



**AGENDA ITEM # 9A/B/C/D**

**AGENDA ITEM EXECUTIVE SUMMARY  
Village Board Meeting  
August 26, 2019**

**Item Title:**           **Medinah Annexations – 4 Properties**

**Staff Contact:**       Patrick N. Watkins, Community Development Director

**VILLAGE BOARD ACTION**

- 1. Pass an ordinance annexing territory to the Village of Roselle, DuPage and Cook Counties, Illinois and establishing R-1 Single Family Residence District Zoning and amending the Zoning Map for 7N445 Sycamore.**
- 2. Pass an ordinance annexing territory to the Village of Roselle, DuPage and Cook Counties, Illinois and establishing R-1 Single Family Residence District Zoning and amending the Zoning Map for 22W324 Juniper.**
- 3. Pass an ordinance annexing territory to the Village of Roselle, DuPage and Cook Counties, Illinois and establishing R-1 Single Family Residence District Zoning and amending the Zoning Map for 22W331 Crest Avenue.**
- 4. Pass an ordinance annexing territory to the Village of Roselle, DuPage and Cook Counties, Illinois and Establishing R-1 Single Family Residence District Zoning and amending the Zoning Map for 22W356 Juniper.**

**Executive Summary:**

Attached are four (4) ordinances annexing property into the Village of Roselle. At the June 24, 2019 Village Board meeting, the Board annexed 7N450 Sycamore (now 150 Sycamore) into the Village of Roselle. Annexation of 150 Sycamore triggered the annexation of four (4) properties due to contiguity: 7N445 Sycamore, 22W324 Juniper, 22W331 Crest, and 22W356 Juniper.

Each property has an existing pre-annexation agreement with the Village in order to connect to one or both utilities. In accordance with their pre-annexation agreements, the properties will now be annexed into the Village. Since the June 24, 2019 meeting, staff has approached each of the property owners to explain their agreements, which for all but one owner was signed by a previous property owner, the annexation process, and the fees associated with it. They have each made payments for the fire protection district disconnect fee, as required by their pre-annexation agreements. They will also share in the cost of one (1) plat of annexation for the four (4) properties in order to minimize additional costs to the property owners.

The new addresses, which have been chosen with assistance from the Fire Department, are shown on the attached map and as follows:

7N445 Sycamore → 151 Sycamore

22W324 Juniper → 818 Juniper

22W331 Crest → 817 Crest

22W356 Juniper → 810 Juniper

**Implications:**

**Is this item budgeted?** None

**Any other implications to be considered?** None

**Attachments:**

Ordinances

Aerial



**ORDINANCE NO. 2019-\_\_\_\_\_**

**AN ORDINANCE ANNEXING TERRITORY TO THE VILLAGE OF ROSELLE,  
DUPAGE AND COOK COUNTIES, ILLINOIS AND  
ESTABLISHING R-1 SINGLE FAMILY RESIDENCE DISTRICT ZONING  
AND AMENDING THE ZONING MAP  
7N445 Sycamore**

**WHEREAS**, the real estate commonly referred to as 7N445 Sycamore, Medinah, Illinois (hereinafter "Property"), is in unincorporated DuPage County, Illinois and is owned by Tracy Delaney (hereinafter "Owner"); and,

**WHEREAS**, the Property, hereinafter legally described, is not within the corporate limits of any municipality, but is contiguous to the Village; and,

**WHEREAS**, the Owner signed a written Petition for Annexation to the Village of Roselle, an Illinois municipal corporation located in DuPage and Cook Counties, Illinois (hereinafter "Village"), and filed the same with the Clerk of the Village; and,

**WHEREAS**, the Village published a Public Hearing notice in a newspaper of general circulation, and gave statutory notice of the proposed annexation of the Property to the Trustees of the Roselle Fire Protection District, and Bloomingdale Township officials of: Supervisor, Clerk, Trustee(s) and Highway Commissioner; and,

**WHEREAS**, the Mayor and Board of Trustees of the Village (hereinafter "Corporate Authorities") held a Public Hearing on December 20, 2004 on the question of annexation, have been advised of the land use on the Property and the desire to establish the Property as part of the R-1 Single-Family Residence District upon annexation by amending the zoning map, and believe it is in the best interest of the Village that the Property be annexed into the Village; and,

**WHEREAS**, the Village and the Owners entered into a certain Annexation Agreement on December 20, 2004 for the Property, which the Corporate Authorities authorized via Ordinance 2005-3160; and,

**WHEREAS**, the Pre-Annexation Agreement is effective until December 20, 2024; and,

**WHEREAS**, the Pre-Annexation provides for annexation of the Property when it becomes contiguous to the Village; and,

**WHEREAS**, the Property is currently developed as a detached single-family residence on a lot containing more than 16,000 square feet in area, and has a lot width of not less than 100 feet, and therefore, qualifies to be classified as part of the R-1 Single-Family Residence District in accordance of Appendix A of the Village's Code of Ordinances (hereinafter "Zoning Ordinance"); and,

**WHEREAS**, the Property will be commonly referred to as 151 Sycamore Avenue, Medinah upon annexation.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Board of Trustees of the Village of Roselle, an Illinois municipal corporation located in DuPage and Cook Counties, Illinois, as follows:

SECTION 1: The foregoing recitals are incorporated herein as if fully set forth as substantive provisions of this Ordinance.

SECTION 2: All steps, proceedings, notices, hearings, and actions necessary and proper for the purpose of annexing territory into the Village and zoning the Property have been complied with according to law.

SECTION 3: That the Property is legally described as follows:

LOT 54 IN BRANIGAR'S MEDINAH WOODS, A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER AND THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER LYING NORTH OF THE CHICAGO MILWAUKEE AND ST PAUL RAILROAD, OF SECTION 2, TOWNSHIP 40 NORH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1952 AS DOCUMENT 653897, IN DUPAGE COUNTY, ILLINOIS (PIN 02-02-204-013)

SECTION 4: The Plat of Annexation, attached hereto as "Exhibit One," is an accurate map of the Property and adjacent right of way, and is hereby made a part of this Ordinance by reference as if fully set forth herein.

SECTION 5: The Property is hereby annexed into, included within the boundary lines of, and shall be subject to the jurisdiction of the Village of Roselle, an Illinois municipal corporation located in DuPage and Cook Counties, Illinois.

SECTION 6: The Property shall cease being zoned R-3, Single-Family Residence District, in the County of DuPage, and is hereby rezoned R-1 Single-Family Residence

District in conformance with the Zoning Ordinance. The Zoning Map of the Village shall be amended to reflect this zoning.

SECTION 7: Upon passage, approval, and publication of this Ordinance as required by law, the Clerk shall record this Ordinance annexing and zoning the Property, together with the Plat of Annexation certified as correct by the Clerk of the Village, in the Office of the Recorder of the County of DuPage and with the Clerk of the County of DuPage. All costs associated with recording shall be solely at the Owner's expense.

SECTION 8: If any part or portion of this Ordinance is declared invalid by a court of competent jurisdiction, such partial invalidity shall not affect the remainder of this Ordinance.

SECTION 9: All ordinances and parts of ordinances in conflict or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict or inconsistency.

SECTION 10: This Ordinance shall take effect and be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law.

AYES:

NAYS

ABSENT:

PASSED and APPROVED this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_.

PUBLISHED in pamphlet form this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_.

ATTEST:

VILLAGE OF ROSELLE

\_\_\_\_\_  
Village Clerk

\_\_\_\_\_  
Mayor, Village of Roselle

**ORDINANCE NO. 2019-\_\_\_\_\_**

**AN ORDINANCE ANNEXING TERRITORY TO THE VILLAGE OF ROSELLE,  
DUPAGE AND COOK COUNTIES, ILLINOIS AND  
ESTABLISHING R-1 SINGLE FAMILY RESIDENCE DISTRICT ZONING  
AND AMENDING THE ZONING MAP  
22W324 Juniper Drive**

**WHEREAS**, the real estate commonly referred to as 22W324 Juniper Drive, Medinah, Illinois (hereinafter "Property"), is in unincorporated DuPage County, Illinois and is owned by Brandon Chisholm (hereinafter "Owner"); and,

**WHEREAS**, the Property, hereinafter legally described, is not within the corporate limits of any municipality, but is contiguous to the Village; and,

**WHEREAS**, the Owner signed a written Petition for Annexation to the Village of Roselle, an Illinois municipal corporation located in DuPage and Cook Counties, Illinois (hereinafter "Village"), and filed the same with the Clerk of the Village; and,

**WHEREAS**, the Village published a Public Hearing notice in a newspaper of general circulation, and gave statutory notice of the proposed annexation of the Property to the Trustees of the Roselle Fire Protection District, and Bloomingdale Township officials of: Supervisor, Clerk, Trustee(s) and Highway Commissioner; and,

**WHEREAS**, the Mayor and Board of Trustees of the Village (hereinafter "Corporate Authorities") held a Public Hearing on April 2, 2007 on the question of annexation, have been advised of the land use on the Property and the desire to establish the Property as part of the R-1 Single-Family Residence District upon annexation by amending the zoning map, and believe it is in the best interest of the Village that the Property be annexed into the Village; and,

**WHEREAS**, the Village and the Owners entered into a certain Pre-Annexation Agreement on April 2, 2007 for the Property, which the Corporate Authorities approved by Ordinance 2007-3296; and,

**WHEREAS**, the Pre-Annexation Agreement is effective until April 2, 2027; and

**WHEREAS**, the Pre-Annexation provides for annexation of the Property when it becomes contiguous to the Village; and

**WHEREAS**, the Property is currently developed as a detached single-family residence on a lot containing more than 16,000 square feet in area, and has a lot width of not less than 100 feet, and therefore, qualifies to be classified as part of the R-1 Single-Family Residence District in accordance of Appendix A of the Village's Code of Ordinances (hereinafter "Zoning Ordinance"); and,

**WHEREAS**, the Property will be commonly referred to as 818 Juniper Drive, Medinah upon annexation.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Board of Trustees of the Village of Roselle, an Illinois municipal corporation located in DuPage and Cook Counties, Illinois, as follows:

SECTION 1: The foregoing recitals are incorporated herein as if fully set forth as substantive provisions of this Ordinance.

SECTION 2: All steps, proceedings, notices, hearings, and actions necessary and proper for the purpose of annexing territory into the Village and zoning the Property have been complied with according to law.

SECTION 3: That the Property is legally described as follows:

LOT 52 IN BRANIGAR'S MEDINAH WOODS, A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER AND THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER LYING NORTH OF THE CHICAGO MILWAUKEE AND ST PAUL RAILROAD, OF SECTION 2, TOWNSHIP 40 NORH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1952 AS DOCUMENT 653897, IN DUPAGE COUNTY, ILLINOIS (PIN 02-02-203-010)

SECTION 4: The Plat of Annexation, attached hereto as "Exhibit One," is an accurate map of the Property and adjacent right of way, and is hereby made a part of this Ordinance by reference as if fully set forth herein.

SECTION 5: The Property is hereby annexed into, included within the boundary lines of, and shall be subject to the jurisdiction of the Village of Roselle, an Illinois municipal corporation located in DuPage and Cook Counties, Illinois.

SECTION 6: The Property shall cease being zoned R-3, Single-Family Residence District, in the County of DuPage, and is hereby rezoned R-1 Single-Family Residence

District in conformance with the Zoning Ordinance. The Zoning Map of the Village shall be amended to reflect this zoning.

SECTION 7: Upon passage, approval, and publication of this Ordinance as required by law, the Clerk shall record this Ordinance annexing and zoning the Property, together with the Plat of Annexation certified as correct by the Clerk of the Village, in the Office of the Recorder of the County of DuPage and with the Clerk of the County of DuPage. All costs associated with recording shall be solely at the Owner's expense.

SECTION 8: If any part or portion of this Ordinance is declared invalid by a court of competent jurisdiction, such partial invalidity shall not affect the remainder of this Ordinance.

SECTION 9: All ordinances and parts of ordinances in conflict or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict or inconsistency.

SECTION 10: This Ordinance shall take effect and be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law.

AYES:

NAYS

ABSENT:

PASSED and APPROVED this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_.

PUBLISHED in pamphlet form this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_.

ATTEST:

VILLAGE OF ROSELLE

\_\_\_\_\_  
Village Clerk

\_\_\_\_\_  
Mayor, Village of Roselle

**ORDINANCE NO. 2019-\_\_\_\_\_**

**AN ORDINANCE ANNEXING TERRITORY TO THE VILLAGE OF ROSELLE,  
DUPAGE AND COOK COUNTIES, ILLINOIS AND  
ESTABLISHING R-1 SINGLE FAMILY RESIDENCE DISTRICT ZONING  
AND AMENDING THE ZONING MAP  
22W331 Crest Avenue**

**WHEREAS**, the real estate commonly referred to as 22W331 Crest Avenue, Medinah, Illinois (hereinafter "Property"), is in unincorporated DuPage County, Illinois and is owned by Kenneth Ouellette (hereinafter "Owner"); and,

**WHEREAS**, the Property, hereinafter legally described, is not within the corporate limits of any municipality, but is contiguous to the Village; and,

**WHEREAS**, the Owner signed a written Petition for Annexation to the Village of Roselle, an Illinois municipal corporation located in DuPage and Cook Counties, Illinois (hereinafter "Village"), and filed the same with the Clerk of the Village; and,

**WHEREAS**, the Village published a Public Hearing notice in a newspaper of general circulation, and gave statutory notice of the proposed annexation of the Property to the Trustees of the Roselle Fire Protection District, and Bloomingdale Township officials of: Supervisor, Clerk, Trustee(s) and Highway Commissioner; and,

**WHEREAS**, the Mayor and Board of Trustees of the Village (hereinafter "Corporate Authorities") held a Public Hearing on October 18, 2004 on the question of annexation, have been advised of the land use on the Property and the desire to establish the Property as part of the R-1 Single-Family Residence District upon annexation by amending the zoning map, and believe it is in the best interest of the Village that the Property be annexed into the Village; and,

**WHEREAS**, the Village and the Owners entered into a certain Annexation Agreement on October 18, 2004 for the Property, which the Corporate Authorities authorized via Ordinance 2004-3130; and,

**WHEREAS**, the Pre-Annexation Agreement is effective until October 18, 2024; and,

**WHEREAS**, the Pre-Annexation provides for annexation of the Property when it becomes contiguous to the Village; and

**WHEREAS**, the Property is currently developed as a detached single-family residence on a lot containing more than 16,000 square feet in area, and has a lot width of not less than 100 feet, and therefore, qualifies to be classified as part of the R-1 Single-Family Residence District in accordance of Appendix A of the Village's Code of Ordinances (hereinafter "Zoning Ordinance"); and,

**WHEREAS**, the Property will be commonly referred to as 817 Crest Avenue, Medinah upon annexation.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Board of Trustees of the Village of Roselle, an Illinois municipal corporation located in DuPage and Cook Counties, Illinois, as follows:

SECTION 1: The foregoing recitals are incorporated herein as if fully set forth as substantive provisions of this Ordinance.

SECTION 2: All steps, proceedings, notices, hearings, and actions necessary and proper for the purpose of annexing territory into the Village and zoning the Property have been complied with according to law.

SECTION 3: That the Property is legally described as follows:

LOT 31 IN BRANIGAR'S MEDINAH WOODS UNIT TWO, BEING A SUBDIVISION OF LOT 1 OF BRANIGAR'S MEDINAH WOODS, A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER AND THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER LYING NORTH OF THE CHICAGO MILWAUKEE AND ST PAUL RAILROAD, OF SECTION 2, TOWNSHIP 40 NORH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1953 AS DOCUMENT 694670, IN DUPAGE COUNTY, ILLINOIS (PIN 02-02-203-005).

SECTION 4: The Plat of Annexation, attached hereto as "Exhibit One," is an accurate map of the Property and adjacent right of way, and is hereby made a part of this Ordinance by reference as if fully set forth herein.

SECTION 5: The Property is hereby annexed into, included within the boundary lines of, and shall be subject to the jurisdiction of the Village of Roselle, an Illinois municipal corporation located in DuPage and Cook Counties, Illinois.

SECTION 6: The Property shall cease being zoned R-3, Single-Family Residence District, in the County of DuPage, and is hereby rezoned R-1 Single-Family Residence District in conformance with the Zoning Ordinance. The Zoning Map of the Village shall be amended to reflect this zoning.

SECTION 7: Upon passage, approval, and publication of this Ordinance as required by law, the Clerk shall record this Ordinance annexing and zoning the Property, together with the Plat of Annexation certified as correct by the Clerk of the Village, in the Office of the Recorder of the County of DuPage and with the Clerk of the County of DuPage. All costs associated with recording shall be solely at the Owner's expense.

SECTION 8: If any part or portion of this Ordinance is declared invalid by a court of competent jurisdiction, such partial invalidity shall not affect the remainder of this Ordinance.

SECTION 9: All ordinances and parts of ordinances in conflict or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict or inconsistency.

SECTION 10: This Ordinance shall take effect and be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law.

AYES:

NAYS

ABSENT:

PASSED and APPROVED this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_.

PUBLISHED in pamphlet form this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_.

ATTEST:

VILLAGE OF ROSELLE

\_\_\_\_\_  
Village Clerk

\_\_\_\_\_  
Mayor, Village of Roselle

**ORDINANCE NO. 2019-\_\_\_\_\_**

**AN ORDINANCE ANNEXING TERRITORY TO THE VILLAGE OF ROSELLE,  
DUPAGE AND COOK COUNTIES, ILLINOIS AND  
ESTABLISHING R-1 SINGLE FAMILY RESIDENCE DISTRICT ZONING  
AND AMENDING THE ZONING MAP  
22W356 Juniper Drive**

**WHEREAS**, the real estate commonly referred to as 22W356 Juniper Drive, Medinah, Illinois (hereinafter "Property"), is in unincorporated DuPage County, Illinois and is owned by Josephine Calderon and Steven Gibson (hereinafter "Owners"); and,

**WHEREAS**, the Property, hereinafter legally described, is not within the corporate limits of any municipality, but is contiguous to the Village; and,

**WHEREAS**, the Owner signed a written Petition for Annexation to the Village of Roselle, an Illinois municipal corporation located in DuPage and Cook Counties, Illinois (hereinafter "Village"), and filed the same with the Clerk of the Village; and,

**WHEREAS**, the Village published a Public Hearing notice in a newspaper of general circulation, and gave statutory notice of the proposed annexation of the Property to the Trustees of the Roselle Fire Protection District, and Bloomingdale Township officials of: Supervisor, Clerk, Trustee(s) and Highway Commissioner; and,

**WHEREAS**, the Mayor and Board of Trustees of the Village (hereinafter "Corporate Authorities") held a Public Hearing on August 24, 2009 on the question of annexation, have been advised of the land use on the Property and the desire to establish the Property as part of the R-1 Single-Family Residence District upon annexation by amending the zoning map, and believe it is in the best interest of the Village that the Property be annexed into the Village; and,

**WHEREAS**, the Village and the Owners entered into a certain Pre-Annexation Agreement on August 24, 2009 for the Property, which the Corporate Authorities approved by Ordinance 2009-3467; and,

**WHEREAS**, the Pre-Annexation Agreement is effective until August 24, 2029; and,

**WHEREAS**, the Pre-Annexation provides for annexation of the Property when it becomes contiguous to the Village; and

**WHEREAS**, the Property is currently developed as a detached single-family residence on a lot containing more than 16,000 square feet in area, and has a lot width of not less than 100 feet, and therefore, qualifies to be classified as part of the R-1 Single-Family Residence District in accordance of Appendix A of the Village's Code of Ordinances (hereinafter "Zoning Ordinance"); and,

**WHEREAS**, the Property will be commonly referred to as 810 Juniper Drive, Medinah upon annexation.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Board of Trustees of the Village of Roselle, an Illinois municipal corporation located in DuPage and Cook Counties, Illinois, as follows:

SECTION 1: The foregoing recitals are incorporated herein as if fully set forth as substantive provisions of this Ordinance.

SECTION 2: All steps, proceedings, notices, hearings, and actions necessary and proper for the purpose of annexing territory into the Village and zoning the Property have been complied with according to law.

SECTION 3: That the Property is legally described as follows:

LOT 3 IN PAVONE'S DIVISION OF LOT 50 IN BRANIGAR'S MEDINAH WOODS, A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER AND THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER LYING NORTH OF THE CHICAGO MILWAUKEE AND ST PAUL RAILROAD, OF SECTION 2, TOWNSHIP 40 NORH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS (PIN 02-02-203-008)

SECTION 4: The Plat of Annexation, attached hereto as "Exhibit One," is an accurate map of the Property and adjacent right of way, and is hereby made a part of this Ordinance by reference as if fully set forth herein.

SECTION 5: The Property is hereby annexed into, included within the boundary lines of, and shall be subject to the jurisdiction of the Village of Roselle, an Illinois municipal corporation located in DuPage and Cook Counties, Illinois.

SECTION 6: The Property shall cease being zoned R-3, Single-Family Residence District, in the County of DuPage, and is hereby rezoned R-1 Single-Family Residence

District in conformance with the Zoning Ordinance. The Zoning Map of the Village shall be amended to reflect this zoning.

SECTION 7: Upon passage, approval, and publication of this Ordinance as required by law, the Clerk shall record this Ordinance annexing and zoning the Property, together with the Plat of Annexation certified as correct by the Clerk of the Village, in the Office of the Recorder of the County of DuPage and with the Clerk of the County of DuPage. All costs associated with recording shall be solely at the Owner's expense.

SECTION 8: If any part or portion of this Ordinance is declared invalid by a court of competent jurisdiction, such partial invalidity shall not affect the remainder of this Ordinance.

SECTION 9: All ordinances and parts of ordinances in conflict or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict or inconsistency.

SECTION 10: This Ordinance shall take effect and be in full force and effect upon its passage, approval, and publication in pamphlet form as provided by law.

AYES:

NAYS

ABSENT:

PASSED and APPROVED this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_.

PUBLISHED in pamphlet form this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_.

ATTEST:

VILLAGE OF ROSELLE

\_\_\_\_\_  
Village Clerk

\_\_\_\_\_  
Mayor, Village of Roselle