

# TRUSTEES HOLD OFF ON ANNEXATION VOTE

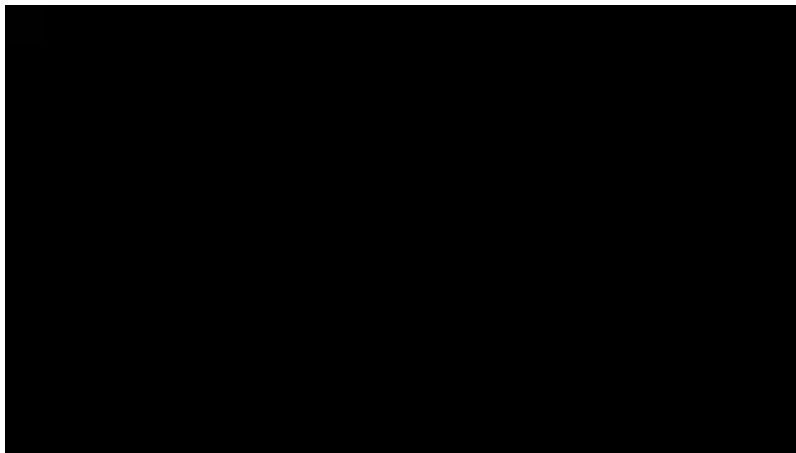
By **Vicki Vass**  
CHICAGO TRIBUNE

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**F**ollowing the advice of their attorney, trustees voted Monday to delay a decision until Wednesday about annexing approximately 700 acres west of Weber Road and south of Taylor Road.

At the special meeting, village attorney Ray Meader said the \$3,245-per-home figure developer Neumann Homes is offering the village to cover building permits, utility tap-on charges and other village services has not changed since a July 5 meeting. Typical permit fees would bring the per-home amount to \$4,175, village Development Director Greg Anderson said.

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The Naperville-based developer wants to build a 650-home subdivision on 211 acres.

The other property owners of the 700-acre parcel include Material Service Corp., Marquette Properties and Zedd Investments. Except for scattered sites zoned for commercial development, the land is primarily zoned residential.

At the July 5 meeting, Kevin Borgard, Neumann vice president of land acquisition and development, provided several graphs showing that village coffers would receive a \$910,000 annual infusion if the project is approved.

receiving \$454,215 in fees, primarily coming from

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Rather than the 6 percent impact fee proposed by the village, Borgard said Neumann is seeking a 3.6 percent fee, which would bring in \$3,245 per home in the first year, \$3,745 in the second year and \$4,245 in the third year. The developer, he said, would donate and dedicate land for park space.

The estimate is based on 100 permits being taken out in the first calendar year of development. Neumann expects the subdivision will take up to five years to complete, Borgard said.

After the board's decision Monday, Borgard declined to comment. However, Meader told the board that in an earlier conversation, the developer said it would withdraw its annexation petition if it wasn't approved Monday.

Meader urged board members not to approve the agreement. "Neumann Homes does not control the board's vote," he said. "I would advise you to vote `no' until we come to terms with the numbers."

Trustees declined Mayor Sandra Gulden's request to allow Neumann representatives an opportunity to justify their figures. After the brief meeting, she expressed disgust at the trustees' decision.

"This certainly is asinine," Gulden said. "I'm in politics up to my ears. This doesn't make an ounce of sense."

Trustee Ed McCartan said the area is prime for development, and he wants to make sure it is done properly.

"It's an apple on a tree ripe to be picked," he said. "I don't want to see it turned into applesauce."

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