

**MEMORANDUM**

**Date:** April 1, 2015  
**To:** Lowell Town Council  
**From:** Annexation Committee  
**Re:** Annexation Plan to Proposed Illiana Toll Road Site & Water and Sewer Study

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At the regular meeting for the Annexation Committee on March 26, 2015, the Committee recommended that the Town Council pursue annexations west to US 41 and north to the proposed Illiana Toll Road, per the attached "Option 4" map. The Committee also recommended that a water and sewer study be done showing what the cost would be to run water and sewer out to the west boundary of the proposed annexations along Route 2.

**ANNEXATION COMMITTEE MEETING  
MARCH 26, 2015**

President Niksch called the meeting to order at 7:15 PM. The Pledge of Allegiance was recited. Recording Secretary Gena Knapp took Roll Call. Members answering the roll call were Doug Niksch, Richard Kelley, Edgar Corns, and David Shilling. Carol Crause was not in attendance. Also present were Building Administer Tom Trulley, Planning Consultant Jim Mandon, Town Council President Christopher Salatas, and Councilwoman LeAnn Angerman.

**APPROVAL OF MINUTES**

Mr. Corns made a motion to approve the May 22, 2014 regular meeting minutes and the October 9, 2014 special meeting minutes, seconded by Mr. Kelley and carried with four ayes.

**NEW BUSINESS**

Introduction of Members and Election of Officers for 2015 – Mr. Corns made a motion for Doug Niksch to remain Chairman, seconded by Mr. Shilling and carried with four ayes. Mr. Corns made a motion for Richard Kelley to remain Vice-Chairman, seconded by Mr. Shilling and carried with four ayes. Mr. Niksch made a motion to nominate David Shilling for Secretary, seconded by Mr. Kelley and carried with four ayes.

Discussion of Current Boundaries – Infrastructure of Services west towards US 41 – Discussion of Priorities - Planning Consultant Jim Mandon stated he was asked to come up with some options of how the area to the west could be annexed going up to where the proposed Illiana Expressway will be in lieu of the recent proposed Cedar Lake annexations. Mr. Mandon explained four different options for annexation, some including the proposed annexation of the landfill, and some not including that land. He also went in to detail as to the pros and cons of each area that is included in each annexation. The overall plan of each option was to annex west to the Route 2 and US 41 intersection, north to where the proposed Illiana Expressway would be, and to include three hundred feet, essentially one lot deep, of frontage on the west side of US 41. Mr. Mandon also pointed out the portion on the map that was included in the Cedar Lake proposed annexation, which he felt would either be changed, or Cedar Lake would not be successful in annexing that area. He stated he was holding to the map that was approved over a year ago by the Town, which annexes all the way up to the proposed toll road. After describing each option, Mr. Mandon suggested that option four would make the most sense to get to the Illiana. Discussion followed regarding surrounding farms and properties that would be willing to come in friendly. Mr. Mandon stated these options are quite broad, but they can be fine-tuned to not include some residents or people who actually live on the property.

Mr. Kelley asked if we had to wait for Cedar Lake's proposed annexation to be settled. Mr. Mandon stated you could begin the process and have everything ready. If they are successful, you can change the boundary of an annexation fairly quickly, but this way all of the work is done. Mr. Mandon also mentioned that the proposal could be changed so that the obligation of utilities will be few. Mr. Niksch asked if this had been discussed with Cedar Lake. Mr. Mandon stated we had asked that they remove a part from their proposed annexation. They said that they would consider it, but no formal decisions have been made. Mr. Corns mentioned three committee meetings that will be coming up with Cedar Lake where this may be discussed. Mr. Mandon stated it did seem that they wanted to improve relations with Lowell, but they believed that Lowell was not that interested in annexing, and they wanted some municipality to have control over that area so it is developed properly. We told them if they would back off of that area, and if

in eighteen months Lowell does nothing with that area, then they could put it back in to their plan. The Illiana will not be built eighteen months from now, so they would have nothing to lose. Mr. Nicksch stated the charge for us is to look at what would be the most advantageous for our land use and what we could possibly annex further. Discussion followed regarding soliciting other farms for friendly annexations and the kind of tax rate changes they could possibly see.

Mr. Nicksch asked if Mr. Mandon believed it would be in their best interest to figure out what it would cost to get utilities out on Route 2. Mr. Corns stated they had received a quote of \$1.9 - \$2.1 million to just get water out to Lake Prairie. Mr. Mandon stated it would not take much more to have a utility plan put together and tagged on to the current water and sewer studies that are going on now, that shows the Route 2 and US 41 intersection. Mr. Nicksch asked what the proposed land use was for the intersection. Mr. Mandon stated mainly commercial and industrial. Discussion followed regarding the surrounding areas of the intersection and who may or may not remonstrate the annexation. Mr. Shilling made a motion to recommend to the Town Council that they move forward with option four, limiting the area north if needed, seconded by Mr. Kelley and carried with four ayes. Mr. Mandon suggested that the next recommendation be for the Town Council to come up with funds to determine what the utility expense would be to service the Route 2 frontage all the way to US 41. This way we would have an up to date reference. This does not mean that we would move on that right away, but it is good to have that idea. Mr. Nicksch asked if a fiscal study should be recommended. Mr. Mandon stated you could, but a utility study in this area would be much cheaper than a full fiscal plan. Mr. Nicksch asked if it would be wise to eliminate some of the residents that are included in the proposed annexation area. The Committee discussed eliminating certain areas on the proposed map that contain residents so utilities would not be an issue. Mr. Shilling made a motion to amend his previous motion to recommend moving forward with the amended option four map, and to include adding on a water and sewer study to see how much it would cost to get utilities to the Route 2 frontage up to the west boundary shown on the map. The motion was seconded by Mr. Kelley and carried with four ayes.

Mr. Nicksch stated he believed it would be a busy year, but if we continue working this way, we can get a lot accomplished. He also stated he would like to get with Mr. Trulley to iron out some tax change issues so there is something in writing to give people.

### **PUBLIC COMMENTS**

### **ADJOURNMENT**

With no further questions or comments, Mr. Kelley made a motion to adjourn the meeting at 8:10 P.M., seconded by Mr. Corns and carried with four ayes.

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Doug Nicksch, Chairman

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David Shilling, Secretary

Proposed Iliana Tollway

US 41 Wicker Ave

Rte 2

Parrish Ave

Austin Ave



# Lowell Annexation Proposal Option 6

