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Posted Online: January 25, 2006

City considering land-cash impact fee

The Streator City Council is considering a new impact fee that would require subdivision developers to donate land or cash to the city and the school districts where the developer will build.

If the fee is approved as proposed, a cash contribution in lieu of land would be \$34,800 per acre - "fair market value" of such improved land, said City Manager John Kolata.

The amount of land or cash would vary depending on anticipated population of the new subdivision. The requirement would call for a fee of 5.5 acres, or \$191,400, per 1,000 expected residents. The projected number of residents would be based on the size of the homes (measured in number of bedroom units) being built in the subdivision.

A percentage of the fee, if paid in cash instead of land, would be given to whatever school districts the subdivision is located in, provided that the school districts sign intergovernmental agreements with the city asking for the money. The fee percentage that goes toward schools would be determined by a formula estimating how many children would live in the subdivision and how old they are.

The land-cash fee, which will be on the agenda for the council's Feb. 15 meeting, would be a one-time charge. It would apply to any subdivision within city limits or less than 1 1/2 miles outside city limits.

Ottawa and La Salle County are among the governmental bodies that already have land-cash fees in place.

- Craig Wiczorkiewicz

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