

RESOLUTION NO. 1402

A RESOLUTION ESTABLISHING A POLICY CONCERNING THE IMPOSITION OF A SCHOOL FACILITIES IMPACT FEE AS A CONDITION OF ANNEXATION

WHEREAS, after due investigation the President and Board of Trustees of the Village of Plainfield have concluded that there will be significant residential development and student population growth within the Village of Plainfield and its statutory planning area in the near future;

WHEREAS, the local school districts that will be required to serve this development do not have the financial resources needed to provide the new school buildings, building additions and improvements, school site improvements and related infrastructure ("School Facilities") to meet the needs of the additional student population that will be generated by this development; and

WHEREAS, existing ordinances requiring the dedication of land or the contribution of money in lieu thereof, or a combination of both, as a condition of the development or subdivision of land will not provide sufficient funding to construct the School Facilities needed to serve the immediate and future needs of the residents of new development; and

WHEREAS, the President and Board of Trustees of the Village of Plainfield hereby find and determine that a School Facilities Impact Fee should be imposed as a condition of the annexation of territory in order to collect an equitable portion of the estimated cost of providing School Facilities needed to adequately address the immediate and future needs of the residents thereof;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF PLAINFIELD AS FOLLOWS:

Section 1: General

It shall hereafter be the policy of the President and Board of Trustees of the Village of Plainfield to require the payment of a School Facilities Impact Fee as a condition of the annexation of territory to the Village of Plainfield. Therefore, unless otherwise authorized or directed by the President and Board of Trustees, the annexation of territory after the effective date of this Resolution shall be effected pursuant to an annexation agreement requiring the payment of a School Facilities Impact Fee in substantial accordance with the provisions set forth in Exhibit "A".

Section 2 School Districts to Provide Indemnification

It shall be a condition of the receipt of School Facilities Impact Fees that the benefited school district defend and indemnify the Village of Plainfield from and against

any and all claims or actions brought or asserted against the Village of Plainfield in connection with the imposition, collection, administration or expenditure of the School Facilities Impact fee.

Section 3 Reservation of Powers

Nothing herein shall be construed so as to limit, condition or impair the exercise of powers conferred on the Village of Plainfield to annex territory, enter into annexation agreements, regulate the zoning, subdivision or development of land, to levy or impose taxes and fees or to exercise other municipal functions and powers. The establishment of policy herein shall not be construed as a contract with any party. This Resolution may not be enforced by private action. This Resolution is subject to amendment or repeal. The failure to conform to the policy set forth herein shall not invalidate any official act of the President and Board of Trustees of the Village of Plainfield, including, but not limited to, the annexation of territory.

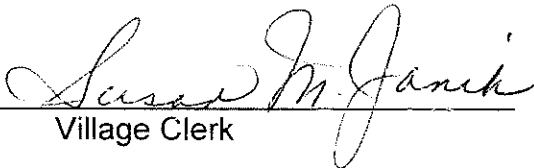
Section 4 Effective Date

This Resolution shall take effect immediately upon its passage and approval in accordance with law.

PASSED this 2nd day of February, 2004.



Village President



Village Clerk

VOTING NO: None

VOTING YES: Waldorf, Swalwell, Thomson, O'Connell

NOT VOTING: Rock, Collins, Fay

School Facilities Impact Fee – Unit School District (K-12)

Number of Bedrooms	1/1/04 to 6/30/04	7/1/04 to 12/31/04	1/1/05 to 6/30/05	7/1/05 to 12/31/05	2006	2007	2008
<u>Detached Single Family Dwelling Units</u>							
4+ bedroom	\$2640	\$3307	\$3974	\$4640	\$4826	\$5019	\$5220
3 bedroom	\$1763	\$2430	\$3097	\$3763	\$3914	\$4070	\$4233
2 bedroom	\$681		\$708		\$736	\$766	\$796
<u>Attached Single Family Dwelling Units</u>							
4+ bedroom	\$1569	\$1902	\$2236	\$2569	\$2672	\$2779	\$2890
3 bedroom	\$900	\$1067	\$1234	\$1400	\$1455	\$1514	\$1575
2 bedroom	\$806		\$838		\$872	\$907	\$943
<u>Apartments</u>							
3+ bedroom	\$1846		\$1920		\$1997	\$2077	\$2160
2 bedroom	\$651		\$677		\$704	\$732	\$761
1 bedroom	\$16		\$16		\$17	\$18	\$18

School Facilities Impact Fee – Elementary School District (K-8)

Number of Bedrooms	1/1/04 to 6/30/04	7/1/04 to 12/31/04	1/1/05 to 6/30/05	7/1/05 to 12/31/05	2006	2007	2008
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Detached Single Family Dwelling Units

4+ bedroom	\$1977	\$2477	\$2976	\$3476	\$3615	\$3760	\$3910
3 bedroom	\$1215	\$1674	\$2134	\$2593	\$2697	\$2805	\$2917
2 bedroom	\$581		\$604		\$628	\$653	\$679

Attached Single Family Dwelling Units

4+ bedroom	\$1041	\$1262	\$1484	\$1705	\$1773	\$1844	\$1918
3 bedroom	\$688	\$815	\$943	\$1070	\$1113	\$1158	\$1204
2 bedroom	\$621		\$646		\$672	\$699	\$727

Apartments

3+ bedroom	\$1266		\$1317		\$1370	\$1425	\$1481
2 bedroom	\$441		\$458		\$477	\$496	\$515
1 bedroom	\$11		\$11		\$12	\$12	\$12

School Facilities Impact Fee – High School District (9-12)

Number of Bedrooms	1/1/04 to 6/30/04	7/1/04 to 12/31/04	1/1/05 to 6/30/05	7/1/05 to 12/31/05	2006	2007	2008
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Detached Single Family Dwelling Units

4+ bedroom	\$663	\$830	\$998	\$1164	\$1211	\$1259	\$1310
3 bedroom	\$548	\$756	\$963	\$1170	\$1217	\$1265	\$1316
2 bedroom	\$100		\$104		\$108	\$113	\$117

Attached Single Family Dwelling Units

4+ bedroom	\$528	\$640	\$752	\$864	\$899	\$935	\$972
3 bedroom	\$212	\$252	\$291	\$330	\$342	\$356	\$371
2 bedroom	\$185		\$192		\$200	\$208	\$216

Apartments

3+ bedroom	\$580		\$603		\$627	\$652	\$679
2 bedroom	\$210		\$218		\$227	\$236	\$246
1 bedroom	\$5		\$5		\$5	\$6	\$6