

RESOLUTION NO. 2026- 2420

**A RESOLUTION RE-ADOPTING DEVELOPMENT IMPACT FEES FOR THE
VILLAGE OF SOUTH BARRINGTON, COOK COUNTY, ILLINOIS**

WHEREAS, the Village of South Barrington (the “Village”) is a home rule unit of local government pursuant to Article VII, Section 6 of the Illinois Constitution of 1970 and may exercise any power and perform any function pertaining to its government and affairs, including the power to regulate land development and to impose development-related impact fees to protect the public health, safety, and welfare; and

WHEREAS, the Village has authority, independent of and in addition to statutory authorization of the Illinois Municipal Code, to impose impact fees reasonably related to the burdens created by new development; and

WHEREAS, new residential development within the Village generates additional population (including school-age children), thereby increasing demand for educational facilities, parks, libraries, fire facilities, land acquisition, other capital improvements, and related infrastructure necessary to serve such development; and

WHEREAS, the Village previously adopted Resolution No. 2021-2033 (the “Prior Resolution”), establishing development impact fees applicable to certain new residential development within the Village based upon population, land acquisition costs, facility construction costs, and other empirical data; and

WHEREAS, the Village has reviewed the methodology supporting the existing development impact fee schedule and finds that such methodology identifies the projected populations attributable to new residential dwelling units, estimates the capital costs for new

school, park, library, and park facilities, and allocates such costs proportionately to new development; and

WHEREAS, the corporate authorities of the Village specifically find that there exists an essential nexus, as articulated by the United States Supreme Court in *Nollan v. California Coastal Commission*, between the imposition of development impact fees and the legitimate governmental interest in ensuring that adequate school, library, park, and fire facilities are available to serve residents of new residential development; and

WHEREAS, the corporate authorities further find that the amount of the development impact fees imposed pursuant to the Prior Resolution is roughly proportional, within the meaning articulated in *Dolan v. City of Tigard*, to the projected impact of new residential development on the need for additional facilities, in that the fees are calculated based upon objectively derived population generation factors and the proportionate share of capital facility costs attributable to such development; and

WHEREAS, the Village further recognizes, consistent with Illinois case law, that monetary exactions imposed as a condition of development approval must bear a constitutionally sufficient connection and proportionality to the impacts of the proposed development, and the Village hereby finds that the re-adopted development impact fees of the Prior Resolution satisfy those constitutional standards; and

WHEREAS, the Village finds that the development impact fees do not require new development to remedy existing deficiencies in facilities, but instead allocate only the proportionate share of additional capital costs reasonably attributable to growth generated by such development; and

WHEREAS, the Village seeks to re-adopt its development impact fees on an annual basis in order to maintain administrative clarity and confirm the continuing validity of such fees, and the corporate authorities have determined that the fee schedule established in the Prior Resolution continues to reflect a reasonable and proportionate allocation of capital costs attributable to new residential development; and

WHEREAS, the President and Board of Trustees find that re-adoption of the Prior Resolution is necessary to promote orderly growth, maintain adequate public facilities, and protect the public health, safety, and welfare of Village residents.

NOW, THEREFORE, BE IT RESOLVED by the Village President and Board of Trustees of the Village of South Barrington, Cook County, Illinois, as follows:

SECTION 1. That the corporate authorities hereby incorporate the foregoing preamble clauses into this Resolution.

SECTION 2. The Village President and Board of Trustees hereby re-approve and re-ratify the Prior Resolution and its contents as if fully set forth herein.

SECTION 3. The Village President, Village Clerk and Village Staff are authorized to execute the necessary documents in accordance with the Resolution without further action of the Village Board.

SECTION 4. This Resolution shall be in full force and effect upon its passage and approval in accordance with the law.

PASSED: This 12th day of March, 2026

APPROVED: This 12th day of March, 2026

ATTEST:

APPROVED:

M Stagno
Marilyn Stagno, Village Clerk

Paula McCombie
Paula McCombie, Village President

YEAS/AYES: 6 NAYS/NOES: 0 ABSTAIN: 0 ABSENT: 0

EXHIBIT A

(Prior Resolution No. 2021-2033)

VILLAGE OF SOUTH BARRINGTON

RESOLUTION NO. 2021- 2033

**A RESOLUTION ADJUSTING THE FAIR MARKET
VALUE OF LAND PURSUANT TO TITLE 11
CHAPTER 4 ENTITLED "DEDICATION OF LANDS FOR PUBLIC USE"
OF THE CODE OF ORDINANCES OF THE VILLAGE OF SOUTH BARRINGTON**

WHEREAS, the Village of South Barrington adopted Ordinance 2004-708 providing for the dedication of land for park, school, fire protection and library purposes and amended the procedure by adopting Ordinance 2007-839; and

WHEREAS, said ordinance established a procedure by which cash contribution could be made by a developer in place of land dedications and established a fair cash land value for such donations; and

WHEREAS, Section 11-4-7-2 of said ordinance provided that the fair cash land value was to be adjusted based upon changes in the Consumer Price Index (CPI) from the base period of December 2002; and

WHEREAS, the CPI has increased from the base value of 182.4 in December 2002 to a value of 244.235 in December 2020, an increase of 33.9008%.

NOW, THEREFORE, BE IT RESOLVED by the Village President and Board of Trustees of the Village of South Barrington, Cook County, Illinois:

SECTION 1. The fair market value of land for the purposes of calculating cash contributions in lieu of land donations for public purposes in accordance with Section 11-4-7-2 of the Code of Ordinances of the Village of South Barrington are determined as follows for calendar year 2021:

CPI Adjustment for Land Values			
	<u>Dec 02 Value</u>	<u>Factor</u>	<u>Dec 20 Value</u>
CPI	182.4	33.9008%	244.235
	<u>2003 Value</u>		<u>2020 Value</u>
Park Land	\$ 98,000		\$ 131,222.75
School Site	\$ 196,000		\$ 262,445.50
District 220 HS	\$ 350,000		\$ 468,652.69
Fire Station	\$ 196,000		\$ 262,445.50
Library	\$ 350,000		\$ 468,652.69

VILLAGE OF SOUTH BARRINGTON

SECTION 2. This Resolution shall be in full force and effect from and after its passage and approval as required by law.

PASSED: This 11th day of February, 2021


APPROVED: This 11th day of February, 2021

ATTEST:



Donna Wood, Village Clerk

APPROVED:



Paula McCombie, Village President

AYES: 4 NAYS: 0 ABSTAIN: 0 ABSENT: 2

VILLAGE OF SOUTH BARRINGTON

Exhibit "A"
Cash-in-Lieu Spreadsheet

Three Bedroom

2021

School	School Site Contribution BACOG PROPOSAL	Cash	Land (acres)
A	Subdivision:		
B	Total Dwelling Units:	1	1
C	Market Value / Acre: Grade & Jr High Schools	\$262,445.50	
	Market Value / High School	\$468,652.69	
D	Pop. / Unit:	2,899	
E	Elementary School Req'd Children per Unit K-5	0.369	
	Total Children K-5	0.369	
	Max Students/School Site	500	
	Ratio	0.00074	
	Min Acres Req'd	15	
	Resulting Contribution in Acres Contribution in lieu of Land	0.0111	0.0111
F	Middle School Req'd Children per Unit 6-8	0.173	
	Total Children 6-8	0.173	
	Max Students/School Site	800	
	Ratio	0.0002	
	Min Acres Req'd	25	
	Resulting Contribution in Acres Contribution in lieu of Land	0.0054	0.0054
G	High School Req'd Children per Unit 9-12	0.184	
	Total Children 9-12	0.184	
	Max Students/School Site	3000	
	Ratio	0.0001	
	Min Acres Req'd	87	
	Resulting Contribution in Acres Contribution in lieu of Land	0.0053	0.0053
H	TOTAL SCHOOL CONTRIBUTIONS	\$6,824.85	0.0218
I	School Donations per Dwelling Unit	\$6,824.85	0.0218

	Cash	Land
SUMMARY		
Total School Contribution	\$6,824.85	0.0218
Total Park Contribution	\$4,184.56	0.0319
Total Library Contribution	\$339.66	0.0007
Total Fire Contribution	\$228.25	0.0009
TOTAL	\$11,577.32	0.05530

ILL School Consultants - 3 bedrooms

Park	Park Site Contribution BACOG PROPOSAL	Cash	Land (acres)
A	Subdivision:		
B	Total Dwelling Units:	1	1
C	Market Value Land:	\$131,222.75	50%
D	Pop. per Unit:	2,899	
E	Park Land Ratio (acre/person): Acres per 1,000 population	0.011	
F	Total Park Land Required by Sub: (BxDxE)	1,000	
G	TOTAL PARK CONTRIBUTION: (C x F)	\$4,184.56	0.0319
H	Park Contribution per Unit (G / B):	\$4,184.56	0.0319
Library	Library Site Contribution BACOG PROPOSAL		
A	Subdivision:		
B	Total Dwelling Units:	1	1
C	Market Value Land:	\$468,652.69	
D	Pop. per Unit:	2,899	
E	Library Land Ratio (acre/person): 2.5 acres per 10,000 Population per 10 acre site	0.0003	
F	Total Library Land Required by Sub: (BxDxE)	10,000	
G	TOTAL LIBRARY CONTRIBUTION: (C x F)	\$339.66	0.0007
H	Library Contribution per Unit (G / B):	\$339.66	0.0007
Fire	Fire Site Contribution BACOG PROPOSAL		
A	Subdivision:		
B	Total Dwelling Units:	1	1
C	Market Value Land:	\$262,445.50	
D	Pop. per Unit:	2,899	
E	Fire Land Ratio (acre/person): 3 acres per 10,000 Population per 3 acre Fire Station	0.0003	
F	Total Fire Land Required by Sub: (BxDxE)	10,000	
G	TOTAL FIRE CONTRIBUTION: (C x F)	\$228.25	0.0009
H	Fire Contribution per Unit (G / B):	\$228.25	0.0009

Four Bedroom

2021

School	School Site Contribution BACOG PROPOSAL	Cash	Land (acres)
A	Subdivision:		
B	Total Dwelling Units:	1	1
C	Market Value / Acre: Grade & Jr High Schools	\$262,446	
	Market Value / High School	\$468,653	
D	Pop. / Unit:	3,764	
E	Elementary School Req'd		
	Children per Unit K-5	0.530	
	Total Children K-5	0.530	
	Max Students/School Site	500	
	Ratio	0.00106	
	Min Acres Req'd	15	
	Resulting Contribution in Acres	0.0159	0.0159
	Contribution in lieu of Land	\$4,172.88	
F	Middle School Req'd		
	Children per Unit 6 - 8	0.298	
	Total Children 6 - 8	0.298	
	Max Students/School Site	800	
	Ratio	0.0004	
	Min Acres Req'd	25	
	Resulting Contribution in Acres	0.0093	0.0093
	Contribution in lieu of Land	\$2,444.02	
G	High School Req'd		
	Children per Unit 9-12	0.360	
	Total Children 9 - 12	0.360	
	Max Students/School Site	3000	
	Ratio	0.0001	
	Min Acres Req'd	87	
	Resulting Contribution in Acres	0.0104	0.0104
	Contribution in lieu of Land	\$4,892.73	
H	TOTAL SCHOOL CONTRIBUTIONS	\$11,509.64	0.0357
I	School Donations per Dwelling Unit	\$11,509.64	0.0357

	Cash	Land (acres)
SUMMARY		
Total School Contribution	\$11,509.64	0.0357
Total Park Contribution	\$5,433.15	0.0414
Total Library Contribution	\$441.00	0.0009
Total Fire Contribution	\$296.35	0.0011
TOTAL	\$17,680.14	0.07913

Park	Park Site Contribution BACOG PROPOSAL	Cash	Land (acres)
A	Subdivision:		
B	Total Dwelling Units:	1	1
C	Market Value Land:	\$131,223	50%
D	Pop. per Unit:	3,764	
E	Park Land Ratio (acre/person): Acres per 1,000 population	11	
	Population per 11 acre park	0.011	
F	Total Park Land Required by Sub: (BxDxE)	0.0414	
G	TOTAL PARK CONTRIBUTION: (C x F)	\$5,433.15	0.0414
H	Park Contribution per Unit (G / B):	\$5,433.15	0.0414
Library	Library Site Contribution BACOG PROPOSAL		
A	Subdivision:		
B	Total Dwelling Units:	1	1
C	Market Value Land:	\$468,653	
D	Pop. per Unit:	3,764	
E	Library Land Ratio (acre/person): 2.5 acres per 10,000;	0.0003	
	Population per 10 acre site	10,000	
F	Total Library Land Required by Sub: (BxDxE)	0.0009	
G	TOTAL LIBRARY CONTRIBUTION: (C x F)	\$441.00	0.0009
H	Library Contribution per Unit (G / B):	\$441.00	0.0009
Fire	Fire Site Contribution BACOG PROPOSAL		
A	Subdivision:		
B	Total Dwelling Units:	1	1
C	Market Value Land:	\$262,446	
D	Pop. per Unit:	3,764	
E	Fire Land Ratio (acre/person): 3 acres per 10,000;	0.0003	
	Population per 3 acre Fire Station	10,000	
F	Total Fire Land Required by Sub: (BxDxE)	0.0011	
G	TOTAL FIRE CONTRIBUTION: (C x F)	\$296.35	0.0011
H	Fire Contribution per Unit (G / B)	\$296.35	0.0011

ILL School Consultants - 4 bedrooms

Five Bedroom

2021

School	School Site Contribution BACOG PROPOSAL	Cash	Land (acres)
A	Subdivision:		
B	Total Dwelling Units:	1	1
C	Market Value / Acre: Grade & Jr High Schools	\$262,446	
	Market Value / High School	\$468,663	
D	Pop. / Unit:	3,770	
E	Elementary School Req'd		
	Children per Unit K-5	0.345	
	Total Children K-5	0.345	
	Max Students/School Site	500	
	Ratio	0.00069	
	Min Acres Req'd	15	
	Resulting Contribution in Acres	0.0104	0.0104
	Contribution in lieu of Land	\$2,716.31	
F	Middle School Req'd		
	Children per Unit 6 - 8	0.248	
	Total Children 6 - 8	0.248	
	Max Students/School Site	800	
	Ratio	0.0003	
	Min Acres Req'd	25	
	Resulting Contribution in Acres	0.0078	0.0078
	Contribution in lieu of Land	\$2,033.95	
G	High School Req'd		
	Children per Unit 9-12	0.300	
	Total Children 9 - 12	0.300	
	Max Students/School Site	3000	
	Ratio	0.0001	
	Min Acres Req'd	87	
	Resulting Contribution in Acres	0.0087	0.0087
	Contribution in lieu of Land	\$4,077.28	
H	TOTAL SCHOOL CONTRIBUTIONS	\$8,827.54	0.0268
	School Donations per Dwelling Unit	\$8,827.54	0.0268
	SUMMARY	Cash	Land
	Total School Contribution	\$8,827.54	0.0268
	Total Park Contribution	\$5,441.81	0.0415
	Total Library Contribution	\$441.71	0.0009
	Total Fire Contribution	\$296.83	0.0011
	TOTAL	\$15,007.88	0.0703

ILL School Consultants - 5 bedrooms

Park	Park Site Contribution BACOG PROPOSAL	Cash	Land (acres)
A	Subdivision:		
B	Total Dwelling Units:	1	1
C	Market Value Land:	\$131,223	50%
D	Pop. per Unit:	3,770	
E	Park Land Ratio (acre/person):	11	
	Acres per 1,000 population	0.011	
	Population per 11 acre park	1,000	
F	Total Park Land Required by Sub: (BxDxE)	0.0415	
G	TOTAL PARK CONTRIBUTION: (C x F)	\$5,441.81	0.0415
	Park Contribution per Unit (G / B):	\$5,441.81	0.0415
Library	Library Site Contribution BACOG PROPOSAL	Cash	Land (acres)
A	Subdivision:		
B	Total Dwelling Units:	1	1
C	Market Value Land:	\$468,663	
D	Pop. per Unit:	3,770	
E	Library Land Ratio (acre/person):	2.5 acres per 10,000	
	Population per 2.5 acre site	0.0003	
F	Total Library Land Required by Sub: (BxDxE)	10,000	
	Contribution in lieu of Land	0.0009	
G	TOTAL LIBRARY CONTRIBUTION: (C x F)	\$441.71	0.0009
	Library Contribution per Unit (G / B):	\$441.71	0.0009
Fire	Fire Site Contribution BACOG PROPOSAL	Cash	Land (acres)
A	Subdivision:		
B	Total Dwelling Units:	1	1
C	Market Value Land:	\$262,446	
D	Pop. per Unit:	3,770	
E	Fire Land Ratio (acre/person):	3 acres per 10,000	
	Population per 3 acre Fire Station	0.0003	
F	Total Fire Land Required by Sub: (BxDxE)	10,000	
	Contribution in lieu of Land	0.0011	
G	TOTAL FIRE CONTRIBUTION: (C x F)	\$296.83	0.0011
	Fire Contribution per Unit (G / B):	\$296.83	0.0011

2020 CPI			
	Dec (Prior Year)		Dec-02
	244.235	244.235	182.4
District		CPI Factor	Original Value
Park	\$131,222.75	1.339008	\$98,000.00
General	\$262,445.50	1.339008	\$196,000.00
#220 HS	\$468,652.69	1.339008	\$350,000.00