

Sycamore Fiscal Impact Study

Sycamore, Illinois

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NIU Center for
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NIU Outreach

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Introduction

This report summarizes the projected fiscal impact of approved and future residential, commercial, office/research, and industrial development (Development) on four local public service providers. The service units addressed in this report are the City of Sycamore (City) and three other public service units: Sycamore Community Unit School District #427 (District #427), the Sycamore Park District (Park District), and the Sycamore Public Library (Library); collectively referred to as the Service Units. For each unit, public revenues that would be generated as a result of the Development and costs associated with providing public services are projected for a 10 year period.

As used in this report, the term Development is intended to include all significant land development projects active in the City and future land developments within the City's planning area. It is assumed that the great majority of active development projects are subject to an existing annexation agreement. A table prepared by City staff illustrating selected components of Development is included in the Technical Appendix.

All dollar figures presented in this report are expressed in constant 2005 terms. No assumptions have been made regarding appreciation in property values, inflation rates, revisions to tax rates, or changes in fee structures through the projection period. As a result, the potentially distorting influence of non-linear changes and conjecture with respect to these factors can be avoided, and dollar figures can be evaluated in consistent terms.

The analysis has incorporated several assumptions based on the City of Sycamore Comprehensive Plan (Plan) and the phasing of the Development in addition to other information provided by the City and the other Service Units. These assumptions include, but are not limited to, development components, absorption rates, land and building values, property tax rates, public revenue from miscellaneous sources, and the cost of providing public services. While the findings are based on assumptions that are deemed to be fair and reasonable, some assumptions may not hold true in the future. As a result, it is important to understand the limitations of the findings and, specifically, the relationship between assumptions and findings.

Whenever possible, the data utilized in this report are drawn from generally accepted sources presumed to be the most reliable that are available; and findings are based on the data. However, it is possible that the development components or schedule may be altered. Should that occur, modifications to the analysis would be necessary in order to obtain a reasonable estimate of the revenue and expenditure implications associated with the revised development components or schedule.

Because of the scale of the Development and the variations in impact that may result from active versus future development, this report has been prepared in three distinct *Center for Governmental Studies, NIU, March 2005*

sections with the last two focusing separately on active and combined (active and future) development. Although Section 1 is a general background explaining concepts relevant throughout the report, the components of development included in the last two sections have been analyzed independently. As a result, each of the last two sections, in conjunction with Section 1, may be considered a “stand-alone” element of the entire report.

Section 1 General Background

Demographic Profile

The population and student projections for the Development are provided on Table 2 in each section. The factors used for estimating the population per dwelling unit are from the Illinois School Consulting Service/Associated Municipal Consultants, Inc. (1996).

Real Estate Taxes

In order to provide an accurate projection of the real estate tax revenues likely to be generated by land development, it is necessary to make assumptions regarding the value of the Development and apply factors relevant to the local property tax structure. In Illinois, there is basically a four step process involved in the computation of real estate taxes as follows:

1. Determining fair market value (FMV).
1. Applying the local assessment factor.
1. Applying the state equalization factor to obtain the equalized assessed value (EAV).
1. Applying the real estate tax rate to the EAV.

This process is reflected in the figures included in Tables 2 and 3 in each section.

Due to the procedures for collection and distribution of real estate taxes in Illinois, there is a delay between the time of assessment and the receipt of revenue by local taxing districts. The figures included in this report are based on a one year delay.

Determining Fair Market Value

To determine the fair market value (FMV) of development, assumptions must be made regarding the value of land and improvements. For the most part, the estimate of FMV for residential development is based on anticipated average sale prices of homes. It should be noted that the Development includes a wide variety of housing types and sale prices.

Essentially, land valuation goes through four *general* stages in growth areas. In the first

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stage, land is valued for agricultural purposes. Land values for purely agricultural use vary based on productivity and access to markets. However, as infrastructure improvements and physical development approach, land values increase as a function of speculation regarding future development. That is the second stage of valuation. The third stage reflects the value of land annexed and zoned for development but lacking subdivision and public improvements. In the fourth and final stage of valuation, land is a component of the built environment with values reflecting the general market conditions for the area and type of development.

As land is annexed, the City realizes an increase in valuation associated with the addition of land to its corporate limits even though actual development can occur over an extended period of time. This report assumes that the annexation of active development parcels has taken place in a single action including all of the subject properties. As a result, the City experienced a one-time increase in EAV for the land generally reflecting the second stage of valuation. Consequently, Section 2 of this report includes an estimate of the real estate tax revenue generated from the undeveloped portions of the Development as well as the developed portions.

Assessment Factors

The assessed value of a property is the basis upon which its tax liability is computed. In DeKalb County, developed residential and non-residential property is assessed at 33.3 percent of its FMV. Owner-occupied residential property receives a homeowner's exemption of \$3,500.

Because each county assessor in Illinois has a different technique for determining the assessed value of property, the actual ratio of assessed value to fair market value (FMV) may differ from county to county. By state law, overall county assessments for real estate are supposed to be set at a level of one-third (33.3 percent) of FMV regardless of use. In a given county, however, overall assessments for one year might be set at a true level of approximately 30 percent; while in a neighboring county, the assessment level might approach 33.3 percent because properties were recently reassessed or more accurately assessed.

To ensure that assessment levels throughout the state are approximately equal, the Illinois Department of Revenue (DOR) establishes an annual equalization factor. For the most recent year in which confirmed property tax data are available, the DeKalb County equalization factor was 1.0.

Considering "Tax Caps"

The Illinois legislature passed the Property Tax Extension Limitation Law (PTELL) in 1991. It is commonly called "tax caps". Under PTELL, corporate authorities have the ability to allow voters to determine if property tax extension increases should be limited.

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By a majority vote, the corporate authorities can require a referendum on PTELL.*1

Tax caps were imposed in the Chicago metropolitan area “collar counties”. As a result, tax caps have been in effect for most local governmental bodies located in five of the six Chicago metropolitan area counties since 1992. Basically, the law limits the annual increase in property tax extensions to 5% or the percent increase in the national Consumer Price Index (CPI), whichever is less.

Exceptions are provided for annexation and “new property” as defined in the tax cap legislation. Since the limiting tax rate for determining the maximum tax extension is calculated using the assessed value of property in the taxing district in the previous year, annexation has no effect on the limiting rate for the current year. However, by definition, new property includes only new improvements or additions to existing improvements that increase the assessed value of that property during the levy year. As a result, the imposition of tax caps has the effect of negating increases in the real estate valuation of land for many taxing bodies that do not annex land.

As a “home rule” unit of local government, the City of Sycamore is not subject to tax caps; and because the Library is not a separate district, it also is not subject to tax caps. However, it is likely that real estate tax revenues for the school and park districts will be affected due to the assessed valuation trends of each of these taxing bodies. Both districts have experienced recent increases in assessed valuation that exceed the tax cap limitation factors. Because the districts do not annex land and the tax cap law does not consider increases in land valuation to be new property, it is likely that the benefit of new development to the districts will be limited to the increased value of improvements on the land. Consequently, this report reflects revenue increases from property taxes for the districts adjusted for that limitation.

Present Value

Because both revenues and expenditures would be realized over an extended period of time, it is necessary to adjust a fiscal impact analysis for the time value of money. Specifically, it is necessary to evaluate the 10 year revenue/expenditure balance of the Development with a net present value analysis. Net present value analysis provides a balanced comparison between a future stream of revenues and expenditures over time.

In order to produce a net present value calculation, it is necessary to assign a “discount rate” to money. A discount rate is simply an interest rate which represents the value of money to the taxing district. The value is sometimes referred to as an “opportunity cost” because it represents the rate of return the taxing district could reasonably expect from an alternative investment. This report has assigned a discount rate based on the probable, average, long-term return on investments. For municipal corporations and service districts, discount rates are generally in the 5.00% to 5.25% range. A 5.00% discount rate has been chosen for this report.

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Fiscal Impact on the Municipality

The City of Sycamore will receive revenues from the Development as well as incur operating and capital improvement costs for providing public services to the Development. In this fiscal impact analysis, the following categories of municipal revenues and expenditures have been projected:

Revenues

Real Estate Tax
State Income Tax Rebates
Use Tax Rebates
Motor Fuel Tax Rebates
Telecommunications Tax
Development Exactions
Annexation Fees
Plan Review & Building Permit Fees
Household-based Retail Sales Tax
Commercial (retail) Sales Tax
Reimbursements and Refunds
Refuse Collection Fees
Fire and Ambulance Service Fees
Miscellaneous Fines
Franchise Fees

Expenditures

General Fund
Special Funds
Debt Service
Capital Fund
Pension Funds

Municipal Revenues

As referenced above, other forms of revenue will be generated for the City by the Development in addition to real estate taxes. Sales tax represents one of those sources of revenue. Essentially, sales tax revenue can be projected based upon commercial development or household expenditures, or some combination of the two factors. In general, sales tax revenue projections from commercial development tend to be more predictable and reliable than projections based on household expenditures. In large part, that is due to the nature of the sales tax distribution system in Illinois which is based on "point of sale". The distribution system generally results in a robust relationship between new retail commercial land uses and additional sales tax revenue.

Conversely, the introduction of new households may, or may not, generate additional sales tax revenue. Household expenditure patterns can be influenced by many factors including, but not limited to; nature of shopping opportunities in the subject community, nature of shopping opportunities in nearby communities, real and perceived distance to shopping opportunities, and variations in household income. As a result, the assignment of household retail sales tax revenue to new households should be *Center for Governmental Studies, NIU, March 2005*

undertaken in a conservative manner.

Active development does not include a commercial component, and a review of the City's retail sales tax data from 1990 to 2004 indicates increases in retail sales tax generally following population increases. The apparent general relationship between the two factors, combined with the restricted nature of proximate competition from other communities (primarily limited to the City of DeKalb) creates a situation in which it is appropriate to assign some level of retail sales tax revenue to the introduction of new households in the absence of commercial development.

A number of studies and surveys provide figures regarding the allocation of household expenditures by "convenience" and "shopping" goods categories, and to local and non-local merchants.*2 Essentially, convenience goods include items purchased on a frequent basis such as groceries while shopping goods include items purchased less frequently or only on occasion such as apparel and appliances. The factors used to generate figures for net household-based retail sales tax revenues are summarized in the Technical Appendix.

Combined (active and future) Development will include residential, commercial, office/research, and industrial components. Commercial development is anticipated to take a classic "suburban" form as community shopping centers. The commercial sales tax revenue figures in this report are based on the aggregate projected sales volume for a typical mix of businesses in a commercial development of the size and nature of the various commercial components of the Development.*3 Retail commercial gross leasable area (GLA) is assigned a sales volume which is then adjusted to reflect some estimated redistribution of sales from existing commercial retail areas. That procedure produces a net increase projection. For this report, redistribution has been set at 15%. Combined development includes a significant commercial component, and the addition of that component accounts for the total, projected sales tax volume increase with no assignment to new households.

In general, other sources of revenue may be classified as per capita or per dwelling unit and include, but are not limited to; state income tax, motor fuel tax, annexation fees, and development exactions. The estimated revenue from current per capita and per dwelling unit sources is illustrated in Table 4 in each section of the report.

It should be noted that the extent to which new residents will actually be a factor in some per capita revenue calculations will depend upon the timing of census efforts. The figures for per capita revenue are based on the assumption that a special census will be conducted in year one of the projection period. Increased revenues from the special census are reflected in the following year. In addition, assuming that 2005 represents the first year of active development, the next decennial census will be conducted in year six producing an increase in per capita revenue in year eight of the projection period.

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Average and Marginal Cost Techniques

Fiscal impact methodologies can be classified generally as average cost or marginal cost techniques. The basic difference between these techniques can be summarized by noting that average cost techniques will be based on linear relationships meaning that as the value of one variable changes the value of other dependent variables will change a like amount. Conversely, marginal cost techniques are based on non-linear relationships that may be supported by derived factors or data regarding individual situations.*4 The average cost technique is more commonly employed because it is easier to understand and is more relevant in high growth environments that require an on-going, long-term response to development.

For the most part, this report relies on the average cost technique but employs the marginal cost technique for those factors deemed appropriate for that approach. Given the magnitude of the Development, some elements of municipal services and facilities could be extended beyond their current thresholds of capacity resulting in increased marginal costs. Conversely, some elements of municipal services and facilities will have available capacity to meet increased service demands at a stable marginal cost. For example, the Development would not require additional costs for the City Council, the City Manager, or the City Clerk. In summary, if the marginal cost technique is to be applied to any element of the analysis, access to the technique should be open to all elements of the analysis for which it is appropriate.

Municipal Expenditures (Costs)

In addition to generating revenues, the Development will impose service costs on the City of Sycamore. A common approach used to determine residential service costs reflects a blend of two analytical techniques (per acre and per capita). First, current municipal expenditures are summarized. These expenditures are required to serve the residential, commercial, office/research/industrial, and community facility development in the community. To adjust for distribution among these four primary forms of development, expenditures are allocated to each based on the percentage of developed land area represented by the different land use classifications.*5 The community facility element of per acre costs is distributed among and assigned to the other three primary land use types based on the estimated extent to which each type places service demands on the community. For this analysis, 90.0% of community facility acreage has been assigned to residential development with 5.0% assigned to both commercial and industrial development.

Following the assignment of community facility acreage, the adjusted acreage factors form a first level basis for the distribution of expenditures among residential, *Center for Governmental Studies, NIU, March 2005*

commercial, and industrial land uses. A second level of refinement is applied to the distribution of expenditures between commercial and industrial development while the residential component is further broken down by population to derive a per capita cost factor.*6 In the final analysis, the cost to serve non-residential development is expressed on a per acre basis, and the cost to serve residential development is expressed on a per capita basis. The projected per acre and per capita expenditures for the City of Sycamore are illustrated in Table 5 in each section of the report.

After adjusting for inter-fund transfers, and excluding proprietary funds and other funds which will be self-sustaining with respect to the Development,*7 the City budget for the general fund and various other funds was nearly \$17,000,000 for fiscal year 2004/2005. Of that amount, approximately \$13,000,000 is assigned to residential development through the procedures outlined above. The 2000 population of the City was 12,020. A current estimate of 14,354 can be derived by applying demographic factors to building permits issued since 2000. That figure closely approximates a population estimate of 14,502 provided by City staff. Using the staff generated population figure, the average, prevailing per capita expenditure for residential development in Sycamore is estimated at \$895. Projected expenditures are summarized in Table 5 in each section of the report.

Fiscal Impact on Sycamore School District #427

District #427 will receive revenues from the Development as well as incur operating and capital improvement costs for providing public education to students residing in the Development. However, the nature of revenues for District #427 is less complex than that of the municipality. The State of Illinois distributes general state aid (GSA) to public school districts based on a somewhat complex formula, but the great majority of school district revenue is derived from the property tax.

Operating revenues from real estate taxes are estimated by applying an operational real estate tax rate. The operational tax rate is derived by subtracting the bond debt from the total tax rate. General state aid is based on an extension of recent experience.

Operational costs are derived from data included in the Annual Financial Report for the District and a Development Notebook FY 05 prepared by District staff. Essentially, operational cost estimates are obtained by subtracting interest on bonds from total operating costs and dividing that amount by current enrollment. The actual figures used for estimating operational costs are presented in the Technical Appendix.

The Technical Appendix also includes a basic explanation of the procedures used to estimate capital improvement costs to accommodate students from the Development. The estimate of capital expenditures includes site preparation, architectural and engineering services, and building construction. The figures have been derived from *Center for Governmental Studies, NIU, March 2005*

techniques applied to the calculation development impact fees. The methodology is based on an analysis of demand, cost, and revenue factors; and is consistent with the State of Illinois standard for evaluation of development impact fee programs: the specifically and uniquely attributable standard. That form of analysis produces a “net impact” figure which is sensitive to the long term value of real estate for tax purposes as well as to the demands and costs imposed upon the school district. As a result, for a given level of demand, the measured fiscal impact on capital costs is reduced for residential properties with higher valuations.

It should be noted that school district capital cost impacts may vary from estimates provided by an individual district. There can be several reasons for the variations including the following:

- School district capital costs for this report have been generated through classic, conservative development impact fee methodology. That methodology is based on cost factors for major capital improvements and does not consider capital outlay costs for equipment and furnishings.
- Capital improvement impact figures cited in this report are based on an aggregate calculation considering the relative impact of all dwelling units in the Development. While some dwelling units may exert a considerable negative impact on District #427, others may provide a net positive impact considering their estimated values and probable demographic profiles. The planned “active adult” dwelling units fall into the latter category.
- In this particular instance, school capital costs do not include the cost of acquiring sites. Currently, District #427 has two sites available for elementary schools and no specific plans to obtain land for the middle school and high school.

Due to the number of variables considered in the calculations, including time sensitivity, a determination of capital cost based on development impact fee methodology is valid for a limited period of time. As a result, development impact fee programs are commonly updated on a three to five year basis.

Fiscal Impact on the Sycamore Park District

The Park District will receive revenues from the Development as well as incur operating and capital improvement costs for providing active and passive open space, and recreational programs for the population resulting from the Development. The Park District charges user fees for selected facilities and programs offered to the public although a significant portion of Park District revenue is derived from the property tax.

Operating revenues from real estate taxes are estimated by applying an operational real estate tax rate. The operational tax rate is derived by subtracting the bond debt portion of the tax rate from the total tax rate. Operational costs are derived from data included in the Park District Budget. Essentially, operational cost estimates are obtained by subtracting enterprise funds and interest on bonds from total operating costs and dividing that amount by current population. The actual figures used for estimating operational costs are presented in the Technical Appendix.

The techniques utilized for estimating capital cost impacts for the Park District are similar in concept and design to those used for School District #427. However, the estimate of capital expenditures is based on projected costs for site development of active and passive park facilities.

Fiscal Impact on the Sycamore Library

The Library will receive revenues from the Development as well as incur operating and capital improvement costs for providing services, resources, and facilities for the population resulting from the Development. The Library charges user fees for some services and facility rental, but the great majority of Library revenue is derived from the property tax.

Operating revenues from real estate taxes are estimated by applying an operational real estate tax rate. The operational tax rate is derived by subtracting the bond debt portion of the tax rate from the total tax rate. Operational costs are derived from data included in the Library budget. The actual figures used for estimating operational costs are presented in the Technical Appendix.

The techniques utilized for estimating capital cost impacts for the Library are similar in concept and design to those used for School District #427. However, the estimate of capital expenditures is based on projected costs for the provision of library facilities.

Absolute and Relative Impact

Ultimately, all development can be viewed within the context of the larger community - a place to live, shop, work, and recreate. While the examination of pure, absolute fiscal impact is instructive in that it provides valuable data for overall community planning, it may not reflect the relative value of a proposed development as a component of the community.*8 As a result, absolute fiscal impact should not be used as the only, or even the primary, measurement of the relative desirability of land development.

For example, 2000 census data indicate that the average (median) home value in Sycamore was \$143,483. Applying the consumer price index (CPI) inflation factor to *Center for Governmental Studies, NIU, March 2005*

that figure produces an estimated current average home value of \$160,692. That figure is less than half of the estimated average (mean) value of \$331,429 for new homes in active development in the City. It is generally acknowledged that most residential development does not pay-its-way with respect to public service costs.*9 However, given the referenced home values, it's conceivable that new housing is contributing more than existing housing to fund public services on a relative basis.

Section 2
Active Development
Table Series 1

Municipal Impact Summary

Table 6 (Fiscal Impact) summarizes both the revenues and expenditures the City of Sycamore might expect as a result of active development over the coming 10 year period of time. Real estate tax revenues are realized in year two and thereafter. Increases in state-distributed per capita revenue are projected for year two and again in year eight.

Based on the assumptions and factors applied in support of this report, total expenditures would exceed total revenues for the City. The revenue/cost balance is negative at (\$12,016,638). The net present value is negative at (\$8,745,813). Those figures illustrate the absolute fiscal impact on the City of Sycamore over the 10 year projection period. Figure 1.1 portrays the projected fiscal balance of the Development in graphic form.

School District Fiscal Impact Summary

Table 6 (Fiscal Impact) summarizes both the revenues and expenditures District #427 might expect from active development over the coming 10 year period of time. Figure 1.1 portrays the projected fiscal balance of the Development in graphic form.

Based on the assumptions and factors applied in support of this report, total expenditures would exceed total revenues for the District. The net present value of the revenue/cost balance is negative at (\$18,906,712) over the 10 year projection period.

Park District Fiscal Impact Summary

Table 6 (Fiscal Impact) summarizes both the revenues and expenditures the Park District might expect from active development over the coming 10 year period of time. Figure 1.2 portrays the projected fiscal balance of the Development in graphic form.

Based on the assumptions and factors applied in support of this report, total revenues would exceed total expenditures for the District. The net present value of the revenue/cost balance is positive at \$195,071 over the 10 year projection period.

Library Fiscal Impact Summary

Table 6 (Fiscal Impact) summarizes both the revenues and expenditures the Library might expect from active development over the coming 10 year period of time. Figure 1.3 portrays the projected fiscal balance of the Development in graphic form.

Based on the assumptions and factors applied in support of this report, total revenues would exceed total expenditures for the Library. The net present value of the revenue/cost balance is positive at \$575,349 over the 10 year projection period.

Service Units Summary

Given that the active development scenario is comprised entirely of residential development, it is not surprising that the City and District #427 experience a negative fiscal impact over the projection period. To a varying extent, both of these service providers experience significant per capita costs and rely on property tax revenues to support their expenditures. As a result, these Service Units are dependent, to some extent, on a balanced land use plan incorporating an appropriate level of non-residential uses.

The positive fiscal impact balance for the Park District is primarily a function of a revenue structure that emphasizes user fees and major functions operated principally on an enterprise basis. Alternatively, the positive fiscal impact balance for the Library is influenced by a relatively low level of per capita operating cost.

Table Series 1

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
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RESIDENTIAL

TABLE 1

Gross Acreage Added	201	235	210	135	83	90	86	48	48	29
Gross Acreage Total	201	436	646	781	864	954	1,039	1,087	1,135	1,164
Net Acreage Added	111	132	119	79	50	54	52	28	28	16
Net Acreage Total	111	243	362	441	491	545	597	625	652	669

Dwelling Unit Distribution:

Owner Units - Detached SF

Standard Lot - 4 Bedroom	0	0	0	0	0	0	0	0	0	0
Medium Lot - 4 Bedroom	0	12	12	19	0	0	0	0	0	0
Large Lot - 4 Bedroom	218	210	176	64	0	50	50	50	50	50
Estate Lot - 5 Bedroom	39	70	85	85	85	85	82	25	25	0

Owner Units - Attached SF & Active Adult

Active Adult	30	30	16	0	0	0	0	0	0	0
Two (2) Bedroom	18	29	25	21	9	0	0	4	4	4
Three (3) Bedroom	145	178	122	63	26	0	0	11	11	11
Four (4) Bedroom	0	0	0	0	0	0	0	0	0	0

Annual Owner D.U.'s	450	529	436	252	120	135	132	90	90	65
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Rental Units - Attached SF

One (1) Bedroom	0	0	0	0	0	0	0	0	0	0
Two (2) Bedroom	0	0	0	0	0	0	0	0	0	0
Three (3) Bedroom	0	0	0	0	0	0	0	0	0	0
Four (4) Bedroom	0	0	0	0	0	0	0	0	0	0

Rental Units - Apartments

Studio (0) Bedroom	0	0	0	0	0	0	0	0	0	0
One (1) Bedroom	0	0	0	0	0	0	0	0	0	0
Two (2) Bedroom	72	72	72	72	64	10	0	0	0	0
Three (3) Bedroom	0	0	0	0	0	0	0	0	0	0

Annual Rental D.U.'s	72	72	72	72	64	10	0	0	0	0
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	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
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RESIDENTIAL SUMMARY

TABLE 2

Detached Owner Units (D.U.'s) Added	257	292	273	168	85	135	132	75	75	50
Attached Owner Units (D.U.'s) Added	193	237	163	84	35	0	0	15	15	15
Owner Units (O) Added	450	529	436	252	120	135	132	90	90	65
Rental Units (R) Added	72	72	72	72	64	10	0	0	0	0
Total Owner Units (O)	450	979	1,415	1,667	1,787	1,922	2,054	2,144	2,234	2,299
Total Rental Units (R)	72	144	216	288	352	362	362	362	362	362
Total All Units	522	1,123	1,631	1,955	2,139	2,284	2,416	2,506	2,596	2,661
Annual Market Value (O)	150,980,000	179,224,980	155,619,980	95,946,635	53,440,000	63,375,000	61,800,000	35,640,000	35,640,000	22,515,000
Annual Market Value (R)	5,519,520	5,519,520	5,519,520	5,519,520	4,906,240	766,600	0	0	0	0
Total Market Value (O)	150,980,000	330,204,980	485,824,960	581,771,595	635,211,595	698,586,595	760,386,595	796,026,595	831,666,595	854,181,595
Total Market Value (R)	5,519,520	11,039,040	16,558,560	22,078,080	26,984,320	27,750,920	27,750,920	27,750,920	27,750,920	27,750,920
Assessed Value Owner Units	50,326,616	110,068,217	161,941,491	193,923,671	211,736,987	232,861,965	253,461,945	265,341,933	277,221,921	284,726,914
Assessed Value Rental Units	1,839,838	3,679,676	5,519,514	7,359,353	8,994,764	9,250,297	9,250,297	9,250,297	9,250,297	9,250,297
Base EAV All D.U.'s (equalized)	52,166,455	113,747,893	167,461,006	201,283,024	220,731,751	242,112,263	262,712,242	274,592,230	286,472,219	293,977,211
Homeowners Exemption	1,575,000	3,426,500	4,952,500	5,834,500	6,254,500	6,727,000	7,189,000	7,504,000	7,819,000	8,046,500
Total Residential EAV	50,591,455	110,321,393	162,508,506	195,448,524	214,477,251	235,385,263	255,523,242	267,088,230	278,653,219	285,930,711

POPULATION & ENROLLMENT ESTIMATES

Annual Population Increase	1,452	1,674	1,455	918	498	503	474	302	302	212
Total Accrued Population	1,452	3,126	4,581	5,499	5,997	6,500	6,974	7,276	7,578	7,790
Annual Enrollment Increase	343	387	342	203	93	131	126	82	82	61
Total Accrued Enrollment	343	731	1,073	1,276	1,369	1,499	1,626	1,708	1,790	1,851

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
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COMMERCIAL

TABLE 3

Gross Acreage Added	0	0	0	0	0	0	0	0	0	0
Gross Acreage Total	0	0	0	0	0	0	0	0	0	0
Net Acreage Added	0	0	0	0	0	0	0	0	0	0
Total Net Acreage	0	0	0	0	0	0	0	0	0	0
Square Footage Added	0	0	0	0	0	0	0	0	0	0
Total Square Footage	0	0	0	0	0	0	0	0	0	0
Average Value per Net Acre	217,800	217,800	217,800	217,800	217,800	217,800	217,800	217,800	217,800	217,800
Average Value per Square Foot *1	68.25	68.25	68.25	68.25	68.25	68.25	68.25	68.25	68.25	68.25
Total Market Value	0	0	0	0	0	0	0	0	0	0
Estimated Assessed Value	0	0	0	0	0	0	0	0	0	0
Total Commercial EAV (equalized)	0	0	0	0	0	0	0	0	0	0
Estimated Sales per Square Foot *2	218.01	218.01	218.01	218.01	218.01	218.01	218.01	218.01	218.01	218.01

OFFICE/RESEARCH

Gross Acreage Added	0	0	0	0	0	0	0	0	0	0
Gross Acreage Total	0	0	0	0	0	0	0	0	0	0
Net Acreage Added	0	0	0	0	0	0	0	0	0	0
Total Net Acreage	0	0	0	0	0	0	0	0	0	0
Square Footage Added	0	0	0	0	0	0	0	0	0	0
Total Square Footage	0	0	0	0	0	0	0	0	0	0
Average Value per Net Acre	206,910	206,910	206,910	206,910	206,910	206,910	206,910	206,910	206,910	206,910
Average Value per Square Foot *1	90.91	90.91	90.91	90.91	90.91	90.91	90.91	90.91	90.91	90.91
Total Market Value	0	0	0	0	0	0	0	0	0	0
Estimated Assessed Value	0	0	0	0	0	0	0	0	0	0
Total Office/Research EAV (equalized)	0	0	0	0	0	0	0	0	0	0

INDUSTRIAL/WAREHOUSE

Gross Acreage Added	0	0	0	0	0	0	0	0	0	0
Gross Acreage Total	0	0	0	0	0	0	0	0	0	0
Net Acreage Added	0	0	0	0	0	0	0	0	0	0
Total Net Acreage	0	0	0	0	0	0	0	0	0	0
Square Footage Added	0	0	0	0	0	0	0	0	0	0
Total Square Footage	0	0	0	0	0	0	0	0	0	0
Average Value per Net Acre	172,062	172,062	172,062	172,062	172,062	172,062	172,062	172,062	172,062	172,062
Average Value per Square Foot *1	56.91	56.91	56.91	56.91	56.91	56.91	56.91	56.91	56.91	56.91
Total Market Value	0	0	0	0	0	0	0	0	0	0
Estimated Assessed Value	0	0	0	0	0	0	0	0	0	0
Total Industrial EAV (equalized)	0	0	0	0	0	0	0	0	0	0

UNDEVELOPED

Total Gross Acres	1,042	787	560	414	325	228	135	83	32	0
Value per Gross Acre	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000
Estimated Market Value	23,954,500	18,103,300	12,889,200	9,528,900	7,472,700	5,234,800	3,107,300	1,918,200	729,100	0
Estimated Assessed Value	7,984,825	6,034,427	4,296,396	3,176,297	2,490,898	1,744,932	1,035,766	639,399	243,033	0
Total Undeveloped EAV (equalized)	7,984,825	6,034,427	4,296,396	3,176,297	2,490,898	1,744,932	1,035,766	639,399	243,033	0

*1 Weighted average of construction type (BOCA) with Illinois adjustment and updated by ENR Building Cost Index factor.

*2 Gross sales estimate from Dollars and Cents of Shopping Centers: 2002, Urban Land Institute.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
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REVENUE ESTIMATES

TABLE 4

Real Estate Tax Revenue:

Municipal EAV	58,576,280	116,355,820	166,804,902	198,624,821	216,968,148	237,130,194	256,559,008	267,727,630	278,896,252	285,930,711
Service Districts' EAV *3	37,549,841	81,884,420	120,643,254	145,127,768	159,294,313	174,857,197	189,845,182	198,440,173	207,035,164	212,436,408
Total Municipal Tax	0	533,958	1,060,653	1,520,527	1,810,584	1,977,795	2,161,584	2,338,689	2,440,498	2,542,307
Total School District Tax	0	1,628,837	3,551,982	5,233,263	6,295,352	6,909,869	7,584,955	8,235,104	8,607,938	8,980,771
Total Park District Tax	0	112,574	245,489	361,688	435,093	477,564	524,222	569,156	594,924	620,691
Total Library Tax	0	153,277	304,468	436,478	519,742	567,741	620,499	671,338	700,563	729,788

Other Revenue (Municipal):

State Income Tax *4	0	93,668	93,668	93,668	93,668	93,668	93,668	419,275	419,275	419,275
Tax Distributions (per capita) *4	0	103,777	103,777	103,777	103,777	103,777	103,777	464,524	464,524	464,524
Local Revenue (per capita)	20,529	44,193	64,758	77,733	84,779	91,889	98,589	102,856	107,123	110,120
Adjusted Sales Tax *5	0	0	0	0	0	0	0	0	0	0
Fees Residential (temp.) *6	665,350	781,650	645,850	373,800	178,250	202,500	198,000	134,250	134,250	96,750
Fees & Taxes/Residential	96,325	207,227	300,968	360,756	394,710	421,467	445,824	462,432	479,040	491,034
Fees Nonresidential (temp.) *6	0	0	0	0	0	0	0	0	0	0
Local Taxes/Nonresidential	0	0	0	0	0	0	0	0	0	0
Exactions per D.U. (temp.) *7	391,500	450,750	381,000	243,000	138,000	108,750	99,000	67,500	67,500	48,750
Annexation Fees	602,453	705,960	629,093	405,428	248,085	270,008	256,688	143,468	143,468	87,968
Household Retail Sales Tax	137,562	295,943	429,815	515,198	563,688	601,899	636,685	660,403	684,120	701,250
Total Other Revenue	1,913,718	2,683,168	2,648,929	2,173,360	1,804,957	1,893,958	1,932,232	2,454,708	2,499,300	2,419,671
Total Municipal Revenue	1,913,718	3,217,126	3,709,582	3,693,887	3,615,541	3,871,753	4,093,816	4,793,397	4,939,798	4,961,978

Other Revenue (School District):

State & Federal Aid Factor	2,855	2,855	2,855	2,855	2,855	2,855	2,855	2,855	2,855	2,855
State & Federal Aid	0	980,500	2,085,973	3,062,617	3,641,623	3,907,540	4,280,418	4,641,272	4,876,032	5,110,792
Other Sources (student-based)	100,084	212,925	312,616	371,718	398,862	436,923	473,757	497,720	521,684	539,446
School Site Impact Fee	1,497,301	1,688,516	1,500,581	894,505	416,108	588,114	569,328	364,944	364,944	267,789
Exactions (D.U.-based)	0	0	0	0	0	0	0	0	0	0
Total Other Revenue	1,597,386	2,881,941	3,899,170	4,328,841	4,456,593	4,932,576	5,323,503	5,503,937	5,762,660	5,918,027
Total School District Revenue	1,597,386	4,510,778	7,451,152	9,562,104	10,751,945	11,842,445	12,908,459	13,739,041	14,370,598	14,898,799

Other Revenue (Park District):

Fees - Population-based	98,068	211,116	309,359	371,344	405,005	438,971	470,978	491,361	511,744	526,062
Park Site Impact Fee *8	0	0	0	0	0	0	0	0	0	0
Total Other Revenue	98,068	211,116	309,359	371,344	405,005	438,971	470,978	491,361	511,744	526,062
Total Park District Revenue	98,068	323,690	554,848	733,032	840,098	916,536	995,200	1,060,517	1,106,668	1,146,753

Other Revenue (Library):

Fees - Population-based	4,656	10,024	14,689	17,632	19,230	20,843	22,363	23,331	24,299	24,978
Fees - Dwelling Unit-based (temp.)	74,025	87,021	71,722	41,454	19,740	22,208	21,714	14,805	14,805	10,693
Total Other Revenue	78,681	97,045	86,411	59,086	38,970	43,051	44,077	38,136	39,104	35,671
Total Library District Revenue	78,681	250,321	390,879	495,564	558,712	610,791	664,576	709,474	739,666	765,459

Total Public Revenue	3,687,853	8,301,915	12,106,462	14,484,587	15,766,296	17,241,525	18,662,050	20,302,429	21,156,730	21,772,988
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*3 EAV adjusted for "tax caps".

*4 Figures are based on a special census in year four of the projection period and a decennial census in year seven.

*5 Sales tax revenues are adjusted for redistribution and service commercial uses.

*6 The City of Sycamore charges plan review fees and building permit fees.

*7 Negotiated exaction applied on a D.U. basis.

*8 Park site land/cash policy requires land dedication.

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
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COST ESTIMATES

TABLE 5

Municipality:

Per Capita Service Costs (R)	895	895	895	895	895	895	895	895	895	895
Capital Improvement Costs	0	0	0	0	0	0	0	0	0	0
Per Acre Service Costs (C)	4,030	4,030	4,030	4,030	4,030	4,030	4,030	4,030	4,030	4,030
Per Acre Service Costs (OR & IW)	3,056	3,056	3,056	3,056	3,056	3,056	3,056	3,056	3,056	3,056
Annual Incremental Costs	1,300,087	1,498,663	1,302,401	821,731	446,246	450,292	424,313	270,216	270,216	189,805
Total Accrued Project Costs	1,300,087	2,798,750	4,101,151	4,922,882	5,369,128	5,819,420	6,243,733	6,513,949	6,784,165	6,973,970

School District:

Per Student Service Costs *9	7,582	7,582	7,582	7,582	7,582	7,582	7,582	7,582	7,582	7,582
Annual Incremental Costs	2,603,729	2,935,599	2,593,491	1,537,559	706,144	990,182	958,254	623,408	623,408	462,104
Accrued Operational Costs	2,603,729	5,539,328	8,132,820	9,670,379	10,376,523	11,366,705	12,324,960	12,948,367	13,571,775	14,033,880
Annual School District Capital Cost *10	4,190,063	4,824,191	4,077,686	2,600,729	1,476,957	1,163,906	1,059,556	722,425	722,425	521,751
Total School District Costs	6,793,792	10,363,519	12,210,505	12,271,108	11,853,480	12,530,612	13,384,516	13,670,792	14,294,200	14,555,631

Park District:

Per Capita Service Costs *9	109	109	109	109	109	109	109	109	109	109
Annual Incremental Costs	158,263	182,436	158,545	100,031	54,323	54,815	51,653	32,894	32,894	23,105
Accrued Operational Costs	158,263	340,699	499,243	599,275	653,598	708,413	760,065	792,960	825,854	848,959
Annual Park District Capital Cost *10	211,567	243,585	205,892	131,317	74,575	58,769	53,500	36,477	36,477	26,345
Total Park District Costs	369,829	584,284	705,136	730,592	728,173	767,181	813,565	829,437	862,331	875,304

Library District:

Per Capita Service Costs *9	47	47	47	47	47	47	47	47	47	47
Annual Incremental Costs	68,545	79,014	68,667	43,324	23,528	23,741	22,371	14,247	14,247	10,007
Accrued Operational Costs	68,545	147,559	216,226	259,550	283,078	306,819	329,190	343,436	357,683	367,690
Annual Library District Capital Cost *10	305,709	351,976	297,510	189,751	107,760	84,919	77,306	52,709	52,709	38,067
Total Library District Costs	374,254	499,535	513,736	449,301	390,837	391,738	406,495	396,145	410,391	405,757

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
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FISCAL IMPACT

TABLE 6

Municipality:

Revenue Surplus	613,631	418,376	NA	NA	NA	NA	NA	NA	NA	NA
Revenue Deficit	NA	NA	391,568	1,228,994	1,753,587	1,947,667	2,149,917	1,720,552	1,844,367	2,011,993
Revenue/Cost Balance per Year	613,631	418,376	-391,568	-1,228,994	-1,753,587	-1,947,667	-2,149,917	-1,720,552	-1,844,367	-2,011,993
Revenue/Cost Balance (10 yrs)	-12,016,638									
Present Value Balance (10 yrs)	-8,745,813									

School District:

Revenue Surplus	NA	NA	NA	NA	NA	NA	NA	68,249	76,398	343,168
Revenue Deficit	5,196,407	5,852,742	4,759,353	2,709,004	1,101,535	688,167	476,057	NA	NA	NA
Revenue/Cost Balance per Year	-5,196,407	-5,852,742	-4,759,353	-2,709,004	-1,101,535	-688,167	-476,057	68,249	76,398	343,168
Revenue/Cost Balance (10 yrs)	-20,295,450									
Present Value Balance (10 yrs)	-18,906,712									

Park District:

Revenue Surplus	NA	NA	NA	2,440	111,925	149,355	181,635	231,081	244,337	271,450
Revenue Deficit	271,761	260,594	150,288	NA	NA	NA	NA	NA	NA	NA
Revenue/Cost Balance per Year	-271,761	-260,594	-150,288	2,440	111,925	149,355	181,635	231,081	244,337	271,450
Revenue/Cost Balance (10 yrs)	509,580									
Present Value Balance (10 yrs)	195,071									

Library

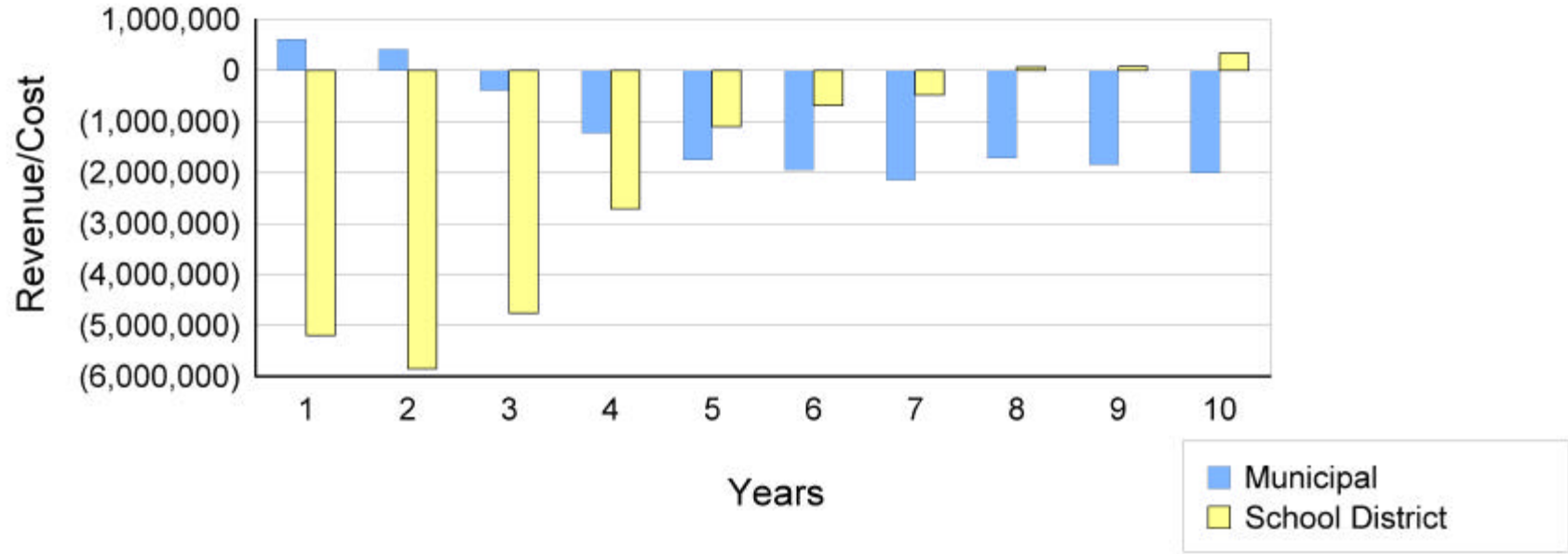
Revenue Surplus	NA	NA	NA	46,264	167,875	219,054	258,080	313,329	329,275	359,701
Revenue Deficit	295,573	249,213	122,857	NA	NA	NA	NA	NA	NA	NA
Revenue/Cost Balance per Year	-295,573	-249,213	-122,857	46,264	167,875	219,054	258,080	313,329	329,275	359,701
Revenue/Cost Balance (10 yrs)	1,025,934									
Present Value Balance (10 yrs)	575,349									

*9 Operational costs derived from Annual Financial Report, Audited Financial Statements, and budgets.

*10 Capital costs generated through capital improvement development impact fee methodology - Applied Planning Techniques, 1989.

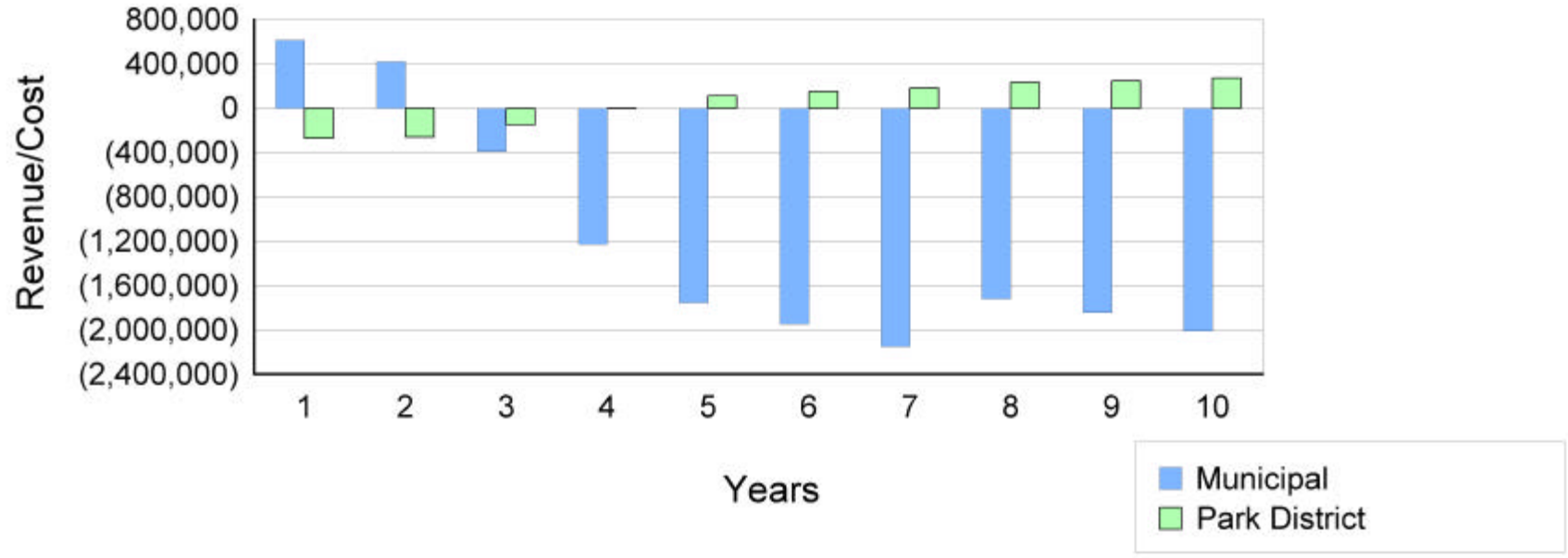
Fiscal Impact Balance Municipal/School District

Figure 1.1



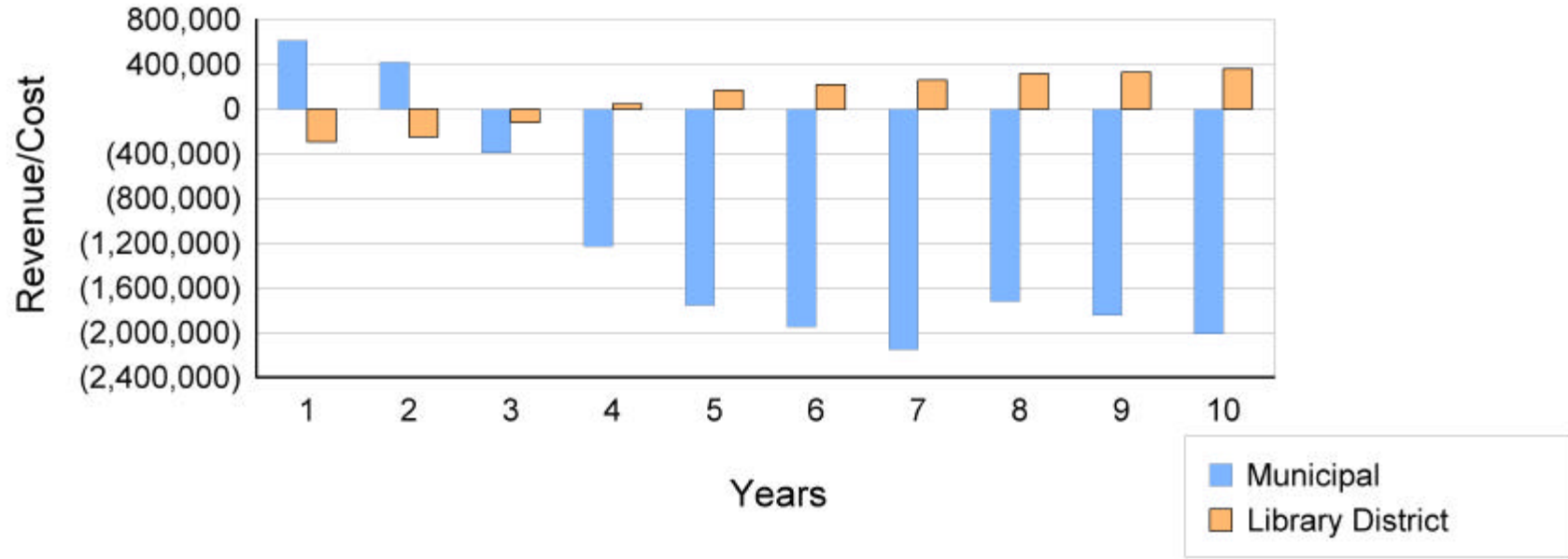
Fiscal Impact Balance Municipal/Park District

Figure 1.2



Fiscal Impact Balance Municipal/Library

Figure 1.3



Section 3 Combined Development Table Series 2

As referenced above, combined development includes active development and future development. Because it is unrealistic to view active development in isolation, future development has been added to active development to create an overall 10 year development scenario. It is assumed that current market demand and City policies regarding residential absorption will continue through the projection period. As a result, the mix of dwelling unit types and values for future residential development closely approximates that of active development while absorption is “capped” at 250 dwelling units per year in years five through 10. The combined projection results in 794 more dwelling units over the entire 10 year period bringing the total from 2,661 to 3,455.

The commercial component of future development is anticipated in years three, six, and nine; and represents about 5% of combined gross development acreage. Office/research and industrial development is expected to build-out at a uniform rate over the projection period representing 6% and 9.5% of combined gross development acreage, respectively.

This section of the Study utilizes the Fiscal Impact Land Use Model (FILUM) to create a linkage between land use planning and fiscal impact analysis.*10 A brief summary of the FILUM program is included in the Technical Appendix. The FILUM program represents a form of purely land use driven fiscal impact analysis. The land use input for the FILUM program is provided through a land capacity model based on land use designations in the local comprehensive plan and on local land development regulations. Although this form of analysis requires information regarding the community's development regulations and predominant development patterns in addition to the usual types of information required for a standard fiscal impact analysis, land use inputs are not limited to individual sites or specific development proposals; and output is representative of prevailing local conditions.

A portion of land capacity output is illustrated in the Technical Appendix and represents the projected, combined development of all land use categories in the first year of the projection period. It should be noted that selected elements of input for land capacity modeling are obtained from site capacity models. Examples of site capacity models are included in the Technical Appendix.

Municipal Impact Summary

Table 6 (Fiscal Impact) summarizes both the revenues and expenditures the City of Sycamore might expect as a result of combined development over a 10 year period of time. Real estate tax revenues are realized in year two and thereafter. Increases in state-distributed per capita revenue are projected for year two and again in year eight. It should be noted that the City's fiscal balance varies over the projection period while the balance for the other Service Units "trends" upward over time. The City's pattern is a function of a cumulative demand for service combined with an uneven flow of revenue particularly from one-time revenue sources. The uneven flow of revenue is a common phenomenon given the diverse nature of revenue sources available to municipalities.

Based on the assumptions and factors applied in support of this report, total revenues would exceed total expenditures for the City. The revenue/cost balance is positive at \$3,819,380. The net present value is positive at \$2,922,445. Those figures illustrate the absolute fiscal impact on the City of Sycamore over the 10 year projection period. Figure 2.1 portrays the projected fiscal balance of the Development in graphic form.

School District Fiscal Impact Summary

Table 6 (Fiscal Impact) summarizes both the revenues and expenditures District #427 might expect as a result of combined development over a 10 year period of time. Figure 2.1 portrays the projected fiscal balance of the Development in graphic form. The Section 3 analysis of impacts on District #427 includes a factor absent from the Section 2 analysis. Specifically, Section 3 includes a \$1,000 per dwelling unit capital improvement exaction factor for future residential development.

Based on the assumptions and factors applied in support of this report, total expenditures would exceed total revenues for District #427. The net present value of the revenue/cost balance is negative at (\$8,469,503) over the 10 year projection period.

Park District Fiscal Impact Summary

Table 6 (Fiscal Impact) summarizes both the revenues and expenditures the Park District might expect as a result of combined development over a 10 year period of time. Figure 2.2 portrays the projected fiscal balance of the Development in graphic form.

Based on the assumptions and factors applied in support of this report, total revenues would exceed total expenditures for the Park District. The net present value of the revenue/cost balance is positive at \$1,293,057 over the 10 year projection period.

Library Fiscal Impact Summary

Table 6 (Fiscal Impact) summarizes both the revenues and expenditures the Library might expect as a result of combined development over a 10 year period of time. Figure 2.3 portrays the projected fiscal balance of the Development in graphic form.

Based on the assumptions and factors applied in support of this report, total revenues would exceed total expenditures for the Library. The net present value of the revenue/cost balance is positive at \$1,780,215 over the 10 year projection period.

Service Units Summary

The introduction of non-residential land uses in the combined development scenario alters considerably the fiscal impact balance for all of the public Service Units. The City experiences a shift to a positive balance while the negative balance for District #427 is reduced substantially. As noted above, both of these Service Units are dependent, to some extent, on a balanced land use plan incorporating an appropriate level of non-residential uses. The positive fiscal impact balance for the Park District and the Library continues for much the same reasons as referenced in the active development summary.

Year-to-year variations in the fiscal impact balance for the City are primarily a result of the relative balance between ongoing revenues (such as property taxes) and one-time revenues (such as annexation fees). The overall negative fiscal impact balance for District #427 is due primarily to the intense capital improvement costs associated with student generation from a concentration of four bedroom single family detached dwelling units.

The generally improving trends in fiscal impact balance for District #427, the Park District, and the Library are influenced by land use development assumptions that shift toward a relatively greater amount of non-residential uses during the projection period. The early and heavy concentration of residential development should result in a commercial development response, and the generally healthy real estate environment in the Sycamore area should support a reasonable level of office/research and industrial development over time. The current and planned land use distributions cited in the Sycamore Comprehensive Plan combined with a continuation of a policy of controlling residential absorption rates tend to reinforce those assumptions.

Table Series 2

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
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RESIDENTIAL

TABLE 1

Gross Acreage Added	201	235	210	135	116	133	132	127	127	127
Gross Acreage Total	201	436	646	781	897	1,030	1,162	1,289	1,415	1,542
Net Acreage Added	111	132	119	79	69	79	78	73	73	73
Net Acreage Total	111	243	362	441	509	588	666	739	812	885

Dwelling Unit Distribution:

Owner Units - Detached SF

Standard Lot - 4 Bedroom	0	0	0	0	0	0	0	0	0	0
Medium Lot - 4 Bedroom	0	12	12	19	0	0	0	0	0	0
Large Lot - 4 Bedroom	218	210	176	64	66	120	123	160	160	160
Estate Lot - 5 Bedroom	39	70	85	85	85	85	82	50	50	50

Owner Units - Attached SF & Active Adult

Active Adult	30	30	16	0	0	0	0	0	0	0
Two (2) Bedroom	18	29	25	21	9	5	5	4	4	4
Three (3) Bedroom	145	178	122	63	26	15	15	11	11	11
Four (4) Bedroom	0	0	0	0	0	0	0	0	0	0

Annual Owner D.U.'s	450	529	436	252	186	225	225	225	225	225
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Rental Units - Attached SF

One (1) Bedroom	0	0	0	0	0	0	0	0	0	0
Two (2) Bedroom	0	0	0	0	0	0	0	0	0	0
Three (3) Bedroom	0	0	0	0	0	0	0	0	0	0
Four (4) Bedroom	0	0	0	0	0	0	0	0	0	0

Rental Units - Apartments

Studio (0) Bedroom	0	0	0	0	0	0	0	0	0	0
One (1) Bedroom	0	0	0	0	0	0	0	0	0	0
Two (2) Bedroom	72	72	72	72	64	25	25	25	25	25
Three (3) Bedroom	0	0	0	0	0	0	0	0	0	0

Annual Rental D.U.'s	72	72	72	72	64	25	25	25	25	25
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Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
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RESIDENTIAL SUMMARY

TABLE 2

Detached Owner Units (D.U.'s) Added	257	292	273	168	151	205	205	210	210	210
Attached Owner Units (D.U.'s) Added	193	237	163	84	35	20	20	15	15	15
Owner Units (O) Added	450	529	436	252	186	225	225	225	225	225
Rental Units (R) Added	72	72	72	72	64	25	25	25	25	25
Total Owner Units (O)	450	979	1,415	1,667	1,853	2,078	2,303	2,528	2,753	2,978
Total Rental Units (R)	72	144	216	288	352	377	402	427	452	477
Total All Units	522	1,123	1,631	1,955	2,205	2,455	2,705	2,955	3,205	3,455
Annual Market Value (O)	150,980,000	179,224,980	155,619,980	95,946,635	78,190,000	94,675,000	94,225,000	90,015,000	90,015,000	90,015,000
Annual Market Value (R)	5,519,520	5,519,520	5,519,520	5,519,520	4,906,240	1,916,500	1,916,500	1,916,500	1,916,500	1,916,500
Total Market Value (O)	150,980,000	330,204,980	485,824,960	581,771,595	659,961,595	754,636,595	848,861,595	938,876,595	1,028,891,595	1,118,906,595
Total Market Value (R)	5,519,520	11,039,040	16,558,560	22,078,080	26,984,320	28,900,820	30,817,320	32,733,820	34,650,320	36,566,820
Assessed Value Owner Units	50,326,616	110,068,217	161,941,491	193,923,671	219,986,978	251,545,280	282,953,582	312,958,552	342,963,522	372,968,492
Assessed Value Rental Units	1,839,838	3,679,676	5,519,514	7,359,353	8,994,764	9,633,597	10,272,430	10,911,262	11,550,095	12,188,928
Base EAV All D.U.'s (equalized)	52,166,455	113,747,893	167,461,006	201,283,024	228,981,743	261,178,877	293,226,012	323,869,814	354,513,617	385,157,420
Homeowners Exemption	1,575,000	3,426,500	4,952,500	5,834,500	6,485,500	7,273,000	8,060,500	8,848,000	9,635,500	10,423,000
Total Residential EAV	50,591,455	110,321,393	162,508,506	195,448,524	222,496,243	253,905,877	285,165,512	315,021,814	344,878,117	374,734,420

POPULATION & ENROLLMENT ESTIMATES

Annual Population Increase	1,452	1,674	1,455	918	735	825	825	832	832	832
Total Accrued Population	1,452	3,126	4,581	5,499	6,234	7,059	7,884	8,716	9,548	10,380
Annual Enrollment Increase	343	387	342	203	168	218	219	232	232	232
Total Accrued Enrollment	343	731	1,073	1,276	1,443	1,662	1,881	2,113	2,345	2,577

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
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COMMERCIAL

TABLE 3

Gross Acreage Added	0	0	22	0	0	56	0	0	22	0
Gross Acreage Total	0	0	22	22	22	78	78	78	100	100
Net Acreage Added	0	0	20	0	0	51	0	0	20	0
Total Net Acreage	0	0	20	20	20	71	71	71	91	91
Square Footage Added	0	0	238,146	0	0	597,856	0	0	238,146	0
Total Square Footage	0	0	238,146	238,146	238,146	836,002	836,002	836,002	1,074,148	1,074,148
Average Value per Net Acre	217,800	217,800	217,800	217,800	217,800	217,800	217,800	217,800	217,800	217,800
Average Value per Square Foot *1	68.25	68.25	68.25	68.25	68.25	68.25	68.25	68.25	68.25	68.25
Total Market Value	0	0	20,646,833	20,646,833	20,646,833	72,479,886	72,479,886	72,479,886	93,126,719	93,126,719
Estimated Assessed Value	0	0	6,882,271	6,882,271	6,882,271	24,159,938	24,159,938	24,159,938	31,042,209	31,042,209
Total Commercial EAV (equalized)	0	0	6,882,271	6,882,271	6,882,271	24,159,938	24,159,938	24,159,938	31,042,209	31,042,209
Estimated Sales per Square Foot *2	218.01	218.01	218.01	218.01	218.01	218.01	218.01	218.01	218.01	218.01

OFFICE/RESEARCH

Gross Acreage Added	12	12	12	12	12	12	12	12	12	12
Gross Acreage Total	12	23	35	46	58	69	81	93	104	116
Net Acreage Added	10	10	10	10	10	10	10	10	10	10
Total Net Acreage	10	20	30	41	51	61	71	81	91	101
Square Footage Added	153,015	153,015	153,015	153,015	153,015	153,015	153,015	153,015	153,015	153,015
Total Square Footage	153,015	306,031	459,046	612,062	765,077	918,093	1,071,108	1,224,123	1,377,139	1,530,154
Average Value per Net Acre	206,910	206,910	206,910	206,910	206,910	206,910	206,910	206,910	206,910	206,910
Average Value per Square Foot *1	90.91	90.91	90.91	90.91	90.91	90.91	90.91	90.91	90.91	90.91
Total Market Value	16,008,182	32,016,365	48,024,547	64,032,730	80,040,912	96,049,094	112,057,277	128,065,459	144,073,642	160,081,824
Estimated Assessed Value	5,336,055	10,672,111	16,008,166	21,344,222	26,680,277	32,016,333	37,352,388	42,688,444	48,024,499	53,360,555
Total Office/Research EAV (equalized)	5,336,055	10,672,111	16,008,166	21,344,222	26,680,277	32,016,333	37,352,388	42,688,444	48,024,499	53,360,555

INDUSTRIAL/WAREHOUSE

Gross Acreage Added	19	19	19	19	19	19	19	19	19	19
Gross Acreage Total	19	37	56	74	93	111	130	148	167	185
Net Acreage Added	17	17	17	17	17	17	17	17	17	17
Total Net Acreage	17	35	52	69	87	104	122	139	156	174
Square Footage Added	354,387	354,387	354,387	354,387	354,387	354,387	354,387	354,387	354,387	354,387
Total Square Footage	354,387	708,774	1,063,161	1,417,548	1,771,935	2,126,322	2,480,709	2,835,096	3,189,483	3,543,870
Average Value per Net Acre	172,062	172,062	172,062	172,062	172,062	172,062	172,062	172,062	172,062	172,062
Average Value per Square Foot *1	56.91	56.91	56.91	56.91	56.91	56.91	56.91	56.91	56.91	56.91
Total Market Value	23,155,163	46,310,326	69,465,488	92,620,651	115,775,814	138,930,977	162,086,139	185,241,302	208,396,465	231,551,628
Estimated Assessed Value	7,718,380	15,436,760	23,155,140	30,873,519	38,591,899	46,310,279	54,028,659	61,747,039	69,465,419	77,183,799
Total Industrial EAV (equalized)	7,718,380	15,436,760	23,155,140	30,873,519	38,591,899	46,310,279	54,028,659	61,747,039	69,465,419	77,183,799

UNDEVELOPED

Total Gross Acres	1,850	1,563	1,280	1,101	944	707	532	363	169	0
Value per Gross Acre	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000
Estimated Market Value	42,550,000	35,951,300	29,440,000	25,332,200	21,700,500	16,258,700	12,231,400	8,337,500	3,893,900	0
Estimated Assessed Value	14,183,319	11,983,755	9,813,324	8,444,058	7,233,493	5,419,561	4,077,129	2,779,164	1,297,965	0
Total Undeveloped EAV (equalized)	14,183,319	11,983,755	9,813,324	8,444,058	7,233,493	5,419,561	4,077,129	2,779,164	1,297,965	0

*1 Weighted average of construction type (BOCA) with Illinois adjustment and updated by ENR Building Cost Index factor.

*2 Gross sales estimate from Dollars and Cents of Shopping Centers: 2002, Urban Land Institute.

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
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REVENUE ESTIMATES

TABLE 4

Real Estate Tax Revenue:

Municipal EAV	77,829,209	148,414,018	218,367,406	262,992,594	301,884,183	361,811,988	404,783,626	446,396,399	494,708,209	536,320,982
Service Districts' EAV *3	48,909,429	104,603,596	160,139,833	195,983,935	227,466,562	275,787,708	310,395,147	343,950,087	382,922,842	416,477,782
Total Municipal Tax	0	709,460	1,352,883	1,990,550	2,397,335	2,751,855	3,298,133	3,689,846	4,069,171	4,509,562
Total School District Tax	0	2,121,593	4,537,495	6,946,546	8,501,391	9,867,045	11,963,119	13,464,321	14,919,867	16,610,427
Total Park District Tax	0	146,630	313,602	480,099	587,560	681,945	826,812	930,565	1,031,162	1,148,003
Total Library Tax	0	203,656	388,355	571,402	688,173	789,940	946,753	1,059,197	1,168,085	1,294,503

Other Revenue (Municipal):

State Income Tax *4	0	93,668	93,668	93,668	93,668	93,668	93,668	455,323	455,323	455,323
Tax Distributions (per capita) *4	0	103,777	103,777	103,777	103,777	103,777	103,777	504,462	504,462	504,462
Local Revenue (per capita)	20,529	44,193	64,758	77,733	88,126	99,790	111,453	123,212	134,971	146,730
Adjusted Sales Tax *5	0	0	772,283	772,283	772,283	2,711,069	2,711,069	2,711,069	3,483,352	3,483,352
Fees Residential (temp.) *6	665,350	781,650	645,850	373,800	277,250	336,500	336,500	336,750	336,750	336,750
Fees & Taxes/Residential	96,325	207,227	300,968	360,756	406,889	453,021	499,154	545,286	591,419	637,551
Fees Nonresidential (temp.) *6	246,090	246,090	306,817	246,090	246,090	398,543	246,090	246,090	306,817	246,090
Local Taxes/Nonresidential	3,136	6,273	11,715	14,852	17,988	26,914	30,050	33,187	38,629	41,766
Exactions per D.U. (temp.) *7	391,500	450,750	381,000	243,000	187,500	187,500	187,500	187,500	187,500	187,500
Annexation Fees	662,578	766,085	733,433	465,553	408,110	571,003	455,840	439,745	483,960	439,745
Household Retail Sales Tax	0	0	0	0	0	0	0	0	0	0
Total Other Revenue	2,085,507	2,699,713	3,414,270	2,751,512	2,601,681	4,981,785	4,775,102	5,582,625	6,523,184	6,479,270
Total Municipal Revenue	2,085,507	3,409,173	4,767,152	4,742,062	4,999,016	7,733,641	8,073,235	9,272,471	10,592,355	10,988,832

Other Revenue (School District):

State & Federal Aid Factor	2,855	2,855	2,855	2,855	2,855	2,855	2,855	2,855	2,855	2,855
State & Federal Aid	0	980,500	2,085,973	3,062,617	3,641,623	4,120,875	4,743,813	5,369,158	6,032,056	6,694,954
Other Sources (student-based)	100,084	212,925	312,616	371,718	420,638	484,224	548,056	615,721	683,387	751,052
School Site Impact Fee	1,497,301	1,688,516	1,500,581	894,505	746,979	972,768	976,149	1,031,368	1,031,368	1,031,368
Exactions (D.U.-based)	0	0	0	0	66,000	105,000	118,000	160,000	160,000	185,000
Total Other Revenue	1,597,386	2,881,941	3,899,170	4,328,841	4,875,240	5,682,868	6,386,018	7,176,247	7,906,810	8,662,374
Total School District Revenue	1,597,386	5,003,534	8,436,665	11,275,386	13,376,631	15,549,912	18,349,137	20,640,568	22,826,677	25,272,801

Other Revenue (Park District):

Fees - Population-based	98,068	211,116	309,359	371,344	420,993	476,713	532,432	588,606	644,780	700,954
Park Site Impact Fee *8	0	0	0	0	0	0	0	0	0	0
Total Other Revenue	98,068	211,116	309,359	371,344	420,993	476,713	532,432	588,606	644,780	700,954
Total Park District Revenue	98,068	357,746	622,960	851,443	1,008,552	1,158,657	1,359,243	1,519,170	1,675,942	1,848,956

Other Revenue (Library):

Fees - Population-based	4,656	10,024	14,689	17,632	19,990	22,635	25,281	27,948	30,615	33,283
Fees - Dwelling Unit-based (temp.)	74,025	87,021	71,722	41,454	30,597	37,013	37,013	37,013	37,013	37,013
Total Other Revenue	78,681	97,045	86,411	59,086	50,587	59,648	62,293	64,961	67,628	70,295
Total Library District Revenue	78,681	300,700	474,766	630,488	738,759	849,588	1,009,047	1,124,158	1,235,713	1,364,798

Total Public Revenue	3,859,643	9,071,153	14,301,543	17,499,379	20,122,959	25,291,799	28,790,663	32,556,366	36,330,688	39,475,387
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*3 EAV adjusted for "tax caps".

*4 Figures are based on a special census in year four of the projection period and a decennial census in year seven.

*5 Sales tax revenues are adjusted for redistribution and service commercial uses.

*6 The City of Sycamore charges plan review fees and building permit fees.

*7 Negotiated exaction applied on a D.U. basis.

*8 Park site land/cash policy requires land dedication.

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
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COST ESTIMATES

TABLE 5

Municipality:

Per Capita Service Costs (R)	895	895	895	895	895	895	895	895	895	895
Capital Improvement Costs	0	0	0	0	0	0	0	0	0	0
Per Acre Service Costs (C)	4,030	4,030	4,030	4,030	4,030	4,030	4,030	4,030	4,030	4,030
Per Acre Service Costs (OR & IW)	3,056	3,056	3,056	3,056	3,056	3,056	3,056	3,056	3,056	3,056
Annual Incremental Costs	1,356,621	1,555,197	1,448,023	878,265	714,727	1,018,866	795,198	801,229	890,318	801,229
Total Accrued Project Costs	1,356,621	2,911,818	4,359,841	5,238,107	5,952,834	6,971,700	7,766,897	8,568,127	9,458,445	10,259,674

School District:

Per Student Service Costs *9	7,582	7,582	7,582	7,582	7,582	7,582	7,582	7,582	7,582	7,582
Annual Incremental Costs	2,603,729	2,935,599	2,593,491	1,537,559	1,272,660	1,654,218	1,660,612	1,760,335	1,760,335	1,760,335
Accrued Operational Costs	2,603,729	5,539,328	8,132,820	9,670,379	10,943,039	12,597,257	14,257,869	16,018,204	17,778,539	19,538,874
Annual School District Capital Cost *10	4,698,151	5,409,174	4,572,147	2,916,094	2,250,073	2,250,073	2,250,073	2,250,073	2,250,073	2,250,073
Total School District Costs	7,301,881	10,948,503	12,704,967	12,586,473	13,193,112	14,847,330	16,507,942	18,268,277	20,028,612	21,788,946

Park District:

Per Capita Service Costs *9	109	109	109	109	109	109	109	109	109	109
Annual Incremental Costs	158,263	182,436	158,545	100,031	80,123	89,921	89,919	90,654	90,654	90,654
Accrued Operational Costs	158,263	340,699	499,243	599,275	679,398	769,320	859,239	949,893	1,040,546	1,131,200
Annual Park District Capital Cost *10	220,702	254,103	214,782	136,987	105,700	105,700	105,700	105,700	105,700	105,700
Total Park District Costs	378,964	594,802	714,026	736,262	785,098	875,020	964,939	1,055,593	1,146,246	1,236,900

Library District:

Per Capita Service Costs *9	47	47	47	47	47	47	47	47	47	47
Annual Incremental Costs	68,545	79,014	68,667	43,324	34,702	38,946	38,945	39,263	39,263	39,263
Accrued Operational Costs	68,545	147,559	216,226	259,550	294,252	333,198	372,142	411,405	450,668	489,931
Annual Library District Capital Cost *10	316,656	364,579	308,163	196,545	151,655	151,655	151,655	151,655	151,655	151,655
Total Library District Costs	385,200	512,138	524,389	456,095	445,907	484,853	523,797	563,060	602,323	641,586

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
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FISCAL IMPACT

TABLE 6

Municipality:

Revenue Surplus	728,886	497,355	407,311	NA	NA	761,941	306,338	704,344	1,133,910	729,158
Revenue Deficit	NA	NA	NA	496,045	953,817	NA	NA	NA	NA	NA
Revenue/Cost Balance per Year	728,886	497,355	407,311	-496,045	-953,817	761,941	306,338	704,344	1,133,910	729,158
Revenue/Cost Balance (10 yrs)	3,819,380									
Present Value Balance (10 yrs)	2,922,445									

School District:

Revenue Surplus	NA	NA	NA	NA	183,519	702,583	1,841,195	2,372,291	2,798,066	3,483,854
Revenue Deficit	5,704,495	5,944,969	4,268,303	1,311,087	NA	NA	NA	NA	NA	NA
Revenue/Cost Balance per Year	-5,704,495	-5,944,969	-4,268,303	-1,311,087	183,519	702,583	1,841,195	2,372,291	2,798,066	3,483,854
Revenue/Cost Balance (10 yrs)	-5,847,345									
Present Value Balance (10 yrs)	-8,469,503									

Park District:

Revenue Surplus	NA	NA	NA	115,181	223,454	283,638	394,304	463,578	529,696	612,056
Revenue Deficit	280,896	237,055	91,066	NA	NA	NA	NA	NA	NA	NA
Revenue/Cost Balance per Year	-280,896	-237,055	-91,066	115,181	223,454	283,638	394,304	463,578	529,696	612,056
Revenue/Cost Balance (10 yrs)	2,012,890									
Present Value Balance (10 yrs)	1,293,057									

Library

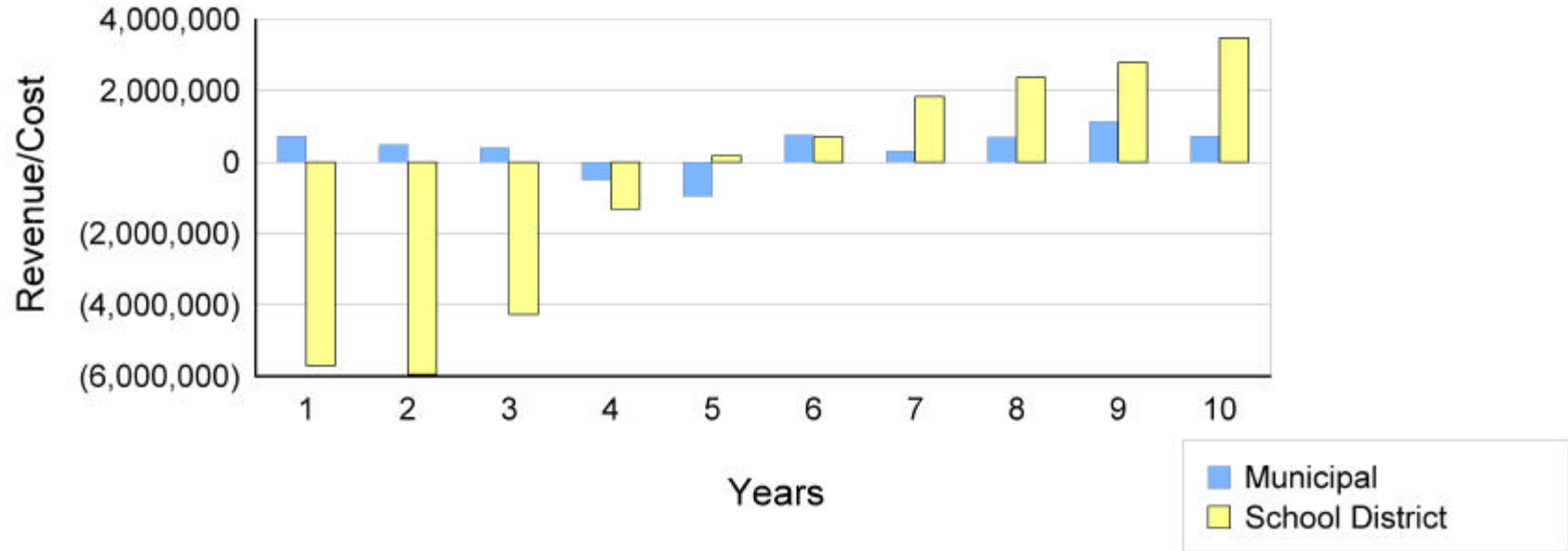
Revenue Surplus	NA	NA	NA	174,393	292,852	364,735	485,249	561,098	633,390	723,213
Revenue Deficit	306,519	211,437	49,623	NA	NA	NA	NA	NA	NA	NA
Revenue/Cost Balance per Year	-306,519	-211,437	-49,623	174,393	292,852	364,735	485,249	561,098	633,390	723,213
Revenue/Cost Balance (10 yrs)	2,667,352									
Present Value Balance (10 yrs)	1,780,215									

*9 Operational costs derived from Annual Financial Report, Audited Financial Statements, and budgets.

*10 Capital costs generated through capital improvement development impact fee methodology - Applied Planning Techniques, 1989.

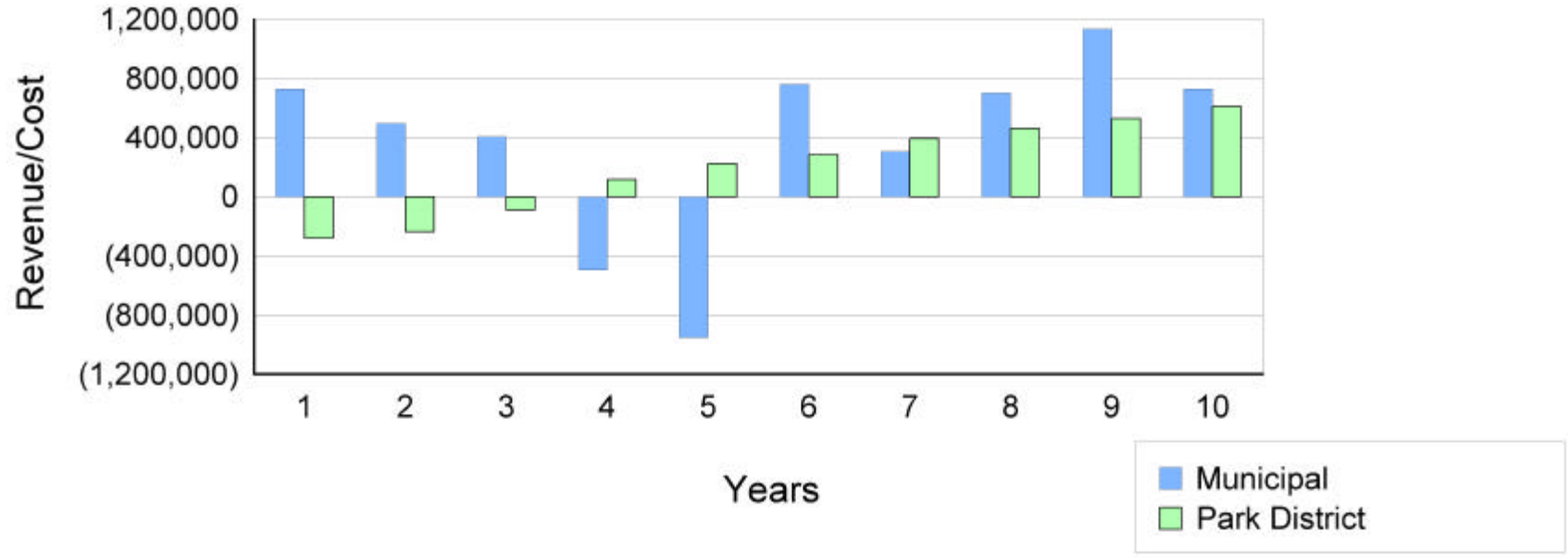
Fiscal Impact Balance Municipal/School District

Figure 2.1



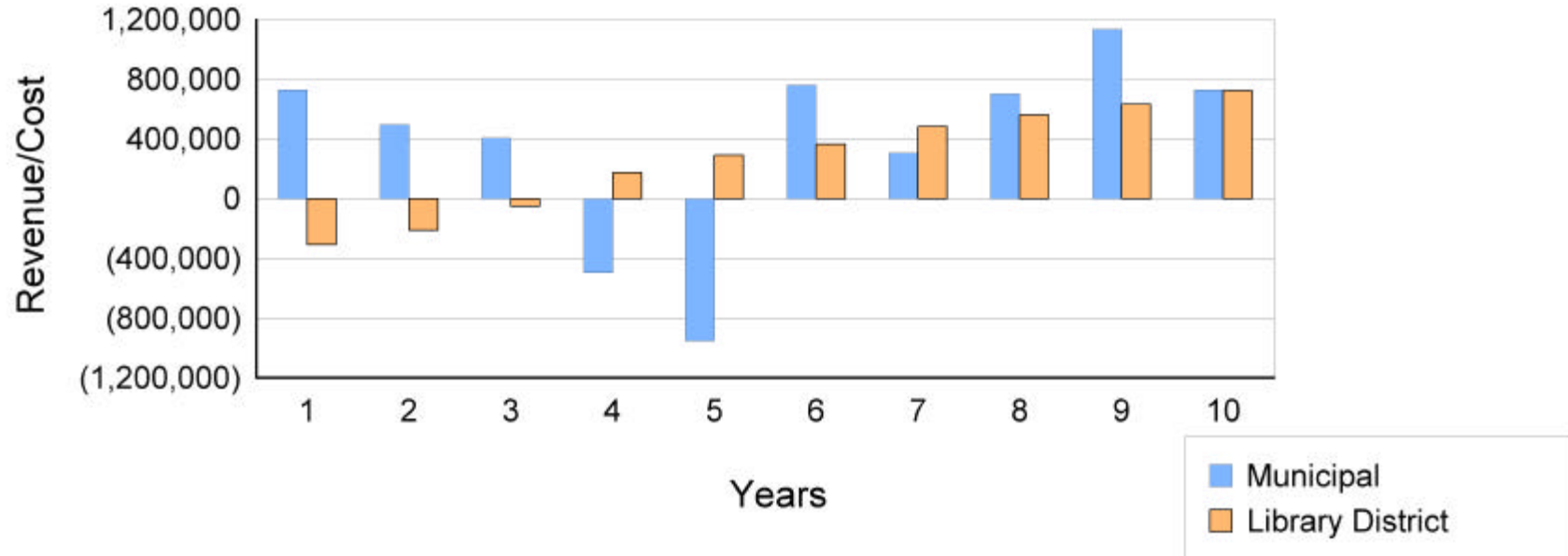
Fiscal Impact Balance Municipal/Park District

Figure 2.2



Fiscal Impact Balance Municipal/Library

Figure 2.3



Footnotes:

- *1 “Tax Caps - A Look at the Arguments”, Policy Profiles, Center for Governmental Studies, Northern Illinois University.
- *2 Burchell, Robert W. and David Listokin, The Fiscal Impact Handbook, The Center for Urban Policy Research, 1978.
- *3 Dollars & Cents of Shopping Centers, 2002, Urban Land Institute.
- *4 Burchell, Robert W. and David Listokin, The Fiscal Impact Handbook, The Center for Urban Policy Research, 1978.
- *5 Economic Analysis for Local Governments, National League of Cities, 1978.
- *6 Approaches to Fiscal Impact Analyses, Public Investment, American Planning Association (APA), September 2001.
- *7 Economic Analysis for Local Governments, National League of Cities, 1978.
- *8 A Critical Look at Fiscal Impact Analysis, Public Investment, American Planning Association (APA), December 1997.
- *9 Economic Analysis for Local Governments, National League of Cities, 1978.
- 10. Dahlstrom, Roger K., Linking the Comprehensive Land Use Plan and Fiscal Impact Analysis, Mid-continent Regional Science Association, June 2000.

Technical Appendix

Technical Appendix
Household-based Retail Sales Tax Revenue
Active Development

Methodology

The generation of estimates for household-based retail sales tax is an acceptable methodology to the extent that observations and data demonstrate a probable relationship between the two variables. Generally, this relationship is more likely to be apparent in “stand-alone” communities where alternative, competing shopping options are inconvenient or non-existent. In those circumstances, assignment of retail sales tax revenue to new households is appropriate if the host community has sufficient retail commercial opportunities to meet the probable needs of new residents. The relationship of population to retail sales tax revenues in Sycamore is less predictable due to competition from the neighboring City of DeKalb. However, the relative location of the Active Development creates a situation in which an allocation of retail sales tax revenue to new households is appropriate to some extent.

Estimates of retail sales tax revenue for new households are based on numerous considerations such as the following:

New Resident Household Incomes

Reasonable estimates of new resident household incomes can be generated from projected housing values in the proposed development. A common underwriting rule establishes a basic housing cost (mortgage, taxes, insurance) to net household income factor of 30%. With this factor in place, an estimate of household income can be derived by applying current mortgage terms, property tax rates, and insurance costs to projected housing prices.

Retail Expenditures

Data regarding the distribution of retail sales for convenience and shopping goods are available for shopping facilities of various sizes. *1 Consumer surveys report that, on average, residents direct 75% of their expenditures for convenience goods to local vendors but only 25% of their expenditures for shopping goods to local vendors.*2 The proportion of household income spent on convenience and shopping goods is available by region and income classification from the Bureau of Labor Statistics. Factors for taxable and non-taxable percentage of goods must be applied to the estimated household expenditure data. Actual calculations for the Active Development are illustrated on the following page.

*1 Dollars and Cents of Shopping Centers, Urban Land Institute, 2002.

*2 The Fiscal Impact Handbook, Burchell and Listokin, 1978.

**Technical Appendix
Household Retail Sales Tax
Active Development**

Household Income Estimate:

Overall Property Tax Rate	0.086722
Mean Housing Sales Price	331,429
Downpayment Percent	10.0% *
Mortgage Amount	298,286
Prevailing Interest Rate	6.38% *
Mortgage Term	30 *
Annual Payment	22,547
Annual Property Taxes	9,581
Annual Insurance	600 *
Annual Housing Cost	32,727
Housing/Income Factor	30.0% *
Household Income (after taxes - net)	109,092
Household Income (before taxes)	151,516

City of Sycamore
Active Developments

Owner D.U.'s	854,181,595	FMV
Rental D.U.'s	27,750,920	FMV
Total D.U.'s	881,932,515	FMV
Number of D.U.'s	2,661	
Mean Value/D.U.	331,429	FMV

Local Sales Tax Revenue Estimate:

Est. Mean Household Income	151,516
Number of Dwelling Units	2,661
Vacancy Rate	*1 4.7% *
Occupied DU's (households)	2,536
Aggregate Household Income	384,234,287
Convenience Goods %	*2 14.2%
Shopping Goods %	*2 36.2%
Convenience Goods \$	54,507,230
Shopping Goods \$	139,175,823
Convenience Goods - Taxable %	*2 59.7%
Shopping Goods - Taxable %	*2 90.1%
Convenience Goods - Taxable \$	32,540,191
Shopping Goods - Taxable \$	125,330,153
Convenience Goods Local %	*3 75.0%
Shopping Goods Local %	*3 25.0%
Convenience Goods Local \$	24,405,143
Shopping Goods Local \$	31,332,538
Total Local Sales	55,737,682
Local Sales Tax Rate	1.75% *
Local Sales Tax Revenue	975,409
Local Sales Tax Revenue/D.U.	366.56 (unadjusted)

		Project Sales Distribution	
		61.9% *4	
		38.1% *4	
		0	
Convenience		0	24,405,143
Shopping		0	31,332,538
		Allocation	40,071,413
		Sales Tax	701,250
		Alternate	263.53
			per D.U.

*1 U.S. Census, 2000

*2 Bureau of Labor Statistics, Consumer Expenditure Survey, 1999-2000, Midwestern Region by Income

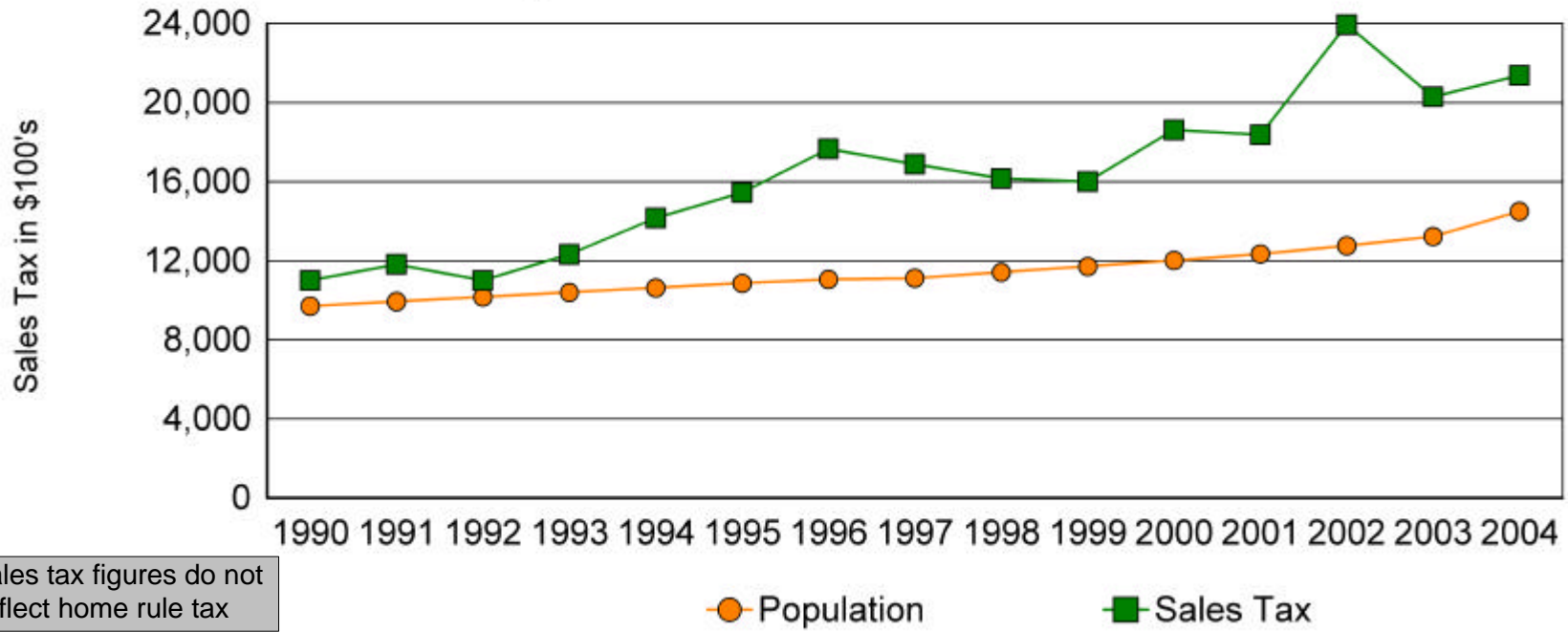
*3 The Fiscal Impact Handbook, Burchell & Listokin

*4 Sales Distribution based on a Community Shopping Center.

*5 Development Impact Assessment Handbook, Urban Land Institute, 1994

*6 Primary Market Area: DeKalb/Sycamore

City of Sycamore Population & Sales Tax



sales tax figures do not
reflect home rule tax

Sycamore C.U.S.D. #427	Sycamore Park District	Sycamore Library
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Factors

Total Operating Expenses	24,944,838	3,177,385	684,437
Bond Debt *1	1,821,037	524,883	0
Enterprise Funds *2	0	1,049,569	0
Adjusted Operating Expense	23,123,801	1,602,933	684,437
Current Enrollment/Population *3	3,050	14,708	14,502
Est. Operating Cost/Student/Capita *4	7,581.57	108.98	47.20

Real Estate Tax Rate Components

C.U.S.D. #427

Education Fund	0.033000
Operation & Maintenance Fund	0.005000
Transportation Fund	0.002000
IMRF / Social Security	0.001978
Liability Insurance	0.000000
Special Education Fund	0.000400
Health, Safety & Access	0.000100
Facility Leasing	0.000500
Working Cash	0.000400
Bond Debt Service	0.008171
Overall Real Estate Tax Rate	0.051549
Operating Rate *5	0.043378
Tax Rate / \$100 valuation	5.154900

Real Estate Tax Rate Components	Park District
Corporate Fund	0.001000
Recreation Fund	0.000750
Special Recreation Fund	0.000047
IMRF Fund	0.000188
Social Security Fund	0.000248
Tort Liability Fund	0.000184
Audit Fund	0.000018
Paving & Lighting Fund	0.000016
Playground and Recreation Fund	0.000547
Bond & Interest Fund	0.002010
Overall Real Estate Tax Rate	0.005008
Operating Rate *4	0.002998
Tax Rate / \$100 valuation	0.500790

*1 School District methodology based on use of Annual Financial Report (AFR) estimated operating costs per student (enrollment) adjusted by subtracting interest on bonds.

*2 Enterprise Funds are assumed to be self-sustaining in the absence of contradictory information.

*3 Sycamore Park District figure from Comprehensive Plan - 09/21/04.

*4 Although ISBE specifies use of ADA, enrollment is used here to maintain consistency with other calculations in the analysis.

*5 Excludes bond debt.

**Technical Appendix
School District Capital Impacts**

**Applied Planning Techniques
Capital Facilities Development Impact Analysis
Summary of Methodology**

Although subject to constant refinement, the basic Applied Planning Techniques (APT) model was developed approximately 16 years ago in response to the state of Illinois standard for evaluation of development impact fee programs: the specifically and uniquely attributable standard. Essentially, the program is demand, cost, and revenue sensitive; with revenue sensitivity achievable to extremely high levels of detail.*1 The APT model requires a substantial amount of system-specific input data and can generate a substantial volume of unit-specific output data which is often presented in tabular form.

Analysis for school district capital improvement development impact can serve as an example of the demand, cost, revenue approach. Required minimum data include the following:

1. Total district enrollment for the past five years.
2. Square footage of school facilities for the past five years.
3. School district operational budget for the past five years.
4. School district capital budget for the past five years.
5. School district equalized assessed valuation for the past five years.
6. Real estate tax factors for the past five years.
7. Allocation of any real estate tax revenue to capital expenditures for the past five years.
8. General state aid revenue for the past five years.
9. Allocation of any general state aid to capital expenditures for the past five years.
10. Details regarding at least two capital facility projects completed by the district.
11. Details regarding all outstanding bond issues for capital facilities.
12. Details regarding any potential bond issues for capital facilities.

13. Details regarding all capital facility projects planned for the next five years.
14. Details regarding all capital facility projects planned for the next ten years.

The generation of school district capital improvement impact data for residential development is based on the specifics of dwelling unit type, number of bedrooms, and dwelling unit value. Demographic data regarding student generation by basic housing type and bedroom count provides a measure of demand on the school system. Commonly, student generation data are obtained through the application of demographic factors from generally accepted, objective sources for single family detached, single family attached, and multi-family dwelling units.*2

The APT model is designed to recognize many of the unique qualities of individual school districts. For example, data input for the model is generally based on the prevailing service standard in the subject school district rather than on a regional, state, or national standard. Usually, the cost of delivering that service standard to a new student population is estimated based on a proprietary data base of school facilities built in northern Illinois over the past 19 years. Construction cost figures from the subject school district are introduced into the data base and are doubled-weighted to reflect any unique circumstances that may affect that district. The intent is to produce locally sensitive yet broadly-based construction cost factors. Historic cost information is updated to current levels through the application of a building construction cost index.*3 The derived construction cost is compared to a national source from time to time as a monitoring measure.*4

Because development generates value and, therefore, revenue in addition to demand, credits are applied in the overall impact analysis. Failure to consider credits may result in double-charging new residents for required capital facilities. The consideration of credits focuses on the extent to which a school district can direct revenue from new development to capital facilities. Generally, this revenue credit is in the form of participation in the retirement of debt. There are a variety of ways to determine credits for school capital facilities. The APT model applies credits on a dollar value basis. Although complex, that form of credit calculation produces a high degree of sensitivity.*5 However, regardless of credit calculation methodology, the intent is to produce a “net impact” measurement.

Footnotes:

1. Dahlstrom, Roger K., "Development Impact Fees: A Review of Contemporary Techniques for Calculation, Data Collection, and Documentation", Northern Illinois University Law Review, Volume 15, Number 3, Summer 1995.
2. "Table of Estimated Ultimate Population per Dwelling Unit", Illinois School Consulting Service, Associated Municipal Consultants, 1996.
3. Building Construction Cost Index, Engineering News Record.
4. Construction Report, School Planning & Management.
5. Nicolas, James C., Arthur C. Nelson, and Julian C. Juergensmeyer, "A Practitioner's Guide to Development Impact Fees", American Planning Association, 1991.

RKD

Summary
Fiscal Impact Land Use Model
FILUM

The analysis of the fiscal impacts associated with land development may be considered one of the most critical components of local or regional growth management. Communities that ignore such impacts over a prolonged period of time may be unpleasantly surprised in the future. The simple fact is that growth requires an allocation of resources to support expanded operational and capital improvement programs. The balance between anticipated revenues and costs can vary substantially among the three basic land use categories (residential, commercial, and industrial) and among individual development projects.

Unlike most fiscal impact methodologies, the Fiscal Impact Land Use Model (FILUM) is a land use driven fiscal impact analysis computer program. Land use input for the FILUM program is provided through a Land Capacity Model. As a result, land use inputs are not limited to individual sites or specific development proposals. Entire planning areas may be entered as land use input for analysis.

The FILUM program is custom designed for application in a particular community or service district and can address any portion of the probable service area. This form of analysis requires information regarding the community's development regulations and predominant development patterns in addition to the usual types of information required for a standard fiscal impact analysis.

Output from the FILUM program can provide some indication of the probable fiscal impacts of the planned expansion of a service area based on general land use designations. While it is necessary to define the study area, to determine raw acreage factors for designated land uses, and to assume absorption rates; a specific development proposal is not a required component of the data base.

Although other methodologies can be accommodated, the basic Fiscal Impact Land Use Model (FILUM) program utilizes the per capita multiplier methodology modified to incorporate a cost per developed acre function for non-residential development. Therefore, the program represents a deterministic, average cost technique of analysis. Use of the FILUM program requires detailed information regarding the operational and capital budgets of the subject community and/or service district(s), as well as detailed information regarding zoning requirements, subdivision regulations, and prevailing development patterns.

RKD

Study Area Acreage 2,099.6
 Open Space 0.0

Gross Land by Use Category:	Year #1		Development Standards	
	Land Area	Percent	Minimum Lot Area	Floor Area Yields
Standard Lot Detached Single Family Res.	0.0	0.0%	9,000	
Medium Lot Detached Single Family Res.	0.0	0.0%	10,000	
Large Lot Detached Single Family Residential	120.0	48.1%	12,500	
Urban Estate Lot Detached Single Family Res.	31.0	12.4%	20,000	
Low Density Attached Single Family Res.	47.7	19.1%	5,500	
Moderate Density Attached Single Family Res.	5.2	2.1%	4,500	
High Density Mutli-family Residential	13.2	5.3%	4,200	
Commercial	0.0	0.0%		11,806
Office	0.0	0.0%		15,094
Business Park	12.5	5.0%		15,094
Industrial/Warehouse	20.0	8.0%		20,414
Residential Subtotal	217.1	87.0%		
Commercial Subtotal	0.0	0.0%		
Office/Business Park Subtotal	12.5	5.0%		
Industrial/Warehouse Subtotal	20.0	8.0%		
Remaining Undeveloped Area	1,850.0	88.1%		
Annual Total Developed Gross Land Area	249.6	11.9%		

Land Development Factors:

	Natural Areas	Rights-of-Way	Storm Water Detention	Park Land
Standard Lot Detached Single Family Res.	0.075	0.226	0.091	0.100
Medium Lot Detached Single Family Res.	0.075	0.212	0.096	0.100
Large Lot Detached Single Family Residential	0.075	0.207	0.096	0.100
Urban Estate Lot Detached Single Family Res.	0.075	0.201	0.048	0.100
Low Density Attached Single Family Res.	0.075	0.188	0.087	0.200
Moderate Density Attached Single Family Res.	0.075	0.160	0.087	0.200
High Density Mutli-family Residential	0.075	0.146	0.096	0.154
Commercial	0.075	0.011	0.070	0.000
Office	0.075	0.064	0.050	0.000
Business Park	0.075	0.064	0.050	0.000
Industrial/Warehouse	0.075	0.024	0.033	0.000

Project Location: Sycamore, Illinois
Project Name.....: Fiscal Impact Study
Project Number...: 06-04

Net Land by Use Category:

		Development Gross
Standard Lot Detached Single Family Res.	0.0	0.0
Medium Lot Detached Single Family Res.	0.0	0.0
Large Lot Detached Single Family Residential	62.7	111.0
Urban Estate Lot Detached Single Family Res.	17.9	28.7
Low Density Attached Single Family Res.	21.5	44.1
Moderate Density Attached Single Family Res.	2.5	4.8
High Density Mutli-family Residential	7.0	12.2
Commercial	0.0	0.0
Office	0.0	0.0
Business Park	10.1	11.6
Industrial/Warehouse	17.4	18.5
Residential Subtotal	111.4	200.8
Commercial Subtotal	0.0	0.0
Office/Business Park Subtotal	10.1	11.6
Industrial/Warehouse Subtotal	17.4	18.5

Density Factors (per acre):

	Net	Gross
Standard Lot Detached Single Family Res.	4.840	NA
Medium Lot Detached Single Family Res.	4.356	NA
Large Lot Detached Single Family Residential	3.485	1.820
Urban Estate Lot Detached Single Family Res.	2.178	1.255
Low Density Attached Single Family Res.	7.920	3.562
Moderate Density Attached Single Family Res.	9.680	4.625
High Density Mutli-family Residential	10.371	5.483
Commercial	11,806	NA
Office	15,094	NA
Business Park	15,094	12,241
Industrial/Warehouse	20,414	17,719

Project Area Yield:

Standard Lot Detached Single Family Res.	0 Dwelling Units
Medium Lot Detached Single Family Res.	0 Dwelling Units
Large Lot Detached Single Family Residential	218 Dwelling Units
Urban Estate Lot Detached Single Family Res.	39 Dwelling Units
Low Density Attached Single Family Res.	170 Dwelling Units
Moderate Density Attached Single Family Res.	24 Dwelling Units
High Density Mutli-family Residential	72 Dwelling Units
Commercial	0 Square Feet
	Square Feet
Office/Business Park	153,015 Square Feet
Industrial/Warehouse	354,387 Square Feet

Site Capacity Model

Project # : 10-04

Location : Sycamore, Illinois

Land Use : Center Commercial (Highway Business District)

Data Input

Lot Dimensions:

Front	1,100.00	
Side #1	800.00	
Side #2	800.00	
Rear	1,100.00	
Site Size Area (sq ft/acres)	880,000	20.20
Aspect Ratio	0.73	

Required Building Setbacks:

Front	50.00	Street Yard
Side #1	50.00	Street Yard
Side #2	30.00	Trans. Yard
Rear	25.00	Trans. Yard
Number of Parking Stalls/		Office %
1,000 sq ft Floor Area	6.00	10.0%
Area/Parking Stall	400	

Required Bufferyards:

Front Yard	10.00	Street Yard
Side Yard #1	10.00	Street Yard
Side Yard #2	30.00	Trans. Yard
Rear Yard	25.00	Trans. Yard
Rectangularity Factor (site)	1.00	
Number of Floors (Building)	1.00	
Number of Levels (Parking)	1.00	

Site Capacity (unrestricted)	238,500	Percentages
Building Capacity (sq ft)	238,500	
Actual Building Coverage Area	238,500	27.1%
Required Parking Coverage Area	572,400	65.0%
Utilized Building/Parking Area	810,900	92.1%
Floor Area Ratio (FAR)	0.27	
Floor Area Yield (FAY)	11,806	
Impervious Surface Ratio (ISR)	0.921	
Landscape Surface Ratio (LSR)	0.079	

03-Mar-05

Site Capacity Model

Project # : 10-04

Location : Sycamore, Illinois

Land Use : Business Park (Office, Research and Light Industrial)

Data Input

Lot Dimensions:

Front	650.00
Side #1	650.00
Side #2	650.00
Rear	650.00

Site Size Area (sq ft/acres) 422,500 9.70

Aspect Ratio 1.00

Required Building Setbacks:

Front	75.00
Side #1	30.00
Side #2	30.00
Rear	20.00

Number of Parking Stalls/ Office %
1,000 sq ft Floor Area 5.00 100.0%

Area/Parking Stall 400

Required Bufferyards:

Front Yard	30.00
Side Yard #1	20.00
Side Yard #2	20.00
Rear Yard	20.00

Rectangularity Factor (site) 1.00

Number of Floors (Building) 2.00

Number of Levels (Parking) 1.00

Site Capacity (unrestricted) 73,200 Percentages

Building Capacity (sq ft) 146,400

Actual Building Coverage Area 73,200 17.3%

Required Parking Coverage Area 292,800 69.3%

Utilized Building/Parking Area 366,000 86.6%

Floor Area Ratio (FAR) 0.35

Floor Area Yield (FAY) 15,094

Impervious Surface Ratio (ISR) 0.866

Landscape Surface Ratio (LSR) 0.134