

 **JOBS**

- > Find a job
- > Post a job

 **HOMES**

- > Find a home
- > Sell your home

 **AUTOS**

- > Buy a used car
- > Sell a car

 **CLASSIFIEDS**

- > Personals

NEWS / HOME PAGE

- > COOK COUNTY
- > DuPAGE COUNTY
- > KANE COUNTY
- > LAKE COUNTY
- > McHENRY COUNTY
- > ILLINOIS
- > NATION / WORLD

BUSINESS

COMMITMENTS

- > ANNIVERSARIES
- > ENGAGEMENTS
- > WEDDINGS
- > PLACE A COMMITMENT

ENTERTAINMENT

- > COMICS
- > CROSSWORDS
- > MOVIE TIMES
- > TV LISTINGS

FOOD

- > COUPONS
- > RECIPES

HEALTH & FITNESS

OBITUARIES

OPINION / EDITORIAL

REAL ESTATE

SPECIAL REPORTS

SPORTS

SUBURBAN LIVING

TRAVEL

CONTACT US

- > ARCHIVES
- > SUBSCRIBE
- > SUBSCRIBER SERVICES
- > YOUR TIPS
- > N.I.E.
- > GIVING GARDEN

Monday, July 11, 2005

OPINION / EDITORIAL

FENCE POST

SUBMIT LETTERS

Letters

Send letters to **Fence Post**. Please limit letters to 300 words. Letters must be signed and include the writer's town, and day and evening phone numbers. No letters will be published anonymously. Letters are subject to editing.

OUR VIEW

- Read today's editorials

to the Editor

Emerald Bay fees aren't enough

The Round Lake village board recently took a regrettable step backward when it approved impact fees for the Ryland Homes Emerald Bay project at Wilson Road and Route 120. The development will add more than 220 townhouse units to the Big Hollow School District, yet the development will be required to pay impact fees of only \$720 for each two-bedroom unit and \$900 for each three-bedroom unit. Big Hollow had asked for impact fees of \$8,157 per unit, an amount received by Fremont School District 79 in an agreement approved by the Lakewood Grove developers and the Round Lake village board. In a June 23 Daily Herald news article, Round Lake Mayor Bill Gentes is quoted as saying, "We had given them (Big Hollow School District) numbers and heard nothing from them."

This is totally inaccurate.

First, Big Hollow never received any impact fee amount from Round Lake concerning the Emerald Bay project. In fact, the last time Round Lake gave Big Hollow any impact fee amount, it concerned the 1997 Valley Lakes development agreement. At that time impact fee amounts for townhouses were \$712 for two-bedroom units and \$1,246 for three-bedroom units.

Second, it was particularly disheartening to read that Mayor Gentes was not aware that Big Hollow has been an active participant for the past eight months regarding the Emerald Bay development.

I personally attended and spoke at meetings of the Round Lake planning commission/zoning board of appeals Oct. 26, Nov. 12 and Dec. 14, 2004. Mayor Gentes received a letter from me dated May 6, 2005, requesting a meeting about impact and transition fees. I also spoke to the Round Lake village board at its meeting on May 16. On Nov. 12, I met with a Ryland Homes representative, and on May 26, I attended a meeting with the mayor, a village attorney, a village administrator, a Ryland Homes representative and the Grant High School superintendent to discuss impact fees for the Emerald Bay project.

I received a letter dated June 8 from the Ryland Homes representative proposing impact fees of \$600 for two-bedroom townhouse units and \$750 for three-bedroom townhouse units. These figures were based on the Madrona Village development impact fees (but

omitted the "added value" of the 15 acres the Madrona Village developer gave the Grayslake School District).

At the June 13 Big Hollow school board meeting, the board approved a resolution requesting impact fees equal to what the village of Round Lake gave the Fremont School District. The school board resolution was hand delivered to the Round Lake village hall June 15 for distribution to the mayor and village trustees. This information also was mailed to the Ryland Homes representative. At the June 20 meeting, the Round Lake village board approved the \$720/\$900 impact fees — a paltry amount compared to what was given to the Fremont School District and even considerably less than what was authorized for Big Hollow for three-bedroom townhouse units in 1997. This is not progress!

Taxpayers need to be aware that the final authorization of impact fee amounts is made by the village board, not the developer and not the school district. The \$720/\$900 impact fee is solely the decision of the Round Lake village board.

Ronald D. Pazanin

Superintendent

Big Hollow School District

Ingleside