




Memorandum

To: Planning & Development Committee
Alderman Janessa Wilkens, Chairman
Alderman Timothy Durkee, Vice-Chairman
Alderman Jaimie Salgado
Alderman Karen Hoffman
Alderman Gina Meeks

From: Todd Cagnoni, City Administrator 

Re: Transfer of Surplus Property located at 1338 Derby Lane and 4750 Pepper Drive to the Northern Illinois Land Bank for future residential development.

Date: May 6, 2026

Staff has been coordinating with R1, Regional Planning Council / Northern Illinois Land Bank regarding the reuse of surplus property owned by the City for new residential housing opportunities, including 1338 Derby Lane and 4750 Pepper Drive.

1338 Derby is a vacant lot located within Tower Hills Estates Subdivision north of Guildford Road and west of Perryville. The City obtained the property through Trustee Program after demolition of the previous structure. The existing lot would support one new single-family home.

4750 Pepper Drive is an existing City well site on the north side of Pepper Drive west of Thyme. The well site has additional land that is not needed for well operations. Through subdividing the parcel, the property will support four new single-family homes while maintaining open space east of the well.

Should City Council authorize the property transfer, staff will work with Northern Illinois Land Bank as they publish an RFP and seek interested parties to construct new single-family homes on the properties. Any proceeds from the sale of the properties will come to the City, excluding hard cost such as surveyor work for a subdivision plat for the well property.

Staff recommends transfer of surplus property located at 1338 Derby Lane and 4750 Pepper Drive to the Northern Illinois Land Bank for future residential development.

4750 Pepper Drive



1338 Derby Lane

