



## Memo

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**File #:** 431-22

**Agenda Date:** 8/16/2022

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**TO:** Mayor and City Council

**FROM:** James V. Capparelli, City Manager

**SUBJECT:**  
**Ordinances Associated with the Annexation of 2749 Golf Road (A-8-22)**

**Ordinance Approving the Annexation of 2749 Golf Road**

**Ordinance Approving the Classification of 2749 Golf Road to R-1 (Single-Family Residential) Zoning**

**BACKGROUND:**

The petitioner wishes to annex the existing single-family residence located at 2749 Golf Road to obtain City water and potentially sanitary sewer service in the future. A City water line is located approximately 50' south of the subject property, along the south side of Golf Road. The nearest sanitary sewer line is located west of the subject property, in the Weston Way Subdivision. If the property is subdivided in the future, or if the existing septic system is deemed inadequate, the petitioner will be required to connect to the City's sanitary sewer system. The petitioner will be responsible for the cost of extending the sanitary sewer line to obtain future sanitary sewer service.

The petitioner has contemplated adding onto the existing structure or building a separate dwelling unit within the subject 5-acre property. Construction of a new dwelling unit would require a future subdivision so that each dwelling unit is located on a separate lot. Any future addition to the existing structure would not be allowed to include a separate dwelling unit within the same building. The requested R-1 (Single-Family Residential) zoning district is appropriate for larger lot sizes that are in excess of 10,000 square feet.

All public improvements, sewer and water connection fees, and the developer's impact fee will be required. Detachment fees have been paid for the New Lenox Fire Protection District and New Lenox Public Library District.

The approval of the annexation, zoning classification to R-1 (Single-Family Residential), and annexation agreement, will allow the existing single-family residence to obtain City water and sewer services, in addition to other City services. The Golf Road corridor contains several properties that have already been annexed into the City, including the Weston Way subdivision directly west of the subject property. Provided this context, annexation of the subject property is appropriate.

**PUBLIC HEARING (PLAN COMMISSION):**

The Plan Commission held a public hearing on this matter on July 21, 2022. Mr. Nathaniel Washburn, KGG, LLC, 111 N. Ottawa Street, Joliet, IL, appeared on behalf of the petition. No one appeared in opposition. Minutes of the meeting are attached hereto.

**RECOMMENDATION OF THE PLAN COMMISSION:**

Mr. John Kella motioned that the Plan Commission recommend the City Council approve the annexation of 2749 Golf Road, classification of 2749 Golf Road to R-1 (Single-Family Residential) Zoning, and approval of the annexation agreement.

Mr. Crompton seconded the motion, which passed with 6 aye votes. Voting aye was Dillon, Kella, Cox, Crompton, Wunderlich, and Heath. Commissioners Perez, Roehr, and Rousonelos were absent.

**RECOMMENDATION OF THE ADMINISTRATION:**

The Administration concurs with the Plan Commission and recommends the Mayor and City Council approves the annexation of 2749 Golf Road and the classification of 2749 Golf Road to R-1 (Single-Family Residential) Zoning.