



TO: Michael Balas  
Edward R. James Partners, LLC

FROM: Scott Goldstein, AICP and LEED AP, Principal  
Brittany Bagent, LEED AP, Associate

DATE: January 19, 2015

RE: Voltz Road Development, Northbrook, Illinois — Fiscal Impact Analysis

The following is a summary of the findings of the fiscal impact and impact fee analyses performed for the Edward R. James Partners, LLC proposed Voltz Road development (the "Project") which includes a +/- 15.96 acre area with 37 single-family homes. The proposed homes are planned to include three bedrooms with the master-bedroom located on the first floor. The units will range in size from 2,600 to 3,000 square feet and will be built at approximately 2.4 dwelling units per acre. The Project is located north of Voltz Road and east of Waukegan Road in Northbrook, Illinois.

The Project will appeal most to empty-nesters because of the three-bedroom layout with the master suite on the first floor, a maintenance-free lifestyle with HOA rules, regulations, and monthly assessments. Because of this design and experiences with similar projects in nearby communities, it is anticipated that the Project will generate fewer school-age children compared to a typical single-family home development.

## Section I: Executive Summary

Based on property tax forecasts, the Project is expected to annually generate approximately \$51,000 for the Village of Northbrook, \$196,000 for Glenbrook High School District #225 and \$248,000 for Northbrook School District #28 in new property tax revenue.

Table 1 summarizes the net projected fiscal impact to each of these municipal bodies, based on estimated property revenues, and the projected expenses to be generated by the Project. Expense projections shown in Table 1 are based on per-capita cost assumptions utilizing (1) population estimates based on Rutgers multipliers, which is described in Section IV, and (2) population estimates based on actual data from the more comparable local age-targeted developments Heatherfield and Fox Meadow.

In addition to the annual fiscal impact, the Village of Northbrook can anticipate new sales tax revenue generated by new residents. Based on a proportional method, homeowners will generate between \$28,500 and \$41,700 in annual new sales tax, which is discussed in detail in Section V.



Table 1: Annual Fiscal Impact Executive Summary Tables

EXECUTIVE SUMMARY, VILLAGE OF NORTHBROOK						
	Total Population	Residential Property Tax	Village Expenses	Other Tax Revenue	Current Property Tax Revenue	Annual Fiscal Impact
Rutgers Multipliers	108	\$51,000	-\$73,900	\$15,800	-\$1,700	-\$8,800
Comparable Multipliers	74			\$11,400		-\$13,200
GLENBROOK HIGH SCHOOL DISTRICT 225						
	Number of Students	Residential Property Tax	Expenses	Revenues (state & federal aid)	Current Property Tax Revenue	School District's Annual Fiscal Impact
Rutgers Multipliers	5	\$196,000	-\$112,200	\$9,400	-\$6,400	\$86,800
Comparable Multipliers	1		-\$22,400	\$1,900		\$169,100
NORTHBROOK SCHOOL DISTRICT 28						
	Number of Students	Residential Property Tax	Expenses	Revenues (state & federal aid)	Current Property Tax Revenue	School District's Annual Fiscal Impact
Rutgers Multipliers	12	\$248,000	-\$238,800	\$21,700	-\$8,000	\$22,900
Comparable Multipliers	1		-\$19,900	\$1,800		\$221,900

Figures rounded to the nearest \$100.



In addition to annual revenue sources, impact fees will be collected from this project. The comparable age-targeted projects included in our study were also developed by the Edward R. James Companies and indicate a much lower rate of student generation than assumed in the *Village of Northbrook's Subdivision & Development Code*. Furthermore, these projects also show a much lower rate than indicated by the Rutgers Demographic Multipliers<sup>1</sup>. Table 2 shows the calculations for impact fees based on the *Subdivision & Development Code* with alternative inputs based on comparable fully built-out projects in similar markets that are more representative of the Project's expected impact.

Table 2: Impact Fee Summary Table

SUMMARY OF TOTAL FEES GENERATED BASED ON PROPOSED 37-UNIT PLAN	Park Dedication	Elementary Schools	High School	Library	Totals
Per municipal development code	\$260,028	\$151,776	\$91,080	\$10,434	\$513,318
Per initial sales	\$200,435	\$7,568	\$13,378	\$8,017	\$229,398
Per enrollment	\$195,570	\$0	\$0	\$7,823	\$203,393
Per Rutgers	\$236,921	\$90,811	\$66,892	\$9,477	\$404,101

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<sup>1</sup> Rutgers University Residential Demographic Multipliers - Estimates of the Occupants of New Housing which are categorized by state, housing type, housing size, and housing price (June 2006)



## Section II: Property Valuation

The comparable method was used when determining the estimated equalized assessed value of the Project. This involved determining the average equalized assessed value ("EAV") of comparable and relatively new single-family homes in nearby developments. The following table summarizes the average values from the four comparable developments.

Comparable properties in the area utilized in the analysis included single-family homes in Alexandra Court, the Glen - Cambridge, and Jasper Court. Additionally, estimated assessments for comparable homes from the Hibbard Gardens development were calculated using 10% of the average market value to estimate an approximate assessed value.

Table 3: Comparable Properties

ALEXANDRA COURT		THE GLEN CAMBRIDGE	
Average Land Area:	21,000	Average Land Area:	12,100
Average Building Area:	3,700	Average Building Area:	4,300
Average Market Value:	\$818,500	Average Market Value:	\$909,900
Average EAV (land):	\$56,112	Average EAV (land):	\$30,300
Average EAV (building):	\$184,608	Average EAV (building):	\$240,024
Average EAV (total):	\$240,720	Average EAV (total):	\$270,325
EAV/sf (land):	\$2.67	EAV/sf (land):	\$2.50
EAV/sf (building):	\$50	EAV/sf (building):	\$56
Market Value/sf (building):	\$221	Market Value/sf (building):	\$212





JASPER COURT		HIBBARD GARDENS	
Average Land Area:	23,617	Average Land Area:	21,158
Average Building Area:	5,628	Average Building Area:	3,750
Average Market Value:	\$1,144,850	Average Market Value:	\$1,544,900
Average EAV (land):	\$62,946	Average EAV (land):	\$57,122
Average EAV (building):	\$268,743	Average EAV (building):	\$376,316
Average EAV (total):	\$331,690	<sup>2</sup> Average EAV (total):	\$433,437
EAV/sf (land):	\$2.67	EAV/sf (land):	\$2.70
EAV/sf (building):	\$48	EAV/sf (building):	\$100
Market Value/sf (building):	\$203	Market Value/sf (building):	\$412

<sup>2</sup> AV estimate based on 10% of Market Value because new properties have yet to be formally assessed.



Table 4 includes an average of the comparable properties found in Table 3.

*Table 4: Average comparable home values; Cook County  
Assessor's Office and estimate using published listing prices.*

SINGLE FAMILY AVERAGE	
Average Land Area:	19,469
Average Building Area:	4,345
Average Market Value:	\$1,104,500
Average EAV (land):	\$51,620
Average EAV (building):	\$267,423
Average EAV (total):	\$319,043
EAV/sf (land):	\$2.64
EAV/sf (building):	\$63
Market Value/sf (building):	\$262



### SECTION III: Property Tax Revenue

EAV for the entire project is summarized in Table 5 below. Based on the EAV calculations, the project is expected to generate annual revenues for the Village of Northbrook, Glenbrook HS District #225, Northbrook School District #28 and the other agencies shown in Table 6 below. Projected property tax revenues have been calculated based on the comparable valuation technique.

Table 5: Voltz Road Equalized Assessed Values

	Building size (SF)	Lot size (SF)	Unit count	EAV/SF building	EAV/SF land	EAV per home	Total EAV for the Project
3 Bedroom	2,800	18,150	37	\$63	\$3	\$225,502	\$8,343,568
Open Space/Retention Basins		677,068	1	\$0	\$0.04		\$29,751
							\$8,373,319

Note: Figures may not sum due to rounding.



As shown below, the Village of Northbrook can anticipate approximately \$50,982 in property tax revenue; Glenbrook HS District #225 can anticipate approximately \$195,994; and Northbrook School District #28 can anticipate approximately \$248,011.

Table 6: Property Tax Revenue

	Rate	Forecasted Property Tax Revenue
North Shore Mosq. Abate. Dist Northfield	0.01%	\$621
Metro Water Reclamation Dist of Chicago	0.42%	\$34,908
Northbrook Park District	0.54%	\$44,911
Oakton College Dist Skokie Des Plaines	0.26%	\$21,455
Glenbrook HS District 225	2.34%	\$195,994
Northbrook School District 28	2.96%	\$248,011
Northbrook Library Fund	0.36%	\$30,079
Village of Northbrook	0.61%	\$50,982
Road & Bridge Northfield	0.05%	\$4,484
General Assistance Northfield	0.01%	\$690
Town of Northfield	0.03%	\$2,622
Cook County Forest Preserve District	0.07%	\$5,726
Consolidated Elections	0.03%	\$2,622
County of Cook	0.27%	\$22,904
Cook County Public Safety	0.22%	\$18,351
Cook County Health Facilities	0.07%	\$5,519
<b>Total</b>		<b>\$689,878</b>

Note: Figures may not sum due to rounding





## SECTION IV: Population Projection

Two methodologies were used to estimate the projected population figures which are used in calculating projected expense data for the proposed development.

### Method I: Rutgers Methodology

Tables 7 and 8 below delineate multipliers and population projections using Rutgers demographic estimates. The *Rutgers University Residential Demographic Multipliers – Estimates of the occupants of New Housing* are categorized by state, housing type, housing size, and housing price (June 2006). These multipliers represent a tabulation of the Census 2000 Public Use Microdata Sample (PUMS) that provides demographic multipliers for new housing units.

Table 7: Rutgers University Population Multipliers and Projection

	Total Persons	0 - 4	5 - 13	14 - 17	18 - 24	25 - 44	45 - 64	65 - 74	75+
Multipliers	2.93	0.27	0.42	0.15	0.12	1.06	0.74	0.13	0.05
Population Projection	108	10	15	6	4	39	27	5	2

Table 8 reflects the projection for public school-age children but does not include children who may attend private schools or home schools. For a development the size of the Voltz Road project, Rutgers would project 3 additional elementary school-age children and one high school-age child to attend private schools or home schools. These children, however, are reflected in their appropriate age bracket in Table 7.

Table 8: Rutgers University Public School Age Children Multipliers and Projection

	Total Public School Age Children	K - 2	3 - 6	7 - 8	9-12
Multipliers	0.47	0.12	0.15	0.067	0.14
Population Projection	17	4	6	2	5



### **Method II: Comparable Project Methodology**

In addition to the population estimate generated by the Rutgers study discussed above, detailed population data for existing comparable developments, Heatherfield and Fox Meadow, were evaluated. According to buyer data of three-bedroom single family homes, one elementary school student and two high school students lived in Heatherfield and zero school-age children lived in Fox Meadow. Multipliers were derived from these figures and are reflected in Table 9 below:

*Table 9: Heatherfield & Fox Meadow Population Multipliers and Projection*

		Total Public School Age Children	Elementary School Students	High School Students
Heatherfield (42 comparable homes)	Multipliers	.072	.024	.048
	Population Projection	3	1	2
Fox Meadow (24 comparable homes)	Multipliers	0	0	0
	Population Projection	0	0	0

Due to the similarities of the proposed development to the comparable projects (i.e. age-targeted development with first floor master bedrooms and low maintenance lifestyle), it is anticipated that the Project will generate fewer school-age children when applying evidence from similar developments such as Heatherfield and Fox Meadow. The *Subdivision Code* and the Rutgers population projections utilize a standardized approach for a typical three-bedroom home, whereas the evidence from an age-targeted development such as Heatherfield and Fox Meadow indicate a much smaller population projection for the proposed new subdivision. Based on these comparable developments, it is anticipated that only one elementary school-age child and one high school school-age child will reside in the entire development.



## SECTION V: Other Municipal Revenues

Beyond property tax revenue, the Village of Northbrook will capture utility taxes (estimated using the Illinois Municipal Electric Agency home energy calculator) and per-capita rebates including motor fuel state income and state use taxes (estimated using the Illinois Municipal League, Municipal Fiscal Year 2012 report) due to the increase of residents.

Table 10: Utility Tax Revenue, Illinois Municipal Electric Agency

# Units	Type	Monthly Energy	Yearly Energy	Northbrook Tax Rate	Estimated Revenue
37	SF	\$194	\$86,136	2.00%	\$1,700

Revenue rounded to the nearest \$100.

Table 11: Per Capita Rebates, Illinois Municipal League, Municipal Fiscal Year 2012

Estimated Population:		108	74
CATEGORY	PER CAPITA MULTIPLIER	PROJECTED REVENUE, RUTGERS FORECAST	PROJECTED REVENUE, DEVELOPER FORECAST
Motor Fuel Tax Rebate	\$24	\$2,600	\$1,800
State Income Tax Rebate	\$90	\$9,800	\$6,700
State Use Tax Rebate	\$16	\$1,700	\$1,200
TOTAL	\$130	\$14,100	\$9,700

Total revenue rounded to the nearest \$100.



### Sales Tax

Additionally, the Village of Northbrook can anticipate new sales tax revenue generated by new residents. The Illinois Department of Revenue reported \$14,346,000 in municipal sales tax and municipal home rule sales tax in 2013. An estimate from Esri Business Analyst estimates that 89% of Northbrook's municipal sales tax is generated by local residents. Therefore, applying this data to the Project would indicate that the new homeowners will generate between \$28,500 and \$41,700 in annual new sales tax.

Table 12: New local sales tax projection

	Total Population	Local sales tax generated per resident	Approximate new sales tax
Rutgers Multipliers	108	\$385	\$41,700
Comparable Multipliers	74		\$28,500

Sales tax rounded to the nearest \$100.

## SECTION VI: Municipal Expenses

Development impact analysis presumes that each development will engender costs to provide public services. Using proportional and per capita calculation methods, these expenses are estimated to be approximately \$73,900 for the proposed 37-unit plan (\$1,996 per household).

Municipal police, fire, public works and development & planning services expenses from the General Fund were extracted from the 2013/2014 budget before finding the household proportion of these expenses. Utilizing the 2005 land use breakdown provided by Chicago Metropolitan Agency for Planning (CMAP), a proportion of 52.7% of Northbrook's land was confirmed single-family residential. Then, a single-family household rate based on the 2009 American Community Survey was calculated. These data points were used to calculate municipal expenses per household.

Table 13: Municipal Expenses

Municipal Expenses	\$35,430,700
% Land Use Single-Family: CMAP	52.7%
Single Family homes: American Community Survey	9,352
Expenses per household:	\$1,996





## SECTION VII: School Districts

Glenbrook HS District #225 (grades 9 - 12) and Northbrook Elementary School District #28 (grades K - 8) will be affected by the Project. As discussed in Section IV, District #225 can anticipate between 1 and 5 new students and District #28 can anticipate between 1 and 12 new students.

According to the Illinois State Report Card, the district expenses and revenues (state & federal aid) per pupil from the 2012 - 2013 school year are as follows:

Table 14: School Districts' Expenses and Revenues, Illinois Report Card

	Expenses per Pupil	Revenues per Pupil
Glenbrook HSD 225	\$22,400	\$1,900
Northbrook SD 28	\$19,900	\$1,800

Expenses and revenues rounded to the nearest \$100

## SECTION VIII: Impact Fees

In addition to the annual fiscal impacts generated by the Project, the Village of Northbrook can also anticipate impact fees as outlined in the Village of Northbrook's *Subdivision & Development Code*. The following forecasts and calculations are suggestions for consideration when collecting impact fees. Because the Project is expected to generate fewer school-age children compared to the typical single-family housing developments in the area, the negative impact on the school districts, parks, and libraries may be less than those generated from a typical single-family home development.

Supporting data from a variety of sources was assessed: buyer data from comparable housing developments and population studies by applicable school districts. As a point of comparison, calculations using the Village of Northbrook's *Subdivision & Development Code* were completed.

Impact fees are variable depending on the number of people living in a development, whereas the fiscal impact is primarily variable based on the property values. Although the previous sections of this report do include consideration of the effect of lower population estimates, this Section VIII provides a more detailed review of population estimates as they relate more directly to the impact fee calculations.





## POPULATION IMPACT TO SCHOOL DISTRICTS

The Project is expected to generate fewer school-age children compared to typical single-family housing developments due to the layout and age-targeted amenities. Developments in Glenview and Northfield were also targeted toward empty-nesters at the point of sale and have reported low school-age residents. To confirm consistency in the household makeup, two school districts provided updated population studies for the comparable Heatherfield development. School population studies for the Fox Meadow districts were unavailable but initial move-in data is being analyzed for purposes of this report.

Table 15: School age children data

Data Source	Developer Initial Move-in Data for Heatherfield Buyers	Developer Initial Move-in Data for Fox Meadow Buyers	Current Glenview School District 34 population study (December 2014)	Current Glenbrook High School District 225 population study (December 2014)
Development name	Heatherfield <sup>3</sup>	Fox Meadow <sup>4</sup>	Heatherfield	Heatherfield
Total homes	301	53	301	301
Comparable Single Family Detached	42	24	42	42
School age children	1 elementary student 2 high school students	0 elementary students 0 high school students	0 elementary students	0 high school students
Data	Buyer information, including the number of elementary and high school students per household, was collected at the point of sale		Data provided by District 34's Communications Director and IT Department in December 2014	Data provided by District 225's Registrar in December 2014

In contrast to the student generation data presented above, the municipal code inputs forecast 20 elementary school students and 7 high school students and based on the Rutgers study, the project would generate 12 elementary school students and 5 high school students. The comparable data above would anticipate one elementary school student and one high school student upon initial occupancy of all 37 units.

<sup>3</sup> South of Willow Road and west of Waukegan Road, Glenview

<sup>4</sup> South of Willow Road and east of Waukegan Road, Northfield



Table 16: Resident Forecast

SUMMARY	Elementary School age children	High School age children	Adults
Per municipal development code	20	7	70
Per initial sales	1	1	
Per enrollment	0	0	
Per Rutgers	12	5	

The Project is expected to generate 70 adults per municipal code. Inputs were not modified for this forecast; each scenario uses the recommended 18+ year old municipal multipliers. Combining the school age children forecast above with the forecast for adults results in the total population for the Project.

#### IMPACT FEE CALCULATIONS

Per municipal code, subdivisions must dedicate land or submit a cash payment in lieu for housing units, which will apply to this project. This will apply to the 36 net homes in the Project.

Totals for Proposed Plan:	
# Units	37
Less: Credit for existing home	-1
Number of Units	36



As a point of reference for the remainder of the report, Table 17 summarizes the impact fees as calculated by *The Village of Northbrook Subdivision & Development Code* cash contributions, per initial sales data from comparable developments Heatherfield and Fox Meadow, per current enrollment from area school districts and per Rutgers Demographic Multipliers.

Table 17: Summary of Impact Fee Calculations

	Per Municipal Code	Per Initial Sales Data	Per Current Enrollment	Per Rutgers Demographic Multipliers <sup>5</sup>
Elementary age residents	20	1	0	12
High School age residents	7	1	0	5
18+ residents	70			
Park Dedication	\$260,028	\$200,435	\$195,570	\$236,921
Elementary School Impact Fees	\$151,776	\$7,568	\$0	\$90,811
High School Impact Fees	\$91,080	\$13,378	\$0	\$66,892
Library Impact Fees	\$10,434	\$8,017	\$7,823	\$9,477
TOTAL	\$513,318	\$229,398	\$203,393	\$404,101

Calculations assume the same number of adults (age 18+) as the Subdivision Code.

<sup>5</sup> Rutgers University Residential Demographic Multipliers - Estimates of the Occupants of New Housing which are categorized by state, housing type, housing size, and housing price (June 2006)



## SECTION IX: FINDINGS

### Annual Fiscal Impact Findings

Not factoring in additional local sales tax revenues, the 37-unit single family home development is expected to generate a slight loss in annual net fiscal impact to the Village of Northbrook. Despite a substantial increase in property tax revenue over the current \$1,700 in property taxes (based on the methodologies shown in this report), village expenses per household would be expected to exceed additional property tax revenue. However, as discussed in Section V, this Project is expected to generate significant local sales tax revenue, which would exceed and offset municipal expenses.

Glenbrook High School District #225 is expected to generate between \$86,800 and \$169,100 as an annual positive net fiscal impact. This net revenue generation is due to increased property taxes exceeding an increase in expenses with additional school-age children.

Likewise, Northbrook School District #28 can expect to generate between \$22,900 and \$221,900 in annual positive net fiscal impact. On an annual basis, and not factoring in any one-time revenue from impact fees, property taxes and other state and federal aid will exceed the expenses produced by an increased student population.

In the case of both local school districts, the degree of benefit will be reliant on the actual number of school-age children living in the development.

Table 18: Summary of Annual Fiscal Impact

VILLAGE OF NORTHBROOK	Rutgers Multipliers	Comparable Development Multipliers
Total Population	108	74
Property Tax Revenue	\$51,000	
Other Tax Revenue	\$15,800	\$11,400
Village Expenses	-\$73,900	
Current Property Tax Revenue	-\$1,700	
Net Fiscal Impact	-\$8,800	-\$13,200





<b>GLENBROOK HSD 225</b>	<b>Rutgers Multipliers</b>	<b>Comparable Development Multipliers</b>
School-age Children	5	<sup>6</sup> 1
Property Tax Revenue	\$196,000	
Expenses	-\$112,200	-\$22,400
Revenues (state & federal aid)	\$9,400	\$1,900
Current Property Tax Revenue	-\$6,400	
Net Fiscal Impact	\$86,800	\$169,100
<b>NORTHBROOK SD 28</b>	<b>Rutgers Multipliers</b>	<b>Comparable Development Multipliers</b>
School-age Children	12	<sup>7</sup> 1
Property Tax Revenue	\$248,000	
Expenses	-\$238,800	-\$19,900
Revenues (state & federal aid)	\$21,700	\$1,800
Current Property Tax Revenue	-\$8,000	
Net Fiscal Impact	\$22,900	\$221,900

<sup>6</sup> This calculation of school-age children is based on an average of buyer data from comparable Heatherfield and Fox Meadow developments (Section IV).

<sup>7</sup> This calculation of school-age children is based on an average of buyer data from comparable Heatherfield and Fox Meadow developments (Section IV).





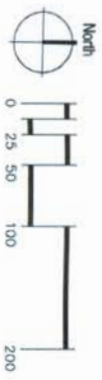
### Impact Fee Findings

As summarized within this report, the Project is expected to generate fewer school-age children than when using the standard impact model utilized in the *Subdivision Code*, and what is utilized per the results of the Rutgers study. Applying data from initial sales of similar developments and current enrollment data provides a stronger forecast measure due to the layout and targeted amenities of the proposed homes. Furthermore, nationally recognized Illinois multipliers shown in the Rutgers study indicate a lower rate of student generation than that indicated by the *Subdivision Code*.

The projections for the number of school-age children will drastically shift impact fees, as evidenced in Table 19. The range of fees would be reliant on agreed upon methodology in calculating the school age children forecast.

*Table 19: Summary of Impact Fee Calculations*

SUMMARY OF TOTAL FEES GENERATED BASED ON PROPOSED 37-UNIT PLAN	Park Dedication	Elementary Schools	High School	Library	Totals
Per municipal development code	\$260,028	\$151,776	\$91,080	\$10,434	\$513,318
Per initial sales	\$200,435	\$7,568	\$13,378	\$8,017	\$229,398
Per enrollment	\$195,570	\$0	\$0	\$7,823	\$203,393
Per Rutgers	\$236,921	\$90,811	\$66,892	\$9,477	\$404,101



LS1.0

DEVELOPMENT CONCEPT  
SITE ELABORATION PLAN

DATE: 01-25-2015  
BY: E.R.J.  
CHECKED: E.R.J.  
APPROVED: E.R.J.



# **Anets Woods** Site Development Documents Northbrook, Illinois

EDWARD R. JAMES  
HOMES

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT



**BOARD POLICY: FEES FROM RESIDENTIAL REAL ESTATE DEVELOPERS**  
**UNDER THE JURISDICTION OF THE VILLAGE OF NORTHBROOK**

4025

**Section A - Introduction**

It is the policy of the Board of Education of District #225 to request developers of new residential real estate developments to make cash contributions to the district, in lieu of land dedications, as provided for in the ordinances of the Village of Northbrook. Students from the new residential developments enroll in the schools maintained by the Board prior to the Board receiving tax revenues reflecting the improved real estate. Consequently, the Board believes it is appropriate to require contributions from developers to fund the increased cost of operating the schools as a result of the enrollment of students from the new developments.

**Section B - Fees Formula**

Fees from residential real estate developers under the jurisdiction of the Village of Northbrook shall be in accordance with Paragraph 1 of Subsection F of Article IV of the Northbrook Subdivision Ordinance, as amended. The Board of Education shall require a fee from residential developers under the jurisdiction of the Village of Northbrook, equal to one year's real estate taxes on the improved real estate. The specific formula and procedures to be used are described in Board Procedures: Fees From Residential Real Estate Developers Under the Jurisdiction of the Village of Northbrook (4025).

**Section C - Notification**

The Board of Education directs the superintendent to notify the Village of Northbrook of the adoption of this policy.

**Section D - Procedures**

The Board of Education authorizes the superintendent to develop procedures necessary to implement this policy.

Approved: September 19, 1988

**PROCEDURES FOR IMPLEMENTING BOARD POLICY: FEES FROM RESIDENTIAL REAL  
ESTATE DEVELOPERS UNDER THE JURISDICTION OF THE  
VILLAGE OF NORTHBROOK**

4025

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**Section A - Introduction**

1. It is the policy of the Board of Education of District #225 to request developers of new residential real estate developments to make cash contributions to the district.
2. Fees from residential real estate developers under the jurisdiction of the Village of Northbrook shall be in accordance with Paragraph 1, Subsection F, Article IV of the Northbrook Subdivision Ordinance, and presented in Section B of these Procedures.
3. The fee from residential developers under the jurisdiction of the Village of Northbrook shall be equal to one year's real estate taxes on the improved real estate. The specific procedures for calculating these fees is contained in Section C of these Procedures.

**Section B - The Northbrook Subdivision Ordinance**

1. Paragraph 1, Subsection F, Article IV of the Northbrook Subdivision Ordinance reads as follows:

"No Final Plat for any subdivision shall be recommended for approval by the Plan Commission or approved by the Board of Trustees pursuant to Article VIII unless and until the developer or subdivider has presented evidence of a written agreement with the Northbrook Park District and with the local school district within which the proposed subdivision is located providing for one of the following:

- (a) dedication of a reasonable amount of land within the proposed subdivision for park or recreational purposes and for school sites, to serve the immediate and future needs of the residents of the proposed subdivision; or
- (b) a cash contribution to the Northbrook Park District and applicable school district in accordance with the formula established by the Park District or school district; or
- (c) a combination of (a) and (b) above; or
- (d) a waiver by the Northbrook Park District and/or the applicable school district of any and all land dedication and cash contribution requirements.

**Section B - The Northbrook Subdivision Ordinance (Continued)**

The Northbrook Park District or the applicable school district, as the case may be, shall not be allowed to collect the cash contribution referenced above unless and until it has:

- (a) established a reasonable formula for computing the contribution; which formula shall be uniformly applied to all proposed subdivisions within its jurisdiction; and
- (b) established provisions for holding the cash contribution in trust solely to serve the immediate or future needs of the residents of that particular subdivision; and
- (c) established provisions for the refunding of such cash contribution to the developer or subdivider in the event that the cash contribution is not expended for the purposes set forth herein within seven years after the date of receipt of said cash contribution."

**Section C - The Formula to be Applied to New Residential Real Estate Developments Under the Jurisdiction of the Village of Northbrook**

- 1. The fee from new residential real estate developers under the jurisdiction of the Village of Northbrook, shall be equal to one year's real estate taxes on the improved real estate.
- 2. The formula is described as follows:
  - 1) The estimated average selling price of each residential unit shall be multiplied by the current Cook County assessment factor for residential units.
  - 2) The resulting assessed valuation per unit shall then be multiplied by the State of Illinois Department of Local Government Affairs most recently assigned tax multiplier for Cook County.
  - 3) The resulting equalized assessed valuation per unit shall then be multiplied by the most recent tax rate computed by the Cook County Clerk for District #225.
  - 4) The resulting figure shall be the donation per residential unit.



**PROCEDURES FOR IMPLEMENTING BOARD POLICY: FEES FROM RESIDENTIAL REAL  
ESTATE DEVELOPERS UNDER THE JURISDICTION OF THE  
VILLAGE OF NORTHBROOK**

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**Section C - The Formula to be Applied to New Residential Real Estate Developments Under  
the Jurisdiction of the Village of Northbrook (Continued)**

- 5) By way of illustration, the contribution for a residential unit, priced at \$300,000, would be:

Price of Residential unit	\$300,000
Cook County Assessment	<u>X .16</u>
	\$ 48,000

Most Recent Cook County Multiplier	<u>X 1.8916</u>
	\$ 90,797
Most Recent District 225 Tax Rate	<u>X 2.195</u>
Contribution	\$ 1,993

NOTE: The above changes will change yearly, and the changes will be reflected on Exhibit A.

4. The formula shall be uniformly applied by the district to all proposed residential developments under the jurisdiction of the Village of Northbrook within the district.

**Section D - Procedures for Managing Cash Contributions**

The following procedures shall be used by the district for managing cash contributions from residential developers:

1. The director of business affairs shall provide a copy of Board of Education policy and procedures (4025) to any developer seeking approval of a new residential development under the jurisdiction of the Village of Northbrook.
2. The developer shall be required to execute a copy of the Agreement contained in Appendix A of these procedures. Once the Agreement has been executed by the developer, the director of business affairs shall so notify in writing, the Director of Planning of the Village of Northbrook.
3. The Agreement shall require that the contribution pertaining to a unit of the development shall be paid to the district prior to the issuance of the occupancy permit for that unit by the Village. Once the cash contribution has been made by the developer to the district, the director of business affairs shall so notify in writing the Director of Development of the Village of Northbrook, identifying the specific units covered by the contribution.

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4. Cash contributions made to the district shall be in the form of a certified or cashier's check and shall be deposited by the director of business affairs in an escrow account to be used by the district solely to defray, in part, the cost of improvements made to school buildings or school sites, to which students of the development giving rise to the contributions, are assigned. The director of business affairs shall maintain records indicating the use of the funds.
5. If the cash contribution is not used within seven years from the date the contribution is received by the district, the director of business affairs shall return the balance of the contribution to the developer.
6. The Board of Education has authorized the superintendent to develop any additional procedures necessary to implement Board Policy: Fees From Residential Real Estate Developers Under the Jurisdiction of the Village of Northbrook (4025).

Adopted: September 19, 1988  
Revised: September 10, 1990  
Revised: June 23, 1997

APPENDIX A

AGREEMENT RE DEVELOPER'S FEES

This Agreement is made \_\_\_\_\_, 19 \_\_, by and between Northfield Township High School District No. 225, Cook County, Illinois (the "District") and \_\_\_\_\_ (the "Developer").

WITNESSETH

WHEREAS:

- A. Developer has filed, or is about to file, with the Village of Northbrook (the "Village") a petition seeking Village approval of Developer's proposed subdivision of land or planned unit development within the boundaries of the District to be known as \_\_\_\_\_ (which subdivision or planned unit development, in the form finally approved by the Village, if so approved, is hereafter referred to as the "Residential Development"); The development will be located at \_\_\_\_\_ and will be known as \_\_\_\_\_.  
(Name of Residential Development)
- B. As provided in the Village's Subdivision Ordinance, the Village approval of the proposed Residential Development is contingent, in part, on the Developer entering into an agreement with the District pertaining to the matters specified in said Ordinance;
- C. The Board of Education of the District has adopted a Policy and Procedures pertaining to developer contributions made pursuant to said Ordinance, a copy of which Policy and Procedures have been furnished to Developer and the provisions of which are incorporated herein by reference (the "Board Policy & Procedures");

NOW, THEREFORE, in consideration of the premises and other mutual considerations, the receipt and sufficiency of which are hereby acknowledged, Developer and the District agree as follows:

1. On the condition that the Village approves the Residential Development, Developer agrees to contribute to the District an amount to be calculated under Section C of the Procedures for Implementing Board Policy: Fees from Residential Real Estate Developers Under the Jurisdiction of the Village of Northbrook. It is understood that the figures in Section C are for example only and that the actual sales price of each unit (based on a signed sales contract) will be used in the computation also using the most recent District 225 tax rate and the most recent Cook County multiplier available at the time that the occupancy permit is requested.



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For rental units or other residential units which will not be sold prior to occupancy, the developer agrees to provide an estimated market value for the purpose of calculating the developer's fee (with supporting documentation if requested by the District).

2. The Developer shall pay the contributions to the District prior to obtaining an occupancy permit for any unit constructed in the Residential Development, and Developer does hereby authorize and direct the Village to withhold issuance of any such occupancy permit unless and until the Village has received written evidence in the form of a receipt from the District of such payment.

3. The District agrees to hold, use, and return (when applicable) the aforesaid contribution with respect to the Residential Development in accordance with the provisions of the Village Ordinance and the Board Policy and Procedures.

4. This Agreement shall be recorded by the District with the County Recorder of Deeds at anytime after the Agreement is signed. Further, the understanding by the Developer to make payments to the District provided for herein shall be a covenant that is imposed upon the real estate described herein, and such covenant shall run with the land. The covenant, however, shall at all times be subordinate to and subject to the lien of mortgage or trust deed now or hereafter in force affecting all or any portion of the real estate to which this covenant is applicable.

5. In addition to the foregoing, the Developer shall place a notation on the Final Plat of Subdivision for the Development noting and describing this Agreement.

6. This Agreement shall be binding upon the parties hereto and their successors and assigns, and upon any subsequent title holder of the property referred to in this Agreement, and shall be disclosed by the owner to any subsequent proposed purchaser of the property. This Agreement may not be assigned, however, without prior written consent of all parties.

IN WITNESS WHEREOF, the parties have entered the agreement as of the day and year first above written.

Developer:

District #225

Northfield Township High School

Cook County, Illinois

By: \_\_\_\_\_  
(Signature & Title)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Telephone No.)

By: \_\_\_\_\_  
Asst. Supt. for Business Affairs  
(847) 998-6100  
(Telephone No.)