

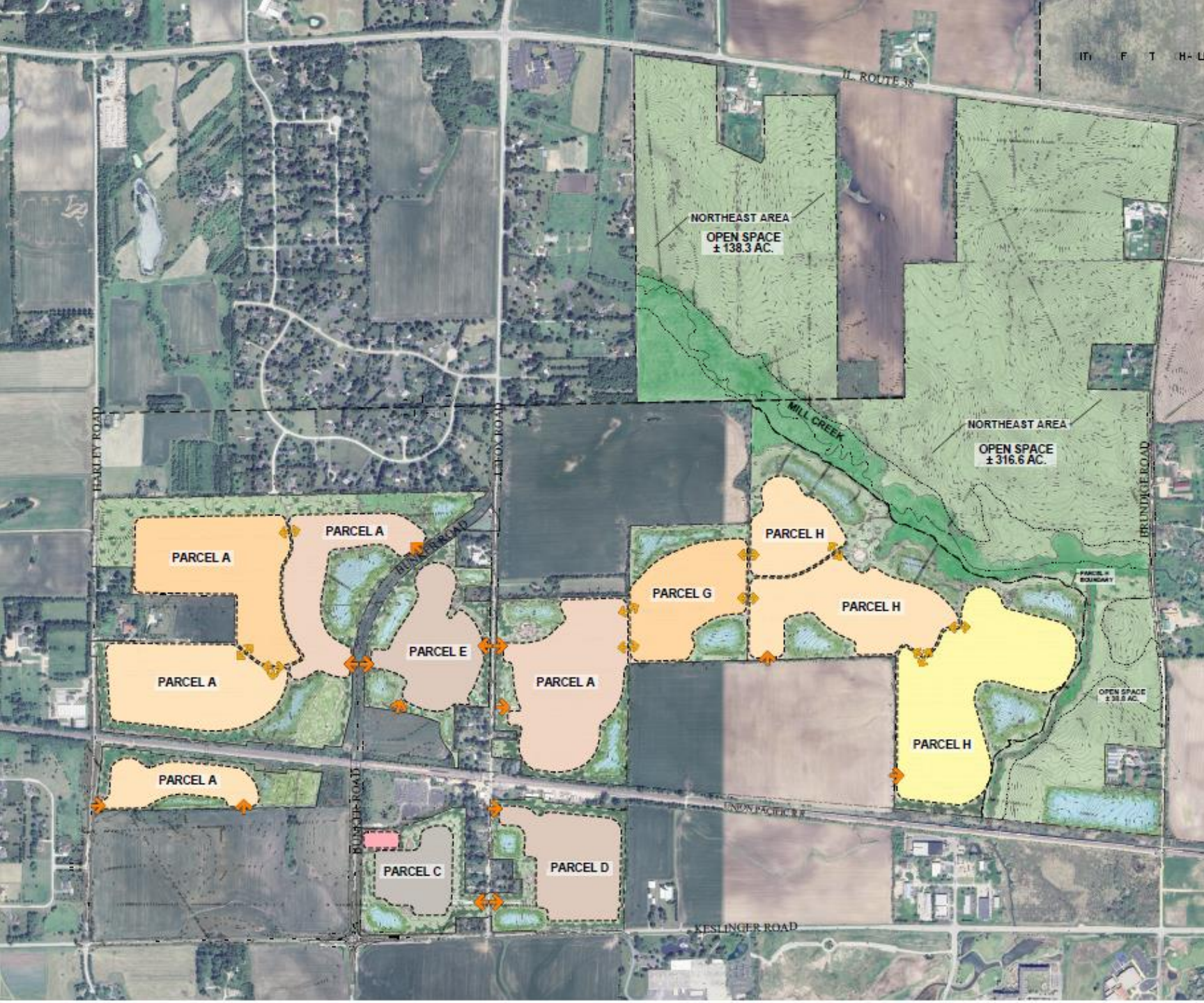


The image is an aerial photograph of a rural area, overlaid with a map showing proposed land development. The map features several colored regions: green for 'NORTHEAST AREA OPEN SPACE', tan for 'PARCEL A', light brown for 'PARCEL E', yellow for 'PARCEL H', and grey for 'PARCEL C' and 'PARCEL D'. Roads are labeled, including 'H. ROUTE 18' at the top, 'HARTLEY ROAD' on the left, 'BRUNDTGE ROAD' on the right, and 'KESLINGER ROAD' at the bottom. A creek labeled 'MILL CREEK' flows through the center. Orange diamond markers are placed along the boundaries of the parcels. The text 'Developer Donation Agreement' is centered over the map.

# Potential Residential Development

Developer Donation Agreement





- Potential Annexation by Capton Hills
- $\approx 900$  Total Units
- D304 Only
- 15-20 Year Timeline
- Hundreds of new students for D304



# Potential Development: Ongoing Discussions

- We participated in several meetings with the village and the developer.
- The district sought cash considerations in lieu of land as outlined in ordinance by the Village of Campton Hills.
- New students will impact facilities, technology, transportation, and other resources.
- Geneva 304 is committed to maintaining a high-quality education for new students generated by this development.



# Draft Developer Donation Agreement: Key Details

- Financial Contribution: \$6,800 per residence (plus annual CPI adjustments) paid to the district at time of permit.
  - This would amount to approximately \$6,120,000 (before CPI growth) over the course of development construction.
- Potential TIF Implications: “tax increment will be used to pay the District full per capita tuition amount for each and every student enrolled in the District that resides in any of the project residential dwelling units.”
  - “the district will not object to the creation of the TIF...”
- Utility Easement: The district grants the developer a utility easement through a district-owned property at the corner of Keslinger and Brundige.



