



# Village of Maple Park

302 Willow Street ♦ P.O. Box 220 ♦ Maple Park, Illinois 60151

Village Hall: 815-827-3309

Fax: 815-827-4040

Website: <http://www.villageofmaplepark.com>

## BOARD OF TRUSTEES COMMITTEE OF THE WHOLE TUESDAY, MAY 18, 2021

7:00 p.m.

MAPLE PARK CIVIC CENTER  
302 WILLOW STREET, MAPLE PARK

### 1. CALL TO ORDER

### 2. ROLL CALL/QUORUM ESTABLISHED

### 3. PLEDGE OF ALLEGIANCE

### 4. PUBLIC COMMENTS – *Any resident wishing to address the Board may do so according to the guidelines set forth in the “Rules for Public Comments at Public Meetings” handout. Please complete a speaker request form and submit it to the Village Clerk. . You may also send an email to [villageclerk@villageofmaplepark.com](mailto:villageclerk@villageofmaplepark.com) in advance of the meeting. The Village Clerk will read such comments during the Public Comment portion of the meeting.*

### 5. SWEARING IN OF NEWLY ELECTED TRUSTEES

A. JT Peloso

B. David “Chris” Simon

### 6. OTHER BUSINESS

A. Annual Electric Aggregation Renewal – Progressive Energy Group/Arnie Schramel

B. Discussion of 12-6-1: Cash Contribution for School Park Land Acquisition (Impact Fee)

### 7. VILLAGE BOARD ORIENTATION

A. Welcome and Introductions

B. Illinois Municipal League Risk Management Association (IMLRMA) – Aaron Golden

1. Explanation of Insurance Coverage – Type, Deductibles and Limits

2. What Coverage Means for Elected Officials

C. Open Meetings Act – Village Attorney Jessica Harrell

D. Freedom of Information Act – Village Attorney Jessica Harrell

E. Municipal Code 1-6-9 Ethics – Village Attorney Jessica Harrell

F. Distribution of Elected Officials Guide Binders

G. To be Completed/Distributed at a Later Date:

1. Open Meetings Act Training – To be Determined

2. Sexual Harassment Training – Completed by September 15, 2021

3. Emergency Disaster Preparedness Binder

### 8. VILLAGE ADMINISTRATOR REPORT

### 9. VILLAGE PRESIDENT REPORT

Committee of the Whole 5-18-21

**10. OTHER BUSINESS**

**11. EXECUTIVE SESSION**

**Probable or Imminent Litigation 5ILCS 120/2 (c) 11**

**12. ADJOURNMENT**



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## MEMORANDUM

**TO:** Village President and Board of Trustees

**FROM:** Village Administrator Dawn Wucki-Rossbach 

**DATE:** May 12, 2021

**SUBJECT:** 12-6-1: CASH CONTRIBUTIONS FOR SCHOOL PARK LAND ACQUISITION

### **BACKGROUND**

In December 2019, the Village Board passed Ordinance 2019-23. Ordinance 2019-23 continued the suspension of 12-6-1 Cash Contributions for School Park Land Acquisition to April 30, 2020. Cash Contributions for Park Land is \$2,000.00 per unit. This ordinance reinstated the following:

1. 12-17-3 Development Contributions to Library District, beginning May 1, 2020, such Development Contribution for the Library District shall be re-established as a base year fee of One thousand eight and 67/100 dollars (\$1,008.67) per residential dwelling unit. This base year fee shall be increased at a simple rate of 2.5 percent every May 1 thereafter. On May 1, 2021, the contribution is now \$1,033.89 per unit.

The Village is required to send the Development Contributions to the Library District within forty-five (45) days of the Village receiving the contributions. The Village is in compliance with sending the contributions to the Library District.

2. 12-17-4 Development Contribution to Fire Protection District, beginning on May 1, 2020, such Development Contribution to the Fire Protection District shall be re-established as a base year fee of One thousand eight and 67/100 dollars (\$1,008.67) per residential dwelling unit, or One thousand four hundred twelve and 13/100 dollars (\$1,412.13) per one thousand (1,000) square feet of commercial or industrial space, as may be applicable. This base year fee shall be increased at a simple rate of 2.5 percent every May 1 thereafter. On May 1, 2021, the contribution is \$1,033.89 per unit.

Again, the Village is required to send the Development Contributions to the Fire Protection District within forty-five (45) days of the Village receiving the contributions. The Village is in compliance with sending the contributions to the Fire Protection District.

3. 12-17-5 Development Contributions to the Village:
  - A. Roads: One thousand five hundred dollars (\$1,500.00) per unit.
  - B. Police: One thousand fifty-five and 33/100 dollars (\$1,055.53) per unit.
  - C. Facility: One thousand six hundred three dollars (\$1,603.00) per unit.

Each of these fees shall increase by five percent (5%) on May 1, 2022. And an additional five (5%) of the base amount on May 1 of each year thereafter.

Development Contributions are paid by the builder/developer at the time the building permit is picked up.

Village Development Contributions are included in General Fund Revenue 01-00 Accounts:

1. 4654.01, 4654.02 and 4654.03 Police Development Contributions
2. 4656.01, 4656.02 and 4656.03 Facility Development Contributions; and,

Road & Bridge Fund Revenue 15-00 Accounts: 4652.01, 4652.02 and 4652.03. The Village decides how to utilize the funds during the budget process.

At the March 2, 2021 Village Board meeting the Board approved Ordinance 2021-02. Ordinance 2021-02 extended the suspension of the cash contributions from April 30, 2021 to June 30, 2021 so that the “new” Village Board would have the opportunity to consider the cash contributions for Park Land Acquisition. The Village applies the cash contributions for School Land Acquisition and sends the contribution to Kaneland School District.

When considering whether or not to reinstate the cash for Park Land Contribution, the Village Board must understand what reinstating the fee will do to the total dollar cost of the fees applied to single-family home permits. Please refer to Table 1 – Current Permit/School and Impact Fee Comparison. The Village of Maple Park has the highest permit fees of our comparable communities; however, when the fees were reinstated, Table 2 illustrated that the Village’s land costs were less.

Table 3 – Maple Park Fee Comparison looks at Maple Park fees where the Development Contributions were prior to reinstating the contributions. The final column of table 3 illustrates what the total cost of a Maple Park new home construction permit would be with the increase in the water/sewer impact fee of 2% applied and the reinstatement of the \$2,000 Park Land Cash Contribution applied. This brings the total cost of a new single-family home permit to \$26,849.02.

The Village budgeted for a total of 5 (five) homes to be construction during the FY2022 Budget year. The reinstatement of the \$2,000 Park Land Cash Contribution would mean an additional \$10,000 that would be used to maintain the Village’s parks or towards new equipment or to make improvements to existing facilities.

The Board needs to weigh the receipt of a possible \$10,000 in Park Land Cash Contributions versus being between \$5,762.45 and \$17,706.08 over the surrounding communities even though land values in Maple Park are between \$33,812.50 and \$105,212.50 below the surrounding communities.

### **RECOMMENDATION**

That the Village Board review and consider whether or not to reinstate 12-6-1 Cash Contributions for Park Land Acquisition.

If the Board determines that it should reinstate 12-6-1, and in order to allow Staff time to formally notify existing builders/developers of any increase, direct Staff to draft an ordinance for Board approval at the June 1, 2021 Village Board Meeting; and that the fee be reinstated on July 1, 2021.

If the Board determines that it should NOT reinstate 12-6-1, it should then direct Staff to draft an ordinance that extends the suspension of 12-6-1 until April 30, 2022.

## Attachments

Table 1- Current Permit/School Impact Fees

Table 2 – Land, Property Sale

Table 3 – Maple Park Fee Comparison

12-6 Cash Payments for Park and School Site

12-17 Fees and Penalties

TABLE 1 - CURRENT PERMIT/SCHOOL AND IMPACT FEE COMPARISON									
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**Building Permit Fees - Lot 24**  
**2,719 Square Feet, 3 Bedroom**  
**Value of \$280,000**  
**Permit #MP19-12**

Maple Park		Elburn		St. Charles		Cortland		South Elgin		Sugar Grove		Pingree Grove	
Building Fees													
Building Permit Fees (Inspection Fees)	1,178.80	\$28 per 100 square feet	761.32	Base Fee of \$130 \$0.29 per square foot	918.51	Certificate of Zoning Compliance Inspections	50.00 595.00	New Residential Unfinished Basement	2,719.00 625.00	Permit	2,024.50	Permit	1,575.00
Under 3,200 square feet \$635 + .20 per square foot						-\$595 plus \$.238/sq ft over 2,500 Plan Review	52.12 595.00	Garage Attached Consultant Plan Review	200.00 112.00	Engineering Review Fee Occupancy Permit	490.00 100.00	Plan Review	500.00
(2,719 square feet x \$0.20) + \$635.00 Project Admin Fee -Includes completion of the certificate of occupancy	75.00	Certificate of Occupancy	30.00			-\$595 plus \$.238/sq ft over 2,500	52.12	Plan Review	831.25				
Plan Review	635.00	Plan Review	450.00			Permit for Construction & Maint	25.00	Water Inspection	50.00				
Engineering Drainage Lot Review & Inspections plus \$50.00 per each re-inspection	340.00	Engineering Review	500.00			Site Grading Plan Review	100.00						
Sanitary Sewer Inspection Charge	200.00					Admin Fee	35.00						
Public Sidewalk Inspection plus \$100.00 per each re-inspection	200.00					Excavation Permit	25.00						
Plumbing Inspections	200.00	Plumbing inspection fee for first 3 inspections	320.00										
Additional Patio Fee: Patio Permit / Plan Review / Inspection	60.00	Lawn Permit Patio	25.00 50.00										
				Patio	110.00					Patio	125.00		
Water / Sewer Connections													
Water Service Connection Fee	2,500.00	Water Tap Fees	3,236.00	Water Connection Fee*	1,350.00	Water Permit \$1,000 per PE	3,500.00	Water / Sewer Village	4,800.00	Water Connection Fee	5,801.00	Water Connection	1,500.00
Sewer Treatment Charge	750.00	Sewer Tap Fees	5,623.00	Sewer Connection Fee	2,985.50	Sewer Permit \$1,000 per PE	3,500.00	Water Remote RTR	30.00	Sewer Connection Fee	1,029.00	Water Meter	328.57
Water / Sewer Impact Fee	7,648.33							Water Meter New	585.00	Water Meter - 3/4 inch meter	495.00		
Water Meter / Water Reader	344.00			Water Meter - 1"	560.00	Water Meter	300.00						
**Village's Cost plus 15%**													
Water Turn on Fee	100.00												
Less: Watermain Reimbursement Credit Per agreement (Resolution 2017-01)	(375.00)												
Issued on 05/01/21													
Impact / School Fees													
Kaneland Foundation Donation	280.00	Impact Fees Developer	1,103.05	Park Cash (\$6,972.10 per acre)	1,603.58	Park Development Fee	100.00	Village	724.75	Village HF ERF & CIP Debt	Future	Park Contribution	1,933.00
\$1.00 per thousand of permitted value		Police	421.68			Town Services	350.00	Fire South Elgin	289.90	Village Road Impact	2,668.50	School Contribution	2,000.00
Development Contribution - Library	1,033.89	Public Works	316.26	School Cash (\$7,023.25 per acre)	1,615.35	Fire District	300.00	Library Gail Borden	289.90	Village Capital Improvement	2,891.57	School Transition Fee	3,000.00
School District Land / Cash	3,200.00	Fire / Ambulance	324.73			Library	45.00	Park Development	913.19	Village Sewer Connection	64.16	Library District	150.00
Development Contribution - Fire Protection District	1,033.89	Library	210.93					Park Site	3,605.56	Village Water Connection	2,464.96	Fire District	600.00
Kaneland School Impact Fee	1,286.58	Kaneland School Impact Fee	1,286.58					School Development U46	726.00	School District Land Cash	484.41	Police (per net acre)	2,000.00
Development Contribution - Roads	1,500.00							School Site U46	3,818.07	School District Impact	484.41	Facility (per net acre)	7,500.00
Development Contribution - Police	1,055.53									Park District Land Cash	491.21		
Development Contribution - Facility	1,603.00									Fire District Impact	103.26		
Restatement of Park Land Cash	2,000.00									Library District Impact	31.87		
Permit Total	26,849.02		14,658.55		9,142.94		9,624.24		20,594.62		19,748.85		21,086.57

Permit	
Average	17,386.40
Median	19,748.85
Maple Park Comparison Over/(Under)	
	Dollars
Maple Park compared to Average	9,462.62
Maple Park compared to Median	7,100.17

Community Ranking	
Fee Cost Highest to Lowest	
Maple Park	26,849.02
Maple Park	24,849.02
Pingree Grove	21,086.57
South Elgin	20,594.62
Sugar Grove	19,748.85
Elburn	14,658.55
Courtland	9,624.24
St. Charles	9,142.94

With Park Land Cash Contribution applied  
Without Park Land Cash Contribution

17,850.00	New Home Fee Cap 05/01/21 - 04/30/22
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TABLE 2 - LAND, PROPERTY SALE AND EQUALIZED ASSESSED VALUE (EAV)

In order to level the playing field in property comparison, the same builder was used, when possible.

Maple Park		Elburn		St. Charles		Cortland		South Elgin		Sugar Grove		Pingree Grove	
Parcel 1 - Kane Co.*		Parcel 2*		Parcel 3*		Parcel 4		Parcel 5		Parcel 6		Parcel 7	
Sale Price	284,700.00	Sale Price	404,650.00	Sale Price	421,121.00	Sale Price	115,012.00	Sale Price	256,000.00	Sale Price	1,179,077.00	Sale Price	299,990.00
Land EAV	12,117.00	Land EAV	13,093.00	Land EAV	28,693.00	Land EAV	12,173.00	Land EAV	24,405.00	Land EAV	34,382.00	Land EAV	21,186.00
Lot Sale Price	18,187.50	Lot Sale Price	52,000.00	Lot Sale Price**	48,000.00	Lot Sale Price	21,000.00	Lot Sale Price	123,400.00	Lot Sale Price	70,000.00	Lot Sale Price	
Parcel Size	0.24	Parcel Size	0.23	Parcel Size	0.21	Parcel Size	0.23	Parcel Size	0.26	Parcel Size	0.26	Parcel Size	
		Over VOMP		Over VOMP		Over VOMP		Over VOMP		Over VOMP		Over VOMP Lot	
		Lot Sale Price		Lot Sale Price		Lot Sale Price		Lot Sale Price		Lot Sale Price		Sale Price	
Fees as a Percentage of Sale Price													
		7.71		3.62		2.17		8.37		1.64		1.49	
Lot Sale Price	18,187.50	Lot Sale Price	52,000.00	Lot Sale Price	48,000.00	Lot Sale Price	21,000.00	Lot Sale Price	24,405.00	Lot Sale Price	34,382.00	Lot Sale Price	21,186.00
Impact Fees	26,849.02	Impact Fees	26,849.02	Impact Fees	26,849.02	Impact Fees	26,849.02	Impact Fees	26,849.02	Impact Fees	26,849.02	Impact Fees	26,849.02
TOTAL	45,036.52		78,849.02		74,849.02		47,849.02		51,254.02		61,231.02		48,035.02

Lot Sale Price/Impact Fees Average	58,157.66
VOMP Difference	13,121.14

Lot Sale Price/Impact Fee Median	51,254.02
VOMP Difference	6,217.50

Lot Sale Price	18,187.50	Lot Sale Price	52,000.00	Lot Sale Price	48,000.00	Lot Sale Price	21,000.00	Lot Sale Price	24,405.00	Lot Sale Price	34,382.00	Lot Sale Price	21,186.00
Impact Fees	26,849.02	Impact Fees	14,658.55	Impact Fees	9,142.94	Impact Fees	9,624.24	Impact Fees	20,594.62	Impact Fees	17,625.00	Impact Fees	21,083.00
TOTAL	45,036.52		66,658.55		57,142.94		30,624.24		44,999.62		52,007.00		42,269.00

Lot Sale Price/Impact Fees Average	48,391.12
VOMP Difference	3,354.60

Lot Sale Price/Impact Fee Median	45,036.52
VOMP Difference	-

\*Same builder.

Sale Price Comparison	
Average Sale Price	422,935.71
Median Sale Price	299,990.00

Maple Park Comparison Over/(Under)	
Maple Park compared to Average	(138,235.71)
Maple Park compared to Median	(15,290.00)

\*\*Price was cut by \$17,000 on August 13, 2019.

EAV Comparison	
Average EAV	20,864.14
Median EAV	21,186.00

Maple Park Comparison Over/(Under)	
Maple Park compared to Average EAV	(8,747.14)
Maple Park compared to Median	(9,069.00)

Ranking Per Sale Price		Ranking Per Land EAV	
Sugar Grove	1,179,077.00	Sugar Grove	34,382.00
St. Charles	421,121.00	St. Charles	28,693.00
Elburn	404,650.00	South Elgin	24,405.00
Pingree Grove	299,990.00	Pingree Grove	21,186.00
South Elgin	256,000.00	Elburn	13,093.00
Maple Park	284,700.00	Cortland	12,173.00
Courtland	115,012.00	Maple Park	12,117.00

Ranking Per Fees %	
Cortland	8.37
Maple Park	7.71
Pingree Grove	7.03
Elburn	3.62
St. Charles	2.17
South Elgin	1.64
Sugar Grove	1.49

Sale Price and Lot Sale Price are not for the same lot for Maple Park, Elburn, St. Charles, Cortland, South Elgin and Sugar Grove. Lot Sale Price reflects current property sales listed on Zillow as of October 21, 2019.

TABLE 3 - MAPLE PARK FEE COMPARISON

Building Permit Fees - Lot 24  
2,719 Square Feet, 3 Bedroom  
Value of \$280,000  
Permit #MP19-12

	Before 2019-23	After 2019-23	
	Fees Paid	Fees Paid After May 1, 2020	Fees Paid After May 1, 2021 and If Park Land Contributions are Reinstated
<b>Building Permit Fees</b>	1,178.80	1,178.80	1,178.80
(Inspection Fees) Under 3,200 square feet \$635 + .20 per square foot  (2,719 square feet x \$0.20) + \$635.00			
Project Admin Fee -Includes completion of the certificate of occupancy	75.00	75.00	75.00
Plan Review	635.00	635.00	635.00
Engineering Drainage Lot Review & Inspections plus \$50.00 per each re-inspection	340.00	340.00	340.00
Sanitary Sewer Inspection Charge	200.00	200.00	200.00
Public Sidewalk Inspection plus \$100.00 per each re-inspection	200.00	200.00	200.00
Plumbing Inspections	200.00	200.00	200.00
Additional Patio Fee: Patio Permit / Plan Review / Inspection	60.00	60.00	60.00
<b>Building Permit Fee Total</b>	<b>2,888.80</b>	<b>2,888.80</b>	<b>2,888.80</b>
<b>Water /Sewer Connection Fees</b>			
Water Service Connection Fee	2,500.00	2,500.00	2,500.00
Sewer Treatment Charge	750.00	750.00	750.00
Water / Sewer Impact Fee	7,186.06	7,498.36	7,648.33
Water Meter / Water Reader **Village's Cost plus 15%**	344.00	344.00	344.00
Water Turn on Fee	100.00	100.00	100.00
Less: Watermain Reimbursement Credit* Per agreement (Resolution 2017-01)	(375.00)	(375.00)	(375.00)
<b>Water/Sewer Connection Fees</b>	<b>10,505.06</b>	<b>10,817.36</b>	<b>10,967.33</b>
	= In Ordinance at 2018 Rate		
	= In Ordinance at 2019 Rate		
<b>Impact/School Fees</b>			
Kaneland Foundation Donation \$1.00 per thousand of permitted value	280.00	280.00	280.00
School District Land/Cash Park Land/Cash	3,200.00	3,200.00	3,200.00
Kaneland School Impact Fee	1,286.58	1,286.58	1,286.58
Library District		1,008.67	1,033.89
Fire Protection District - Residential		1,008.67	1,033.89
<b>Impact/School Fees Total</b>	<b>4,766.58</b>	<b>6,783.92</b>	<b>8,834.35</b>
<b>Village Only Impact Fees</b>			
Development Contribution - Roads		1,500.00	1,500.00
Development Contribution - Police		1,055.53	1,055.53
Development Contribution - Facility		1,603.00	1,603.00
Development Contribution - Community Development		-	-
<b>Village Only Impact Fees Total</b>		<b>4,158.53</b>	<b>4,158.53</b>
<b>All Fees Total</b>	<b>18,160.44</b>	<b>25,604.83</b>	<b>26,849.02</b>
<b>Land Purchase Price</b>	<b>18,187.50</b>	<b>17,292.00</b>	<b>17,293.00</b>
<b>TOTAL</b>	<b>36,347.94</b>	<b>42,896.83</b>	<b>44,142.02</b>

\*Applicable only to Squire's Crossing.

=Reinstatement of Park Land Cash Contribution



Vacant Lot - All Fees			
Heritage Hills - 61 Vacant Lots* No Impact Fees			
Squire's Crossing - Vacant Lots	326,887.92	281,653.13	80,547.06
The Settlement -Vacant Lots	145,658.52	77,933.46	27,224.02
Total Fees Collected	472,546.44	359,592.62	107,771.08
*Includes \$375 because the Watermain Reimbursement Credit is not applicable for other subdivisions.			#18 Vacant lots before 2019-23
Total Number of Vacant Lots Currently Available			#8 Vacant lots before 2019-23
			#11 Vacant lots
			#3 Vacant lots
			#3 Vacant lots
			#1 Vacant lots

Vacant Lot - Village Only Permit/Water/Sewer/Impact Fees		
Heritage Hills - 61 Vacant Lots* No Impact Fees		
Squire's Crossing - Vacant Lots	186,511.59	54,043.97
The Settlement - Vacant Lots	52,489.07	17,639.66
Village Only Impact/Permit Fees Collected		
Percent of Total Fees Collected		
*Includes \$375 because the Watermain Reimbursement Credit is not applicable for other subdivisions.		#11 Vacant lots
		#3 Vacant lots
		#3 Vacant lots
		#1 Vacant lots

Community Ranking	Difference Between Maple Park &
Maple Park - \$26,849.02	
Pingree Grove - \$21,086.57	5,762.45
South Elgin - \$20,594.62	6,254.40
Sugar Grove - \$19,748.85	7,100.17
Elburn - \$14,658.55	12,190.47
Cortland - \$9,624.24	17,224.78
St. Charles - \$9,142.94	17,706.08

## CHAPTER 6

# CASH PAYMENTS FOR PARK AND SCHOOL SITE ACQUISITIONS, OR DEDICATION OF LAND IN LIEU THEREOF

### SECTION:

**12-6-1: Cash Contributions For School And Park Land Acquisition**

**12-6-2: Criteria For Requiring Park And Recreation Land Dedication**

**12-6-3: Criteria For Requiring School Site Dedication**

**12-6-4: Criteria For Requiring A Contribution In Lieu Of Park And School Sites (Rep. by Ord. 2007-14, 7-3-2007)**

**12-6-5: Density Formula**

**12-6-6: Reservation Of Additional Land**

**12-6-7: Combining With Adjoining Developments**

**12-6-8: Topography And Grading**

**12-6-9: Improved Site**

**12-6-10: Application To Other Uses**

**12-6-11: Interest Earned On Contributions**

**12-6-12: Obtaining Cash Contributions**

**12-6-13: Time For Conveyance Of Dedicated Lands And Payment Of Fees In Lieu Thereof**

**12-6-14: Future Bedroom Credits**

**12-6-15: Future Bedroom Debits**

**12-6-16: Escrow For Future Bedroom Credit Payments**

### **12-6-1: CASH CONTRIBUTIONS FOR SCHOOL AND PARK LAND ACQUISITION 1 :**

As a condition of approval of a final plat of subdivision, or of a final plat of a planned unit development, for any residential use, each subdivider or developer will be required to make as a minimum cash payment contributions in the following to provide for the acquisition of school and park sites to serve the immediate and future needs of the residents of such subdivision or development:

**Schools:** Two thousand two hundred dollars (\$2,200.00) per residential unit, payable in accordance with a certain intergovernmental agreement entered into by the Village which is appended as appendix 17-A to the ordinance codified herein.

**Parks:** Two thousand dollars (\$2,000.00) per residential unit, payable by the applicant for a building permit at the time of issuance of the permit.

In lieu of part or all of the foregoing cash payments, the Village, in its discretion, may determine to accept a dedication of land from the subdivider or developer based upon the fair market value of the undeveloped land at the time the making of the contribution is required or upon such other basis as the subdivider or developer and the Village may mutually agree to. Whether to accept a dedication of land partially or wholly in lieu of the above cash payments, as well as the amount and location of such land, shall be entirely within the discretion of the Village, as it shall reasonably determine; however, the criteria in the following sections shall serve as a guide to land amounts, locations, and types for any subdivider or developer wishing to propose a dedication of land in lieu of cash payments. (Ord. 2007-14, 7-3-2007; amd. Ord. 2019-23, 12-3-2019; Ord. 2020-12, 6-2-2020)

1. Pursuant to Ordinance 2020-12, the contributions required to be paid shall be suspended until April 30, 2021.

#### **12-6-2: CRITERIA FOR REQUIRING PARK AND RECREATION LAND DEDICATION:**

A. Population Ratio: The ultimate density of a proposed development shall bear directly upon the amount of land required for dedication. The total requirement shall be eight (8) acres of land per five hundred (500) of ultimate population in accordance with the following classifications:

<b>Types Of Recreation Area</b>	<b>Size Range</b>	<b>Minimum Acres Per 500 People</b>
Play lot	Minimum 8,000 square feet	Not applicable
School-park (neighborhood playground)	Minimum park of 5 acres	2.25
Neighborhood park	Minimum of 3.5 acres	2.00
Districtwide play field or park	Minimum of 4 acres up to 30 acres	1.75
Community wide recreation park	Minimum of 12 acres up to 30 acres	2.00
		8 acres of land per 500 people

B. Location: The park and recreation plan as adopted by the park district, if any, in which the subdivision is located shall be used as a guideline in locating sites if such plan exists. If a park site of not less than five (5) acres can be placed adjoining an elementary school, such a site dedication shall be a requirement. A central location serving the entire development is most desirable. In large developments, these sites can be located throughout the development.

C. Private Parks And Recreation Areas: At no time shall any property within a subdivision which is reserved for private use of the residents thereof be credited toward a developer's park land contribution. Such property includes, but is not limited to, open space, parks, tennis courts and similar areas, pools, clubhouses, lots and parking areas.

Wetlands, floodplains, and retention/detention ponds generally will not be acceptable as land donations. However, the village board may accept land donations consisting of up to fifty percent (50%) of such areas if the village board determines the property is suitable for the intended purposes of this chapter. (Ord. 2005-03, 3-1-2005)

#### **12-6-3: CRITERIA FOR REQUIRING SCHOOL SITE DEDICATION:**

A. 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 number of 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 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 increased children in each such school classification.

B. 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>School Classification By Grade</b>	<b>Maximum Number Of Students For Each Such School Classification</b>	<b>Minimum Number Of Acres Of Land For Each School Site Of Such Classification</b>

Elementary schools grades kindergarten through 5th (K - 5)	600 students	15 acres
Junior high schools grades 6th through 8th (6 - 8)	900 students	35 acres
Senior high schools grades 9th through 12th (9 - 12)	1,500 students	80 acres

C. Location: The comprehensive school plan and/or the standards adopted by the affected school district shall be used as a guideline in locating sites. (Ord. 2005-03, 3-1-2005)

**12-6-4: CRITERIA FOR REQUIRING A CONTRIBUTION IN LIEU OF PARK AND SCHOOL SITES:**  
(Rep. by Ord. 2007-14, 7-3-2007)

**12-6-5: DENSITY FORMULA:**

The following table shall be used in calculating the amount of required dedication of land or cash contributions in lieu thereof. A subdivider or developer may file a written objection to the table of estimated ultimate population listed herein. If so, he shall submit his own demographic study showing the estimated additional population to be generated from the subdivision or planned unit development. In that event, final determination of the density formula to be used in such calculations shall be made by the village board, at its sole discretion, based upon such demographical information submitted by the subdivider or developer, this title and from other sources which may be submitted to or available to the village board by the park district, school district, or others. 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.

**TABLE 2**

**ESTIMATED ULTIMATE POPULATION PER DWELLING UNIT**

Type Of Unit	Preschool 0 - 4 Years	Elementary K - 5 5 - 10 Years	Junior High Grades 6 - 8 11 - 13 Years	High School Grades 9 - 12 14 - 17 Years	Adults Per Unit 18 - Up	Total Per Unit
<b>Detached single-family:</b>						
2 bedroom	0.102	0.122	0.041	0.020	1.694	1.979
3 bedroom	0.256	0.358	0.143	0.146	1.962	2.865
4 bedroom	0.413	0.474	0.303	0.307	2.176	3.673
5 bedroom	0.231	0.317	0.231	0.212	2.606	3.597
<b>Attached single-family (townhouses, rowhouses, quadplexes, etc.):</b>						
1 bedroom	0.000	0.000	0.000	0.000	1.068	1.068
2 bedroom	0.091	0.094	0.077	0.037	1.775	2.074
3 bedroom	0.229	0.212	0.063	0.067	1.809	2.380
4 bedroom	0.346	0.321	0.169	0.183	2.317	3.336
<b>Apartments:</b>						
Efficiency	0.000	0.000	0.000	0.000	1.360	1.360
1 bedroom	0.000	0.000	0.000	0.000	1.734	1.734
2 bedroom	0.041	0.080	0.039	0.038	1.554	1.752
3 bedroom	0.063	0.203	0.117	0.093	2.310	2.786

(Ord. 2005-03, 3-1-2005)

**12-6-6: RESERVATION OF ADDITIONAL LAND:**

Where the comprehensive plan or the standards of the village call for a larger amount of park and recreational land or school sites in a particular subdivision or planned unit development than the developer is required to dedicate pursuant to this title, the land required in excess of the developer's contribution shall be reserved for subsequent purchase by the village or other public body designated by the village. Such acquisition must be made within eighteen (18) months from the date of approval of the final plat or plan. (Ord. 2005-03, 3-1-2005)

**12-6-7: COMBINING WITH ADJOINING DEVELOPMENTS:**

Where possible, public open space or a school site which is to be dedicated should be combined with dedications from adjoining developments in order to produce usable recreation areas or school sites. (Ord. 2005-03, 3-1-2005)

**12-6-8: TOPOGRAPHY AND GRADING:**

The topography and geology of the dedicated sites as well as its surroundings must be suitable for its intended purpose. Grading on sites dedicated for park and recreational uses shall not differ greatly from surrounding land. (Ord. 2005-03, 3-1-2005)

**12-6-9: IMPROVED SITE:**

All sites shall be dedicated in a condition ready for full service of electrical, water, sewer, streets (including enclosed drainage and curb and gutter) and sidewalks as applicable to the location of the site, or acceptable provisions made therefor. (Ord. 2005-03, 3-1-2005)

**12-6-10: APPLICATION TO OTHER USES:**

The dedications of land or cash contributions in lieu thereof required by this title shall also be required for multiple-family unit developments and annexations of land to the village. As a condition of the granting of a permit for a trailer park, a multiple-family unit development, the change in use of an existing structure to a multi-family design for nontransient residents, or as a condition to the annexation of any residentially improved land to the village, each owner, subdivider or developer shall comply with the requirements of this chapter. (Ord. 2005-03, 3-1-2005)

**12-6-11: INTEREST EARNED ON CONTRIBUTIONS:**

As to any funds held in trust by the village of Maple Park pursuant to this title, the village of Maple Park shall be entitled to the interest from said funds to reimburse and compensate the village for its service as trustee, administrator and negotiator pursuant to this title. (Ord. 2005-03, 3-1-2005)

**12-6-12: OBTAINING CASH CONTRIBUTIONS:**

A. Whenever funds have been contributed for school purposes in lieu of land, the village may require that any school district seeking to obtain such funds contributed for developments within the school district, submit and be subject to the following:

1. Submission of a resolution of the school district board, certified by its secretary, stating that the school district has contracted to purchase real property; or in the alternative that the school district intends to make site improvements, or to erect a school or an addition to a school. The resolution shall further state that said proposed use or uses of the funds conforms with the requirements or regulations of the appropriate state of Illinois agency whose approval would be required in order to proceed with either the acquisition or construction work proposed.

2. Upon approval by the village board of the expenditure of cash contributions made in lieu of school site dedications, the village board shall require an agreement to be executed by the school board providing for the specific use of the money, time limitations on its use, repayment of portions of such cash not used on a specific project, indemnification of the village or any other criteria, conditions or covenants the village board deems necessary in order to fully carry out and comply with the provisions of this title.

3. Upon completion of any project undertaken with the use of such funds, the school district shall provide an accounting to the village board of the actual expenditures by the school district board of such money received from the village. (Ord. 2005-03, 3-1-2005)

**12-6-13: TIME FOR CONVEYANCE OF DEDICATED LANDS AND PAYMENT OF FEES IN LIEU THEREOF:**

Land required to be dedicated herein shall be conveyed at the final plat stage, or within a reasonable time thereafter as permitted by the village, by warranty or trustees deed, free and clear of all liens and encumbrances, except current real estate taxes and customary title company exceptions acceptable to the village. Fees in lieu of such land dedications calculated as provided herein shall be paid as a condition of final plat approval. Real estate taxes not yet due at the time of such conveyance and any real estate taxes thereafter due by reason of the change of use of the property from farming or agricultural purposes under 35 Illinois Compiled Statutes 205/220 et seq., shall be paid by the developer when the same shall become due. Sufficient guarantees of the payment of such taxes shall be

provided to the village as a condition of final plat approval. Developer shall submit, concurrently with said deed, at his expense, a current commitment for title insurance in an amount equal to the property's fair market value, as approved. (Ord. 2005-03, 3-1-2005)

**12-6-14: FUTURE BEDROOM CREDITS:**

For a period of three (3) years following the village's execution of a plat of subdivision the village shall refund to the developer fees paid in lieu of land dedication if a building permit is applied for indicating the building to be constructed will have fewer bedrooms than were calculated at the time of the execution of the final plat. Said payment shall be calculated as indicated above. (Ord. 2005-03, 3-1-2005)

**12-6-15: FUTURE BEDROOM DEBITS:**

For a period of ten (10) years following the village's execution of a plat of subdivision, the village shall collect from all building permit applicants a fee if the building to be constructed will have more bedrooms than were calculated at the time of the execution of the final plat. Said fees shall be calculated on the basis of each additional bedroom as indicated above. (Ord. 2005-03, 3-1-2005)

**12-6-16: ESCROW FOR FUTURE BEDROOM CREDIT PAYMENTS:**

Notwithstanding anything contained in this title to the contrary, for a period of three (3) years following the village's execution of a final plat of subdivision, the village shall retain and not disburse twenty percent (20%) of fees paid by a developer in lieu of land dedication. Said sum shall be used to satisfy the payments required by section 12-6-14 of this chapter. (Ord. 2005-03, 3-1-2005)

## CHAPTER 17

### FEES AND PENALTIES

#### SECTION:

#### **12-17-1: Fees**

#### **12-17-2: Penalty For Violation**

#### **12-17-3: Development Contributions To Library District**

#### **12-17-4: Development Contributions To Fire Protection District**

#### **12-17-5: Development Contributions To Village**

#### **12-17-5-1: School Capital Impact And Transition Fees**

#### **12-17-6: Temporary Occupancy Permit**

#### **12-17-1: FEES <sup>1</sup> :**

Concurrently with the submission of request for preapplication review as provided herein, the applicant shall deposit with the Village Clerk, in escrow, a sum of money that shall be used by the Village to defray the cost and expense billed it by the Village staff, infrastructure mapping, modeling, GIS and database updates, court reporters for appearance and transcript fees, and such other consultants as are hired by the Village during the preapplication, concept, technical, preliminary, and final plat review process and through the Village's final acceptance of all public improvements. Said escrow shall also be used to pay the costs of all special Village Board meetings or portions thereof relating to the review process. The amount to be deposited by the applicant shall be not less than seven thousand five hundred dollars (\$7,500.00) for preapplication and concept review, and not less than twenty five thousand dollars (\$25,000.00) for preliminary and final plat reviews. Said escrow funds shall be deposited and held by the Village in an interest bearing account with the interest payable to the Village of Maple Park. The Village shall make disbursements from said escrow funds upon the receipt of billing statements from said consultants, provided said statements have been reviewed and approved by the Village Board. Notice to the applicant shall not be a prerequisite to the Village making said disbursements. If at any time after commencement of the review process the amount deposited has been reduced to a balance of two thousand five hundred dollars (\$2,500.00) or less for preapplication and concept review, and ten thousand dollars (\$10,000.00) or less for preliminary and final plat review, the applicant shall be required to deposit an additional amount with the Village so that the escrow balance is not less than the amount the applicant was originally required to deposit. Said additional amount shall be deposited with the Village Clerk within fifteen (15) days after the applicant has been so notified. Notice shall be deemed given as of the date that a written notice requesting an additional amount is deposited by certified U.S. mail addressed to the applicant. Any funds on deposit at the conclusion of the staff's involvement with the development, provided all disbursements have been made, shall be returned to the applicant. However, notwithstanding anything herein to the contrary, no final Village Board approval shall be granted until all of the aforesaid costs have been paid. (Ord. 2007-04, 4-24-2007)

#### Notes

- <sup>1</sup> 1. See also section 12-9-4 of this title.

#### **12-17-2: PENALTY FOR VIOLATION:**

In addition to the sanctions imposed by section 12-10-1 of this title, whoever shall violate any of the provisions of this title shall be subject to a fine of not less than two hundred fifty dollars (\$250.00) nor more than seven hundred fifty dollars (\$750.00) for each violation thereof, and each day that a violation exists or continues shall constitute a separate offense. (Ord. 2005-03, 3-1-2005)



### **12-17-3: DEVELOPMENT CONTRIBUTIONS TO LIBRARY DISTRICT <sup>1</sup> :**

- A. Policy: It is stated policy of the Village of Maple Park to exact Library District transition fees from owners and developers of residential developments to be annexed to the Village.
- B. Criteria For Requiring Development Fees: All agreements for the annexation of lands to be developed for residential uses shall contain terms by which the entity seeking annexation shall agree to be bound by and comply with the terms of this section relating to the calculation, payment and collection of Maple Park Public Library District transition fees.
- Beginning May 1, 2020, such Development Contribution for the Library District shall be re-established as a base year fee of One thousand eight and 67/100 dollars (\$1 ,008.67) per residential dwelling unit. This base year fee shall be increased at a simple rate of 2.5 percent every May 1 thereafter.
- C. Payment Of Fee: Any fee payable under this section shall be paid by the owner, developer or subdivider to the Village subsequent to final plat approval but prior to the Village President affixing his signature thereto.
- D. Transfer Of Fees: The fees collected under this section shall be transferred to the Maple Park Public Library District within forty five (45) days of the Village Clerk's receipt of same.
- E. Indemnification Agreement: As a condition precedent to the receipt of any funds by the Maple Park Public Library District from this section, said Maple Park Public Library District shall execute and deliver to the Village Clerk an indemnification and hold harmless agreement in a form acceptable to the Village Board. (Ord. 2019-23, 12-3-2019)
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#### Notes

- <sup>1</sup> 1. Pursuant to Ordinance 2019-23, the contributions required to be paid shall be suspended until April 30, 2020

### **12-17-4: DEVELOPMENT CONTRIBUTIONS TO FIRE PROTECTION DISTRICT <sup>1</sup> :**

- A. Policy: It is the stated policy of the Village of Maple Park to exact Fire District transition fees from owners and developers of lands to be annexed to the Village.
- B. Criteria For Requiring Development Fee: All agreements for the annexation of lands to be developed for residential, commercial and industrial uses shall contain the terms by which the entity seeking annexation shall agree to be bound by and comply with the terms of this section relating to the calculation, payment and collection of Maple Park and Countryside Fire Protection District transition fees.
- Beginning May 1, 2020, such Development Contribution to the Fire Protection District shall be re-established as a base year fee of One thousand eight and 67/100 dollars (\$1,008.67) per residential dwelling unit, or One thousand four hundred twelve and 13/100 dollars (\$1,412.13) per one thousand (1,000) square feet of commercial or industrial space, as may be applicable. This base year fee shall be increased at a simple rate of 2.5 percent every May 1 thereafter.
- C. Payment Of Fee: Any fee payable under this section shall be paid by the owner, developer or sub divider to the Village subsequent to final plat approval but prior to the Village President affixing his signature thereto.
- D. Transfer Of Fees: The fees collected under this section shall be transferred to the Maple Park and Countryside Fire Protection District within forty five (45) days of the Village Clerk's receipt of same.
- E. Indemnification Agreement: As a condition precedent to the receipt of any funds by the Maple Park and Countryside Fire Protection District from this section, said Maple Park and Countryside Fire Protection District shall execute and deliver to the Village Clerk an indemnification and hold harmless agreement in a form acceptable to the Village Board. (Ord. 2019-23, 12-3-2019)
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#### Notes

- <sup>1</sup> 1. Pursuant to Ordinance 2019-23, the contributions required to be paid shall be suspended until April



30, 2020.

#### **12-17-5: DEVELOPMENT CONTRIBUTIONS TO VILLAGE :**

A. Fees: All of the following contributions to the Village of Maple Park shall be assessed for residential, commercial and industrial uses for the purposes indicated to aid in offsetting the impact upon Village services and facilities resulting from the subdivision and development of land:

1. Roads: One thousand five hundred dollars (\$1,500.00) per unit.
2. Police: One thousand fifty-five and 33/100 dollars (\$1,055.53) per unit.
3. Facility: One thousand six hundred three dollars (\$1,603.00) per unit.

Each of the above fees shall increase by five percent (5%) on May 1, 2022. And an additional five percent (5%) of the base amount on May 1 of each year thereafter.

B. Payment Of Fees: The fees provided for in this section shall be due and payable by the applicant for the building permit at the time of the issuance of the building permit. (Ord. 2019-23, 12-3-2019)

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#### **Notes**

1. Pursuant to Ordinance 2019-23, the contributions required to be paid shall be suspended until April 30, 2020.

#### **12-17-5-1: SCHOOL CAPITAL IMPACT AND TRANSITION FEES:**

In addition to the cash contributions for school and park land acquisition required by chapter 6 of this title, the following fees shall be assessed for residential uses for the purposes to aid in offsetting the immediate effects upon local schools resulting from the subdivision and development of land:

A. School Capital Impact Fee: A school capital impact fee of two thousand dollars (\$2,000.00) per residential unit shall be payable in accordance with a certain intergovernmental agreement entered into by the village, which is appended to the ordinance codified herein as appendix 17-A, and is hereby incorporated by reference and made part of the Maple Park subdivision control ordinance, as if set fully forth.

B. School Transition Fee: A school transition fee of one thousand dollars (\$1,000.00) per residential unit shall be payable to the village by the applicant of the occupancy permit therefor prior to the issuance of such permit. Such fees shall be paid over to the school district at the end of each quarter of the village's fiscal year. (Ord. 2007-14, 7-3-2007)

#### **12-17-6: TEMPORARY OCCUPANCY PERMIT:**

A. A nonrefundable fee of two hundred dollars (\$200.00) shall be charged for a temporary occupancy certificate.

B. A deposit of one thousand dollars (\$1,000.00) shall be paid to the village of Maple Park. Said deposit shall be refunded to the applicant provided all of the incomplete items itemized on said certificate are completed by the date specified in the temporary occupancy certificate, otherwise said deposit shall be forfeited to the village of Maple Park. Forfeiture of said deposit should not excuse the applicant from completing the unfinished items.

C. A reinspection fee of one hundred dollars (\$100.00) shall be charged for the final occupancy certificate. (Ord. 2005-03, 3-1-2005)