



Legislation Details (With Text)

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Title: Pocketed Annexation - Review of Unincorporated Property
Code sections:
Attachments: 1. Annex Properties Example

Date	Ver.	Action By	Action	Result
9/21/2020	0	Committee of the Whole		
9/17/2020	0	Development Services Department	INTRODUCED TO COMMITTEE	
9/8/2020	0	Committee of the Whole		
9/3/2020	0	Development Services Department	INTRODUCED TO COMMITTEE	

Title
Pocketed Annexation - Review of Unincorporated Property

History

In 2007, the Development Services Department conducted an analysis of unincorporated land within and adjacent to the Village’s boundaries. The goal of the study was to determine if there was value in annexing additional properties. The properties were evaluated on a set of criteria that included an analysis of existing conditions, including: available utilities, floodplain, floodway, access, existing topography, wetlands, property maintenance issues, and whether the property could be voluntarily or involuntarily annexed.

The Illinois Compiled Statutes set out numerous provisions that can be utilized to involuntarily annex adjoining properties. If any of these conditions are applicable, the Village can annex the qualifying property without the consent of the owner. However, if this takes place the Village cannot impose conditions on the property and must allow the current use to exist until such time that the property is redeveloped or changes use.

If an owner chooses to voluntarily annex, then the Village has the opportunity to impose specific conditions of annexation that would bring the property into compliance with current Village code requirements.

The Development Services Department recently reviewed the results of the previous annexation study to determine if there were properties still available for annexation that would benefit the Village. Properties were ranked based upon their priority and benefit to the Village. They are ranked as either high priority, medium priority or do not pursue.

High priority annexations include properties that are candidates for involuntary annexation which would also create a more unified boundary for the Village. Medium priority annexations would include areas that could be annexed, but would not necessarily provide significant benefit to the Village. This would include

properties that may already be a part of ComEd right-of-way and are thus undevelopable. The do not pursue category identifies properties that could be annexed, but would bring with them specific issues that would cause the Village to expend additional resources in order to bring the properties into compliance. These do not pursue properties may also come with long-term maintenance costs.

The analysis removed those properties that were already annexed since 2007 Staff is seeking direction from the Committee of the Whole to pursue a full updated analysis. In addition to Development Services, this analysis would need to include cooperation with other Village departments (PW, Finance, Police, etc.) in order to determine the availability of utilities and the potential revenue increase from annexing the property.

After the analysis is completed, the Development Services Department will prepare reports for the Plan Commission and provide recommendations for the each of the listed properties. These properties will then be presented to the Village Board of Trustees to approve formal recommendations and direct staff to pursue voluntary or involuntary annexation for each respective property.

Recommended Action/Motion

I move to direct staff to analyze and update the 2007 annexation plan and present the findings to the Village of Orland Park Plan Commission for formal presentation and recommendation to the Village Board of Trustees.