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Posted Online: February 16, 2006

Streator implements land-cash impact fee

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STREATOR -- The Streator City Council established a new impact fee Wednesday that requires subdivision developers to donate land or cash to the city and school districts where they will build.

The land-cash impact fee will be a one-time charge requiring developers to provide land for schools and parks, or a cash fee in lieu of land. Land-cash fees paid in cash instead of land will be determined based on a fair market value of \$34,800 per developed acre.

The amount of land or cash paid by a developer will vary based on anticipated population of the new subdivision. The ordinance calls for a fee of 5.5 acres, or \$191,400, per 1,000 expected residents, earmarked for park and recreational use. Developers also will be required to give the appropriate school district a certain amount of land or cash based on the number of students expected to reside in the subdivision.

The ordinance also allows developers to pay less if the city plans to use the money for purposes other than parks and recreation, City Manager John Kolata said.

"If we give a 5 percent discount, we can use it in the general fund," Kolata said.

The projected number of residents will be based on the size of homes (measured in number of bedroom units) being built in the subdivision.

The city already has entered into intergovernmental agreements with four school districts - Streator High, Streator Elementary, Grand Ridge and Allen-Otter Creek - bringing them in line with each other regarding the land-cash fee. Kolata said he expects the city and Woodland School District to do likewise.

The land-cash fee applies to any subdivision within city limits or less than 1 1/2 miles outside city limits.

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