



Board ignores Big Hollow fee plea

Ryland project: Round Lake retains impact charges

By Mary McIntyre

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ROUND LAKE — Big Hollow Elementary School District will not receive enough in developer fees from the new Ryland Homes townhouse development, according to District Superintendent Ronald Pazanin.

Pazanin addressed the Round Lake Village Board on Monday night, asking trustees and the mayor to reconsider the amount of school impact fees charged per unit.

"That deficit is just going to get bigger and bigger and bigger," Pazanin said.

He referred to the 51 students the district expects to come from the 223-unit townhouse development, planned for Wilson Road and Route 120. Each student costs the district \$6,419 per year to educate, Pazanin said.

The Village Board has approved impact fees of \$720 for a two-bedroom townhouse and \$900 for a three-bedroom unit. District representatives have asked for up to \$8,157 per unit, based on neighboring villages' impact fees.

Impact fees are charged to developers based on the additional costs school districts expect with new students.

"This project does not pay its way, even in the first year," Pazanin said. "Please reconsider the impact fee."

Pazanin said according to the Valley Lakes annexation in 1997, the fees were \$712 for a two-bedroom and \$1,246 for a three-bedroom in school impact fees.

"This was not a step forward," Pazanin said.

Trustee Jerry Shaw said Big Hollow had not participated in meetings regarding the development.

"We all want to support the schools," he said, but added the village needs to annex the land for Ryland. Round Lake needs to move forward with Ryland, he said, because the developer will pay about \$3.1 million of the \$6 million sewer which will supply the development.

"I still have a problem with the impact fees," Shaw said.

Mayor Bill Gentes said he was not 100 percent in favor of the project, but indicated the village could lose the annexation to neighboring Volo if it did not bring the land in.

"Ryland is a difficult property," Gentes said. "I cringe when I see townhouses there."

Trustee Brian Brubaker opposed the annexation, but expressed frustration at the village's predicament.

"So we're painted in a box," he said. Brubaker abstained from voting.

Shaw, Trustees Don Newby, Patricia Blauvelt and Sherry Perkowitz voted "yes," while Trustee Robert Del Prato voted against, citing concerns with zoning. Gentes asked to be called and voted in favor.

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