



AGENDA ITEM #19

AGENDA ITEM EXECUTIVE SUMMARY
Village Board Meeting
6/26/2023

Item Title: **Annexation of Vacant Property, Southeast Corner of Rodenburg & Central**

Staff Contact: Caron Bricks, AICP, Community Development Manager

NEW BUSINESS

VILLAGE BOARD ACTION:

Provide direction regarding the possible Village initiated annexation of vacant property at the southeast corner of Central and Rodenburg.

Executive Summary:

The vacant, triangular shaped property at the southeast corner of Rodenburg Road and Central Avenue is unincorporated in DuPage County. The property is approximately 3.5 acres in size. Americana Court stubs into the parcel, including stubs for water and sanitary sewer to serve potential development of the site.

Over the years, staff has fielded inquiries for a multitude of different uses for the site including a convenience store, church, and multi-family development. Staff believes the highest and best use is single-family residential to mirror the subdivisions surrounding the property.

As the property is only 3.5 acres in size and is wholly surrounded by the Village, the Village can unilaterally initiate the annexation process via a notice and passage of an ordinance. Annexation of the property would provide the Village greater control over the site and development opportunities.



Typically, all annexations that have occurred in the Village have been voluntarily initiated by the property owner requesting annexation to connect to municipal utilities. An annexation agreement then acts as the contract, setting terms and conditions for either party as agreed to as part of the annexation process. If the annexation is initiated by the Village, an annexation agreement does not need to be part of the annexation process.

Since no annexation agreement would be included in a process initiated by the Village, the following issues should be considered:

- Payment of fire protection district disconnect fees as required by state statute
 - Typically paid by property owner per annexation agreement
- Costs associated with processing the annexation (recording, notification, etc.)
 - Typically paid by property owner per annexation agreement
- Zoning
 - Based on development proposal for property
 - Without a separate public hearing regarding zoning, the automatic zoning of the property would be R-1
- Land use
 - Property is currently used for agricultural purposes
 - Agriculture is a special use in all residential districts

Staff is seeking direction from the Board on whether to move forward with further research and due diligence regarding the potential annexation of the property.

Implications:

Is this item budgeted? No.

Estimated cost: Staff will be prepared to provide an estimate of costs if the Village were to annex the property.

Any other implications to be considered? N/A

Strategic Priority:

Focused Redevelopment

Attachments: