

# Developer Contributions

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Illinois Land Cash Contributions  
For The Benefit of Public Bodies

# Legal Authority

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- 65 ILCS 5 Article 11/Division 12-Plan Commissions-Section 11-12-4
  - Requires every municipality to create a planning commission or department
  - The planning commission plans for, prepares regulations, maintains an official map and hears from applicants for the development, redevelopment and renewal of territory under the jurisdiction of the corporate authorities
  - The commission prepares and recommends to the corporate authorities a comprehensive plan for present and future development



# Legal Authority Continued

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- 65 ILCS 5 Article 11/Division 12-Plan Commissions-Section 11-12-5
- The comprehensive plan: sets standards of design, set reasonable requirements (including school grounds), recommend changes, make recommendations, aid and promote the plan, address solar energy, and implement ordinances regarding developer donations or impact fees for expenditures
- Developer donations may be in form of land, or cash in lieu of land, for expenditures for land or site improvements, including school buildings or other infrastructure, including technology infrastructure attributed to the subdivision in question

# Land Cash Process

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- Planning Commission

- Preliminary hearing or hearings on the proposed development
- District input on land or cash
- District right to appear and present evidence in favor or opposition of a proposed development

- City Council

- Receives a planning commission recommendation or recommendations
- Receives presentation on proposed development
- Provides input on development
- Approves or Disapprove the development

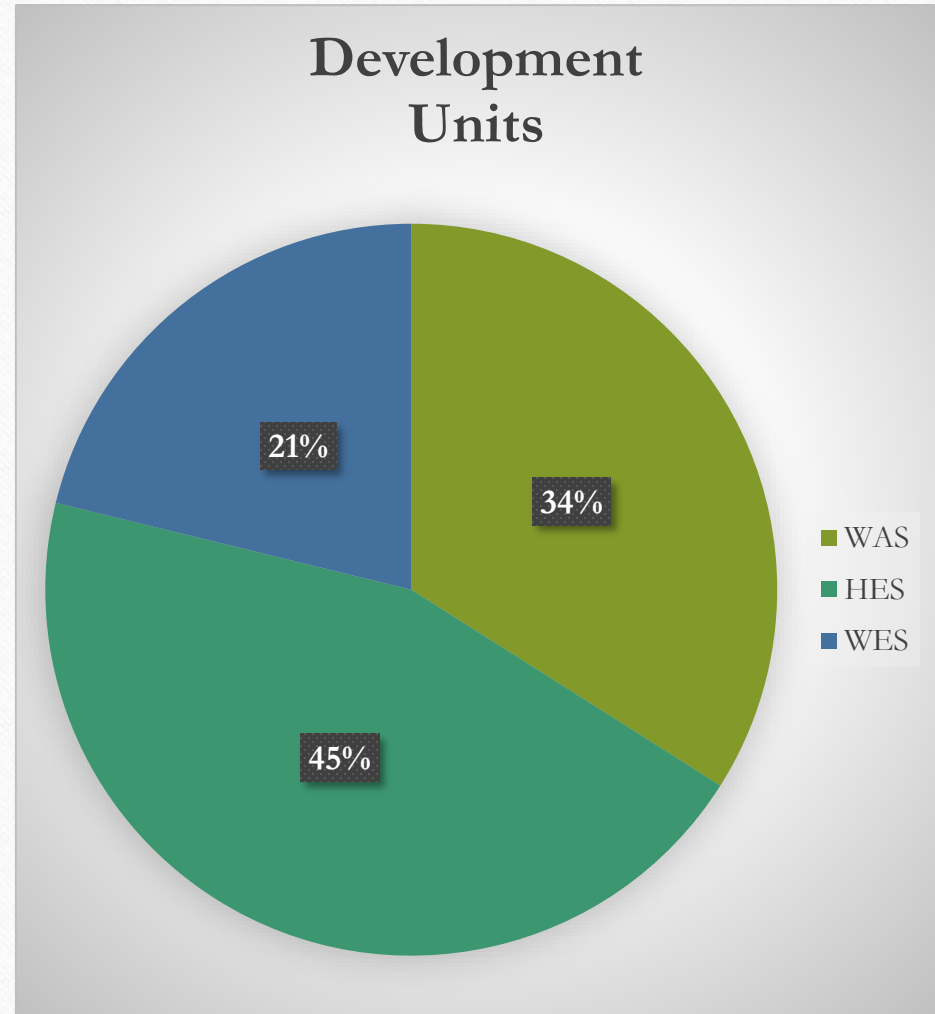
# Developments 2007 to Present

## City of Geneva

<u>2014</u>	<u>Unit Types</u>	<u>Schools</u>
Prairie Ridge	43 Detached	HES, GMS, GHS
Lincoln Square	48 Detached	HES, GMS, GHS
7 <sup>th</sup> and James	6 Attached	WES, GMS, GHS
<u>2015</u>		
Park Place	30 Attached	WES, GMS, GHS
<u>2016</u>		
Riverbank	41 Attached	WAS, GMS, GHS
Woodland	4 Attached	WAS, GMS, GHS
Cooper Woods	21 Detached	WAS, GMS, GHS
<u>2017</u>		
Campbell Row	2 Apt, 5 Attached	WES, GMS, GHS

## City of Batavia

<u>2016</u>	<u>Unit Types</u>	<u>Schools</u>
Windmill Manor	64 Apartments	FES, GMS, GHS





# Developments 2007 to Present

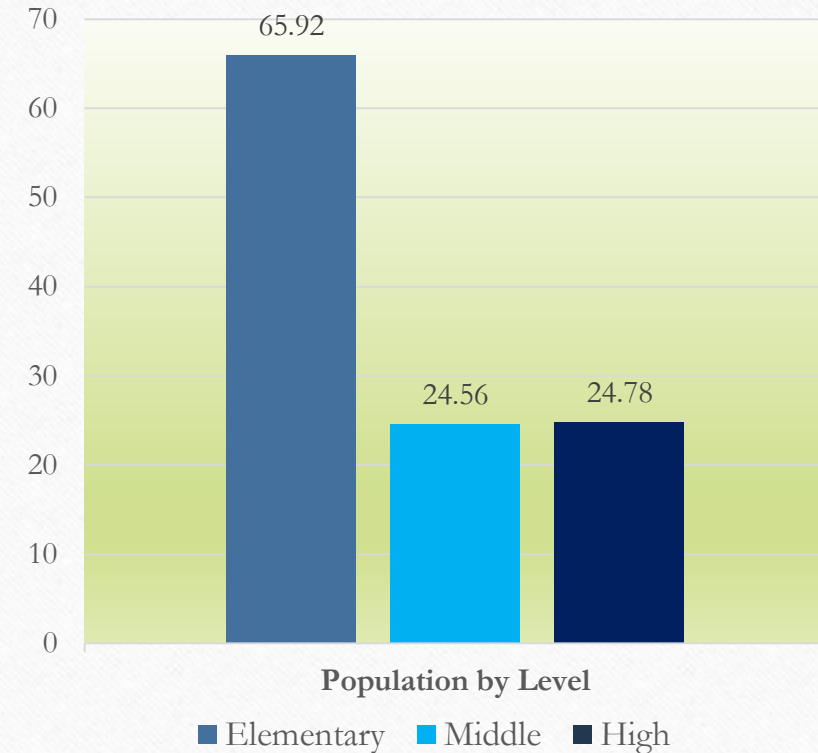
## City of Geneva

<u>2014</u>	<u>Unit Types</u>	<u>Projected Students</u>
Prairie Ridge	43 Detached	30.14
Lincoln Square	48 Detached	47.70
7 <sup>th</sup> and James	6 Attached	1.71
<u>2015</u>		
Park Place	30 Attached	6.77
<u>2016</u>		
Riverbank	41 Attached	11.69
Woodland	4 Attached	4.56
Cooper Woods	21 Detached	8.81
Campbell Row	2 Apt, 5 Attached	1.55
<u>2017</u>		
Stanton Station	3 Detached	2.10

## City of Batavia

<u>2016</u>	<u>Unit Types</u>	<u>Projected Students</u>
Windmill Manor	64 Apartments	0

## Population Increase as a Result of Development



# Land Cash Components

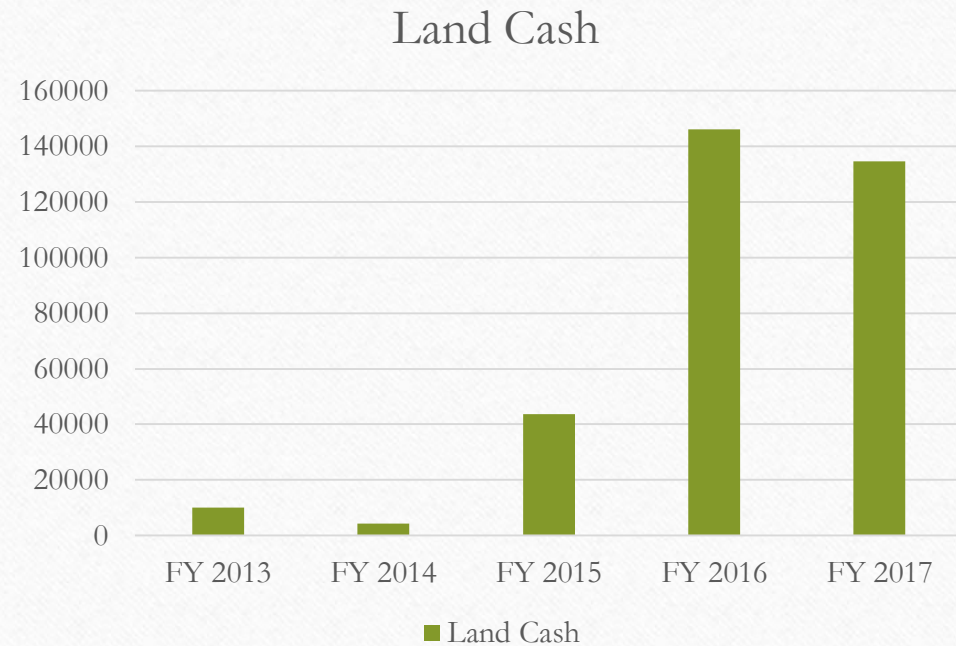
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- Student Population Multiplier
- Type of Unit
- Number of Units
- Increase by Level
- Price per Acre
- Receipt of Fees
- Tracking and Use
- Two Ways
  - Final Platting
  - Permit Issuance

# Land Cash Collected by Year

- FY 2013      \$ 9,941.30
- FY 2014      \$ 4,280.65
- FY 2015      \$ 43,677.14
- FY 2016      \$146,186.36
- FY 2017      \$134,540.96

Total to Date    \$338,630.41





# Developer Contributions

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Questions ?