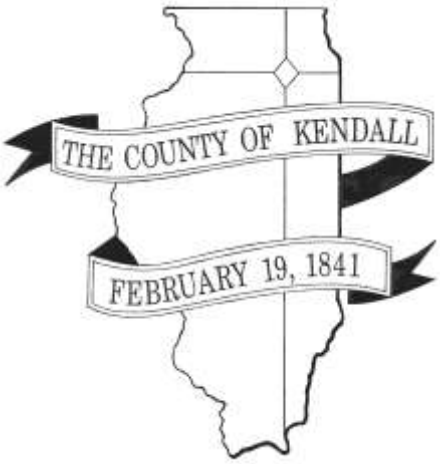
KENDALL COUNTY LAND CASH ORDINANCE



Last Revised April 15, 2014

(Ordinance 2014-09)

Prior Updates:
(Amended July 15, 2013- Ord. 2013-16, complete overhaul)
(Amended May 19, 2009- Ord. 2009-16)
(Amended March 17, 2009 – Ord. 2009-08)
(Amended March 22, 2006 – Ord. 2006-17)
(Amended June 21, 2006- Ord. 2005-41)
(Amended January 16, 2001- Ordinance 2001-01)
(Amended March 18, 1999 - Ord. 1999-15)
(Amended November 13, 1995)
(Amended April 14, 1992)
(Amended August 8, 1989)
(Amended March 13, 1979)
(Adopted May 9, 1978)
(Resolution on March 13, 1973 recommending a Land Cash Ordinance be adopted)

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The County is dedicated to the concept that healthful, productive community life depends in part on the availability of recreational and park space and adequate school facilities. It has been found and determined that the location of park, forest preserve, recreation and school sites to serve the immediate and future needs of adults and children of each new subdivision or planned unit development is just as essential to proper land development as are street, water, sewers and sidewalks. To this end, Kendall County has determined that the dedication of land for parks, forest preserve, recreation and school sites or cash contributions in lieu of actual dedication or a combination of both, shall prevail upon all new final plats of residential subdivisions and planned unit developments. The impact upon schools and parks is likewise equally affected by construction of new dwellings that are not part of a platted subdivision and accordingly, cash contributions should be made with regard to such construction as well.

Therefore, in the public interest, convenience, health welfare and safety, the establishment of parks, recreation and school sites and facilities are required for each final plat of a residential subdivision.

SECTION 1 – DEDICATION OF PARK, FOREST PRESERVE AND SCHOOL SITES OR PAYMENTS IN LIEU THEREOF:

As a condition of approval of a final plat of subdivision or planned unit development, each individual subdivider or planned unit developer will be required to dedicate land or cash in lieu of actual land or a combination of both based on the recommendation of the affected district which will be the recipient of the contribution, but subject to final determination of the County Board in accordance with the following criteria; (all single family detached dwellings are considered four bedrooms for ordinance computations unless proven otherwise by individual or developer).

A. CRITERIA FOR REQUIRING PARK/FOREST PRESERVE DEDICATION

1. Location

Plans of the park district or forest preserve district or appropriate standards adopted by said agencies shall be used as a guideline in locating sites.

2. Requirement and Population Ratio

The ultimate population density to be generated by a subdivision or planned unit development shall bear directly on the amount of land required to be dedicated for park and recreation sites. The acreage of land dedication requirement shall be determined by obtaining the total population of the development times 10 acres per 1,000 population. Total population is determined by applying the estimated ultimate population per dwelling unit table, as per the Ultimate Yield Table published by the Associated Municipal Consultants, to the number or respective units in the development. For purposes of the following example, it is presumed that each single family home will have 4 bedrooms. For other dwelling units such as townhouses and apartments, it is presumed that each unit will have 2 bedrooms.

3. Donation Requirement Calculation Examples:

Development "A" containing 200 single family homesites

$$\text{(units)} \times \underset{\text{(from table 1)}}{\text{(population factor)}} \times \frac{\text{the required acreage}}{\underset{\text{per 1000 population}}{}} = \text{Total Acres}$$

$$200 \text{ units} \times 3.764 \times \frac{10 \text{ acres}}{1{,}000} = 7.53 \text{ acres}$$

4. Credit for Land Development

When land dedication is required by this ordinance, credit to developers for said dedication will be given according to the following criteria:

For dedications to a park district or forest preserve district, the first five (5) acres must be contiguous and in one location. Credit shall only be granted for parcels that consist of "buildable acreage". For the purposes of this ordinance "buildable

acreage" shall be considered those tracts or areas of land which are not encumbered with any of the following conditions:

a. Wetlands and land that is generally inundated by water (under ponds, lakes, creeks, etc.),
b. All of the floodway and floodway fringe within the 100-year floodplain, as shown on official FEMA maps,
c. Land within the right-of-way or easement of an existing roadway,
d. Land within an existing permanent easement prohibiting development (including utilities, drainage, access and pipelines).
e. Soils subject to slumping.
f. Land with severe slopes (in excess of 25%).

Land in excess of the above mentioned five acres, and land to be dedicated to the forest preserve district shall be credited as follows:

If the benefiting Park or Forest Preserve District determines it is in the best interest of the public at large to take ownership and maintenance of an existing or proposed wetland, it may choose to accept such a property however, no credit will be given. Furthermore the benefiting district may require the developer to provide three (3) years of maintenance after the initial planting of any new or supplemental plantings associated with such wetlands.

Partial credit may be granted at the discretion of such benefiting park or forest preserve district for "unbuildable land" as described above provided such land has been identified by a park or forest preserve district as potential or future linear parks, or such properties have been identified as potential greenway or trail linkages on an officially approved and adopted land use or open space plan.

The benefiting park district or forest preserve district may choose to recommend partial credit for manmade lakes or ponds that are judged to be of recreational or environmental benefit.

The total amount of credit granted for all land donated in any new subdivision shall be noted in any and all required development, PUD or donation agreements.

B) CRITERIA FOR REQUIRING SCHOOL SITE DEDICATION

1. **Location**

Plans of the affected school district or the appropriate standards adopted by said agencies shall be used as a guideline in locating sites.

2. **Requirement and Population Ratio**

The ultimate number of students to be generated by a subdivision, planned unit development and/or special use permit shall bear directly upon the amount of land

required to be dedicated for school sites. The land dedication requirement shall be determined by obtaining the ratio of;

a) estimated children to be served in each school classification (this number is determined by applying the estimated ultimate population per dwelling unit table (Table 1) to the number of respective units in the development) over the;
b) actual average number of students to be served in each such school classification as stated herein, and then applying such ratio to the;
c) said actual average number of acres for a school site of each such classification as stated herein.

The product thereof shall be the acres of land deemed needed to have sufficient land for school sites to serve the estimated increased children in each such school classification. For purposes of this computation it is presumed that each single family home will have 4 bedrooms. For other dwelling units, such as townhouses and apartments, it is presumed that each unit will have two (2) bedrooms.

Classification by Grades	Design Capacity per school classification	Minimum Acreage per school classification =	Acres Per Student Required
Elementary	850 students	15-20 acres	= 0.021
Middle	1125 students	30 acres	= 0.027
High School	3200 students	110 acres	= 0.034

Number of Residential lots in Subdivision	x	Estimated school children by school classification	x	Acres Per Student Required	=	Acreage Per School Classification

Example: Development "A" is composed of 100 single family "4 bedroom" units:

Elementary
100 x 0.644 x (17.5/850) = 1.326 acres

Middle
100 x 0.184 x (30/1125) = 0.490 acres

High School
100 x 0.36 x (110/3200) = 1.238 acres

Total Acreage = 3.054 acres

C) CRITERIA FOR REQUIRING A CASH CONTRIBUTION IN LIEU OF LAND FOR PARK, PRESERVE, RECREATIONAL OR SCHOOL SITES.

1. Determination Of Cash–in-lieu of Land Donations:

When available land is inappropriate for park, forest preserve or school sites, as determined by local agency officials, the County shall require a cash contribution in lieu of land dedication by the subdivider or unit developer. The county shall furthermore require a cash contribution for all residential dwellings constructed that are not part of a platted subdivision.

2. Collection of Fees:

a) The cash contribution in lieu of park and recreation land dedication shall be held in an interest bearing account by the Treasurer of the County, or other public body designated by the County, solely for the acquisition of park or recreational land as herein classified, which will be available to serve the immediate and future needs of the residents of that subdivision or development, or for the improvement of other existing local park and recreation lands which already serve such needs. Distribution of cash contributions shall be made on a quarterly basis to appropriate park/forest preserve/recreation land agents.

b) The cash contribution in lieu of school sites shall be held in an interest bearing account by the Treasurer of the County or other public body designated by the County. Said funds shall be used solely for the acquisition of land for a school site to serve the immediate or future needs of children from that subdivision or development, or for the construction of a new school or improvement to any existing school site or buildings which already serve or will serve such need. Distribution of cash contributions shall be made on a quarterly basis to appropriate districts.

c) Unless otherwise approved by the affected school, park or forest preserve district, the total cash contribution required shall be determined prior to the approval of the final plat and shall be based upon the generation tables and fair market values in effect at the time of recording. If a subdivision contains more than three lots, the Owner/subdivider/developer may choose to pay the cash-in-lieu contribution at the time of issuance of a building permit for each individual lot or as a lump sum payment prior to the recoding of the final subdivision plat.

The cash contribution required for a residential unit not part of a platted subdivision shall be determined in the same manner as for other residential developments and shall be determined and collected prior to the issuance of a building permit by using the generation tables and Fair market Values in effect at time of issuance of the permit. This ordinance does not apply to reconstruction.

d) Up-front payments made at the time of recording of a final plat shall be computed on the basis of all lots having four bedrooms homes. In those instances in which payment is to be collected at the time of issuance of an individual building permit, the fee to be collected will be based on the actual

number of bedrooms as determined by the County based upon the architectural plans submitted.

The payment procedures agreed upon as well as the generation tables and fair market values in effect at the time of recording shall be noted in any and all development agreements and shall be disclosed to all prospective lot purchasers prior to execution of a sales contract for any lot in the development. A note disclosing this obligation shall also appear on all plats submitted for recording.

3. Criteria for Requiring Land Dedication and a Fee

There will be situations in subdivisions or planned unit developments when a combination of land dedication and a contribution in lieu of land are both necessary; these occasions will arise when:

a) Only a portion of the land to be developed is proposed as the location for a park, preserve, recreation or school site. That portion of the land within the subdivision falling within the school, park or forest preserve location shall be dedicated as a site as stated earlier, and a cash contribution in lieu thereof shall be required for any additional land that would have been required to be dedicated.

b) A major part of the park, preserve, recreation or school site has already been acquired and only a small portion of land is needed from the development to complete the site. The remaining portions shall be required by dedication and a cash contribution in lieu thereof shall be required.

4. Fair Market Value

The cash contributions in lieu of land shall be based on the "Fair Market Value" of the acres of land in the area improved that otherwise would have been dedicated as park, preserve, recreation or school sites. An "Improved Acre" is defined as a tract of land improved with streets, curbs, water, storm sewer, sanitary sewer, electrical, natural gas and telephone service. Fair Market Value for land not part of a subdivision or a planned unit development shall also be calculated on the Fair Market Value of an improved acre. The Fair Market Value may be adjusted anytime by official action of the County Board. As of April 15, 2014 the Fair Market Value of an improved acre is determined to be $72,680. The Fair Market Value of an improved acre is calculated as follows:

(1) Determine "numerator" consisting of the summation of assessed values for the most recent three consecutive years of Improved lots (R/40), Improvements (R/40) and Farm Homesites (F1/11) as shown in the final abstracts of assessed property values on Form PTAX-260-A, provided by the County Chief Assessor,

(2) Determine "denominator" consisting of the summation of the number of improved acres of Improved lots (R/40), Improvements (R/40) and Farm Homesites (F1/11) within the County for the most recent three consecutive years,

(3) Divide "numerator" by "denominator" and multiply by three to convert to Fair Market Value of an improved acre.

The total number of acres was provided by the GIS Department in April

In the event a subdivider or developer files a written objection to the Fair Market Value as specified herein, said subdivider or developer shall submit their own study of the Fair Market Value of land showing the comparable cost of land within the affected district. In that event, final determination of the Fair Market Value to be used in such calculations shall be made by the County Board, based upon such cost information submitted by the subdivider or developer and from other sources which may be submitted to the County Board by the School District or others.

Dual districts will be treated as they are affected by the impact of the subdivision or development within their territories: elementary and middle school contributions shall go to the elementary district and high school contributions shall go to the high school district.

5. Conveyance of Land

The subdivider or developer shall convey to the respective school district, park or forest preserve the land required under this agreement within 90 days after request by the district.

6. Density Formula

The attached table, marked as Table 1 being the same as Estimated Ultimate Population per Dwelling Unit, is generally indicative of current and short-range projected trends in family size for new construction and shall be used in calculating the amount of required dedication of acres of land or the cash contribution in lieu thereof unless a written objection is filed thereto by the subdivider or developer.

In the event a subdivider or developer files a written objection to the Table of Estimated Ultimate Population Per Dwelling Unit, attached hereto, said subdivider or developer shall submit their own demographic study showing the estimated additional population to be generated from the subdivision or planned unit development and in that event final determination of the density formula to be used in such calculations shall be made by the County Board, based upon such demographic information submitted by the subdivider or developer and from other sources which may be submitted to the County Board by the School District or others. It is recognized that population density, age distribution and local conditions change over the years, and the specific formula components for the dedication of land, or the payment of fees in lieu thereof, as stated herein is subject to periodic review and amendment upon verification of current data by the Kendall County Board or its designee.

7. Reservation of Additional Land

Where the park district, forest preserve district or school district's plan or standards of the County Plan call for a larger amount of park and recreational land or school sites in a particular subdivision or planned unit development than the developer is required to dedicate, the land needed beyond the developer's contribution shall be reserved for subsequent purchases by the County or other public body designated by the County, provided that the designated public body/governing agency and developer approve a contract for the sale of land from the developer to the designated public body, in the form of a land purchase agreement, right of first refusal or option to purchase before final plat approval. However, the designated public body/governing agency and developer may jointly request in writing that the County, upon approval by the County Board, allow an extension of a specified time

to finalize the future sale of land from the developer to the designated public body, in the form of a land purchase agreement, right of first refusal or option to purchase.

8. Site Condition

The slope, topography and geology of the dedicated site as well as its surroundings must be suitable for its intended purposes. Grading and seeding as well as the installation of drainage and other required improvements on sites to be dedicated for park, preserve or school uses will be performed by the developer according to the plans, specifications and design criteria provided by the benefiting park, preserve or school district.

9. Improved Sites

At the time of dedication and conveyance to the benefiting district, all sites shall be in a condition ready for full service of electrical, water, sewer and streets (including enclosed drainage and curb and gutter) as applicable to the location of the site, or acceptable provision made therefore. Such sites and the required improvements shall conform to all standards, specifications, plans and design criteria as provided by the benefiting park, forest preserve or school district.

10. Agreements

The details regarding the type and amount of any land or cash donations or credits to be supplied in fulfillment of this ordinance, and any terms or conditions attendant thereto, shall be included and specified in the corresponding PUD or development agreement required to be supplied and executed in conjunction with any new residential subdivisions approved by the County and such other agreements as may be required by the benefiting school, park or forest preserve district.

ESTIMATED ULTIMATE POPULATION PER DWELLING UNIT
CHILDREN PER UNIT

Type of Unit	Pre-School 0-4 Years	Elementary Grades K-6 5-11 Years	Junior High Grades 7-8 12-13 Years	Total Grades K-8 5-13 Years	High School Grades 9-12 14-17 Years	Adults 18 Years +	Total Per Dwelling Unit
Detached Single Family							
2 Bedroom	0.113	0.143	0.041	0.184	0.020	1.700	2.017
3 Bedroom	0.292	0.422	0.120	0.542	0.184	1.881	2.899
4 Bedroom	0.418	0.644	0.184	0.828	0.360	2.158	3.764
5 Bedroom	0.283	0.461	0.132	0.593	0.300	2.594	3.770
Attached Single Family							
1 Bedroom	0.000	0.000	0.000	0.000	0.000	1.193	1.193
2 Bedroom	0.064	0.106	0.030	0.136	0.038	1.752	1.990
3 Bedroom	0.212	0.227	0.065	0.292	0.059	1.829	2.392
4 Bedroom	0.323	0.370	0.106	0.476	0.173	2.173	3.145
Apartments							
Efficiency	0.000	0.000	0.000	0.000	0.000	1.294	1.294
1 Bedroom	0.000	0.002	0.001	0.003	0.001	1.754	1.758
2 Bedroom	0.047	0.100	0.028	0.128	0.046	1.693	1.914
3 Bedroom	0.052	0.278	0.079	0.357	0.118	2.526	3.053

Note:
There are only three significant categories provided in this chart. Because of the similarity of yields of all types of attached single family dwelling units, only one category is provided. The same is true with apartments; thus, only on category. Because of the relatively short history of some newer types of detached and attached single-family units, individual evaluations may be necessary.

TABLE 1

Kendall County Public Schools
Existing School Site Acreage and Design Capacity Statistics

Grouped By School Type		Design Capacity	Average Ave. Capacity	Acres Per Site	Average Acreage/Site	Acres Per Student
High School						
Plainfield #202	Plainfield South H.S.	2400.00		80.00		
Yorkville #115	Yorkville H.S.	1250.00		67.00		
Yorkville #115	Yorkville H.S. Academy	600.00		21.10		
Plano #88	Plano H.S.	1000.00		40.00		
Oswego #308	Oswego H.S.	2400.00		116.70		
Oswego #308	Oswego East H.S.	2400.00		100.75		
Newark H. S. #18	Newark H.S.	400.00		8.79		
		10450.00	1492.86	434.34	62.05	0.0416
Middle School						
Oswego #308	Karl Plank Jr. H.S.	1000.00		14.48		
Oswego #308	Thompson Jr. H.S.	1125.00		19.68		
Oswego #308	Traughber Jr. H.S.	1200.00		21.84		
Plainfield	Aux Sable M.S.	900.00		26.50		
Plano #88	Plano M.S.	500.00		12.41		
Yorkville #115	Yorkville M.S.	1200.00		21.60		
Newark #66	Millbrook Jr. H.S.	240.00		8.49		
		6165.00	880.71	125.00	17.86	0.0203
Elementary School						
Oswego #308	East View G.S.	750.00		18.25		
Oswego #308	Hunt Club Elementary	900.00		14.35		
Oswego #308	Boulder Hill G.S.	750.00		12.00		
Oswego #308	Old Post G.S.	600.00		17.60		
Oswego #308	Long Beach Elementary	750.00		9.20		
Oswego #308	Lakewood Creek School	900.00		18.00		
Oswego #308	Prairie Point Elem.	750.00		15.80		
Oswego #308	Fox Chase G.S.	900.00		12.00		
Oswego #308	Churchill Elementary	750.00		23.81		
Oswego #308	Brokaw Early Learning	500.00				
Oswego #308	Grande Park Elementary	725.00		36.95		
Oswego #308	Southbury Elementary	900.00		21.25		
Lisbon G.S. #90	Lisbon Grade School	245.00		5.31		
Minooka #201	Jones Elementary School	750.00		15.00		
Newark #66	Newark Grade School	275.00		5.00		
Plainfield	Thomas Jefferson Elem.	850.00		11.78		
Plainfield	Charles Reed Elementary	850.00		14.47		
Plano #88	PH Miller	650.00		10.51		
Plano #88	Centennial	600.00		6.33		
Plano #88	Emily G Johns School Elem.	600.00		15.05		
Yorkville #115	Yorkville Circle Center	600.00		16.40		
Yorkville #115	Yorkville Intermediate	750.00		10.00		
Yorkville #115	Autumn Creek Elementary	750.00		16.00		
Yorkville #115	Bristol Bay Elementary	650.00		14.75		
Yorkville #115	Yorkville G.S.	300.00		4.00		
Yorkville #115	Grand Reserve	650.00		12.00		
Yorkville #115	Bristol G.S.	425.00		4.36		
		18120.00	671.11	360.17	13.34	0.0199

DEMOGRAPHICS

Existing Kendall County Public School Sites

Schools Grouped by Type		Enrollment 11-12	Average # Students	Acres Per Site	Average Acreage/Site	Acres Per Student
Existing High School Sites						
Plainfield #202	Plainfield South H.S.	2,450		80.00		
Yorkville #115	Yorkville H.S.	1,106		67.00		
Yorkville #115	Yorkville High School Academy	402		21.10		
Plano #88	Plano H.S.	629		40.00		
Oswego #308	Oswego H.S.	2,433		116.70		
Oswego #308	Oswego East H.S.	2,059		100.75		
Newark H. S. #18	Newark H.S.	187		8.79		
		9,266	1,323.71	434.34	62.05	0.0469
Existing Jr. High Sites						
Oswego #308	Thompson Jr. H.S.	883		19.68		
Oswego #308	Traughber Jr. H.S.	1,019		21.84		
Oswego #308	Karl Plank Jr. H.S.	847		14.48		
Plainfield	Aux Sable M.S.	1,005		26.50		
Plano #88	Plano M.S.	335		12.41		
Yorkville #115	Yorkville M.S.	847		21.60		
Newark #66	Millbrook Jr. H.S.	107		8.49		
		5,043	720.43	125.00	17.86	0.0248
Existing Elementary School Sites						
Oswego #308	East View G.S.	520		18.25		
Oswego #308	Hunt Club Elementary	597		14.35		
Oswego #308	Boulder Hill G.S.	534		12.00		
Oswego #308	Old Post G.S.	397		17.60		
Oswego #308	Long Beach Elementary	591		9.20		
Oswego #308	Lakewood Creek Elem. School	784		18.00		
Oswego #308	Prairie Point Elem.	510		15.80		
Oswego #308	Churchill Elementary	705		23.81		
Oswego #308	Brokaw Early Learning Center (ag	243				
Oswego #308	Grande Park Elementary	446		36.95		
Oswego #308	Southbury Elementary	696		21.25		
Oswego #308	Fox Chase G.S.	616		12.00		
Lisbon G.S. #90	Lisbon Grade School	132		5.31		
Newark #66	Newark Grade School	114		5.00		
Minooka #201	Jones Elementary School	466		15.00		
Plainfield	Thomas Jefferson Elem.	596		11.78		
Plainfield	Charles Reed Elementary	742		14.47		
Plano #88	PH Miller	468		10.51		
Plano #88	Centennial	351		6.33		
Plano #88	Emily G Johns School Elem.	539		15.05		
Yorkville #115	Yorkville Intermediate*	601		10.00		
Yorkville #115	Yorkville G.S.	200		4.00		
Yorkville #115	Circle Center Grade School	530		16.40		
Yorkville #115	Bristol Grade School	205		4.36		
Yorkville #115	Autumn Creek Elementary	491		16.00		
Yorkville #115	Bristol Bay Elementary	548		14.75		
Yorkville #115	Grande Reserve Elementary	503		12.00		
		13,125	486.11	360.17	13.34	0.0274

TOWNSHIP	2013	# OF ACRES	2012	# OF ACRES	2011	# OF ACRES	TOTAL OF 3 YEARS	TOTAL # OF ACRES	AVERAGE/ ACRE	EAV to Market Value (EAV x 3)
LITTLE ROCK	$36,872,478	2,203	$43,676,540	2,209	$56,303,890	2,209	$136,852,908	6,620	$20,671	$62,014
BRISTOL	$88,876,748	3,249	$118,818,615	3,243	$131,268,417	3,243	$338,963,780	9,735	$34,817	$104,452
OSWEGO	$244,677,552	5,396	$256,497,862	5,365	$278,794,080	5,365	$779,969,494	16,126	$48,368	$145,105
FOX	$10,449,170	1,089	$12,117,522	1,094	$14,596,897	1,094	$37,163,589	3,277	$11,341	$34,023
KENDALL	$39,518,029	1,781	$51,652,236	1,774	$52,877,209	1,774	$144,047,474	5,329	$27,033	$81,099
NAAUSAY	$33,615,635	1,435	$43,508,577	1,420	$46,752,024	1,420	$123,876,236	4,276	$28,970	$86,911
BIG GROVE	$12,165,484	659	$12,159,901	659	$12,427,813	659	$36,753,198	1,978	$18,586	$55,757
LISBON	$3,506,115	450	$3,479,850	443	$3,475,917	443	$10,461,882	1,337	$7,826	$23,479
SEWARD	$16,446,355	984	$21,109,436	975	$22,370,452	975	$59,926,243	2,934	$20,427	$61,282
SUM	$486,127,566	17,247	$563,020,539	17,182	$618,866,699	17,182				
Ave. for 9 townships								5,735	$24,227	$72,680

**# of acres is from 2013 & 2012. 2011 is using 2012 numbers for acreage

Updated on 4.1.14

TABLE 4

Land Cash Donation Calculation Sheet - *(2014)*

Unit Type: Two-Bedroom Single-family Detached Unit

Forest Preserve/Park Donation:

(#Dwelling Units) x (Total Population per Unit) x (10.0 acres / 1,000 population) x ($72,680) = Contribution per Unit

(1 unit) x (2.017) x (0.010) x ($72,680) = **$1,465.96**

School Donation:

(#Dwelling Units) x (Students per Unit by Grade) x (# acres per school type / school capacity by school type) x Fair Market Value x ($72,680) = Contribution per Unit

Elementary							
(1 unit)	x	(0.143)	x	(0.021)	x ($72,680) =	**$**	**218.26**
Middle School							
(1 unit)	x	(0.041)	x	(0.027)	x ($72,680) =	**$**	**80.46**
High School							
(1 unit)	x	(0.020)	x	(0.034)	x ($72,680) =	**$**	**49.42**
Total School Contribution					=	**$**	**348.14**

Forest Preserve Contribution	**$ 1,465.96**
+ Total School Contribution	**+ $ 348.14**
Total Contribution per 2- Bedroom Unit	**$ 1,814.10**

Land Cash Donation Calculation Sheet- *(2014)*

Unit Type: Five-Bedroom Single-family Detached Unit

Forest Preserve/Park Donation:

(#Dwelling Units) x (Total Population per Unit) x (10.0 acres / 1,000 population) x ($72,680) = Contribution per Unit

(1 unit) x (3.770) x (0.010) x ($72,680) = **$ 2,740.04**

School Donation:

(#Dwelling Units) x (Students per Unit by Grade) x (# acres per school type / school capacity by school type) x Fair Market Value ($72,680) = Contribution per Unit

Elementary

(1 unit) x (0.461) x (0.021) x ($72,680) = **$ 703.62**

Middle School

(1 unit) x (0.132) x (0.027) x ($72,680) = **$ 259.03**

High School

(1 unit) x (0.300) x (0.034) x ($72,680) = **$ 741.34**

Total School Contribution ---------- = **$1,703.99**

Forest Preserve Contribution	**$ 2,740.04**
+ Total School Contribution	**+ $ 1,703.99**
Total Contribution per 5- Bedroom Unit	**$ 4,444.03**

Land Cash Donation Calculation Sheet - *(2014)*

Unit Type: Four-Bedroom Single-family Detached Unit

Forest Preserve/Park Donation:

(#Dwelling Units) x (Total Population per Unit) x (10.0 acres / 1,000 population) x ($72,680) = Contribution per Unit

(1 unit) x (3.764) x (0.010) x ($72,680) = **$ 2,735.68**

School Donation:

(#Dwelling Units) x (Students per Unit by Grade) x (# acres per school type / school capacity by school type) x Fair Market Value ($72,680) = Contribution per Unit

Elementary

(1 unit) x (0.644) x (0.021) x ($72,680) = **$ 982.92**

Middle School

(1 unit) x (0.184) x (0.027) x ($72,680) = **$ 361.07**

High School

(1 unit) x (0.360) x (0.034) x ($72,680) = **$ 889.60**

Total School Contribution ---------- = **$ 2,233.59**

Forest Preserve Contribution	**$ 2,735.68**
+ Total School Contribution	**+ $ 2,233.59**
Total Contribution per 4- Bedroom Unit	**$ 4,969.27**

Land Cash Donation Calculation Sheet - *(2014)*

Unit Type: Three-Bedroom Single-family Detached Unit

Forest Preserve/Park Donation:

(#Dwelling Units)	x	(Total Population per Unit)	x	10.0 acres / 1,000 population	x	($72,680)	=	Contribution per Unit
(1 unit)	x	(2.899)	x	(0.010)	x	($72,680)	=	**$ 2,106.99**

School Donation:

(#Dwelling Units)	x	(Students per Unit by Grade)	x	# acres per school type	x	Fair Market Value	=	Contribution per Unit
Elementary								
(1 unit)	x	(0.422)	x	(0.021)	x	($72,680)	=	**$ 644.09**
Middle School								
(1 unit)	x	(0.120)	x	(0.027)	x	($72,680)	=	**$ 235.48**
High School								
(1 unit)	x	(0.184)	x	(0.034)	x	($72,680)	=	**$ 454.69**
Total School Contribution				----------			=	**$ 1,334.26**

Forest Preserve Contribution	**$ 2,106.99**
+ Total School Contribution	**+ $ 1,334.26**
Total Contribution per 3 - Bedroom Unit	**$ 3,441.25**

TOWNSHIP	2012	# OF ACRES	2011	# OF ACRES	2010	# OF ACRES	TOTAL OF 3 YEARS	TOTAL # OF ACRES	AVERAGE/ ACRE	EAV to Market Value (EAV x 3)
LITTLE ROCK	$43,676,540	2,209	$56,303,890	2,209	$63,238,516	2,209	$163,218,946	6,626	$24,634	$73,901
BRISTOL	$118,818,615	3,243	$131,268,417	3,243	$143,433,864	3,243	$393,520,896	9,730	$40,445	$121,336
OSWEGO	$256,497,862	5,365	$278,794,080	5,365	$295,529,673	5,365	$830,821,615	16,094	$51,622	$154,866
FOX	$12,117,522	1,094	$14,596,897	1,094	$16,168,478	1,094	$42,882,897	3,282	$13,068	$39,203
KENDALL	$51,652,236	1,774	$52,877,209	1,774	$56,869,347	1,774	$161,398,792	5,322	$30,326	$90,979
NAAUSAY	$43,508,577	1,420	$46,752,024	1,420	$50,796,385	1,420	$141,056,986	4,261	$33,103	$99,308
BIG GROVE	$12,159,901	659	$12,427,813	659	$12,327,007	659	$36,914,721	1,977	$18,669	$56,006
LISBON	$3,479,850	443	$3,475,917	443	$4,609,044	443	$11,564,811	1,330	$8,697	$26,091
SEWARD	$21,109,436	975	$22,370,452	975	$24,493,058	975	$67,972,946	2,925	$23,242	$69,726
SUM	$563,020,539	17,182	$618,866,699	17,182	$667,465,372	17,182				
Ave. for 9 townships								5,727	$27,089	$81,268

**# of acres is ONLY from 2012, will have to fill in as we get new numbers each year

TABLE 5