



KANE COUNTY

MARTIN, Barreiro, Frasz, Hanson & Surges

COUNTY DEVELOPMENT COMMITTEE

LAND/CASH SUBCOMMITTEE

TUESDAY, FEBRUARY 19, 2019

County Board Room

Agenda

9:45 AM

Kane County Government Center, 719 S. Batavia Ave., Bldg. A, Geneva, IL 60134

1. Call to Order
2. Approval of Minutes: July 17, 2018
3. Subdivision Ordinance Land/Cash Annual Review Fiscal Year 2018
4. Approve: Mill Creek PUD Major Adjustment #4470 Adding 17 Row Homes, Blackberry Township, Section 13, Pin: 11-13-400-050 (attached)
4. Adjournment

COUNTY OF KANE

DIVISION OF ENVIRONMENTAL & WATER RESOURCES

Jodie L. Wollnik, P.E., CFM
Director



County Government Center

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Geneva, IL 60134

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Phone: (630) 232-3497
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MEMORANDUM

To: Kane County Land/Cash Subcommittee & Kane County Development
Committee

From: Jodie L. Wollnik, Plat Officer

CC: File

Date: February 19, 2019

Re: Subdivision Ordinance Land/Cash Annual Review Fiscal Year 2018

According to the Kane County Subdivision Ordinance Section 19-241. Annual Review, the Regional Superintendent of Schools and the staff of the Department are to review the provisions of Article V. "Dedication of School/Park Sites or Payment of Fees in Lieu Thereof" on an annual basis.

The Regional Superintendent of Schools has reviewed the attached land/cash spreadsheet and has indicated that everything is in order. Attached for your review is the land/cash spreadsheet for fiscal year 2018.

Action Requested:

Place 2018 Annual Report on file.

SUMMARY OF END OF YEAR BALANCE

LAND/CASH FEES FISCAL YEAR 2018

SUMMARY BY SCHOOL DISTRICTS:

BARRINGTON DISTRICT #220	\$0.00
BATAVIA DISTRICT #101	\$6,350.00
BURLINGTON CENT. DISTRICT #301	\$3,175.00
DUNDEE DISTRICT #300	\$0.00
EAST AURORA DISTRICT #131	\$0.00
ELGIN DISTRICT #U46	\$0.00
GENEVA DISTRICT #304	\$0.00
HINCKLEY/BIG ROCK DISTRICT #429	\$0.00
HUNTLEY DISTRICT #158	\$0.00
KANELAND DISTRICT #302	\$3,175.00
OSWEGO DISTRICT #308	\$0.00
ST. CHARLES DISTRICT #303	\$12,700.00
SYCAMORE DISTRICT #427	\$0.00
WEST AURORA DISTRICT #129	\$0.00
YORKVILLE DISTRICT #115	<u>\$0.00</u>
TOTAL	\$25,400.00

SUMMARY BY TOWNSHIPS WITH PARK DISTRICTS:

AURORA	\$0.00
BIG ROCK	\$0.00
BATAVIA	\$5,810.00
BURLINGTON	\$0.00
DUNDEE	\$0.00
GENEVA	\$0.00
HAMPSHIRE	\$0.00
HUNTLEY (PORTION W/IN RUTLAND)	\$0.00
ST. CHARLES	\$11,620.00
SUGAR GROVE	<u>\$2,905.00</u>
TOTAL	\$20,335.00

SUMMARY BY TOWNSHIPS WITHOUT PARK DISTRICTS:

BLACKBERRY	\$5,810.00
CAMPTON	\$2,905.00
ELGIN	\$0.00
KANEVILLE	\$0.00
PLATO	\$0.00
RUTLAND	\$0.00
VIRGIL	<u>\$0.00</u>
TOTAL	\$8,715.00

SCHOOL DISTRICT PAYOUT	\$12,700.00
PARK DISTRICT/KCFP PAYOUT	\$0.00
SCHOOL DISTRICT CURRENT NET BALANCE:	\$12,700.00
PARK DISTRICT CURRENT NET BALANCE:	<u>\$29,050.00</u>
TOTAL CURRENT LAND CASH BALANCE:	\$41,750.00

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MILL CREEK SWIM CLUB
Addition of 17 Row Homes
Near the swim club

SCHOOL CONTRIBUTION

3 Bedroom Row Homes:

Plans call for 11 of the Row Homes to be 3 bedroom. Per Article V of Kane County Subdivision Regulations, the estimated population for single family is as follows:

Elementary 0.346
Middle/Junior 0.138
High School 0.142

Population Constant		Number of Row Homes		Students per Classification		Acres of Land per Classification		Ratio		Current Fair Market Value		Land/Cash Cost for Schools
0.346	x	11	/	600	x	15	=	0.0952	x	\$80,000	=	\$7,612.00
0.138	x	11	/	900	x	35	=	0.0590	x	\$80,000	=	\$4,722.67
0.142	x	11	/	1500	x	80	=	0.0833	x	\$80,000	=	\$6,664.53
Sub-Total for 3 Bedrooms											\$18,999.20	

4 Bedroom Row Homes:

Plans call for 6 of the Row Homes to be 4 bedroom. Per Article V of Kane County Subdivision Regulations, the estimated population for single family is as follows:

Elementary 0.470
Middle/Junior 0.303
High School 0.303

Population Constant		Number of Row Homes		Students per Classification		Acres of Land per Classification		Ratio		Current Fair Market Value		Land/Cash Cost for Schools
0.470	x	6	/	600	x	15	=	0.0705	x	\$80,000	=	\$5,640.00
0.303	x	6	/	900	x	35	=	0.0707	x	\$80,000	=	\$5,656.00
0.303	x	6	/	1500	x	80	=	0.0970	x	\$80,000	=	\$7,756.80
Sub-Total for 4 Bedrooms											\$19,052.80	

Total Land/Cash for Schools = \$38,052.00

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PARK CONTRIBUTION

Plans call for 3 Bedroom single family which has a population equivalent of 2.801
Plans call for 4 Bedroom single family which has a population equivalent of 3.631

Required contribution is 10 acres of land for every 1000 population (or cash in lieu of land, based on current value of \$80,000 per acre)

Builder anticipates 11 units to be 3 Bedroom and 6 units to be 4 Bedroom.

Population Equivalent		Number of Row Homes		Population Expected								
2.801	x	11	=	30.81								
3.632	x	6	=	21.79	Per 1000 Pop							
Total				52.60	/	1000	=	0.0526	x	10 Acres	=	0.526 Ac.

Total Land/Cash for Parks = 0.526 Acres at \$80,000/Acre = \$42,080.00

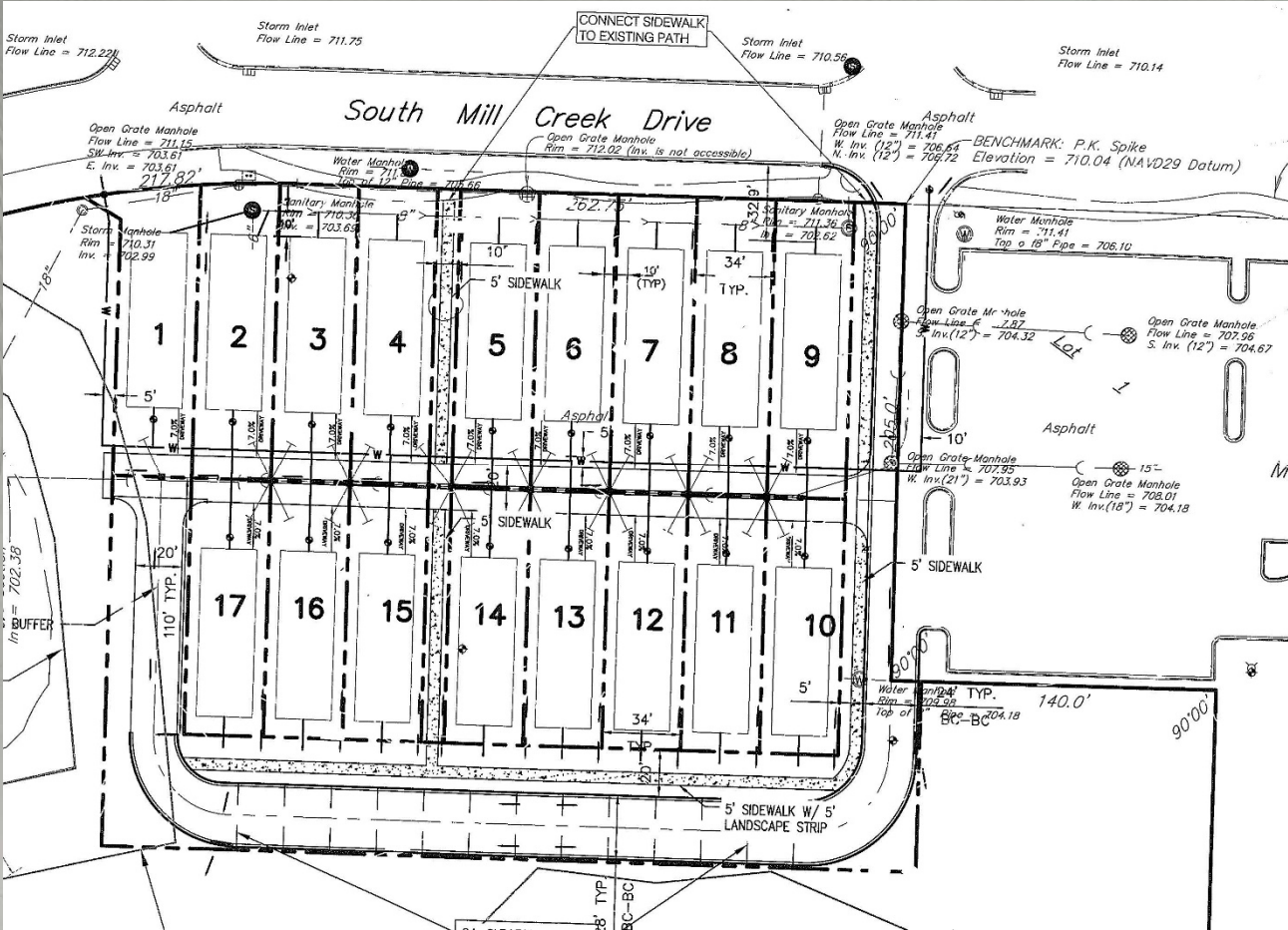
Mill Creek – 17 Row Homes - Land/Cash

**Air-Photo
At South
Mill Creek
Drive**



Mill Creek – 17 Row Homes - Land/Cash

Preliminary Plan



Mill Creek – 17 Row Homes - Land/Cash

Recommendation

**School Contribution: \$38,052.00
For Geneva School District #304**

**Park Contribution: \$42,080.00
For Geneva Park District**