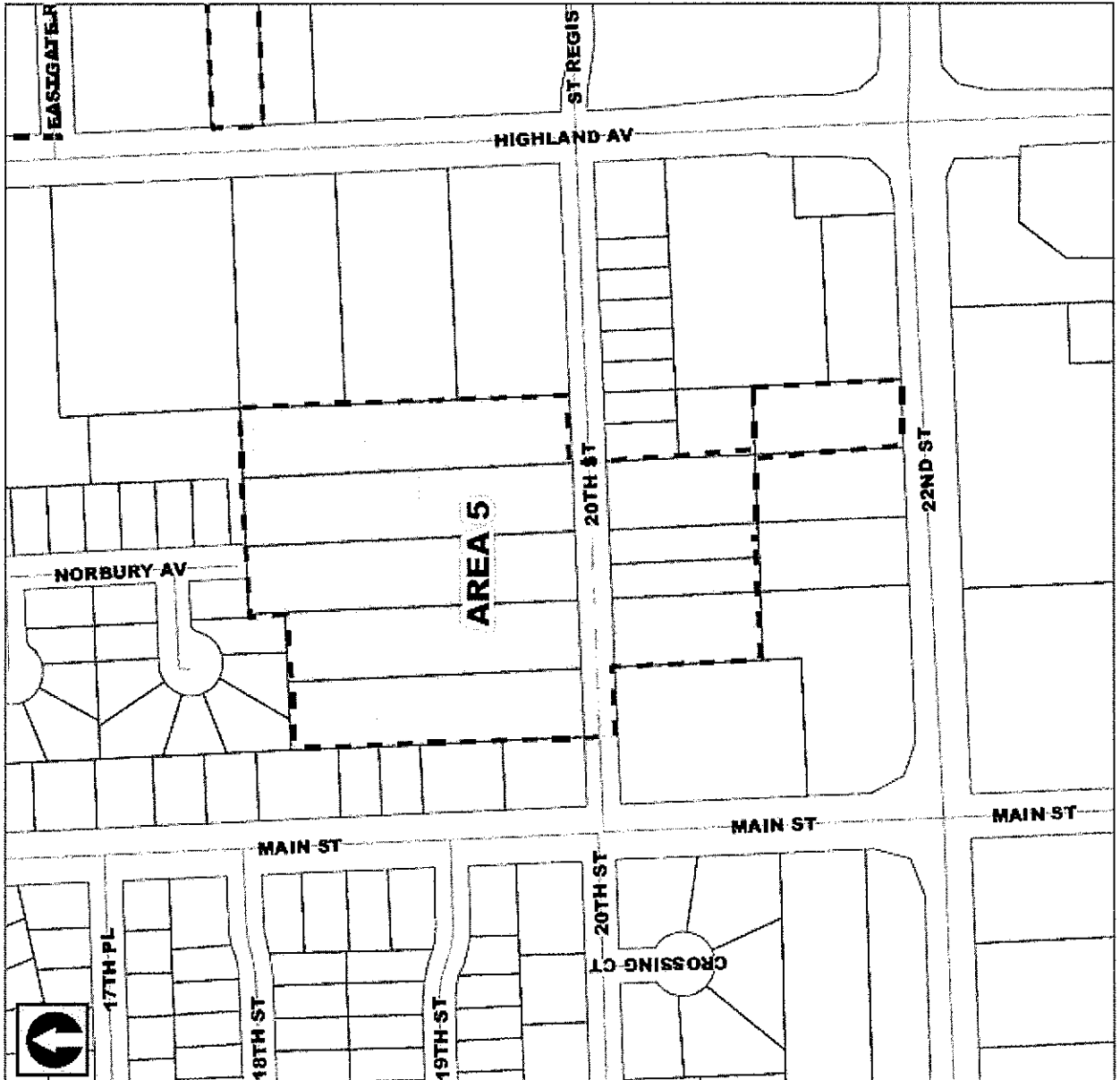
Recommended Action

1. Voluntary annexation of properties in this area should be pursued in conjunction with single-family residential redevelopment activity, consistent with the objectives of the Comprehensive Plan. The properties should be bound by an annexation agreement requiring the property owner to provide public improvements or to not object to a future Special Service Area or Special Assessment. If in the event that a private

2. developer undertakes capital improvements in this area, the Village should make recapture rights available. Complete annexation of this area should be considered in conjunction with a larger review of infrastructure improvements in this area.

AREA 5

AREA EAST OF MAIN STREET BETWEEN 18TH STREET AND 22ND STREET



Property Acreage: 13 acres

Current Land Uses: Single-family residences

Current County Zoning:

R-4 Single Family Residence

10,000 sq. ft. with sewer and water
40,000 sq. ft. without sewer and water

Comprehensive Plan Recommendation:

North of 20th St.: Estate Residential

South of 20th St.: Low-Medium Density Residential

Property on 22nd St.: Office

Utilities: Glenbard FPA

Fire Protection District: Glenbard

Park District: None

Estimated population: 19

Land Use/Comprehensive Plan Analysis

Most of these properties were developed as larger lot single-family residences on private well and septic systems. Recent residential development activity in this area including the Yorkshire Woods and Gerardi Subdivisions are changing the overall nature of this area.

The Village has taken a proactive approach in encouraging the remaining locations to annex, as recommended by the Comprehensive Plan. Due to the large residential lots, there is potential for redevelopment. Some of these properties have been reserved from annexation until the completion of the Yorkshire Woods development.

**AREA EAST OF MAIN STREET BETWEEN 18TH
STREET AND 22ND STREET**

AREA 5

Actions Since 2005

No new development activity has occurred in this area since 2005.

Service Impacts of Annexation

Public Works

As most of the existing roadway network in this area is already within the corporate limits of the Village, additional service impacts of annexation will be minimal. Moreover, as the adjacent streets have been or will be fully improved at developer expense, the impacts upon the capital improvement program will also be minimal.

Public Works estimates that full right-of-way improvements in this area would cost a total of **\$639,860**. Assuming a 10% residents' share through a Special Assessment, these improvements would have a cost of **\$575,874** to the Village. Fifty years of maintenance costs would have present value of **\$15,289** at **\$594** annually.

Police/Fire

As these properties are within the Glenbard Fire Protection District, the Village currently provides fire services. The Police Department indicates that annexation of these properties would not significantly increase police patrol levels. The demand on fire and police services created by the annexation of this area would not differ from other single-family neighborhoods in the Village.

Finance

The annual economic impacts of annexation of this area to the village would be as follows:

Revenue Source	Annual Amount
Property Tax	\$4,168
Income Tax	\$1,780
Motor Fuel Tax	\$484
State Use Tax	\$265
Fees/Utility Taxes	\$318
Total	\$7,014

Recommended Action

For properties subject to redevelopment, residential single-family lots should keep with the intent of providing sufficient lot area as recommended in the Comprehensive Plan. The lots north of 20th Street are likely to develop in a similar manner to the Yorkshire Woods development to the north. Moreover, as these properties are likely to redevelop voluntarily, these properties should be subject to redevelopment agreements.

With respect to the one remaining unincorporated parcel along 22nd Street, this property should be annexed as part of an office development in conformity with the Plan's recommendation. This development could also be redeveloped with the southern portions of the residential properties along 20th Street.

It is recommended that the Village does not proceed with involuntary annexation of this area as, in the event of redevelopment, the necessary capital improvements are likely to be paid for by the developer.



Property Acreage: 15 acres

Current Land Uses: Single-family residences

Current County Zoning:

R-4 Single Family Residence
 10,000 sq. ft. with sewer and water
 40,000 sq. ft. without sewer and water

Comprehensive Plan Recommendation:

Finley Rd.: Low Density Residential
 East of Finley Rd.: Planned Business Park

Utilities: Glenbard FPA

Fire Protection District: Glenbard

Park District: Butterfield Park District

Estimated population: 134

Land Use/Comprehensive Plan Analysis

This area is improved with low-density single-family residences. An older cemetery also exists east of Finley Road.

Actions Since 2005

Since the 2005 update, the Village has completed an inter-governmental annexation agreement with the Illinois State Toll Highway Authority (ISTHA) to annex portions of the ISTHA that fall within the Village's ultimate municipal boundaries. With the annexation of the North-South Tollway, the Village can now involuntarily annex the portion of the neighborhood east of the Tollway.

In 2006, Village staff held a meeting with the residents of this area to discuss the possibility of future annexation. At this meeting, many of the residents strongly expressed their desire to remain

BUTTERFIELD EAST - EAST OF INTERSTATE 355

AREA 6

unincorporated.

Service Impacts of Annexation

Public Works

The Butterfield East Subdivision street network consists of fully improved streets (i.e., curb/gutter, sidewalks, and improved street surface). Streetlights are generally non-existent in this area. Illinois American provides public water and sanitary sewer services to all residences.

Public Works estimates that the cost of installing streetlights in this area would be **\$340,400**. Assuming a 10% residents' share through a Special Assessment, these improvements would have a cost of **\$306,360** to the Village. Fifty years of maintenance costs would have present value of **\$110,377** at **\$4,290** annually.

Police/Fire

As these properties are within the Glenbard Fire Protection District, the Village currently provides fire services. The Police Department indicates that annexation of these properties would not significantly increase police patrol levels. The demand on fire and police services created by the annexation of this area would not differ from other single-family neighborhoods in the Village.

Finance

The annual economic impacts of annexation of this area to the village would be as follows:

Revenue Source	Annual Amount
Property Tax	\$22,870
Income Tax	\$12,685
Motor Fuel Tax	\$3,449
State Use Tax	\$1,885
Fees/Utility Taxes	\$2,263
Total	\$43,152

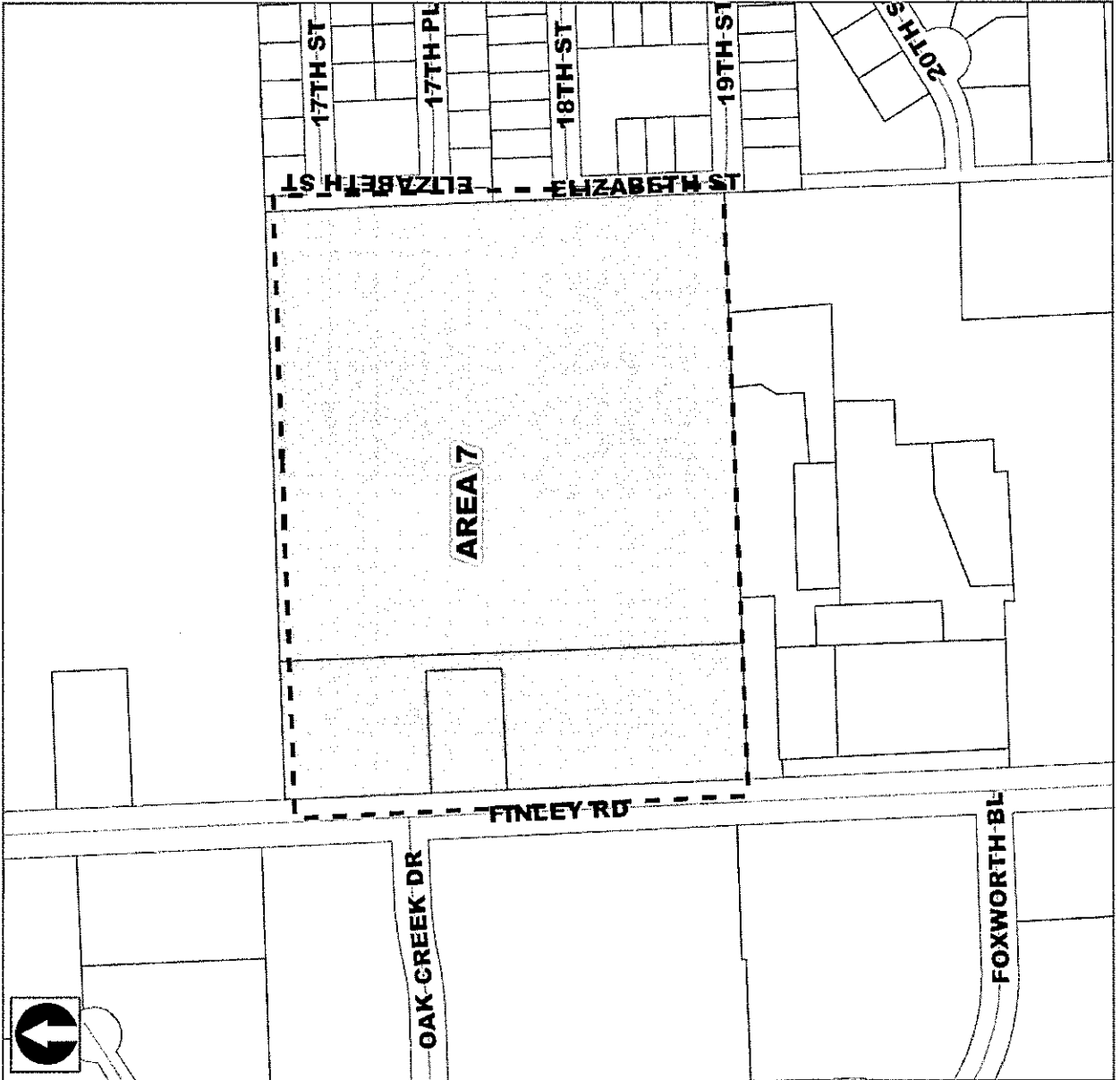
Recommended Action

These properties are already improved as single-family residences and are served with public utilities. The Village should further explore the involuntary annexation of the Butterfield East Subdivision east of I-355 and the adjacent cemetery east of Finley Road as a desirable option.

Property owners should be notified of any future discussion regarding annexation of this area.

AREA 7

KEN LOCH GOLF COURSE



Property Acreage: 29 acres

Current Land Uses: Golf course and one single-family residence

Current County Zoning:

R-4 Single Family Residence
10,000 sq. ft. with sewer and water
40,000 sq. ft. without sewer and water

Comprehensive Plan Recommendation:

Estate Residential

Utilities: Glenbard FPA

Fire Protection District: Glenbard

Park District: Lombard Park District

Estimated population: 2

Land Use/Comprehensive Plan Analysis

This property has been operating as a golf course facility. As this site is wholly bounded by the Village and is less than sixty acres in size, the Village could involuntarily annex this property.

Actions Since 2005

No activity has occurred in this area since 2005.

Service Impacts of Annexation

Public Works

Annexation of the properties in this area would not create any significant impacts on Public Works. Public Works states that there would be no right-of-way improvement or maintenance costs associated with the annexation of the parcels in this area.

KEN LOCH GOLF COURSE

AREA 7

Police/Fire

As these properties are within the Glenbard Fire Protection District, the Village currently provides fire services. The Police Department indicates that annexation of these properties would not significantly increase police patrol levels. The demand on fire and police services created by the annexation of this area would not differ from other single-family neighborhoods in the Village.

Finance

The annual economic impacts of annexation of this area to the village would be as follows:

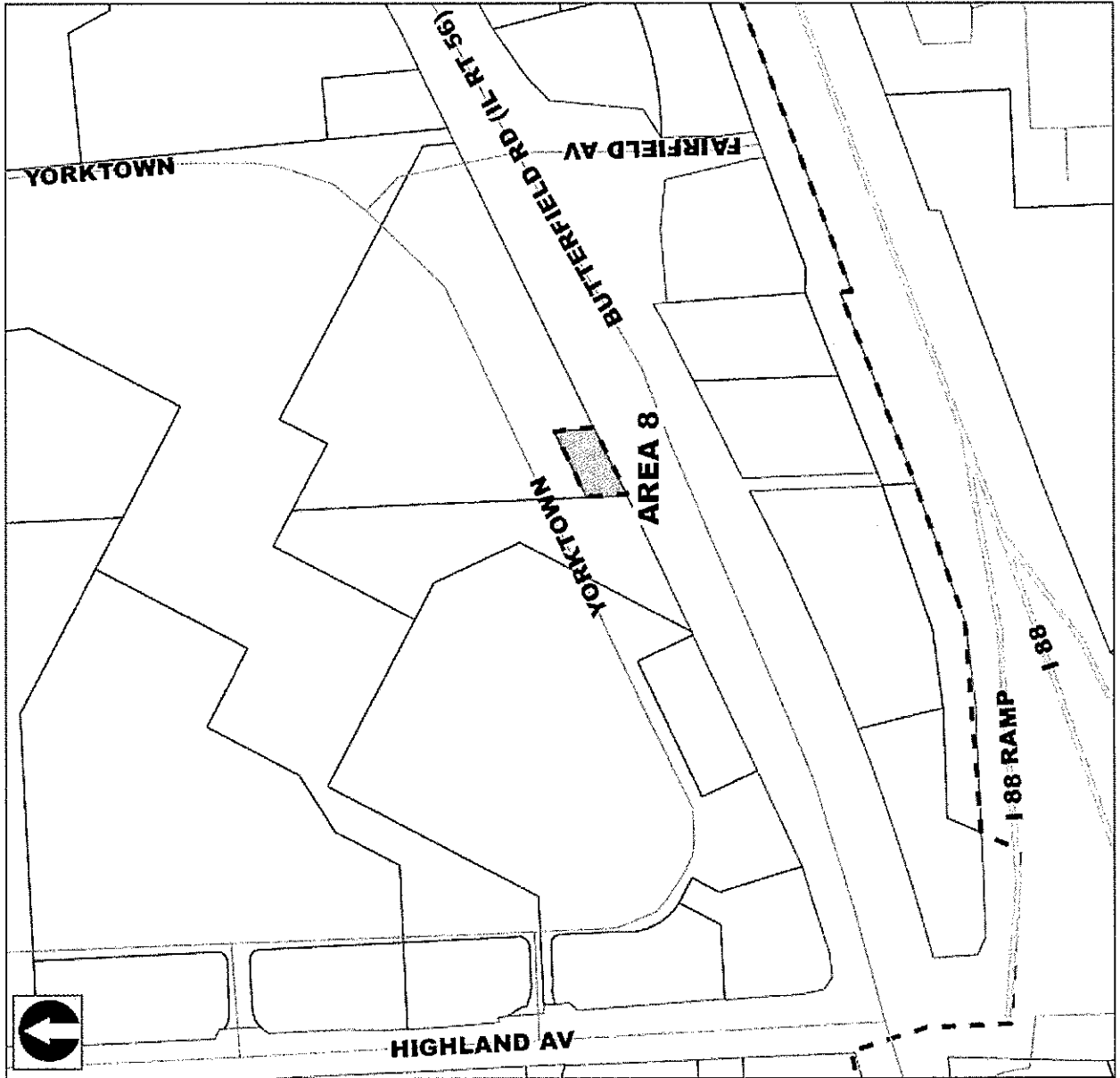
Revenue Source	Annual Amount
Property Tax	\$1,407
Income Tax	\$223
Motor Fuel Tax	\$61
State Use Tax	\$33
Fees/Utility Taxes	\$40
Total	\$1,763

Recommended Action

Annexation of this property should only occur if it is associated with a development plan consistent with the Comprehensive Plan and any future amendments and as part of a request and companion plan to enhance the open space/golf course amenity for the Village.

AREA 8

YORKTOWN CEMETERY



Property Acreage: 0.4 acres

Current Land Uses: Cemetery

Current County Zoning:

R-3 Single Family Residence
15,000 sq. ft. with sewer and water
40,000 sq. ft. without sewer and water

Comprehensive Plan Recommendation:

Regional Commercial

Utilities: Glenbard FPA

Fire Protection District: York Center

Park District: None

Estimated population: 0

Land Use/Comprehensive Plan Analysis

This property has high visibility on Butterfield Road and access from the Yorktown Shopping Center drive. The Comprehensive Plan states that outlots should be strategically placed to maintain motorists' visibility of the main shopping center. If this property were to be developed, the view of the shopping center may be blocked.

If the property were to be involuntarily annexed, the Village would lose only a little control over the redevelopment of this property because of a lack of an annexation agreement. This property could possibly be redeveloped as part of the Yorktown Shopping Center, which would require an amendment to the Planned Development. The Plan Commission and Board of Trustees may still exert some control over the development through the Planned Development process. A potential

YORKTOWN CEMETERY

AREA 8

developer may find, that given the property size, the costs associated with the relocation of graves are too high to justify redevelopment.

Actions Since 2005

No activity has occurred in this area since 2005.

Service Impacts of Annexation

Public Works

Annexation would not create any additional service impacts.

Police/Fire

This annexation should not pose any additional constraints upon Village fire and police services.

Finance

As a tax exempt property, there would not be any benefits to annexation.

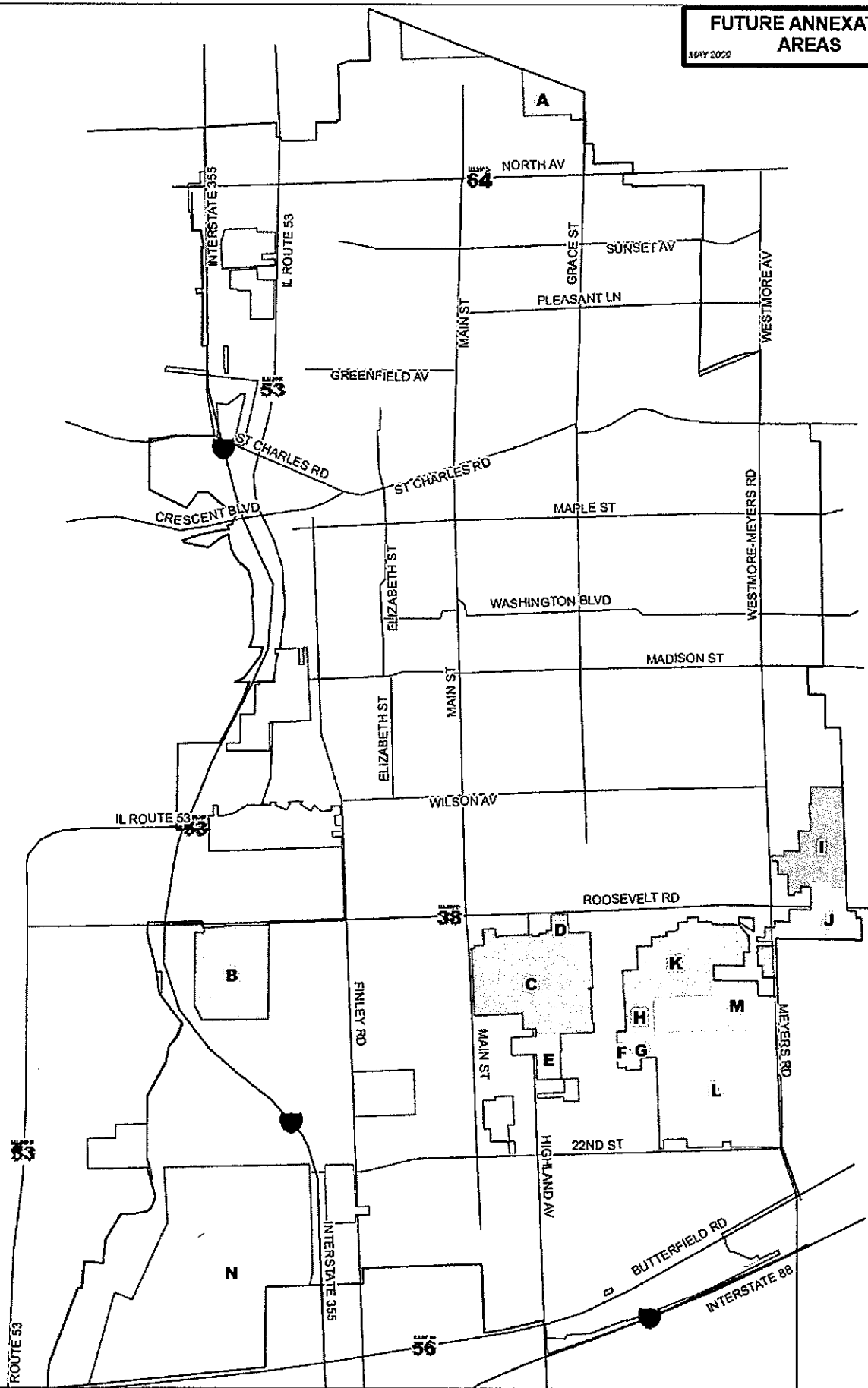
Recommended Action

Annexation of this property should only occur if it is associated with a redevelopment plan consistent with the Comprehensive Plan.

FUTURE ANNEXATION AREAS

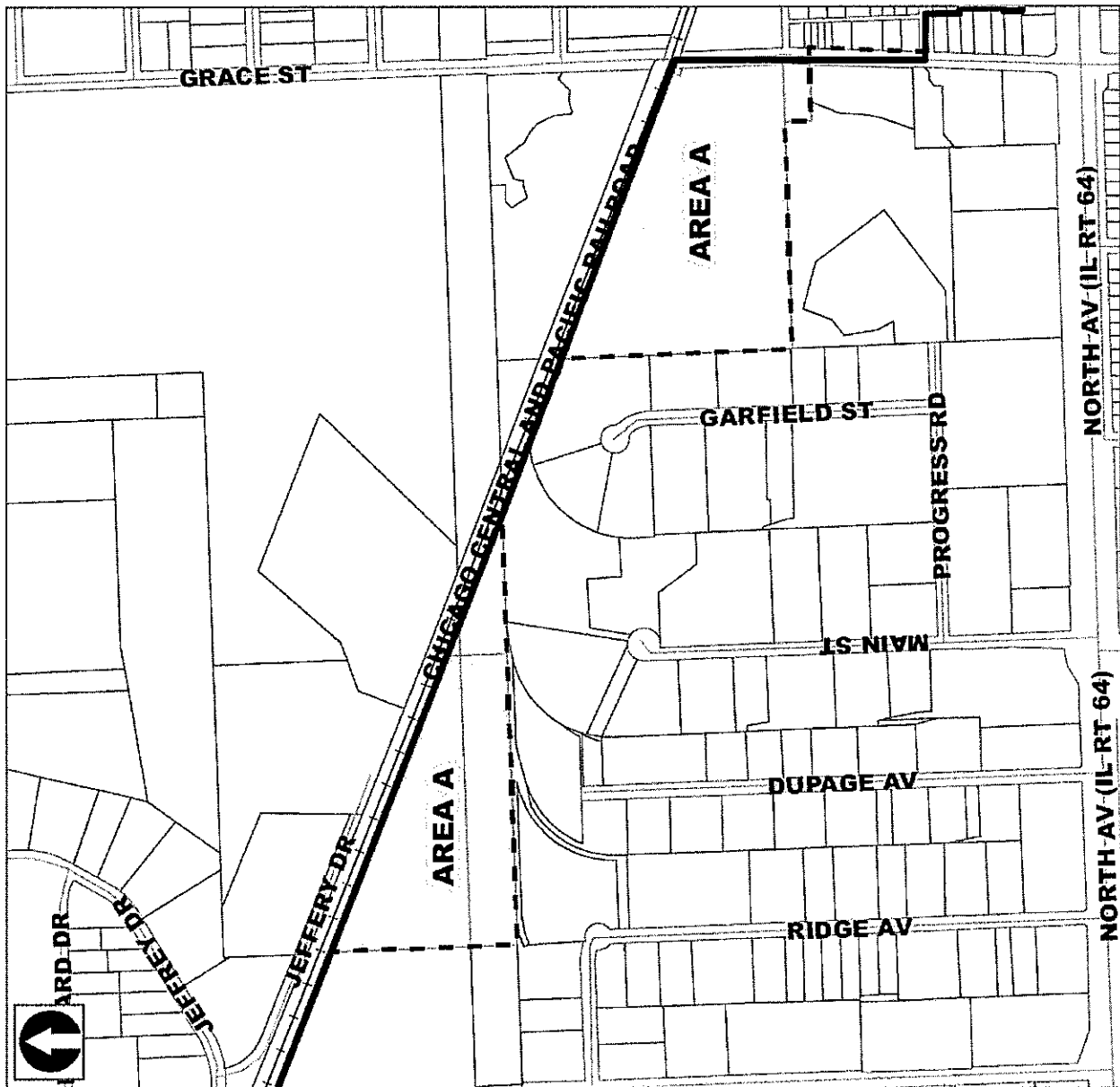
**FUTURE ANNEXATION
AREAS**

MAY 2020



AREA A

FAR NORTHERN AREA



Property Acreage: 54 acres

Current Land Uses: Forest Preserve; ComEd lines; vehicle storage yard

Current County Zoning:

South of Jeffery Dr.: I-2 General Industrial;
R-2 Single-family Residence
40,000 sq. ft. lots

West of Grace St.: I-2 General Industrial

Comprehensive Plan Recommendation:

South of Jeffery Dr.: Light Industrial
West of Grace St.: Open Space and Recreational

Utilities: Glenbard FPA

Fire Protection District: Addison

Park District: Two small properties within Lombard Park District

Estimated population: 0*

*Populations are estimated at 2.345/ household (Source: 2005 Special Census)

Land Use/Comprehensive Plan Analysis

This area includes the remaining unincorporated land north of North Avenue and south of the Canadian National/Illinois Central railroad right-of-way, in two distinct areas. South of Jeffery Drive are properties owned by the Forest Preserve District for passive open space purposes and Commonwealth Edison for a regional electrical distribution line. The Forest Preserve District has no plans to change the passive nature of their holding. The land West of Grace Street is planned

to remain as Open Space and Recreational land use, due to the presence of wetlands.

Actions Since 2005

The 2005 Update recommended that the Village continue to pursue annexation of Forest Preserve properties as warranted. The Forest Preserve District has informed the Village that they are not interested in annexing the property at this time. Should State statutes allow railroad right-of-ways to be used as annexation boundaries these properties could be involuntarily annexed if the Village finds it appropriate.

A developer has been in negotiations for a stormwater detention agreement with Commonwealth Edison in order to provide additional stormwater capacity associated with the future development of the Grant Property, located at 1301 Lombard Road. Should this agreement be executed, the developer and/or Village may pursue annexation of their unincorporated right-of-way in the future.

Since 2005, the outdoor vehicle storage lot at 2N194 Grace Street has become vacant. The property owner has been negotiating a sale with the adjacent religious institution (Our Lady of Lebanon Church). Should this occur, the church will agree to annex this parcel into the Village and incorporate the site into their overall plans.

Service Impacts of Annexation

Public Works

Annexation of the Forest Preserve and Commonwealth Edison properties would not create any significant impacts on Public Works.

Should the properties along Grace Street be annexed, the Village would be responsible for maintenance of an additional 600 lineal feet of Grace Street. This street is improved to handle commercial traffic and does have curb and gutter improvements. Pursuant to a 2004 agreement, sanitary and/or water main extensions may ultimately not be extended along this roadway segment, as the adjacent properties are either not within the Village's ultimate boundaries (east side) or are generally undevelopable (west side).

Public Works estimates that full right-of-way improvements along Grace Street would cost a total of **\$82,800**. Fifty years of maintenance costs would have present value of **\$44,747** at **\$1,739** annually.

Police/Fire

As these properties are within the Addison Fire Protection District, its annexation will place additional undeveloped property within the Village's service area. As these properties are either unimproved or developed as low intensity uses, service impacts will be negligible for both the Police and Fire Departments.

Finance

The annual economic impacts of annexation of this area to the village would consist of **\$217** in property tax revenue.

The Forest Preserve District and Commonwealth Edison properties are tax exempt and would not produce any property tax revenues. The property at 2N194 Grace Street may be acquired by the

adjacent religious institution and would therefore become tax exempt as well. The other undeveloped parcel is largely undevelopable and any additional revenue, either as currently used or developed, would generate minimal property tax revenue.

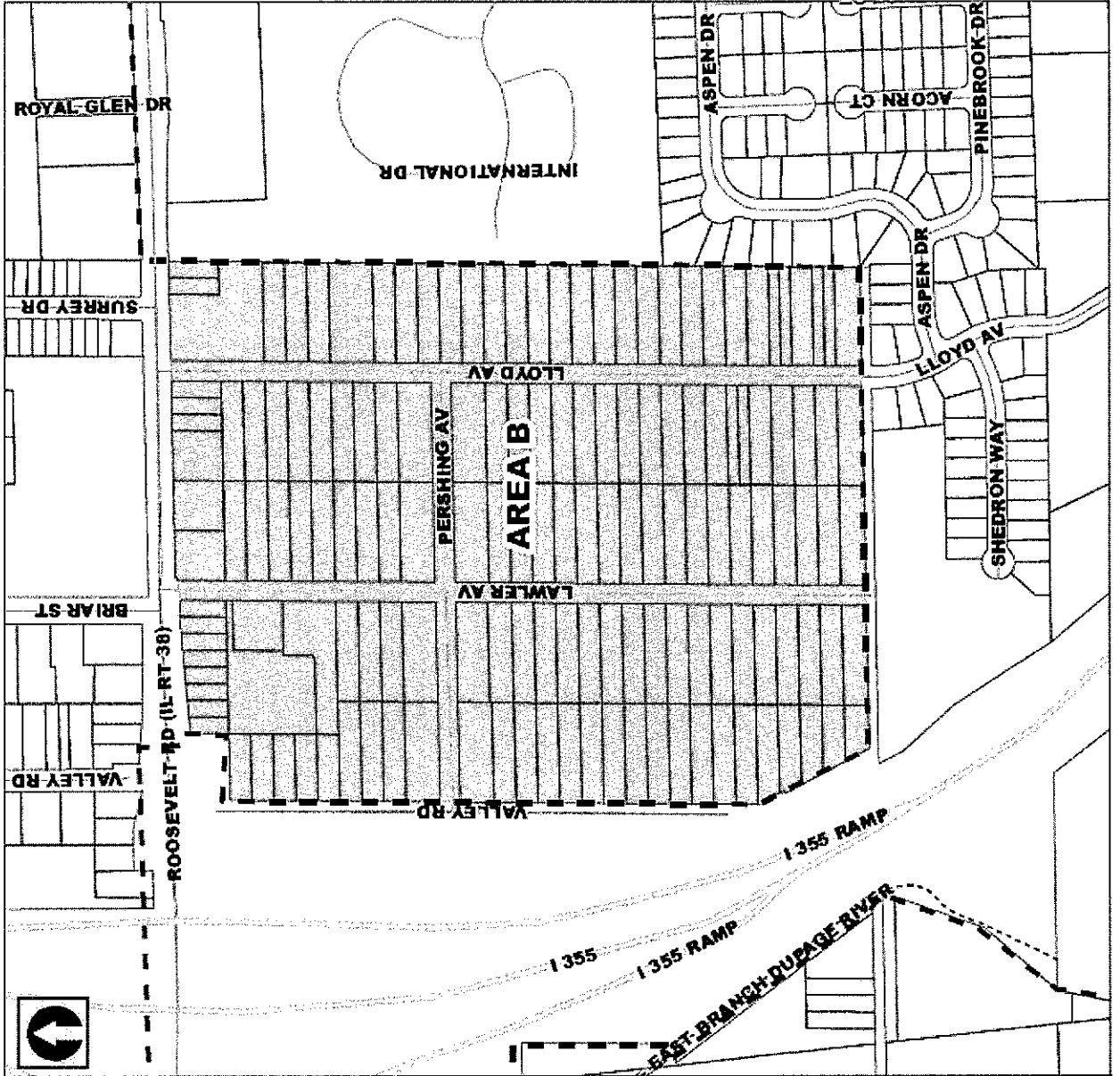
Recommended Action

For the remaining unincorporated areas, the following is recommended:

1. Consider the annexation of the remaining unincorporated properties on the west side of Grace Street if they are to be developed in a manner consistent with the Comprehensive Plan and the adjacent land uses.
2. Pursue annexation of any Commonwealth Edison properties should they seek to utilize their rights-of-way for storage or ancillary business purposes.
3. Continue to pursue annexation of Forest Preserve properties as warranted.

AREA B

WESTERN ROOSEVELT AREA / GLENBARD ACRES



Property Acreage: 68 acres

Current Land Uses: Single-family residences and commercial businesses on Roosevelt Road

Current County Zoning:

On Roosevelt Road: B-2 General Business District
 All Other Parcels: R-4 Single-family Residence

Comprehensive Plan Recommendation:

On Roosevelt Road: Mixed Use Commercial and Office
 All Other Parcels: Estate Residential

Utilities: Glenbard FPA

Fire Protection District: Glenbard

Park District: None

Estimated population: 277

Land Use/Comprehensive Plan Analysis

The Comprehensive Plan identifies the properties on Roosevelt Road for Mixed Use Commercial. Parcel assemblage and redevelopment should include an entire "block face" or the entire unincorporated frontage. The depth of development off Roosevelt Road is a function of the scale and type of commercial development anticipated. Redevelopment should minimize intrusion to residential areas and provide effective and compatible screening and buffering between uses, as is required under Village ordinances.

This area is within a Joint Jurisdiction Territory, as described in the boundary agreement with Glen

WESTERN ROOSEVELT AREA / GLENBARD ACRES

AREA B

Ellyn. The agreement allows Glen Ellyn to initially provide water and sanitary sewer service to this area. When Lombard is able to provide services to this entire area, it will do so, and the terms of the Joint Jurisdiction Territory will become null and void. Until that time, Lombard will provide Glen Ellyn with information relative to annexation and redevelopment. Lombard will zone the newly annexed area for non-single-family residential uses for a period of not less than ten (10) years. These zoning restrictions must be incorporated into any annexation agreements.

Actions Since 2005

This area has been subject to redevelopment petitions in the past, but they have not been consistent with the Village's Comprehensive Plan. Based in part by the Village's objections, past zoning petitions have been denied by DuPage County. No new development activity has occurred in this area since 2005.

Village staff has contacted the property owners with frontage on Roosevelt Road as far west as Lawler Avenue to encourage annexation.

The Village and the Illinois State Toll Highway Authority (ISTHA) have completed an inter-governmental annexation agreement to annex portions of the ISTHA that fall within the Village's ultimate municipal boundaries.

Service Impacts of Annexation

Public Works

The local residential streets are under-improved streets, with a ditch and swale profile and lacking

street lights, sidewalks and parkway improvements. The residential properties are served by private wells and septic systems.

Public Works estimates that full right-of-way improvements in this area would cost a total of \$9,143,050. Assuming a 10% residents' share through a Special Assessment, these improvements would have a cost of \$8,228,745 to the Village. Fifty years of maintenance costs would have present value of \$281,535 at \$10,942 annually.

Police/Fire

As these properties are within the Glenbard Fire Protection District, the Village already responds for fire protection services. The Police Department notes that annexation of this area could start to affect beat patrols and response times. Another beat could be necessary if this area were annexed in addition to other unincorporated areas.

Finance

The annual economic impacts of annexation of this area to the village would be as follows:

Revenue Source	Annual Amount
Property Tax	\$54,451
Income Tax	\$26,260
Motor Fuel Tax	\$7,139
State Use Tax	\$3,902
Fees/Utility Taxes	\$4,686
Total	\$96,438

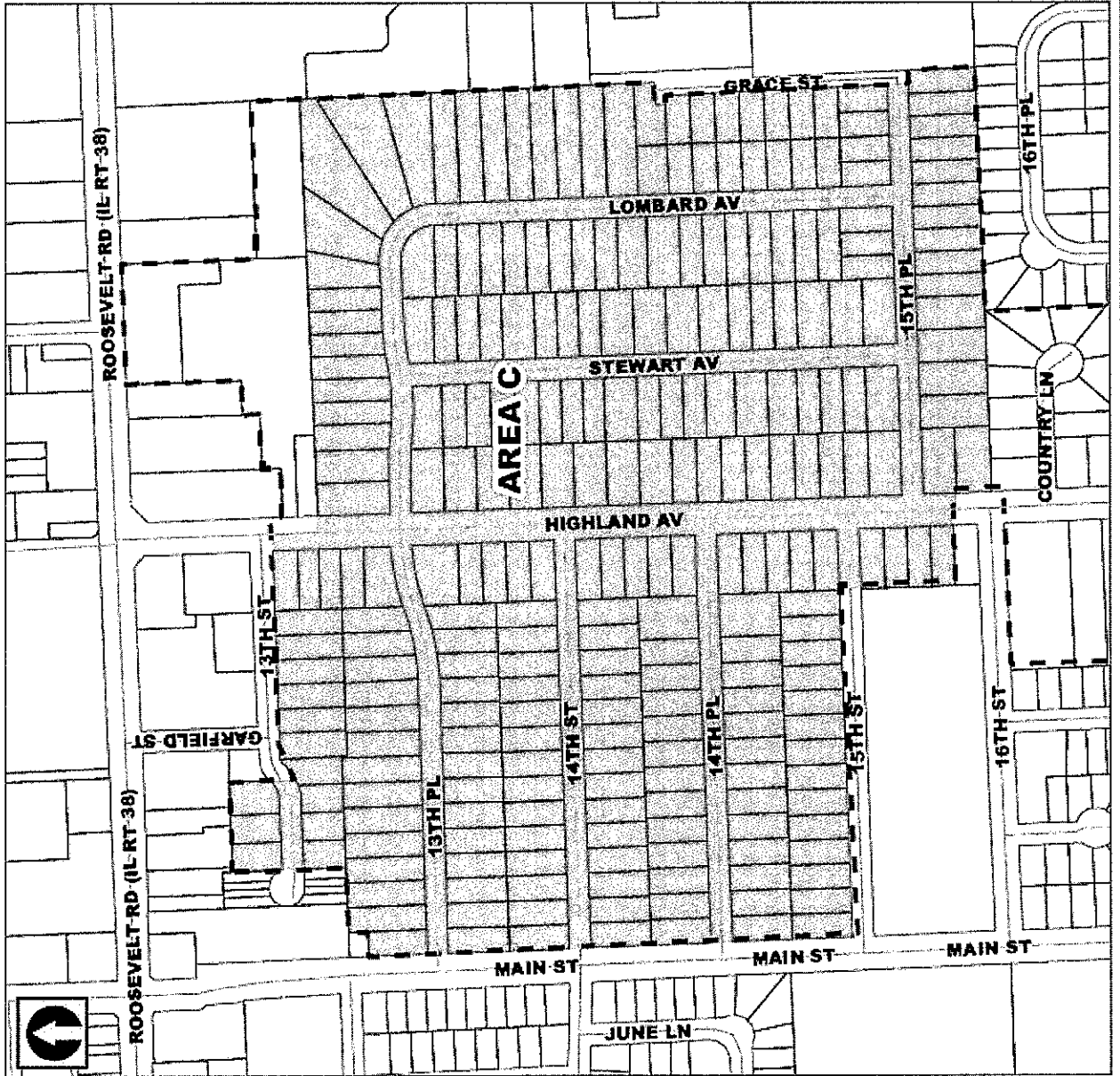
Recommended Action

For the remaining unincorporated areas, the following is recommended:

1. Any future annexation within the areas should focus upon the properties with frontage on or in close proximity to Roosevelt Road. Infrastructure improvements should be associated with a redevelopment plan of any of the Roosevelt Road frontage properties. Additionally, the residential lots adjoining commercial properties should be consolidated with those commercial lots in order to create parcels of sufficient depth for viable commercial redevelopment.
2. Any annexation agreements should address non-conforming provisions (i.e., billboards, cellular towers, etc.) existing in this area.
3. Annexation of the residential properties within Glenbard Acres should be only be considered in the context of whether the annexations establish contiguity to other redevelopment parcels or to wholly bound desirable properties. Lastly, annexation of this area should seek to develop a strategy for maintaining and improving housing conditions in the area should the parcels not be associated with a redevelopment petition.

AREA C

HIGHLAND HILLS PROPERTIES



Property Acreage: 96 acres

Current Land Uses: Single-family residence

Current County Zoning:

West of Highland Ave.: R-4 Single-family
10,000 sq. ft. with sewer and water
40,000 sq. ft. without sewer and water
East of Highland Ave.: R-3 Single-family
15,000 sq. ft. with sewer and water
40,000 sq. ft. without sewer and water

Comprehensive Plan Recommendation:
Low Density Residential

Utilities: Highland Hills Sanitary District;
Hinsdale FPA

Fire Protection District:

West of Highland Ave.: Glenbard
East of Highland Ave.: York Center

Park District: None

Estimated population: 626

Land Use/Comprehensive Plan Analysis

The unincorporated properties south of 13th Street, east and west of Highland Avenue, are currently comprised of a mix of low and medium density single-family residential uses. The vast majority of these properties have been previously developed under the jurisdiction of DuPage County in the 1950s and 1960s with one-story ranch homes.

As the remainder of this area is served by the Highland Hills Sanitary District, which provides both public water and sanitary sewer service to the

HIGHLAND HILLS PROPERTIES

AREA C

area, the impetus to annex to the Village in order to receive public utilities is less than other unincorporated areas. However, as Highland Hills does not provide Lake Michigan water to its customers, the Village does receive occasional inquiries about the availability of Lake Michigan water to this area.

Actions Since 2005

No new development activity has occurred in this area since 2005.

Service Impacts of Annexation

Public Works

The local residential streets are under-improved streets, with a ditch and swale profile and lacking street lights, sidewalks and parkway improvements. The residential properties are served by private wells and septic systems. The Village currently does not any public infrastructure along these streets to provide for utility connections. Should these areas be annexed, the Village will need to review this area as part of a future capital improvements project.

Public Works estimates that full right-of-way improvements in this area would cost a total of **\$6,925,895**. Assuming a 10% residents' share through a Special Assessment, these improvements would have a cost of **\$6,233,306** to the Village. Fifty years of maintenance costs would have present value of **\$307,451** at **\$11,949** annually.

Police/Fire

As the properties west of Highland Avenue are within the Glenbard Fire Protection District, the Village already responds for fire protection services. The Village would take on an additional service responsibility by annexing properties east of Highland that are currently served by the York Center Fire Protection District. However, the fire Department notes that residential areas do not significantly increase the call loading for the department, so the impacts of annexation will not be substantial.

Annexation would increase the service area for the Police Department, but as these properties are developed or will redevelop with single-family detached and attached residences, the service call impacts will be minimal.

Finance

The annual economic impacts of annexation of this area to the village would be as follows:

Revenue Source	Annual Amount
Property Tax	\$89,249
Income Tax	\$59,418
Motor Fuel Tax	\$16,154
State Use Tax	\$8,828
Fees/Utility Taxes	\$10,602
Total	\$184,252

this area is not likely to result in additional residences. Rather, any future in tax revenue would be derived by redevelopment activity consisting of larger homes on existing lots.

Recommended Action

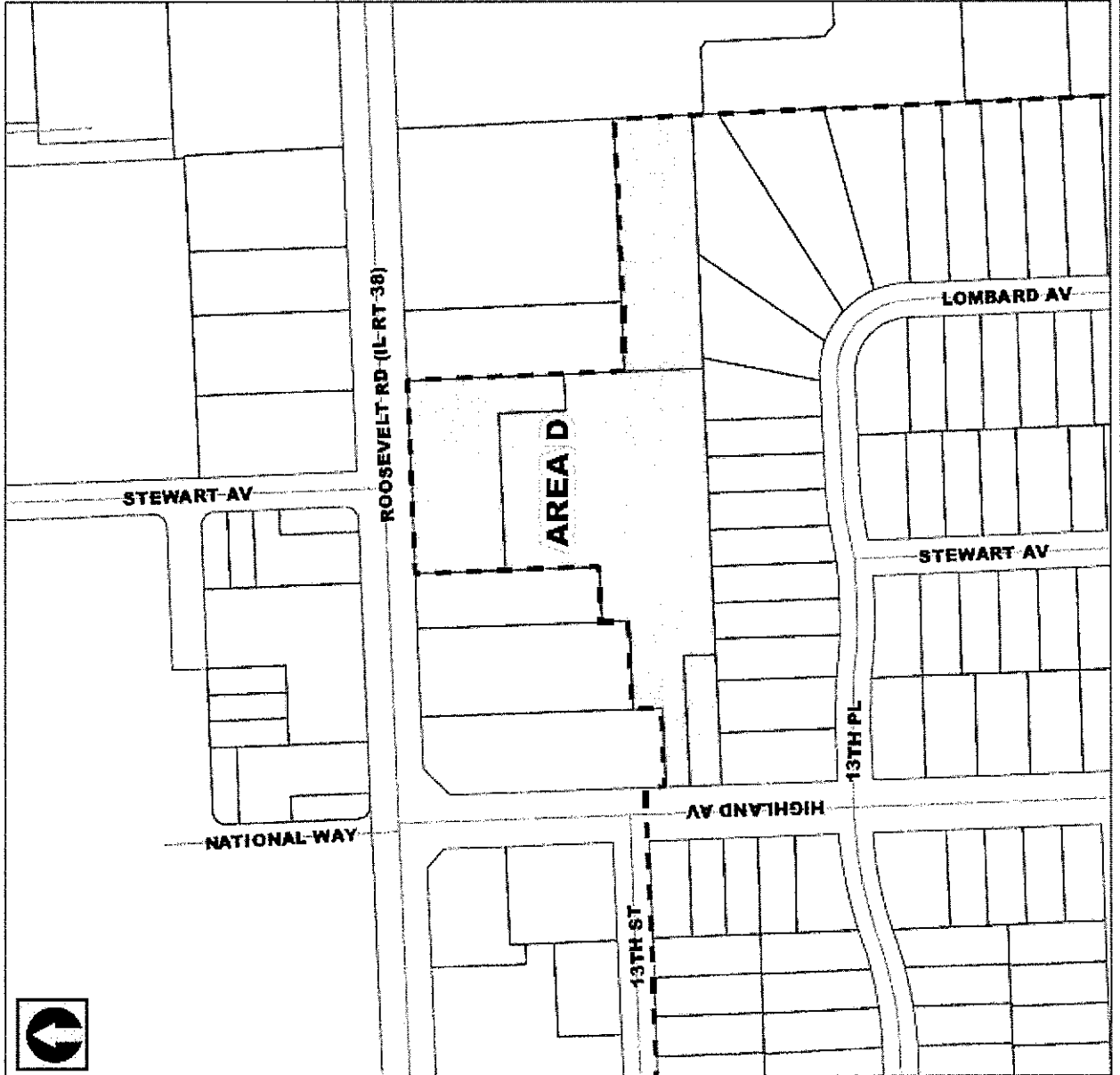
The Village maintains most of 13th Street, so the annexation of those unincorporated properties would not add an extra burden to the Village. While annexation of these areas would not be a high priority, the Village should invite these property owners to annex. Moreover, since the entire area is greater than sixty acres in size, involuntary annexation of this area is not possible.

As the remainder of this area is already developed as single-family residences, large scale redevelopment is not likely to occur in the near future. However, should the Village seek to increase its presence in the area, the Village could pursue intergovernmental agreements with the Highland Hills Sanitary District as it relates to their existing infrastructure and water distribution services.

As the area is already platted and developed as single-families, a future residential development in

AREA D

ROOSEVELT ROAD; EAST OF HIGHLAND AVENUE, WEST OF HIGH POINT CENTER



Property Acreage: 8 acres

Current Land Uses: Storage facility, motel, and township storage and offices

Current County Zoning:
B-2 General Business District

Comprehensive Plan Recommendation:
Community Commercial

Utilities: Highland Hills Sanitary District;
Hinsdale FPA

Fire Protection District: York Center

Park District: None

Estimated population: 0

Land Use/Comprehensive Plan Analysis

These properties could redevelop in the Village, especially if the York Township Highway Department facilities and the U-Stor-it self-storage facility were relocated. This would allow sufficient depth to accommodate redevelopment.

These properties are not in any park district, according to the Lombard Park District. If the area were annexed into the Village of Lombard, the Lombard Park District would likely follow with the annexation of this area within its boundaries.

Actions Since 2005

In January 2006, the property at 233 E. Roosevelt Road, developed with a restaurant, was annexed into the Village.

**ROOSEVELT ROAD; EAST OF HIGHLAND AVENUE,
WEST OF HIGH POINT CENTER**

AREA D

Village staff has contacted property owners and has held individual meetings with business owners regarding annexation of selected properties to the Village. Staff has initiated annexation discussions for the U-Stor-It property.

Service Impacts of Annexation

Public Works

The Highland Hills Sanitary District currently services these properties. Therefore, there are no direct utility impacts associated with the annexation of these properties. Moreover, as Roosevelt Road is maintained by IDOT, no additional street maintenance impacts would result as part of this annexation petition.

Police/Fire

The Village would take on an additional service responsibility by annexing these properties as the York Center Fire Protection District currently serves them. However, the Fire Department notes that the call loading for these properties would not be substantial. The Fire Department notes that the existing Highland Manor Motel would have the most significant impact.

The Police Department already patrols the adjacent portion of Roosevelt Road. In this regard, there would not be an increase in demand for Police services. However, the Police Department notes that the DuPage County Sheriff's Department receives a large call load from the existing motel.

Finance

The annual economic impacts of annexation of this area to the village would consist of **\$8,508** in property tax revenue. The full impacts of the annexation will be a function of the nature of the annexation and whether the property would be redeveloped.

Recommended Action

Because this area of Roosevelt Road is commonly thought to be in Lombard, the Village has expressed an interest in annexing these properties. The Village should encourage the voluntary or involuntary annexation of these properties. The Village should also consider sales tax or property tax incentives to encourage owners to bring their properties into closer compliance with Village Codes. However, as the Highland Manor Motel could result in a substantial call load for Police services, this property should be annexed in conjunction with overall redevelopment plan.

AREA E

SOUTHEAST UNINCORPORATED AREA BETWEEN HIGHLAND AVENUE AND HIGHLAND ESTATES



Property Acreage: 20 acres

Current Land Uses: Single-family residences and a recreation area

Current County Zoning:

West of Highland Ave.: R-4 Single-family
10,000 sq. ft. with sewer and water
40,000 sq. ft. without sewer and water
East of Highland Ave.: R-3 Single-family
15,000 sq. ft. with sewer and water
40,000 sq. ft. without sewer and water

Comprehensive Plan Recommendation:

1811 S. Highland Avenue: Office
1812 S. Stewart Avenue: Office
All Other Parcels: Estate Residential

Utilities: Glenbard FPA

Fire Protection District: Glenbard

Park District: None

Estimated population: 66

Land Use/Comprehensive Plan Analysis

This area includes unincorporated parcels north of 22nd Street, near Highland Avenue, and south and west of the Highland Estates (Providence) Subdivision. Most of these properties were developed as larger lot single-family residences on private well and septic systems. Recent residential development activity in this area including the Stewart Avenue annexations and the Regency Estates Subdivision has continued to change the overall nature of this area.

SOUTHEAST UNINCORPORATED AREA BETWEEN HIGHLAND AVENUE AND HIGHLAND ESTATES

AREA E

The Comprehensive Plan recommends that the Village encourage the remaining locations to annex to the Village. Lombard has taken proactive approach to annexation of this area, as recommended by the Plan. Because of the large residential lots, the older housing stock on some of the properties, and the lack of commercial lots with adequate depth, the existing land use and development patterns are may be subject to change.

Since adoption of the Comprehensive Plan in 1998, substantial office development activity has occurred along Highland Avenue south of 17th Street. The Village also approved a Comprehensive Plan change in 2001 which designated four parcels south of Eastgate Road and east of Highland Avenue as planned office areas, concurrent with a companion development proposal for a DuPage Medical Group out-patient medical center.

The Plan Commission has also reviewed the properties north of Eastgate Road and recommended that any future development plans for this area should be in keeping with the overall intent of the Comprehensive Plan which designates this site as Estate Residential, with a density of about four units per acre and lot widths of at least 75 feet.

Excluding the properties in the Country Lane Subdivision, it is anticipated that these properties will voluntarily annex in order to connect to Village utilities or to secure greater development densities.

Actions Since 2005

No new development activity has occurred in this area since 2005.

Service Impacts of Annexation

Public Works

Public Works estimates that full right-of-way improvements in this area would cost a total of \$685,170. Assuming a 10% residents' share through a Special Assessment, these improvements would have a cost of \$616,653 to the Village. Fifty years of maintenance costs would have present value of \$22,374 at \$870 annually.

As most of the existing roadway network in this area is already within the corporate limits of the Village additional service impacts of annexation will be minimal. Moreover, as the adjacent streets to these properties have been or will be fully improved at developer expense, the Village could expect to avoid the impacts upon the capital improvement program as estimated above.

Police/Fire

As these properties are within the Glenbard Fire Protection District, their annexation should not pose any additional constraints upon Village fire services. As the properties are slated to be developed as single-family residences the fire and police demands for this area upon annexation will not differ from any other typical neighborhood within the Village.

Finance

The annual economic impacts of annexation of this area to the village would be as follows:

Revenue Source	Annual Amount
Property Tax	\$20,131
Income Tax	\$6,231
Motor Fuel Tax	\$1,694
State Use Tax	\$926
Fees/Utility Taxes	\$1,112
Total	\$30,094

The full extent of the projected revenue anticipated from annexation will be a function of the development densities for the remaining unincorporated lots.

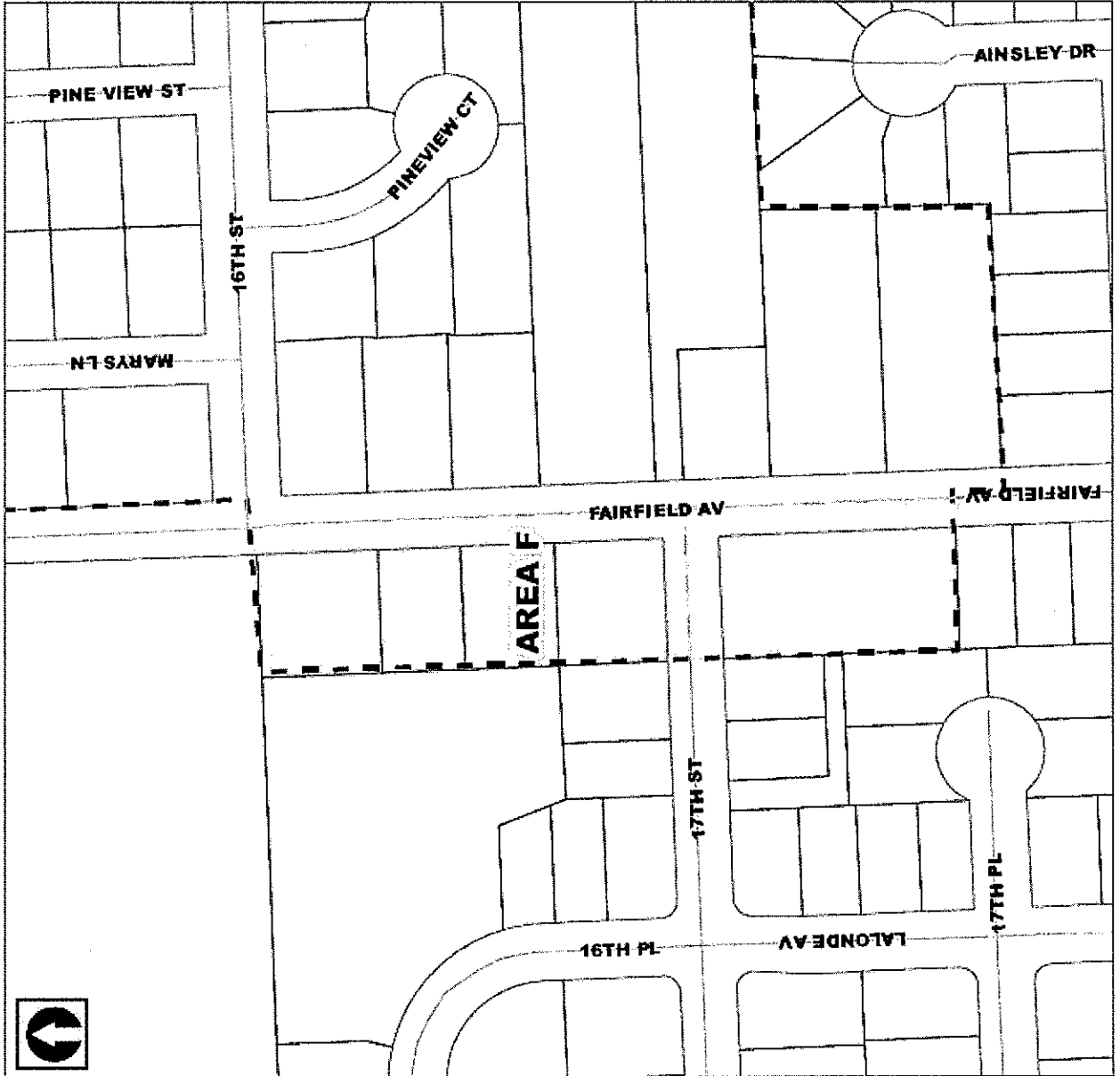
Recommended Action

For properties subject to redevelopment, the Village should ensure that annexation of the properties is done consistent with the objectives of the Comprehensive Plan and Village Codes. Residential single-family development should keep with the intent of providing sufficient lot area as recommended in the plan.

Properties south of the DuPage Medical Group site should be annexed and redeveloped as office uses in a manner consistent with the abutting properties. Properties along Highland Avenue north of Eastgate Road should remain single-family residential.

AREA F

SOUTHEAST UNINCORPORATED AREA WEST OF FAIRFIELD AVENUE



Property Acreage: 2 acres

Current Land Uses: Single-family residence

Current County Zoning:

R-3 Single-family Residence
15,000 sq. ft. with sewer and water
40,000 sq. ft. without sewer and water

Comprehensive Plan Recommendation:

Estate Residential

Utilities: Glenbard FPA

Fire Protection District: Glenbard

Park District: None

Estimated population: 12

Land Use/Comprehensive Plan Analysis

In the 2005 Annexation Strategies Plan Update, this area was examined in conjunction with the single-family residential lots on the east side of Fairfield Avenue. This area has now been split into two areas: west of Fairfield and east of Fairfield, to be the next area examined.

This area consists of single-family residential units on large lots. These lots along Fairfield Avenue will remain as estate residential uses in the future. Lombard has taken proactive approach to annexation of this area, as recommended by the Comprehensive Plan.

The Village will have a greater presence in this area and will be able to include this area in future capital improvement planning. Because other development activity is occurring in the area,

**SOUTHEAST UNINCORPORATED AREA WEST OF
FAIRFIELD AVENUE**

AREA F

residents may be willing to annex as a means of connecting to Village water service.

Actions Since 2005

No new development activity has occurred in this area since 2005.

The Village Board of Trustees has determined that properties in this area shall pay the full costs associated with annexation.

Staff has informed residents of the availability of water connection and anticipates future properties will annex in order to receive public water services. Future annexations of these properties would likely be the result of voluntary annexations requested by developers or property owners.

Service Impacts of Annexation

Public Works

Associated with the Fairfield Place development, the developer has installed a public watermain along Fairfield Avenue. Fairfield Avenue is currently an under-improved street, lacking curbs, storm sewers, sidewalks and streetlights. A future special service or special assessment area will likely fund these improvements.

Public Works estimates that full right-of-way improvements in this area would cost a total of \$726,765. Assuming a 10% residents' share through a Special Assessment, these improvements would have a cost of \$654,089 to the Village. Fifty years of maintenance costs would have present value of \$35,984 at \$1,399 annually.

Police/Fire

As these properties are within the Glenbard Fire Protection District area, their annexation should not pose any additional constraints upon Village fire services. As Fairfield Avenue is already within the corporate limits of the Village, police patrol levels along this roadway will remain unaffected. As the properties are slated to be developed as single-family residences the fire and police demands for this area upon annexation will not differ from any other typical neighborhood within the Village.

Finance

The annual economic impacts of annexation of this area to the village would be as follows:

Revenue Source	Annual Amount
Property Tax	\$2,627
Income Tax	\$1,113
Motor Fuel Tax	\$303
State Use Tax	\$165
Fees/Utility Taxes	\$199
Total	\$4,406

The full extent of the projected revenue anticipated from annexation will be subject to the nature of the annexation petition.

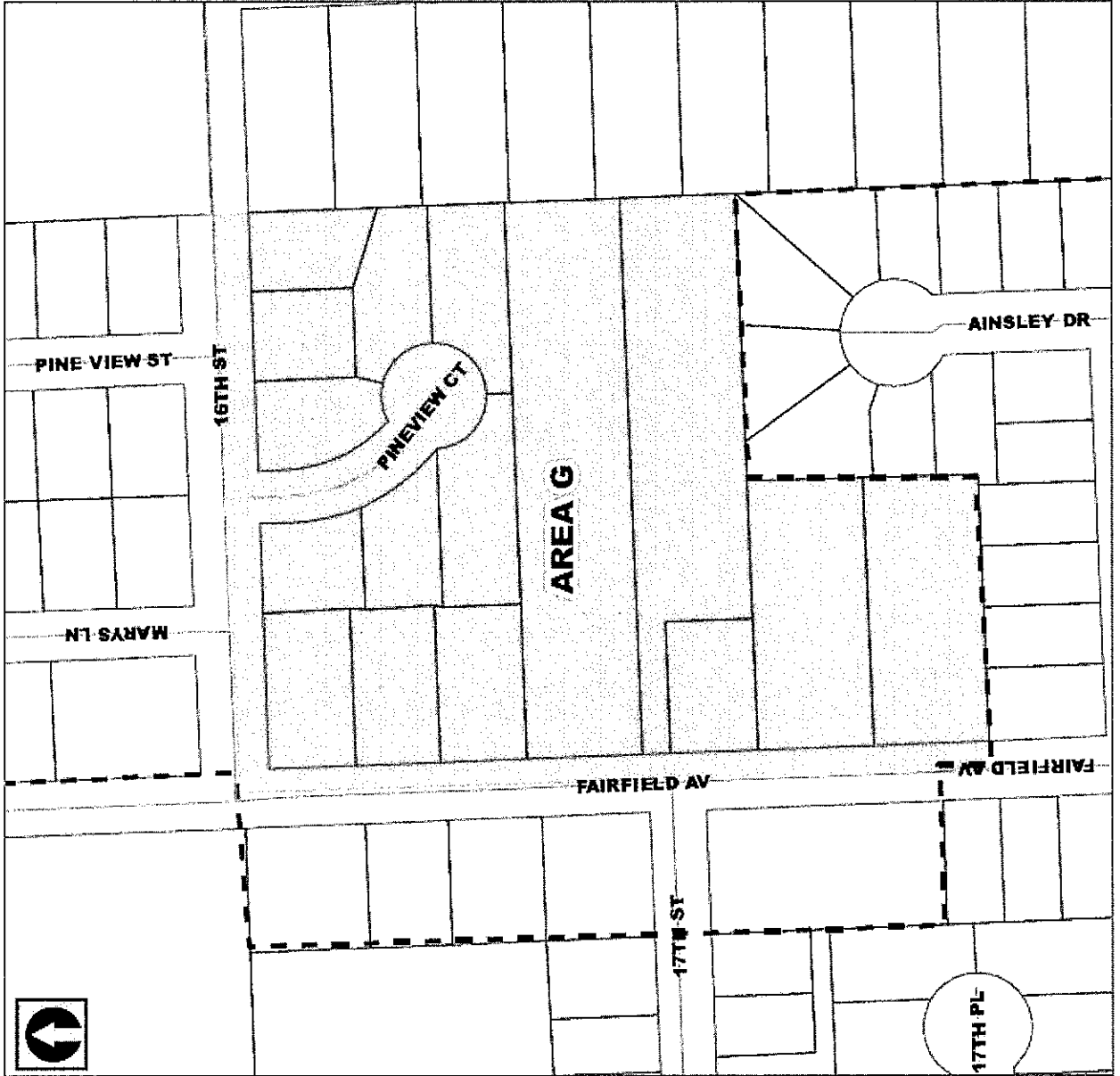
Recommended Action

Those areas that are subject to redevelopment should be annexed to the Village in the future to

provide complete facilities, ensure proper development and long-term land-use stability.

AREA G

SOUTHEAST UNINCORPORATED AREA EAST OF FAIRFIELD AVENUE



Property Acreage: 10 acres

Current Land Uses: Single-family residence

Current County Zoning:

R-3 Single-family Residence
15,000 sq. ft. with sewer and water
40,000 sq. ft. without sewer and water

Comprehensive Plan Recommendation:

Low Density Residential

Utilities: Partially Glenbard FPA; Partially Hinsdale FPA

Fire Protection District: Glenbard

Park District: None

Estimated population: 35

Land Use/Comprehensive Plan Analysis

In the 2005 Annexation Strategies Plan Update, this area was examined in conjunction with the single-family residential lots on the west side of Fairfield Avenue. This area has now been split into two areas: west of Fairfield and east of Fairfield.

This area consists of single-family residential units on large lots. These lots will remain as low density residential uses in the future. Lombard has taken proactive approach to annexation of this area, as recommended by the Comprehensive Plan.

The Village will have a greater presence in this area and will be able to include this area in future capital improvement planning. Because other development activity is occurring in the area, resi-

**SOUTHEAST UNINCORPORATED AREA EAST OF
FAIRFIELD AVENUE**

AREA G

dents may be willing to annex as a means of connecting to Village water service.

Actions Since 2005

No new development activity has occurred in this area since 2005.

Staff has informed residents of the availability of water connection and anticipates future properties will annex in order to receive public water services. Future annexations of these properties would likely be the result of voluntary annexations requested by developers or property owners.

Service Impacts of Annexation

Public Works

Associated with the Fairfield Place development, the developer has installed a public watermain along Fairfield Avenue. Fairfield Avenue is currently an under-improved street, lacking curbs, storm sewers, sidewalks and streetlights. A future special service or special assessment area will likely fund these improvements.

Public Works estimates that full right-of-way improvements in this area would cost a total of **\$1,332,520**. Assuming a 10% residents' share through a Special Assessment, these improvements would have a cost of **\$1,199,268** to the Village. Fifty years of maintenance costs would have present value of **\$66,935** at **\$2,601** annually.

Police/Fire

As these properties are within the Glenbard Fire Protection District area, their annexation should not pose any additional constraints upon Village

fire services. As Fairfield Avenue are already within the corporate limits of the Village, police patrol levels along this roadway will remain unaffected. Police patrols would be necessary along 16th Street.

As the properties are slated to be developed as single-family residences the fire and police demands for this area upon annexation will not differ from any other typical neighborhood within the Village.

Finance

The annual economic impacts of annexation of this area to the village would be as follows:

Revenue Source	Annual Amount
Property Tax	\$10,059
Income Tax	\$3,338
Motor Fuel Tax	\$908
State Use Tax	\$496
Fees/Utility Taxes	\$596
Total	\$15,397

The full extent of the projected revenue anticipated from annexation will be subject to the nature of the annexation petition.

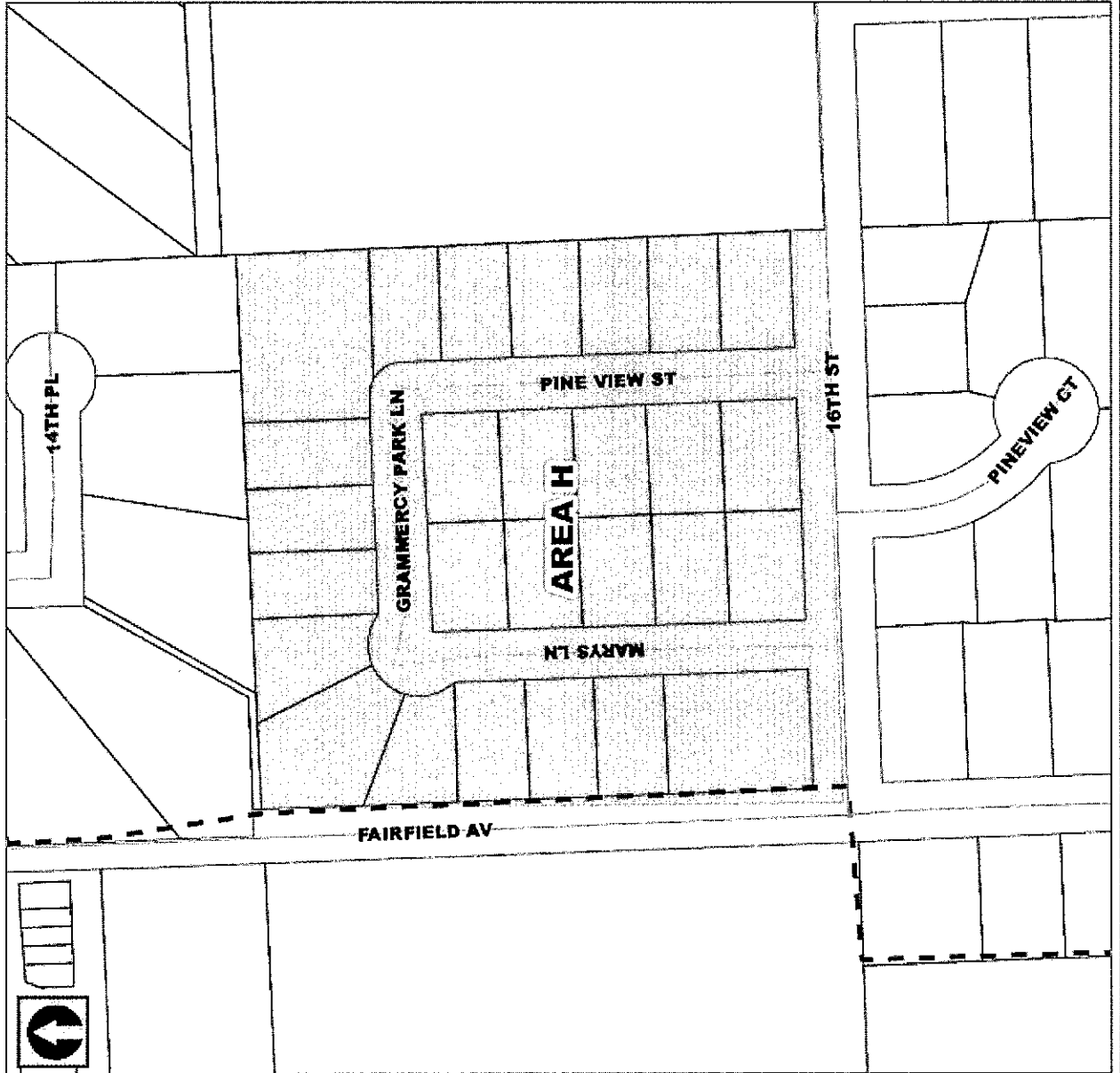
Recommended Action

Those areas that are subject to redevelopment should be annexed to the Village in the future to provide complete facilities, ensure proper development and long-term land-use stability.

Should property owners within this area seek annexation in order to receive utility services from the Village, the affected property owners shall pay the full cost of such utility extensions and connections.

AREA H

SOUTHEAST UNINCORPORATED AREA (GRAMMERCY PARK)



Property Acreage: 8 acres

Current Land Uses: Single-family residence

Current County Zoning:

R-3 Single Family Residence
15,000 sq. ft. with sewer and water
40,000 sq. ft. without sewer and water

Comprehensive Plan Recommendation:

Low Density Residential

Utilities: Hinsdale FPA

Fire Protection District: Glenbard

Park District: York Center

Estimated population: 61

Land Use/Comprehensive Plan Analysis

In the 2005 Annexation Strategies Plan Update, this area was examined in conjunction with Montini High School to the east. As an annexation agreement for Montini High School is now in place, this area will now be examined on its own.

This area consists of an established neighborhood (Grammercy Park) of well-maintained single-family residences. This area is not likely to be subject to redevelopment.

Actions Since 2005

Staff has finalized an annexation agreement with Montini High School and has had preliminary discussions with selected property owners inquiring about their interest in annexation.

**SOUTHEAST UNINCORPORATED AREA
(GRAMMERCY PARK)**

AREA H

Service Impacts of Annexation

Public Works

Service impacts on Public Works would include future maintenance of 16th Street and the Grammercy Parks streets.

Public Works estimates that full right-of-way improvements in this area would cost a total of **\$230,506**. Fifty years of maintenance costs would have present value of **\$70,850** at **\$2,754** annually.

The Village has sought to extend a water main along 16th Street between Fairfield Avenue and Meyers Road, which is intended to tie back to the Village's watermain proposed along Meyers Road. Total costs of this project would be subject to future engineering studies. Ultimately, this extension will need to be included within the Village's capital improvements program.

Police/Fire

These residential properties are within the Glenbard Fire Protection District area. However, they are served by York Center by agreement with Lombard. As the properties are slated to be developed as single-family residences the fire and police demands for this area upon annexation will not differ from any other typical neighborhood within the Village.

Finance

The annual economic impacts of annexation of this area to the village would be as follows:

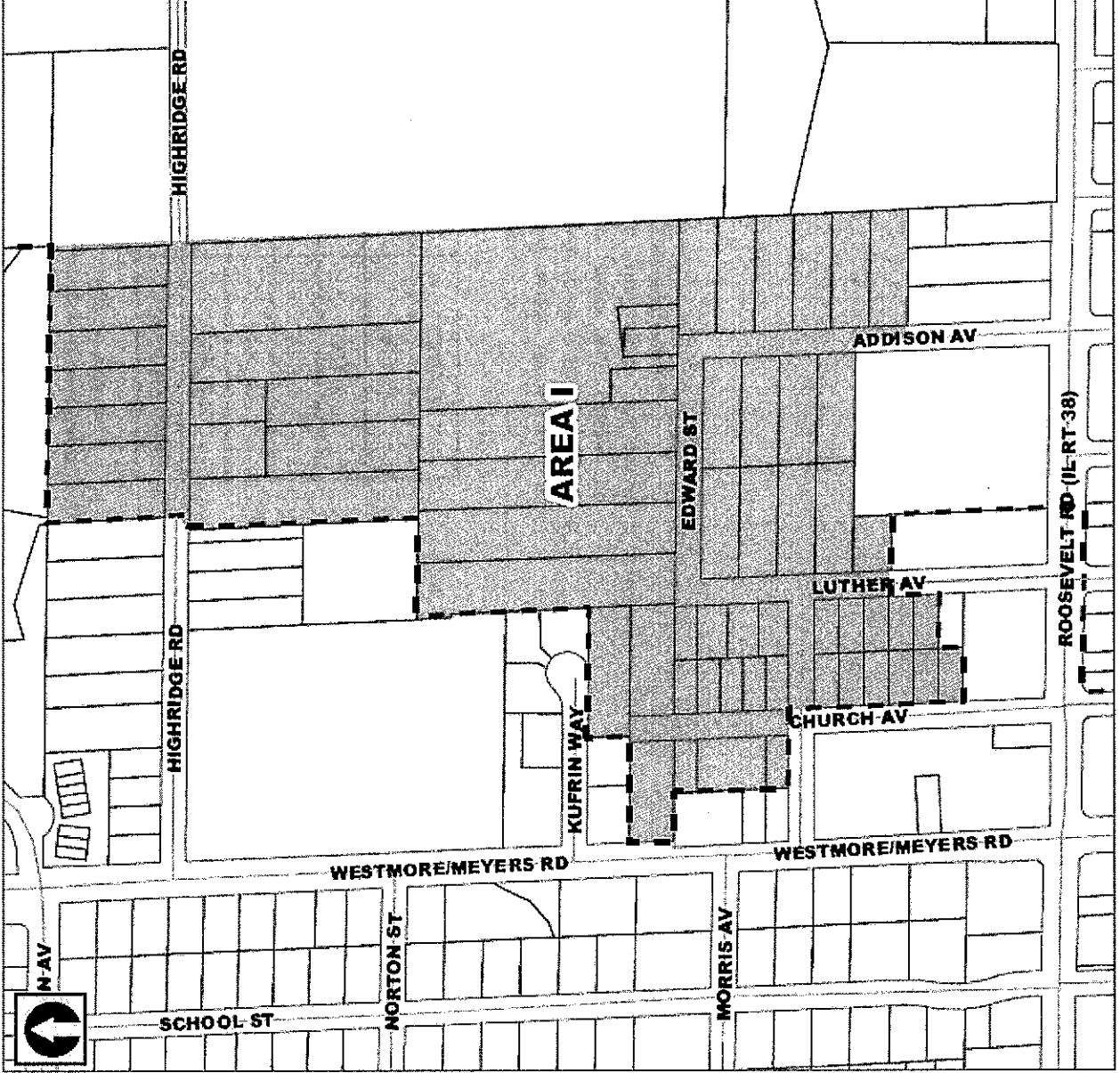
Revenue Source	Annual Amount
Property Tax	\$15,720
Income Tax	\$5,786
Motor Fuel Tax	\$1,573
State Use Tax	\$860
Fees/Utility Taxes	\$1,032
Total	\$24,971

Recommended Action

Should property owners within the Grammercy Park neighborhood seek annexation in order to receive utility services from the Village, the affected property owners shall pay the full cost of such utility extensions and connections.

AREA I

AREA NORTH OF ROOSEVELT ROAD, BETWEEN WESTMORE AVENUE AND VILLA PARK



Property Acreage: 48 acres

Current Land Uses: Single-family residence

Current County Zoning:

- R-4 Single Family Residence
- 10,000 sq. ft. with sewer and water
- 40,000 sq. ft. without sewer and water

Comprehensive Plan Recommendation:

- North of Edward Street: Estate Residential
- South of Edward Street: Low Density Residential

Utilities: Glenbard FPA

Fire Protection District: York Center

Park District: Lombard

Estimated population: 106

Land Use/Comprehensive Plan Analysis

This residential area is within the Southeast Unincorporated area. The Comprehensive Plan recommends that this area will remain mostly either low density residential or estate residential uses in the future.

This area is within Lombard's boundary area, per the boundary agreement with Villa Park. A number of parcels have been acquired by the DuPage County Forest Preserve District south of High Ridge Road within an established wetland area.

Actions Since 2005

Since 2005, one property, located at 1162 S. Luther Ave., has been annexed into the Village.

**AREA NORTH OF ROOSEVELT ROAD, BETWEEN
WESTMORE AVENUE AND VILLA PARK**

AREA I

This property is to be developed with one single-family residence.

The Village has entered into annexation discussions with the Forest Preserve District of DuPage County for properties within the High Ridge Forest Preserve.

Staff has received requests for public utility services from property owners in this area. Staff is currently reviewing the desirability of annexation with the existing residential property owners north of Roosevelt Road.

Service Impacts of Annexation

Public Works

The local residential streets are under-improved streets, with a ditch and swale profile and lacking street lights, sidewalks and parkway improvements. While the streets are in generally good condition at present, the Village would become responsible for ditch maintenance until the roadways are fully improved. Sidewalks and streetlights are nonexistent in this area. Most of these properties are served by private well and septic systems.

Public Works estimates that full right-of-way improvements in this area would cost a total of **\$4,296,900**. Assuming a 10% residents' share through a Special Assessment, these improvements would have a cost of **\$3,867,210** to the Village. Fifty years of maintenance costs would have present value of **\$132,750** at **\$5,159** annually.

Should this area be annexed, this area will need to be added to the Village's capital improvements program.

Police/Fire

The Village would take on an additional service responsibility by annexing these properties as the York Center Fire Protection District currently serves them. However, the Fire Department notes that the call loading for these properties would not be substantial.

As the properties are slated to be developed as single-family residences the fire and police demands for this area upon annexation will not differ from any other typical neighborhood within the Village.

Finance

The annual economic impacts of annexation of this area to the village would be as follows:

Revenue Source	Annual Amount
Property Tax	\$18,502
Income Tax	\$10,014
Motor Fuel Tax	\$2,723
State Use Tax	\$1,488
Fees/Utility Taxes	\$1,787
Total	\$34,513

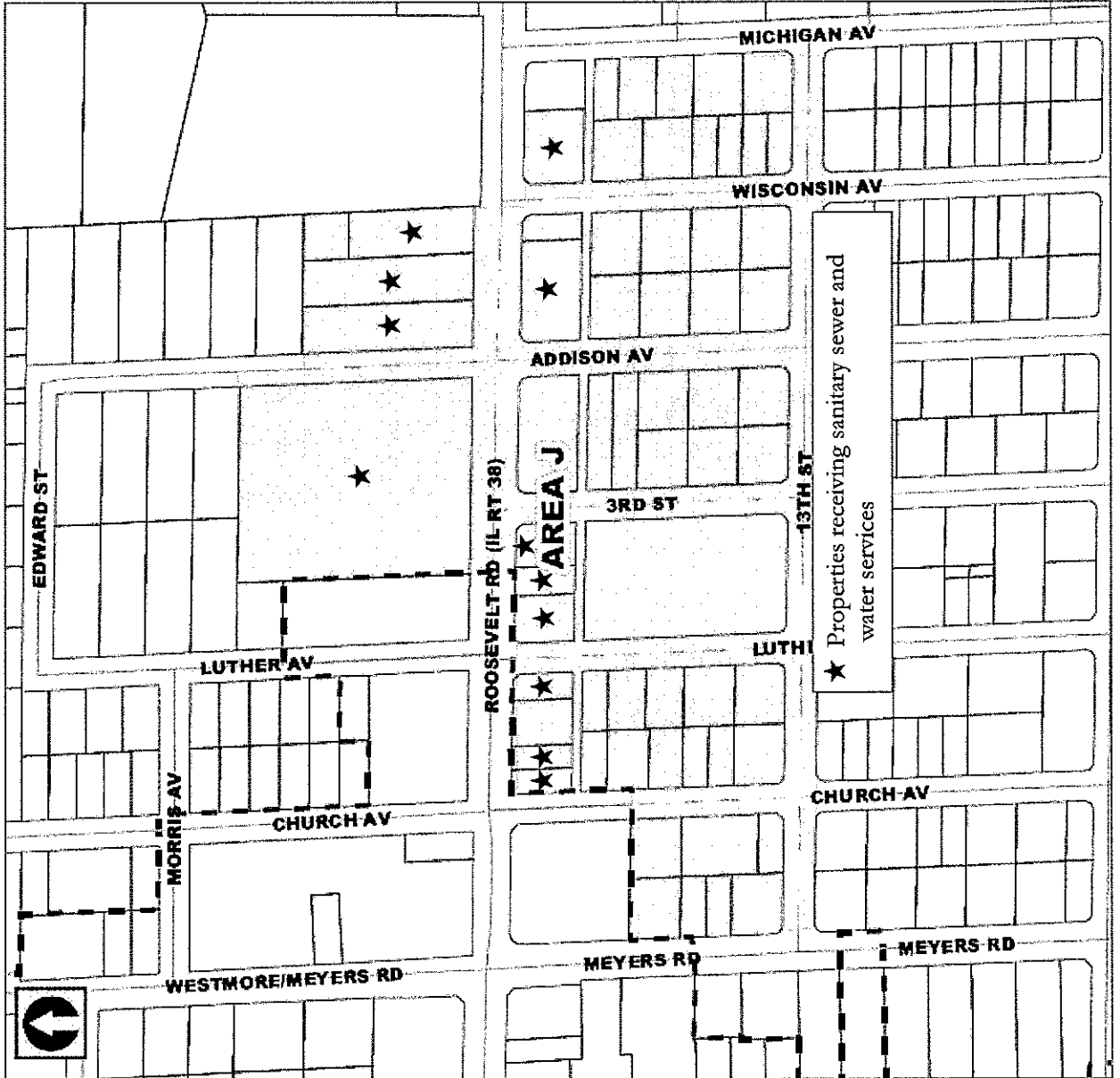
Recommended Action

Annexation opportunities will likely be driven by private redevelopment activity necessitated by the need to connect to public utilities. Future annexation of commercial properties along Roosevelt Road will present the opportunity for the involuntary annexation of this area.

The full impacts of annexation will be subject to the extent of redevelopment that may occur should public utilities be provided to the area.

AREA J

EAST ROOSEVELT ROAD COMMERCIAL AREA



Property Acreage: 26 acres

Current Land Uses:

On Roosevelt Road: Commercial Uses
 South of Roosevelt Road: Single-family residences and a church

Current County Zoning:

Properties on Roosevelt Road: B-1 Local Business
 Properties South of Roosevelt Road: R-4 Single-family Residence
 15,000 sq. ft. with sewer and water
 40,000 sq. ft. without sewer and water

Comprehensive Plan Recommendation:

On Roosevelt Road: Community Commercial

South of Roosevelt Road: Estate Residential and Public and Institutional

Utilities: Primarily Glenbard FPA

Fire Protection District: York Center

Park District:

North of Roosevelt Road: Lombard
 South of Roosevelt Road: York Center

Estimated population: 61

Land Use/Comprehensive Plan Analysis

The Comprehensive Plan notes that the depth of development of Roosevelt Road is a function of the scale and type of commercial development anticipated. However, new development should seek to minimize intrusion to adjoining residential areas and should provide for effective and compatible screening and buffering between uses,

EAST ROOSEVELT ROAD COMMERCIAL AREA

AREA J

as is currently required under the Zoning Ordinance.

The Village provides sanitary sewer and/or water service to several properties fronting on Roosevelt Road, at twice the in-Village rate.

The Village has utility agreements with a few of the properties, but not all. The properties that front on Roosevelt Road are in the Glenbard FPA. The properties south of Roosevelt Road, with no frontage on that street, were within the Hinsdale FPA. The Village initiated an FPA amendment to place all of these properties within the Glenbard FPA.

Actions Since 2005

No new development activity has occurred in this area since 2005.

Village staff has contacted the property owners with frontage on Roosevelt Road to encourage annexation. An annexation agreement has been executed with Bedding Experts, 1208 E. Roosevelt Road, that they will annex upon establishment of contiguity. Existing businesses that agree to annex may need to seek zoning relief to ensure compliance with Village codes. This should be considered as part of any voluntary annexation.

Service Impacts of Annexation

Public Works

As Roosevelt Road is maintained by IDOT, the Village will not incur an additional service impact by annexing the properties along Roosevelt. Moreover, as there already is a public watermain and sanitary sewer line to serve these properties,

no additional utilities will be required as part of the annexation of this area.

Police/Fire

The Village would take on an additional service responsibility by annexing these properties as the York Center Fire Protection District currently serves them. However, the Fire Department notes that the call loading for these properties would not be substantial. From a Police perspective, they have expressed a desire for these annexations as it would place the entirety of Roosevelt under the Village's jurisdiction.

Finance

The annual economic impacts of annexation of this area to the village would be as follows:

Revenue Source	Annual Amount
Property Tax	\$35,147
Income Tax	\$5,786
Motor Fuel Tax	\$1,573
State Use Tax	\$860
Fees/Utility Taxes	\$1,032
Total	\$44,398

The full extent of the projected revenue anticipated from annexation will also include sales tax revenues from the respective establishments.

Recommended Action

Because this area of Roosevelt Road is commonly thought to be in Lombard by residents and

property owners, the Village should continue to pursue annexation of these properties. The Village should encourage the voluntary annexation of these properties through a reduction in utility fees. Should this incentive not be sufficient to address the impacts of annexation on property owners, the Village can also consider entering into creative annexation incentives, such as sales tax or property tax agreements. These agreements can create a financial incentive to undertake capital improvements that bring the property into closer compliance with Village Codes.

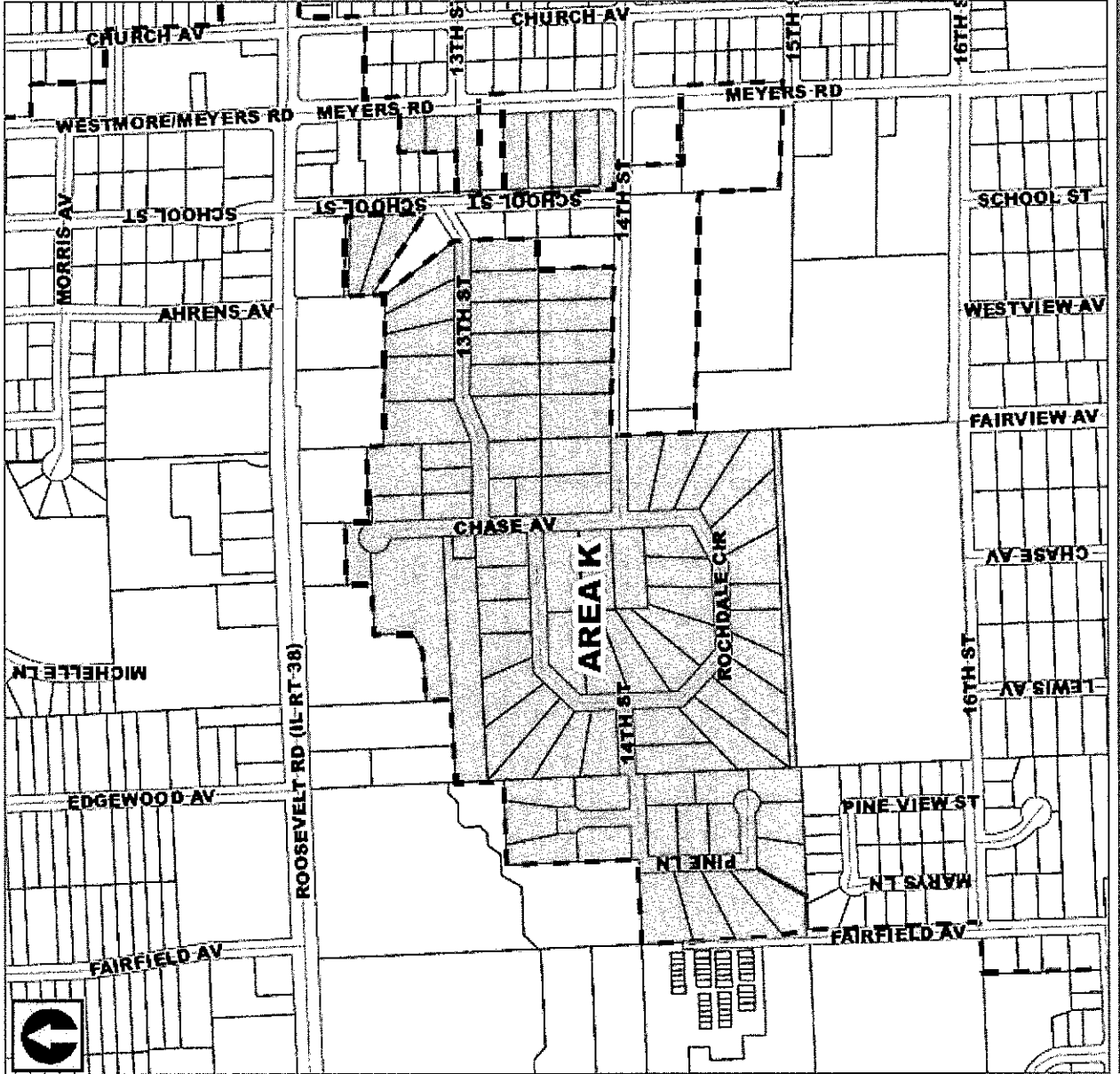
Through annexation agreements, the Village could negotiate the removal of the existing cell tower and billboards. Alternatively, by annexing commercial properties between Church Avenue and the Villa Park Village limits, the Village could involuntarily annex the unincorporated commercial and residential properties north of the annexed parcels.

As part of the direction provided by the Village Board in 2000, the Village should consider much or all of the land north of 13th Street, south of Roosevelt Road and east of Meyers Road as a commercial redevelopment opportunity. Annexation and redevelopment of older and obsolete structures and sites in this area should be encouraged.

Consistent with the provisions included within the CVS annexation agreement, the frequency of street intersections with Roosevelt Road should be reduced, making any vacated right-of-way available for redevelopment purposes.

AREA K

YORK CENTER NEIGHBORHOOD (FORMER YORK CENTER CO-OP)



Property Acreage: 73 acres

Current Land Uses: Single-family residence

Current County Zoning:

R-3 Single Family Residence
15,000 sq. ft. with sewer and water
40,000 sq. ft. without sewer and water

Comprehensive Plan Recommendation:

Estate Residential

Utilities: Hinsdale FPA

Fire Protection District: York Center

Park District: York Center

Estimated population: 188

Land Use/Comprehensive Plan Analysis

The Comprehensive Plan encourages the York Center Neighborhood to be preserved as residential estate land uses. The Comprehensive Plan states that this area has a number of physical characteristics important for the future planning and long-term stability of the area, including relative consistency in lot size and development patterns.

Actions Since 2005

Since 2005, seven properties along School Street have been annexed into the Village. Six of these properties are developed with single-family residences.

YORK CENTER COMMUNITY CO-OP SUBDIVISION AREA

AREA K

Service Impacts of Annexation

Public Works

The local residential streets are under-improved, with a ditch and swale profile and lacking street lights, sidewalks and parkway improvements. While the streets are in generally good condition at present, the Village would be responsible for ditch maintenance until the roadways are fully improved.

The York Center properties are primarily on a public water service line maintained by DuPage County. However, as the watermain is inadequate, it should be replaced. The properties are served by private septic systems. Should these areas be annexed, the Village will need to review this area as part of a future capital improvements project as set forth in an annexation agreement.

Public Works estimates that full right-of-way improvements in this area would cost a total of **\$6,383,550**. Assuming a 10% residents' share through a Special Assessment, these improvements would have a cost of **\$5,745,195** to the Village. Fifty years of maintenance costs would have present value of **\$240,890** at **\$9,362** annually.

Police/Fire

The Village would take on an additional service responsibility by annexing these properties as the York Center Fire Protection District currently serves them. However, the Fire Department notes that the call loading for these properties would not be substantial. The Police Department notes that annexation of this area would increase

call demand and patrol area. However, these increases would be not be substantial.

Finance

The annual economic impacts of annexation of this area to the village would be as follows:

Revenue Source	Annual Amount
Property Tax	\$32,927
Income Tax	\$17,803
Motor Fuel Tax	\$4,840
State Use Tax	\$2,645
Fees/Utility Taxes	\$3,177
Total	\$61,392

The full impact of annexation would be a function of the nature of the annexation. If the Co-op is dissolved and the properties are able to be sold at market rate and are annexed into the Village the impacts would be much greater than if the Co-op remains as is.

Recommended Action

For the remaining unincorporated areas, the following is recommended:

1. The Village should consider offering water services to the neighborhood/area if the existing utility systems in place cannot adequately accommodate the affected properties and/or if they are in need of repair or replacement. Costs associated with such repairs or replacements shall be borne by the

affected property owners and/or funded by other governmental entities (DuPage County). The structure of such agreements shall be modeled after the previously executed agreements set forth for the Flowerfield neighborhood in 1998. Residents entering into a form utility agreement can receive one-half off of the water connection fee rate if they agree to future annexation. Those wishing not to sign the agreement would pay full connection fees and double the established Village water rate.

2. Village staff shall continue to work with the affected property owners to seek a unified approach to annexation in this neighborhood. Annexations should be accompanied by an annexation agreement that specifically address the water connection issue as previously set forth by the Village and DuPage County.
3. While the unincorporated properties at 1210 and 1214 S. School Street could be involuntarily annexed, staff should pursue voluntary annexations and utility connections to the properties.
4. The unincorporated properties along the east side of School Street and the west side of Meyers Road should only be annexed if the properties bear the full costs of utility connections and any requisite public improvements required by the Subdivision and Development Ordinance.

AREA L

CONGRESS KNOLLS AREA



Property Acreage: 126 acres

Current Land Uses: Single-family residence and a church

Current County Zoning:

R-3 Single Family Residence
15,000 sq. ft. with sewer and water
40,000 sq. ft. without sewer and water

Comprehensive Plan Recommendation:

Low Density Residential and Public and Institutional

Utilities: Hinsdale FPA

Fire Protection District: York Center

Park District: York Center

Estimated population: 558

Land Use/Comprehensive Plan Analysis

The Comprehensive Plan encourages Congress Knolls to be preserved as Low-Density Residential land uses. The Comprehensive Plan states that this area has a number of physical characteristics important for the future planning and long-term stability of the area, such as:

1. Relative consistency in lot size and development patterns. Because of the stable development pattern and physical conditions of the area, redevelopment is not encouraged. The Plan encourages preservation of existing development patterns and emphasizes continued and improved property maintenance.

CONGRESS KNOLLS AREA

AREA I

2. This is a large area. For reasons of efficiency in administration and municipal utility services, the Village should seek to annex larger scale areas. Annexation will provide for the continued maintenance of this area as single-family uses.

Actions Since 2005

The Village has offered reduced water connection fees to those Congress Knolls property owners fronting 22nd Street in an attempt to encourage annexation.

The Village has pursued a proactive approach to the annexation of this area. This has included initiating outreach efforts to determine the level of interest in annexation and other development and infrastructure concerns in the neighborhood. This effort has served as the basis for developing unique strategies for create a presence in the area while addressing many of the concerns expressed by residents in the area (e.g., keeping lot sizes as-is, keeping the public rights-of-way as under-improved, etc.).

Service Impacts of Annexation

Public Works

The local residential streets are under-improved streets, with a ditch and swale profile and lacking street lights, sidewalks and parkway improvements. While the streets are in generally good condition at present, the Village would become responsible for ditch maintenance until the roadways are fully improved.

The properties are served by private wells. Hinsdale Sanitary District provides public sanitary sewer service to the area.

Public Works estimates that full right-of-way improvements in this area would cost a total of **\$16,495,950**. Assuming a 10% residents' share through a Special Assessment, these improvements would have a cost of **\$14,846,355** to the Village. Fifty years of maintenance costs would have present value of **\$593,275** at **\$23,058** annually.

Police/Fire

The Village would take on an additional service responsibility by annexing these properties as the York Center Fire Protection District currently serves them. However, the Fire Department notes that the call loading for these properties would not be substantial. The Police Department notes that annexation of this area would increase call demand and patrol area. Due to the size of this area, annexation of in its entirety combined with annexations of other areas could result in the need for a new beat patrol.

Finance
The annual economic impacts of annexation of this area to the village would be as follows:

Revenue Source	Annual Amount
Property Tax	\$124,298
Income Tax	\$52,965
Motor Fuel Tax	\$14,399
State Use Tax	\$7,869
Fees/Utility Taxes	\$9,451
Total	\$208,981

The full impact of annexation would be a function of whether the neighborhood annexes in a piecemeal fashion and associated with a redevelopment plan or its entirety as-is.

Recommended Action

Excluding the properties abutting 22nd Street, should property owners within the Congress Knolls neighborhood seek annexation in order to receive utility services from the Village, the affected property owners shall pay the full cost of such utility extensions and connections.

AREA M

MEYERS ROAD PROPERTIES



Property Acreage: 28 acres

Current Land Uses: Single-family residence, a church, a park, and York Township offices

Current County Zoning:

R-3 Single Family Residence
15,000 sq. ft. with sewer and water
40,000 sq. ft. without sewer and water

Comprehensive Plan Recommendation:

Property at the corner of Roosevelt and 14th St.: Low Density Residential
All other parcels: Public and Institutional

Utilities: Hinsdale FPA

Fire Protection District: York Center

Park District: York Center

Estimated population: 5

Land Use/Comprehensive Plan Analysis

As much of this area is already in public ownership, annexation of these properties will be primarily intended to establish a Village presence in the area. The Comprehensive Plan recommends Public and Institutional uses for the majority of this area.

Actions Since 2005

Since 2005, four properties in this area have been annexed by the Village. These properties are developed with a church and a school. As part of the annexation agreement for the property at 919 E. 14th St., the Village was granted an easement for a municipal water pressure-booster station.

MEYERS ROAD PROPERTIES

AREA M

The property at 1416 S. Meyers Road has been acquired by the York Center Park District and a park is being constructed on the site.

Service Impacts of Annexation

Public Works

As Meyers Road is under the maintenance jurisdiction of DuPage County Division of Transportation, the Village will not incur additional capital or maintenance costs for the roadway should it be annexed. Therefore, the Village would only maintain portions of 14th and 16th Street (approximately 0.4 miles).

Any infrastructure improvements (i.e., street, water, sewer, storm sewer) for the Waste Management property would be at the expense of the developer.

Public Works estimates that full right-of-way improvements in this area would cost a total of **\$29,900**. Fifty years of maintenance costs would have present value of **\$48,476** at **\$1,884** annually.

The full impact of improvements cannot be determined until a full redevelopment plan is submitted for consideration.

Police/Fire

The Village would take on an additional service responsibility by annexing these properties as the York Center Fire Protection District currently serves them. However, the Fire Department notes that the call loading for these properties would not be substantial. Police patrol levels in this area should not be significant.

As the properties are slated to be developed as single-family residences the fire and police demands for this area upon annexation will not differ from any other typical neighborhood within the Village.

Finance

The annual economic impacts of annexation of this area to the village would be as follows:

Revenue Source	Annual Amount
Property Tax	\$2,402
Income Tax	\$445
Motor Fuel Tax	\$121
State Use Tax	\$66
Fees/Utility Taxes	\$79
Total	\$3113

The full impact of annexation would be a function of the nature of the annexation.

Recommended Action

1. The properties at 1400 and 1500 S. Meyers Road should be voluntarily annexed, provided that they connect to the public water system, at their expense.
2. While it is not anticipated that any of the remaining publicly owned properties seek annexation, if there was a request for annexation, the Village shall review the fiscal and operational costs of the request prior to considering the annexation request.

AREA N

BUTTERFIELD EAST AREA - WEST OF INTERSTATE 355



Property Acreage: 284 acres

Current Land Uses: Single-family residences, parks, a church, and a school

Current County Zoning:
R-4 Single Family Residence
10,000 sq. ft. with sewer and water
40,000 sq. ft. without sewer and water

Comprehensive Plan Recommendation:
Low Density Residential, Public and Institutional, and Open Space and Recreation

Utilities: Glenbard FPA

Fire Protection District: Glenbard

Park District: Butterfield Park

Estimated population: 1,843

Land Use/Comprehensive Plan Analysis

While most of this area is low-density residential, it also includes a number of parks, recreation facilities, and schools.

This area is characterized by relative consistency in lot size and development patterns. Because of the stable development pattern and physical conditions of the area, redevelopment is unlikely.

Actions Since 2005

In 2005, the Western Acres Golf Course was annexed into the Village. Per the 2003 update recommendations, The Village and the Illinois State Toll Highway Authority (ISTHA) staff has completed an inter-governmental annexation

**BUTTERFIELD EAST AREA - WEST OF
INTERSTATE 355**

AREA N

agreement to annex portions of the ISTHA that fall within the Village's ultimate municipal boundaries.

Service Impacts of Annexation

Public Works

The Butterfield East Subdivision street network consists of fully improved streets (i.e., curb/gutter, sidewalks, improved street surface). Streetlights are generally non-existent in this area. Illinois American provides public water and sanitary sewer services to all residences. The substantial size of this neighborhood would require a significant increase in manpower for maintenance services in this area.

Public Works estimates that full right-of-way improvements in this area would cost a total of **\$4,962,250**. Assuming a 10% residents' share through a Special Assessment, these improvements would have a cost of **\$4,466,025** to the Village. Fifty years of maintenance costs would have present value of **\$1,609,039** at **\$62,536** annually.

Police/Fire

As these properties are within the Glenbard Fire Protection District area, their annexation should not pose any additional constraints upon Village fire services. However, the Police Department notes that annexing the neighborhood in its entirety would require additional beat patrols. The Police Department would also see impacts on call volume and response times to this area.

Finance

Annexation of this area in its entirety would have a substantial impact on the budget. The annual economic impacts of annexation of this area to the village would be as follows:

Revenue Source	Annual Amount
Property Tax	\$329,872
Income Tax	\$174,917
Motor Fuel Tax	\$47,554
State Use Tax	\$25,989
Fees/Utility Taxes	\$31,211
Total	\$609,543

Recommended Action

As these properties are already improved as single-family residences and are served with public utilities and the size of the area precludes involuntary annexation, annexation of this area should not be a high priority.

