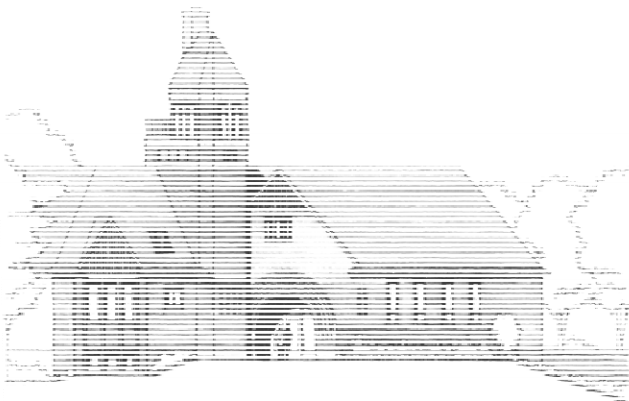




Developer Donations in the Village of Lincolnshire

Department of Community Development
One Olde Half Day Road
Lincolnshire, Illinois 60069

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www.village.lincolnshire.il.us



Required Donations & Fees

As a condition of approval for a final plat of subdivision, final plat or final site plan for a planned unit development (PUD), each Subdivider/Developer shall be required to dedicate land and/or make a cash contribution for schools, park and library, and acreage impact fees for the purposes to recoup or offset a proportionate share of public capital costs necessary to serve the immediate and future needs of new Village residents.

The required donations and fees are used for capital improvements, such as, but not limited to, the acquisition of land, construction of new facilities and improvements to existing facilities.

General requirements and the amount of land dedication and cash contributions are outlined in this pamphlet. Specific requirements and the methods for calculation regarding these necessary donations and fees can be found in Chapters 1 and 7 of Title 7: *Subdivisions and Land Development* of the Lincolnshire Village Code, which is available for review at Village Hall and on the Village's website at www.village.lincolnshire.il.us/code.

All donations and fees shall be made to the Village of Lincolnshire prior to recording of the final plat of subdivision, final plat or final site plan with the Lake County Recorder of Deeds. A payment schedule for developments of a substantial size that will be completed in logical phases may be negotiated with the Corporate Authorities in a Written Agreement.

Required Certificate

The following certificate shall be placed on the title sheet of all plats of subdivision or final plans for a development:

AGREEMENT AND NOTICE RE: CASH CONTRIBUTIONS TO THE VILLAGE OF LINCOLNSHIRE, ILLINOIS

As a condition of approval of this Plat of Subdivision, the undersigned owner agrees with the Village of Lincolnshire, Illinois, and all parties who shall hereafter acquire from the subdivider any land described in this Plat shall be held to agree with the Village of Lincolnshire, to comply with the terms and provisions contained in Chapter 7 of the Subdivision Title of the Village of Lincolnshire, Illinois Village Code relating to the payment of a cash contribution for school, park and library purposes.

Notice is hereby given to all persons, including corporations, who acquire any land from the subdivider hereof, that unless the aforesaid cash contribution has been previously paid to the Village of Lincolnshire, Illinois, in connection with this subdivision, no permits will be issued by the Village for any development or construction on the subject property.

In witness whereof, the undersigned owner has here unto signed and sealed this instrument this _____ day of _____, 20_____.

OWNER

Park Donation

The Subdivider/Developer shall be responsible for making a land dedication and/or a cash contribution for park purposes dependant upon the location and conditions of the land that is part of the subdivision or planned unit development. The Village of Lincolnshire Park Board and the Village Board shall be responsible for making a recommendation that meets the goals and objectives of the Official Comprehensive Plan and Open Space Master Plan.

Land Dedication

The amount of land to be dedicated for park purposes shall be determined based on the number of proposed dwelling units, the average household size in the Village (as derived from the latest decennial U.S. Census), and the ultimate population of a proposed subdivision or development. The current average household size in the Village is 2.75 persons, as derived from the 2000 U. S. Census.

The current amount of land required for dedication by the Village Code is 10 acres per 1,000 residents.

Cash Contribution

The amount of a cash contribution for park purposes shall be calculated by multiplying the total number of acres of land to be dedicated for park purposes by the current fair market value of an acre of improved land, as amended. (Currently \$545,000 in the Village, as of November, 2006.)

School Donations

The Subdivider/Developer may wish to negotiate the required donation for land dedication or cash contribution for school purposes with one or more of the school districts that will serve the students of the proposed development. The following school districts serve all or parts of the Village of Lincolnshire:

Aptakisic-Tripp Community Consolidated Elementary School District No. 102 (847) 353-5650

Lincolnshire-Prairie View Elementary School District No. 103 (847) 295-4030

Adlai E. Stevenson High School District No. 125 (847) 634-4000

Land Dedication

The amount of land to be dedicated for school purposes shall be determined based on the number of new students within each school classification (elementary, junior high and high), the maximum recommended number of students to be served by each school classification, and the recommended number of acres of land for a school site within each school classification.

Cash Contribution

Detached Single Family

	<u>Total Per Unit</u>
3 Bedroom	\$7,428.35
4 Bedroom	\$13,319.80
5 Bedroom	\$9,504.80

Attached Single Family

1 Bedroom	\$0
2 Bedroom	\$2,704.72
3 Bedroom	\$4,211.34
4 Bedroom	\$8,000.30

Apartments

Efficiency	\$0
1 Bedroom	\$48.44
2 Bedroom	\$1,997.13
3 Bedroom	\$5,722.50

*Based on 1993 Naperville formula and \$545,000 fair market value of land in the Village.

Library Donation

The Subdivider/Developer shall be responsible for making a cash contribution to the Vernon Area Public Library District for the purpose of maintaining the availability of libraries and library resources.

Cash Contribution

The amount of a cash contribution for library purposes is based on the number of bedrooms in a dwelling unit and the "basic level of contribution," as established by the Vernon Area Public Library District and approved by the Village's Corporate Authorities.

The current contribution requirement, as of January, 2008, per dwelling unit is \$200 for the first bedroom and \$100 for each additional bedroom in a dwelling unit.

Acreage Impact Fee

Prior to the final approval of a subdivision, the Subdivider/Developer shall pay an Acreage Impact Fee to the Village to provide for the eventual improvement and expansion of Village services because of the additional load placed on operations, maintenance and administration of police service, streets, parks maintenance, general Village service and water and sewer service. Such Acreage Impact Fees will be deposited in and to the credit of the General Corporate Fund of the Village.

The current amount of Acreage Impact Fees, as prescribed in the Comprehensive Fee Schedule set forth in Chapter 15 of Title 1 of the Lincolnshire Village Code, is \$1,300.00 per acre of land.