



March 24, 2021

Danielle Merten

VIA EMAIL – kevindaniellemerten@gmail.com

Re: FOIA request dated & received 3/23/21

Subject: Any and all documents in regards to the SD308 commissioned impact fee study through NIU in 2001.

This letter will serve as Oswego Community Unit School District 308's response to your March 23, 2021 request under the Freedom of Information Act (5 ILCS 140/1 et seq.), in which you asked for the above referenced information. The information regarding your request is attached.

To promote district transparency and assist others who may have a similar question, this responsive document will be posted online on the district's website. To access it, go to www.sd308.org and select *Our District > Freedom of Information Act Request > FOIA Request Responses > FOIA Requests Responses -2021 > then select FOIA ID #21-19*.

Please let me know if you have additional questions. Thank you.

Carrie Szambelan

Carrie Szambelan
Freedom of Information Officer



Christi Tyler <ctyler@sd308.org>

Re: Inquiry on 2001 Impact Fee Study SD308 - Update Interest

1 message

Christi Tyler <ctyler@sd308.org>

Mon, Mar 1, 2021 at 9:22 AM

To: Gregory Kuhn <gkuhn@niu.edu>

Cc: Mindy Schneiderman <schnaiderman@niu.edu>, Brian Richard <brichard@niu.edu>

Thank you all. Before you get too far into this - and I understand this may be a very rough estimate - would you have any idea on how much such a study would cost? I know the School Board would not make a decision on moving forward with an update until they knew the cost.

On Mon, Mar 1, 2021 at 8:51 AM Gregory Kuhn <gkuhn@niu.edu> wrote:

Christi –

Thank you for your message last week regarding a prior study a CGS team completed for District 308 in 2001. Dr. Mindy Schneiderman forwarded your message to me for further evaluation.

In looking over the study I can see that the Impact Fee analysis was completed by one of our former Senior staff members/Practice Area leads, Roger Dahlstrom, AICP. Roger was well-known for his planning and economic impact work, including school district impact fees. Roger developed a model for those analyses in the 1990's and was quite accomplished in completing these studies. He undertook these analyses with a custom-designed model he developed. He worked with a small team he assembled here at CGS that included another planner that was on our staff at the time. They also collaborated with other CGS staff and faculty when circumstances called for that kind of input and added expertise Roger retired from CGS and the University several years ago and his lead analyst also left NIU and returned to governmental planning work.

We are exploring the report's analysis and the possibilities for re-creating, or starting anew, a modeling approach that would approximate Roger's work. However, at the present time, we do not have a team in place that routinely does this type of analysis. I've reached out to one of our present Practice Area leads in the economic impact arena to ask for that team to gauge if re-visiting or undertaking this type of analysis might be something they could consider. It may be another week or so before we could update you on the team's assessment of things, and whether they might be able to develop an alternative/complete this type of analysis.

Thank you for reaching out to us. We'll circle back after our team discussions.

Best,

Greg

Greg Kuhn, PhD

Interim Director

NIU Center for Governmental Studies

gkuhn@niu.edu

815-753-2789 desk

630-939-4036 mobile



From: Christi Tyler <ctyler@sd308.org>
Sent: Monday, February 22, 2021 12:09 PM
To: Mindy Schneiderman <schneiderman@niu.edu>
Subject: Updated Study

Link to external content detected. Think before you click.

Good Afternoon,

In 2001 your group created the attached study regarding developer impact fees. Can you tell me if your group would be able to provide an updated study - and an approximate cost?

Thank you!

Christi Tyler

Chief Financial Officer/CSBO



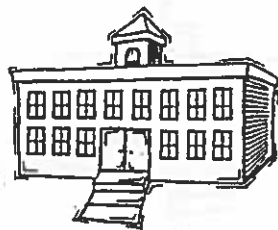
71 Stonehill Road

Oswego, IL 60543

Office: 630.636.3180

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**Development Impact Fee
Data Tables - Series 1
Oswego Community Unit School District #308**



Prepared for
Oswego Community Unit School District #308

Prepared by
Center for Governmental Studies
Northern Illinois University

November 2001

**Development Impact Fee
Data Tables - Series 1
Oswego Community Unit School District #308**



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Northern Illinois University

November 2001

Development Impact Fee Data Tables

The Development Impact Fee Data Tables that accompany this correspondence represent the findings of a comprehensive analysis structured specifically to reflect the impacts of residential development on Oswego Community Unit School District #308. The school district has provided various items of information in support of the preparation of the tables including capital budget and capital improvement programming information. As a result, the tables should represent a reasonably accurate indication of the true impact of new development. However, use of the tables is appropriate only to the extent that the user adheres to the basic principles of development impact fee application. These general principles include, but are not limited to, the following:

1. Development impact fee revenues should be directed to capital improvement projects, not to operational expenses.
2. Development impact fee revenues should be accounted for separately with expenditures directed to new facilities designed to benefit those who have paid the fees. Development impact fee revenues should not be directed to the maintenance of existing facilities designed to benefit existing residents.
3. Development impact fee revenues should be expended within a reasonable period of time. If possible, these time periods should be reflected in capital project scheduling included in an adopted capital improvement budget or capital improvement program.
4. The collection of development impact fees based upon data included in or provided from an adopted capital improvement budget or capital improvement program implies a commitment on the part of the school district to pursue the capital facility projects included in that budget or program.
5. The development impact fee data tables should be updated on a regular basis.

Questions regarding the use of the development impact fee data tables should be directed to Roger Dahlstrom at the Center for Governmental Studies, Northern Illinois University (815) 753-0932.

RKD

19-Nov-01

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308
School Site Impact Fee: 0.00

Detached Single Family Dwelling
Two Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
100,000	0.00	0.00
102,500	0.00	0.00
105,000	0.00	0.00
107,500	0.00	0.00
110,000	0.00	0.00
112,500	0.00	0.00
115,000	0.00	0.00
117,500	0.00	0.00
120,000	0.00	0.00
122,500	0.00	0.00
125,000	0.00	0.00

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308

School Site Impact Fee: 0.00

Detached Single Family Dwelling
Three Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
100,000	5,713.98	5,713.98
102,500	5,610.86	5,610.86
105,000	5,507.75	5,507.75
107,500	5,404.63	5,404.63
110,000	5,301.51	5,301.51
112,500	5,198.40	5,198.40
115,000	5,095.28	5,095.28
117,500	4,992.17	4,992.17
120,000	4,889.05	4,889.05
122,500	4,785.94	4,785.94
125,000	4,682.82	4,682.82
127,500	4,579.71	4,579.71
130,000	4,476.59	4,476.59
132,500	4,373.47	4,373.47
135,000	4,270.36	4,270.36
137,500	4,167.24	4,167.24
140,000	4,064.13	4,064.13
142,500	3,961.01	3,961.01
145,000	3,857.90	3,857.90
147,500	3,754.78	3,754.78
150,000	3,651.67	3,651.67
152,500	3,548.55	3,548.55
155,000	3,445.44	3,445.44
157,500	3,342.32	3,342.32
160,000	3,239.20	3,239.20
162,500	3,136.09	3,136.09
165,000	3,032.97	3,032.97
167,500	2,929.86	2,929.86
170,000	2,826.74	2,826.74
172,500	2,723.63	2,723.63
175,000	2,620.51	2,620.51

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308

School Site Impact Fee: 0.00

Detached Single Family Dwelling
Three Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
177,500	2,517.40	2,517.40
180,000	2,414.28	2,414.28
182,500	2,311.17	2,311.17
185,000	2,208.05	2,208.05
187,500	2,104.93	2,104.93
190,000	2,001.82	2,001.82
192,500	1,898.70	1,898.70
195,000	1,795.59	1,795.59
197,500	1,692.47	1,692.47
200,000	1,589.36	1,589.36
202,500	1,486.24	1,486.24
205,000	1,383.13	1,383.13
207,500	1,280.01	1,280.01
210,000	1,176.90	1,176.90
212,500	1,073.78	1,073.78
215,000	970.66	970.66
217,500	867.55	867.55
220,000	764.43	764.43
222,500	661.32	661.32
225,000	558.20	558.20
227,500	455.09	455.09
230,000	351.97	351.97
232,500	248.86	248.86
235,000	145.74	145.74
237,500	42.63	42.63
240,000	0.00	0.00

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308

School Site Impact Fee: 0.00

Detached Single Family Dwelling
Four Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
100,000	11,699.30	11,699.30
102,500	11,596.19	11,596.19
105,000	11,493.07	11,493.07
107,500	11,389.95	11,389.95
110,000	11,286.84	11,286.84
112,500	11,183.72	11,183.72
115,000	11,080.61	11,080.61
117,500	10,977.49	10,977.49
120,000	10,874.38	10,874.38
122,500	10,771.26	10,771.26
125,000	10,668.15	10,668.15
127,500	10,565.03	10,565.03
130,000	10,461.92	10,461.92
132,500	10,358.80	10,358.80
135,000	10,255.68	10,255.68
137,500	10,152.57	10,152.57
140,000	10,049.45	10,049.45
142,500	9,946.34	9,946.34
145,000	9,843.22	9,843.22
147,500	9,740.11	9,740.11
150,000	9,636.99	9,636.99
152,500	9,533.88	9,533.88
155,000	9,430.76	9,430.76
157,500	9,327.64	9,327.64
160,000	9,224.53	9,224.53
162,500	9,121.41	9,121.41
165,000	9,018.30	9,018.30
167,500	8,915.18	8,915.18
170,000	8,812.07	8,812.07
172,500	8,708.95	8,708.95
175,000	8,605.84	8,605.84

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308

School Site Impact Fee: 0.00

Detached Single Family Dwelling
Four Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
177,500	8,502.72	8,502.72
180,000	8,399.61	8,399.61
182,500	8,296.49	8,296.49
185,000	8,193.37	8,193.37
187,500	8,090.26	8,090.26
190,000	7,987.14	7,987.14
192,500	7,884.03	7,884.03
195,000	7,780.91	7,780.91
197,500	7,677.80	7,677.80
200,000	7,574.68	7,574.68
202,500	7,471.57	7,471.57
205,000	7,368.45	7,368.45
207,500	7,265.34	7,265.34
210,000	7,162.22	7,162.22
212,500	7,059.10	7,059.10
215,000	6,955.99	6,955.99
217,500	6,852.87	6,852.87
220,000	6,749.76	6,749.76
222,500	6,646.64	6,646.64
225,000	6,543.53	6,543.53
227,500	6,440.41	6,440.41
230,000	6,337.30	6,337.30
232,500	6,234.18	6,234.18
235,000	6,131.07	6,131.07
237,500	6,027.95	6,027.95
240,000	5,924.83	5,924.83
242,500	5,821.72	5,821.72
245,000	5,718.60	5,718.60
247,500	5,615.49	5,615.49
250,000	5,512.37	5,512.37
252,500	5,409.26	5,409.26

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308

School Site Impact Fee: 0.00

Detached Single Family Dwelling
Four Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
255,000	5,306.14	5,306.14
257,500	5,203.03	5,203.03
260,000	5,099.91	5,099.91
262,500	4,996.79	4,996.79
265,000	4,893.68	4,893.68
267,500	4,790.56	4,790.56
270,000	4,687.45	4,687.45
272,500	4,584.33	4,584.33
275,000	4,481.22	4,481.22
277,500	4,378.10	4,378.10
280,000	4,274.99	4,274.99
282,500	4,171.87	4,171.87
285,000	4,068.76	4,068.76
287,500	3,965.64	3,965.64
290,000	3,862.52	3,862.52
292,500	3,759.41	3,759.41
295,000	3,656.29	3,656.29
297,500	3,553.18	3,553.18
300,000	3,450.06	3,450.06
302,500	3,346.95	3,346.95
305,000	3,243.83	3,243.83
307,500	3,140.72	3,140.72
310,000	3,037.60	3,037.60
312,500	2,934.49	2,934.49
315,000	2,831.37	2,831.37
317,500	2,728.25	2,728.25
320,000	2,625.14	2,625.14
322,500	2,522.02	2,522.02
325,000	2,418.91	2,418.91
327,500	2,315.79	2,315.79
330,000	2,212.68	2,212.68

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308

School Site Impact Fee: 0.00

Detached Single Family Dwelling
Four Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
332,500	2,109.56	2,109.56
335,000	2,006.45	2,006.45
337,500	1,903.33	1,903.33
340,000	1,800.22	1,800.22
342,500	1,697.10	1,697.10
345,000	1,593.98	1,593.98
347,500	1,490.87	1,490.87
350,000	1,387.75	1,387.75
352,500	1,284.64	1,284.64
355,000	1,181.52	1,181.52
357,500	1,078.41	1,078.41
360,000	975.29	975.29
362,500	872.18	872.18
365,000	769.06	769.06
367,500	665.94	665.94
370,000	562.83	562.83
372,500	459.71	459.71
375,000	356.60	356.60
377,500	253.48	253.48
380,000	150.37	150.37
382,500	47.25	47.25
385,000	0.00	0.00

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308

School Site Impact Fee: 0.00

Detached Single Family Dwelling
Five Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
100,000	7,877.50	7,877.50
102,500	7,774.39	7,774.39
105,000	7,671.27	7,671.27
107,500	7,568.16	7,568.16
110,000	7,465.04	7,465.04
112,500	7,361.93	7,361.93
115,000	7,258.81	7,258.81
117,500	7,155.69	7,155.69
120,000	7,052.58	7,052.58
122,500	6,949.46	6,949.46
125,000	6,846.35	6,846.35
127,500	6,743.23	6,743.23
130,000	6,640.12	6,640.12
132,500	6,537.00	6,537.00
135,000	6,433.89	6,433.89
137,500	6,330.77	6,330.77
140,000	6,227.66	6,227.66
142,500	6,124.54	6,124.54
145,000	6,021.42	6,021.42
147,500	5,918.31	5,918.31
150,000	5,815.19	5,815.19
152,500	5,712.08	5,712.08
155,000	5,608.96	5,608.96
157,500	5,505.85	5,505.85
160,000	5,402.73	5,402.73
162,500	5,299.62	5,299.62
165,000	5,196.50	5,196.50
167,500	5,093.38	5,093.38
170,000	4,990.27	4,990.27
172,500	4,887.15	4,887.15
175,000	4,784.04	4,784.04

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308

School Site Impact Fee: 0.00

Detached Single Family Dwelling
Five Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
177,500	4,680.92	4,680.92
180,000	4,577.81	4,577.81
182,500	4,474.69	4,474.69
185,000	4,371.58	4,371.58
187,500	4,268.46	4,268.46
190,000	4,165.35	4,165.35
192,500	4,062.23	4,062.23
195,000	3,959.11	3,959.11
197,500	3,856.00	3,856.00
200,000	3,752.88	3,752.88
202,500	3,649.77	3,649.77
205,000	3,546.65	3,546.65
207,500	3,443.54	3,443.54
210,000	3,340.42	3,340.42
212,500	3,237.31	3,237.31
215,000	3,134.19	3,134.19
217,500	3,031.08	3,031.08
220,000	2,927.96	2,927.96
222,500	2,824.84	2,824.84
225,000	2,721.73	2,721.73
227,500	2,618.61	2,618.61
230,000	2,515.50	2,515.50
232,500	2,412.38	2,412.38
235,000	2,309.27	2,309.27
237,500	2,206.15	2,206.15
240,000	2,103.04	2,103.04
242,500	1,999.92	1,999.92
245,000	1,896.81	1,896.81
247,500	1,793.69	1,793.69
250,000	1,690.57	1,690.57
252,500	1,587.46	1,587.46

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308

School Site Impact Fee: 0.00

Detached Single Family Dwelling
Five Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
255,000	1,484.34	1,484.34
257,500	1,381.23	1,381.23
260,000	1,278.11	1,278.11
262,500	1,175.00	1,175.00
265,000	1,071.88	1,071.88
267,500	968.77	968.77
270,000	865.65	865.65
272,500	762.53	762.53
275,000	659.42	659.42
277,500	556.30	556.30
280,000	453.19	453.19
282,500	350.07	350.07
285,000	246.96	246.96
287,500	143.84	143.84
290,000	40.73	40.73
292,500	0.00	0.00
295,000	0.00	0.00

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308
School Site Impact Fee: 0.00

Attached Single Family Dwelling
One Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
100,000	0.00	0.00
102,500	0.00	0.00
105,000	0.00	0.00
107,500	0.00	0.00
110,000	0.00	0.00
112,500	0.00	0.00
115,000	0.00	0.00
117,500	0.00	0.00
120,000	0.00	0.00
122,500	0.00	0.00
125,000	0.00	0.00

19-Nov-01

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308

School Site Impact Fee: 0.00

Attached Single Family Dwelling
Two Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
100,000	0.00	0.00
102,500	0.00	0.00
105,000	0.00	0.00
107,500	0.00	0.00
110,000	0.00	0.00
112,500	0.00	0.00
115,000	0.00	0.00
117,500	0.00	0.00
120,000	0.00	0.00
122,500	0.00	0.00
125,000	0.00	0.00

19-Nov-01

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308

School Site Impact Fee: 0.00

Attached Single Family Dwelling
Three Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
100,000	855.76	855.76
102,500	752.64	752.64
105,000	649.53	649.53
107,500	546.41	546.41
110,000	443.30	443.30
112,500	340.18	340.18
115,000	237.07	237.07
117,500	133.95	133.95
120,000	30.83	30.83
122,500	0.00	0.00
125,000	0.00	0.00

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308

School Site Impact Fee: 0.00

Attached Single Family Dwelling
Four Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
100,000	4,716.42	4,716.42
102,500	4,613.31	4,613.31
105,000	4,510.19	4,510.19
107,500	4,407.08	4,407.08
110,000	4,303.96	4,303.96
112,500	4,200.84	4,200.84
115,000	4,097.73	4,097.73
117,500	3,994.61	3,994.61
120,000	3,891.50	3,891.50
122,500	3,788.38	3,788.38
125,000	3,685.27	3,685.27
127,500	3,582.15	3,582.15
130,000	3,479.04	3,479.04
132,500	3,375.92	3,375.92
135,000	3,272.81	3,272.81
137,500	3,169.69	3,169.69
140,000	3,066.57	3,066.57
142,500	2,963.46	2,963.46
145,000	2,860.34	2,860.34
147,500	2,757.23	2,757.23
150,000	2,654.11	2,654.11
152,500	2,551.00	2,551.00
155,000	2,447.88	2,447.88
157,500	2,344.77	2,344.77
160,000	2,241.65	2,241.65
162,500	2,138.54	2,138.54
165,000	2,035.42	2,035.42
167,500	1,932.30	1,932.30
170,000	1,829.19	1,829.19
172,500	1,726.07	1,726.07
175,000	1,622.96	1,622.96

19-Nov-01

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308
School Site Impact Fee: 0.00

Attached Single Family Dwelling
Four Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
177,500	1,519.84	1,519.84
180,000	1,416.73	1,416.73
182,500	1,313.61	1,313.61
185,000	1,210.50	1,210.50
187,500	1,107.38	1,107.38
190,000	1,004.26	1,004.26
192,500	901.15	901.15
195,000	798.03	798.03
197,500	694.92	694.92
200,000	591.80	591.80
202,500	488.69	488.69
205,000	385.57	385.57
207,500	282.46	282.46
210,000	179.34	179.34
212,500	76.23	76.23
215,000	0.00	0.00

19-Nov-01

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308 0.00
School Site Impact Fee:

Multiple Family Dwelling
Zero Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
100,000	0.00	0.00
102,500	0.00	0.00
105,000	0.00	0.00
107,500	0.00	0.00
110,000	0.00	0.00
112,500	0.00	0.00
115,000	0.00	0.00
117,500	0.00	0.00
120,000	0.00	0.00
122,500	0.00	0.00
125,000	0.00	0.00

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308

School Site Impact Fee: 0.00

Multiple Family Dwelling
One Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
100,000	0.00	0.00
102,500	0.00	0.00
105,000	0.00	0.00
107,500	0.00	0.00
110,000	0.00	0.00
112,500	0.00	0.00
115,000	0.00	0.00
117,500	0.00	0.00
120,000	0.00	0.00
122,500	0.00	0.00
125,000	0.00	0.00

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308

School Site Impact Fee: 0.00

Multiple Family Dwelling
Two Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
100,000	0.00	0.00
102,500	0.00	0.00
105,000	0.00	0.00
107,500	0.00	0.00
110,000	0.00	0.00
112,500	0.00	0.00
115,000	0.00	0.00
117,500	0.00	0.00
120,000	0.00	0.00
122,500	0.00	0.00
125,000	0.00	0.00

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308

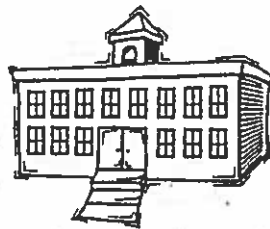
School Site Impact Fee:

0.00

Multiple Family Dwelling
Three Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
100,000	2,029.12	2,029.12
102,500	1,926.01	1,926.01
105,000	1,822.89	1,822.89
107,500	1,719.78	1,719.78
110,000	1,616.66	1,616.66
112,500	1,513.55	1,513.55
115,000	1,410.43	1,410.43
117,500	1,307.32	1,307.32
120,000	1,204.20	1,204.20
122,500	1,101.08	1,101.08
125,000	997.97	997.97
127,500	894.85	894.85
130,000	791.74	791.74
132,500	688.62	688.62
135,000	585.51	585.51
137,500	482.39	482.39
140,000	379.28	379.28
142,500	276.16	276.16
145,000	173.05	173.05
147,500	69.93	69.93
150,000	0.00	0.00

**Development Impact Fee
Data Tables - Series 2
Oswego Community Unit School District #308**



Prepared for
Oswego Community Unit School District #308

Prepared by
Center for Governmental Studies
Northern Illinois University

November 2001

**Development Impact Fee
Data Tables - Series 2
Oswego Community Unit School District #308**



Prepared for
Oswego Community Unit School District #308

Prepared by
Center for Governmental Studies
Northern Illinois University

November 2001

Development Impact Fee Data Tables

The Development Impact Fee Data Tables that accompany this correspondence represent the findings of a comprehensive analysis structured specifically to reflect the impacts of residential development on Oswego Community Unit School District #308. The school district has provided various items of information in support of the preparation of the tables including capital budget and capital improvement programming information. As a result, the tables should represent a reasonably accurate indication of the true impact of new development. However, use of the tables is appropriate only to the extent that the user adheres to the basic principles of development impact fee application. These general principles include, but are not limited to, the following:

1. Development impact fee revenues should be directed to capital improvement projects, not to operational expenses.
2. Development impact fee revenues should be accounted for separately with expenditures directed to new facilities designed to benefit those who have paid the fees. Development impact fee revenues should not be directed to the maintenance of existing facilities designed to benefit existing residents.
3. Development impact fee revenues should be expended within a reasonable period of time. If possible, these time periods should be reflected in capital project scheduling included in an adopted capital improvement budget or capital improvement program.
4. The collection of development impact fees based upon data included in or provided from an adopted capital improvement budget or capital improvement program implies a commitment on the part of the school district to pursue the capital facility projects included in that budget or program.
5. The development impact fee data tables should be updated on a regular basis.

Questions regarding the use of the development impact fee data tables should be directed to Roger Dahlstrom at the Center for Governmental Studies, Northern Illinois University (815) 753-0932.

RKD

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308
School Site Impact Fee: 405.08

Detached Single Family Dwelling
Two Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
100,000	0.00	405.08
102,500	0.00	405.08
105,000	0.00	405.08
107,500	0.00	405.08
110,000	0.00	405.08
112,500	0.00	405.08
115,000	0.00	405.08
117,500	0.00	405.08
120,000	0.00	405.08
122,500	0.00	405.08
125,000	0.00	405.08

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308

School Site Impact Fee: 1,492.15

Detached Single Family Dwelling
Three Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
100,000	5,713.98	7,206.13
102,500	5,610.86	7,103.01
105,000	5,507.75	6,999.90
107,500	5,404.63	6,896.78
110,000	5,301.51	6,793.66
112,500	5,198.40	6,690.55
115,000	5,095.28	6,587.43
117,500	4,992.17	6,484.32
120,000	4,889.05	6,381.20
122,500	4,785.94	6,278.09
125,000	4,682.82	6,174.97
127,500	4,579.71	6,071.86
130,000	4,476.59	5,968.74
132,500	4,373.47	5,865.62
135,000	4,270.36	5,762.51
137,500	4,167.24	5,659.39
140,000	4,064.13	5,556.28
142,500	3,961.01	5,453.16
145,000	3,857.90	5,350.05
147,500	3,754.78	5,246.93
150,000	3,651.67	5,143.82
152,500	3,548.55	5,040.70
155,000	3,445.44	4,937.59
157,500	3,342.32	4,834.47
160,000	3,239.20	4,731.35
162,500	3,136.09	4,628.24
165,000	3,032.97	4,525.12
167,500	2,929.86	4,422.01
170,000	2,826.74	4,318.89
172,500	2,723.63	4,215.78
175,000	2,620.51	4,112.66

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308
School Site Impact Fee: 1,492.15

Detached Single Family Dwelling
Three Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
177,500	2,517.40	4,009.55
180,000	2,414.28	3,906.43
182,500	2,311.17	3,803.32
185,000	2,208.05	3,700.20
187,500	2,104.93	3,597.08
190,000	2,001.82	3,493.97
192,500	1,898.70	3,390.85
195,000	1,795.59	3,287.74
197,500	1,692.47	3,184.62
200,000	1,589.36	3,081.51
202,500	1,486.24	2,978.39
205,000	1,383.13	2,875.28
207,500	1,280.01	2,772.16
210,000	1,176.90	2,669.05
212,500	1,073.78	2,565.93
215,000	970.66	2,462.81
217,500	867.55	2,359.70
220,000	764.43	2,256.58
222,500	661.32	2,153.47
225,000	558.20	2,050.35
227,500	455.09	1,947.24
230,000	351.97	1,844.12
232,500	248.86	1,741.01
235,000	145.74	1,637.89
237,500	42.63	1,534.78
240,000	0.00	1,492.15

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308

School Site Impact Fee: 2,485.31

Detached Single Family Dwelling
Four Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
100,000	11,699.30	14,184.61
102,500	11,596.19	14,081.50
105,000	11,493.07	13,978.38
107,500	11,389.95	13,875.26
110,000	11,286.84	13,772.15
112,500	11,183.72	13,669.03
115,000	11,080.61	13,565.92
117,500	10,977.49	13,462.80
120,000	10,874.38	13,359.69
122,500	10,771.26	13,256.57
125,000	10,668.15	13,153.46
127,500	10,565.03	13,050.34
130,000	10,461.92	12,947.23
132,500	10,358.80	12,844.11
135,000	10,255.68	12,740.99
137,500	10,152.57	12,637.88
140,000	10,049.45	12,534.76
142,500	9,946.34	12,431.65
145,000	9,843.22	12,328.53
147,500	9,740.11	12,225.42
150,000	9,636.99	12,122.30
152,500	9,533.88	12,019.19
155,000	9,430.76	11,916.07
157,500	9,327.64	11,812.95
160,000	9,224.53	11,709.84
162,500	9,121.41	11,606.72
165,000	9,018.30	11,503.61
167,500	8,915.18	11,400.49
170,000	8,812.07	11,297.38
172,500	8,708.95	11,194.26
175,000	8,605.84	11,091.15

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308

School Site Impact Fee: 2,485.31

Detached Single Family Dwelling
Four Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
177,500	8,502.72	10,988.03
180,000	8,399.61	10,884.92
182,500	8,296.49	10,781.80
185,000	8,193.37	10,678.68
187,500	8,090.26	10,575.57
190,000	7,987.14	10,472.45
192,500	7,884.03	10,369.34
195,000	7,780.91	10,266.22
197,500	7,677.80	10,163.11
200,000	7,574.68	10,059.99
202,500	7,471.57	9,956.88
205,000	7,368.45	9,853.76
207,500	7,265.34	9,750.65
210,000	7,162.22	9,647.53
212,500	7,059.10	9,544.41
215,000	6,955.99	9,441.30
217,500	6,852.87	9,338.18
220,000	6,749.76	9,235.07
222,500	6,646.64	9,131.95
225,000	6,543.53	9,028.84
227,500	6,440.41	8,925.72
230,000	6,337.30	8,822.61
232,500	6,234.18	8,719.49
235,000	6,131.07	8,616.38
237,500	6,027.95	8,513.26
240,000	5,924.83	8,410.14
242,500	5,821.72	8,307.03
245,000	5,718.60	8,203.91
247,500	5,615.49	8,100.80
250,000	5,512.37	7,997.68
252,500	5,409.26	7,894.57

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308

School Site Impact Fee: 2,485.31

Detached Single Family Dwelling
Four Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
255,000	5,306.14	7,791.45
257,500	5,203.03	7,688.34
260,000	5,099.91	7,585.22
262,500	4,996.79	7,482.10
265,000	4,893.68	7,378.99
267,500	4,790.56	7,275.87
270,000	4,687.45	7,172.76
272,500	4,584.33	7,069.64
275,000	4,481.22	6,966.53
277,500	4,378.10	6,863.41
280,000	4,274.99	6,760.30
282,500	4,171.87	6,657.18
285,000	4,068.76	6,554.07
287,500	3,965.64	6,450.95
290,000	3,862.52	6,347.83
292,500	3,759.41	6,244.72
295,000	3,656.29	6,141.60
297,500	3,553.18	6,038.49
300,000	3,450.06	5,935.37
302,500	3,346.95	5,832.26
305,000	3,243.83	5,729.14
307,500	3,140.72	5,626.03
310,000	3,037.60	5,522.91
312,500	2,934.49	5,419.80
315,000	2,831.37	5,316.68
317,500	2,728.25	5,213.56
320,000	2,625.14	5,110.45
322,500	2,522.02	5,007.33
325,000	2,418.91	4,904.22
327,500	2,315.79	4,801.10
330,000	2,212.68	4,697.99

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308

School Site Impact Fee: 2,485.31

Detached Single Family Dwelling
Four Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
332,500	2,109.56	4,594.87
335,000	2,006.45	4,491.76
337,500	1,903.33	4,388.64
340,000	1,800.22	4,285.53
342,500	1,697.10	4,182.41
345,000	1,593.98	4,079.29
347,500	1,490.87	3,976.18
350,000	1,387.75	3,873.06
352,500	1,284.64	3,769.95
355,000	1,181.52	3,666.83
357,500	1,078.41	3,563.72
360,000	975.29	3,460.60
362,500	872.18	3,357.49
365,000	769.06	3,254.37
367,500	665.94	3,151.25
370,000	562.83	3,048.14
372,500	459.71	2,945.02
375,000	356.60	2,841.91
377,500	253.48	2,738.79
380,000	150.37	2,635.68
382,500	47.25	2,532.56
385,000	0.00	2,485.31

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308

School Site Impact Fee: 1,910.62

Detached Single Family Dwelling
Five Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
100,000	7,877.50	9,788.12
102,500	7,774.39	9,685.01
105,000	7,671.27	9,581.89
107,500	7,568.16	9,478.78
110,000	7,465.04	9,375.66
112,500	7,361.93	9,272.55
115,000	7,258.81	9,169.43
117,500	7,155.69	9,066.31
120,000	7,052.58	8,963.20
122,500	6,949.46	8,860.08
125,000	6,846.35	8,756.97
127,500	6,743.23	8,653.85
130,000	6,640.12	8,550.74
132,500	6,537.00	8,447.62
135,000	6,433.89	8,344.51
137,500	6,330.77	8,241.39
140,000	6,227.66	8,138.28
142,500	6,124.54	8,035.16
145,000	6,021.42	7,932.04
147,500	5,918.31	7,828.93
150,000	5,815.19	7,725.81
152,500	5,712.08	7,622.70
155,000	5,608.96	7,519.58
157,500	5,505.85	7,416.47
160,000	5,402.73	7,313.35
162,500	5,299.62	7,210.24
165,000	5,196.50	7,107.12
167,500	5,093.38	7,004.00
170,000	4,990.27	6,900.89
172,500	4,887.15	6,797.77
175,000	4,784.04	6,694.66

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308
School Site Impact Fee: 1,910.62

Detached Single Family Dwelling
Five Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
177,500	4,680.92	6,591.54
180,000	4,577.81	6,488.43
182,500	4,474.69	6,385.31
185,000	4,371.58	6,282.20
187,500	4,268.46	6,179.08
190,000	4,165.35	6,075.97
192,500	4,062.23	5,972.85
195,000	3,959.11	5,869.73
197,500	3,856.00	5,766.62
200,000	3,752.88	5,663.50
202,500	3,649.77	5,560.39
205,000	3,546.65	5,457.27
207,500	3,443.54	5,354.16
210,000	3,340.42	5,251.04
212,500	3,237.31	5,147.93
215,000	3,134.19	5,044.81
217,500	3,031.08	4,941.70
220,000	2,927.96	4,838.58
222,500	2,824.84	4,735.46
225,000	2,721.73	4,632.35
227,500	2,618.61	4,529.23
230,000	2,515.50	4,426.12
232,500	2,412.38	4,323.00
235,000	2,309.27	4,219.89
237,500	2,206.15	4,116.77
240,000	2,103.04	4,013.66
242,500	1,999.92	3,910.54
245,000	1,896.81	3,807.43
247,500	1,793.69	3,704.31
250,000	1,690.57	3,601.19
252,500	1,587.46	3,498.08

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308
School Site Impact Fee: 1,910.62

Detached Single Family Dwelling
Five Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
255,000	1,484.34	3,394.96
257,500	1,381.23	3,291.85
260,000	1,278.11	3,188.73
262,500	1,175.00	3,085.62
265,000	1,071.88	2,982.50
267,500	968.77	2,879.39
270,000	865.65	2,776.27
272,500	762.53	2,673.15
275,000	659.42	2,570.04
277,500	556.30	2,466.92
280,000	453.19	2,363.81
282,500	350.07	2,260.69
285,000	246.96	2,157.58
287,500	143.84	2,054.46
290,000	40.73	1,951.35
292,500	0.00	1,910.62
295,000	0.00	1,910.62

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308

School Site Impact Fee: 0.00

Attached Single Family Dwelling
One Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
100,000	0.00	0.00
102,500	0.00	0.00
105,000	0.00	0.00
107,500	0.00	0.00
110,000	0.00	0.00
112,500	0.00	0.00
115,000	0.00	0.00
117,500	0.00	0.00
120,000	0.00	0.00
122,500	0.00	0.00
125,000	0.00	0.00

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308

School Site Impact Fee: 363.21

Attached Single Family Dwelling
Two Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
100,000	0.00	363.21
102,500	0.00	363.21
105,000	0.00	363.21
107,500	0.00	363.21
110,000	0.00	363.21
112,500	0.00	363.21
115,000	0.00	363.21
117,500	0.00	363.21
120,000	0.00	363.21
122,500	0.00	363.21
125,000	0.00	363.21

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308

School Site Impact Fee: 676.66

Attached Single Family Dwelling
Three Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
100,000	855.76	1,532.42
102,500	752.64	1,429.30
105,000	649.53	1,326.19
107,500	546.41	1,223.07
110,000	443.30	1,119.96
112,500	340.18	1,016.84
115,000	237.07	913.73
117,500	133.95	810.61
120,000	30.83	707.49
122,500	0.00	676.66
125,000	0.00	676.66

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308
School Site Impact Fee: 1,336.69

Attached Single Family Dwelling
Four Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
100,000	4,716.42	6,053.11
102,500	4,613.31	5,950.00
105,000	4,510.19	5,846.88
107,500	4,407.08	5,743.77
110,000	4,303.96	5,640.65
112,500	4,200.84	5,537.53
115,000	4,097.73	5,434.42
117,500	3,994.61	5,331.30
120,000	3,891.50	5,228.19
122,500	3,788.38	5,125.07
125,000	3,685.27	5,021.96
127,500	3,582.15	4,918.84
130,000	3,479.04	4,815.73
132,500	3,375.92	4,712.61
135,000	3,272.81	4,609.50
137,500	3,169.69	4,506.38
140,000	3,066.57	4,403.26
142,500	2,963.46	4,300.15
145,000	2,860.34	4,197.03
147,500	2,757.23	4,093.92
150,000	2,654.11	3,990.80
152,500	2,551.00	3,887.69
155,000	2,447.88	3,784.57
157,500	2,344.77	3,681.46
160,000	2,241.65	3,578.34
162,500	2,138.54	3,475.23
165,000	2,035.42	3,372.11
167,500	1,932.30	3,268.99
170,000	1,829.19	3,165.88
172,500	1,726.07	3,062.76
175,000	1,622.96	2,959.65

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308

School Site Impact Fee: 1,336.69

Attached Single Family Dwelling
Four Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
177,500	1,519.84	2,856.53
180,000	1,416.73	2,753.42
182,500	1,313.61	2,650.30
185,000	1,210.50	2,547.19
187,500	1,107.38	2,444.07
190,000	1,004.26	2,340.95
192,500	901.15	2,237.84
195,000	798.03	2,134.72
197,500	694.92	2,031.61
200,000	591.80	1,928.49
202,500	488.69	1,825.38
205,000	385.57	1,722.26
207,500	282.46	1,619.15
210,000	179.34	1,516.03
212,500	76.23	1,412.92
215,000	0.00	1,336.69

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308
School Site Impact Fee: 0.00

Multiple Family Dwelling
Zero Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
100,000	0.00	0.00
102,500	0.00	0.00
105,000	0.00	0.00
107,500	0.00	0.00
110,000	0.00	0.00
112,500	0.00	0.00
115,000	0.00	0.00
117,500	0.00	0.00
120,000	0.00	0.00
122,500	0.00	0.00
125,000	0.00	0.00

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308

School Site Impact Fee: 8.27

Multiple Family Dwelling
One Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
100,000	0.00	8.27
102,500	0.00	8.27
105,000	0.00	8.27
107,500	0.00	8.27
110,000	0.00	8.27
112,500	0.00	8.27
115,000	0.00	8.27
117,500	0.00	8.27
120,000	0.00	8.27
122,500	0.00	8.27
125,000	0.00	8.27

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308
School Site Impact Fee: 359.10

Multiple Family Dwelling
Two Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
100,000	0.00	359.10
102,500	0.00	359.10
105,000	0.00	359.10
107,500	0.00	359.10
110,000	0.00	359.10
112,500	0.00	359.10
115,000	0.00	359.10
117,500	0.00	359.10
120,000	0.00	359.10
122,500	0.00	359.10
125,000	0.00	359.10

Oswego Community Unit School District #308
Development Impact Fee Data Table

School District #308

School Site Impact Fee:

987.52

Multiple Family Dwelling
Three Bedroom

Fair Market Value	School Capital Impact Fee	Total Fees
100,000	2,029.12	3,016.64
102,500	1,926.01	2,913.53
105,000	1,822.89	2,810.41
107,500	1,719.78	2,707.30
110,000	1,616.66	2,604.18
112,500	1,513.55	2,501.07
115,000	1,410.43	2,397.95
117,500	1,307.32	2,294.84
120,000	1,204.20	2,191.72
122,500	1,101.08	2,088.60
125,000	997.97	1,985.49
127,500	894.85	1,882.37
130,000	791.74	1,779.26
132,500	688.62	1,676.14
135,000	585.51	1,573.03
137,500	482.39	1,469.91
140,000	379.28	1,366.80
142,500	276.16	1,263.68
145,000	173.05	1,160.57
147,500	69.93	1,057.45
150,000	0.00	987.52