



VILLAGE OF LAKE VILLA

DISCOVER THE OPPORTUNITIES

Lake Villa Village Code Section 11-2-4

PARK AND RECREATION LAND DEDICATION REQUIREMENTS

H. Dedication Of Park Sites Or Payment Of Fees In Lieu Thereof: As a condition of approval of a final plat of subdivision of any block, lot or subplot or any part thereof or any piece or parcel of land or of a final plat of a planned unit development, each subdivider or developer will be required to dedicate land for park and recreational purposes, to serve the immediate and future needs of the residents of the development, or cash contribution in lieu of actual land dedication, or a combination of both, at the option of the village in accordance with the following criteria and formula:

1. Criteria For Requiring Park And Recreation Land Dedication:

- a. Requirement And Population Ratio: The ultimate density of a proposed development shall bear directly upon the amount of land required for dedication. The total requirement shall be fifteen (15) acres of land per one thousand (1,000) of ultimate population in accordance with the following classifications:

PARK AND RECREATION LAND DEDICATION REQUIREMENTS

| Type Of Recreation Area | Size Range | Acres/1,000 People |
|--------------------------------|---------------------|--------------------|
| Minipark (plat lot) | 1 - 1.7 acres | 1 |
| Neighborhood park (playground) | 3.5 - 20 acres | 3 |
| Community park | 25 acres or greater | 11 |
| | Total: | 15 |

- b. Location: A central location which will serve equally the entire development is most desirable. In large developments these sites can be located throughout the development according to established standards for park area distances. Additional standards may be determined by the village board as adopted from time to time.

c. Credit For Private Open Spaces And Recreation Areas:

- (1) When subdividers or developers provide their own open space for recreation areas and facilities, it has the effect of reducing the demand for local public recreational

services. Depending on the size of the development, a portion of the park and recreation area in subdivisions or planned unit developments may at the option of the board of trustees be provided in the form of "private" open space in lieu of dedicated "public" open space. The extent of same shall be determined by the board of trustees, based upon the needs of the projected residents and in conformance to the total park and recreation land for the general area.

- (2) In general, a substitution of private open space for dedicated parks will imply a substantially higher degree of improvement and the installation of recreational facilities, including equipment by the developer as part of his obligation. Detailed plans of such areas, including specifications of facilities to be installed, must be approved by the village, and before any credit is given for private recreation areas, the subdivider or developer must guarantee that these private recreation areas will be permanently maintained for such use by the execution of the appropriate legal documents. When an adjustment for private recreation areas is warranted, it will be necessary to compute the total park land dedication that would have been required from the subdivision or planned unit development and then subtract the credit to be given.
2. Criteria For Requiring A Contribution In Lieu Of Park And Recreational Sites: Where the development is small and the resulting site is too small to be practical or when the available land is inappropriate for park and recreational purposes, the village shall require the subdivider to pay a cash contribution in lieu of the land dedication required.
 - a. Contribution To Be Used For Park Purposes: The cash contributions in lieu of park and recreation land dedication shall be utilized by the village for park purposes, including acquisition, maintenance, preservation, or improvement of park sites.
 - b. Acreage Value: The cash contributions in lieu of land shall be based on a value of eighty thousand dollars (\$80,000.00) per residential acre, or such other amount as is approved by the village board from time to time.
 - c. Time Of Payment: All cash contributions shall be paid prior to or simultaneous with final plat approval.
3. Criteria For Requiring Dedication And A Cash Contribution: There will be situations in subdivisions or planned unit developments when a combination of land dedication and a contribution in lieu of land are both necessary. These occasions will arise:
 - a. Where only a portion of the land to be developed is proposed as the location for a park site. That portion of the land within the subdivision falling within the park location shall be dedicated as a site as aforesaid, and a cash contribution in lieu thereof shall be required for any additional land that would have been required to be dedicated;
 - b. Where a major part of the local park or recreation site has already been acquired and only a small portion of land is needed from the development to complete the site. The remaining portions shall be required by dedication, and a cash contribution in lieu thereof shall be required.
4. Density Formula:

- a. Table Established: The following table of population density is generally indicative of current and short range projected trends in family size for new construction and shall be used in calculating the amount of required dedication of acres of land or the cash contributions in lieu thereof unless a written objection is filed thereto by the subdivider or developer:

ESTIMATED ULTIMATE POPULATION PER DWELLING UNIT

| Type Of Unit | | Total Persons Per Unit |
|--|------------|------------------------|
| Detached single-family: | | |
| | 3 bedroom | 3 .845 |
| | 4 bedroom | 4 .510 |
| | 5 bedroom | 5 .500 |
| Attached single-family (townhouse, row house, quadruplex, etc.): | | |
| | 1 bedroom | 1 .500 |
| | 2 bedroom | 2 .070 |
| | 3 bedroom | 3 .666 |
| | 4 bedroom | 5 .30 |
| Low density apartment (to 15 per acre): | | |
| | Efficiency | 1 .000 |
| | 1 bedroom | 1 .583 |
| | 2 bedroom | 2 .425 |
| | 3 bedroom | 3 .297 |
| | 4 bedroom | 3 .850 |
| High density apartment (16 plus acres): | | |
| | Efficiency | 1 .000 |
| | 1 bedroom | 1 .357 |
| | 2 bedroom | 1 .760 |
| | 3 bedroom | 2 .752 |

- b. Developer Demographic Study: In the event a subdivider or developer files a written objection to the table of estimated ultimate population listed herein, he shall submit his own demographic study showing the estimated additional population to be generated from the subdivision or planned unit development and in that event final determination of the density formula to be used in such calculations shall be made by the board of trustees based upon such demographic information submitted by the subdivider or developer and from other sources which may be submitted to the board of trustees by

the park board, school districts, or others. It is recognized that population density, age distribution, and local conditions change over the years, and the specific formula for the dedication of land, or the payment of fees in lieu thereof, as stated herein, is subject to periodic review and amendment if necessary.

5. **Reservation Of Additional Land:** Where the comprehensive plan or the standards of the village call for a larger amount of park and recreational land in a particular subdivision or planned unit development than the developer is required to dedicate, the land needed beyond the developer's contribution shall be reserved for subsequent purchase by the village or other public body designated by the village provided that such acquisition is made within one year from the date of approval of the final plat.
6. **Combining With Adjoining Developments:** Where the subdivision or planned unit development is less than forty (40) acres, public open space which is to be dedicated should, where possible, be combined with dedications from adjoining developments in order to produce usable recreation areas without hardship on a particular developer.
7. **Topography And Grading:** The slope, topography and geology of the dedicated site as well as its surroundings must be suitable for its intended purposes. Grading on sites dedicated for park and recreational uses shall not differ greatly from surrounding land.
8. **Improved Sites:** All sites shall be dedicated in a condition ready for full service of electrical, water, sewer and streets (including enclosed drainage and curb and gutter) as applicable to the location of the site, or acceptable provision made therefor.
9. **Conveyance:** All sites conveyed as provided herein, shall be conveyed either by warranty or trustee's deed. The subdivider or developer shall be responsible for conveying good, merchantable title to such sites, and shall be responsible for payment of all real estate taxes to the date of conveyance.
10. **Annexation:** The dedications of land or cash contributions in lieu thereof required by this section shall also be required as a condition to the annexation of any land to the village and provisions therefor shall be incorporated in any preannexation agreement concerning such land.
11. **Pedestrianway:** No credit against required dedications of land or against cash contributions in lieu thereof as required by this section shall be provided for pedestrianways which are provided by the subdivider or developer. For purposes of this section, a "pedestrianway" shall be defined as a right of way, however designated, across or within a block for use by pedestrian and/or bicycle traffic, as well as any sidewalks and/or crosswalks, wherever located, which the board of trustees has determined will be frequently utilized as a bicycle path.