Requirements for a Preliminary and/or Final Plat of Subdivision

As set forth in the City of West Chicago Subdivision Regulations Article 11 and/or 12:

It is strongly suggested that the petitioner schedule an appointment with the city staff at the time of submittal so that the application submittal documents can be reviewed for accuracy and completeness.

**Items required with this preliminary subdivision application**
Submit twelve (12) copies (16 copies if located in a Special Management Area) of each of the following for review.
- Completed application
- Preliminary plat of subdivision
- Preliminary engineering plan

**Items required with this final subdivision application**
Submit twelve (12) copies (16 copies if located in a Special Management Area) of each of the following for review.
- Completed application
- Final plat of subdivision
- Covenants, conditions, restrictions, and easements
- Land/cash donation calculation worksheet

Submit eight (8) copies (12 copies if located in a Special Management Area) of each of the following for review.
- Final engineering plan
- DuPage County stormwater management report - (7 copies if located in a Special Management Area)
- Engineer’s cost estimate

**Items required with this preliminary and/or final subdivision application**
Submit one (1) copy of each of the following for review.
- Land use opinion report
- Authorization letter from the property owner (if the applicant is not the property owner)
- Trust/owner’s disclosure certificate (if property is in trust)
- Subdivision fee - Preliminary: up to 5 acres, $700
  - 5 acres or more, $850
- Final: up to 5 acres, $400;
  - 5 acres or more, $500
- Combined: up to 5 acres, $800;
  - 5 acres or more, $1,100
In addition to the application fee, a $500.00 deposit shall be required for all preliminary and/or final subdivision applications. In the event that multiple applications requiring a deposit are being requested simultaneously, only one deposit, equal to largest deposit required, shall be paid with the application fees. Upon notification by the City, the deposit shall be replenished if the fees incurred exceed the initial deposit amount, and staff review shall cease until such time as the deposit is replenished. Any remaining balance on a deposit shall be refunded in a timely manner once all fees have been paid.

All required items shall be submitted together. Staff review shall not begin until staff has determined that all required items have been submitted and are complete. All documents shall be folded to fit into a legal size folder. Staff may request other documents as deemed necessary.

**Approval Procedure**

1. Applicant files all of the required items.
2. Staff reviews the documents. If corrections are required, the applicant shall be asked to revise and resubmit the documents.
3. When the documents are satisfactory, staff shall schedule the case for consideration by the Plan Commission/Zoning Board of Appeals.
4. Staff shall notify the applicant of the Plan Commission/Zoning Board of Appeals meeting date and request an additional thirty (30) copies of the plat of subdivision and other documents as deemed necessary. The applicant shall provide the copies to the Community Development Department ten (10) days prior to the scheduled meeting date. The copies shall be 11” x 17” in size and folded to fit in a legal size folder.
5. The Plan Commission/Zoning Board of Appeals shall review the request and provide a recommendation to the City Council.
6. The case shall then be reviewed by the Development Committee, which shall also provide a recommendation to the City Council.
7. The applicant shall submit the following:
   a. A full size mylar copy of the plat of subdivision complete with all required signatures, except those required by the City of West Chicago and DuPage County.
   b. A letter from the surveyor granting the City of West Chicago permission to record the plat of subdivision. (if not included on the plat of subdivision)
8. When the requested documents have been received, staff shall schedule the request for consideration by the City Council.
9. The City Council shall review both recommendations and vote on the request.
APPLICATION FOR A PRELIMINARY
AND/OR FINAL PLAT OF SUBDIVISION

**Applicant Information**

(Name)

(Address)

(Phone #) (Fax #)

(E-mail Address)

Property Interest of the Applicant:

____Owner  ____ Lessee  ____ Contract Purchaser  ____ Other:

**Property Owner Information (if different from the applicant)**

(Name)

(Address)

(Phone #) (Fax #)

(E-mail Address)

**Professional Engineer Information**

(Name)

(Address)
(Phone #) (Fax #)

(E-mail Address)

**Professional Surveyor Information**

(Name)

(Address)

(Phone #) (Fax #)

(E-mail Address)

**Property Information**

(General Location of the Subdivision)

(Permanent Index Number [P.I.N.])

(Current Zoning)

(Current Use of the Property)

(Proposed Use of the Property)

(Type of Existing Structures on the Property)

(Type of Existing Features on the Property Relevant to the Subdivision Request)
(Proposed Subdivision Name)

(Number of Proposed Lots)

**Signature**
I certify that all the information provided above and the information contained in any documents submitted herewith is true and accurate. I consent to the entry in or upon the property described in this application by any authorized official of the City of West Chicago for the purposes of inspection or review of the site in order to provide information for the formal determination of the preliminary and/or final plat of subdivision.

In addition to the application fee specified above, I agree to reimburse the city for any professional services or costs, including, but not limited to, attorneys, engineers, planners, architects, surveyors, or other consultants fees that are incurred by the city, in its sole and exclusive discretion, that would be associated with the City of West Chicago providing a formal recommendation on the preliminary and/or final plat of subdivision request.

(Signature of Applicant)  
(Date)

(Signature of Owner, if different from the applicant)  
(Date)
**Preliminary and/or Final Plat of Subdivision**
The preliminary and/or final plat of subdivision shall be stamped by a licensed professional surveyor and drawn to scale, large enough to clearly show all of the applicable information required per Article 11 and/or 12 of the City of West Chicago Subdivision Regulations or any additional information as may reasonably be required by the staff.

**Preliminary and/or Final Engineering**
The preliminary and/or final engineering shall be stamped by a licensed professional engineer and drawn to scale, large enough to clearly show all of the applicable information required per the City of West Chicago Subdivision Regulations or any additional information as may reasonably be required by the staff.

**Covenants, Conditions, Restrictions, and Easements**
The covenants shall include Homeowners' Association bylaws documents in forms acceptable to the corporation counsel, that shall provide for the perpetual use, maintenance and conformity of the development or any additional information as may reasonably be required by the staff.

**Land/Cash Donation Calculation Worksheet**
The land/cash donation calculation worksheet shall be completed and signed by the applicant. Once city staff has verified that the calculations are correct, the developer shall submit a letter to each taxing district (school, park, library, and fire) requesting written acceptance of the donation. The applicant shall also submit a copy of the request of acceptance letter and a copy of the acceptance letter from each taxing district to the city prior to review of the subdivision by the Plan Commission.

**Engineer's Cost Estimate**
The engineer's cost estimate shall include a list of all improvements to be completed on the property, the type and quantity of the materials to be used, and the price per unit, total cost per item, and total project cost. The developer shall submit a letter of credit once city staff has verified that the quantities and costs are accurate.

**DuPage County Stormwater Management Report**
The DuPage County stormwater management report shall be completed and submitted to the city along with the an original copy of the County stormwater management permit application and copies of the Special Management Area documents, if applicable. City staff will submit the documents to the County on behalf of the applicant once staff has verified that all of the necessary documents are complete. The applicant shall provide a copy of the County’s approval letter to the city prior to review of the subdivision by the Plan Commission.
**Land Use Opinion Report**
The land use opinion report application shall be submitted to the Kane-DuPage Soil and Water Conservation District. A copy of the completed application and report generated by the Soil and Water Conservation District shall be submitted to the city.

Kane-DuPage Soil and Water Conservation District  
2315 Dean Street, Suite 100  
St. Charles, IL  60175  
(630) 584-7961 ext. 5

**Authorization Letter from the Property Owner**
The authorization letter shall specifically state the preliminary and/or final plat of subdivision being requested and exactly what is intended to be done with the property. The letter shall also specifically indicate that consent is being granted to the applicant to pursue the preliminary and/or final plat of subdivision. The letter shall be dated, signed by the property owner and include the mailing address of the property owner. The original copy of the letter shall be submitted with the preliminary and/or final plat of subdivision application.

**Trust Disclosure Certificate**
The trust disclosure certificate shall indicate the trust under which the property is held and who is legally responsible for matters pertaining to the trust. The trust holder shall sign the certificate and the trust holder’s name shall also be printed on the certificate. The certificate shall be notarized by a state certified notary public and shall be dated. The original copy of the certificate shall be submitted with the preliminary and/or final plat of subdivision application.
LAND USE OPINION APPLICATION
Kane-DuPage Soil and Water Conservation District
2315 Dean Street, Suite 100, St. Charles, IL 60175-4823
(630) 584-7961 Ext. 3

Send report to:
PETITIONER:
ADDRESS:

EMAIL:
CONTACT PERSON:
TELEPHONE:

Please allow 30 days for inspection and processing.

FOR OFFICE USE ONLY

LUO# Date Due
Date initially rec'd Date completed
Fee Paid Refund Due
By Overpayment

Location:
Township
Section(s)
Township(s) N Range(s) E

PROJECT NAME

Change in Zoning from to
Subdivision or Planned Unit Development (PUD)
Variance—Please describe fully on separate sheet
Special Use Permit—Please describe fully on separate sheet

Unit of Government Responsible for Permits
Current Use of Site
Surrounding Land Use
Location address (or nearest intersection)

PROPOSED IMPROVEMENTS: (check all applicable items)

Planned Structures:
[ ] Dwellings w/o Basements
[ ] Dwellings with Basements
[ ] Commercial Buildings
Other

Open Space:
[ ] Park/Playground Areas
[ ] Common Open Space Areas
Other

Wastewater Treatment:
[ ] Septic System
[ ] Sanitary Sewers
Other

Water Supply:
[ ] Individual Wells
[ ] Community Water

Stormwater Treatment:
[ ] Drainage Ditches or Swales
[ ] Storm Sewers
[ ] Dry Detention Basin

EXISTING SITE CHARACTERISTICS: (check all applicable items)

[ ] Ponds or Lakes
[ ] Wetland(s)
[ ] Floodplain
[ ] Floodway
[ ] Woodland
[ ] Cropland
[ ] Disturbed Land
Other

REQUIRED: INCLUDE ONE COPY EACH OF THE FOLLOWING—Processing will not begin without the following:

[ ] APPLICATION completed and signed
[ ] FEE according to schedule below
[ ] PLAT OF SURVEY/SITE PLAN showing legal description, legal measurements
[ ] SITE /CONCEPT PLAN showing lots, streets, storm water detention areas, open areas, etc.
[ ] LOCATION MAP (if not on maps above)—include distances from major roadways or tax parcel number

IF AVAILABLE—NOT REQUIRED:

[ ] ZONING or LANE USE PETITION filed with unit of government (if relevant)
[ ] TOPOGRAPHY MAP OR WETLANDS DELINEATIONS

FEE AMOUNTS: last updated November 1, 2013

$423.00 for 1 - 3 acres or fraction thereof
$459.00 for 4 - 5 acres or fraction thereof
For 5 - 200 acres see chart

> 200 acres: ADD $14.00 for each additional acre or fraction thereof over the 200 acre amount.
$65.00 processing fee if no report is required

***If there is more than one parcel in question and they are non-contiguous please contact KDSWCD for fee amount. ***

MAKE CHECKS PAYABLE TO: Kane-DuPage Soil and Water Conservation District

I (we) understand the filing of this application allows the authorized representative of the Kane-DuPage Soil and Water Conservation District to visit and conduct an evaluation of the site.

Petitioner or Authorized Agent Date

This opinion will be issued on a nondiscriminatory basis without regard to race, color, religion, sex, age, marital status, handicap, or national origin.

Revised November 1, 2013
For the convenience of those who must comply with the provisions of the Illinois Soil and Water Conservation District Act, Section 22.02a (Illinois Compiled Statutes, Chapter 70, Paragraph 405, Section 22.02a), enacted December 3, 1971, effective July 1, 1972, we quote this section:

"The Soil and Water Conservation District shall make all natural resource information available to the appropriate county agency or municipality in the promulgation of zoning ordinances or variances. Any person who petitions any municipality or county agency in the district for variation, amendment, or other relief from the municipality's or county's zoning ordinance or who proposes to subdivide vacant or agricultural lands therein shall furnish a copy of such petition or proposal to the Soil and Water Conservation District. The Soil and Water Conservation District shall be given not more than 30 days from the time of receipt of the petition or proposal to issue its written opinion concerning the petition or proposal and submit the same to the appropriate county agency or municipality for further action."

Added by Act approved December 3, 1971.

The amendment is designed to assist the unit of government considering the proposal. The natural resources and the environment are the main concerns in the development of the Land Use Opinion.

To facilitate compliance with the Act by land developers and others, Kane-DuPage Soil and Water Conservation District has formulated a set of guidelines and a standardized set of fees, as provided for in section 22.09 of this Act:

"The District may charge fees to any person who makes a request for services or receives benefits rendered by the District, or who causes or undertakes to cause the District to perform a function prescribed by this Act, including but not limited to any function prescribed by Section 22.02a of this Act, provided that such charges are uniform. The Directors shall maintain a uniform schedule for such fees and may from time to time revise such schedule. The charging of any such fees is uniformly charged and in accordance with a uniform schedule by any District to any person for such service or benefits or performance of any such functions prior to the effective date of this amendatory Act of 1975 is ratified."

**LAND USE OPINION FEE SCHEDULE**

**EFFECTIVE NOVEMBER 1, 2013**

$423.00 for 1-3 acres or fraction thereof  
$459.00 for 4-5 acres or fraction thereof  
For S - 200 acres see chart  
For over 200 acres: ADD $14.00 for each additional acre or fraction there of over the 200 acre amount.  
$65.00 processing fee if no report is required

<table>
<thead>
<tr>
<th>Acres</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-3</td>
<td>$423.00</td>
</tr>
<tr>
<td>4-5</td>
<td>$459.00</td>
</tr>
<tr>
<td>S - 200</td>
<td>see chart</td>
</tr>
<tr>
<td>Over 200</td>
<td>ADD $14.00 per additional acre</td>
</tr>
<tr>
<td>Processing</td>
<td>$65.00</td>
</tr>
</tbody>
</table>

For over 200 acres: ADD $14.00 for each additional acre or fraction thereof over 200 acres.

$65.00 processing fee if no report is required.
City of West Chicago

LAND/CASH DONATION CALCULATION WORKSHEET

The land/cash donation is a requirement of the City of West Chicago Code of Ordinances, Appendix B, Subdivision Regulations, Dedication of Park Lands, School Sites and Other Public Lands, or Cash Contribution in Lieu Thereof, as amended.

1. Name of the Petitioner: 

2. Name of the Project: 

3. Total Acres to be Developed: 

4. Non-Residential Building Square Footage to be constructed: 

5. Number of Residential Dwelling Units by Type: 

Complete Table 1 below:

- Enter the number of dwelling units by type and number of bedrooms in Columns A through F;
- For each dwelling unit type, add Columns A through F and place the total in Column G;
- Repeat the above steps in each row of Table 1; and
- Add the total dwelling units in Column G to get the total dwelling units in the project.

Table 1

<table>
<thead>
<tr>
<th>Dwelling Unit Type</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
<th>G</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Dwelling Units by Number of Bedrooms</td>
<td>0</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>5</td>
<td>Total Dwelling Units</td>
</tr>
<tr>
<td>Detached Single Family</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Attached Single Family</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Apartments</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
</tr>
<tr>
<td>Total Dwelling Units in Project</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
<td>—</td>
</tr>
</tbody>
</table>
6. **Estimated Ultimate Population of Project:**

Complete Table 2 below:
- From Columns A through F in Table 1, insert the number of dwelling units by number of bedrooms into Column A;
- Multiply Column A by Column B. Insert the result into Column C;
- Repeat the above steps for each row in Table 2; and
- Total the population in Column C to get the estimated total population.

Formula: \( A \times B = C \)

**Table 2**

<table>
<thead>
<tr>
<th>Dwelling Unit Type</th>
<th>A # Units</th>
<th>B Population Factor*</th>
<th>C Total Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached Single Family</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 Bedroom</td>
<td></td>
<td>2.017</td>
<td></td>
</tr>
<tr>
<td>3 Bedroom</td>
<td></td>
<td>2.899</td>
<td></td>
</tr>
<tr>
<td>4 Bedroom</td>
<td></td>
<td>3.764</td>
<td></td>
</tr>
<tr>
<td>5 Bedroom</td>
<td></td>
<td>3.770</td>
<td></td>
</tr>
<tr>
<td>Attached Single Family</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 Bedroom</td>
<td></td>
<td>1.193</td>
<td></td>
</tr>
<tr>
<td>2 Bedroom</td>
<td></td>
<td>1.990</td>
<td></td>
</tr>
<tr>
<td>3 Bedroom</td>
<td></td>
<td>2.392</td>
<td></td>
</tr>
<tr>
<td>4 Bedroom</td>
<td></td>
<td>3.145</td>
<td></td>
</tr>
<tr>
<td>Apartments</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Efficiency</td>
<td></td>
<td>1.294</td>
<td></td>
</tr>
<tr>
<td>1 Bedroom</td>
<td></td>
<td>1.758</td>
<td></td>
</tr>
<tr>
<td>2 Bedroom</td>
<td></td>
<td>1.914</td>
<td></td>
</tr>
<tr>
<td>3 Bedroom</td>
<td></td>
<td>3.053</td>
<td></td>
</tr>
<tr>
<td>Estimated Total Population</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* From the column "Total Per Dwelling Unit" in the Table of Estimated Ultimate Population Per Dwelling Unit, Children Per Unit, in Appendix B, Subdivision Regulations.
7. **Park/Recreation Land Dedication:**

Complete the following formula:

\[ \text{Formula: } (X) \frac{\_\_\_\_\_}{1,000} - \frac{\_\_\_\_\_}{\_\_\_\_\_} \times 10 \text{ acres} = \frac{\_\_\_\_\_}{\_\_\_\_\_} \text{ acres to be dedicated}\]

\[ X = \text{Estimated total population from the last cell in Column C, Table 2.} \]

*This amount may be reduced by the City Council if private open space and recreation areas are provided.*

8a. **Estimated Number of School Age Children:**

**Complete Table 3:**
From Columns A through F in Table 1, insert the number of dwelling units by number of bedrooms into Column A;

- Multiply Column A by Column B. Enter the result into Column C;
- Multiply Column A by Column D. Enter the result into Column E;
- Multiply Column A by Column F. Enter the result into Column G;
- Add together each of the results from the above steps found in Columns C, E and G. Enter the result into Column H; and
- Repeat the above steps for each row in Table 3.

\[ \text{Formula: } A \times (C + E + G) = H \]

8b. **Estimated Number of School Age Children by Grade Classification:**

**Complete Table 3:**
- Complete the above steps in step 9a;
- Sum the values of each row in Column C. Place the result in the last cell of Column C;
- Sum the values of each row in Column E. Place the result in the last cell of Column E;
- Sum the values of each row in Column G. Place the result in the last cell of Column G; and
- Sum the values of each row in Column H. Place the result in the last cell of Column H.
# Table 3

<table>
<thead>
<tr>
<th>Dwelling Unit Type</th>
<th># Units</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th>School Age Population</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>K-6</td>
<td>7-8</td>
<td>9-12</td>
<td>Population</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detached Single Family</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>0.143</td>
<td>0.041</td>
<td></td>
<td></td>
<td>0.020</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>0.422</td>
<td>0.120</td>
<td></td>
<td></td>
<td>0.184</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 Bedroom</td>
<td>0.644</td>
<td>0.184</td>
<td></td>
<td></td>
<td>0.360</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5 Bedroom</td>
<td>0.461</td>
<td>0.132</td>
<td></td>
<td></td>
<td>0.300</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Attached Single Family</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>0.000</td>
<td>0.000</td>
<td></td>
<td></td>
<td>0.000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>0.106</td>
<td>0.030</td>
<td></td>
<td></td>
<td>0.038</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>0.227</td>
<td>0.065</td>
<td></td>
<td></td>
<td>0.059</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 Bedroom</td>
<td>0.370</td>
<td>0.106</td>
<td></td>
<td></td>
<td>0.173</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartments</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Efficiency</td>
<td>0.000</td>
<td>0.000</td>
<td></td>
<td></td>
<td>0.000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>0.002</td>
<td>0.001</td>
<td></td>
<td></td>
<td>0.001</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>0.100</td>
<td>0.028</td>
<td></td>
<td></td>
<td>0.046</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>0.278</td>
<td>0.079</td>
<td></td>
<td></td>
<td>0.118</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Estimated Number of Children to be Served</td>
<td>—</td>
<td>—</td>
<td></td>
<td></td>
<td>—</td>
<td></td>
<td></td>
<td></td>
<td>—</td>
</tr>
</tbody>
</table>

*From the columns “Elementary Grades K-6,” “Junior High Grades 7-8,” and “High School Grades 9-12” in the Table of Estimated Ultimate Population Per Dwelling Unit, Children Per Unit, Illinois School Consulting Serviced/Associated Municipal Consultants, Inc., part of Ordinance No. 3050, City of West Chicago.
9. **School Site Dedication:**

   \[ (X + Y) \times Z = \text{# acres to be dedicated} \]

   \( X = \) Estimated number of children to be served by school classification, from the last cell in the applicable column: Column C (K-6), E (7-8) or G (9-12), from Table 3

   \( Y = \) Maximum recommended number of students to be served (given)

   \( Z = \) Minimum number of acres recommended for a school site (given)

   **Complete the following formulas based on the above information:**

   **A. Elementary (Grades K-6)**

   \[ \left( \frac{X}{1000} \right) + 600 \times 11 = \text{acres to be dedicated} \]

   **B. Junior High (Grades 7-8)**

   \[ \left( \frac{X}{2000} \right) + 700 \times 27 = \text{acres to be dedicated} \]

   **C. High School (Grades 9-12)**

   \[ \left( \frac{X}{5000} \right) + 2300 \times 53 = \text{acres to be dedicated} \]

   Add together the resulting acres to be dedicated of A, B and C to get the total acres to be dedicated.

   Enter the acreage amount: \( \text{acres} \)

10. **Fire Protection Site Dedication:**

   **Complete the following formulas:**

   **A. Residential Development or Residential Portions of Developments:**

   \[ H \times 0.00234 = \text{acres of required land dedication} \]

   \( H = \) Insert the total acreage to be developed (from #3 on the first page)

   **B. Non-residential Developments or Non-residential Portions of Developments:**

   \[ I \times 0.00000048 = \text{acres of required land dedication} \]

   \( I = \) Insert the total building square footage to be constructed (from #4 on the first page)

   If the development will have residential and non-residential development, add together the resulting acres of required land dedication of A and B to get the total acres to be dedicated. Enter the acreage amount in the following space = \( \text{acres} \)
11. Cash Contributions in Lieu of Park, Library, School or Fire Protection Land Dedication:

Example Formula:

\[ \text{FMV} \times \frac{150,000}{Y} = \text{contribution} \]

\[ Y = \text{Total Acres to be dedicated from #7 (Park), #10 (School) or #11 (Fire Protection).} \]

\[ \text{FMV} = \text{Fair Market Value per acre of residential land use} \]

Complete the Park, School and Fire Protection contribution formulas using the above information:

Park Contribution:

\[ 150,000 \times \frac{Y}{Y} = \text{contribution} \]

School Contribution:

\[ 150,000 \times \frac{Y}{Y} = \text{contribution} \]

Fire Protection Contribution:

\[ 150,000 \times \frac{Y}{Y} = \text{contribution for residential land use} \]

\[ 230,000 \times \frac{Y}{Y} = \text{contribution for manufacturing land use} \]

\[ 230,000 \times \frac{Y}{Y} = \text{contribution for business land use} \]

Library Contribution:

\[ 600 \times \frac{X}{X} = \text{contribution} \]

\[ X = \text{Insert the total acreage to be developed (from #3 on the first page)} \]

Total Cash Contribution:

Complete the following formula using the contributions calculated above:

\[ \text{Park} + \frac{150,000}{Y} + \frac{230,000}{Y} = \text{contribution to the Districts} \]

\[ \times 0.05 = \text{Administrative Fee Payable to City of West Chicago} \]
Land Donation
When the population density and/or the square footage of non-residential buildings to be constructed cannot be precisely determined at the time of approval of the development, refer to Appendix B, Subdivision Regulations, Dedication of Park Lands, School Sites and Other Public Lands, or Cash Contribution in Lieu Thereof, and consult with the City Staff.

Timing of Dedication/Contribution:
All land dedications and fee contributions shall be made as a condition of approval of a final plat of subdivision or of a final plan and plat of a planned unit development or any other development of land.

Submitted By __________________________  Date Submitted __________________________