



VILLAGE OF
L I N C O L N S H I R E

Information Packet

Developer Donations

Community & Economic Development Department

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**Developer Donations Information Packet – Village of Lincolnshire, IL –
Community & Economic Development**

REQUIRED DONATIONS & FEES

A. Applicant Due Diligence

Applicants are encouraged to review [Section 7-1](#) and [Section 7-7](#) (Subdivisions and Land Development) of the Lincolnshire Village Code to familiarize themselves with developer donations.

B. Required Donations and Fees

As a condition of approval for a final plat of subdivision, final plat, or final site plan for a planned unit development (PUD), each subdivider/developer shall be required to dedicate land and/or make a cash contribution for schools, parks, and library, and acreage impact fees to recoup or offset a proportionate share of public capital costs necessary to serve the immediate and future needs of new residents. The required donations and fees are used for capital improvements such as, but not limited to, the acquisition of land, construction of new facilities, and improvements to existing facilities.

General requirements and the amount of land dedication and cash contributions are outlined in this pamphlet. Specific requirements and the methods for calculating these necessary donations and fees can be found in [Section 7-7](#) of the Lincolnshire Village Code.

All donations and fees shall be made to out the respective taxing body and delivered to Village Hall prior to recording of the final plat of subdivision, final plat, or final site plan with the Lake County Recorder of Deeds. A payment schedule for developments of a substantial size may be negotiated with the corporate authorities in a written agreement.

C. Required Certificate

[Section 7-4](#) of the Lincolnshire Village Code contains information regarding the certificate language required for the title sheet of all plats of subdivision or final plans for a development.

PARK DONATIONS

The subdivider/developer is responsible for making a land dedication and/or a cash contribution for park purposes dependent upon the location and conditions of the land that is part of the subdivision or planned unit development. The Village of Lincolnshire Park Board and the Village Board are responsible for making a recommendation that meets the goals and objectives of Lincolnshire’s Comprehensive Plan and Open Space Master Plan.

A. Land Dedication

The amount of land to be dedicated for park purposes shall be determined based on the number of proposed dwelling units, the average household size in the Village (as derived from the latest decennial U.S. Census), and the ultimate population of a proposed subdivision or development.

B. Cash Contribution

The cash contribution for park purposes is calculated by multiplying the total number of acres of land to be dedicated for park purposes by the current fair market value of an acre of improved land.

SCHOOL DONATIONS

The subdivider/developer may negotiate the required donation for land dedication or cash contribution for school purposes with one or more of the following school districts that serve the students of the proposed development:

- Aptakisic-Tripp Community School District No. 102 (847-353-5650)
- Lincolnshire-Prairie View School District No. 103 (847-295-4030)
- Adlai E. Stevenson High School District No. 125 (847-634-4000)

The amount of land to be dedicated for school purposes is determined based on the number of new students within each school classification (elementary, junior high and high), the maximum recommended number of students to be served by each school classification, and the recommended number of acres of land for a school site within each school classification.

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LIBRARY DONATIONS

The subdivider/developer is responsible for making a cash contribution to the Vernon Area Public Library District for the purpose of maintaining the availability of libraries and library resources.

A. Cash Contribution

The cash contribution for library purposes is based on the number of bedrooms in a dwelling unit and the “basic level of contribution,” as established by the Vernon Area Public Library District and approved by the village’s corporate authorities.

B. Acreage Impact Fee

Prior to the final approval of a subdivision, the subdivider/developer shall pay an acreage impact fee to the village to provide for the eventual improvement and expansion of village services because of the additional load placed on operations, maintenance, and administration. Such acreage impact fees will be deposited in and to the credit of the General Corporate Fund of the Village