

MEMORANDUM

TO: David A. Hulseberg, Village Manager

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

DATE: October 16, 2008

SUBJECT: BOT 08-04: 1S154 School Street- Annexation

In order to facilitate the timely annexation of the Village Booster station at 1420 S. Meyers Road, staff has been working with property owners regarding annexation of selected properties along School and 14th Streets. This request seeks approval of an annexation agreement and annexation of the aforementioned property.

BACKGROUND

As part of the review of the Village's plans to construct a Water Booster Station at 1420 S. Meyers Road (along 14th Street), staff was informed by DuPage County that the building permit costs for the booster station would be \$47,000. Rather than paying the permit fee, staff initiated a discussion among selected property owners along School Street to see if they would be interested in annexation. If all of the property owners agreed to annex, the Village can annex the Lombard Fellowship Church/Booster Station site and forgo the permit fees.

The Village currently owns and operates an existing water main within the School Street right of way in front of the subject property. As an incentive to encourage property owners to agree to annex at this time, the Village crafted an annexation agreement that is similar in form to the agreement currently being offered to the York Center Community neighborhood. However, this agreement is only being made to selected residences along School and 14th Street that can directly connect to the Village's water main. This agreement also provides for a waiver of all connection fees, all building permit fees, water meter fees and a reimbursement of the construction costs to connect the property to the existing water line along School Avenue. Staff notes that although construction costs on private property would typically not be covered by the Village, we note that there is a significant public benefit as the cost of each of the connections (estimated to be about \$7,500) would be less than the overall County permit fee. We also note that expending funds in this manner would also provide tangible benefits to the affected properties.

This agreement differs from the other agreements along School Street as the current property owner still had an outstanding assessment placed on their property by the York Center Community Cooperative. In order for the deed to be released to the resident, the assessment had to be paid in full. To facilitate this action, the Village agrees to pay the assessment and in return the resident agrees to repay the Village through installment payments placed on future water bills. This will ensure that public funds will not be utilized to pay for a private assessment.

Should the annexation agreement and annexation be approved, the properties will be zoned R0 Single-Family Residence District by default, as set forth in Section 155.403 of the Zoning Ordinance. No other zoning actions accompany the petition.

Staff will coordinate the connection process with the property owners. We intend on following a process similar in nature to the one used for the Northeast Lombard sanitary sewer relocation project.

ACTION REQUESTED

Attached for Village Board consideration is an Ordinance granting approval of an Annexation Agreement and an Ordinance granting approval of the annexation of the subject property. Staff recommends a waiver of first reading of the Ordinances so that the properties can be recorded in a timely manner and the booster station project can continue on schedule.