



ANTIOCH COMMUNITY CONSOLIDATED SCHOOL DISTRICT 34

INSPIRE TO DREAM - EMPOWER TO ACHIEVE

BOARD MEETING MEMORANDUM

Board Meeting Date: February 17, 2026

From: Dr. Maria Treto-French, Assistant Superintendent/CFO/CSBO

Re: Proposed Impact Fees

Agenda Location: Consideration to Approve: Action Items

Rationale:

The CPI for 2025 was released on January 1, 2026, with the rate of 2.7%. This figure is used in determining the tax levy and is used when calculating impact fees. The Villages of Antioch, Lake Villa, and Lindenhurst will be provided with this information.

ANTIOCH CCSD 34	2018	2019	2020	2021	2022	2023	2024	2025
Single Family								
2 Bedroom	\$2,155	\$2,208	\$2,239	\$2,407	\$2,561	\$2,656	\$2,733	\$2,807
3 Bedroom	\$4,095	\$4,198	\$4,257	\$4,576	\$4,869	\$5,087	\$5,235	\$5,376
4 Bedroom	\$4,299	\$4,406	\$4,468	\$4,803	\$5,110	\$5,352	\$5,507	\$5,656
5 Bedroom	\$4,555	\$4,669	\$4,734	\$5,089	\$5,415	\$5,680	\$5,845	\$6,003
Condos/Rowhouses								
2 Bedroom	\$1,144	\$1,173	\$1,189	\$1,278	\$1,360	\$1,418	\$1,459	\$1,499
3 Bedroom	\$1,817	\$1,862	\$1,888	\$2,030	\$2,160	\$2,250	\$2,315	\$2,378
Apartments								
2 Bedroom	\$3,019	\$3,094	\$3,137	\$3,373	\$3,588	\$3,753	\$3,862	\$3,966
3 Bedroom	\$4,298	\$4,405	\$4,467	\$4,802	\$5,109	\$5,351	\$5,506	\$5,655

A municipality's (Impact Fees for Schools, Parks, and Libraries) power to enact an impact fee stems from the Illinois Municipal Code [65 ILCS 5/11-12-5]. This section grants municipal plan commissions the power to adopt comprehensive plans that include reasonable requirements for locating, among other things, school grounds. The



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law goes on to say that a school district may request that the municipality and/or county consider a plan for “school land donations.” The law defines “school land donations” as “a donation of land for public school purposes or a cash contribution in lieu thereof, or a combination of both.” The statute also makes clear that cash donations, or impact fees, can be used for the construction of school buildings or other infrastructure necessitated by new development. This same statutory authority regarding land/cash donations exists for libraries and park districts.

Recommendation/Motion:

The administration recommends that the Board approve the proposed impact fees as presented until the next review cycle for the Consumer Price Index (CPI).