

# CITY OF BATAVIA

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**MEMO TO:** Committee of the Whole-CD  
**FROM:** Scott Buening, Community Development Director  
**DATE:** January 16, 2015  
**SUBJECT:** Ordinance 15-05 (formerly 14-71) Amending the Land-Cash Contribution Requirements

## Background

The Committee reviewed this at their meeting on December 2, 2014. The Committee directed staff to adjust the tables to reflect a two year versus a three year implementation schedule. Staff has also adjusted the tables to correct a calculation error in the original table. The attached tables and ordinance reflect these changes.

In addition, the Committee requested staff to reach out to various homebuilders, homebuilders associations and realty groups to advise them of the proposed changes. To date we have received two responses, one from McCue Builders and one from John Pitz. Both have built developments in town (John Pitz has an approved but not yet built subdivision off First Street), and both expressed objections to the fee changes. Their objections and justifications for them are attached for your information. I should note that John Pitz's objections extend not only to the fee increases but to the imposition of the fees entirely. Staff will be meeting with Mr. Pitz prior to the Committee meeting, and we will provide an update the night of the meeting.

The City has been approached by the Batavia School District (District) about revisions to the Land-Cash contribution requirements in the Subdivision Regulations. Review of this Ordinance was also discussed internally since it has been quite some time since this was reviewed. The last time these regulations were revised appears to be in May of 2000.

The District has requested we revise our tables to increase the minimum required acreage for each school type. This request would increase the required minimum acreage for elementary schools from 11 to 15 acres, middle schools from 28 to 35 acres and high schools from 50 to 80 acres. They are also asking to reduce the number of students each school type can accommodate, with the exception of elementary schools. Middle schools would be reduced from 1,200 students to 900 students, and high schools would be reduced from 2,000 students to 1,500 students. Elementary schools would remain with 600 students.

As part of the review, we also did a simple study of land values. We found that the \$100,000 in the Ordinance was significantly lower than land values based on recent sales. While staff found the true land value per acre is around \$260,000, we felt that implementing an increase of over 150% plus the changes requested by the school district would create a three or four fold increase in the fees. Thus staff recommended an increase only to \$185,000 per acre to be on par with the fees established by the City of Geneva.

The Plan Commission (PC) reviewed these changes at their meeting on November 5, and continued the discussion until November 19. Please see the [staff memorandum to the PC](#) and the PC [meeting minutes](#).

## Staff Analysis and Recommendation

The PC had substantial discussion about the proposed changes and the impacts they would have on the District and development in general. Staff provided [additional background and justification](#) for the

changes requested by the District as well as support for the changes in land values. The PC voted unanimously to approve of changes to the Land Cash Ordinance as follows:

1. Approve the request from the District to use their land area and population criteria for individual schools.
2. Approve an increase of the land values on a stepped basis over three (3) years. The current land value of \$100,000 per acre would increase to \$130,000, 90 days after approval of the Ordinance. The value would further increase to \$160,000 at the first anniversary of the Ordinance approval, and to \$190,000 at the second anniversary. Any future changes would need a new amendment to the Ordinance.

Staff supports the proposed changes, and feels they would help offset the growth impacts on the District. The graduated increase in land values would soften the financial impact of the change, and would allow builders to plan for this as part of their costs.

The Ordinance would not be effective until 90 days after passage thus allowing builders to plan ahead as part of any building contracts. It should be noted that the change would not affect all new building in the City. Some developments such as Tanglewood 5 already paid for their land-cash obligations upfront as a land or cash donation, thus no fees would be owed.

#### Recommendation

**Staff recommends approval of Ordinance 15-05 Amending the Land-Cash Contribution Requirements.**

#### Attachments

1. Table showing Land-Cash Amounts as recommended by Plan Commission (revised 1/6/15)
2. Ordinance 15-05 Amending the Land-Cash Contribution Requirements
3. Exhibit "A"- Text of Land Cash Ordinance Amendments
4. Correspondence from McCue Builders
5. Correspondence from John Pitz

cc City Council  
City Attorney  
Department Heads

**Proposed Phased School Land Cash - Revised 1/6/15**

	Current Formula Current Value	Current Value Proposed Formula	2015 160,000	2016 190,000
<b>Single Family</b>				
2 bdr	\$ 411.33	\$ 633.33	\$ 1,013.33	\$ 1,203.33
3 bdr	\$ 1,540.17	\$ 2,576.61	\$ 4,122.58	\$ 4,895.56
4 bdr	\$ 2,567.00	\$ 4,403.89	\$ 7,046.22	\$ 8,367.39
5 bdr	\$ 1,961.17	\$ 3,426.94	\$ 5,483.11	\$ 6,511.19
<b>Multiple Family</b>				
1 bdr	\$ -	\$ -	\$ -	\$ -
2 bdr	\$ 368.33	\$ 609.33	\$ 974.93	\$ 1,157.73
3 bdr	\$ 711.83	\$ 1,125.22	\$ 1,800.36	\$ 2,137.92
4 bdr	\$ 1,382.17	\$ 2,326.56	\$ 3,722.49	\$ 4,420.46
<b>Apartments/Condominiums</b>				
Efficiency	\$ -	\$ -	\$ -	\$ -
1 bdr	\$ 8.50	\$ 14.22	\$ 22.76	\$ 27.02
2 bdr	\$ 370.67	\$ 623.67	\$ 997.87	\$ 1,184.97
3 bdr	\$ 1,011.00	\$ 1,692.67	\$ 2,708.27	\$ 3,216.07

**Proposed Phased Park Land Cash**

	Current Rate 100,000	Year 2 160,000	Year 3 190,000
<b>Single Family</b>			
2 bdr	1,989.00	3,182.40	3,779.10
3 bdr	2,987.00	4,779.20	5,675.30
4 bdr	3,807.00	6,091.20	7,233.30
5 bdr	4,419.00	7,070.40	8,396.10
		-	-
<b>Multiple Family</b>			
1 bdr	1,050.00	1,680.00	1,995.00
2 bdr	1,899.00	3,038.40	3,608.10
3 bdr	2,277.00	3,643.20	4,326.30
4 bdr	3,328.00	5,324.80	6,323.20
		-	-
<b>Apartments/Condominiums</b>			
Efficiency	1,000.00	1,600.00	1,900.00
1 bdr	1,190.00	1,904.00	2,261.00
2 bdr	1,659.00	2,654.40	3,152.10
3 bdr	2,814.00	4,502.40	5,346.60

<b>Proposed Phased Total Land Cash</b>				
	<b>Current School Formula \$100,000</b>	<b>Proposed School Formula 100,000</b>	<b>Year 2 160,000</b>	<b>Year 3 190,000</b>
<b>Single Family</b>				
2 bdr	\$ 2,400.33	\$ 2,622.33	\$ 4,195.73	\$ 4,982.43
3 bdr	\$ 4,527.17	\$ 5,563.61	\$ 8,901.78	\$ 10,570.86
4 bdr	\$ 6,374.00	\$ 8,210.89	\$ 13,137.42	\$ 15,600.69
5 bdr	\$ 6,380.17	\$ 7,845.94	\$ 12,553.51	\$ 14,907.29
<b>Multiple Family</b>				
1 bdr	\$ 1,050.00	\$ 1,050.00	\$ 1,680.00	\$ 1,995.00
2 bdr	\$ 2,267.33	\$ 2,508.33	\$ 4,013.33	\$ 4,765.83
3 bdr	\$ 2,988.83	\$ 3,402.22	\$ 5,443.56	\$ 6,464.22
4 bdr	\$ 4,710.17	\$ 5,654.56	\$ 9,047.29	\$ 10,743.66
<b>Apartments/Condominiums</b>				
Efficiency	\$ 1,000.00	\$ 1,000.00	\$ 1,600.00	\$ 1,900.00
1 bdr	\$ 1,198.50	\$ 1,204.22	\$ 1,926.76	\$ 2,288.02
2 bdr	\$ 2,029.67	\$ 2,282.67	\$ 3,652.27	\$ 4,337.07
3 bdr	\$ 3,825.00	\$ 4,506.67	\$ 7,210.67	\$ 8,562.67

**CITY OF BATAVIA**

**ORDINANCE 15-05**

**AN ORDINANCE AMENDING THE MUNICIPAL CODE  
OF THE CITY OF BATAVIA:  
AMENDING LAND/CASH CONTRIBUTIONS  
FOR SCHOOL AND PARK DISTRICTS**

ADOPTED BY THE  
MAYOR AND CITY COUNCIL  
OF THE  
CITY OF BATAVIA

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015

Published in pamphlet form  
by authority of the Mayor  
and City Council of the  
City of Batavia,  
Kane County, Illinois, this  
\_\_\_\_ day of \_\_\_\_\_, 2015

**CITY OF BATAVIA**

**ORDINANCE 15-05**

**AN ORDINANCE AMENDING TITLE 11 OF THE MUNICIPAL CODE  
OF THE CITY OF BATAVIA:  
AMENDING LAND/CASH CONTRIBUTIONS  
FOR SCHOOL AND PARK DISTRICTS**

**WHEREAS**, the City of Batavia has reviewed the costs associated with the development of lands within the City, as well as the needs of the school and park districts which are responsible for educational and recreational activities within the City, and

**WHEREAS**, the continued development within the City adds to the responsibilities of the school and park districts, and

**WHEREAS**, Illinois statutes allow for the imposition of “land-cash” fees upon developers and redevelopers of lands within the City, and

**WHEREAS**, the City has analyzed the development and land costs within recent developments within the City, and

**WHEREAS**, that the land values and tables for school land area and population have been changed, and that said changes fairly allow for the calculation and imposition of such “land-cash” fees in a manner which does not unfairly impinge on the land developers ability to develop and receive a reasonable return on investment, nor unreasonably increases the cost of housing within the City,

**NOW THEREFORE, BE IT HEREBY ORDAINED** by the City Council of the City of Batavia, Kane County, Illinois as follows:

**SECTION 1:** That Sections 11-6-1 and 11-6-2 of the Batavia Municipal Code are hereby amended to read as in **Exhibit “A”**, attached.

**SECTION 2:** This Ordinance shall be in full force and effect 90 days after its presentation, passage and publication according to law.

**PRESENTED** to the City Council of the City of Batavia, Illinois, on the \_\_\_ day of \_\_\_\_\_, 2015.

**PASSED** by the City Council of the City of Batavia, Illinois, on the \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
City Clerk

**APPROVED** by me as Mayor of said City of Batavia, Illinois, on the \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Mayor

Ward	Aldermen	Ayes	Nays	Absent	Abstain	Aldermen	Ayes	Nays	Absent	Abstain
1	O'Brien					Fischer				
2	Callahan					Wolff				
3	Hohmann					Chanzit				
4	Saam					Stark				
5	VACANT					Atac				
6	Cerone					Clark				
7	McFadden					Brown				
Mayor Schielke										
<b>VOTE:</b>		Ayes	Nays	Absent	Abstention(s)					
Total holding office: Mayor and 14 aldermen										

# EXHIBIT “A”

## Chapter 6

### LAND/CASH CONTRIBUTIONS AND SCHOOL DISTRICT CAPITAL IMPROVEMENT DEVELOPMENT FEES

#### 11-6-1: DEDICATION OF SCHOOL LANDS OR FUNDS:

#### 11-6-2: DEDICATION OF PARK LANDS OR FUNDS:

#### 11-6-3: SCHOOL DISTRICT CAPITAL IMPROVEMENT DEVELOPMENT FEES:

#### 11-6-1: DEDICATION OF SCHOOL LANDS OR FUNDS:

As a condition of approval of the development or redevelopment of lands within the corporate limits of the City, or within the planning jurisdiction of the City (being 1<sup>1</sup>/<sub>2</sub> miles outside the corporate limits), the corporate authorities may require the dedication of real property for a school or school sites, to serve the immediate and future needs of the residents of the development or redevelopment, to make an actual cash payment in lieu of actual land dedication, or a combination of both, at the option of the school board of the school district in which the development is located, in accordance with the criteria and formula contained within this Section. For purposes of this Section, "development" or "redevelopment" shall mean the subdivision or resubdivision of lands, approval of a planned development under [Title 10](#) of this Code, a "deed division" which creates additional buildable lots, or issuance of building permits for construction of residential dwelling units on those lands upon which this Chapter either has not been previously applied, or for those units in excess of those upon which this Chapter had been so applied.

A. Compliance: The obligation for compliance with this Section shall be as follows:

1. Subdivision Or Resubdivision: The person or entity seeking final plat approval.
2. Planned Development Plan Or Plat: The person or entity seeking final plan or plat approval.
3. Deed Division: A "deed division" or other development or redevelopment of lands as set forth above; the person or entity applying for a building permit on each newly created lot.

B. Criteria For Requiring School Site Dedication:

1. The amount of land required to be dedicated for school sites shall relate directly upon the ultimate number of students to be generated by the development or redevelopment of land. The land dedication requirement shall be determined by obtaining the ratio of: a) estimated children to be served in each such school classification over the b) maximum recommended number of students to be served in each such school classification as stated herein, and then applying such ratio to the c) 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 fully developed land deemed needed to have sufficient land for school sites to serve the estimated increased children in each such school classification.
2. School Classification And Size Of School Site: School classifications and size of school sites shall be determined in accordance with the following criteria:



<u>School Classification By Grades</u>	<u>Maximum Number Of Students For Each Such School Classification</u>	<u>Minimum Number Of Acres Of Land For Each School Site Of Such Classification</u>
Elementary schools, grades _ kindergarten through <del>6th</del> <u>5th</u> (K_ <del>65</del> )	600	<del>11</del> <u>15</u> acres
Junior high schools, grades <del>7th</del> <u>6th</u> through 8th ( <del>76</del> _8)	<del>1,200</del> <u>900</u>	<del>28</del> <u>35</u> acres
High schools, grades 9th through 12th (9_ <del>12</del> )	<del>2,000</del> <u>1,500</u>	<del>50</del> <u>80</u> acres

3. Location: The officials of the school district shall work with City planners, City Council, and developers in properly locating school sites that shall meet proper specifications including those listed in the general conditions and criteria section of this report.

C. Criteria For Requiring A Contribution In Lieu Of School Site:

1. Where the development or redevelopment is small and the resulting school site too small to be practical, or when available land is inappropriate for a school site, as determined by the board of education, the board of education shall so inform the city council and the city shall require that the entity seeking such development or redevelopment be required to pay a cash contribution in lieu of the land dedication required.
2. The cash contributions in lieu of school site dedications 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 a school site. Such improvements shall include consideration of grading, streets, water, storm water and sewer systems, curbs and gutters, sidewalks, electrical service, street trees and streetlights. It has been determined that the present fair-market value of such improved land in and around the school districts within the planning jurisdiction of the city is as follows:

May 1, 2015 to December 31, 2015: one hundred ~~thirty~~ thousand dollars (\$~~100~~130,000.00) per acre

January 1, 2016 to December 31, 2016: one hundred sixty thousand dollars (\$160,000.00) per acre

After January 1, 2017: one hundred ninety thousand dollars (\$190,000.00) per acre

~~Such~~ such figure shall be used in making any calculations related to this policy until evidence dictates raising or lowering this amount. In the event that a person or entity seeking approval of a development or redevelopment files a written objection with the city clerk objecting to said fair-market value figure, and in the event that negotiations fail to achieve an acceptable alternative, the said fair-market value shall be determined by three (3) qualified appraisers, one of whom shall be appointed by the city council, or by its duly appointed committee or commission, one of whom shall

be appointed by the person or entity seeking development or redevelopment, and one of whom shall be mutually agreed upon by the said two (2) appraisers so chosen. The fees and costs of such appraisal shall be borne equally by the city and the subdivider or developer.

- Any such cash payment shall be made by the subdivider or developer to the school district subsequent to the approval of the final plat or planned unit development, prior to the mayor affixing his written approval to said plat. Unless shown to the satisfaction of the city, it shall be assumed, and cash payments shall be based upon the assumption that all units shall contain three (3) bedrooms. At the time an actual building permit is applied for, if additional bedrooms are contained in the dwelling, an additional fee determined pursuant to this section shall be collected from the building permit applicant, and the funds collected transmitted to the appropriate school district.

D. Student Density Formula:

- The following table of student population density is based upon a thorough study of the yields of existing new housing units and 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 fully developed land or the cash contributions in lieu thereof, until evidence of changes in local conditions and housing trends make a revision of numbers practical and necessary. The density table is, therefore, subject to periodic review and amendment: (Ord. 00-44, 5-15-2000)

TABLE OF ESTIMATED ULTIMATE POPULATION  
PER DWELLING UNIT  
CHILDREN PER UNIT

Type Of Unit	Elementary Grade School Grades K_5 5 10 Years	Middle School Grades 6_8 11 13 Years	High School Grades 9_12 14 17 Years
<b>Detached Single-Family:</b>			
2 bedroom	0 .136	0 .048	0 .020
3 bedroom	0 .369	0 .173	0 .184
4 bedroom	0 .530	0 .298	0 .360
5 bedroom	0 .345	0 .248	0 .300
<b>Attached Single-Family: (Townhouse, row house, quadriplex, etc.)</b>			
1 bedroom	0 .000	0 .000	0 .000
2 bedroom	0 .088	0 .048	0 .038
3 bedroom	0 .234	0 .058	0 .059
4 bedroom	0 .322	0 .154	0 .173
<b>Apartments, Condominiums:</b>			

Efficiency	0 .000	0 .000	0 .000
1 bedroom	0 .002	0 .001	0 .001
2 bedroom	0 .086	0 .042	0 .046
3 bedroom	0 .234	0 .123	0 .118

(Ord. 00-128, 11-20-2000)

E. Review: The present fair-market value and student density formula affecting this section shall be reviewed by the city plan commission each year. After said review, any appropriate changes may be recommended to the City Council for action.

F. Exception: This Section is not to affect lands of subdividers or developers who have entered into an agreement with the City for annexation of those lands, or for the use of those lands in a planned development, said agreement having been entered into prior to the effective date of this Section; except that any lands which are the subject of an annexation agreement or planned unit development shall come under the terms of this Section, and this Section shall be fully enforceable against those lands, where the annexation agreement or the planned unit development agreement may have expired and become void because the lands affected were not developed within the time provided for in said agreements. It is intended that the term "the lands affected were not developed" is, for the purpose of this Section, to mean that the final plat in case of lands being developed in ~~RE~~, RO, R1-~~L~~, ~~R1-M~~, ~~R1-H~~, R2, R3 or R4 Zoning Districts has not been approved by the expiration date of the agreement; or that in the case of a development in an R5 Zoning District, the building permits have not been granted by the expiration date of the agreement in question.

G. Final Authority: No term within this Section shall represent a delegation of the City's authority to any particular school district, and the City Council shall retain the final authority over application of this Section. (Ord. 00-44, 5-15-2000)

## 11-6-2: DEDICATION OF PARK LANDS OR FUNDS:

As a condition of approval of the development or redevelopment of lands within the corporate limits of the City, or within the planning jurisdiction of the City (being 1½ miles outside the corporate limits), the corporate authorities may require the dedication of real property for a park or park sites, to serve the immediate and future needs of the residents of the development or redevelopment, to make an actual cash payment in lieu of actual land dedication, or a combination of both, at the option of the City, with the concurrence of the park district in which the land is located, in accordance with the criteria and formula contained within this Section. For purposes of this Section, "development" or "redevelopment" shall mean the subdivision or resubdivision of lands, approval of a planned development under [Title 10](#) of this Code, a "deed division" which creates additional buildable lots, condominium development, any other development, whether a subdivision is required or not under the law, issuance of building permits on property zoned R5, or issuance of building permits for construction of residential dwelling units on those lands upon which this Chapter either has not been previously applied, or for those units in excess of those upon which this Chapter had been so applied. Unless otherwise agreed in writing between the developer and City, any land to be dedicated for park recreational purposes shall be platted, dedicated and improved as part of the first phase of any subdivision.

A. Compliance: The obligation for compliance with this Section shall be as follows:

1. Subdivision Or Resubdivision: The person or entity seeking final plat approval.
2. Planned Development Plan Or Plat: The person or entity seeking final plan or plat approval.
3. Deed Division: A "deed division" or other development or redevelopment of lands as set forth above; the person or entity applying for a building permit on each newly created lot.

B. Criteria For Requiring Park And Recreation Land Dedication:

1. Requirement And Population Ratio:

<u>Types Of Recreation Area</u>	<u>Size Range</u>	<u>Minimum Acres Per 1,000 People</u>
Play lot	Minimum 8,000 square feet	Not Applicable
School-park (neighborhood playground)	Minimum park of 5 acres	1.25
Neighborhood park	Minimum 3 <sup>1</sup> / <sub>2</sub> acres	3.0
District-wide park or play field	Minimum 4 acres up to 30 acres	2.25
Community-wide recreation park	Minimum 12 acres up to 30 acres	3.5
	TOTAL	10.0 acres of land per 1,000 people

2. General Requirements For Land Contributions: Unless otherwise waived, lands to be dedicated to any applicable park district shall conform to the following criteria:

- a. Location: The park district master plan, as then in effect, adopted by the applicable park district shall be used as a guideline in determining the general location of park sites. Generally, neighborhood park sites should be accessible to the public and serve a population within one-half (<sup>1</sup>/<sub>2</sub>) to one mile radius from the site, depending on the classification of the park. Park sites should be located in conjunction with and adjacent to school sites whenever possible and desirable. Community parks are intended to serve a broader area and should offer a greater variety of facilities and activities.
- b. Topography And Soils: Park sites must possess suitable topography and soil types for the use to which they are dedicated. The developer shall supply the park district with a minimum of one soil boring per acre to a minimum depth of fifteen feet (15'). The developer shall also provide the park district with a Phase I Environmental Study and any hazardous materials found on the site shall be removed by the developer prior to conveyance.
- c. Storm Water And Surface Water Detention Or Retention Areas: Storm water and surface water detention and retention areas will be accepted at the discretion of the board of commissioners of the applicable park district, and not count towards the total land dedication.

d. Wetlands And Other Natural Areas: Wetland and other natural areas will be considered acceptable only when they are considered significant in size, quality, uniqueness, contain endangered plants or animal species, or are adjacent to existing natural areas currently owned by the park district. Wetland areas will be accepted at the discretion of the board of commissioners of the applicable park district. Any such wetland area accepted by the applicable park district shall not count towards the total land dedication required herein.

e. Private Recreation Areas: No credit will be given towards the total land/cash contributions for private recreation or open space provided by the developer.

f. Dimensions: Sites should be generally rectangular in shape with dimensions generally proportionate to the ratio of a depth of three (3) to a width of two (2). These criteria shall not apply to sites contemplated for extraordinary types of facilities such as, but not limited to, trails and shoreline frontages.

g. Frontage: Thirty feet (30') of street frontage per acre of land dedicated with a minimum of one hundred fifty feet (150') of frontage.

h. Access: Access to park sites and connections to other park sites are to be provided by way of open accessways between homes and/or from public right of way. The accessways should be, at a minimum, equal to the average lot width within the proposed subdivision.

i. Drainage: Except for storm water and surface water drainage facilities servicing the park facilities constructed on the site, detention or retention basins for storm water drainage from the surrounding development will not be located on park sites unless approved by the board of commissioners of the applicable park district.

3. Improvements Required For Land Dedication: Park sites to be dedicated by developer shall include the following land improvements:

a. Utilities: Each dedicated park site shall be provided with the following utilities to the property line:

(1) Sanitary sewer adjacent to the site shall be a minimum of eight inches (8") in diameter. If the sanitary sewer is across the right of way from the park site, the developer shall provide a capped six inch (6") minimum diameter service line to the property line, accessible by a manhole where necessary, and as approved by the City in consultation with the park district.

(2) Water line adjacent to the site shall be a minimum of eight inches (8") in diameter. If the water line is across the right of way from the park site, the developer shall provide a capped one inch (1") minimum diameter water line to the property line, as approved by the City in consultation with the park district, and unless otherwise requested for a special facility.

(3) Storm sewers shall be provided at appropriate locations to properly drain the park site, as approved by the park district.

(4) Other utilities, such as electric, gas and telephone shall be provided adjacent to or at the property line. The utility extension for any development adjacent to the park site shall be at the cost of that developer and the park district shall be responsible solely for utility extensions necessary to construct a park facility. The park district shall not be responsible for utility extensions for any other purpose.

- b. Grading: Each dedicated park site shall be graded to drain at a minimum of two percent (2%) for open areas and slopes on berms, when berms are required, shall not exceed four to one (4:1) (3:1 or steeper shall be deemed unacceptable). Grading shall include, but not be limited to: berms for separation, screening or aesthetics; placement of six inches (6") of topsoil and fine grading. Grading and berming shall be in accordance with plans approved by the park district.
- c. Other Site Developments: The developer shall be required to provide other site developments for the land to be dedicated for park purposes, which site developments shall include, but not be limited to, the following:
- d. Seeding: Seed entire park site with a blend approved by the park district. Seeding shall include placement, watering as necessary and mowing until such time as a full stand of turf is established and accepted by the park district, but not less than one full growing season.
- e. Landscaping: Developer shall purchase and install park landscape as approved by the park district, per park district specifications. Landscape shall include (per 2 acres); at a minimum:
  - 5 shade trees - 2<sup>1</sup>/<sub>2</sub> inch cal. B&B
  - 3 evergreen trees - 7 foot ht. B&B
  - 6 ornamental trees - 6 foot ht. B&B
  - 20 deciduous shrubs - 30 inch ht. or 7 gal.
  - 15 evergreen shrubs - 18 inch spr. or 5 gal.

All trees will have to be from the City's approved tree list, unless written permission is received from the City.

As an alternative to the landscaping requirements set forth in this subsection B3e the developer may, upon concurrence of the park district, make the following cash contribution in lieu of the required improvement: the sum of three thousand dollars (\$3,000.00) per acre; and for each fraction of an acre, an equal fraction of three thousand dollars (\$3,000.00).

- f. Walks, Utilities And Sewers: Developer shall install all public walks, curb, pavement, sewers and utilities along all park site frontages as per City subdivision regulations.
- g. Curb Cuts: Developer shall install curb cuts for maintenance access areas, when parking is not required, as per park district specifications.
- h. Bonding Of Park Improvements: At such time as the developer applies for development permits, a bond or irrevocable letter of credit in the amount of one hundred percent (100%) of the value of all park improvements shall be delivered to the park district and inure to the benefit of the park district.
- i. Completion: Unless otherwise agreed, the above listed park improvements shall be completed at such time as the residential development reaches fifty percent (50%) completion or at such time as fifty percent (50%) of the residential building permits for the development have been issued, whichever occurs earlier.
- j. Storage Of Overburden: The storage of overburden on a park site and the use of the park site as a borrow pit is prohibited, though temporary storage shall be granted in some cases. Terms of such

temporary storage shall be determined by the park district. No foreign material shall be added to the park site, except as approved by the park district.

- k. Other: The developer will supply the park district with a complete survey of the site and as-built drawings, showing engineering and utilities. The developer shall mark the corners of the property with permanent monuments.

C. Reservation Of Additional Lands: Whenever the City's Comprehensive Plan or the standards established by the applicable park district indicates that a larger site than that required of the developer to be dedicated by this Section, and said site is wholly within the proposed subdivision, the park district may request a reservation of additional property adjoining the dedication site for subsequent purchase for park purposes. Such request shall include the designation of specific property to be reserved on the final plat and labeled a letter of intent stating the park district's intent to purchase the property at the fair-market value at the time of final subdivision approval. The failure of the park district to initiate acquisition proceedings within sixty (60) days of notice by the City shall cause the termination of the "reserved" designation and will release said property for further development within the subdivision regulations of the City.

D. Criteria For Requiring A Contribution In Lieu Of Park Sites:

- 1. Criteria: Where the development is small and the resulting park site is too small to be practical, or when the available land is inappropriate for a park site as determined by the board of commissioners of the applicable park district, the board of commissioners shall so inform the City Council and the City shall require that the subdivider or the developer be required to pay a cash contribution in lieu of the land dedication required. A cash contribution in lieu of park site dedications 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 a park site. Such improvements shall include consideration of grading, streets, water and sewer systems, curbs and gutters, sidewalks, electrical service, street trees and streetlights. It has been determined that the present fair-market value of such improved land in and around the park district within the planning jurisdiction of the City is as follows:

May 1, 2015 to December 31, 2015: one hundred thirty thousand dollars (\$130,000.00) per acre

January 1, 2016 to December 31, 2016: one hundred sixty thousand dollars (\$160,000.00) per acre

After January 1, 2017: one hundred ninety thousand dollars (\$190,000.00) per acre

~~one hundred thousand dollars (\$100,000.00) per acre and~~

Such figure shall be used in making any calculations relating to this policy until evidence dictates raising or lowering this amount. In the event that a subdivider or developer files a written objection with the City Clerk objecting to said fair-market value figure, and in the event that negotiations fail to achieve an acceptable alternative, the said fair-market value shall be determined by three (3) qualified appraisers, one of whom shall be appointed by the City Council, or by its duly appointed committee or commission, one of whom shall be appointed by the subdivider or developer, and one of whom shall be mutually agreed upon by the said two (2) appraisers so chosen. The fees and costs of such appraisal shall be borne equally by the City and the subdivider or developer.

- 2. Dedications Made Prior To Final Plat Approval: The dedications of land and/or cash contributions required by this Section shall be made by the developer prior to the approval of a final plat in the case of lands being developed into RO, R1-L, R1-M, R1-H, R2, R3 or R4 R1, R2 or R4 Zoning Districts, prior to the issuance of a building permit in the case of land being developed in an R5

Zoning District for which no previous contributions under this Section were made. Further, the dedications or contributions required under this Section shall be applicable and due when a division of property, or development or redevelopment of property occurs which creates lots or dwelling units in addition to the number of lots or dwelling units existing as of (the effective date hereof), and in such cases be paid upon application for building permit for each additional dwelling unit.

3. 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 should be used in calculating the amount of required dedication of acres of land or the cash contributions in lieu thereof:

DENSITY FORMULA FOR  
ESTIMATED POPULATION PER DWELLING UNIT

Type Of Unit	Total Persons Per Unit
Detached Single-Family:	
2 Bedroom	1.989
3 Bedroom	2.987
4 Bedroom	3.807
5 Bedroom	4.419
Attached Single-Family:	
1 Bedroom	1.050
2 Bedroom	1.899
3 Bedroom	2.277
4 Bedroom	3.328
Apartment, Condominiums:	
Efficiency	1.000
1 Bedroom	1.190
2 Bedroom	1.659
3 Bedroom	2.814

- E. Review Of Present Market Value And Density Formula: The present fair-market value and density formula affecting this Section shall be reviewed by the City Plan Commission each year. After said review, any appropriate changes may be recommended to the City Council for action.
- F. Exception: This Section is not to affect lands of subdividers or developers who have entered into an agreement with the City for annexation of those lands, or for the use of those lands in a planned development, said agreement having been entered into prior to the effective date of this



Section; except that any lands which are the subject of an annexation agreement or planned unit development shall come under the terms of this Section, and this Section shall be fully enforceable against those lands, where the annexation agreement or the planned unit development agreement may have expired and become void because the lands affected were not developed within the time provided for in said agreements. It is intended that the term "the lands affected were not developed" is, for the purpose of this Section, to mean that the final plat in case of lands being developed in ~~RO, R1-L, R1-M, R1-H, R2, R3 or R4~~ ~~RE, RO, R1, R2 or R4~~ Zoning Districts has not been approved by the expiration date of the agreement; or that in the case of a development in an R5 Zoning District, the building permits have not been granted by the expiration date of the agreement in question.

- G. City's Authority: No term within this Section shall represent a delegation of the City's authority to any particular park district, and the City Council shall retain the final authority over application of this Section. (Ord. 00-44, 5-15-2000)

## Buening, Scott

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**From:** Albertson, Jeffrey  
**Sent:** Monday, December 08, 2014 4:14 PM  
**To:** Buening, Scott  
**Subject:** FW: Batavia Land/ Cash Ordinance proposed revisions

FYI

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**From:** [mccuebuilders@comcast.net](mailto:mccuebuilders@comcast.net) [<mailto:mccuebuilders@comcast.net>]  
**Sent:** Monday, December 08, 2014 4:03 PM  
**To:** Albertson, Jeffrey  
**Subject:** Re: Batavia Land/ Cash Ordinance proposed revisions

It is with great concern that the City of Batavia consider increasing the valuation of land to the proposed amounts at this time. With Toll Brothers being the exception, very little land development is taking place. Most building is occurring on developed lots from pre-recession development. To say that a developed lot will be worth \$160,000 in 2015 versus the current \$100,000 valuation, is not a reality. It would seem that a developer would challenge the City's valuation as arbitrary considering what the market value is for vacant property with no infrastructure. To avoid any legal challenge in the future, the City should reconsider their valuation to what the market is valuing property versus an arbitrary amount.

Sincerely,

William McCue  
President of McCue Builders, Inc.

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The City of Batavia is considering adjusting the amount that it charges for Land/Cash donations for the Batavia School and Park Districts. The land values are proposed to be adjusted incrementally from the current \$100,000 to \$160,000 in 2015 and \$190,000 in 2016 respectively. This would have an effect on the amount of land or cash required to be donated at the time of development or issuance of a building permit. There is a proposed 90 day implementation to allow builders to adjust their pricing and inform prospective buyers of the change. I have enclosed the revised code language and fee comparison tables for your review. The City Council is looking for input and comments from the building community. We would request any comments be sent to staff by January 7, 2015. It is anticipated this will be on the agenda for the City Council Committee of the Whole meeting on January 13, 2015 and a City Council Meeting for adoption on January 20, 2015. You may send any comments to me or to Scott Buening, Community Development Director (copied on this email). Any questions let us know. Thanks.

Jeffrey S. Albertson  
Building Commissioner  
City of Batavia  
100 North Island Avenue  
Batavia, IL 60510  
(630)454-2700 Office  
(630)454-2775 Fax  
[jalberts@cityofbatavia.net](mailto:jalberts@cityofbatavia.net)

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## City's Notice:

The City of Batavia is considering adjusting the amount that it charges for Land/Cash donations for the Batavia School and Park Districts. The land values are proposed to be adjusted incrementally from the current \$100,000 to \$160,000 in 2015 and \$190,000 in 2016 respectively. This would have an effect on the amount of land or cash required to be donated at the time of development or issuance of a building permit. There is a proposed 90 day implementation to allow builders to adjust their pricing and inform prospective buyers of the change. I have enclosed the revised code language and fee comparison tables for your review. The City Council is looking for input and comments from the building community. We would request any comments be sent to staff by January 7, 2015. It is anticipated this will be on the agenda for the City Council Committee of the Whole meeting on January 13, 2015 and a City Council Meeting for adoption on January 20, 2015. You may send any comments to me or to Scott Buening, Community Development Director (copied on this email). Any questions let us know. Thanks.

## My Response:

There are a number of concerns with the Land/Cash Ordinance.

The Land/Cash Ordinance (Ordinance) is archaic and fundamentally flawed. The reasoning for the Ordinance is stated as: "help offset the growth impacts on the District". When school districts were small in size and experiencing extreme growth, this type of Ordinance did help a school district offset the growth impacts. A large development would start in a small school district. The school district would be required to build because of this development. There was a substantial time delay before the development would generate sufficient real estate tax dollars. This type of Ordinance was created to bridge that time gap by providing some up-front money.

Batavia School District is of significant size. Batavia is a mature community with limited growth potential. The reality is that no new schools are scheduled for construction. The school demographics reflect a decreasing trend in student numbers. Historically, this has been the pattern. Without a significant increase in home construction, the school population stays constant or declines. It would appear that the rationale for continuing this Ordinance is "because it exists". This Ordinance is no longer applicable for Batavia.

In 2008, not only was the residential housing market starting to collapse, it was the year that Holy Cross opened its elementary school. Approximately 350 students attend Holy Cross School which equates to reducing the Batavia school elementary population by over ½ a grade school. Over the past 6 years, there has been minimal residential construction in the Batavia School District. The result is that the school population is not increasing. There is no need for any new schools because of new residential construction overloading the schools.

The Batavia Park District is established in Batavia. They are not constructing new parks because of residential construction. They are upgrading parks. As with the School District, the Park District does not have a financial burden from new residential construction projects.

The School Board's rationale for seeking an amendment to the ordinance is flawed. Justification based on "what others do" is not valid. It is imperative that real value to real value be the comparison. The Batavia School District must definitively define the financial hardships created by new residential construction. The Batavia School District must demonstrate how the Ordinance dollars will reduce/eliminate the aforementioned financial hardships.

The last time the specifics of this Ordinance were reviewed was May of 2000. Today, 2014, the home values are about the same as they were in 2000. Obviously, the selling price of the product determines the financial feasibility of the project. At current selling prices, the price for selling a home is approaching the price to construct the same value home. Any significant increase in the project costs place the financial feasibility of the project in jeopardy.

For the school fee, there are 3 increases proposed; 1) increase in land price per acre, 2) reduction in number of students in each building, and 3) increase in the amount of land per building. The increase in the fee amount is staggering. When the Ordinance is passed, the fees will increase based upon change in the formula for the # of students per school and the amount of land per school. Changing the formula will immediately increase the fee per student by 36.4% for elementary, 66.7% for middle school, and 113.3% for high school. After 2 years, the total fee increase per student is 159.1% of elementary, 216.7% for middle school, and 305.3% for high school.

For example, the City of Batavia has granted preliminary approval for the construction of 6 – 2 bedroom duplexes off of First Street near the High School. Applying the student ratio formula, these duplexes would produce 1.056 elementary students, 0.576 middle school students, and 0.456 high school students. The fee that would be paid to the School District today, based upon the existing fee structure, is \$4,420. Beginning the 2<sup>nd</sup> year, when all increases are applied, the proposed fee is \$13,893. 1 elementary student, ½ a middle school student, and ½ a high school student do not have a growth impact on the Batavia Schools. An empty nester selling their existing home to a young family with 2 or 3 children has more of an impact than the proposed duplex development.

For the size of the Batavia School District, 1 elementary student, ½ a middle school student, and ½ a high school student is insignificant. The \$76,470 (based upon 2013 real estate taxes paid 2014) in real estate taxes the 12 units would pay the Batavia Schools every year for 1 elementary student, ½ a middle school student, and ½ a high school student is significant.

Applying the Park District's Density Formula for the above 6 – 2 bedroom duplexes, 22.788 people would be generated for park usage. The fee that would be paid to the Park District today, based upon the existing fee structure, is \$22,788. Beginning the 2<sup>nd</sup> year, when all increases are applied, the proposed fee is \$43,297. The construction of these 6 – 2 bedroom duplexes does not cause the Park District to construct new parks. To collect \$22,788, much less \$43,297, in construction taxes when no construction will occur is not the intent of the Ordinance. There is a high probability that some of the 22.788 people generated by the residential project will use the Park District facilities. The 6 – 2 bedroom duplexes will generate \$6,633 (based upon 2013 real estate taxes paid 2014) in real estate taxes for the Park District. These yearly funds are a

sufficient contribution for the maintenance of the Park District facilities. Especially since the use will probably be walking around the track at Engstrom Park.

The City's staff stated "true land value per acre is around \$260,000" is not an accurate value for this Ordinance. Although the Ordinance labels the amount of dollars being charged as a fee, the charge is actually a tax. This tax should be based upon the Equalize Assessed Valuation (EAV). The EAV is 1/3 of the fair market value as determined by the Batavia Township Assessor. The EAV is the property value that is used to calculate the tax dollars that both the School District and the Park District receive. The EAV is the appropriate property value to be used for the calculations of the Ordinance's fees.

The BRIVEK subdivision is contiguous to the Batavia High School. BRIVEK was constructed in the early 1990's. There is 1 fully developed lot that is still vacant. The EAV for this 28,625ft<sup>2</sup> lot is \$23,076. This equates to an EAV of \$0.81/ft<sup>2</sup> or \$35,284/acre. The EAV is multiplied by 3 for the Fair Market Value which is \$105,852. There is a house in BRIVEK that borders Main Street. It sits on 2 lots. The Land component of the EAV for this 32,670ft<sup>2</sup> lot is \$26,978. This equates to an EAV of \$0.83/ft<sup>2</sup> or \$36,155/acre. The EAV is multiplied by 3 for the Fair Market Value which is \$108,465. An average of these 2 EAV land values is \$107,159. Since this value includes the retention/detention work, a value of \$100,000 per acre is a reasonable value.

Next to BRIVEK is a vacant parcel that is land locked. This land is similar to the majority of the land which would be donated under the Ordinance requirement. The EAV for this 38,332 ft<sup>2</sup> parcel is \$15,800. This equates to an EAV of \$0.41/ft<sup>2</sup> or \$17,860/acre. The EAV is multiplied by 3 for the Fair Market Value which is \$53,579. It is reasonable to round this value to \$54,000.

The Ordinance specifies that land donated for the Park District have 30' of street frontage per acre. Although the Ordinance does specify a street frontage for the School District, this same 30' frontage requirement is reasonable. The dimensions of a developed lot are 90' frontage by 155' deep (13,950ft<sup>2</sup>). This equates that for every acre donated, 10.7% is frontage and 89.3% is "landlocked". Applying these %'s to the above land values results in a Fair Market Value, for 1 acre of donated land, of \$58,910 per acre rounded to \$59,000 per acre.

The Batavia School District's proposal does not reduce the number of elementary students per building. The 600 students per school equate to 100 students per class level. There are 5 elementary schools. The total number students per class for the School District is 500. The 5 elementary schools feed the 6<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup> grade class levels at the middle school. The middle school feeds into the 4 class levels at the high school. Obviously, the Batavia schools are operating today. Unless there is a plan to build a new 2<sup>nd</sup> middle school and a new 2<sup>nd</sup> high school, it is difficult to understand why the School District would propose to reduce the number of students at the middle school from 1,200 students to 900 students and at the high school from 2,000 students to 1,500 students. Unless there is rapid increase in residential housing, the school student population will be educated within the existing school buildings for the coming years. The Ordinance should be based upon realistic, attainable numbers.

It is unreasonable to increase the number of acres for a school site. It is absurd to increase the amount of land for a high school to 80 acres. A few years ago, the high school underwent a

massive physical expansion. Just this November, the residents of the Batavia School District soundly rejected a proposal for an extensive improvement of the high school facilities. The School District is providing a quality education with the existing school facilities. The Ordinance should be based upon realistic, attainable numbers.

I encourage the City Council to table the School District's Ordinance proposal. It would be prudent for the City to request that the School District and Park District provide: 1) an audit as to how the Ordinance dollars, collected from year 2000 to present, were spent by the School District and the Park District, 2) how future Ordinance dollars will be spent by the Districts, 3) the anticipated residential construction over the next 5 years, 4) enrollment figures, for elementary, middle, and high schools, for the last 6 years, 5) the school population number that would trigger the construction of a new grade school, a new middle school, or a new high school, 6) the location of where the school(s) would be constructed, 7) the time line for deciding a new school is required, 8) time to develop plans for a new school, 9) time to construct a new school, 10) how the construction would be financed, and 11) why the Ordinance is required. This information would assist in evaluating the effectiveness of the Ordinance and in determining whether the Ordinance is required.

My evaluation is that the Ordinance is no longer required for the Batavia School District or for the Batavia Park District. The intent of the Ordinance is to bridge the time gap for a residential project until the project generates sufficient tax revenue to cover the District's "costs" created by the project. For the Batavia School District and the Batavia Park District, small to medium residential developments do not create a financial hardship for the Districts. Since the stated reason for the Ordinance is "help offset the growth impacts on the District" and that there are no "growth impacts to help offset" now or in the foreseeable future, the Ordinance should be revoked.

## Buening, Scott

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**From:** john pitz [john@nlpitzinc.com]  
**Sent:** Saturday, January 03, 2015 9:52 AM  
**To:** Albertson, Jeffrey; Buening, Scott  
**Cc:** Ron Russell  
**Subject:** Land Cash Ordinance  
**Attachments:** LCNumberCompare.pdf; LandCashCmts.pdf

Scott and Jeff,

Attached are my comments addressing the Land Cash Ordinance. I have also attached my spreadsheet and your spreadsheet of fees. I have different numbers than you for the Formula change. I have included the 90 day increase addressed in your memo to the City Council. Also, it appears your Park District Single Family 3 bedroom numbers do not incorporate a land value increase.

I appreciate that this is a topic for the COW to discuss. I recognize that my proposal is dramatically different than the Schools' proposal and what the Planning Commission discussed. It is my opinion that the intent of the Land Cash Ordinance has been lost. I am concerned that the Land Cash is being viewed as the School District's right and Park District's right to tax. I would welcome the opportunity to discuss with you prior to the COW meeting.

Please let me know if you would be available to discuss. I will arrange my schedule to your schedule.

Thanks,

John

John W. Pitz, CPI  
License # 102-002094  
Groundwater Specialist  
Construction Facilitator  
1103 Main Street  
Batavia, IL 60510-1666  
630-879-7416 / fax 630-879-1243  
Cell 630-774-3997  
[john@nlpitzinc.com](mailto:john@nlpitzinc.com)  
[www.nlpitzinc.com](http://www.nlpitzinc.com)

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**Formula Change**

	# Students/Bldg			Land Amt			Total
	old	new	% incr	old	new	% incr	% incr
elem	600	600	0.0%	11	15	36.4%	36.4%
middle	1,200	900	33.3%	28	35	25.0%	66.7%
high	2,000	1,500	33.3%	50	80	60.0%	113.3%

Land Costs			
90 days	\$100,000	\$130,000	30.0%
year 1	\$130,000	\$160,000	23.1%
year 2	\$160,000	\$190,000	18.8%

	Fee Charged /Student					
	Existing	Formula	90 Days	1 year	2 year	Total %
elem	\$1,833	\$2,500	\$3,250	\$4,000	\$4,750	159.1%
middle	\$2,333	\$3,889	\$5,056	\$6,222	\$7,389	216.7%
high	\$2,500	\$5,333	\$6,933	\$8,533	\$10,133	305.3%

**Population Ratio**

	Single Family		Multiple Family			Apartments/Condominiums			
	elem	middle	high	elem	middle	high	elem	middle	high
efficiency	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
1 bedroom	0.000	0.000	0.000	0.000	0.000	0.000	0.002	0.001	0.001
2 bedroom	0.136	0.048	0.020	0.088	0.048	0.038	0.086	0.042	0.046
3 bedroom	0.369	0.173	0.184	0.234	0.058	0.059	0.234	0.123	0.118
4 bedroom	0.530	0.298	0.360	0.322	0.154	0.173			
5 bedroom	0.345	0.248	0.300						

Single Family					
	Existing	Formula	90 Days	1 Year	2 Years
2 bedroom	\$411	\$633	\$823	\$1,013	\$1,203
3 bedroom	\$1,540	\$2,577	\$3,350	\$4,123	\$4,896
4 bedroom	\$2,567	\$4,404	\$5,725	\$7,046	\$8,367
5 bedroom	\$1,961	\$3,427	\$4,455	\$5,483	\$6,511

Multiple Family					
1 bedroom	\$0	\$0	\$0	\$0	\$0
2 bedroom	\$368	\$609	\$792	\$975	\$1,158
3 bedroom	\$712	\$1,125	\$1,463	\$1,800	\$2,138
4 bedroom	\$1,382	\$2,327	\$3,025	\$3,722	\$4,420

Apartments/Condominiums					
efficiency	\$0	\$0	\$0	\$0	\$0
1 bedroom	\$9	\$14	\$18	\$23	\$27
2 bedroom	\$371	\$624	\$811	\$998	\$1,185
3 bedroom	\$1,011	\$1,693	\$2,200	\$2,708	\$3,216

Types		Size (Minimum)		Minimum Acres		
play lot		8,000	ft2	N/A		
school/park		5	acres	1.25	/1,000 people =	4,000 minimum # of People
neighborhood park		3.5	acres	3.00	/1,000 people =	1,167 minimum # of People
disrict wide park		4 - 30	acres	2.25	/1,000 people =	1,778 minimum # of People
community wide park		12 - 30	acres	3.50	/1,000 people =	3,429 minimum # of People
			acres	10.00	/1,000 people	
			acres	0.01	/person	

Population Ratio

Detached Single-Family		Attached Single-Family		Apartment/Condominiums	
2 bdr	1.989	1 bdr	1.050	efficiency	1.000
3bdr	2.987	2 bdr	1.899	1 bdr	1.190
4 bdr	3.807	3bdr	2.277	2 bdr	1.659
5 bdr	4.419	4 bdr	3.328	3bdr	2.814

Single Family				
	Existing	90 Days	1 Year	2 Years
2 bedroom	\$1,989	\$2,586	\$3,182	\$3,779
3 bedroom	\$2,987	\$3,883	\$4,779	\$5,675
4 bedroom	\$3,807	\$4,949	\$6,091	\$7,233
5 bedroom	\$4,419	\$5,745	\$7,070	\$8,396
Multiple Family				
1 bedroom	\$1,050	\$1,365	\$1,680	\$1,995
2 bedroom	\$1,899	\$2,469	\$3,038	\$3,608
3 bedroom	\$2,277	\$2,960	\$3,643	\$4,326
4 bedroom	\$3,328	\$4,326	\$5,325	\$6,323
Apartments/Condominiums				
efficiency	\$1,000	\$1,300	\$1,600	\$1,900
1 bedroom	\$1,190	\$1,547	\$1,904	\$2,261
2 bedroom	\$1,659	\$2,157	\$2,654	\$3,152
3 bedroom	\$2,814	\$3,658	\$4,502	\$5,347

Proposed Phased School Land Cash					
	Current Formula	Current Value	Proposed Formula	2015 160,000	2016 190,000
<b>Single Family</b>					
2 bdr	\$	411.33	\$ 760.97	\$ 1,013.33	\$ 1,203.33
3 bdr	\$	1,540.17	\$ 2,849.31	\$ 4,122.58	\$ 4,895.56
4 bdr	\$	2,567.00	\$ 4,748.95	\$ 7,046.22	\$ 8,367.39
5 bdr	\$	1,961.17	\$ 3,628.16	\$ 5,483.11	\$ 6,511.19
<b>Multiple Family</b>					
1 bdr	\$	-	\$ -	\$ -	\$ -
2 bdr	\$	368.33	\$ 681.42	\$ 974.93	\$ 1,157.73
3 bdr	\$	711.83	\$ 1,316.89	\$ 1,800.36	\$ 2,137.92
4 bdr	\$	1,058.77	\$ 1,958.72	\$ 2,860.09	\$ 3,396.36
<b>Apartments/Condominiums</b>					
Efficiency	\$	-	\$ -	\$ -	\$ -
1 bdr	\$	8.50	\$ 15.73	\$ 22.76	\$ 27.02
2 bdr	\$	370.67	\$ 685.73	\$ 997.87	\$ 1,184.97
3 bdr	\$	1,011.00	\$ 1,870.35	\$ 2,708.27	\$ 3,216.07

Proposed Phased Park Land Cash				
	Current Rate	2015 160,000	2016 190,000	
<b>Single Family</b>				
2 bdr	1,989.00	3,182.40	3,779.10	
3 bdr	2,987.00	2,987.00	2,987.00	
4 bdr	3,807.00	6,091.20	7,233.30	
5 bdr	4,419.00	7,070.40	8,396.10	
<b>Multiple Family</b>				
1 bdr	1,050.00	1,680.00	1,995.00	
2 bdr	1,899.00	3,038.40	3,608.10	
3 bdr	2,277.00	3,643.20	4,326.30	
4 bdr	3,328.00	5,324.80	6,323.20	
<b>Apartments/Condominiums</b>				
Efficiency	1,000.00	1,600.00	1,900.00	
1 bdr	1,190.00	1,904.00	2,261.00	
2 bdr	1,659.00	2,654.40	3,152.10	
3 bdr	2,814.00	4,502.40	5,346.60	