

**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE VILLAGE COUNCIL MEETING  
AUGUST 16, 2011 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
Involuntary Annexation of Eligible Properties	Resolution ✓ Ordinance Motion Discussion Only	David Fieldman Village Manager

**SYNOPSIS**

Ordinances have been prepared for the involuntary annexation of certain properties.

**STRATEGIC PLAN ALIGNMENT**

The Goals for 2011 to 2018 include *Steward of Financial and Environmental Sustainability and Exceptional Municipal Services*. The annexation of the subject properties is a 2011 Top Priority Action Item.

**FISCAL IMPACT**

Annexation of the properties will result in an increase in both annual revenues and expenses. The increase in revenues should significantly exceed the increase in expenses. A financial analysis of the annexations is included in the attached Annexation Analysis and Plan (part of the Staff Report to the Finance & Administrative Committee).

**UPDATE & RECOMMENDATION**

This item was discussed at the August 9, 2011 Village Council meeting. Staff recommends approval on the August 16, 2011 Consent Agenda.

**BACKGROUND**

Adoption of the ordinances would result in the annexation of approximately 475 individual properties, of which approximately 250 are condominium units, as shown on the attached map. Generally, these properties are located near 39<sup>th</sup> & Glendenning, Ogden & Cross, 63<sup>rd</sup> & Springside, 75<sup>th</sup> & Main and Fairview & 66<sup>th</sup>. All of the properties meet the requirements for involuntary annexation by the Village. The annexations would become effective on January 1, 2012. Beginning on the effective date of the annexations, the properties would receive all Village services. The annexed areas will be placed in the street maintenance program, new sidewalk construction program (Sidewalk Matrix), and stormwater management system maintenance program beginning in 2012.

During the 2010-2012 Long Range Financial Planning process, the Village Council and staff identified several strategies to improve the Village's financial condition. One of the recommended strategies was *Enhance the Revenue Base*. Under this strategy, the Village would grow the base, or source, of many existing revenues such as the property tax base, utility tax base and state-shared revenue base. Annexation

of unincorporated properties located within the Village's planning area or ultimate boundary was identified as a way to enhance the Village's revenue base.

Annexation of properties located adjacent to an existing municipality allows for a more efficient delivery of government services. Unincorporated properties located within the planning area of a municipality receive services from governmental units other than the municipality. In many cases, this leads to an inefficient delivery of services. For example, a segment of street located in an unincorporated area adjacent to a municipal boundary is plowed by a township government. The surrounding street segments are plowed by a municipality. It is likely to be more efficient to have the municipality plow all of the street segments in the area than it is to have two different governmental entities plowing street segments in close proximity.

Annexation of properties located adjacent to an existing municipality also helps to align the cost of providing government services with those benefitting from the services. Owners of property in unincorporated areas immediately adjacent to a municipality often benefit from municipal services but do not pay the municipality for the cost of providing these services. The provision of police services is a good example of this issue. If there are a few unincorporated properties located within a neighborhood that is located within municipal boundaries, the municipality provides police patrol services for the municipal properties. The adjacent unincorporated properties benefit from the safety and crime prevention as a result of the police patrol. However, the owners of the unincorporated properties do not pay the taxes used to provide the patrols.

The annexation initiative is a 2011 Top Priority Action Item. This action consists of annexing properties subject to involuntary annexation pursuant to the recommendations of the Annexation Analysis and Plan dated July 13, 2010 (attached as part of the Staff Report to the Finance & Administrative Committee). The Annexation Analysis and Plan recommends that the Village consider and address policy issues related to public infrastructure improvements such as new sidewalk construction, street improvements, stormwater improvements and watermain extensions prior to annexing properties. The infrastructure policy issues are outlined below.

#### Northwest Area

*Sidewalks* – There are no sidewalks in the area to be annexed. Upon annexation this neighborhood will be included in the next analysis and prioritization of the sidewalk matrix. The priority for the construction of sidewalks in this area will be based on the assessment process currently in place. The first two years of the sidewalk prioritization are fixed. Therefore, upon completion of the analysis and prioritization, the street segments in this area could fall any place in the sidewalk matrix from 2013 to the end of the schedule.

*Streets* – The streets in this area are of varying condition. Some sections of the streets were recently resurfaced as part of Downers Grove Sanitary District sanitary sewer construction process. In 2010, the Village completed a comprehensive street condition analysis and report. This report will be conducted again in 2012 and every two years thereafter. The Village uses the report to prepare multi-year street improvement plans. The streets in this area will be included in the 2012 condition analysis and report and included in the next multi-year street improvement planning process.

*Watermains* – With the exception of Francisco Street, Village watermains are located throughout the area to be annexed. The properties located on Francisco Street, Drendel Road (between Burlington & Haddow) and Granville Avenue are served by private wells. Village Codes state that is unlawful for any person to dig a well at any location within the corporate limits of the Village. The Village should plan to construct

watermains in Francisco Street, Drendel Road and Granville Avenue in 2016. In the event that an existing well fails prior to the construction of the watermains, the Village should consider constructing the watermains sooner than 2016. Upon construction of the watermains, the Village could adopt a recapture ordinance to cover the cost of the construction. A recapture ordinance would require residents to pay their share of the watermain construction cost once they connect to the water system. If the Village Council does not wish to enact a recapture ordinance, the construction of the watermains could be paid for using proceeds from the planned Water Fund bond issuance.

*Stormwater* – The area is improved with a ditch stormwater conveyance system. There are few areas of localized drainage concerns. Upon annexation, the Village’s stormwater improvement cost share program will be available for use by residents in this area. This program should be pursued to address the localized drainage concerns.

#### Village Square Condominiums

The proposed annexation includes the Village Square condominium development located on 73<sup>rd</sup> Street east of Webster. This condominium development is improved with a private street system and is served by Village water. There are no known stormwater concerns. The annexation of this development should not prompt policy discussions of the sidewalk, street, water or stormwater system. Upon annexation the owners of the property will continue to be responsible for the private street, sidewalk and stormwater systems.

#### Other Areas

The other areas to be annexed are very small consisting of a few parcels wholly surrounded by Village limits. The annexation of these parcels should not prompt new policy discussions of sidewalks, streets, water or stormwater systems.

The annexation process consisted of the following key steps.

Finance & Administrative Committee Meeting: On May 11, the Finance & Administrative Committee met to review and discuss the annexation initiative.

Send Letters Inviting Residents to Neighborhood Meeting: On May 18, the Village sent letters to all owners of property subject to the proposed annexation. The letter served as an invitation to a neighborhood meeting scheduled for May 31<sup>st</sup> and included responses to frequently asked questions about annexations. The letter and the responses to frequently asked questions were also posted on the Village’s website.

Neighborhood Meetings: On May 31 to June 2 staff hosted a series of meetings with the owners of the properties subject to the proposed annexation. Staff explained the reasons for the proposed annexation, outlined the annexation process and provided responses to the attendees questions.

Send Notice Letter to Property Owners: The Village’s policy regarding Boundaries and Annexation of Property states that in the case of involuntary annexation of unincorporated areas, at least sixty (60) days prior to any such annexation, the Council shall make every effort to notify persons living within such areas that involuntary annexation is proposed and to give reasons for such involuntary annexation, provided, however, that failure to notify such persons shall in no way invalidate any such involuntary annexation. On June 14, the Village sent letters to the persons living within the area subject to the proposed annexation notifying them of the annexation and providing the reasons for annexation.

Notices Pursuant to State Statute: On July 15, in accordance with state statute, the Village sent notices regarding the contemplated annexation to the following: the taxpayer of record for each property; the Corporate Authorities of DuPage County, the Downers Grove Township Supervisor, the Downers Grove Township Highway Commissioner, the Downers Grove Township Clerk, each Trustee of Downers Grove Township, the York Township Supervisor, the York Township Highway Commissioner, the York Township Clerk, each Trustee of York Township, the Lisle Township Supervisor, the Lisle Township Highway Commissioner, the Lisle Township Clerk, each Trustee of Lisle Township, each Trustee of the Darien-Woodridge Fire Protection District, each Trustee of the Fairview Fire Protection District, each Trustee of the Lisle-Woodridge Fire Protection District, and each Trustee of the Indian Prairie Library District. Notice was also published in the Downers Grove Reporter on July 20<sup>th</sup>.

**ATTACHMENTS**

Ordinances

Map of Parcels to be Annexed

List of Parcels to be Annexed

Staff Report to the Finance & Administrative Committee

Minutes of the May 11, 2011 Finance & Administrative Committee Meeting

**VILLAGE OF DOWNERS GROVE**  
**COUNCIL ACTION SUMMARY**

**INITIATED:** Village Manager **DATE:** August 16, 2011  
(Name)

**RECOMMENDATION FROM:** \_\_\_\_\_ **FILE REF:** \_\_\_\_\_  
(Board or Department)

**NATURE OF ACTION:**

**STEPS NEEDED TO IMPLEMENT ACTION:**

- Ordinance
- Resolution
- Motion
- Other

Motion to Adopt Ordinance No. 4601 through Ord. No. 4618 annexing certain territories to the Village of Downers Grove.

**SUMMARY OF ITEM:**

Adoption of the attached ordinances shall annex certain territories to the Village of Downers Grove.

**RECORD OF ACTION TAKEN:**

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**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE ANNEXING CERTAIN TERRITORY  
TO THE VILLAGE OF DOWNERS GROVE, ILLINOIS  
[TOWN OF LACTON (EDWARD & WESTERN)]**

WHEREAS, certain unincorporated territory (hereinafter referred to as the "Territory") contains 60 acres or less, is not now within the corporate limits of any municipality, is adjacent and contiguous to the Village of Downers Grove, and is wholly bounded as provided in Section 7-1-13 of the Illinois Municipal Code; and,

WHEREAS, the corporate authorities of said Village have caused notice, stating that annexation of the Territory is contemplated under Section 7-1-13 of the Illinois Municipal Code, to be published in a newspaper of general circulation within said Village and the Territory, not less than ten (10) days before the date hereof, and have otherwise caused all notices required by law to be properly given; and

WHEREAS, it appears to be in the best interests of the Village of Downers Grove to annex said Territory,

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

SECTION 1. The following described real estate, together with any public streets or highways adjacent to or within the Territory described that have not been previously annexed to any municipality, is hereby annexed to the Village of Downers Grove, to wit:

Lot 9 in Block 13 in the Town of Lacton being a subdivision in Sections 1 and 12, Township 38 North, Range 10, east of the Third Principal Meridian, according to the plat recorded November 19, 1874 as Document 19145, in DuPage County, Illinois. Also includes: all adjacent rights of way not previously annexed to the Village of Downers Grove. (PIN: 08-12-208-003)

And

The north 50 feet of Lot 2 and the south 10 feet of Lot 1 in Block 13 in the Town of Lacton being a subdivision in Sections 1 and 12, Township 38 North, Range 10, east of the Third Principal Meridian, according to the plat recorded November 19, 1874 as Document 19145, in DuPage County, Illinois. Also includes: all adjacent rights of way not previously annexed to the Village of Downers Grove. (PIN: 08-12-208-006 & 08-12-208-007)

And

Lot 4 in Block 13 in the Town of Lacton being a subdivision in Sections 1 and 12, Township 38 North, Range 10, east of the Third Principal Meridian, according to the plat recorded November 19, 1874 as Document 19145, in DuPage County, Illinois. Also includes: all adjacent rights of way not previously annexed to the Village of Downers Grove. (PIN: 08-12-208-020)

Pursuant to Section 7-1-1 of the Illinois Municipal Code, the new boundary of the territory to be annexed shall extend to the far side of any adjacent highway and shall include all of every highway within the area to be annexed.

SECTION 2. A certified copy of this ordinance, together with an accurate map of the Territory hereby annexed shall be recorded in the office of the Recorder of DuPage County and shall be filed with the County Clerk of DuPage County by the Clerk of the Village within sixty (60) days of the passage of this ordinance.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION 4. All ordinances or resolutions, or parts thereof, in conflict with the provisions of this ordinance be and are hereby repealed.

SECTION 5. This ordinance shall be in full force and effect January 1, 2012.

\_\_\_\_\_  
Mayor

Passed:

Published:

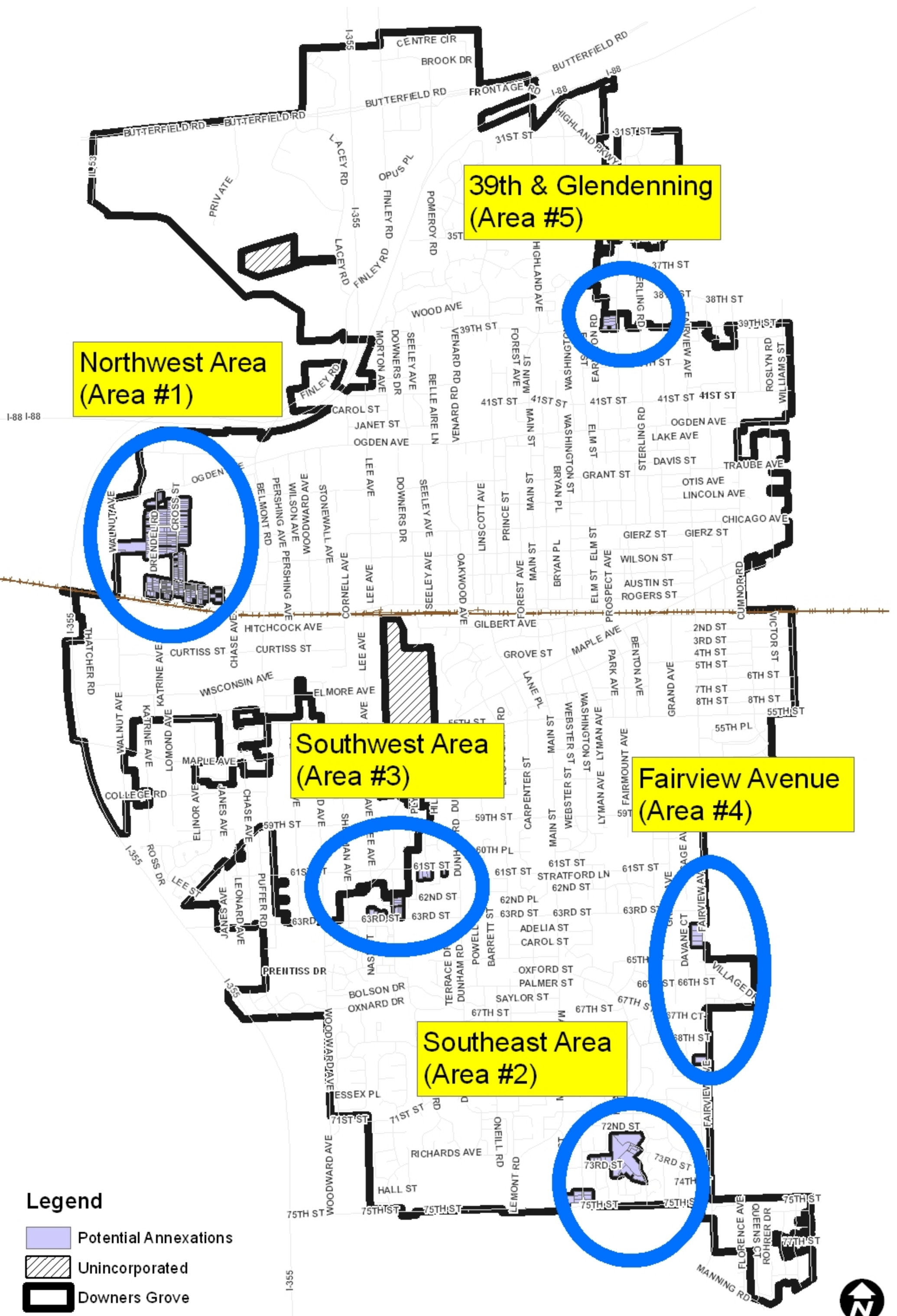
Attest: \_\_\_\_\_  
Village Clerk

**Town of Lacton (Edward & Western)**

<b>PIN #</b>	<b>Address</b>
0812208003	4907 WESTERN AVE DOWNERS GROVE, IL 60515
0812208006	4902 EDWARD AVE DOWNERS GROVE, IL 60515
0812208007	4902 EDWARD AVE DOWNERS GROVE, IL 60515
0812208020	4914 EDWARD AVE DOWNERS GROVE, IL 60515



# 2011 Annexation Areas



**Northwest Area  
(Area #1)**

**39th & Glendenning  
(Area #5)**

**Southwest Area  
(Area #3)**

**Fairview Avenue  
(Area #4)**

**Southeast Area  
(Area #2)**

**Legend**

- Potential Annexations
- Unincorporated
- Downers Grove



**VILLAGE OF DOWNERS GROVE**  
**REPORT FOR THE FINANCE AND ADMINISTRATIVE STANDING COMMITTEE**  
**MAY 11, 2011 AGENDA**

<b>SUBJECT:</b>	<b>SUBMITTED BY:</b>
Annexation Initiative	David Fieldman Village Manager

**SYNOPSIS**

Discussion is requested regarding the proposed annexation initiative. This report provides information about the annexation process planned to take place from May through October, 2011.

**BACKGROUND**

During the 2010-2012 Long Range Financial Planning process, the Village Council and staff identified several strategies to improve the Village's financial condition. One of the recommended strategies was *Enhance the Revenue Base*. Under this strategy, the Village would grow the base, or source, of many existing revenues such as the property tax base, utility tax base and state-shared revenue base. Annexation of unincorporated properties located within the Village's planning area or ultimate boundary was identified as way to enhance the Village's revenue base.

Annexation of properties located adjacent to an existing municipality allows for a more efficient delivery of government services. Unincorporated properties located within the planning area of a municipality receive services from governmental units other than the municipality. In many cases, this leads to an inefficient delivery of services. For example, a segment of street located in an unincorporated area adjacent to a municipal boundary is plowed by a township government. The surrounding street segments are plowed by a municipality. It is likely to be more efficient to have the municipality plow all of the street segments in the area than it is to have two different government entities plowing street segments in close proximity.

Annexation of properties located adjacent to an existing municipality also helps to align the cost of providing government services with those benefitting from the services. Owners of property in unincorporated areas immediately adjacent to a municipality often benefit from municipal services but do not pay the municipality for the cost of providing these services. The provision of police services is a good example of this issue. If there are a few unincorporated properties located within a neighborhood that is located within municipal boundaries, the municipality provides police patrol services for the municipal properties. The adjacent unincorporated properties benefit from the safety and crime prevention as a result of the police patrol. However, the owners of the unincorporated properties do not pay the taxes used to provide the patrols.

**Implementation of the Plan Recommendations**

The annexation initiative is a 2011 Top Priority Action Item. This action consists of annexing properties subject to involuntary annexation and working with the Fairview Fire Protection District to collect all fees for service due to the Village pursuant to the recommendations of the annexation report dated July 13, 2010 (attached). The recommendations of the report are as follows:

1. Annex the unincorporated areas eligible for involuntary non-elective annexation in 2011. To comply with Village policy and practice and to avoid annexing parcels during the 60 day period prior to an election, staff recommends that the annexation process after the April 5, 2011 municipal election. The 60-day Village notification efforts should commence on or around June 1, 2011. This would allow for the annexations to take place on or after August 16, 2011.
2. Pursue the annexation of the areas not eligible for involuntary non-elective annexation over the next 2 to 5 years. The Village should use all annexation processes available to facilitate the annexation of the remaining unincorporated areas located within the Village's planning area.
3. Work with the Fairview Fire Protection District Board to collect all fees for service due to the Village. The Village should actively pursue payment of all fees from the District for services provided by the Village. Amendments to the existing agreement could be considered. Voluntary annexation of all unincorporated areas located within the District boundaries should be considered.
4. Adopt policies for public infrastructure improvements within the newly annexed areas. In 2011, the Village should consider adopting policies for the construction of sidewalks, extensions of watermains and the prioritization of street and stormwater improvements. The policies should be in place prior to the effective date of the involuntary non-elective annexations recommended above.

Staff is in the process of implementing recommendation #1. There are approximately 247 parcels that are eligible for involuntary annexation (see attached map and list). These properties are referred to as *Northwest Area*, *South Area* and *Miscellaneous Areas* in the 2010 Annexation Analysis and Plan.

The 2010 Annexation Analysis and Plan recommends that the Village consider and address policy issues related to public infrastructure improvements such as new sidewalk construction, street improvements, stormwater improvements and watermain extensions prior to annexing properties (recommendation #4 above). The infrastructure policy issues are outlined below.

#### Northwest Area

*Sidewalks* – There are no sidewalks in the area to be annexed. Upon annexation this neighborhood should be included in the next analysis and prioritization of the sidewalk matrix. The priority for the construction of sidewalk in this area will be based on the assessment process currently in place. The first two years of the sidewalk prioritization are fixed. Therefore, upon completion of the analysis and prioritization, the sidewalk segments in this area could fall any place in the sidewalk matrix from 2013 to the end of the schedule.

*Streets* – The streets in this area are of varying condition. Some sections of the streets were recently resurfaced as part of Downers Grove Sanitary District sanitary sewer construction process. In 2010, the Village completed a comprehensive street condition analysis and report. This report will be conducted again in 2012 and every two years thereafter. The Village uses the report to prepare multi-year street improvement plans. The streets in this area should be included in the 2012 condition analysis and report and included in the next multi-year street improvement planning process.

*Watermains* – Generally, Village watermains are located throughout the area to be annexed. However, the properties located on Francisco Street, Drendel Road (between Burlington & Haddow) and Granville Avenue are served by private wells. Village Codes states that is unlawful for any person to dig a well at any location within the corporate limits of the Village. The Village should plan to construct watermains in Francisco Street, Drendel Road and Granville Avenue in 2016. Upon construction of the watermains, the Village should adopt a recapture ordinance to cover the cost of the construction. A recapture ordinance

would require residents to pay their share of the watermain construction cost once they connect to the water system. In the event that an existing well fails prior to the construction of the watermains, the Village should consider constructing the watermains sooner than 2016.

*Stormwater* – The area has a ditch stormwater conveyance system. There are few areas of localized drainage concerns. Upon annexation, the Village’s stormwater improvement cost share program will be available for use by residents in this area. This program could be used to address the localized drainage concerns.

#### Village Square Condominiums

The proposed annexation includes the Village Square condominium development located on 73<sup>rd</sup> Street east of Webster. This condominium development has a private street system and is served by Village water. There are no known stormwater concerns. The annexation of this development should not prompt policy discussions of the sidewalk, street, water or stormwater system. Upon annexation the owners of the property will continue to be responsible for the private street, sidewalk and stormwater systems.

#### Other Areas

The other areas to be annexed are very small consisting of a few parcels wholly surrounded by Village limits. The annexation of these parcels should not prompt new policy discussions of sidewalks, streets, water or stormwater systems.

#### **Annexation Process and Schedule**

The annexation of these parcels will consist of the following steps:

Send Letters Inviting Residents to Neighborhood Meeting -Wednesday, May 18: The Village will send the attached letter to all owners of property subject to the proposed annexation. The letter serves as an invitation to a neighborhood meeting and includes responses to frequently asked questions about annexations. The letter will be sent on May 18, two weeks prior to the neighborhood meeting. The letter and the responses to frequently asked questions will be posted on the Village’s website.

Neighborhood Meetings –Tuesday, May 31; Wednesday, June 1 & Thursday, June 2: Staff will host three meetings with the owners of the properties subject to the proposed annexation. Staff will explain the reasons for the proposed annexation, outline the annexation process and provide responses to the attendees questions.

Send Official Notice Letter to Property Owners -Tuesday, June 14: The Village’s policy regarding Boundaries and Annexation of Property states that in the case of involuntary annexation of unincorporated areas, at least sixty (60) days prior to any such annexation, the Council shall make every effort to notify persons living within such areas that involuntary annexation is proposed and to give reasons for such involuntary annexation, provided, however, that failure to notify such persons shall in no way invalidate any such involuntary annexation. On June 14, the Village will send a letter to the persons living within the area subject to the proposed annexation notifying them of the annexation and providing the reasons for annexation. The letter will be sent in compliance with the Village’s policy.

Village Council First Reading of Annexations - Tuesday, August 9: Annexation of the property requires that the Village Council adopt an ordinance. The annexation ordinance will be placed on a Village Council meeting First Reading agenda for informal discussion.

Village Council Consideration on Active Agenda - Tuesday, August 16: If the Council directs the staff to proceed with the annexation, the ordinance may be placed on a Council meeting agenda for legislative action on August 16, 2011.

**RECOMMENDATION**

Staff recommends annexing the properties according to the process and schedule outlined in this report.

**ATTACHMENTS**

Annexation Analysis and Plan

Map of Parcels to be Annexed

List of Parcels to be Annexed

Neighborhood Meeting Invitation Letter

**VILLAGE OF DOWNERS GROVE**  
**REPORT FOR THE VILLAGE COUNCIL MEETING**  
**JULY 13, 2010 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
Annexation Analysis and Plan	Resolution Ordinance Motion <input checked="" type="checkbox"/> Discussion Only	David Fieldman Village Manager

**SYNOPSIS**

During the 2010-2012 Long Range Financial Planning process, the Village Council and staff identified several strategies to improve the Village's financial condition. One of the recommended strategies was *Enhance the Revenue Base*. Under this strategy, the Village would grow the base, or source, of many existing revenues such as the property tax base, utility tax base and state-shared revenue base. Annexation of unincorporated properties located within the Village's planning area or ultimate boundary was identified as way to enhance the Village's revenue base. The 2010 Strategic Plan Action Agenda includes *Annexation Analysis and Plan*.

The attached report summarizes key concepts related to annexation, outlines the annexation process, provides a financial analysis of the annexation of the unincorporated areas located within the Village's planning area, identifies policy questions related to the annexation of these areas and recommends specific actions.

**STRATEGIC PLAN ALIGNMENT**

The Five Year Plan and Goals identified *Exceptional Services and Communication*.

**FISCAL IMPACT**

NA

**RECOMMENDATION**

Refer the Report and Recommendations to the Finance and Administrative Committee for review and consideration.

**BACKGROUND**

The attached report summarizes key concepts related to annexation, outlines the annexation process, provides a financial analysis of the annexation of the unincorporated areas located within the Village's planning area, identifies policy questions related to the annexation of these areas and recommends specific actions.

**ATTACHMENTS**

Annexation Report

## MEMORANDUM

TO: Mayor & Council  
FROM: David Fieldman, Village Manager  
RE: Annexation Analysis and Plan  
DATE: June 18, 2010

During the 2010-2012 Long Range Financial Planning process, the Village Council and staff identified several strategies to improve the Village's financial condition. One of the recommended strategies was *Enhance the Revenue Base*. Under this strategy, the Village would grow the base, or source, of many existing revenues such as the property tax base, utility tax base and state-shared revenue base. Annexation of unincorporated properties located within the Village's planning area or ultimate boundary was identified as way to enhance the Village's revenue base. The 2010 Strategic Plan Action Agenda includes *Annexation Analysis and Plan*.

This report summarizes key concepts related to annexation, outlines the annexation process, provides a financial analysis of the annexation of the unincorporated areas located within the Village's planning area, identifies policy questions related to the annexation of these areas and recommends specific actions.

### **Annexation and Government Service Delivery**

Annexation of properties located adjacent to an existing municipality allows for a more efficient delivery of government services. Unincorporated properties located within the planning area of a municipality receive services from governmental units other than the municipality. In many cases, this leads to an inefficient delivery of services. For example, a segment of street located in an unincorporated area adjacent to a municipal boundary is plowed by a township government. The surrounding street segments are plowed by a municipality. It is likely to be more efficient to have the municipality plow all of the street segments in the area than it is to have two different government entities plowing street segments in close proximity.

Annexation of properties located adjacent to an existing municipality also helps to align the cost of providing government services with those benefitting from the services. Owners of property in unincorporated areas immediately adjacent to a municipality often benefit from municipal services but do not pay the municipality for the cost of providing these services. The provision of police services is a good example of this issue. If there are a few unincorporated properties located within a neighborhood that is located within municipal boundaries, the municipality provides police patrol services for the municipal properties. The adjacent unincorporated properties benefit from the safety and crime prevention as a result of the police patrol. However, the owners of the unincorporated properties do not pay the taxes used to provide the patrols.

## **Annexation Process**

The Village may incorporate parcels through annexation. The properties available for annexation have previously been defined by a series of boundary agreements with surrounding municipalities. The boundary agreements define the ultimate boundaries of the municipalities and place a limit on future annexations of unincorporated territory. The ultimate boundaries of the Village as defined by the various boundary agreements are shown on the attached map.

There are three processes that can be used to annex territory to a municipality:

- voluntary non-elective annexation
- involuntary non-elective annexation
- court-supervised majority petitions

These procedures are explained in more detail below.

*Voluntary non-elective annexation.* Voluntary annexations require owner cooperation and are the easiest and most popular method of annexing land. In these cases, property owners submit to the Village a petition to annex. All property owners must agree to these types of annexations. The annexation becomes effective if the Village Council adopts an Ordinance annexing the property. If the property is contiguous to the Village boundaries, the property is annexed by the Village Council. These agreements are valid for 20 years per the Illinois Municipal Code.

*Involuntary non-elective annexation* is process by which the Village may annex certain properties without consent of the property owners. Generally, involuntary annexations must meet three criteria before it can take place:

1. Area must be 60 acres or less.
2. Area must be wholly surrounded by one or more municipalities or by a one or more municipalities and a body of water, Forest Preserve or park district.
3. Area must be in a County of 400,000 or more inhabitants.

These criteria exist for some portions of the annexable land near Downers Grove. The involuntary annexation becomes effective if the Village Council adopts an Ordinance annexing the subject properties. In 2002, the Village annexed portions of the Downers Grove Estates subdivision using this process.

*Court-supervised majority petition.* Finally, the Village could use a court-supervised majority petition. This would require that the Village obtain petitions to annex from at least 51 percent of the property owners within the area to be annexed. These petitions are then filed with the Circuit Court. During a fixed period of time prior to consideration by the Circuit Court, objectors may petition the Court to have their property removed from the proposed annexation if it will not destroy contiguity or if they believe that the process is defective in some manner. The Circuit Court then holds a hearing to determine the validity of the annexation petition. After the Clerk receives the certified order of the Court stating that the petition is valid, the Village then may enact an ordinance annexing

the area. There is a thirty day period after the enactment of the ordinance wherein a petition for a referendum may either be filed by the electors or ordered by the corporate authorities. If neither of these happen, the ordinance is effective after the expiration of the 30 day period.

### **Costs and Revenues of Annexations**

Upon annexation of properties, the Village would incur costs for providing services to the properties and costs of constructing and maintaining infrastructure. Service costs generally include Fire and EMS, Police, parkway maintenance, snow and ice control, street sweeping, street maintenance, and ditch maintenance. Infrastructure costs generally include sidewalk construction, street light installation, watermain installation and stormwater system improvements. Per State law, upon an involuntary annexation, the municipality must make five annual payments to the fire protection district which previously served the property. The first annual payment is equal to 100% of the amount of the property tax collected by the fire protection district in the preceding tax year. The second through fifth payments are equal to 80%, 60%, 40%, and 20% of the property tax collected.

Upon annexation, the Village would receive revenue from many sources including property taxes, utility taxes, cable franchise fees and state shared revenues including motor fuel tax, income tax and local use tax. In cases where the properties are already served by the Village water system, the Village will continue to receive payments for water use, but at the in-Village rate, which is less than the out of Village rate.

### **Financial Impact of Annexation of Unincorporated Areas**

The Village's ultimate boundary contains five large unincorporated areas and several smaller pockets containing one to four properties. Staff reviewed four of the five larger areas and the smaller pockets. Staff projected revenues and costs over a ten year period. For purposes of the analysis, infrastructure costs have been annualized. Actual infrastructure costs would be incurred at specific times as the improvements are constructed. Staff found that each of these annexations would be revenue positive for the Village. The specific results of each study area are provided below:

#### *North Fairview Area*

*(Area north of 39<sup>th</sup> Street between Good Samaritan Hospital and Williams Street)*

This area is characterized by single family homes and is immediately east of Lyman Woods and south of Midwestern University. The EAV for this area is \$34,648,782. This area is already served by the Village water system. There are planned improvements to the water system in this area (watermain extensions to create a looped system). The area is currently served by the Fairview Fire Protection District. This District does not own any equipment and has no employees. In 1985, the District entered into an agreement with the Village for the provision of fire and EMS services. The agreement (attached) states that the District shall pay to the Village an amount equal to the Village's tax rate for fire and EMS services times the equalized assessed valuation of the District. The District has not been able to pay the full contract amount for several years. In 2009, the fee for Village services was \$33,129 and the District paid only \$16,254. The District,

which is subject to property tax cap regulations, has attempted to raise their property tax levy to cover the full contracted amount several times. These efforts have failed. Village water service is also provided to the area.

Size in Acres	168
Number of Properties	175
Estimated Annual Revenue	\$242,000
Estimated Annual Service Expenses	\$29,500
Annualized Infrastructure Costs	\$49,500
Total Payments to Fire District	NA
Net Present Value of Annexation	\$945,000

*Northwest Area*

*(Between Ogden Avenue & BNSF tracks bounded by Walnut Avenue and Edward Street)*

This area is characterized by single-family residences. It is surrounded by Belmont Prairie on the west and the Downers Grove Golf Course on the north. The EAV of this area is \$10,762,300. There are several individual properties that have already annexed to the Village through-out the area. As such, the Village already provides police and fire services in the neighborhood. The area is located within the Lisle-Woodridge Fire Protection District. Also, 86 of the 120 homes are already on Village water service. The area would require almost 2,500 feet of water main improvements to make Village water available to all property owners.

Size in Acres	59
Number of Properties	120
Estimated Annual Revenue	\$125,500
Estimated Annual Service Expenses	\$17,500
Annualized Infrastructure Costs (no watermains)	\$38,500
Annualized Infrastructure Costs (with watermains)	\$88,500
Total Payments to Fire District	\$194,000
Net Present Value of Annexation (no watermains)	\$477,500
Net Present Value of Annexation (with watermains)	\$145,000

*South Area*

*(Between north of 75<sup>th</sup> Street between Main Street and Webster Street, Village Square Condominiums and 73<sup>rd</sup> Street east of Webster Street)*

This area is made up of the Village Square Condominiums and two smaller pockets of single family homes. The areas are completely surrounded by the Village and Darien. The EAV is \$12,448,856. The street system in Village Square Condominiums is maintained by the private homeowners association. The Village is already providing fire and police services on the streets. The area is located in the Darien Woodridge Fire Protection District. All of the properties are on Village water except for the commercial property at the northeast corner of Main Street and 75<sup>th</sup> Street. No infrastructure improvements would be needed until the Village extends sidewalks down Webster Street south of 73<sup>rd</sup> Street. The major cost would be reimbursing the Darien-Woodridge Fire Protection District for the loss in revenue.

Size in Acres	26
Number of Properties	255
Estimated Annual Revenue	\$150,500
Estimated Annual Service Expenses	NA
Annualized Infrastructure Costs	\$1,500
Total Payments to Fire District	\$170,500
Net Present Value of Annexation	\$1,118,500

*Belmont Park*

*(Between 63<sup>rd</sup> Street and Maple Avenue bounded by Walnut Avenue and Downers Drive)*

This area is characterized by single-family residences. It has an EAV of \$100,800,696. It is surrounded by Ellsworth Business Park on the north, I-355 on the west, and 63<sup>rd</sup> Street on the south. There are significant portions of the Village on all four sides. The Village already provides police and fire services to the neighborhood through mutual aid agreements. The area is located within the Darien-Woodridge Fire Protection District. Also, most of the homes are already on Village water service.

Size in Acres	614
Number of Properties	954
Estimated Annual Revenue	\$881,000
Estimated Annual Service Expenses	\$146,500
Annualized Infrastructure Costs	\$166,000
Total Payments to Fire District	\$1,381,500
Net Present Value of Annexation	\$2,850,000

*Miscellaneous Areas*

*(Properties on Fairview Avenue south of 63<sup>rd</sup> Street, 63<sup>rd</sup> Street and Fairview Avenue and 40<sup>th</sup> Street and Lee Avenue)*

These areas consist of one to four properties that are completely surrounded by the Village. All of the properties are single family homes. The Village already provides all services to neighboring properties. The combined EAV of these areas is \$1,846,950. As such, the cost increase would be minimal. The only notable cost would be reimbursing the Darien-Woodridge Fire Protection District for the loss in revenue.

Size in Acres	13
Number of Properties	19
Estimated Annual Revenue	\$18,300
Estimated Annual Service Expenses	NA
Annualized Infrastructure Costs	NA
Total Payments to Fire District	\$24,000
Net Present Value of Annexation	\$134,500

*Northeast Area*

*(Between north side of 31<sup>st</sup> Street, east of Highland Landmark office park)*

This area is characterized by a large single-family subdivision and two townhouse developments. Most residents have Oak Brook mailing addresses. It is surrounded by Highland Landmark Office Park on the west, Interstate 88 on the north, Midwestern University on the south and the Village of Oak Brook on the east. It has an EAV of \$54,988,465. The Village is already providing police and fire services in the neighborhood – to Highland Landmark and Midwestern University. The area is located within the York Center Fire Protection District. The homes on the north side of 31<sup>st</sup> Street (the majority of the area) is served by the Oak Brook water system.

Size in Acres	117
Number of Properties	490
Estimated Annual Revenue	\$484,500
Estimated Annual Service Expenses	\$11,500
Annualized Infrastructure Costs	\$49,500
Total Payments to Fire District	\$1,125,000
Net Present Value of Annexation	\$2,608,500

**Annexation Timeline**

State statutes and Village policy affect the timing and scheduling of annexations. The state statute governing annexations states that no annexation, made before any primary election to be held within the municipality affected thereby and after the time for filing petitions as a candidate for nomination to any office to be chosen at the primary election or within 60 days before any general election to be held within the municipality shall be effective until the day after the date of the primary or general election.

The Village’s policy regarding annexation states in the case of involuntary annexation, at least sixty (60) days prior to any such annexation, the Village shall make every effort to notify persons living within such areas that involuntary annexation is proposed and to give reasons for such involuntary annexation. The policy also states that upon annexation of any such property, it shall be the policy of the Village to encourage residents of such areas to become fully and actively involved in the life of the community through participation in planning for their neighborhoods, service on Village boards and commissions, and other community activities.

If the Village would like to avoid annexing properties within the 60 day window prior to an election and to conform to the 60 day notice policy, the following dates should be considered.

General Election	November 2, 2010
Last Day to Annex 60 Days Prior to Election	September 2, 2010
Preceding Village Council Meeting Date	August 17, 2010
60 Day Notice Period Prior to Council Meeting	June 17, 2010

The Village has a practice of not annexing properties during a municipal election process. If the Village were to annex properties after September 2, 2010, the annexation would become effective on November 3, 2010. Activities related to the April 5, 2011 municipal

election will commence prior to November 3, 2010. Therefore, if the Village would like to continue with the practice of not annexing properties during the municipal election process, the annexation process should commence after April 5, 2011.

### **Infrastructure Improvement Policy Considerations**

There are a few key policy issues related to infrastructure improvements that the Council should consider prior to the annexation of these areas. The issues relate to the timing and financing of the infrastructure improvements to be made within the annexed areas.

#### *Sidewalk Installation*

The Village constructs new sidewalks according to the prioritization in the Sidewalk Matrix. The sidewalk construction costs are paid for from the Capital Projects Fund. Most of the unincorporated areas noted above are not improved with sidewalks. Upon annexation, the Village could choose to update the prioritization of the Sidewalk Matrix based on the existing prioritization factors. If this option is pursued, the construction of sidewalks in some of the newly annexed areas could be prioritized above the construction of sidewalks in areas that have been part of the Village for many years. Alternatively, the Village could choose to place the newly annexed areas at the end of the Sidewalk Matrix prioritization and construct these segments upon completion of the Matrix in its current version.

#### *Stormwater Improvements*

The Village constructs new stormwater infrastructure improvements based on the prioritization in the Watershed Infrastructure Improvement Plan (WIIP). When the Village prepared the WIIP, the unincorporated areas were not included in the analysis or recommended improvements. Upon annexation, the Village would have to consider when and how to construct stormwater improvements in the newly annexed areas.

#### *Street Repairs & Maintenance*

The Village maintains and makes improvements to public streets based on the prioritization of the Community Investment Program. The prioritization considers the existing condition of all streets in the Village and the expected cost of maintenance and repairs. Upon annexation, the Village would have to consider when and how to address the maintenance and repair of the streets located within the newly annexed areas.

#### *Water Main Improvements*

The Village operates the water system as an enterprise fund. User fees pay for the operation and maintenance of the entire system. Some of the unincorporated areas are already served by the Village's water system. In these areas, the water customers will continue to pay fees for the use of the water system and the Village will continue to operate and maintain the system. Some of the unincorporated areas are not served by the Village's water system. Village Code states that it shall be unlawful for any person to dig a well at any location within the corporate limits of the Village. Upon annexation, the residents in these areas may request that the Village extend the water system to serve their properties. The Village should consider how the requests for watermain extensions are addressed. In keeping with the user fee approach, the cost of the watermain

extensions should be paid for by the users that would benefit from the improvements. This suggests that the Village should consider paying for the improvements by establishing Special Service Areas. However, the Village's restriction on drilling wells should be considered when addressing this policy question.

### **Recommendations**

Based on the above analysis, staff recommends the following:

Annex the unincorporated areas eligible for involuntary non-elective annexation in 2011. These areas are indicated in green on the attached Annexation Analysis map. To comply with Village policy and practice and to avoid annexing parcels during the 60 day period prior to an election, staff recommends that the annexation process after the April 5, 2011 municipal election. The 60-day Village notification efforts should commence on or around June 1, 2011. This would allow for the annexations to take place on or after August, 2011.

Pursue the annexation of the areas not eligible for involuntary non-elective annexation over the next 2 to 5 years. The Village should use all annexation processes available to facilitate the annexation of the remaining unincorporated areas located within the Village's planning area.

Work with the Fairview Fire Protection District Board to collect all fees for service due to the Village. The Village should actively pursue payment of all fees from the District for services provided by the Village. Amendments to the existing agreement could be considered. Voluntary annexation of all unincorporated areas located within the District boundaries should be considered.

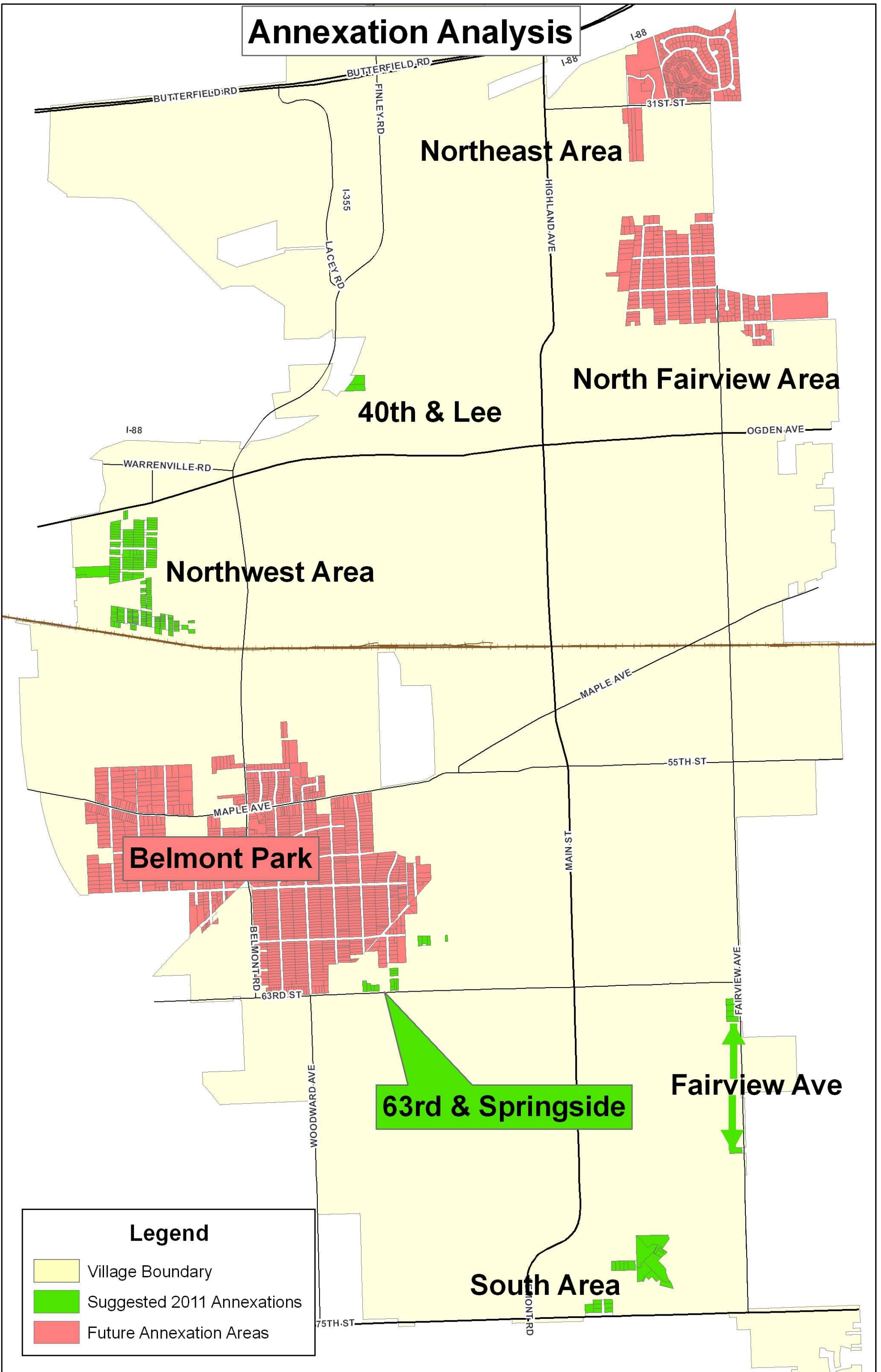
Adopt policies for public infrastructure improvements within the newly annexed areas. In 2011, the Village should consider adopting policies for the construction of sidewalks, extensions of watermains and the prioritization of street and stormwater improvements. The policies should be in place prior to the effective date of the involuntary non-elective annexations recommended above.

### **Attachments**

Annexation Analysis Map

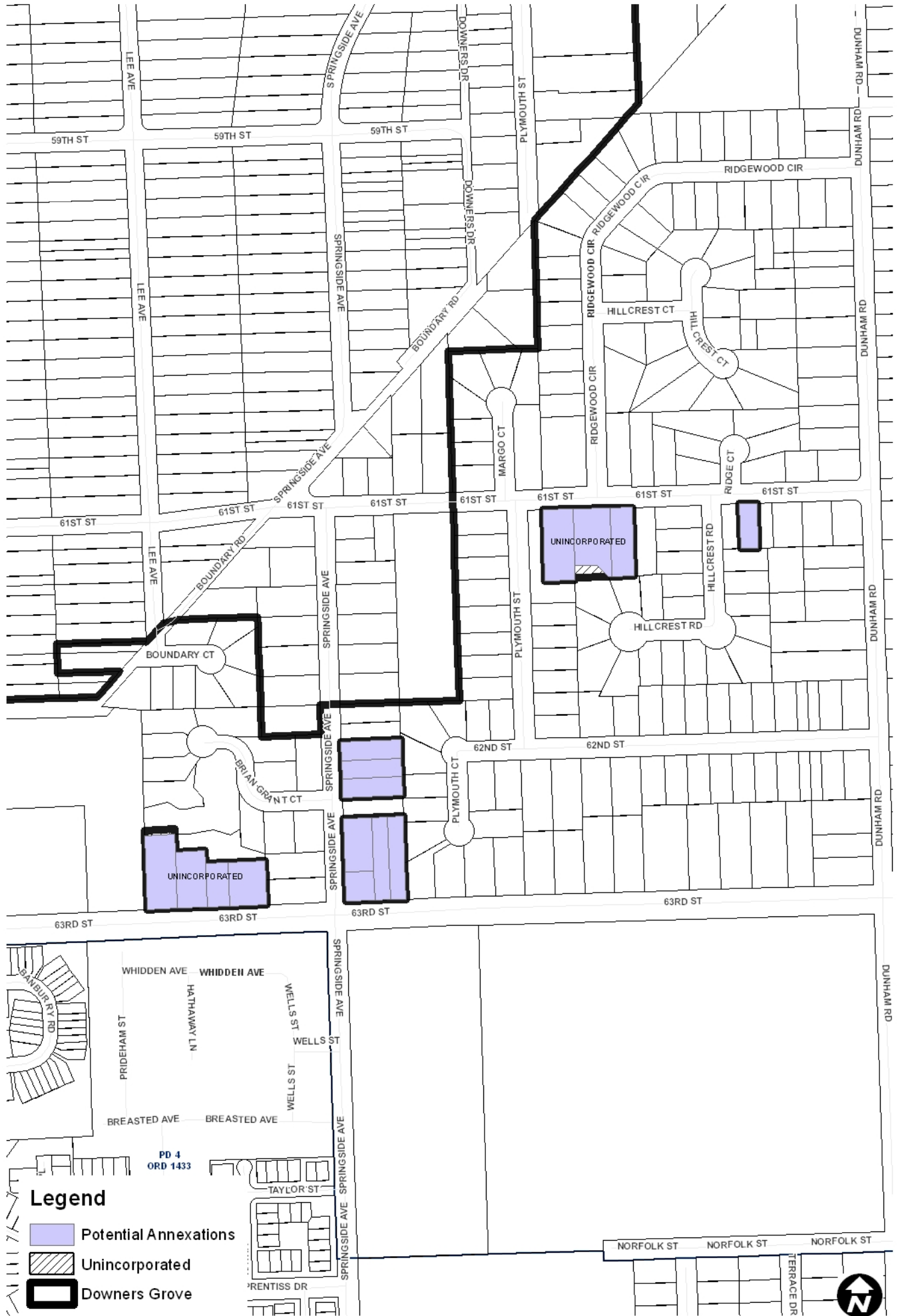
Inter-Governmental Agreement with Fairview Fire Protection District

# Annexation Analysis





# 2011 Annexation Areas



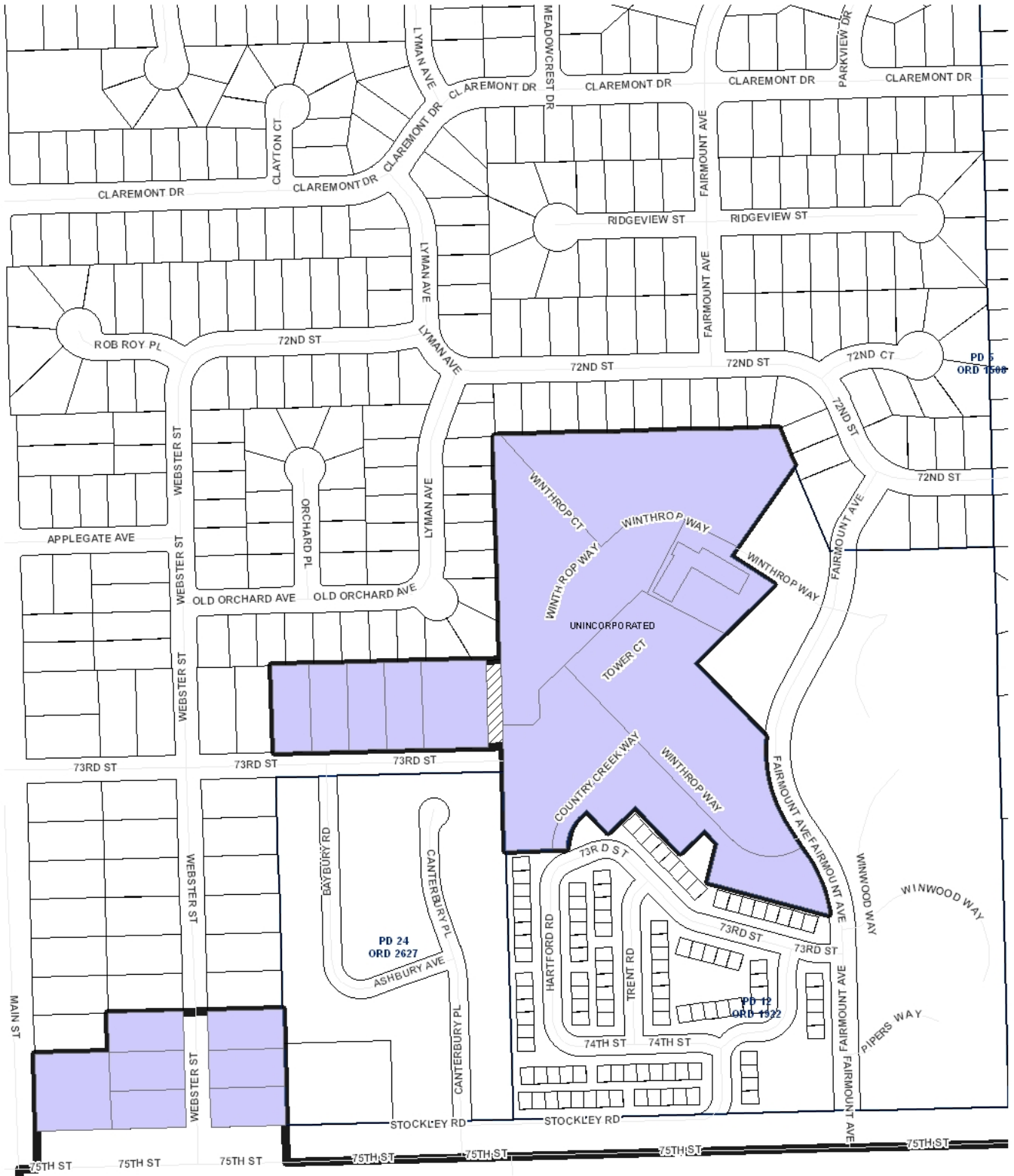
## Legend

- Potential Annexations
- Unincorporated
- Downers Grove

PD 4  
ORD 1433



# 2011 Annexation Areas



## Legend




- Potential Annexations
- Unincorporated
- Downers Grove



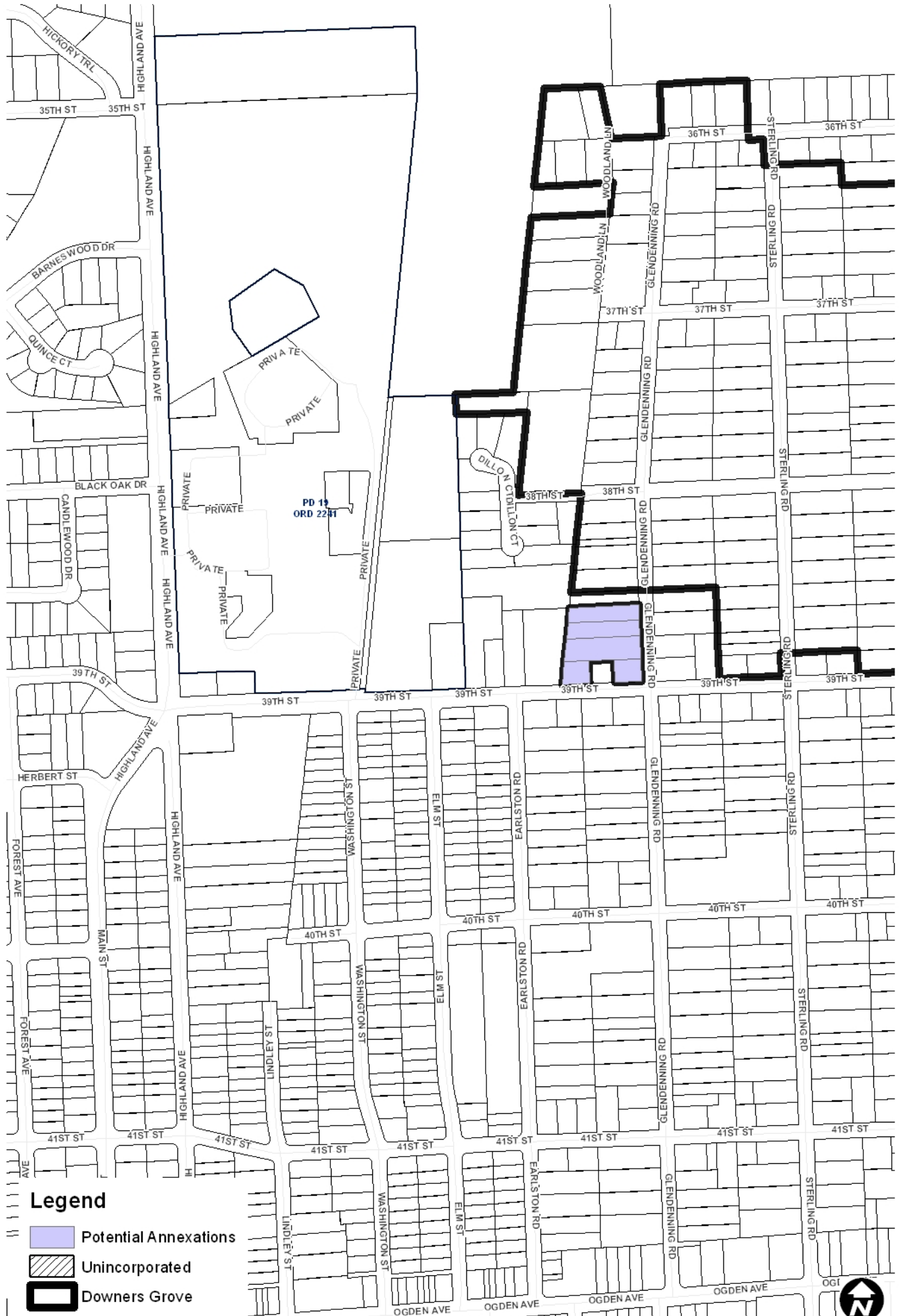
# 2011 Annexation Areas






## Legend

-  Potential Annexations
-  Unincorporated
-  Downers Grove

# 2011 Annexation Areas



## Legend

-  Potential Annexations
-  Unincorporated
-  Downers Grove

# 2011 Annexation Areas



# Finance and Administration Committee

## 2011 Annexation Parcels

<b>PIN</b>	<b>Street #</b>	<b>Street</b>	<b>Unit #</b>	<b>ZIP</b>
0632412007	3844	GLENDENNING RD		60515
0632412008	3846	GLENDENNING RD		60515
0632412014	3854	GLENDENNING RD		60515
0632412009	3848	GLENDENNING RD		60515
0632412011	704	39TH ST		60515
0801304016	4510	DRENDEL RD		60515
0801305002	2543	OGDEN AVE		60515
0801307008	4614	DRENDEL RD		60515
0801306015	4511	CROSS ST		60515
0801306022	4529	CROSS ST		60515
0801308004	4611	DRENDEL RD		60515
0801307009		DRENDEL RD		60516
0801306017	4517	CROSS ST		60515
0801307004	4600	DRENDEL RD		60515
0801308010	4608	CROSS ST		60515
0801305032	4524	CROSS ST		60515
0801305026	4500	CROSS ST		60515
0801306010	4411	CROSS ST		60515
0801308006	4615	DRENDEL RD		60515
0801308011	4616	CROSS ST		60515
0801305019	4521	DRENDEL RD		60515
0801304017	4512	DRENDEL RD		60515
0801304018	4516	DRENDEL RD		60515
0801305018	4517	DRENDEL RD		60515
0801305016	4509	DRENDEL RD		60515
0801305024	4420	CROSS ST		60515
0801304021	4528	DRENDEL RD		60515
0801305021	4529	DRENDEL RD		60515
0801304020	4524	DRENDEL RD		60515
0801304012	4502	DRENDEL RD		60515
0801305015	4507	DRENDEL RD		60515
0801305025	4424	CROSS ST		60515
0801305031	4520	CROSS ST		60515
0801308014	2533	INDIANAPOLIS AVE		60515
0801306012	4423	CROSS ST		60515
0801305017	4513	DRENDEL RD		60515
0801305030	4516	CROSS ST		60515
0801305029	4512	CROSS ST		60515
0801305001	2543	OGDEN AVE		60515
0801305033	4528	CROSS ST		60515
0801309006	4601	CROSS ST		60515
0801306018	4521	CROSS ST		60515
0801306019	4525	CROSS ST		60515
0801307005	4604	DRENDEL RD		60515
0801308005	4613	DRENDEL RD		60515
0801309005	4617	CROSS ST		60515
0801305023	4416	CROSS ST		60515

## Finance and Administration Committee

### 2011 Annexation Parcels

0801305028	4508	CROSS ST	60515
0801308009	4608	CROSS ST	60515
0801308018	21W577	INDIANAPOLIS AVE	60515
0801307007	4612	DRENDEL RD	60515
0801308003	4609	DRENDEL RD	60515
0801309002	4605	CROSS ST	60515
0801305027	4504	CROSS ST	60515
0801309003	4609	CROSS ST	60515
0801306013	4429	CROSS ST	60515
0801308015	2529	INDIANAPOLIS AVE	60515
0801308013	4618	CROSS ST	60515
0801306011	4421	CROSS ST	60515
0801305020	4521	DRENDEL RD	60515
0801308016		INDIANAPOLIS AVE	60515
0801308017	4601	DRENDEL RD	60515
0801308012	4616	CROSS ST	60515
0801309004	4613	CROSS ST	60515
0801306009	4409	CROSS ST	60515
0812100002	4721	WALNUT AVE	60515
0812102002	4619	DRENDEL RD	60515
0812101003	4632	DRENDEL RD	60515
0812102006	4638	DRENDEL RD	60515
0812101004	4632	DRENDEL RD	60515
0812101001		DRENDEL RD	60516
0812101007	4632	DRENDEL RD	60515
0812102008	4704	CROSS ST	60515
0812208007	4902	EDWARD AVE	60515
0812208003	4907	WESTERN AVE	60515
0812102010	4712	CROSS ST	60515
0812102005	4629	DRENDEL RD	60515
0812102011	4714	CROSS ST	60515
0812101005	4632	DRENDEL RD	60515
0812105013	4845	CROSS ST	60515
0812208020	4914	EDWARD AVE	60515
0812103001	4625	CROSS ST	60515
0812105014	2534	HADDOW AVE	60515
0812105020		FRANCISCO AVE	60515
0812105025	4848	FRANCISCO AVE	60515
0812105021	4820	FRANCISCO AVE	60515
0812208006	4902	EDWARD AVE	60515
0812105017	4802	FRANCISCO AVE	60515
0812105031	4850	FRANCISCO AVE	60515
0812103002	4701	CROSS ST	60515
0812105016	4802	FRANCISCO AVE	60515
0812105012	4835	CROSS ST	60515
0812108007	5S181	DRENDEL RD	60515
0812105026	5S140	FRANCISCO AVE	60515
0812102007	4700	CROSS ST	60515

## Finance and Administration Committee

### 2011 Annexation Parcels

0812105030	5S146	FRANCISCO AVE		60515
0812101006	4632	DRENDEL RD		60515
0812102004	4625	DRENDEL RD		60515
0812107019	5S182	DRENDEL RD		60515
0812108017	4908	CROSS ST		60515
0812109031	4927	CROSS ST		60515
0812110007	4937	FRANCISCO AVE		60515
0812109012	2525	HADDOW AVE		60515
0812100001	4715	WALNUT AVE		60515
0812101002		CROSS ST		60515
0812107020	5S208	DRENDEL RD		60515
0812105035	4825	CROSS ST		60515
0812108003	5S167	DRENDEL RD		60515
0812108016	4906	CROSS ST		60515
0812105018	4816	FRANCISCO AVE		60515
0812108018	4910	CROSS ST		60515
0812107005	4838	DRENDEL RD		60515
0812107006	4842	DRENDEL RD		60515
0812108022	4914	CROSS ST		60515
0812109006	4913	CROSS ST		60515
0812108030	2616	BURLINGTON AVE		60515
0812109004	4909	CROSS ST		60515
0812105011	4835	CROSS ST		60515
0812105019		FRANCISCO AVE		60515
0812105022	4824	FRANCISCO AVE		60515
0812105024	4842	FRANCISCO AVE		60515
0812109018	4998	FRANCISCO AVE		60515
0812110004	5S205	FRANCISCO AVE		60515
0812110019	4934	ROSE AVE		60515
0812109015	4936	FRANCISCO AVE		60515
0812110006	4937	FRANCISCO AVE		60515
0812108021	4914	CROSS ST		60515
0812108008	5S181	DRENDEL RD		60515
0812107011	2640	BURLINGTON AVE		60515
0812108001		DRENDEL RD		60515
0812108002	5540	WALNUT AVE	28C	60515
0812108013		DRENDEL RD		60515
0812110008	4930	FRANCISCO AVE		60515
0812108015	4906	CROSS ST		60515
0812108024	4918	CROSS ST		60515
0812105032	4821	CROSS ST		60515
0812108009	5S199	DRENDEL RD		60515
0812110002	2515	HADDOW AVE		60515
0812102001	4617	DRENDEL RD		60515
0812108023	4918	CROSS ST		60515
0812105033	4821	CROSS ST		60515
0812105034	4825	CROSS ST		60515
0812109005		CROSS ST		60515

## Finance and Administration Committee

### 2011 Annexation Parcels

0812109007	4913	CROSS ST	60515
0812110030	2540	BURLINGTON AVE	60515
0812105006		CROSS ST	60515
0812107018	5S202	DRENDEL RD	60515
0812108004	5S167	DRENDEL RD	60515
0812108010	5S199	DRENDEL RD	60515
0812109003	4905	CROSS ST	60515
0812108027	2614	BURLINGTON AVE	60515
0812109011	2525	HADDOW AVE	60515
0812110016	4904	ROSE AVE	60515
0812108031	5S207	DRENDEL RD	60515
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0812105023	4836	FRANCISCO AVE	60515
0812109019	4998	FRANCISCO AVE	60515
0812109023	5S220	FRANCISCO AVE	60515
0812109027	4934	FRANCISCO AVE	60515
0812110005	5S205	FRANCISCO AVE	60515
0812108029	2618	BURLINGTON AVE	60515
0812109008	4917	CROSS ST	60515
0812111006	4935	ROSE AVE	60515
0812110018	4934	ROSE AVE	60515
0812110020	4936	ROSE AVE	60515
0812108032	5S173	DRENDEL RD	60515
0812111001	2505	HADDOW AVE	60515
0812111007	4939	ROSE AVE	60516
0812111030	5S226	WESTERN AVE	60515
0812105015	4800	FRANCISCO AVE	60515
0812110029	5S231	FRANCISCO AVE	60515
0812107007	4900	DRENDEL RD	60515
0812108019	4910	CROSS ST	60515
0812108020	4914	CROSS ST	60515
0812109001	21W551	HADDOW AVE	60515
0812109028	4936	FRANCISCO AVE	60515
0812110017	4934	ROSE AVE	60515
0812110031	2534	BURLINGTON AVE	60515
0812111029	5S246	WESTERN AVE	60515
0812107003	4903	GRANVILLE AVE	60515
0812108014		DRENDEL RD	60515
0812109002	4901	CROSS ST	60515
0812110003	5S205	FRANCISCO AVE	60515
0812110014	4904	ROSE AVE	60515
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0812110012	4904	ROSE AVE	60515
0812111031	4904	WESTERN AVE	60515
0812111004	4909	ROSE AVE	60515
0812110034	4940	ROSE AVE	60515
0812111018	4916	WESTERN AVE	60515

## Finance and Administration Committee

### 2011 Annexation Parcels

0812111020	5S240	WESTERN AVE	60515
0812110028	4939	FRANCISCO AVE	60515
0812107001	4901	GRANVILLE AVE	60515
0812107002	4901	GRANVILLE AVE	60515
0812107012	2610	BURLINGTON AVE	60515
0812107013	2640	BURLINGTON AVE	60515
0812107004	4903	GRANVILLE AVE	60515
0812110013	4904	ROSE AVE	60515
0812111005	4933	ROSE AVE	60515
0812111024	2432	BURLINGTON AVE	60515
0812110015	4904	ROSE AVE	60515
0812111015	5S220	WESTERN AVE	60515
0812111028	4941	ROSE AVE	60515
0812111003	2505	HADDOW AVE	60515
0812111019	4916	WESTERN AVE	60515
0812111014	5S220	WESTERN AVE	60515
0812111023	4949	ROSE AVE	60515
0918309015	1624	63RD ST	60516
0918309014	1630	63RD ST	60516
0918309010	6235	SPRINGSIDE AVE	60516
0918402048	1517	61ST ST	60516
0918403002	1409	61ST ST	60516
0918402032	1555	61ST ST	60516
0918402049	1517	61ST ST	60516
0918309012	6243	SPRINGSIDE AVE	60516
0918309009	6231	SPRINGSIDE AVE	60516
0918309008	6229	SPRINGSIDE AVE	60516
0918309013	1634	63RD ST	60516
0918308010	1722	63RD ST	60516
0920410012	6900	FAIRVIEW AVE	60516
0918308008	1740	63RD ST	60516
0918308029	1890	63RD ST	60156
0920209009	6326	FAIRVIEW AVE	60516
0920209016	6336	FAIRVIEW AVE	60516
0920209014	6332	FAIRVIEW AVE	60516
0920209008	6326	FAIRVIEW AVE	60516
0918308021	1720	63RD ST	60516
0929103005	836	73RD ST	60516
0929103004	906	73RD ST	60516
0929103006	832	73RD ST	60516
0929104017	7446	WEBSTER ST	60516
0929104018	7450	WEBSTER ST	60516
0929105007	7425	WEBSTER ST	60516
0929105009	7445	WEBSTER ST	60516
0929103003	920	73RD ST	60516
0929104019		75TH & MAIN	60515
0929105008	7433	WEBSTER ST	60516
0929104016	7424	WEBSTER ST	60516

## Finance and Administration Committee

### 2011 Annexation Parcels

0929103007	810	73RD ST		60516
0929202001	7303	WINTHROP WAY	9-1	60516
0929202005	7303	WINTHROP WAY	3	60516
0929202006	7303	WINTHROP WAY	6	60516
0929203001	12	TOWER CT		60516
0929203005	8	TOWER CT		60516
0929203010	4	TOWER CT	6	60516
0929203016	16	TOWER CT		60516
0929202002	7303	WINTHROP WAY	8	60516
0929202004	7303	WINTHROP WAY	9-4	60516
0929202011	7309-2	WINTHROP WAY		60516
0929202015	7309-4	WINTHROP WAY		60515
0929202012	7309-7	WINTHROP WAY		60516
0929202014	7309	WINTHROP WAY	6	60516
0929202016	7309-5	WINTHROP WAY	9-16	60516
0929203002	11	TOWER CT	12-9	60516
0929203004	9	TOWER CT		60516
0929203013	13	TOWER CT		60516
0929203019	18	TOWER CT	16	60516
0929203021	7333	WINTHROP WAY	10	60516
0929203025	7333	WINTHROP WAY	6	60516
0929203018	19	TOWER CT	11-14	60516
0929203003	10	TOWER CT	12-7	60516
0929203007	1	TOWER CT	12-12	60516
0929203009	3	TOWER CT	3	60516
0929202008	7303	WINTHROP WAY	5	60516
0929202013	7309-3	WINTHROP WAY	9-13	60516
0929203022	7333	WINTHROP WAY	9	60516
0929203024	7333	WINTHROP WAY	7	60516
0929203030	7333-5	WINTHROP WAY	11-1	60516
0929203038	7339-5	WINTHROP WAY	10-18	60516
0929203011	5	TOWER CT	6	60516
0929203015	15	TOWER CT		60516
0929203020	17	TOWER RD	18	60516
0929203026	7333	WINTHROP WAY	1	60516
0929203028	7333	WINTHROP WAY	3	60516
0929203031	7339	WINTHROP WAY	10-11	60516
0929203033	7339	WINTHROP WAY	10-15	60516
0929203035	7339	WINTHROP WAY	8	60516
0929203039	7345	WINTHROP WAY	10	60516
0929203042	7345-7	WINTHROP WAY	10-4	60516
0929203047	7345	WINTHROP WAY	4	60516
0929203037	7339	WINTHROP WAY	6	60516
0929203040	7345	WINTHROP WAY	9	60516
0929202003	7303	WINTHROP WAY	2	60516
0929202007	7303-4	WINTHROP WAY	9-7	60516
0929203044	7345	WINTHROP WAY	1	60516
0929203046	7345-3	WINTHROP WAY	5	60516

## Finance and Administration Committee

### 2011 Annexation Parcels

0929203048	7345	WINTHROP WAY	5	60516
0929203006	7	TOWER CT		60516
0929203008	2	TOWER CT	10	60516
0929203012	6	TOWER CT	12-2	60516
0929203014	14	TOWER CT		60516
0929203017	20	TOWER CT	20	60515
0929203045	7345-2	WINTHROP WAY	10-7	60515
0929202009	7309	WINTHROP WAY	9-9	60516
0929202010	7309-8	WINTHROP WAY	10	60516
0929217008	7300	WINTHROP WAY	4	60516
0929217006	7300	WINTHROP WAY	3	60516
0929217011	7306	WINTHROP WAY	13-11	60516
0929203023	7333	WINTHROP WAY	8	60516
0929203027	7333	WINTHROP WAY	2	60516
0929217002	7300-1	WINTHROP WAY		60516
0929217004	7300	WINTHROP WAY	2	60516
0929217044	7318	WINTHROP WAY	6	60516
0929217046	7318	WINTHROP WAY	15-16	60516
0929217048	7318	WINTHROP WAY	8	60516
0929218002	16	WINTHROP CT	16	60516
0929218006	18	WINTHROP WAY		60516
0929218007	12	WINTHROP CT	7	60516
0929217001	7300-8	WINTHROP WAY	13-1	60516
0929217003	7300	WINTHROP WAY	13-3	60516
0929217005	7300	WINTHROP WAY	6	60516
0929217007	7300	WINTHROP WAY	13-7	60516
0929217013	7306	WINTHROP WAY	8	60516
0929217015	7306	WINTHROP WAY	13-15	60516
0929217020	7312	WINTHROP WAY	1	60516
0929217027	7312	WINTHROP WAY	8	60516
0929217028	7312	WINTHROP WAY	14-10	60516
0929217029	7312	WINTHROP WAY	13	60516
0929217033	7	WINTHROP CT	15-3	60516
0929217035	3	WINTHROP CT		60516
0929217010	7306	WINTHROP WAY	13-10	60516
0929217017	7306	WINTHROP WAY	6	60516
0929217018	7306	WINTHROP WAY	13-18	60516
0929217019	7312	WINTHROP WAY	12	60516
0929217022	7312	WINTHROP WAY	2	60516
0929217024	7312	WINTHROP WAY	6	60516
0929217009	7306	WINTHROP WAY	13-9	60516
0929217021	7312	WINTHROP WAY	14-3	60516
0929217023	7312	WINTHROP WAY	10	60516
0929217025	7312-9	WINTHROP WAY	14-7	60516
0929217034	4	WINTHROP CT	4	60516
0929217041	7318	WINTHROP WAY	15-11	60516
0929217043	7318	WINTHROP WAY	15-13	60516
0929217045	7318	WINTHROP WAY	15-15	60516

## Finance and Administration Committee

### 2011 Annexation Parcels

0929217026	7312	WINTHROP WAY	4	60516
0929217031	5	WINTHROP CT	5	60516
0929217037	2	WINTHROP CT		60516
0929218001	15	WINTHROP CT		60516
0929218003	14	WINTHROP CT		60516
0929218005	13	WINTHROP CT	16-5	60516
0929218010	20	WINTHROP CT		60516
0929218022	7315	WINTHROP WAY	17-4	60516
0929218026	7315	WINTHROP WAY	15	60516
0929218027	7315	WINTHROP WAY	5	60516
0929217042	7318	WINTHROP WAY	5	60516
0929218009	11	WINTHROP CT	16-9	60516
0929218011	7324	WINTHROP WAY	16-11	60516
0929217012	7306	WINTHROP WAY	2	60516
0929217014	7306	WINTHROP WAY	3	60516
0929217016	7306	WINTHROP WAY	13-16	60516
0929217030	7312	WINTHROP WAY	14-12	60516
0929217032	6	WINTHROP CT	15-2	60516
0929217036	8	WINTHROP WAY		60516
0929217038	9	WINTHROP CT	15-8	60516
0929217039	1	WINTHROP CT		60516
0929217040	10	WINTHROP CT		60516
0929217047	7318	WINTHROP WAY	1	60516
0929218014	7324	WINTHROP WAY	14	60516
0929218018	7324-5	WINTHROP WAY	16-18	60516
0929218020	7315	WINTHROP WAY	18	60516
0929218029	7315	WINTHROP WAY	17-11	60516
0929218030	7315	WINTHROP WAY	13	60516
0929203029	7333	WINTHROP WAY	4	60516
0929203032	7339-2	WINTHROP WAY		60516
0929203034	7339	WINTHROP WAY	4	60515
0929218032	7315	WINTHROP WAY	17-14	60516
0929218036	7315	WINTHROP WAY		60516
0929218040	7330	WINTHROP WAY	2	60516
0929218041	7330	WINTHROP WAY	18-5	60516
0929218044	7330	WINTHROP WAY	4	60515
0929218004	17	WINTHROP CT		60516
0929218012	7324-8	WINTHROP WAY	16-12	60516
0929218016	7324	WINTHROP WAY	16-16	60516
0929218017	7324	WINTHROP WAY	16-17	60516
0929218019	7315	WINTHROP WAY	1	60516
0929218023	7315	WINTHROP WAY	17-5	60516
0929218025	7315	WINTHROP WAY	4	60516
0929218033	7315	WINTHROP WAY	8	60516
0929218048	7330	WINTHROP WAY	18-12	60516
0929218050	7330	WINTHROP WAY	7	60516
0929218052	7330	WINTHROP WAY	18-16	60516
0929219004	7336	WINTHROP WAY	7	60516

# Finance and Administration Committee

## 2011 Annexation Parcels

0929219005	7336	WINTHROP WAY	19-5	60516
0929219006	7336	WINTHROP WAY	8	60516
0929219010	7336	WINTHROP WAY	10	60516
0929218028	7315	WINTHROP WAY	17-10	60516
0929218031	7315	WINTHROP WAY	7	60516
0929218034	7315	WINTHROP WAY	16	60516
0929218038	7330	WINTHROP WAY	18-2	60516
0929218051	7330	WINTHROP WAY	11	60516
0929218054	7330	WINTHROP WAY	9	60516
0929218035	7315	WINTHROP WAY	17-17	60516
0929218037	7330	WINTHROP WAY	18-1	60516
0929218039	7330	WINTHROP WAY	17	60516
0929203036	7339	WINTHROP WAY	7	60516
0929203041	7345-8	WINTHROP WAY		60516
0929203043	7345	WINTHROP WAY	6	60516
0929218042	7330	WINTHROP WAY	3	60516
0929218046	7330	WINTHROP WAY	5	60516
0929218047	7330	WINTHROP WAY	18-11	60516
0929218049	7330	WINTHROP WAY	13	60516
0929218053	7330	WINTHROP WAY	10	60516
0929219007	7336	WINTHROP WAY	19-7	60516
0929219014	7342	WINTHROP WAY	7	60516
0929219018	7342-5	WINTHROP WAY	19-18	60516
0929219020	7344-1	COUNTRY CREEK	20-2	60516
0929219021	7344	COUNTRY CREEK	7	60516
0929219022	7344	COUNTRY CREEK WY	2	60516
0929219023	7334	COUNTRY CREEK	6	60516
0929219001	7336	WINTHROP WAY	5	60516
0929219008	7336	WINTHROP WAY	19-8	60516
0929219017	7342-4	WINTHROP WAY	19-17	60516
0929219024	7344-3	COUNTRY CREEK	6-20	60516
0929219025	7344	COUNTRY CREEK	5	60516
0929219026	7344	COUNTRY CREEK	4	60516
0929219035	7346	COUNTRY CREEK	6	60516
0929219036	7346	COUNTRY CREEK		60516
0929219029	7346	COUNTRY CREEK WY	9	60516
0929219031	7346	COUNTRY CREEK	8	60516
0929219032	7346	COUNTRY CREEK	20-14	60516
0929219033	7346	COUNTRY CREEK WY	7	60516
0929219011	7342	WINTHROP WAY	19-11	60516
0929219012	7342	WINTHROP WAY	8	60515
0929219013	7342	WINTHROP WAY	19-13	60516
0929219019	7344	COUNTRY CREEK	20-8	60516
0929219027	7346	COUNTRY CREEK	10	60516
0929219003	7336	WINTHROP WAY	4	60516
0929219009	7336-1	WINTHROP WAY		60516
0929219015	7342	WINTHROP WAY	3	60516
0929219016	7342	WINTHROP WAY	19-16	60516

## Finance and Administration Committee

### 2011 Annexation Parcels

0929219028	7346	COUNTRY CREEK	1	60516
0929219034	7346	COUNTRY CREEK	20-16	60516
0929219030	7346	COUNTRY CREEK	2	60516
0929218008	19	WINTHROP WAY	16-8	60516
0929218013	7324	WINTHROP WAY	2	60516
0929218015	7324	WINTHROP WAY	16-15	60516
0929218021	7315	WINTHROP WAY	2	60516
0929218024	7315	WINTHROP WAY	17-6	60516
0929218043	7330	WINTHROP WAY	18-7	60516
0929218045	7330	WINTHROP WAY	18-9	60516
0929219002	7336-6	WINTHROP WAY	19-2	60516
0929221008	7348	WINTHROP WAY	24-8	60516
0929221001	7348-5	WINTHROP WAY		60516
0929221002	7348	WINTHROP WAY	6	60516
0929221006	7348	WINTHROP WAY	8	60516
0929221010	7348	WINTHROP WAY	24-10	60516
0929221013	7343	COUNTRY CREEK	24-13	60516
0929221015	7343	COUNTRY CREEK	24-15	60516
0929221004	7348	WINTHROP WAY	7	60516
0929221009	7348	WINTHROP WAY	24-9	60516
0929221014	7343-7	COUNTRY CREEK	24-14	60516
0929221017	7343	COUNTRY CREEK	24-17	60516
0929221021	7360-5	WINTHROP WAY	26-3	60516
0929221022	7360	WINTHROP WAY	26-4	60516
0929221026	7354	WINTHROP WAY	26-8	60516
0929221028	7354	WINTHROP WAY	3	60516
0929221029	7354	WINTHROP WAY	7	60516
0929221007	7348	WINTHROP WAY	24-7	60516
0929221016	7343	COUNTRY CREEK	6	60516
0929221018	7343	COUNTRY CREEK	5	60516
0929221024	7360	WINTHROP WAY	26-6	60516
0929221027	7354	WINTHROP WAY	6	60516
0929221003	7348-4	WINTHROP WAY		60516
0929221005	7348	WINTHROP WAY		60516
0929221019	7360	WINTHROP WAY	4	60516
0929221030	7354	WINTHROP WAY	2	60516
0929221011	7343-1	COUNTRY CREEK WY	24-11	60516
0929221012	7343	COUNTRY CREEK	8	60516
0929221020	7360	WINTHROP WAY	26-2	60516
0929221023	7360	WINTHROP WAY	5	60516
0929221025	7360	WINTHROP WAY	26-7	60516
0929221031	7354	WINTHROP WAY	8	60516
0929222002		WINTHROP WAY		60516
0929221032	7342-1	WINTHROP WAY		60516

May 18, 2011

Dear Neighbor,

In the coming months, the Village of Downers Grove will consider the annexation of your property and several other unincorporated areas contiguous to Village boundaries.

The proposed areas to be annexed exist in small pockets and create gaps in service delivery. For example, road maintenance, emergency response and other services are handled by different entities and areas of coverage often overlap between agencies. Annexing these properties will ensure that services are provided in an efficient manner and paid for equitably by those who benefit from them.

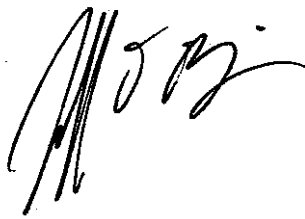
You are invited to attend a **Neighborhood Meeting on June 1, 2011 at 7:00 p.m.** (LOCATION TBD). Staff will present the Village's plans and be available to answer questions.

Enclosed are a map of the proposed areas to be annexed and a list of questions commonly asked by new residents of the Village.

If you have further questions about the Village's annexation plans, contact the Community Response Center at (630) 434-2255 and your inquiry will be appropriately directed. Additional references will also be posted on the Village website, [www.downers.us](http://www.downers.us).

We look forward to meeting with you.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff O'Brien". The signature is stylized with a large, sweeping initial "J" and "O".

Jeff O'Brien, AICP  
Planning Manager  
Village of Downers Grove

Cc: David Fieldman, Village Manager  
Mayor and Village Council

Enclosures



## FREQUENTLY ASKED QUESTIONS ABOUT ANNEXATION

### 1. Under what authority is my property being annexed?

Under Illinois State law, municipalities are permitted to annex areas that are less than 60 acres and completely surrounded by one or more municipalities. Annexation does not require consent of the property owners.

### 2. Why is the Village annexing my property?

There are several unincorporated areas contiguous to Village boundaries which exist in small pockets and create gaps in service delivery. Road maintenance, emergency response and other services are handled by different entities and areas of coverage often overlap between agencies. Annexing these properties will ensure that services are provided in an efficient manner and paid for equally by those who benefit from them.

### 3. Will my property taxes be affected by this annexation?

**Yes.** A tax bill paid by residents of the Village of Downers Grove will show some line items not seen before, while others on your current tax bill will be removed. The net effect will be that a property with a market value of \$300,000 will pay anywhere from \$100 to \$125 more.

Removed line items may include Township Road and Fire Protection Districts.  
*(See the enclosed sample tax bill for your current taxing district for comparison.)*

Below is an example of line items from a Downers Grove tax bill paid by residents in 2011 (for the year 2010).

**In this example, the assessed value of \$100,000 is used.**

1. **Village of Downers Grove (except fire)**  
\$100,000 (value) divided by 100 x .2705 (rate) = **\$270.50**
2. **Village of Downers Grove Fire Fund**  
\$100,000 (value) divided by 100 x .1205 (rate) = **\$120.50**
3. **Pension Fund (for police and fire.)**  
\$100,000 (value) divided by 100 x .1715 (rate) = **\$171.50**
4. **Downers Grove Library**  
\$100,000 (value) divided by 100 x .1966 (rate) = **\$196.60**

4. **If my property is currently served by a Fire Protection District (FPD), will I be required to continue paying property taxes to the FPD, as well as to the Village of Downers Grove for this service?**

If your Fire Protection District has a debt service, you are required under State law to continue to pay a portion of the property taxes to this District. Once the debt service is retired, you will only pay taxes to the Village of Downers Grove for fire protection at the rate noted.

5. **Will I continue to pay the annual out-of-district library fee?**

No. The property taxes paid to the Downers Grove Library cover this cost.

6. **Will my property be annexed to the Downers Grove Park District?**

The Park District is aware of the Village's plans to annex these properties and will, in general, annex them into the Park District under separate proceedings. In rare instances, some of the annexed properties may already be annexed into the Park District boundaries.

If you have questions regarding park district services, contact the Downers Grove Park District at (630) 963-1304.

7. **Who will be responsible for maintaining roads and rights-of-way?**

The Village of Downers Grove is responsible for maintaining public roads and rights-of-way within its jurisdictional boundaries, including snow removal.

8. **Who do I call for emergency services?**

As always, call 9-1-1 for emergencies. The Downers Grove Police and/or Fire Department will respond to your emergency.

9. **Will I be required to comply with Village property maintenance codes and ordinances?**

**Yes.** Chapter 7.1401-1403 of the Downers Grove Municipal Code establishes the 2006 International Property Maintenance Code (with amendments) to protect property values and ensure that structures and dwellings meet local, state and national safety standards. Property maintenance standards enforced by the Village differ from DuPage County.

The *Downers Grove Municipal Code* can be found on the Village website, [www.downers.us](http://www.downers.us). Hard copies are also available at the Library and with the Village Clerk's office.

10. **Will my zoning classification or address change?**

Upon annexation, properties will default to an R-1 (Single Family Residential) zoning, the most restrictive of all zoning classes. At a later date, properties may be re-zoned to a classification that more accurately reflects the property's size and physical characteristics. (See Chapter 28 Zoning of the *Downers Grove Municipal Code*.)

The majority of properties will keep their current address.

Sample 2011 Property Tax Bill  
**Darien-Woodridge Fire Protection District**  
*(Figures are based on an Equalized Assessed Value of \$100,000)*

**If in Downers Grove, this property would pay \$123.30 more.**

Taxing District	Rate 2010	Tax 2010
** COUNTY **		
COUNTY OF DU PAGE	.0997	99.70
PENSION FUND	.0215	21.50
COUNTY HEALTH DEPT	.0323	32.30
PENSION FUND	.0124	12.40
FOREST PRESERVE DIST	.1215	121.50
PENSION FUND	.0106	10.60
DU PAGE AIRPORT AUTH	.0158	15.80
** LOCAL **		
DU PAGE WATER COMM	NO LEVY	
DOWNERS GROVE PARK	.2610	261.00
PENSION FUND	.0290	29.00
DOWNERS GROVE TWP	.0268	26.80
PENSION FUND	.0013	1.30
DOWNERS GR TWP RD	.0399	39.90
PENSION FUND	.0021	2.10
DARIEN-WOODRIDGE FIRE	.4378	437.80
PENSION FUND	.0594	59.40
INDIAN PR LIBR EX-BD	.1332	133.20
PENSION FUND	.0054	5.40
INDIAN PR LIBR BOND	.0220	22.00
DOWNERS GR SAN DIST	.0336	33.60
** EDUCATION **		
G S DIST 58-EX BDS	1.6372	1,637.20
PENSION FUND	.0619	61.90
HIGH SCHOOL DIST 99	1.5665	1,566.50
PENSION FUND	.0440	44.00
COLLEGE DU PAGE 502	.2349	234.90
 TOTAL	 4.9098	 4,909.80

**Village of Downers Grove \$ 562.50**  
*(Includes Police and Fire services, pensions and Village services i.e. street maintenance, water, snow removal, etc.)*

+

**Downers Grove Library \$ 196.60**

**\$ 759.10**

VS.

**Darien-Woodridge Fire \$ 497.20**  
*(Accounts only for Fire Service and pension)*

**Indian Prairie Library + \$ 138.60**

**Deductions \$ 635.80**

*(In 2015, reduce by another \$22.00)*

Sample 2011 Property Tax Bill  
**Lisle-Woodridge Fire Protection District**  
*(Figures are based on an Equalized Assessed Value of \$100,000)*

**If in Downers Grove, this property would pay \$100.90 more.**

Taxing District	Rate 2010	Tax 2010
** COUNTY **		
COUNTY OF DU PAGE	.0997	99.70
PENSION FUND	.0215	21.50
COUNTY HEALTH DEPT	.0323	32.30
PENSION FUND	.0124	12.40
FOREST PRESERVE DIST	.1215	121.50
PENSION FUND	.0106	10.60
DU PAGE AIRPORT AUTH	.0158	15.80
** LOCAL **		
DU PAGE WATER COMM	NO LEVY	
LISLE TOWNSHIP	.0445	44.50
DOWNERS GROVE PARK	.2610	261.00
PENSION FUND	.0290	29.00
LISLE TWP RD	.0546	54.60
PENSION FUND	.0028	2.80
LISLE-WOODRIDGE FIRE	.6034	603.40
PENSION FUND	.0648	64.80
DOWNERS GR SAN DIST	.0336	33.60
** EDUCATION **		
G S DIST 58-EX BDS	1.6372	1,637.20
PENSION FUND	.0619	61.90
HIGH SCHOOL DIST 99	1.5665	1,566.50
PENSION FUND	.0440	44.00
COLLEGE DU PAGE 502	.2349	234.90
PENSION FUND	NO LEVY	
 TOTAL	 4.9520	 4,952.00

**Village of Downers Grove \$ 562.50**  
*(Includes Police and Fire services, pensions and Village services i.e. street maintenance, water, snow removal, etc.)*

+

**Downers Grove Library \$ 196.60**  
**\$ 759.10**

**VS.**

**Lisle-Woodridge Fire \$ 668.20**  
*(Accounts only for Fire Service and pension)*

# Sample 2011 Property Tax Bill

## Fairview Fire Protection District

*(Figures are based on an Equalized Assessed Value of \$100,000)*

**If in Downers Grove, this property would pay \$673.10 more.**

Taxing District	Rate 2010	Tax 2010
COUNTY OF DU PAGE	.0997	99.70
PENSION FUND	.0215	21.50
COUNTY HEALTH DEPT	.0323	32.30
PENSION FUND	.0124	12.40
FOREST PRESERVE DIST	.1215	121.50
PENSION FUND	.0106	10.60
DU PAGE AIRPORT AUTH	.0158	15.80
** LOCAL **		
DU PAGE WATER COMM	NO LEVY	
YORK TOWNSHIP	.0345	34.50
PENSION FUND	.0028	2.80
YORK TWP RD	.0348	34.80
PENSION FUND	.0016	1.60
YORK TWP SPC POLICE	.0179	17.90
DOWNERS GROVE PARK	.2610	261.00
PENSION FUND	.0290	29.00
FAIRVIEW FIRE DIST	.0681	68.10
DOWNERS GR SAN DIST	.0336	33.60
** EDUCATION **		
G S DIST 58-EX BDS	1.6372	1,637.20
PENSION FUND	.0619	61.90
HIGH SCHOOL DIST 99	1.5665	1,566.50
PENSION FUND	.0440	44.00
COLLEGE DU PAGE 502	.2349	234.90
PENSION FUND	NO LEVY	
 TOTAL	 4.3416	 4,341.60

**Village of Downers Grove \$ 562.50**  
*(Includes Police and Fire services, pensions and Village services i.e. street maintenance, water, snow removal, etc.)*

+

**Downers Grove Library \$ 196.60**  
**\$ 759.10**

VS.

<b>Fairview Fire District</b>	<b>\$ 68.10</b>
<b>York Twp Spc Police</b>	<b>\$ 17.90</b>
	<b>\$ 86.00</b>

VILLAGE OF DOWNERS GROVE  
FINANCE AND ADMINISTRATIVE COMMITTEE MEETING  
PUBLIC HEARING  
MAY 12, 2011, 5:00 P.M.

Staff: Dave Fieldman, Village Manager; Stan Balicki, Asst. Director Public Works; Jeff O'Brien, Planning Manager; Tom Dabareiner, Director of Community Development; Janene Cerulli, Public Relations Specialist; Mary Van Milligen, Management Intern

Commissioners: Marilyn Schnell, Sean Durkin, William Waldack

Commissioner Durkin called the meeting to order at 5:10.

Commissioner Schnell welcomed attendees.

Dave Fieldman presented the staff's recommendation for annexations and asked council for any questions and comments.

Commissioner Schnell: Will the NW area be put into the stormwater master plan and prioritized that way?

Dave Fieldman: At this point, staff does not believe there is an issue of a high priority level that would need to be included in the stormwater master plan.

Commissioner Schnell: Whether or not staff includes these properties in the stormwater master plan may set the tone for annexations in the future. Commissioner Schnell says the Village should have an all or nothing policy. If the streets are being prioritized in the roadway maintenance plan, stormwater should also be prioritized in a similar manner.

Commissioner Schnell: Village Square properties have private roads, etc. What happens if these properties want their private roads etc. to be part of the Village?

Dave Fieldman: Believes the Village current policy is to not accept private properties. If this became an issue, staff would provide council with the policy option of accepting private properties.

Commissioner Schnell: Is this meeting intended to get a policy recommendation from Council?

Resident: Lives on 39<sup>th</sup> and Glendenning and the cattails are growing higher than the cars; resident called but the cattails were only trimmed, not eliminated. Doesn't the Village know there is a product that can be sprayed on the cattails to eliminate them?

Commissioner Durkin: Please, this meeting will address Council questions first.

Commissioner Waldack: At this time, Commissioner Schnell has addressed his concerns.

Commissioner Durkin: Addresses whole audience - who is from which area?

NW Area – no questions

63<sup>rd</sup> and Springfield – no questions

Condos – no questions

Fairview (south of 63<sup>rd</sup> Street) – no questions

Commissioner Schnell: Concerning 39<sup>th</sup> and Glendenning, this area floods, upon annexation would maintenance needs be addressed? If maintenance needs exist outside DG jurisdiction what happens?

Dave Fieldman: If the issue lies outside Village jurisdiction, the Village would work to partner with areas outside Downers Grove to address the maintenance issue. Staff would look to Council to direct staff towards policy decision such as intergovernmental agreements.

Resident: Why hasn't Downers Grove taken care of the drainage problem on 39<sup>th</sup>?

Staff: A culvert was installed to address the problem last week.

Resident: How were the properties on 39<sup>th</sup> and Glendenning chosen for annexation?

Staff: The properties are eligible for involuntary annexation because they are wholly surrounded by the Village and less than 60 acres.

Resident: Are the properties on School St. being included in the annexation.

Staff: No.

Resident: Lives at 3848 Glendenning which is a property that is included in the involuntary annexation plan. Her property has drainage/flooding issues that a contractor has estimated at \$25,000 and renders half of her property useless. This problem area is made worse because the Village named the property next to hers a wetland area and it cannot be fixed.

Dave Fieldman: Could be a localized floodplain; staff will look at your issue and speak to you after the meeting about the specifics.

Resident: Is the committee aware of the agreement the Fairview Homeowners Association has made with the Downers Grove Park District? Will the properties be double taxed?

Dave Fieldman: The Park District is an independent autonomous organization. Annexation should not affect the agreement with the Park District but we cannot speak for or make policies for the park district.

Resident: Fairview Home Owners Association would like more historical information about how these properties came to be eligible for annexation. They are concerned the annexation of these five properties is going to allow the Village to envelope their area.

Commissioner Schnell: Remember these properties are being annexed because they are wholly surrounded by the Village.

Dave Fieldman: This process is based on a fair and transparent process. The Fairview Fire Protection District cannot be annexed at this time due to state law; the properties are not wholly surrounded by the Village or under 60 acres. Rather, the Village wants to work with people in the residents of this area to ensure payment for fire services.

Resident: My home isn't being annexed, am I going to receive a letter to say we're not going to be annexed?

Commissioner Durkin: No letter regarding annexation will be distributed to properties that are not being considered for annexation.

Resident: The North Fairview Area is presenting a petition with 200 signatures opposing annexation. We are satisfied with current services.

Commissioner Durkin: This process is open and transparent. The only issue at this time with the Fairview Fire Protection District is the outstanding bill. Bad economic times have led the Village to need to collect on outstanding bills.

Resident: Why didn't the Village of Downers Grove do due diligence in the beginning a collect on their bills?

Dave Fieldman: The issue of the Fairview Fire Protection District will be discussed with them during a separate meeting where all parties can be in attendance. He indicated the existing agreement was made prior to the State's adoption of property tax caps.

Resident: What if the residents of the homes being annexed do not receive the letter because they don't reside there or are gone?

Dave Fieldman: Letter will be sent out May 18.

Resident: What about pre-annexation agreements that people sign in my area if they hook up to Village water system?

Dave Fieldman: Even with a pre-annexation agreement, homes can only be annexed if they meet the criteria – wholly surrounded by the Village and under 60 acres.

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Resident: Where can I find the criteria for annexation?

Dave Fieldman: In the report provided here at the meeting and on the Village website.

Durkin: Commissioner Durkin asked if any attendees had further questions. Thank you for coming we hope your questions have been answered and staff will be happy to talk to you on an individual basis.