



## Agenda Memo

Crest Hill, IL

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<b>Meeting Date:</b>	July 8, 2024
<b>Submitter:</b>	Ronald Mentzer, Interim Community and Economic Development Director
<b>Department:</b>	Community Development
<b>Agenda Item:</b>	Impact and Applicability of City Resolution #360 on Crest Hill's Potential Annexation of the Vacant Lot at the Northwest Corner of Caton Farm Road and Plum Street

**Purpose of Agenda Item:** Confirm if the majority of the City Council remains in support of promptly processing the annexation of the 17,000+/- square foot vacant lot located in unincorporated Will County at the northwest corner of Plum Street and Caton Farm Road into the City of Crest Hill (the "Plum Street Property") once the property owner satisfies the special fire district annexation and disconnection application obligations contained in City of Crest Hill Resolution #360 before the property owners submit their formal annexation application to the City and pay the City's \$5,000 annexation application fee.

**Background:** At the May 13, 2024, Workshop meeting the City Council discussed and expressed a desire to voluntarily annex the Plum Street Property into the City of Crest Hill (the "Plum Street Property") so the property owner could build their family's new home in the City of Crest Hill and connect their new home to the City's sanitary sewer and water utilities. The Plum Street Property is currently located within the Plainfield Fire Protection District (PFPD).

In 1991, the Crest Hill City Council approved Resolution #360, *A Resolution Requiring All Petitioners for Annexation to Crest Hill Outside of the Lockport Township to Petition for Annexation to the Lockport Township Fire Protection District (LTFPD)*. A copy of this resolution is attached for reference. The City of Crest Hill imposed the following very specific and atypical policy requirements on itself and on property owners interested in annexing their property into the City of Crest Hill through the adoption of this resolution:

*"It shall be the policy of the Crest Hill City Council and the Crest Hill Plan Commission that whenever a landowner or land developer **applies** to the City for annexation of property into the City which lies outside of the Lockport Township Fire Protection District, said land owner or land developer shall also **apply** to the Lockport Fire Protection District for*

*annexation of said property into the Fire Protection District and deannexation of the property away from whichever Fire Protection District recently served it.”*

When the LTFPD became aware of the City’s potential annexation of the Plum Street Property this past spring, it notified the City of the existence of City Resolution #360 and the District’s expectation that the City ensure compliance with its provisions. Until receiving this notification, neither the Mayor or any current City staff members/consultants were aware of Resolution #360 or the special annexation processing requirements contained in it. Since becoming aware of it, City staff has had ongoing communications with the City Attorney, senior staff representatives of the PFPD, the LTFPD, and ownership representatives of the Plum Street Property regarding the administration and special requirements contained in Resolution #360, and the impact those requirements have on the City’s potential annexation of the Plum Street Property.

In an effort to satisfy the requirements of Resolution #360 and move forward with the annexation of their Plum Street Property into Crest Hill, the property owners submitted a formal request to the PFPD to disconnect their property from its district. The PFPD denied that request. Even though the PFPD will not disconnect this property from its district, the property owners are prepared to submit a formal annexation request to the LTFPD once it clarifies its annexation application process and creates/provides an annexation application form to them.

**Recommended Council Action:** Straw vote confirming the City Council remains in support of promptly processing the annexation of the Plum Street Property once the property owner formally applies for the disconnection of their property from the Plainfield Fire Protection District and annexation into the Lockport Fire Protection District.

**Funding Source:** N/A

**Budgeted Amount:** N/A

**Cost:** N/A

**Attachments:**

- City Resolution #360