



## **CITY COUNCIL**

### **AGENDA ITEM STAFF REPORT**

<b>MEETING DATE:</b>	April 22, 2025
<b>TITLE:</b>	Ordinances Annexing Various Real Estate Eligible for Annexation per Illinois Compiled Statute 65 ILCS 5/7-1-13 in Collinsville, Illinois
<b>DEPARTMENT:</b>	Community Development
<b>PROJECT MANAGER:</b>	Travis Taylor, AICP, Community Development Director
<b>REQUESTED ACTION:</b>	Approval
<b>STRATEGIC PLAN GOAL(s):</b>	#4 Invest in Public Utilities
<b>ATTACHMENTS:</b>	Annexation Ordinance, & Annexation Plat

#### **Summary Recommendation**

City staff recommends the City Council annex various properties throughout the City of Collinsville, being surrounded by municipalities or federal highway rights-of-way, in accordance with the authority granted to municipalities via 65 ILCS 5/7-1-13.

#### **Executive Summary**

Per Illinois State Statute, a municipality may annex property without the consent of property owners provided that the subject area is 60 acres or less and wholly bounded by one or more municipalities. The City of Collinsville finds that 65 ILCS 5/7-1-13 bestows upon the municipality the right to annex the subject properties included in these ordinances as all properties presented are completely surrounded by either City of Collinsville Corporate Limits or the boundaries of a neighboring municipality, and total less than 60 acres in size for each area. This annexation effort is supported by the Collinsville Comprehensive Plan 2020 and specifically called for in the City of Collinsville Strategic Plan (2022-2024) which lists the annexation of “unincorporated areas that are existing pockets or located in fringe areas” of Collinsville as an action item for Goal #4.

Each property subject to this annexation is currently located outside of any municipal corporate limits and within Madison County’s jurisdiction for unincorporated areas. Per the City of Collinsville ordinances, all properties annexed will be zoned “R-1” Single Family Residential. As a result of annexation, property owners should expect only a slight change in their property tax bill. A property with an EAV of \$40,000 (fair market value of \$120,000) would only see an estimated increase in their annual property taxes of about \$76.60 (2023 tax year). This accounts for the inclusion of the City of Collinsville municipal property tax (tax rate of 0.6425 in 2023) and removal of the Collinsville Fire District property tax (tax rate of 0.451 in 2023).

While the City is not requiring any property owner to tap onto City water or sewer services with this annexation, those properties currently tapped onto City water and sewer services will find savings on their utility bills. Water usage rates will decrease (per 1,000 gallons used) from \$10.68 (customers outside City limits) to \$7.13 (residents within City limits). For a household which uses 5,000 gallons of water per month, being located within Collinsville City Limits will decrease their water usage bill by \$17.75 per month (\$213

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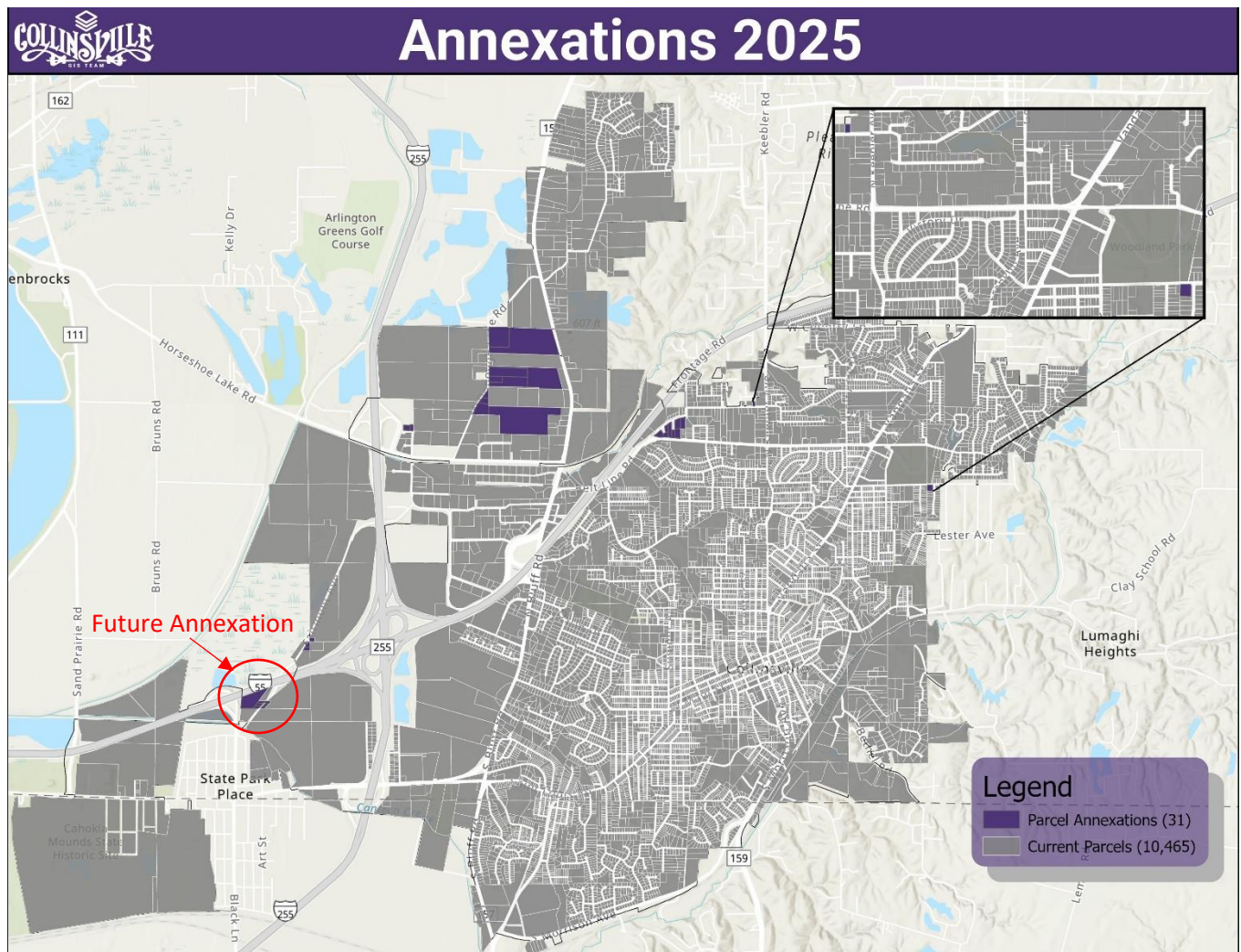
Various Surround Annexations

annually). Further, these customers can also enjoy the inclusion of Republic trash services as part of their water and sewer bill. The City also finds additional benefits to being located within City limits, such as:

1. City of Collinsville Police Service
2. Resident rates and discounts for all Parks and Recreation Programs
3. Local representation by Collinsville City Council and ability to vote in the municipal elections

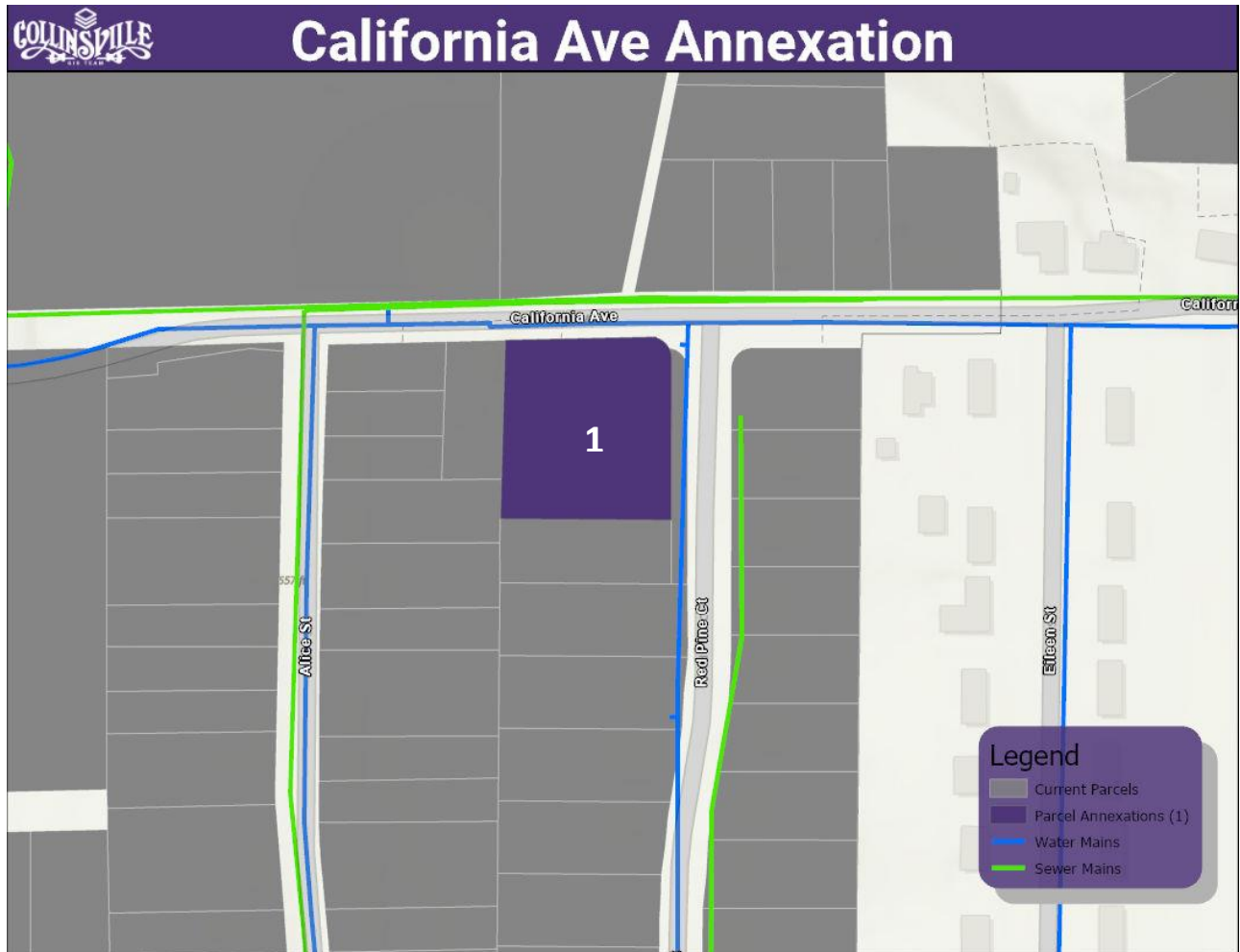
Annexation of these areas will allow the City to maintain a more uniform corporate boundary which eliminates confusion as to governmental jurisdiction and provides consistency in government services. At present, these property owners must rely on other government agencies, such as the County or Township, for services. Whereas, their neighbors, being located within City Limits, rely on services provided by the City. Bringing these properties into the City will allow all units of government to provide services to residents within uniform service areas, removing jurisdictional changes from property to property. Further, these residents will now have more local representation for services which already affect them (such as City-maintained utilities and streets and neighborhood development and land uses). Currently, these residents may rely on City-services but are unable to vote in City elections and remain unrepresented in that form of government.

On the following pages, please find a breakdown of each area subject to annexation:



**California Avenue**

Map ID Number	Address	PIN	Current Land Use
1	1020 California Avenue	13-2-21-26-01-101-001.001	Single Family Home

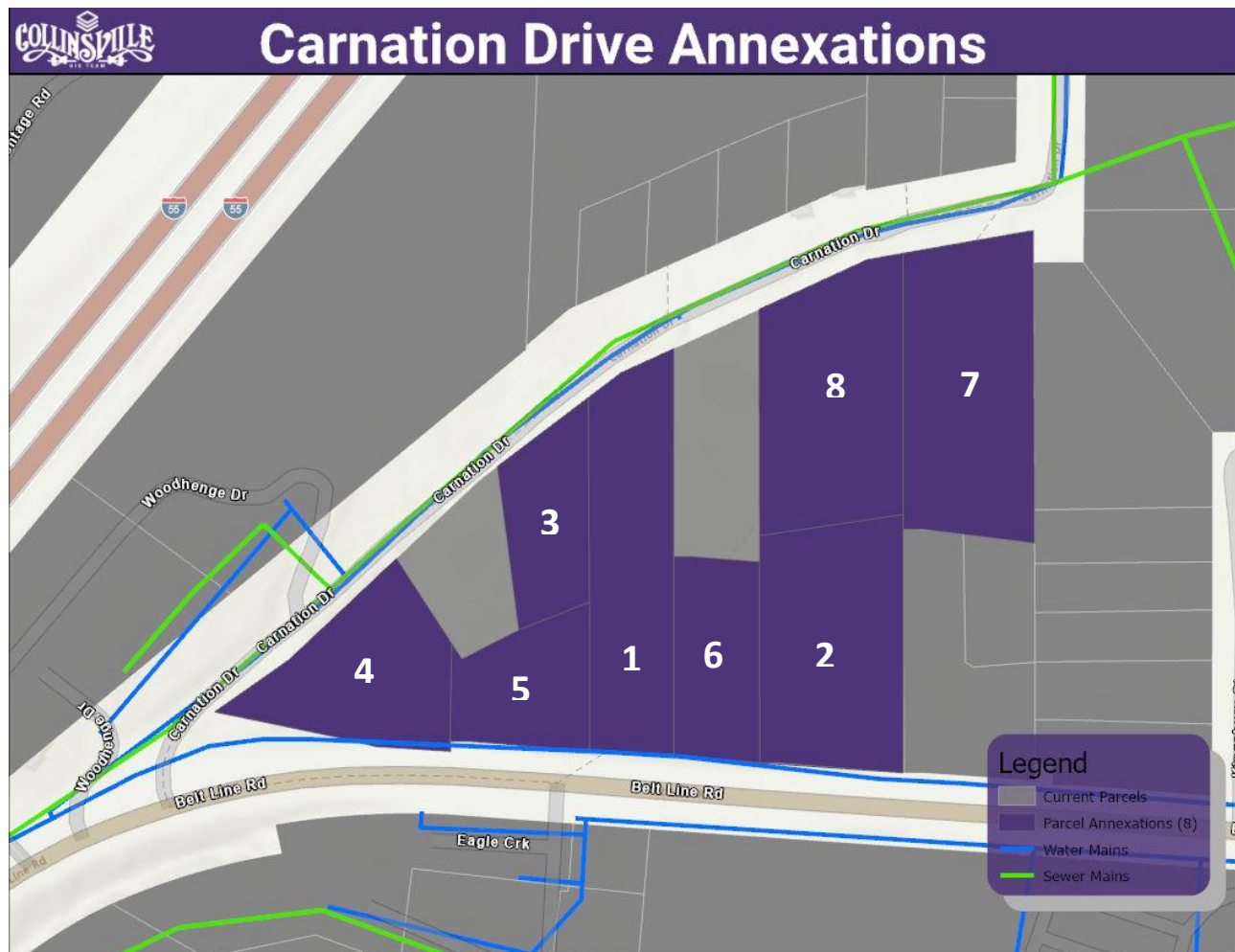


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**Carnation-Beltline**

Map ID Number	Address	PIN	Current Land Use
1	1413 Beltline Road	13-2-21-21-14-301-006	Single Family Home
2	1409 Beltline Road	13-2-21-21-14-301-003.001	Single Family Home
3	30 Carnation Drive	13-2-21-21-14-301-007	Single Family Home
4	24 Carnation Drive	13-2-21-21-14-301-010	Single Family Home
5	1415 Beltline Road	13-2-21-21-14-301-008	Single Family Home
6	1411 Beltline Road	13-2-21-21-14-301-005	Single Family Home
7	40 Carnation Drive	13-2-21-21-14-301-001	Single Family Home
8	38 Carnation Drive	13-2-21-21-14-301-003	Vacant



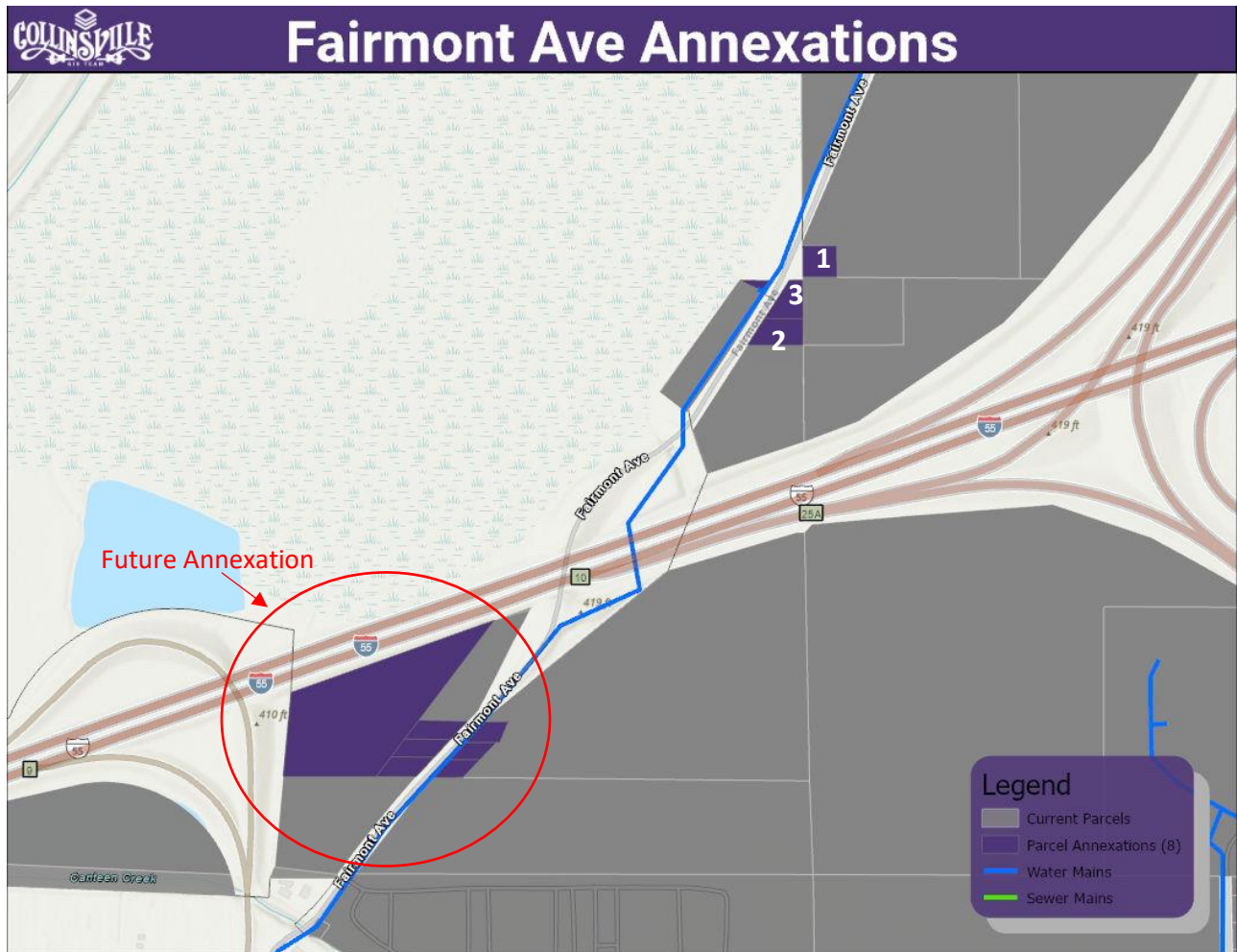


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**Fairmont Avenue**

Map ID Number	Address	PIN	Current Land Use
1	3544 Fairmont Avenue	13-1-21-30-00-000-011	Single Family Home
2	3464 Fairmont Avenue	17-1-20-36-00-000-002	Single Family Home
3	3466 Fairmont Avenue	17-1-20-36-00-000-003	Single Family Home

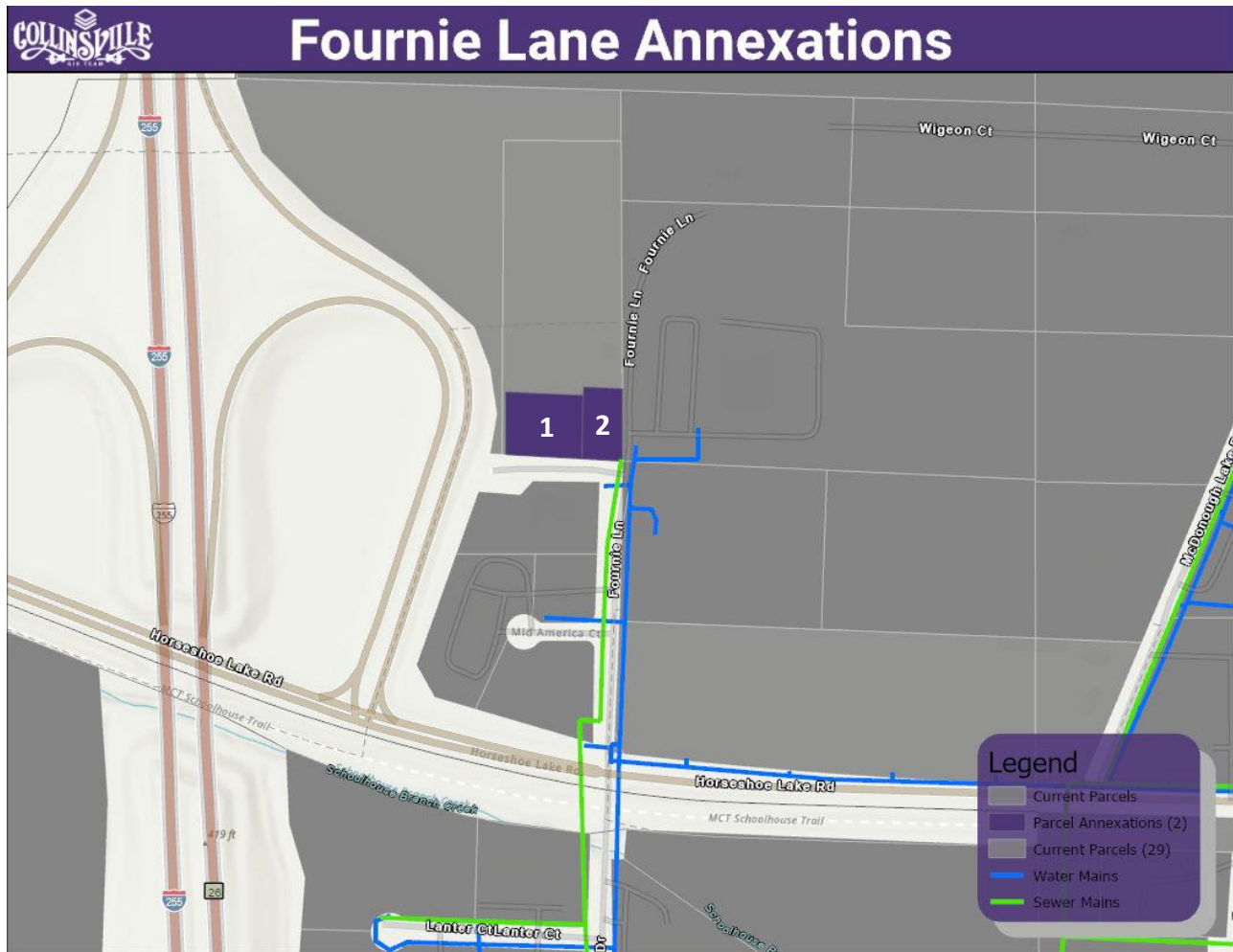


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**Fournie Lane**

Map ID Number	Address	PIN	Current Land Use
1	905 Fournie Lane	13-1-21-19-00-000-009	Single Family Home
2	901 Fournie Lane	13-1-21-19-00-000-010.001	Single Family Home

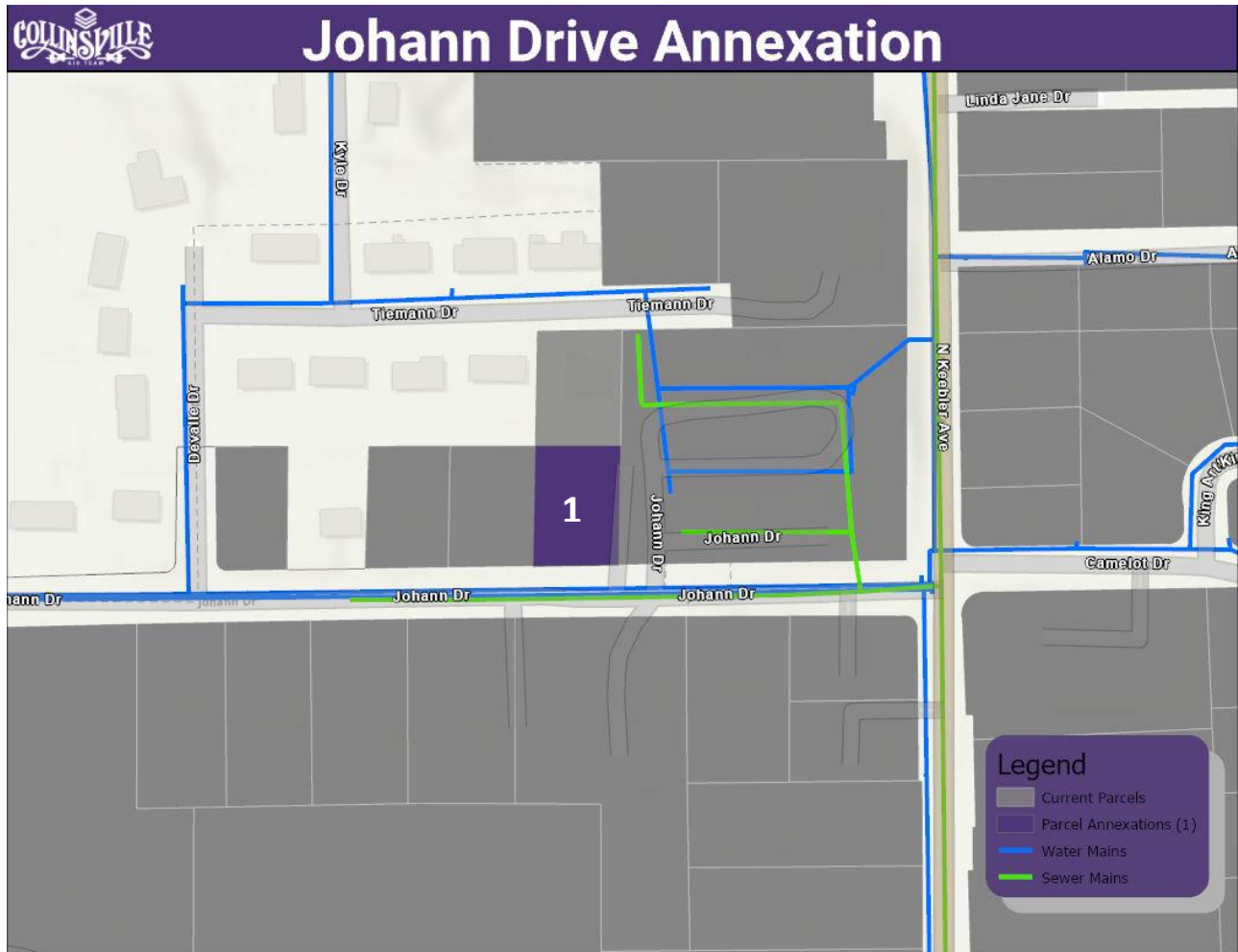


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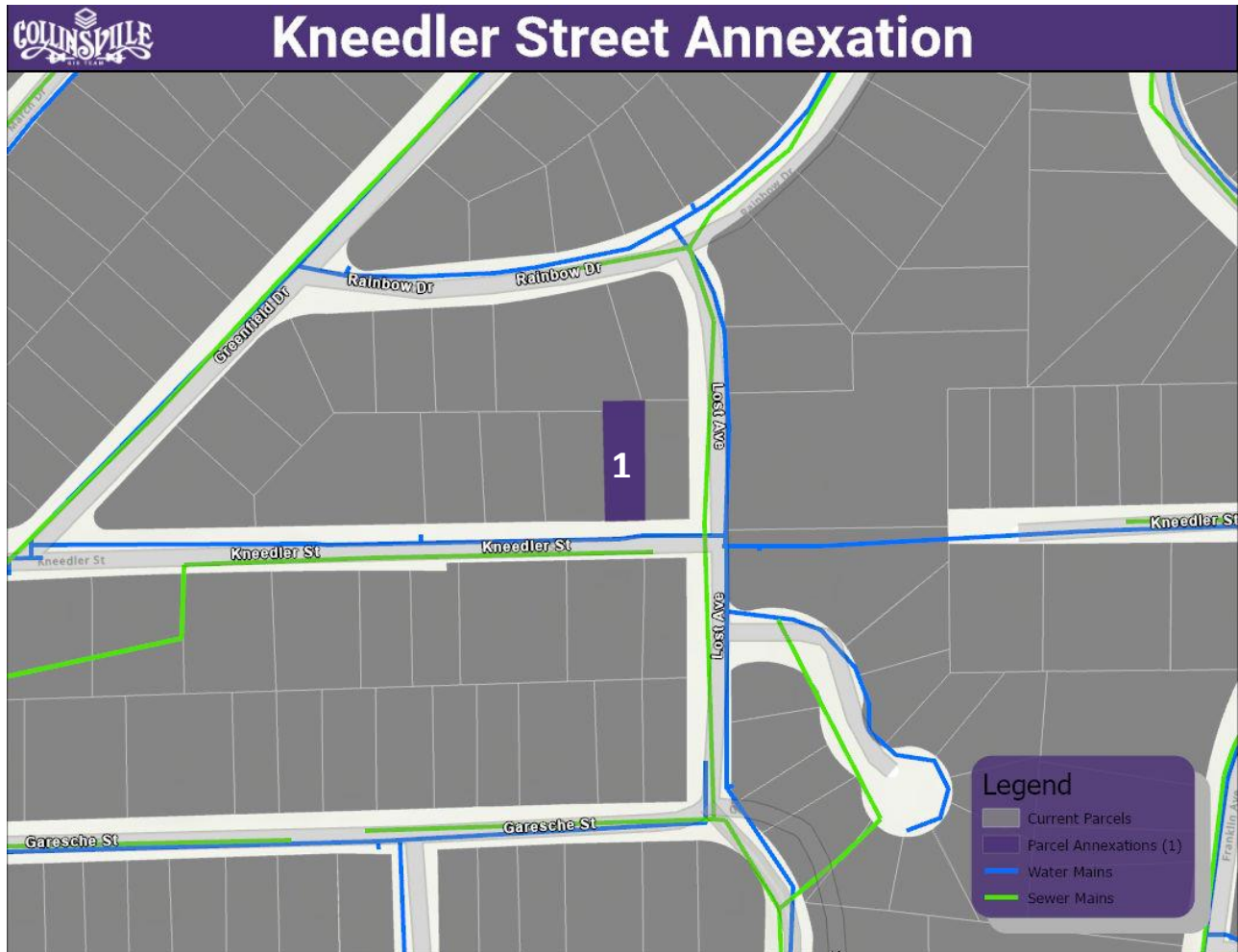
**Johann**

Map ID Number	Address	PIN	Current Land Use
1	103 Johann Drive	13-1-21-21-12-201-034	Single Family Home



**Kneedler**

Map ID Number	Address	PIN	Current Land Use
1	Kneedler Street	13-1-21-22-18-302-014	Vacant



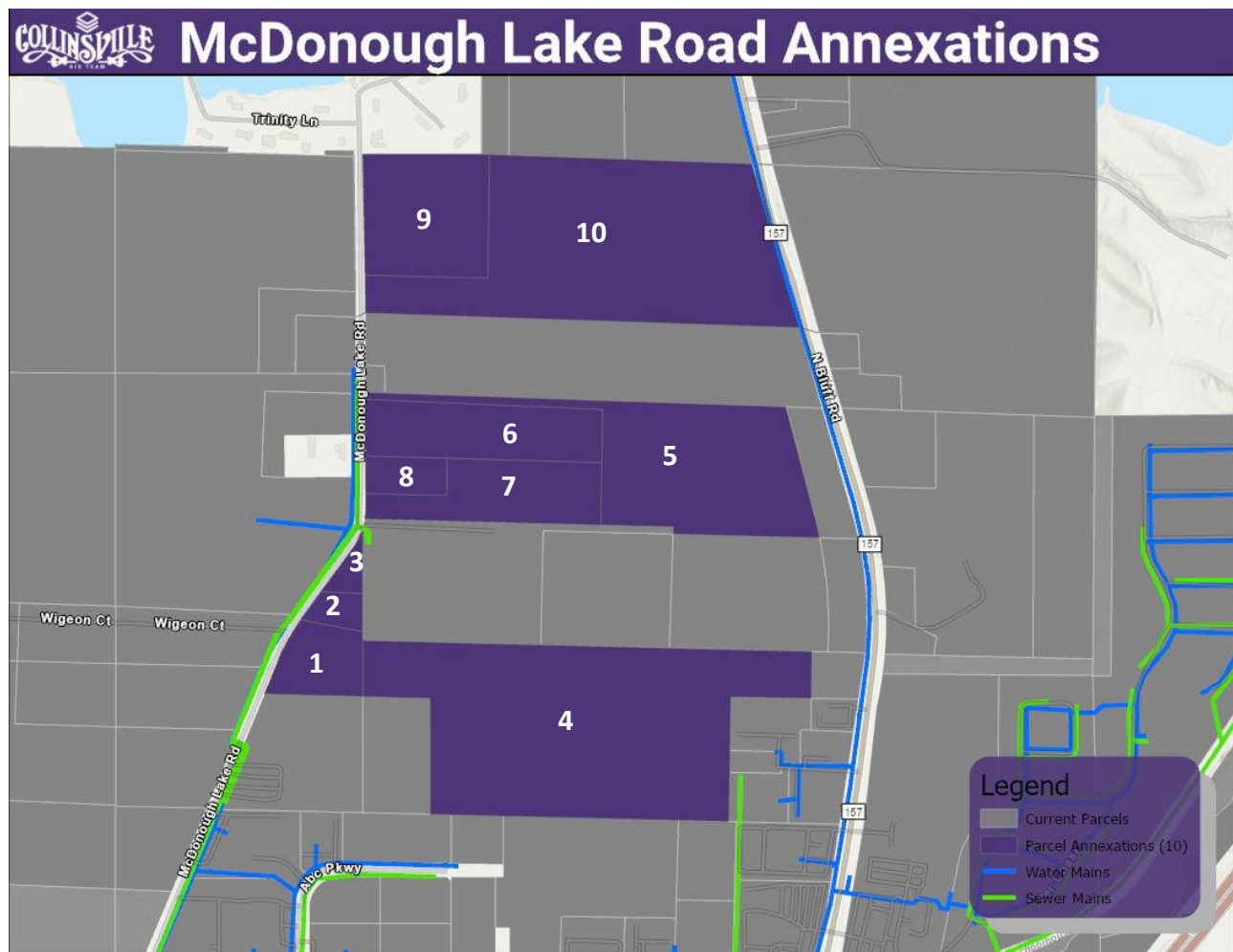


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**McDonough Lake**

Map ID Number	Address	PIN	Current Land Use
1	1008 McDonough Lake Road	13-1-21-20-00-000-014	Single Family Home
2	1032 McDonough Lake Road	13-1-21-20-00-000-011	Single Family Home
3	1044 McDonough Lake Road	13-1-21-20-00-000-010	Single Family Home
4	State Route 157	13-1-21-20-00-000-015	Farmland
5	State Route 157	13-1-21-20-00-000-009	Farmland
6	State Route 157	13-1-21-20-00-000-009.014	Farmland
7	State Route 157	13-1-21-20-00-000-009.013	Commercial
8	1102 McDonough Lake Road	13-1-21-20-00-000-009.012	Commercial
9	McDonough Lake Road	13-1-21-20-00-000-003	Farmland
10	State Route 157	13-1-21-20-00-000-004	Farmland



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*Various Surround Annexations*

**Department Review**

Administration, Community Development, Corporate Counsel, and Public Works.

**Recommendation**

Staff recommends favorable consideration of the ordinances annexing the various properties into the City of Collinsville's corporate limits.