

**DATE:** June 23, 2021  
**TO:** Committee of the Whole-CD  
**FROM:** Scott Buening, Community and Economic Development Director  
**SUBJECT:** Ordinance 21-33 Annexing 2S525 S Raddant Road

**Summary:** Annexing 2S525 S Raddant Road.

- 1. Background:** As most of the City Council is aware, the City has taken a proactive position on annexing what are the unincorporated “islands”. These are areas that are completely surrounded by the City limits but are located in the unincorporated areas of the County.

As part of our efforts to annex the unincorporated islands, we have first solicited for voluntary annexations from the areas that are being sought after for annexation. This property was first requested to annex in April 2019. Since then we tried to negotiate an annexation agreement for the property. However, because of the pandemic and an inability to come to terms of uses on the property and the language of a possible agreement, we have decided to continue this as an involuntary annexation. Therefore, per State Statute we have published the required legal notice and have sent the property owner the required mailed notice in order to involuntarily annex this property. The property is not on any City utility services, but all are immediately available along Raddant Road. The City already maintains Raddant Road adjacent to this property, and the property is considered wholly bounded by the City limits.

A plat of annexation was prepared for this property as part of this action back in 2019. As we had agreed with other annexations, the City would handle all the paperwork necessary to complete the annexation. The property would be initially zoned R-0 and would be in Ward 1 after annexation.

The City Council will need to pass the attached Ordinance in order to annex the property into the City limits.

- 2. Alternatives, including no action if viable:**

- **Annex the property.**
- **Do not annex the property.**

- **Budget Impact:** The total cost for all this property would be approximately \$250.00.
- **Staffing Impact:** No impact on staffing.

- 3. Timeline for actions:** If the Ordinance is passed by the City Council on July 19, 2021, the annexation would be effective on July 20, 2021.

**4. Staff recommendation:** Staff recommends approval of Ordinance 21-33 Annexing 2S525 S Raddant Road.

**5. Attachments:**

1. Ordinance 21-33 Annexing 2S525 S Raddant Road
2. Plat of Annexation.
3. Legal Notice.
4. Area Map.

**CITY OF BATAVIA, ILLINOIS  
ORDINANCE 21-33**

**AN ORDINANCE ANNEXING AND ZONING 2S525 S RADDANT ROAD TO THE CITY  
OF BATAVIA, KANE AND DUPAGE COUNTIES, ILLINOIS**

**ADOPTED BY THE  
MAYOR AND CITY COUNCIL  
\_\_\_ DAY OF \_\_\_\_\_, 2021**

Published in pamphlet form  
by authority of the Mayor  
and City Council of the City of Batavia,  
Kane & DuPage Counties, Illinois,  
This \_\_\_ day of \_\_\_\_\_, 2021

Prepared by:

City of Batavia  
100 N. Island Ave.  
Batavia, IL 60510

**CITY OF BATAVIA, ILLINOIS  
ORDINANCE 21-33**

**AN ORDINANCE ANNEXING AND ZONING 2S525 S RADDANT ROAD TO THE CITY  
OF BATAVIA, KANE AND DUPAGE COUNTIES, ILLINOIS**

**WHEREAS**, the City of Batavia, Kane and DuPage Counties, Illinois, has found property at 2S525 S Raddant Road is surrounded by the City limits of Batavia; and

**WHEREAS**, the property is designated by PIN 12-26-426-002 and is legally described in **EXHIBIT “A”** and the Plat of Annexation is attached as **EXHIBIT “B”** (“Territory”); and

**WHEREAS**, the said Territory is not within the corporate limits of any municipality but is contiguous to and surrounded by the City of Batavia; and

**WHEREAS**, the City is desirous of having this property annexed into the City of Batavia as the City provides public works, police and fire services to all properties that surround this property; and

**WHEREAS**, legal notices regarding the intention of the City to annex said Territory have been sent to all public bodies required to receive such notice by State Statute including the Fire District Trustees, the Township Supervisors, Clerks, Highway Commissioner and Trustees and the Corporate Authorities of Kane County; and

**WHEREAS**, publication of the proposed annexation has occurred at least 10 days prior to the annexation as required by Statute; and

**WHEREAS**, a public meeting on the annexation was conducted on July 13, 2021; and

**WHEREAS**, all petitions, documents, and other necessary legal requirements are in full compliance with the terms of said annexation, the Statutes of the State of Illinois, specifically 65 ILCS 5/7-1-13, and the requirements of the Batavia Municipal Code; and

**WHEREAS**, it is in the best interest of the City of Batavia that the Territory described and depicted in **EXHIBITS “A” and “B”** be annexed thereto and the territory be zoned R0 Single Family pursuant to the City of Batavia Municipal Code;

**NOW, THEREFORE, BE IT HEREBY ORDAINED** by the City Council of the City of Batavia, Kane and DuPage Counties, Illinois as follows:

**SECTION 1:** That the Territory described as attached hereto on **EXHIBITS “A” and “B”** is hereby annexed to the City of Batavia, Kane and DuPage Counties, Illinois.

**SECTION 2:** That said Territory described as attached on **EXHIBITS “A” and “B”** is hereby zoned R0 Single Family, under the terms and conditions of the Batavia Municipal Code.

CITY OF BATAVIA, ILLINOIS ORDINANCE 21-33

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**SECTION 3:** That the City Clerk is hereby directed to record with the Kane County Recorder and to file with the County Clerk a certified copy of this Ordinance, together with an accurate map of the Territory annexed appended to said Ordinance.

**SECTION 4:** That the official zoning map of the City of Batavia is hereby amended in conformance with the terms of this Ordinance.

**SECTION 5:** This Ordinance 21-33 shall be in full force and effect upon its passage, presentation and approval according to law, effective July 20, 2021.

**PRESENTED** to the City Council of the City of Batavia, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**PASSED** by the City Council of the City of Batavia, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**APPROVED** by me as Mayor of said City of Batavia, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Jeffery D. Schielke, Mayor

Ward	Aldermen	Ayes	Nays	Absent	Abstain	Aldermen	Ayes	Nays	Absent	Abstain
1	Baerren					Solfa				
2	Leman					Wolff				
3	Ajazi					Chanzit				
4	Malay					Knopp				
5	Uher					Beck				
6	Cerone					Russotto				
7	Vogelsinger					Miller				
Mayor Schielke										
<b>VOTE:</b>		Ayes	Nays	Absent	Abstentions					
Total holding office: Mayor and 14 aldermen										

ATTEST:

\_\_\_\_\_  
Kate Garrett, City Clerk

EXHIBIT A

DESCRIPTION OF PROPERTY HEREBY ANNEXED:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT NORTH LINE OF SAID SOUTHEAST QUARTER 19.6 FEET WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 369.4 FEET; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER, 138.17 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH, ALONG SAID PARALLEL LINE, 395.47 FEET TO THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, AURORA AND ELGIN RAILWAY COMPANY; THENCE NORTHWESTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 4330.3 FEET, 914.96 FEET TO THE CENTER LINE OF A NORTH AND SOUTH HIGHWAY; THENCE NORTH, ALONG SAID CENTER LINE, 228.88 FEET TO A LINE DRAWN WEST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER FROM THE POINT OF BEGINNING; THENCE EAST, ALONG SAID PARALLEL LINE, 897.97 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION OF RADDANT ROAD PREVIOUSLY ANNEXED, ALL IN THE TOWNSHIP OF BATAVIA, KANE COUNTY, ILLINOIS.

2S525 S RADDANT ROAD

PIN 12-26-426-002

P.L.N. 12-26-426-002  
25525 S. RADDANT RD.

# Map of territory to be annexed to the City of Batavia, Illinois

SCALE 1"=150'



DESCRIPTION OF PROPERTY HEREBY ANNEXED:  
 THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, 19.6 FEET WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 369.4 FEET; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, 138.17 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH, ALONG SAID PARALLEL LINE, 395.47 FEET TO THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, AURORA AND ELGIN RAILWAY COMPANY; THENCE NORTHWESTELY, ALONG SAID NORTHERLY RIGHT OF WAY LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 4330.3 FEET, 914.96 FEET TO THE CENTER LINE OF A NORTH AND SOUTH HIGHWAY; THENCE NORTH, ALONG SAID CENTER LINE, 228.88 FEET TO A LINE DRAWN WEST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER FROM THE POINT OF BEGINNING; THENCE EAST, ALONG SAID PARALLEL LINE, 897.97 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION OF RADDANT ROAD PREVIOUSLY ANNEXED, ALL IN THE TOWNSHIP OF BATAVIA, KANE COUNTY, ILLINOIS.



STATE OF ILLINOIS )  
 )  
 COUNTY OF DEKALB )

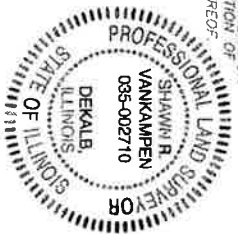
THIS IS TO CERTIFY THAT I, SHAWN R. VANKAMPEN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2710 HAVE PREPARED THE ATTACHED PLAT FOR ANNEXATION PURPOSES AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID ANNEXATION. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.

DATED AT DEKALB, ILLINOIS THIS 19TH DAY OF JUNE, 2019.

*Shawn R. Vankampen*  
 SHAWN R. VANKAMPEN

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2710  
 LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2020

FOR: CITY OF BATAVIA  
 JOB NO. WES 14882E



=====LEGEND=====  
 ————— Boundary of property hereby annexed  
 ————— Indicates existing corporate limits

Prepared by:  
 W.E. Horna Surveyors  
 License No. 184007413  
 508 Pine Street  
 Dekalb, Illinois 60115  
 (815) 756-2189  
 Fax 748-2532  
 info@hornsurveyors.com ©

## PUBLIC NOTICE

**PUBLIC NOTICE** is hereby given to all persons concerned that on the 13th day of July, 2021 at 7:00 p.m., in the City Council Chambers of the Municipal Building, at 100 North Island Avenue, Batavia, Illinois, there will be held a public meeting wherein the Committee of the Whole of the City Council of the City of Batavia consider an Ordinance proposing an annexation of land, pursuant to 65 ILCS 5/7-1-13 of the Illinois Compiled Statutes. The property being considered for annexation is completely surrounded by the City limits of Batavia, and is described as follows:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT NORTH LINE OF SAID SOUTHEAST QUARTER 19.6 FEET WEST OF THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 369.4 FEET; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER, 138.17 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH, ALONG SAID PARALLEL LINE, 395.47 FEET TO THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, AURORA AND ELGIN RAILWAY COMPANY; THENCE NORTHWESTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 4330.3 FEET, 914.96 FEET TO THE CENTER LINE OF A NORTH AND SOUTH HIGHWAY; THENCE NORTH, ALONG SAID CENTER LINE, 228.88 FEET TO A LINE DRAWN WEST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER FROM THE POINT OF BEGINNING; THENCE EAST, ALONG SAID PARALLEL LINE, 897.97 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION OF RADDANT ROAD PREVIOUSLY ANNEXED, ALL IN THE TOWNSHIP OF BATAVIA, KANE COUNTY, ILLINOIS.

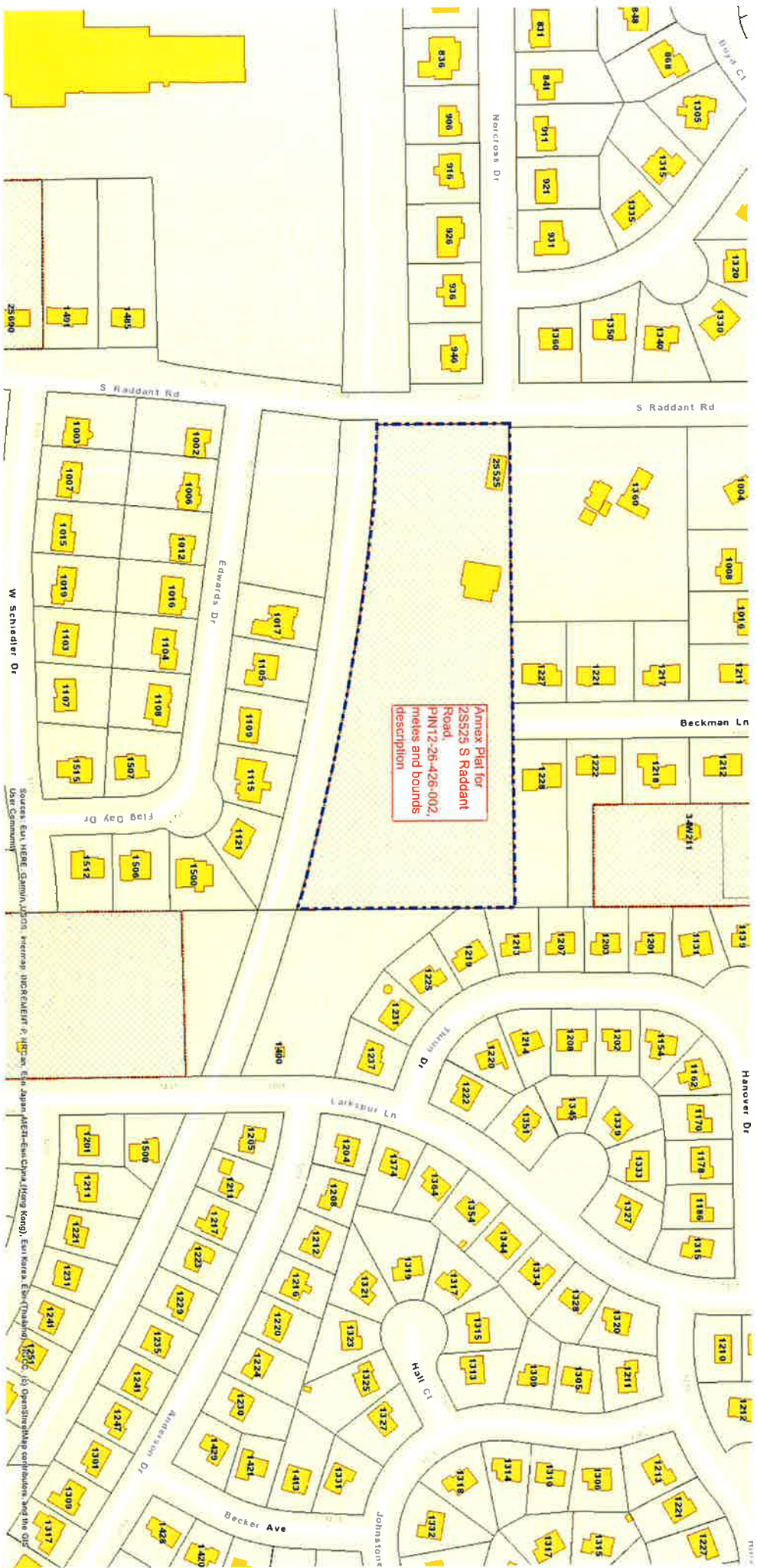
PIN 12-26-426-002

The property which is the subject matter of the public meeting is 2S525 S Raddant Road and will be zoned R0 Single family residential after annexation.

All persons interested in this matter are invited to attend and speak at the public meeting. The public meeting may be continued to a further date, time and place without further notice or publication such as this notice.

Kate Garrett, City Clerk  
City of Batavia





Annex Plat for  
 25525 S Raddant  
 Road,  
 PIN12-26-426-002,  
 metes and bounds  
 description

Sources: Esri, HERE, Garmin, OpenStreetMap contributors, and the GIS User Community