



KANE COUNTY

MARTIN, Barreiro, Frasz, Hanson & Surges

COUNTY DEVELOPMENT COMMITTEE

LAND/CASH SUBCOMMITTEE

TUESDAY, JANUARY 21, 2020

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: November 19, 2019
3. **Approve:** Land/Cash Calculation for Whispering Pines, a 2 Lot Subdivision Campton Township, Section 12
4. Public Comment for Land/Cash Ordinance Revision
5. Adjournment

COUNTY OF KANE

KANE COUNTY DIVISION OF ENVIRONMENTAL & WATER RESOURCES

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



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MEMMORANDUM

Date: January 21, 2020

To: Kane County Land/Cash Subcommittee

From: Jodie L. Wollnik, Plat Officer

RE: Whispering Pines Final Plat, Section 12, Campton Township - Land/Cash

Per Kane County Subdivision Ordinance, Article V, Land/Cash is to be collected prior to the recording of a plat. As this parcel is within the mile and a half of the Village of Campton Hills, the ordinance from Campton Hills was used in the calculation. We have received approval of the calculation from the Village and are presenting the amounts to you for approval.

Land/Cash per Village of Campton Hills Ordinance:

School: St. Charles School District 303

5 Bedroom Single Family Home

The estimated population for single family is as follows:

Elementary	0.345
Middle/Junior	0.248
High School	0.300

Population Constant		Number of Lots		Students per Classification		Acres of Land per Classification		Ratio		Current Fair Market Value		Land/Cash Cost for Schools
0.345	x	1	/	600	x	15	=	0.0086	x	\$195,000	=	\$1,681.88
0.248	x	1	/	900	x	35	=	0.0096	x	\$195,000	=	\$1,880.67
0.300	x	1	/	1500	x	108	=	0.0216	x	\$195,000	=	\$4,212.00
Sub-Total for 5 Bedrooms												\$7,774.55

Total Land/Cash for Schools = \$7,774.55

Park: Kane County Forest Preserve

Required contribution is 10.5 acres of land for every 1000 population

Population Equivalent		Lots		Population Expected		Per 1000 Population		Ratio		Ordinance Acreage		Current Fair Market Value.		Land/Cash Cost for Parks
3.770	x	1	=	3.770	/	1000	=	0.0038	x	10.5	x	\$195,000	=	\$7,719.08

Total Land/Cash for Parks = \$7,719.08