

22.11 CASH AND LAND DONATIONS FOR PARK SITES

As a condition of approval of a final plat of subdivision or a final plat of the planned development, each subdivider or developer shall be required to dedicate land for park and recreational purposes, to serve the immediate and future needs of the residents of the development, or made a cash contribution in lieu of actual land dedication, or a combination of both at the option of the Village, in accordance with the following criteria and formula:

1. Criteria for requiring park and recreation land dedication:

- a. Requirement and Population Ratio: The ultimate density of a proposed development, as calculated in Table 1 at the end of this Section, shall bear directly upon the amount of land required for dedication. The total requirement shall be 10 acres of land excluding retention and detention facilities, except for land need for emergency over land routing of water, per 1,000 of ultimate population in accordance with the following classifications:

Type of Recreation Area	Size Range, Minimum	Minimum Acres per 1,000 people
Play lot	8,000 square feet	Not applicable
School-park (neighborhood playground)	5 acres	2.0
Neighborhood park	32 acres	2.0
District-wide park or play field	4 acres up to 30 acres	2.0
Community wide recreation park	12 acres up to 30 acres	4.0
Total		10.0 acres of land per 1,000 people

- b. Location: A central location which will serve equally the entire development is most desirable. In large developments these sites can be located throughout the development according to established standards for park area distances.

2. Criteria for Requiring a Cash Contribution in Lieu of Land Donation: When the resulting land donation as calculated herein, is too small or when the Village determines that the available land is inappropriate for a park site, the impact caused by the development shall require a cash contribution in lieu of a land donation.

- a. Fair Market Value: The cash contribution in lieu of land shall be based on the “fair market value” of the acres of land in the area improved as required herein, that otherwise would have been dedicated as a park site. It has been determined that the present “fair market value” of such improved land in and surrounding the Village is \$120,000 per acre. The “fair market value” has been determined by examining the actual sales of improved land, as well as through communications with developers and real estate agents who are familiar with the Village and its property. This figure shall be used in making any calculation herein.

- b. Criteria for Requiring Dedication and a Fee: There will be situations in subdivi-

sions or planned developments when a combination of land dedication and a combination of land dedication and a contribution in lieu of land are both necessary. These occasions will arise when:

- (1) A portion of the land that is planned for a park site is located within a development. The amount of land the developer is required to donate is larger than the portion of the planned park site found within the development. The developer will be required to dedicate land within the development that falls within the planned park site as previously indicated, and a cash contribution shall be required to compensate for the additional land that should be dedicated, but is beyond what is needed, from the development, for the particular park site.
- (2) A park site has already been selected and only a portion of land is needed from the development to complete the site. The developer shall dedicate the land necessary to complete the site, but must subject a cash contribution to compensate for the difference between the land needed for the park site and land he would otherwise be required to dedicate.

TABLE 1 OF SECTION 22.11	
POPULATION PER DWELLING UNIT	
Type of Dwelling Unit	Total Population per Unit
Detached Single-Family	
2 bedroom	1.989
3 bedroom	2.987
4 bedroom	3.807
5+ bedrooms	4.419
Attached Single-Family	
1 bedroom	1.050
2-bedroom	1.899
3-bedroom	2.277
4+ bedrooms	3.328
Apartments	
1 bedroom	1.190
2. bedroom	1.659
3+ bedrooms	2.814
Note: The determination of the number of bedrooms shall be made by the Village. Rooms designated as den, library, study, sewing room, exercise room or the like may be designated as bedrooms if they are suitable for such accommodations.	
Source: Illinois School Consulting Service/Associated Municipal Consultants, Inc., Naperville, IL c. 1983	

N. COMPLETION OF ALL SUBDIVISION RELATED CONSTRUCTION RESPONSIBILITIES: All public improvement construction requirements secured by letters of credit or performance bonds shall be fully completed upon the earlier to occur of 24 months subsequent to final subdivision plat approval or when building permits have been issued for 75 percent of the lots in the particular subdivision (“Required Public Improvement Completion Date”). Failure to meet the Required Public Improvement Completion Date shall constitute a violation of

this Section and a default under the applicable letter of credit, performance bond or cash security on deposit with the Village.

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