

**PROCEDURES FOR IMPLEMENTING BOARD POLICY: FEES FROM RESIDENTIAL REAL  
ESTATE DEVELOPERS UNDER THE JURISDICTION OF THE  
VILLAGE OF GLENVIEW**

**Section A - Introduction**

1. It is the policy of the Board of Education of District #225 to request developers of new residential real estate developments to make cash contributions to the district.
2. Fees from residential real estate developers under the jurisdiction of the Village of Glenview shall be in accordance with the specific formula contained in Section 18.12 of the Glenview Subdivision Code, and presented in part in Section B of these procedures.

**Section B - The Glenview Subdivision Code**

1. Section 18.12 of the Glenview Subdivision Code reads in part as follows:

**"18.12-1 Dedication of Park Lands and School Sites or For Payments of Fees in Lieu Thereof:**

**As a condition of approval of a final plat of subdivision, or of a final plat of a planned unit development of twelve or more dwelling units, each subdivider or developer will be required to dedicate land for park and recreational purposes and land for school sites, to serve the immediate and future needs of the residents of the development, or cash contribution in lieu of actual land dedication, or a combination of both, at the option of the village, in accordance with the following criteria and formula:**

**18.12-1B Criteria for Requiring School Site Dedication:**

- (1) Requirement and Population Ratio.

**The ultimate number of students to be generated by a subdivision or planned unit development 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: (1) estimated children to be served in each such school classification over the (2) maximum recommended number of students to be served in each such school classification as stated herein, and then applying such ratio to the (3) said minimum recommended number of acres for a school site of each such school 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.**

**Section B - The Glenview Subdivision Code (Continued)**

**(2) School Classifications and Size of School Site.**

School classifications and size of school sites within the Village shall be determined in accordance with the following criteria:

<b><u>School Classification by Grades</u></b>	<b><u>Maximum Number of Students for each such School Classification</u></b>	<b><u>Minimum Number of Acres of Land for each School Site of Such Classification</u></b>
Elementary Schools, Grades - Kindergarten through 5th (K-6)	600 Students	11 acres
Junior High Schools Grades 6th thru 8th (7-8)	900 Students	29 acres
High Schools, Grades 9th thru 12th (2-12) [sic]	2,300 students	53 acres

**(3) Location.**

The Comprehensive School Plan and or the standards adopted by the affected School District shall be used as a guideline in locating sites.

**18.12-1C Criteria for Requiring a Contribution in Lieu of Park and School Sites:**

Where the development is small and the resulting site is too small to be practical or when the available land is inappropriate for park and recreational purposes or a school site, the Village shall require the subdivider or developer to pay a cash contribution in lieu of the land dedication required. The cash contribution in lieu of school sites shall be held in trust by the Village, solely for use in 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 improvement to any existing school site which already serves the needs of that development or the entire school district. If any portion of a cash contribution in lieu of park and recreation land dedication, or cash contribution in lieu of school site is not expended for the purposes set forth herein within five years from the date of receipt, it shall be refunded to the developer who made such contribution, with interest. Said cash contribution in lieu of park and recreation land dedication or school site dedication shall be deposited with the Village before the issuance to the developer of his first building permit for such subdivision or development.

**Section B - The Glenview Subdivision Code (Continued)**

**(1) 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 as specified herein, that otherwise would have been dedicated as park and recreation and school sites. It has been determined that the present "fair market value" of such improved land in and surrounding the Village is \$40,000 per acre and such figure shall be used in making any calculation herein unless the subdivider or developer files a written objection thereto. In the event of any such objection the developer shall submit an appraisal showing the "fair market value" of such improved land in the area of his development or other evidence thereof and final determination of said "fair market value" land in the area of his development or other evidence thereof and final determination of said "fair market value" per acre of such improved land shall be made by the Village Board based upon such information submitted by the subdivider or developer and from other sources which may be submitted to the Village Board by the Park District, School District or others. [sic]

**(2) Criteria for Requiring 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 or school site. That portion of the land within the subdivision falling within the park or school location shall be dedicated as a site as aforesaid, 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 local park or recreation site 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.

**Section B - The Glenview Subdivision Code (Continued)**

**18.12-1D Density Formula.**

The following table of population density 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 contributions in lieu thereof unless a written objection is filed thereto by the subdivider or developer.

**DENSITY FORMULA**

**TABLE OF ESTIMATED ULTIMATE POPULATION PER DWELLING UNIT**

**CHILDREN PER UNIT**

<b><u>Type of Unit</u></b>	<b><u>Junior High Grades 7-9 12-14 Years</u></b>	<b><u>Senior High Grades 10-12 15-17 Years</u></b>
<b><u>Detached Single Family:</u></b>		
2 Bedroom	.103	.101
3 Bedroom	.187	.165
4 Bedroom	.27	.232
5 Bedroom	.442	.322
<b><u>Attached Single Family (Townhouse, Quadriplex, etc.):</u></b>		
1 Bedroom	-	-
2 Bedroom	.03	.03
3 Bedroom	.097	.09
4 Bedroom	.247	.22
<b><u>Low Density Apartment (to 15/acre):</u></b>		
Efficiency	-	-
1 Bedroom	.008	.035
2 Bedroom	.044	.135
3 Bedroom	.137	.185
4 Bedroom	.187	[sic]
<b><u>High Density Apartment (16+/acre):</u></b>		
Efficiency	[sic]	[sic]
1 Bedroom	.008	-
2 Bedroom	.022	.165
3 Bedroom	.057	.051

**Section B - The Glenview Subdivision Code (Continued)**

In the event a subdivider or developer files a written objection to the Table of Estimated Ultimate Population listed herein, he shall submit his 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 Village Board based upon such demographic information submitted by the subdivider or developer and from other sources which may be submitted to the Village Board by the Park Districts, School District, or others. It is recognized that population density, age distribution and local conditions change over the years, and the specific formula for the dedication of land, or the payment of fees in lieu thereof, as stated herein, is subject to periodic review and amendment if necessary.

**18.12-1G Topography and Grading.**

The slope, topography and geology of the dedicated site as well as its surroundings must be suitable for its intended purposes. Grading on sites dedicated for park and recreational uses shall not differ greatly from surrounding land.

**18.12-1H Improved Sites.**

All sites shall be dedicated 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 therefor. The sidewalks and trees normally included within the definition of "improved" sites may be deleted due to the delay time between dedication of any such school site and construction of school facilities thereon.

**18.12-2**

The dedications of land or cash contributions in lieu thereof required by this Ordinance shall also be required as a condition to the annexation of any land to the Village and provisions therefor shall be incorporated in any pre-annexation agreement governing such land.

**18.12-4**

The dedication of land or cash contributions in lieu thereof as required by this ordinance shall be applicable unless the Board of Trustees determines either that such new subdivision will not in itself have an impact upon or create a need for new school and/or park facilities and that any such need is not uniquely attributable to such new subdivision. The determination by the Village Board shall be binding upon all of the parties involved."

**Section C - The Glenview Formula For Cash Contributions**

1. The formula to be applied to new residential real estate developments under the jurisdiction of the Village of Glenview, can be summarized as follows:

$$\begin{array}{r} \text{(Number of)} \quad \quad \quad \text{(Children Per)} \\ \text{(Residential) X} \quad \quad \text{(Residential )} \\ \text{(Units )} \quad \quad \quad \text{(Unit )} \end{array} \times 53 \text{ acres} \times \$40,000 \text{ per acre} = \text{Total Cash Contribution}$$

2,300 Students

2. By way of illustration, the total cash contribution for a residential development containing 25 4-bedroom detached single family units would be:

$$\frac{(25)}{2,300} \times (0.322) \times (53) \times (\$40,000) = \$7,420.00$$

**Section D - Procedures for Managing Cash Contributions**

The following procedures shall be used by the district for managing cash contributions from residential developers:

1. The director of business affairs shall provide a copy of Board of Education policy and procedures (4020) to any developer seeking approval of a new residential development under the jurisdiction of the Village of Glenview.
2. The required cash contributions shall be deposited with the Village of Glenview finance department before the Village shall issue the first building permit for the development.
3. The finance department shall deposit the cash contribution in an escrow account and shall issue periodic reports to the director of business affairs for the district.
4. The director of business affairs shall file a capital improvement plan with the director of development for the Village of Glenview which shall indicate the proposed use of the funds by the district.
5. The director of business affairs shall file a request for transfer of funds with the director of development, certifying that the funds so paid, shall be used for capital improvements in accordance with the plan referenced in Item #4 above.
6. The director of business affairs shall maintain records indicating the use of the funds.
7. If the cash contribution is not used by the district within five years from the date the contribution is received by the Village, the director of development shall return the balance of the contribution to the developer.
8. The Board of Education has authorized the superintendent to develop any additional procedures necessary to implement Board Policy: Fees From Residential Real Estate Developers Under the Jurisdiction of the Village of Glenview (4020).

Adopted: September 19, 1988