

Growth Management Study City of Belvidere, Illinois 2007



NIU Regional
Development Institute
NIU Outreach

Prepared by:

Project Team:

Project Leader, Roger K. Dahlstrom

Project Members, Rima Roy and Dennis Dziekan

148 North Third Street

DeKalb, IL 60115

Phone: 815.753.1907

Fax: 815.753.2305

www.niurdi.org

Introduction

This report is intended to provide basic information regarding the forms of analysis and findings of the Belvidere Growth Management Study (Study) conducted for the City of Belvidere (City) by the Center for Governmental Studies/Regional Development Institute at Northern Illinois University (CGS). Although the Study contains a wide range of information that may be valuable for growth management in general, it focuses specifically on a primary element of growth management planning - development impact fees.

The Study itself represents a detailed analysis of projected impacts of land development on various municipal functions including general governmental facilities, selected elements of the arterial roadway network, selected elements of the water system, and wastewater treatment. Literally hundreds of thousands of individual calculations were required to produce Study output. As a result, the reader should view this written report a comprehensive executive summary rather than a detailed step-by-step explanation of data gathering procedures and analytical methodology. Data for the Study were collected through a variety of means including review of memoranda, existing reports, and plans; and interviews

Background

For purposes of clarity, it is important to make a distinction between an exaction and a development impact fee. An exaction is a condition of land development approval that requires a builder or developer to give or provide something to (or on behalf of) a local government or service district. This something could include dedication of sites for common or public facilities; construction of common or public facilities; provision of vehicles and equipment for common or public use; payments to defray the costs of land, facilities, vehicles, and equipment; or some combination of these items.

In contrast, a development impact fee can be defined as a form of cash-based development exaction that is supported by a fixed fee schedule that is typically published in an adopted ordinance or policy statement. In addition to a fixed fee schedule, development impact fee programs are usually based on a specific calculation methodology that analyzes and then allocates the proportionate share of the impact on a facility that is generated by new development. In most instances, the calculated fee structure should consider the three primary variables of impact: demand, cost, and revenue.

The extent to which a municipality can impose a development exaction through the annexation agreement process remains more a matter of policy rather than analysis. In that regard, an exaction may be thought of as a payment in exchange for the intangible benefit of developing in a given community. However, the design of a true development impact fee program requires a thorough evaluation of the measurable proportionate share of impact generated by new land development.

In order to arrive at a reasonable assignment of costs between existing development and new development, and among the various forms of new development, it is necessary to determine the relative burden imposed by each for the various capital costs that will be funded. Impact fees for a new or expanded city hall are a component of a general governmental capital cost development impact fee program and can be used as an example.

In the context of a pure development impact fee program, new development should be assigned no more than its proportionate share (percentage) of a new or expanded municipal building. For example, if new development represents 50% of the design capacity of the new building based on demand, then it should be assigned 50% of the cost - but no more. Existing development will also benefit from a new building since it should be designed to provide an enhanced service level and a longer useful life as well as more space. In order to determine proportionate share, it is necessary to determine total and relative burden. A determination of total and relative burden requires a reasonably accurate projection of future land development potential. Projections of that nature are often accomplished through the linkage of a geographic information system (GIS) and a land capacity model (LCM).

Essentially, a GIS is a powerful land-based data base that links to a mapping program. A GIS is capable of integrating and presenting a broad range of functional and graphic information in a variety of forms. In most instances, restrictions on output are a function of data input limitations rather than program limitations.

A land capacity model (LCM) is a computer program designed to project data associated with various land use development patterns and to generate information for estimating the service demands likely to result from the development of defined areas of land. The models are often supported by a geographic information system (GIS) data base containing land use information.

Land capacity modeling is based on the fact that each local or regional government will have its own set of land use objectives and development controls which, given adequate service capabilities, will dictate the future development pattern in its planning area. These controls are expressed as basic land use designations in comprehensive plans, and as zoning and site development standards in local ordinances and regulations.

Application of planning policies and development regulations to the geographic area likely to develop in the Belvidere planning area (Study Area) produces estimates of developed acreage and allows the projection of a wide range of information and a corresponding estimate of population. A land capacity model has been prepared for the Study Area based on land use designations from the Boone County Comprehensive Plan and the Flora Neighborhood Plan. Selected land use categories from planning documents have been omitted since they are not expected to contribute substantially to new development patterns

Some land use designations proved difficult to model at present due to potential variations in the nature of mixed uses and the absence of specific, local design examples. In those instances, development factors from other communities were applied based on what appears to be a similar form of development. For example, some standards for corporate center development were drawn from an earlier, similar study conducted by CGS in Naperville, Illinois.

Successful application of GIS/LCM techniques requires careful calibration of the models. For example, the calibration of the LCM required the preparation of a series of site capacity models (SCM's) for various forms of non-residential development. These models were prepared with the primary objective of producing reasonable estimates of floor area yield (FAY) for land use categories referenced in the comprehensive plan. The FAY figures become inputs for the land capacity model. Where possible, design standards from the Boone County Comprehensive Plan, the Flora Neighborhood Plan, and the zoning ordinance have been applied. Site capacity models for the various non-residential land use designations are provided in the General Technical Appendix at the end of this report.

In addition to determining burden, it is necessary to consider the financial contributions that will be made by new development. Extending a credit to new development is appropriate to the extent that it will help pay for new capital costs in the future - often through a portion of real estate taxes directed to the repayment of debt - like bonds issued to finance construction. Failure to consider that form of credit may result in a disproportionate assignment of impact to new development.

Report sections follow and include general governmental, roadway, water, and wastewater (sewer). Each section is intended to "stand-alone" as an individual report. As a result, the sections contain some redundant language particularly regarding the use of land capacity modeling. It should also be noted that several variations on basic land capacity modeling have been employed in support of the individual sections. Such variations are required to compensate for input data limitations. For example, land use categories for roadway impact calculations must be highly generalized in order to correspond to land use categories used in Institute of Transportation Engineers (ITE) studies. The ITE data are considered the default source for the majority of transportation related studies.

With respect to policy support for growth management concepts, the Boone County Comprehensive Plan is replete with goals, objectives, and policies supporting growth management in general and a comprehensive development impact fee program in particular as follows.

Contains numerous policy statements supporting the concept of fair assignment of capital costs to new development.

Contains numerous policy statements supporting the concept of compact and contiguous new

development.

Contains numerous policy statements supporting the concept of new development adhering to the Comprehensive Plan.

Comprehensive Plan includes objectives for adequate schools, an Adequate Public Facilities Ordinance, and a Capital Improvement Program including the concept of concurrency. (Issue 8 - page 43).

New development should “pay its own way” - Goals and Objectives (Issue 11 - page 46) and Public Facilities Plan (page 65).

Comprehensive Plan includes objectives for adequate parks and open space (Issue 9 - page 44).

Comprehensive Plan includes objectives for intergovernmental agreements with the Belvidere Park District and the Boone County Conservation District to assure adequate parks and open space (Issue 10 - page 45).

Land Use Categories - Page 12

Population Projections - Page 2

Multiple Use development is encouraged.

Comprehensive Plan is based on community character concepts.

The choice of the Rural Character alternative profoundly influences the nature of growth management projections (page 54). One of the issues that influenced that choice was the notion of “retaining manageable levels of traffic and school congestion” (page 62).

**General Governmental
Capital Improvements
Cost Allocation & Recovery**



General Governmental Capital Cost Allocation Program Summary of Methodology

Although subject to constant refinement, the basic Applied Planning Techniques (APT) model was developed approximately 18 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.

The process begins with an analysis of the comprehensive plan in general and the land use component in particular. Land use data for the undeveloped portion of the planning area is entered in a geographic information system (GIS) and subsequently linked to a land capacity model (LCM). A land capacity model is a computer program designed to project the effects of various land use patterns, providing data for estimating the service demands likely to result from the development of large areas of land. The model requires land use information as input for a spreadsheet calculation matrix containing land development factors.

Application of a detailed land capacity model begins with input of basic information for land located in the study area. Although land use data for input may be obtained from a variety of sources and entered in a dedicated data base, linking a land capacity model with a geographic information system (GIS) is often the most efficient and accurate means to enter data. Further, the use of GIS assures consistency with other local data enhancing land capacity model output for planning purposes.

Land capacity models are based on the fact that each local (or regional) government will have its own set of land use development controls which, given adequate service capabilities, will dictate the future development pattern in its planning area. These controls are expressed as basic land use designations in comprehensive plans, and as zoning and site development standards in local ordinances and regulations. Land capacity models use land use designations and site development standards to create a matrix of land use factors which are applied to raw acreage figures for the study area. Often, it is desirable to derive non-residential development factors from site capacity models to enhance the accuracy of data.*2

The use of specific land use plans and development standards allows the projection of development patterns and impacts unique to a given area. The linkage between GIS and LCM provides a basis for the projection of land development over a time period reflecting the service-based capacity of planned capital costs.

To adjust for distribution among residential and non-residential land uses, capital facility costs are allocated to each based on the percentage of land area represented by the different land use classifications. A common approach used to determine residential service costs reflects a blend of two analytical techniques (per acre and per capita).

The adjusted acreage factors form a first level basis for the distribution of expenditures among residential, 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.*3 In the final analysis, the cost to serve non-residential development is expressed on a per square foot basis, and the cost to serve residential development is expressed on a per capita basis.

Following the preparation of a land development projection, individual projects in the local CIP are reviewed to determine appropriate factors for cost assignment to (support of) new development and an allocation between residential and non-residential development. The generation of general governmental capital cost impact data for residential development is based on the specifics of dwelling unit type, number of bedrooms and, where appropriate, dwelling unit value; while data for non-residential development is based on square footage and, where appropriate, value per square foot. Demographic data regarding population generation by basic housing type and bedroom count provides a measure of demand on the systems analyzed. Commonly, population 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.*4

Because development generates value and, therefore, revenue in addition to demand and cost, credits are applied in the overall impact analysis. Failure to consider credits may result in a disproportionate assignment of cost to new residents and resident businesses for required capital facilities. The consideration of credits focuses on the extent to which a municipality or service 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 capital facilities. The APT model applies credits on a dollar value basis in instances where real estate tax revenues are a relevant factor in the calculation. 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.

The following three pages present a basic summary of information relevant to the calculation of general governmental development impact fees. Assigned cost allocation for non-residential land uses appears at the bottom of the third page. Following the three page summary is a series of data tables for residential development. The sliding scale nature of the data tables reflects the credit assigned for revenue generation. In this instance, credits are sensitive to valuation since the credit is a function of bond debt retirement through property

tax revenues.

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. Dahlstrom, Roger K., "Practical Computer Applications for Land Use Planning", Northern Illinois University Law Review, Summer 1997.
3. Approaches to Fiscal Impact Analyses, Public Investment, American Planning Association (APA), September 2001.
4. "Table of Estimated Ultimate Population per Dwelling Unit", Illinois School Consulting Service, Associated Municipal Consultants, 1996.
5. Nicolas, James C., Arthur C. Nelson, and Julian C. Juergensmeyer, "A Practitioner's Guide to Development Impact Fees", American Planning Association, 1991.

RKD

**General Governmental
Development Impact Fees**

Municipality: City of Belvidere

Type of Capital Improvement:	Year Planned/ Acquired	Base Cost	Base Year ENR/CPI	Adjusted Cost	% New Development	New Development Allocation	Residential Allocation	Per Capita Allocation
General Corporate								
City Hall Construction/Expansion		4,717,209	0	4,717,209	51.2%	2,414,361	1,240,982	46.30
City Hall Equipment		11,600	0	11,600	100.0%	11,600	5,962	0.22
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
General Corporate Subtotal =		4,728,809		4,728,809		2,425,961	1,246,944	46.52

Type of Capital Improvement:	Year Planned/ Acquired	Base Cost	Base Year ENR/CPI	Adjusted Cost	% New Development	New Development Allocation	Residential Allocation	Per Capita Allocation
Department of Public Works								
Public Works Facility Expansion		2,297,600	0	2,297,600	100.0%	2,297,600	1,180,966	44.06
Public Works Vehicles & Equipment		3,417,558	0	3,417,558	100.0%	3,417,558	1,756,625	65.54
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
Dept. of Public Works Subtotal =		5,715,158		5,715,158		5,715,158	2,937,591	109.60

Type of Capital Improvement:	Year Planned/ Acquired	Base Cost	Base Year ENR/CPI	Adjusted Cost	% New Development	New Development Allocation	Residential Allocation	Per Capita Allocation
Police Department								
City/County Facility Expansion		3,500,000	0	3,500,000	100.0%	3,500,000	1,799,000	67.12
Additional Squad Cars		2,364,113	0	2,364,113	100.0%	2,364,113	1,215,154	45.33
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
Police Subtotal =		5,864,113		5,864,113		5,864,113	3,014,154	112.45

Type of Capital Improvement:	Year Planned/ Acquired	Base Cost	Base Year ENR/CPI	Adjusted Cost	% New Development	New Development Allocation	Residential Allocation	Per Capita Allocation
Fire Department								
Fire Station #1 (expansion)		600,000	0	600,000	100.0%	600,000	308,400	11.51
Fire Station #3		2,000,000	0	2,000,000	100.0%	2,000,000	1,028,000	38.35
Fire Station #4		2,000,000	0	2,000,000	100.0%	2,000,000	1,028,000	38.35
Engine #3		350,000	0	350,000	100.0%	350,000	179,900	6.71
Engine #4		350,000	0	350,000	100.0%	350,000	179,900	6.71
Engine (reserve)		350,000	0	350,000	51.2%	179,137	92,076	3.44
Ladder Unit		800,000	0	800,000	100.0%	800,000	411,200	15.34
Rescue Squad #3		175,000	0	175,000	100.0%	175,000	89,950	3.36
Rescue Squad #4		175,000	0	175,000	100.0%	175,000	89,950	3.36
Command Vehicle		50,000	0	50,000	100.0%	50,000	25,700	0.96
Support Vehicle #3		75,000	0	75,000	100.0%	75,000	38,550	1.44
Support Vehicle #4		75,000	0	75,000	100.0%	75,000	38,550	1.44
Boat		15,000	0	15,000	51.2%	7,677	3,946	0.15
Training Facility		750,000	0	750,000	51.2%	383,865	197,307	7.36
Equipment - Stations & Vehicles		1,000,000	0	1,000,000	100.0%	1,000,000	514,000	19.18
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
Subtotal =		8,765,000		8,765,000		8,220,679	4,225,429	157.64

Type of Capital Improvement:	Year Planned/ Acquired	Base Cost	Base Year ENR/CPI	Adjusted Cost	% New Development	New Development Allocation	Residential Allocation	Per Capita Allocation
Building Department								
Vehicles		80,000	0	80,000	100.0%	80,000	41,120	1.53
Equipment		7,200	0	7,200	100.0%	7,200	3,701	0.14
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
Subtotal =		87,200		87,200		87,200	44,821	1.67

Type of Capital Improvement:	Year Planned/ Acquired	Base Cost	Base Year ENR/CPI	Adjusted Cost	% New Development	New Development Allocation	Residential Allocation	Per Capita Allocation
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
		0	0	0		0	0	
Subtotal =		0		0		0	0	0.00

Total Capital Improvements, Outlays	25,160,280	25,160,280	22,313,111	
Residential Cost Assignment			11,468,939	427.88
Non-residential Cost Assignment			10,844,172	

Non-residential Factors

Projected Development	Gross Acres	Square Footage	Internal Percents
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Planned Business (Commercial)	466.0	4,668,988	37.9%
Planned Office (Off.)	962.0	10,632,543	57.9%
Planned Industrial (Ind.)	463.5	7,734,907	42.1%
Planned Mixed Use (PMU)	396.8	7,648,551	62.1%

Total 2,288.3 30,684,989

Employment Anticipation Allocation * 0.6261 0.3739

Allocation / Sq. Ft. - Business/PMU & Office/Ind. - Gross

Credits:

Building Valuation (per square foot)

Land Valuation (per square foot)

Floor Area Ratio (FAR)

Total Valuation (per square foot)

Financing Factor (per dollar valuation)

Utility Tax Revenue Factor

Credit Factor

Allocation / Sq. Ft. - Business/PMU & Office/Ind. - Net

Calculated Data

Business/PMU	Office/Ind.
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12,317,539 18,367,450

6,789,536 4,054,636

\$ 0.55 \$ 0.22

97.58 73.19 Use Weighted

6.00 4.00

0.52 0.43 Use Weighted

109.04 82.58

0.000503 0.000503

0.054802 0.041504

\$ 0.50 \$ 0.18

*1 Employment Anticipation Tables Data.

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Detached Single Family Dwelling
 Two Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
70,000	853.07	853.07
72,500	852.65	852.65
75,000	852.23	852.23
77,500	851.81	851.81
80,000	851.39	851.39
82,500	850.97	850.97
85,000	850.56	850.56
87,500	850.14	850.14
90,000	849.72	849.72
92,500	849.30	849.30
95,000	848.88	848.88
97,500	848.46	848.46
100,000	848.04	848.04
102,500	847.62	847.62
105,000	847.21	847.21
107,500	846.79	846.79
110,000	846.37	846.37
112,500	845.95	845.95
115,000	845.53	845.53
117,500	845.11	845.11
120,000	844.69	844.69
122,500	844.27	844.27
125,000	843.85	843.85
127,500	843.44	843.44
130,000	843.02	843.02
132,500	842.60	842.60
135,000	842.18	842.18
137,500	841.76	841.76
140,000	841.34	841.34
142,500	840.92	840.92
145,000	840.50	840.50
147,500	840.08	840.08

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Detached Single Family Dwelling
 Two Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
150,000	839.67	839.67
152,500	839.25	839.25
155,000	838.83	838.83
157,500	838.41	838.41
160,000	837.99	837.99
162,500	837.57	837.57
165,000	837.15	837.15
167,500	836.73	836.73
170,000	836.32	836.32
172,500	835.90	835.90
175,000	835.48	835.48
177,500	835.06	835.06
180,000	834.64	834.64
182,500	834.22	834.22
185,000	833.80	833.80
187,500	833.38	833.38
190,000	832.96	832.96
192,500	832.55	832.55
195,000	832.13	832.13
197,500	831.71	831.71
200,000	831.29	831.29
202,500	830.87	830.87
205,000	830.45	830.45
207,500	830.03	830.03
210,000	829.61	829.61
212,500	829.19	829.19
215,000	828.78	828.78
217,500	828.36	828.36
220,000	827.94	827.94
222,500	827.52	827.52
225,000	827.10	827.10
227,500	826.68	826.68

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Detached Single Family Dwelling
 Two Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
230,000	826.26	826.26
232,500	825.84	825.84
235,000	825.43	825.43
237,500	825.01	825.01
240,000	824.59	824.59
242,500	824.17	824.17
245,000	823.75	823.75
247,500	823.33	823.33
250,000	822.91	822.91
252,500	822.49	822.49
255,000	822.07	822.07
257,500	821.66	821.66
260,000	821.24	821.24
262,500	820.82	820.82
265,000	820.40	820.40
267,500	819.98	819.98
270,000	819.56	819.56
272,500	819.14	819.14
275,000	818.72	818.72
277,500	818.31	818.31
280,000	817.89	817.89
282,500	817.47	817.47
285,000	817.05	817.05
287,500	816.63	816.63
290,000	816.21	816.21
292,500	815.79	815.79
295,000	815.37	815.37
297,500	814.95	814.95
300,000	814.54	814.54
302,500	814.12	814.12
305,000	813.70	813.70
307,500	813.28	813.28

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Detached Single Family Dwelling
 Two Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
310,000	812.86	812.86
312,500	812.44	812.44
315,000	812.02	812.02
317,500	811.60	811.60
320,000	811.18	811.18
322,500	810.77	810.77
325,000	810.35	810.35
327,500	809.93	809.93
330,000	809.51	809.51
332,500	809.09	809.09
335,000	808.67	808.67
337,500	808.25	808.25
340,000	807.83	807.83
342,500	807.42	807.42
345,000	807.00	807.00
347,500	806.58	806.58
350,000	806.16	806.16
352,500	805.74	805.74
355,000	805.32	805.32
357,500	804.90	804.90
360,000	804.48	804.48
362,500	804.06	804.06
365,000	803.65	803.65
367,500	803.23	803.23
370,000	802.81	802.81
372,500	802.39	802.39
375,000	801.97	801.97
377,500	801.55	801.55
380,000	801.13	801.13
382,500	800.71	800.71
385,000	800.30	800.30
387,500	799.88	799.88

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Detached Single Family Dwelling
 Two Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
390,000	799.46	799.46
392,500	799.04	799.04
395,000	798.62	798.62
397,500	798.20	798.20
400,000	797.78	797.78
402,500	797.36	797.36
405,000	796.94	796.94
407,500	796.53	796.53
410,000	796.11	796.11
412,500	795.69	795.69
415,000	795.27	795.27
417,500	794.85	794.85
420,000	794.43	794.43
422,500	794.01	794.01
425,000	793.59	793.59
427,500	793.17	793.17
430,000	792.76	792.76
432,500	792.34	792.34
435,000	791.92	791.92
437,500	791.50	791.50
440,000	791.08	791.08
442,500	790.66	790.66
445,000	790.24	790.24
447,500	789.82	789.82
450,000	789.41	789.41
452,500	788.99	788.99
455,000	788.57	788.57
457,500	788.15	788.15
460,000	787.73	787.73
462,500	787.31	787.31
465,000	786.89	786.89
467,500	786.47	786.47

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Detached Single Family Dwelling
 Two Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
470,000	786.05	786.05
472,500	785.64	785.64
475,000	785.22	785.22
477,500	784.80	784.80
480,000	784.38	784.38
482,500	783.96	783.96
485,000	783.54	783.54
487,500	783.12	783.12
490,000	782.70	782.70
492,500	782.28	782.28
495,000	781.87	781.87
497,500	781.45	781.45
500,000	781.03	781.03
502,500	780.61	780.61
505,000	780.19	780.19
507,500	779.77	779.77
510,000	779.35	779.35
512,500	778.93	778.93
515,000	778.52	778.52
517,500	778.10	778.10
520,000	777.68	777.68
522,500	777.26	777.26
525,000	776.84	776.84
527,500	776.42	776.42
530,000	776.00	776.00
532,500	775.58	775.58
535,000	775.16	775.16
537,500	774.75	774.75
540,000	774.33	774.33
542,500	773.91	773.91
545,000	773.49	773.49
547,500	773.07	773.07

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Detached Single Family Dwelling
 Two Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
550,000	772.65	772.65
552,500	772.23	772.23
555,000	771.81	771.81
557,500	771.40	771.40
560,000	770.98	770.98
562,500	770.56	770.56
565,000	770.14	770.14
567,500	769.72	769.72
570,000	769.30	769.30
572,500	768.88	768.88
575,000	768.46	768.46
577,500	768.04	768.04
580,000	767.63	767.63
582,500	767.21	767.21
585,000	766.79	766.79
587,500	766.37	766.37
590,000	765.95	765.95
592,500	765.53	765.53
595,000	765.11	765.11
597,500	764.69	764.69
600,000	764.27	764.27
602,500	763.86	763.86
605,000	763.44	763.44
607,500	763.02	763.02
610,000	762.60	762.60
612,500	762.18	762.18
615,000	761.76	761.76
617,500	761.34	761.34
620,000	760.92	760.92
622,500	760.51	760.51
625,000	760.09	760.09
627,500	759.67	759.67

City of Belvidere
General Governmental
Development Impact Fee Data Table

Detached Single Family Dwelling
Two Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
630,000	759.25	759.25
632,500	758.83	758.83
635,000	758.41	758.41
637,500	757.99	757.99
640,000	757.57	757.57
642,500	757.15	757.15
645,000	756.74	756.74
647,500	756.32	756.32
650,000	755.90	755.90

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Detached Single Family Dwelling
 Three Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
70,000	1,230.46	1,230.46
72,500	1,230.04	1,230.04
75,000	1,229.62	1,229.62
77,500	1,229.20	1,229.20
80,000	1,228.79	1,228.79
82,500	1,228.37	1,228.37
85,000	1,227.95	1,227.95
87,500	1,227.53	1,227.53
90,000	1,227.11	1,227.11
92,500	1,226.69	1,226.69
95,000	1,226.27	1,226.27
97,500	1,225.85	1,225.85
100,000	1,225.43	1,225.43
102,500	1,225.02	1,225.02
105,000	1,224.60	1,224.60
107,500	1,224.18	1,224.18
110,000	1,223.76	1,223.76
112,500	1,223.34	1,223.34
115,000	1,222.92	1,222.92
117,500	1,222.50	1,222.50
120,000	1,222.08	1,222.08
122,500	1,221.66	1,221.66
125,000	1,221.25	1,221.25
127,500	1,220.83	1,220.83
130,000	1,220.41	1,220.41
132,500	1,219.99	1,219.99
135,000	1,219.57	1,219.57
137,500	1,219.15	1,219.15
140,000	1,218.73	1,218.73
142,500	1,218.31	1,218.31
145,000	1,217.90	1,217.90
147,500	1,217.48	1,217.48

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Detached Single Family Dwelling
 Three Bedroom

Fair Market Value	General Govmnt. Impact Fee	Total Fees
150,000	1,217.06	1,217.06
152,500	1,216.64	1,216.64
155,000	1,216.22	1,216.22
157,500	1,215.80	1,215.80
160,000	1,215.38	1,215.38
162,500	1,214.96	1,214.96
165,000	1,214.54	1,214.54
167,500	1,214.13	1,214.13
170,000	1,213.71	1,213.71
172,500	1,213.29	1,213.29
175,000	1,212.87	1,212.87
177,500	1,212.45	1,212.45
180,000	1,212.03	1,212.03
182,500	1,211.61	1,211.61
185,000	1,211.19	1,211.19
187,500	1,210.77	1,210.77
190,000	1,210.36	1,210.36
192,500	1,209.94	1,209.94
195,000	1,209.52	1,209.52
197,500	1,209.10	1,209.10
200,000	1,208.68	1,208.68
202,500	1,208.26	1,208.26
205,000	1,207.84	1,207.84
207,500	1,207.42	1,207.42
210,000	1,207.01	1,207.01
212,500	1,206.59	1,206.59
215,000	1,206.17	1,206.17
217,500	1,205.75	1,205.75
220,000	1,205.33	1,205.33
222,500	1,204.91	1,204.91
225,000	1,204.49	1,204.49
227,500	1,204.07	1,204.07

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Detached Single Family Dwelling
 Three Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
230,000	1,203.65	1,203.65
232,500	1,203.24	1,203.24
235,000	1,202.82	1,202.82
237,500	1,202.40	1,202.40
240,000	1,201.98	1,201.98
242,500	1,201.56	1,201.56
245,000	1,201.14	1,201.14
247,500	1,200.72	1,200.72
250,000	1,200.30	1,200.30
252,500	1,199.89	1,199.89
255,000	1,199.47	1,199.47
257,500	1,199.05	1,199.05
260,000	1,198.63	1,198.63
262,500	1,198.21	1,198.21
265,000	1,197.79	1,197.79
267,500	1,197.37	1,197.37
270,000	1,196.95	1,196.95
272,500	1,196.53	1,196.53
275,000	1,196.12	1,196.12
277,500	1,195.70	1,195.70
280,000	1,195.28	1,195.28
282,500	1,194.86	1,194.86
285,000	1,194.44	1,194.44
287,500	1,194.02	1,194.02
290,000	1,193.60	1,193.60
292,500	1,193.18	1,193.18
295,000	1,192.76	1,192.76
297,500	1,192.35	1,192.35
300,000	1,191.93	1,191.93
302,500	1,191.51	1,191.51
305,000	1,191.09	1,191.09
307,500	1,190.67	1,190.67

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Detached Single Family Dwelling
 Three Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
310,000	1,190.25	1,190.25
312,500	1,189.83	1,189.83
315,000	1,189.41	1,189.41
317,500	1,189.00	1,189.00
320,000	1,188.58	1,188.58
322,500	1,188.16	1,188.16
325,000	1,187.74	1,187.74
327,500	1,187.32	1,187.32
330,000	1,186.90	1,186.90
332,500	1,186.48	1,186.48
335,000	1,186.06	1,186.06
337,500	1,185.64	1,185.64
340,000	1,185.23	1,185.23
342,500	1,184.81	1,184.81
345,000	1,184.39	1,184.39
347,500	1,183.97	1,183.97
350,000	1,183.55	1,183.55
352,500	1,183.13	1,183.13
355,000	1,182.71	1,182.71
357,500	1,182.29	1,182.29
360,000	1,181.88	1,181.88
362,500	1,181.46	1,181.46
365,000	1,181.04	1,181.04
367,500	1,180.62	1,180.62
370,000	1,180.20	1,180.20
372,500	1,179.78	1,179.78
375,000	1,179.36	1,179.36
377,500	1,178.94	1,178.94
380,000	1,178.52	1,178.52
382,500	1,178.11	1,178.11
385,000	1,177.69	1,177.69
387,500	1,177.27	1,177.27

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Detached Single Family Dwelling
 Three Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
390,000	1,176.85	1,176.85
392,500	1,176.43	1,176.43
395,000	1,176.01	1,176.01
397,500	1,175.59	1,175.59
400,000	1,175.17	1,175.17
402,500	1,174.75	1,174.75
405,000	1,174.34	1,174.34
407,500	1,173.92	1,173.92
410,000	1,173.50	1,173.50
412,500	1,173.08	1,173.08
415,000	1,172.66	1,172.66
417,500	1,172.24	1,172.24
420,000	1,171.82	1,171.82
422,500	1,171.40	1,171.40
425,000	1,170.99	1,170.99
427,500	1,170.57	1,170.57
430,000	1,170.15	1,170.15
432,500	1,169.73	1,169.73
435,000	1,169.31	1,169.31
437,500	1,168.89	1,168.89
440,000	1,168.47	1,168.47
442,500	1,168.05	1,168.05
445,000	1,167.63	1,167.63
447,500	1,167.22	1,167.22
450,000	1,166.80	1,166.80
452,500	1,166.38	1,166.38
455,000	1,165.96	1,165.96
457,500	1,165.54	1,165.54
460,000	1,165.12	1,165.12
462,500	1,164.70	1,164.70
465,000	1,164.28	1,164.28
467,500	1,163.86	1,163.86

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Detached Single Family Dwelling
 Three Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
470,000	1,163.45	1,163.45
472,500	1,163.03	1,163.03
475,000	1,162.61	1,162.61
477,500	1,162.19	1,162.19
480,000	1,161.77	1,161.77
482,500	1,161.35	1,161.35
485,000	1,160.93	1,160.93
487,500	1,160.51	1,160.51
490,000	1,160.10	1,160.10
492,500	1,159.68	1,159.68
495,000	1,159.26	1,159.26
497,500	1,158.84	1,158.84
500,000	1,158.42	1,158.42
502,500	1,158.00	1,158.00
505,000	1,157.58	1,157.58
507,500	1,157.16	1,157.16
510,000	1,156.74	1,156.74
512,500	1,156.33	1,156.33
515,000	1,155.91	1,155.91
517,500	1,155.49	1,155.49
520,000	1,155.07	1,155.07
522,500	1,154.65	1,154.65
525,000	1,154.23	1,154.23
527,500	1,153.81	1,153.81
530,000	1,153.39	1,153.39
532,500	1,152.98	1,152.98
535,000	1,152.56	1,152.56
537,500	1,152.14	1,152.14
540,000	1,151.72	1,151.72
542,500	1,151.30	1,151.30
545,000	1,150.88	1,150.88
547,500	1,150.46	1,150.46

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Detached Single Family Dwelling
 Three Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
550,000	1,150.04	1,150.04
552,500	1,149.62	1,149.62
555,000	1,149.21	1,149.21
557,500	1,148.79	1,148.79
560,000	1,148.37	1,148.37
562,500	1,147.95	1,147.95
565,000	1,147.53	1,147.53
567,500	1,147.11	1,147.11
570,000	1,146.69	1,146.69
572,500	1,146.27	1,146.27
575,000	1,145.85	1,145.85
577,500	1,145.44	1,145.44
580,000	1,145.02	1,145.02
582,500	1,144.60	1,144.60
585,000	1,144.18	1,144.18
587,500	1,143.76	1,143.76
590,000	1,143.34	1,143.34
592,500	1,142.92	1,142.92
595,000	1,142.50	1,142.50
597,500	1,142.09	1,142.09
600,000	1,141.67	1,141.67
602,500	1,141.25	1,141.25
605,000	1,140.83	1,140.83
607,500	1,140.41	1,140.41
610,000	1,139.99	1,139.99
612,500	1,139.57	1,139.57
615,000	1,139.15	1,139.15
617,500	1,138.73	1,138.73
620,000	1,138.32	1,138.32
622,500	1,137.90	1,137.90
625,000	1,137.48	1,137.48
627,500	1,137.06	1,137.06

City of Belvidere
General Governmental
Development Impact Fee Data Table

Detached Single Family Dwelling
Three Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
630,000	1,136.64	1,136.64
632,500	1,136.22	1,136.22
635,000	1,135.80	1,135.80
637,500	1,135.38	1,135.38
640,000	1,134.96	1,134.96
642,500	1,134.55	1,134.55
645,000	1,134.13	1,134.13
647,500	1,133.71	1,133.71
650,000	1,133.29	1,133.29

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Detached Single Family Dwelling
 Four Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
70,000	1,600.58	1,600.58
72,500	1,600.16	1,600.16
75,000	1,599.74	1,599.74
77,500	1,599.32	1,599.32
80,000	1,598.90	1,598.90
82,500	1,598.48	1,598.48
85,000	1,598.06	1,598.06
87,500	1,597.65	1,597.65
90,000	1,597.23	1,597.23
92,500	1,596.81	1,596.81
95,000	1,596.39	1,596.39
97,500	1,595.97	1,595.97
100,000	1,595.55	1,595.55
102,500	1,595.13	1,595.13
105,000	1,594.71	1,594.71
107,500	1,594.30	1,594.30
110,000	1,593.88	1,593.88
112,500	1,593.46	1,593.46
115,000	1,593.04	1,593.04
117,500	1,592.62	1,592.62
120,000	1,592.20	1,592.20
122,500	1,591.78	1,591.78
125,000	1,591.36	1,591.36
127,500	1,590.94	1,590.94
130,000	1,590.53	1,590.53
132,500	1,590.11	1,590.11
135,000	1,589.69	1,589.69
137,500	1,589.27	1,589.27
140,000	1,588.85	1,588.85
142,500	1,588.43	1,588.43
145,000	1,588.01	1,588.01
147,500	1,587.59	1,587.59

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Detached Single Family Dwelling
 Four Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
150,000	1,587.18	1,587.18
152,500	1,586.76	1,586.76
155,000	1,586.34	1,586.34
157,500	1,585.92	1,585.92
160,000	1,585.50	1,585.50
162,500	1,585.08	1,585.08
165,000	1,584.66	1,584.66
167,500	1,584.24	1,584.24
170,000	1,583.82	1,583.82
172,500	1,583.41	1,583.41
175,000	1,582.99	1,582.99
177,500	1,582.57	1,582.57
180,000	1,582.15	1,582.15
182,500	1,581.73	1,581.73
185,000	1,581.31	1,581.31
187,500	1,580.89	1,580.89
190,000	1,580.47	1,580.47
192,500	1,580.05	1,580.05
195,000	1,579.64	1,579.64
197,500	1,579.22	1,579.22
200,000	1,578.80	1,578.80
202,500	1,578.38	1,578.38
205,000	1,577.96	1,577.96
207,500	1,577.54	1,577.54
210,000	1,577.12	1,577.12
212,500	1,576.70	1,576.70
215,000	1,576.29	1,576.29
217,500	1,575.87	1,575.87
220,000	1,575.45	1,575.45
222,500	1,575.03	1,575.03
225,000	1,574.61	1,574.61
227,500	1,574.19	1,574.19

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Detached Single Family Dwelling
 Four Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
230,000	1,573.77	1,573.77
232,500	1,573.35	1,573.35
235,000	1,572.93	1,572.93
237,500	1,572.52	1,572.52
240,000	1,572.10	1,572.10
242,500	1,571.68	1,571.68
245,000	1,571.26	1,571.26
247,500	1,570.84	1,570.84
250,000	1,570.42	1,570.42
252,500	1,570.00	1,570.00
255,000	1,569.58	1,569.58
257,500	1,569.17	1,569.17
260,000	1,568.75	1,568.75
262,500	1,568.33	1,568.33
265,000	1,567.91	1,567.91
267,500	1,567.49	1,567.49
270,000	1,567.07	1,567.07
272,500	1,566.65	1,566.65
275,000	1,566.23	1,566.23
277,500	1,565.81	1,565.81
280,000	1,565.40	1,565.40
282,500	1,564.98	1,564.98
285,000	1,564.56	1,564.56
287,500	1,564.14	1,564.14
290,000	1,563.72	1,563.72
292,500	1,563.30	1,563.30
295,000	1,562.88	1,562.88
297,500	1,562.46	1,562.46
300,000	1,562.04	1,562.04
302,500	1,561.63	1,561.63
305,000	1,561.21	1,561.21
307,500	1,560.79	1,560.79

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Detached Single Family Dwelling
 Four Bedroom

Fair Market Value	General Govmnt. Impact Fee	Total Fees
310,000	1,560.37	1,560.37
312,500	1,559.95	1,559.95
315,000	1,559.53	1,559.53
317,500	1,559.11	1,559.11
320,000	1,558.69	1,558.69
322,500	1,558.28	1,558.28
325,000	1,557.86	1,557.86
327,500	1,557.44	1,557.44
330,000	1,557.02	1,557.02
332,500	1,556.60	1,556.60
335,000	1,556.18	1,556.18
337,500	1,555.76	1,555.76
340,000	1,555.34	1,555.34
342,500	1,554.92	1,554.92
345,000	1,554.51	1,554.51
347,500	1,554.09	1,554.09
350,000	1,553.67	1,553.67
352,500	1,553.25	1,553.25
355,000	1,552.83	1,552.83
357,500	1,552.41	1,552.41
360,000	1,551.99	1,551.99
362,500	1,551.57	1,551.57
365,000	1,551.15	1,551.15
367,500	1,550.74	1,550.74
370,000	1,550.32	1,550.32
372,500	1,549.90	1,549.90
375,000	1,549.48	1,549.48
377,500	1,549.06	1,549.06
380,000	1,548.64	1,548.64
382,500	1,548.22	1,548.22
385,000	1,547.80	1,547.80
387,500	1,547.39	1,547.39

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Detached Single Family Dwelling
 Four Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
390,000	1,546.97	1,546.97
392,500	1,546.55	1,546.55
395,000	1,546.13	1,546.13
397,500	1,545.71	1,545.71
400,000	1,545.29	1,545.29
402,500	1,544.87	1,544.87
405,000	1,544.45	1,544.45
407,500	1,544.03	1,544.03
410,000	1,543.62	1,543.62
412,500	1,543.20	1,543.20
415,000	1,542.78	1,542.78
417,500	1,542.36	1,542.36
420,000	1,541.94	1,541.94
422,500	1,541.52	1,541.52
425,000	1,541.10	1,541.10
427,500	1,540.68	1,540.68
430,000	1,540.27	1,540.27
432,500	1,539.85	1,539.85
435,000	1,539.43	1,539.43
437,500	1,539.01	1,539.01
440,000	1,538.59	1,538.59
442,500	1,538.17	1,538.17
445,000	1,537.75	1,537.75
447,500	1,537.33	1,537.33
450,000	1,536.91	1,536.91
452,500	1,536.50	1,536.50
455,000	1,536.08	1,536.08
457,500	1,535.66	1,535.66
460,000	1,535.24	1,535.24
462,500	1,534.82	1,534.82
465,000	1,534.40	1,534.40
467,500	1,533.98	1,533.98

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Detached Single Family Dwelling
 Four Bedroom

Fair Market Value	General Govmnt. Impact Fee	Total Fees
470,000	1,533.56	1,533.56
472,500	1,533.14	1,533.14
475,000	1,532.73	1,532.73
477,500	1,532.31	1,532.31
480,000	1,531.89	1,531.89
482,500	1,531.47	1,531.47
485,000	1,531.05	1,531.05
487,500	1,530.63	1,530.63
490,000	1,530.21	1,530.21
492,500	1,529.79	1,529.79
495,000	1,529.38	1,529.38
497,500	1,528.96	1,528.96
500,000	1,528.54	1,528.54
502,500	1,528.12	1,528.12
505,000	1,527.70	1,527.70
507,500	1,527.28	1,527.28
510,000	1,526.86	1,526.86
512,500	1,526.44	1,526.44
515,000	1,526.02	1,526.02
517,500	1,525.61	1,525.61
520,000	1,525.19	1,525.19
522,500	1,524.77	1,524.77
525,000	1,524.35	1,524.35
527,500	1,523.93	1,523.93
530,000	1,523.51	1,523.51
532,500	1,523.09	1,523.09
535,000	1,522.67	1,522.67
537,500	1,522.26	1,522.26
540,000	1,521.84	1,521.84
542,500	1,521.42	1,521.42
545,000	1,521.00	1,521.00
547,500	1,520.58	1,520.58

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Detached Single Family Dwelling
 Four Bedroom

Fair Market Value	General Govmnt. Impact Fee	Total Fees
550,000	1,520.16	1,520.16
552,500	1,519.74	1,519.74
555,000	1,519.32	1,519.32
557,500	1,518.90	1,518.90
560,000	1,518.49	1,518.49
562,500	1,518.07	1,518.07
565,000	1,517.65	1,517.65
567,500	1,517.23	1,517.23
570,000	1,516.81	1,516.81
572,500	1,516.39	1,516.39
575,000	1,515.97	1,515.97
577,500	1,515.55	1,515.55
580,000	1,515.13	1,515.13
582,500	1,514.72	1,514.72
585,000	1,514.30	1,514.30
587,500	1,513.88	1,513.88
590,000	1,513.46	1,513.46
592,500	1,513.04	1,513.04
595,000	1,512.62	1,512.62
597,500	1,512.20	1,512.20
600,000	1,511.78	1,511.78
602,500	1,511.37	1,511.37
605,000	1,510.95	1,510.95
607,500	1,510.53	1,510.53
610,000	1,510.11	1,510.11
612,500	1,509.69	1,509.69
615,000	1,509.27	1,509.27
617,500	1,508.85	1,508.85
620,000	1,508.43	1,508.43
622,500	1,508.01	1,508.01
625,000	1,507.60	1,507.60
627,500	1,507.18	1,507.18

City of Belvidere
General Governmental
Development Impact Fee Data Table

Detached Single Family Dwelling
Four Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
630,000	1,506.76	1,506.76
632,500	1,506.34	1,506.34
635,000	1,505.92	1,505.92
637,500	1,505.50	1,505.50
640,000	1,505.08	1,505.08
642,500	1,504.66	1,504.66
645,000	1,504.24	1,504.24
647,500	1,503.83	1,503.83
650,000	1,503.41	1,503.41

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Detached Single Family Dwelling
 Five Bedroom

Fair Market Value	General Govmnt. Impact Fee	Total Fees
70,000	1,603.15	1,603.15
72,500	1,602.73	1,602.73
75,000	1,602.31	1,602.31
77,500	1,601.89	1,601.89
80,000	1,601.47	1,601.47
82,500	1,601.05	1,601.05
85,000	1,600.63	1,600.63
87,500	1,600.21	1,600.21
90,000	1,599.79	1,599.79
92,500	1,599.38	1,599.38
95,000	1,598.96	1,598.96
97,500	1,598.54	1,598.54
100,000	1,598.12	1,598.12
102,500	1,597.70	1,597.70
105,000	1,597.28	1,597.28
107,500	1,596.86	1,596.86
110,000	1,596.44	1,596.44
112,500	1,596.03	1,596.03
115,000	1,595.61	1,595.61
117,500	1,595.19	1,595.19
120,000	1,594.77	1,594.77
122,500	1,594.35	1,594.35
125,000	1,593.93	1,593.93
127,500	1,593.51	1,593.51
130,000	1,593.09	1,593.09
132,500	1,592.67	1,592.67
135,000	1,592.26	1,592.26
137,500	1,591.84	1,591.84
140,000	1,591.42	1,591.42
142,500	1,591.00	1,591.00
145,000	1,590.58	1,590.58
147,500	1,590.16	1,590.16

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Detached Single Family Dwelling
 Five Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
150,000	1,589.74	1,589.74
152,500	1,589.32	1,589.32
155,000	1,588.90	1,588.90
157,500	1,588.49	1,588.49
160,000	1,588.07	1,588.07
162,500	1,587.65	1,587.65
165,000	1,587.23	1,587.23
167,500	1,586.81	1,586.81
170,000	1,586.39	1,586.39
172,500	1,585.97	1,585.97
175,000	1,585.55	1,585.55
177,500	1,585.14	1,585.14
180,000	1,584.72	1,584.72
182,500	1,584.30	1,584.30
185,000	1,583.88	1,583.88
187,500	1,583.46	1,583.46
190,000	1,583.04	1,583.04
192,500	1,582.62	1,582.62
195,000	1,582.20	1,582.20
197,500	1,581.78	1,581.78
200,000	1,581.37	1,581.37
202,500	1,580.95	1,580.95
205,000	1,580.53	1,580.53
207,500	1,580.11	1,580.11
210,000	1,579.69	1,579.69
212,500	1,579.27	1,579.27
215,000	1,578.85	1,578.85
217,500	1,578.43	1,578.43
220,000	1,578.01	1,578.01
222,500	1,577.60	1,577.60
225,000	1,577.18	1,577.18
227,500	1,576.76	1,576.76

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Detached Single Family Dwelling
 Five Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
230,000	1,576.34	1,576.34
232,500	1,575.92	1,575.92
235,000	1,575.50	1,575.50
237,500	1,575.08	1,575.08
240,000	1,574.66	1,574.66
242,500	1,574.25	1,574.25
245,000	1,573.83	1,573.83
247,500	1,573.41	1,573.41
250,000	1,572.99	1,572.99
252,500	1,572.57	1,572.57
255,000	1,572.15	1,572.15
257,500	1,571.73	1,571.73
260,000	1,571.31	1,571.31
262,500	1,570.89	1,570.89
265,000	1,570.48	1,570.48
267,500	1,570.06	1,570.06
270,000	1,569.64	1,569.64
272,500	1,569.22	1,569.22
275,000	1,568.80	1,568.80
277,500	1,568.38	1,568.38
280,000	1,567.96	1,567.96
282,500	1,567.54	1,567.54
285,000	1,567.13	1,567.13
287,500	1,566.71	1,566.71
290,000	1,566.29	1,566.29
292,500	1,565.87	1,565.87
295,000	1,565.45	1,565.45
297,500	1,565.03	1,565.03
300,000	1,564.61	1,564.61
302,500	1,564.19	1,564.19
305,000	1,563.77	1,563.77
307,500	1,563.36	1,563.36

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Detached Single Family Dwelling
 Five Bedroom

Fair Market Value	General Govmnt. Impact Fee	Total Fees
310,000	1,562.94	1,562.94
312,500	1,562.52	1,562.52
315,000	1,562.10	1,562.10
317,500	1,561.68	1,561.68
320,000	1,561.26	1,561.26
322,500	1,560.84	1,560.84
325,000	1,560.42	1,560.42
327,500	1,560.00	1,560.00
330,000	1,559.59	1,559.59
332,500	1,559.17	1,559.17
335,000	1,558.75	1,558.75
337,500	1,558.33	1,558.33
340,000	1,557.91	1,557.91
342,500	1,557.49	1,557.49
345,000	1,557.07	1,557.07
347,500	1,556.65	1,556.65
350,000	1,556.24	1,556.24
352,500	1,555.82	1,555.82
355,000	1,555.40	1,555.40
357,500	1,554.98	1,554.98
360,000	1,554.56	1,554.56
362,500	1,554.14	1,554.14
365,000	1,553.72	1,553.72
367,500	1,553.30	1,553.30
370,000	1,552.88	1,552.88
372,500	1,552.47	1,552.47
375,000	1,552.05	1,552.05
377,500	1,551.63	1,551.63
380,000	1,551.21	1,551.21
382,500	1,550.79	1,550.79
385,000	1,550.37	1,550.37
387,500	1,549.95	1,549.95

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Detached Single Family Dwelling
 Five Bedroom

Fair Market Value	General Govmnt. Impact Fee	Total Fees
390,000	1,549.53	1,549.53
392,500	1,549.12	1,549.12
395,000	1,548.70	1,548.70
397,500	1,548.28	1,548.28
400,000	1,547.86	1,547.86
402,500	1,547.44	1,547.44
405,000	1,547.02	1,547.02
407,500	1,546.60	1,546.60
410,000	1,546.18	1,546.18
412,500	1,545.76	1,545.76
415,000	1,545.35	1,545.35
417,500	1,544.93	1,544.93
420,000	1,544.51	1,544.51
422,500	1,544.09	1,544.09
425,000	1,543.67	1,543.67
427,500	1,543.25	1,543.25
430,000	1,542.83	1,542.83
432,500	1,542.41	1,542.41
435,000	1,541.99	1,541.99
437,500	1,541.58	1,541.58
440,000	1,541.16	1,541.16
442,500	1,540.74	1,540.74
445,000	1,540.32	1,540.32
447,500	1,539.90	1,539.90
450,000	1,539.48	1,539.48
452,500	1,539.06	1,539.06
455,000	1,538.64	1,538.64
457,500	1,538.23	1,538.23
460,000	1,537.81	1,537.81
462,500	1,537.39	1,537.39
465,000	1,536.97	1,536.97
467,500	1,536.55	1,536.55

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Detached Single Family Dwelling
 Five Bedroom

Fair Market Value	General Govmnt. Impact Fee	Total Fees
470,000	1,536.13	1,536.13
472,500	1,535.71	1,535.71
475,000	1,535.29	1,535.29
477,500	1,534.87	1,534.87
480,000	1,534.46	1,534.46
482,500	1,534.04	1,534.04
485,000	1,533.62	1,533.62
487,500	1,533.20	1,533.20
490,000	1,532.78	1,532.78
492,500	1,532.36	1,532.36
495,000	1,531.94	1,531.94
497,500	1,531.52	1,531.52
500,000	1,531.10	1,531.10
502,500	1,530.69	1,530.69
505,000	1,530.27	1,530.27
507,500	1,529.85	1,529.85
510,000	1,529.43	1,529.43
512,500	1,529.01	1,529.01
515,000	1,528.59	1,528.59
517,500	1,528.17	1,528.17
520,000	1,527.75	1,527.75
522,500	1,527.34	1,527.34
525,000	1,526.92	1,526.92
527,500	1,526.50	1,526.50
530,000	1,526.08	1,526.08
532,500	1,525.66	1,525.66
535,000	1,525.24	1,525.24
537,500	1,524.82	1,524.82
540,000	1,524.40	1,524.40
542,500	1,523.98	1,523.98
545,000	1,523.57	1,523.57
547,500	1,523.15	1,523.15

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Detached Single Family Dwelling
 Five Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
550,000	1,522.73	1,522.73
552,500	1,522.31	1,522.31
555,000	1,521.89	1,521.89
557,500	1,521.47	1,521.47
560,000	1,521.05	1,521.05
562,500	1,520.63	1,520.63
565,000	1,520.22	1,520.22
567,500	1,519.80	1,519.80
570,000	1,519.38	1,519.38
572,500	1,518.96	1,518.96
575,000	1,518.54	1,518.54
577,500	1,518.12	1,518.12
580,000	1,517.70	1,517.70
582,500	1,517.28	1,517.28
585,000	1,516.86	1,516.86
587,500	1,516.45	1,516.45
590,000	1,516.03	1,516.03
592,500	1,515.61	1,515.61
595,000	1,515.19	1,515.19
597,500	1,514.77	1,514.77
600,000	1,514.35	1,514.35
602,500	1,513.93	1,513.93
605,000	1,513.51	1,513.51
607,500	1,513.09	1,513.09
610,000	1,512.68	1,512.68
612,500	1,512.26	1,512.26
615,000	1,511.84	1,511.84
617,500	1,511.42	1,511.42
620,000	1,511.00	1,511.00
622,500	1,510.58	1,510.58
625,000	1,510.16	1,510.16
627,500	1,509.74	1,509.74

City of Belvidere
General Governmental
Development Impact Fee Data Table

Detached Single Family Dwelling
Five Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
630,000	1,509.33	1,509.33
632,500	1,508.91	1,508.91
635,000	1,508.49	1,508.49
637,500	1,508.07	1,508.07
640,000	1,507.65	1,507.65
642,500	1,507.23	1,507.23
645,000	1,506.81	1,506.81
647,500	1,506.39	1,506.39
650,000	1,505.97	1,505.97

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Attached Single Family Dwelling
 One Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
70,000	500.49	500.49
72,500	500.08	500.08
75,000	499.66	499.66
77,500	499.24	499.24
80,000	498.82	498.82
82,500	498.40	498.40
85,000	497.98	497.98
87,500	497.56	497.56
90,000	497.14	497.14
92,500	496.72	496.72
95,000	496.31	496.31
97,500	495.89	495.89
100,000	495.47	495.47
102,500	495.05	495.05
105,000	494.63	494.63
107,500	494.21	494.21
110,000	493.79	493.79
112,500	493.37	493.37
115,000	492.96	492.96
117,500	492.54	492.54
120,000	492.12	492.12
122,500	491.70	491.70
125,000	491.28	491.28
127,500	490.86	490.86
130,000	490.44	490.44
132,500	490.02	490.02
135,000	489.60	489.60
137,500	489.19	489.19
140,000	488.77	488.77
142,500	488.35	488.35
145,000	487.93	487.93
147,500	487.51	487.51

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Attached Single Family Dwelling
 One Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
150,000	487.09	487.09
152,500	486.67	486.67
155,000	486.25	486.25
157,500	485.83	485.83
160,000	485.42	485.42
162,500	485.00	485.00
165,000	484.58	484.58
167,500	484.16	484.16
170,000	483.74	483.74
172,500	483.32	483.32
175,000	482.90	482.90
177,500	482.48	482.48
180,000	482.07	482.07
182,500	481.65	481.65
185,000	481.23	481.23
187,500	480.81	480.81
190,000	480.39	480.39
192,500	479.97	479.97
195,000	479.55	479.55
197,500	479.13	479.13
200,000	478.71	478.71
202,500	478.30	478.30
205,000	477.88	477.88
207,500	477.46	477.46
210,000	477.04	477.04
212,500	476.62	476.62
215,000	476.20	476.20
217,500	475.78	475.78
220,000	475.36	475.36
222,500	474.95	474.95
225,000	474.53	474.53
227,500	474.11	474.11

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Attached Single Family Dwelling
 One Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
230,000	473.69	473.69
232,500	473.27	473.27
235,000	472.85	472.85
237,500	472.43	472.43
240,000	472.01	472.01
242,500	471.59	471.59
245,000	471.18	471.18
247,500	470.76	470.76
250,000	470.34	470.34
252,500	469.92	469.92
255,000	469.50	469.50
257,500	469.08	469.08
260,000	468.66	468.66
262,500	468.24	468.24
265,000	467.82	467.82
267,500	467.41	467.41
270,000	466.99	466.99
272,500	466.57	466.57
275,000	466.15	466.15
277,500	465.73	465.73
280,000	465.31	465.31
282,500	464.89	464.89
285,000	464.47	464.47
287,500	464.06	464.06
290,000	463.64	463.64
292,500	463.22	463.22
295,000	462.80	462.80
297,500	462.38	462.38
300,000	461.96	461.96
302,500	461.54	461.54
305,000	461.12	461.12
307,500	460.70	460.70

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Attached Single Family Dwelling
 One Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
310,000	460.29	460.29
312,500	459.87	459.87
315,000	459.45	459.45
317,500	459.03	459.03
320,000	458.61	458.61
322,500	458.19	458.19
325,000	457.77	457.77
327,500	457.35	457.35
330,000	456.94	456.94
332,500	456.52	456.52
335,000	456.10	456.10
337,500	455.68	455.68
340,000	455.26	455.26
342,500	454.84	454.84
345,000	454.42	454.42
347,500	454.00	454.00
350,000	453.58	453.58
352,500	453.17	453.17
355,000	452.75	452.75
357,500	452.33	452.33
360,000	451.91	451.91
362,500	451.49	451.49
365,000	451.07	451.07
367,500	450.65	450.65
370,000	450.23	450.23
372,500	449.81	449.81
375,000	449.40	449.40
377,500	448.98	448.98
380,000	448.56	448.56
382,500	448.14	448.14
385,000	447.72	447.72
387,500	447.30	447.30

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Attached Single Family Dwelling
 One Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
390,000	446.88	446.88
392,500	446.46	446.46
395,000	446.05	446.05
397,500	445.63	445.63
400,000	445.21	445.21
402,500	444.79	444.79
405,000	444.37	444.37
407,500	443.95	443.95
410,000	443.53	443.53
412,500	443.11	443.11
415,000	442.69	442.69
417,500	442.28	442.28
420,000	441.86	441.86
422,500	441.44	441.44
425,000	441.02	441.02
427,500	440.60	440.60
430,000	440.18	440.18
432,500	439.76	439.76
435,000	439.34	439.34
437,500	438.92	438.92
440,000	438.51	438.51
442,500	438.09	438.09
445,000	437.67	437.67
447,500	437.25	437.25
450,000	436.83	436.83
452,500	436.41	436.41
455,000	435.99	435.99
457,500	435.57	435.57
460,000	435.16	435.16
462,500	434.74	434.74
465,000	434.32	434.32
467,500	433.90	433.90

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Attached Single Family Dwelling
 One Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
470,000	433.48	433.48
472,500	433.06	433.06
475,000	432.64	432.64
477,500	432.22	432.22
480,000	431.80	431.80
482,500	431.39	431.39
485,000	430.97	430.97
487,500	430.55	430.55
490,000	430.13	430.13
492,500	429.71	429.71
495,000	429.29	429.29
497,500	428.87	428.87
500,000	428.45	428.45
502,500	428.04	428.04
505,000	427.62	427.62
507,500	427.20	427.20
510,000	426.78	426.78
512,500	426.36	426.36
515,000	425.94	425.94
517,500	425.52	425.52
520,000	425.10	425.10
522,500	424.68	424.68
525,000	424.27	424.27
527,500	423.85	423.85
530,000	423.43	423.43
532,500	423.01	423.01
535,000	422.59	422.59
537,500	422.17	422.17
540,000	421.75	421.75
542,500	421.33	421.33
545,000	420.91	420.91
547,500	420.50	420.50

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Attached Single Family Dwelling
 One Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
550,000	420.08	420.08
552,500	419.66	419.66
555,000	419.24	419.24
557,500	418.82	418.82
560,000	418.40	418.40
562,500	417.98	417.98
565,000	417.56	417.56
567,500	417.15	417.15
570,000	416.73	416.73
572,500	416.31	416.31
575,000	415.89	415.89
577,500	415.47	415.47
580,000	415.05	415.05
582,500	414.63	414.63
585,000	414.21	414.21
587,500	413.79	413.79
590,000	413.38	413.38
592,500	412.96	412.96
595,000	412.54	412.54
597,500	412.12	412.12
600,000	411.70	411.70
602,500	411.28	411.28
605,000	410.86	410.86
607,500	410.44	410.44
610,000	410.03	410.03
612,500	409.61	409.61
615,000	409.19	409.19
617,500	408.77	408.77
620,000	408.35	408.35
622,500	407.93	407.93
625,000	407.51	407.51
627,500	407.09	407.09

City of Belvidere
General Governmental
Development Impact Fee Data Table

Attached Single Family Dwelling
One Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
630,000	406.67	406.67
632,500	406.26	406.26
635,000	405.84	405.84
637,500	405.42	405.42
640,000	405.00	405.00
642,500	404.58	404.58
645,000	404.16	404.16
647,500	403.74	403.74
650,000	403.32	403.32

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Attached Single Family Dwelling
 Two Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
70,000	841.52	841.52
72,500	841.10	841.10
75,000	840.68	840.68
77,500	840.26	840.26
80,000	839.84	839.84
82,500	839.42	839.42
85,000	839.00	839.00
87,500	838.58	838.58
90,000	838.17	838.17
92,500	837.75	837.75
95,000	837.33	837.33
97,500	836.91	836.91
100,000	836.49	836.49
102,500	836.07	836.07
105,000	835.65	835.65
107,500	835.23	835.23
110,000	834.81	834.81
112,500	834.40	834.40
115,000	833.98	833.98
117,500	833.56	833.56
120,000	833.14	833.14
122,500	832.72	832.72
125,000	832.30	832.30
127,500	831.88	831.88
130,000	831.46	831.46
132,500	831.05	831.05
135,000	830.63	830.63
137,500	830.21	830.21
140,000	829.79	829.79
142,500	829.37	829.37
145,000	828.95	828.95
147,500	828.53	828.53

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Attached Single Family Dwelling
 Two Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
150,000	828.11	828.11
152,500	827.69	827.69
155,000	827.28	827.28
157,500	826.86	826.86
160,000	826.44	826.44
162,500	826.02	826.02
165,000	825.60	825.60
167,500	825.18	825.18
170,000	824.76	824.76
172,500	824.34	824.34
175,000	823.92	823.92
177,500	823.51	823.51
180,000	823.09	823.09
182,500	822.67	822.67
185,000	822.25	822.25
187,500	821.83	821.83
190,000	821.41	821.41
192,500	820.99	820.99
195,000	820.57	820.57
197,500	820.16	820.16
200,000	819.74	819.74
202,500	819.32	819.32
205,000	818.90	818.90
207,500	818.48	818.48
210,000	818.06	818.06
212,500	817.64	817.64
215,000	817.22	817.22
217,500	816.80	816.80
220,000	816.39	816.39
222,500	815.97	815.97
225,000	815.55	815.55
227,500	815.13	815.13

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Attached Single Family Dwelling
 Two Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
230,000	814.71	814.71
232,500	814.29	814.29
235,000	813.87	813.87
237,500	813.45	813.45
240,000	813.03	813.03
242,500	812.62	812.62
245,000	812.20	812.20
247,500	811.78	811.78
250,000	811.36	811.36
252,500	810.94	810.94
255,000	810.52	810.52
257,500	810.10	810.10
260,000	809.68	809.68
262,500	809.27	809.27
265,000	808.85	808.85
267,500	808.43	808.43
270,000	808.01	808.01
272,500	807.59	807.59
275,000	807.17	807.17
277,500	806.75	806.75
280,000	806.33	806.33
282,500	805.91	805.91
285,000	805.50	805.50
287,500	805.08	805.08
290,000	804.66	804.66
292,500	804.24	804.24
295,000	803.82	803.82
297,500	803.40	803.40
300,000	802.98	802.98
302,500	802.56	802.56
305,000	802.15	802.15
307,500	801.73	801.73

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Attached Single Family Dwelling
 Two Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
310,000	801.31	801.31
312,500	800.89	800.89
315,000	800.47	800.47
317,500	800.05	800.05
320,000	799.63	799.63
322,500	799.21	799.21
325,000	798.79	798.79
327,500	798.38	798.38
330,000	797.96	797.96
332,500	797.54	797.54
335,000	797.12	797.12
337,500	796.70	796.70
340,000	796.28	796.28
342,500	795.86	795.86
345,000	795.44	795.44
347,500	795.02	795.02
350,000	794.61	794.61
352,500	794.19	794.19
355,000	793.77	793.77
357,500	793.35	793.35
360,000	792.93	792.93
362,500	792.51	792.51
365,000	792.09	792.09
367,500	791.67	791.67
370,000	791.26	791.26
372,500	790.84	790.84
375,000	790.42	790.42
377,500	790.00	790.00
380,000	789.58	789.58
382,500	789.16	789.16
385,000	788.74	788.74
387,500	788.32	788.32

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Attached Single Family Dwelling
 Two Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
390,000	787.90	787.90
392,500	787.49	787.49
395,000	787.07	787.07
397,500	786.65	786.65
400,000	786.23	786.23
402,500	785.81	785.81
405,000	785.39	785.39
407,500	784.97	784.97
410,000	784.55	784.55
412,500	784.14	784.14
415,000	783.72	783.72
417,500	783.30	783.30
420,000	782.88	782.88
422,500	782.46	782.46
425,000	782.04	782.04
427,500	781.62	781.62
430,000	781.20	781.20
432,500	780.78	780.78
435,000	780.37	780.37
437,500	779.95	779.95
440,000	779.53	779.53
442,500	779.11	779.11
445,000	778.69	778.69
447,500	778.27	778.27
450,000	777.85	777.85
452,500	777.43	777.43
455,000	777.01	777.01
457,500	776.60	776.60
460,000	776.18	776.18
462,500	775.76	775.76
465,000	775.34	775.34
467,500	774.92	774.92

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Attached Single Family Dwelling
 Two Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
470,000	774.50	774.50
472,500	774.08	774.08
475,000	773.66	773.66
477,500	773.25	773.25
480,000	772.83	772.83
482,500	772.41	772.41
485,000	771.99	771.99
487,500	771.57	771.57
490,000	771.15	771.15
492,500	770.73	770.73
495,000	770.31	770.31
497,500	769.89	769.89
500,000	769.48	769.48
502,500	769.06	769.06
505,000	768.64	768.64
507,500	768.22	768.22
510,000	767.80	767.80
512,500	767.38	767.38
515,000	766.96	766.96
517,500	766.54	766.54
520,000	766.12	766.12
522,500	765.71	765.71
525,000	765.29	765.29
527,500	764.87	764.87
530,000	764.45	764.45
532,500	764.03	764.03
535,000	763.61	763.61
537,500	763.19	763.19
540,000	762.77	762.77
542,500	762.36	762.36
545,000	761.94	761.94
547,500	761.52	761.52

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Attached Single Family Dwelling
 Two Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
550,000	761.10	761.10
552,500	760.68	760.68
555,000	760.26	760.26
557,500	759.84	759.84
560,000	759.42	759.42
562,500	759.00	759.00
565,000	758.59	758.59
567,500	758.17	758.17
570,000	757.75	757.75
572,500	757.33	757.33
575,000	756.91	756.91
577,500	756.49	756.49
580,000	756.07	756.07
582,500	755.65	755.65
585,000	755.24	755.24
587,500	754.82	754.82
590,000	754.40	754.40
592,500	753.98	753.98
595,000	753.56	753.56
597,500	753.14	753.14
600,000	752.72	752.72
602,500	752.30	752.30
605,000	751.88	751.88
607,500	751.47	751.47
610,000	751.05	751.05
612,500	750.63	750.63
615,000	750.21	750.21
617,500	749.79	749.79
620,000	749.37	749.37
622,500	748.95	748.95
625,000	748.53	748.53
627,500	748.11	748.11

City of Belvidere
General Governmental
Development Impact Fee Data Table

Attached Single Family Dwelling
Two Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
630,000	747.70	747.70
632,500	747.28	747.28
635,000	746.86	746.86
637,500	746.44	746.44
640,000	746.02	746.02
642,500	745.60	745.60
645,000	745.18	745.18
647,500	744.76	744.76
650,000	744.35	744.35

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Attached Single Family Dwelling
 Three Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
70,000	1,013.52	1,013.52
72,500	1,013.11	1,013.11
75,000	1,012.69	1,012.69
77,500	1,012.27	1,012.27
80,000	1,011.85	1,011.85
82,500	1,011.43	1,011.43
85,000	1,011.01	1,011.01
87,500	1,010.59	1,010.59
90,000	1,010.17	1,010.17
92,500	1,009.75	1,009.75
95,000	1,009.34	1,009.34
97,500	1,008.92	1,008.92
100,000	1,008.50	1,008.50
102,500	1,008.08	1,008.08
105,000	1,007.66	1,007.66
107,500	1,007.24	1,007.24
110,000	1,006.82	1,006.82
112,500	1,006.40	1,006.40
115,000	1,005.99	1,005.99
117,500	1,005.57	1,005.57
120,000	1,005.15	1,005.15
122,500	1,004.73	1,004.73
125,000	1,004.31	1,004.31
127,500	1,003.89	1,003.89
130,000	1,003.47	1,003.47
132,500	1,003.05	1,003.05
135,000	1,002.63	1,002.63
137,500	1,002.22	1,002.22
140,000	1,001.80	1,001.80
142,500	1,001.38	1,001.38
145,000	1,000.96	1,000.96
147,500	1,000.54	1,000.54

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Attached Single Family Dwelling
 Three Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
150,000	1,000.12	1,000.12
152,500	999.70	999.70
155,000	999.28	999.28
157,500	998.87	998.87
160,000	998.45	998.45
162,500	998.03	998.03
165,000	997.61	997.61
167,500	997.19	997.19
170,000	996.77	996.77
172,500	996.35	996.35
175,000	995.93	995.93
177,500	995.51	995.51
180,000	995.10	995.10
182,500	994.68	994.68
185,000	994.26	994.26
187,500	993.84	993.84
190,000	993.42	993.42
192,500	993.00	993.00
195,000	992.58	992.58
197,500	992.16	992.16
200,000	991.74	991.74
202,500	991.33	991.33
205,000	990.91	990.91
207,500	990.49	990.49
210,000	990.07	990.07
212,500	989.65	989.65
215,000	989.23	989.23
217,500	988.81	988.81
220,000	988.39	988.39
222,500	987.98	987.98
225,000	987.56	987.56
227,500	987.14	987.14

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Attached Single Family Dwelling
 Three Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
230,000	986.72	986.72
232,500	986.30	986.30
235,000	985.88	985.88
237,500	985.46	985.46
240,000	985.04	985.04
242,500	984.62	984.62
245,000	984.21	984.21
247,500	983.79	983.79
250,000	983.37	983.37
252,500	982.95	982.95
255,000	982.53	982.53
257,500	982.11	982.11
260,000	981.69	981.69
262,500	981.27	981.27
265,000	980.85	980.85
267,500	980.44	980.44
270,000	980.02	980.02
272,500	979.60	979.60
275,000	979.18	979.18
277,500	978.76	978.76
280,000	978.34	978.34
282,500	977.92	977.92
285,000	977.50	977.50
287,500	977.09	977.09
290,000	976.67	976.67
292,500	976.25	976.25
295,000	975.83	975.83
297,500	975.41	975.41
300,000	974.99	974.99
302,500	974.57	974.57
305,000	974.15	974.15
307,500	973.73	973.73

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Attached Single Family Dwelling
 Three Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
310,000	973.32	973.32
312,500	972.90	972.90
315,000	972.48	972.48
317,500	972.06	972.06
320,000	971.64	971.64
322,500	971.22	971.22
325,000	970.80	970.80
327,500	970.38	970.38
330,000	969.97	969.97
332,500	969.55	969.55
335,000	969.13	969.13
337,500	968.71	968.71
340,000	968.29	968.29
342,500	967.87	967.87
345,000	967.45	967.45
347,500	967.03	967.03
350,000	966.61	966.61
352,500	966.20	966.20
355,000	965.78	965.78
357,500	965.36	965.36
360,000	964.94	964.94
362,500	964.52	964.52
365,000	964.10	964.10
367,500	963.68	963.68
370,000	963.26	963.26
372,500	962.84	962.84
375,000	962.43	962.43
377,500	962.01	962.01
380,000	961.59	961.59
382,500	961.17	961.17
385,000	960.75	960.75
387,500	960.33	960.33

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Attached Single Family Dwelling
 Three Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
390,000	959.91	959.91
392,500	959.49	959.49
395,000	959.08	959.08
397,500	958.66	958.66
400,000	958.24	958.24
402,500	957.82	957.82
405,000	957.40	957.40
407,500	956.98	956.98
410,000	956.56	956.56
412,500	956.14	956.14
415,000	955.72	955.72
417,500	955.31	955.31
420,000	954.89	954.89
422,500	954.47	954.47
425,000	954.05	954.05
427,500	953.63	953.63
430,000	953.21	953.21
432,500	952.79	952.79
435,000	952.37	952.37
437,500	951.96	951.96
440,000	951.54	951.54
442,500	951.12	951.12
445,000	950.70	950.70
447,500	950.28	950.28
450,000	949.86	949.86
452,500	949.44	949.44
455,000	949.02	949.02
457,500	948.60	948.60
460,000	948.19	948.19
462,500	947.77	947.77
465,000	947.35	947.35
467,500	946.93	946.93

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Attached Single Family Dwelling
 Three Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
470,000	946.51	946.51
472,500	946.09	946.09
475,000	945.67	945.67
477,500	945.25	945.25
480,000	944.83	944.83
482,500	944.42	944.42
485,000	944.00	944.00
487,500	943.58	943.58
490,000	943.16	943.16
492,500	942.74	942.74
495,000	942.32	942.32
497,500	941.90	941.90
500,000	941.48	941.48
502,500	941.07	941.07
505,000	940.65	940.65
507,500	940.23	940.23
510,000	939.81	939.81
512,500	939.39	939.39
515,000	938.97	938.97
517,500	938.55	938.55
520,000	938.13	938.13
522,500	937.71	937.71
525,000	937.30	937.30
527,500	936.88	936.88
530,000	936.46	936.46
532,500	936.04	936.04
535,000	935.62	935.62
537,500	935.20	935.20
540,000	934.78	934.78
542,500	934.36	934.36
545,000	933.94	933.94
547,500	933.53	933.53

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Attached Single Family Dwelling
 Three Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
550,000	933.11	933.11
552,500	932.69	932.69
555,000	932.27	932.27
557,500	931.85	931.85
560,000	931.43	931.43
562,500	931.01	931.01
565,000	930.59	930.59
567,500	930.18	930.18
570,000	929.76	929.76
572,500	929.34	929.34
575,000	928.92	928.92
577,500	928.50	928.50
580,000	928.08	928.08
582,500	927.66	927.66
585,000	927.24	927.24
587,500	926.82	926.82
590,000	926.41	926.41
592,500	925.99	925.99
595,000	925.57	925.57
597,500	925.15	925.15
600,000	924.73	924.73
602,500	924.31	924.31
605,000	923.89	923.89
607,500	923.47	923.47
610,000	923.06	923.06
612,500	922.64	922.64
615,000	922.22	922.22
617,500	921.80	921.80
620,000	921.38	921.38
622,500	920.96	920.96
625,000	920.54	920.54
627,500	920.12	920.12

City of Belvidere
General Governmental
Development Impact Fee Data Table

Attached Single Family Dwelling
Three Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
630,000	919.70	919.70
632,500	919.29	919.29
635,000	918.87	918.87
637,500	918.45	918.45
640,000	918.03	918.03
642,500	917.61	917.61
645,000	917.19	917.19
647,500	916.77	916.77
650,000	916.35	916.35

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Attached Single Family Dwelling
 Four Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
70,000	1,335.72	1,335.72
72,500	1,335.30	1,335.30
75,000	1,334.88	1,334.88
77,500	1,334.46	1,334.46
80,000	1,334.04	1,334.04
82,500	1,333.63	1,333.63
85,000	1,333.21	1,333.21
87,500	1,332.79	1,332.79
90,000	1,332.37	1,332.37
92,500	1,331.95	1,331.95
95,000	1,331.53	1,331.53
97,500	1,331.11	1,331.11
100,000	1,330.69	1,330.69
102,500	1,330.27	1,330.27
105,000	1,329.86	1,329.86
107,500	1,329.44	1,329.44
110,000	1,329.02	1,329.02
112,500	1,328.60	1,328.60
115,000	1,328.18	1,328.18
117,500	1,327.76	1,327.76
120,000	1,327.34	1,327.34
122,500	1,326.92	1,326.92
125,000	1,326.50	1,326.50
127,500	1,326.09	1,326.09
130,000	1,325.67	1,325.67
132,500	1,325.25	1,325.25
135,000	1,324.83	1,324.83
137,500	1,324.41	1,324.41
140,000	1,323.99	1,323.99
142,500	1,323.57	1,323.57
145,000	1,323.15	1,323.15
147,500	1,322.74	1,322.74

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Attached Single Family Dwelling
 Four Bedroom

Fair Market Value	General Govmnt. Impact Fee	Total Fees
150,000	1,322.32	1,322.32
152,500	1,321.90	1,321.90
155,000	1,321.48	1,321.48
157,500	1,321.06	1,321.06
160,000	1,320.64	1,320.64
162,500	1,320.22	1,320.22
165,000	1,319.80	1,319.80
167,500	1,319.38	1,319.38
170,000	1,318.97	1,318.97
172,500	1,318.55	1,318.55
175,000	1,318.13	1,318.13
177,500	1,317.71	1,317.71
180,000	1,317.29	1,317.29
182,500	1,316.87	1,316.87
185,000	1,316.45	1,316.45
187,500	1,316.03	1,316.03
190,000	1,315.62	1,315.62
192,500	1,315.20	1,315.20
195,000	1,314.78	1,314.78
197,500	1,314.36	1,314.36
200,000	1,313.94	1,313.94
202,500	1,313.52	1,313.52
205,000	1,313.10	1,313.10
207,500	1,312.68	1,312.68
210,000	1,312.26	1,312.26
212,500	1,311.85	1,311.85
215,000	1,311.43	1,311.43
217,500	1,311.01	1,311.01
220,000	1,310.59	1,310.59
222,500	1,310.17	1,310.17
225,000	1,309.75	1,309.75
227,500	1,309.33	1,309.33

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Attached Single Family Dwelling
 Four Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
230,000	1,308.91	1,308.91
232,500	1,308.49	1,308.49
235,000	1,308.08	1,308.08
237,500	1,307.66	1,307.66
240,000	1,307.24	1,307.24
242,500	1,306.82	1,306.82
245,000	1,306.40	1,306.40
247,500	1,305.98	1,305.98
250,000	1,305.56	1,305.56
252,500	1,305.14	1,305.14
255,000	1,304.73	1,304.73
257,500	1,304.31	1,304.31
260,000	1,303.89	1,303.89
262,500	1,303.47	1,303.47
265,000	1,303.05	1,303.05
267,500	1,302.63	1,302.63
270,000	1,302.21	1,302.21
272,500	1,301.79	1,301.79
275,000	1,301.37	1,301.37
277,500	1,300.96	1,300.96
280,000	1,300.54	1,300.54
282,500	1,300.12	1,300.12
285,000	1,299.70	1,299.70
287,500	1,299.28	1,299.28
290,000	1,298.86	1,298.86
292,500	1,298.44	1,298.44
295,000	1,298.02	1,298.02
297,500	1,297.60	1,297.60
300,000	1,297.19	1,297.19
302,500	1,296.77	1,296.77
305,000	1,296.35	1,296.35
307,500	1,295.93	1,295.93

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Attached Single Family Dwelling
 Four Bedroom

Fair Market Value	General Govmnt. Impact Fee	Total Fees
310,000	1,295.51	1,295.51
312,500	1,295.09	1,295.09
315,000	1,294.67	1,294.67
317,500	1,294.25	1,294.25
320,000	1,293.84	1,293.84
322,500	1,293.42	1,293.42
325,000	1,293.00	1,293.00
327,500	1,292.58	1,292.58
330,000	1,292.16	1,292.16
332,500	1,291.74	1,291.74
335,000	1,291.32	1,291.32
337,500	1,290.90	1,290.90
340,000	1,290.48	1,290.48
342,500	1,290.07	1,290.07
345,000	1,289.65	1,289.65
347,500	1,289.23	1,289.23
350,000	1,288.81	1,288.81
352,500	1,288.39	1,288.39
355,000	1,287.97	1,287.97
357,500	1,287.55	1,287.55
360,000	1,287.13	1,287.13
362,500	1,286.72	1,286.72
365,000	1,286.30	1,286.30
367,500	1,285.88	1,285.88
370,000	1,285.46	1,285.46
372,500	1,285.04	1,285.04
375,000	1,284.62	1,284.62
377,500	1,284.20	1,284.20
380,000	1,283.78	1,283.78
382,500	1,283.36	1,283.36
385,000	1,282.95	1,282.95
387,500	1,282.53	1,282.53

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Attached Single Family Dwelling
 Four Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
390,000	1,282.11	1,282.11
392,500	1,281.69	1,281.69
395,000	1,281.27	1,281.27
397,500	1,280.85	1,280.85
400,000	1,280.43	1,280.43
402,500	1,280.01	1,280.01
405,000	1,279.59	1,279.59
407,500	1,279.18	1,279.18
410,000	1,278.76	1,278.76
412,500	1,278.34	1,278.34
415,000	1,277.92	1,277.92
417,500	1,277.50	1,277.50
420,000	1,277.08	1,277.08
422,500	1,276.66	1,276.66
425,000	1,276.24	1,276.24
427,500	1,275.83	1,275.83
430,000	1,275.41	1,275.41
432,500	1,274.99	1,274.99
435,000	1,274.57	1,274.57
437,500	1,274.15	1,274.15
440,000	1,273.73	1,273.73
442,500	1,273.31	1,273.31
445,000	1,272.89	1,272.89
447,500	1,272.47	1,272.47
450,000	1,272.06	1,272.06
452,500	1,271.64	1,271.64
455,000	1,271.22	1,271.22
457,500	1,270.80	1,270.80
460,000	1,270.38	1,270.38
462,500	1,269.96	1,269.96
465,000	1,269.54	1,269.54
467,500	1,269.12	1,269.12

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Attached Single Family Dwelling
 Four Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
470,000	1,268.70	1,268.70
472,500	1,268.29	1,268.29
475,000	1,267.87	1,267.87
477,500	1,267.45	1,267.45
480,000	1,267.03	1,267.03
482,500	1,266.61	1,266.61
485,000	1,266.19	1,266.19
487,500	1,265.77	1,265.77
490,000	1,265.35	1,265.35
492,500	1,264.94	1,264.94
495,000	1,264.52	1,264.52
497,500	1,264.10	1,264.10
500,000	1,263.68	1,263.68
502,500	1,263.26	1,263.26
505,000	1,262.84	1,262.84
507,500	1,262.42	1,262.42
510,000	1,262.00	1,262.00
512,500	1,261.58	1,261.58
515,000	1,261.17	1,261.17
517,500	1,260.75	1,260.75
520,000	1,260.33	1,260.33
522,500	1,259.91	1,259.91
525,000	1,259.49	1,259.49
527,500	1,259.07	1,259.07
530,000	1,258.65	1,258.65
532,500	1,258.23	1,258.23
535,000	1,257.82	1,257.82
537,500	1,257.40	1,257.40
540,000	1,256.98	1,256.98
542,500	1,256.56	1,256.56
545,000	1,256.14	1,256.14
547,500	1,255.72	1,255.72

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Attached Single Family Dwelling
 Four Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
550,000	1,255.30	1,255.30
552,500	1,254.88	1,254.88
555,000	1,254.46	1,254.46
557,500	1,254.05	1,254.05
560,000	1,253.63	1,253.63
562,500	1,253.21	1,253.21
565,000	1,252.79	1,252.79
567,500	1,252.37	1,252.37
570,000	1,251.95	1,251.95
572,500	1,251.53	1,251.53
575,000	1,251.11	1,251.11
577,500	1,250.69	1,250.69
580,000	1,250.28	1,250.28
582,500	1,249.86	1,249.86
585,000	1,249.44	1,249.44
587,500	1,249.02	1,249.02
590,000	1,248.60	1,248.60
592,500	1,248.18	1,248.18
595,000	1,247.76	1,247.76
597,500	1,247.34	1,247.34
600,000	1,246.93	1,246.93
602,500	1,246.51	1,246.51
605,000	1,246.09	1,246.09
607,500	1,245.67	1,245.67
610,000	1,245.25	1,245.25
612,500	1,244.83	1,244.83
615,000	1,244.41	1,244.41
617,500	1,243.99	1,243.99
620,000	1,243.57	1,243.57
622,500	1,243.16	1,243.16
625,000	1,242.74	1,242.74
627,500	1,242.32	1,242.32

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Attached Single Family Dwelling
 Four Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
630,000	1,241.90	1,241.90
632,500	1,241.48	1,241.48
635,000	1,241.06	1,241.06
637,500	1,240.64	1,240.64
640,000	1,240.22	1,240.22
642,500	1,239.81	1,239.81
645,000	1,239.39	1,239.39
647,500	1,238.97	1,238.97
650,000	1,238.55	1,238.55

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Multiple Family Dwelling
 Zero Bedroom

Fair Market Value	General Govmnt. Impact Fee	Total Fees
70,000	541.95	541.95
72,500	541.53	541.53
75,000	541.11	541.11
77,500	540.69	540.69
80,000	540.28	540.28
82,500	539.86	539.86
85,000	539.44	539.44
87,500	539.02	539.02
90,000	538.60	538.60
92,500	538.18	538.18
95,000	537.76	537.76
97,500	537.34	537.34
100,000	536.93	536.93
102,500	536.51	536.51
105,000	536.09	536.09
107,500	535.67	535.67
110,000	535.25	535.25
112,500	534.83	534.83
115,000	534.41	534.41
117,500	533.99	533.99
120,000	533.57	533.57
122,500	533.16	533.16
125,000	532.74	532.74
127,500	532.32	532.32
130,000	531.90	531.90
132,500	531.48	531.48
135,000	531.06	531.06
137,500	530.64	530.64
140,000	530.22	530.22
142,500	529.80	529.80
145,000	529.39	529.39
147,500	528.97	528.97

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Multiple Family Dwelling
 Zero Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
150,000	528.55	528.55
152,500	528.13	528.13
155,000	527.71	527.71
157,500	527.29	527.29
160,000	526.87	526.87
162,500	526.45	526.45
165,000	526.04	526.04
167,500	525.62	525.62
170,000	525.20	525.20
172,500	524.78	524.78
175,000	524.36	524.36
177,500	523.94	523.94
180,000	523.52	523.52
182,500	523.10	523.10
185,000	522.68	522.68
187,500	522.27	522.27
190,000	521.85	521.85
192,500	521.43	521.43
195,000	521.01	521.01
197,500	520.59	520.59
200,000	520.17	520.17
202,500	519.75	519.75
205,000	519.33	519.33
207,500	518.92	518.92
210,000	518.50	518.50
212,500	518.08	518.08
215,000	517.66	517.66
217,500	517.24	517.24
220,000	516.82	516.82
222,500	516.40	516.40
225,000	515.98	515.98
227,500	515.56	515.56

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Multiple Family Dwelling
 Zero Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
230,000	515.15	515.15
232,500	514.73	514.73
235,000	514.31	514.31
237,500	513.89	513.89
240,000	513.47	513.47
242,500	513.05	513.05
245,000	512.63	512.63
247,500	512.21	512.21
250,000	511.79	511.79
252,500	511.38	511.38
255,000	510.96	510.96
257,500	510.54	510.54
260,000	510.12	510.12
262,500	509.70	509.70
265,000	509.28	509.28
267,500	508.86	508.86
270,000	508.44	508.44
272,500	508.03	508.03
275,000	507.61	507.61
277,500	507.19	507.19
280,000	506.77	506.77
282,500	506.35	506.35
285,000	505.93	505.93
287,500	505.51	505.51
290,000	505.09	505.09
292,500	504.67	504.67
295,000	504.26	504.26
297,500	503.84	503.84
300,000	503.42	503.42
302,500	503.00	503.00
305,000	502.58	502.58
307,500	502.16	502.16

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Multiple Family Dwelling
 Zero Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
310,000	501.74	501.74
312,500	501.32	501.32
315,000	500.91	500.91
317,500	500.49	500.49
320,000	500.07	500.07
322,500	499.65	499.65
325,000	499.23	499.23
327,500	498.81	498.81
330,000	498.39	498.39
332,500	497.97	497.97
335,000	497.55	497.55
337,500	497.14	497.14
340,000	496.72	496.72
342,500	496.30	496.30
345,000	495.88	495.88
347,500	495.46	495.46
350,000	495.04	495.04
352,500	494.62	494.62
355,000	494.20	494.20
357,500	493.78	493.78
360,000	493.37	493.37
362,500	492.95	492.95
365,000	492.53	492.53
367,500	492.11	492.11
370,000	491.69	491.69
372,500	491.27	491.27
375,000	490.85	490.85
377,500	490.43	490.43
380,000	490.02	490.02
382,500	489.60	489.60
385,000	489.18	489.18
387,500	488.76	488.76

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Multiple Family Dwelling
 Zero Bedroom

Fair Market Value	General Govmnt. Impact Fee	Total Fees
390,000	488.34	488.34
392,500	487.92	487.92
395,000	487.50	487.50
397,500	487.08	487.08
400,000	486.66	486.66
402,500	486.25	486.25
405,000	485.83	485.83
407,500	485.41	485.41
410,000	484.99	484.99
412,500	484.57	484.57
415,000	484.15	484.15
417,500	483.73	483.73
420,000	483.31	483.31
422,500	482.89	482.89
425,000	482.48	482.48
427,500	482.06	482.06
430,000	481.64	481.64
432,500	481.22	481.22
435,000	480.80	480.80
437,500	480.38	480.38
440,000	479.96	479.96
442,500	479.54	479.54
445,000	479.13	479.13
447,500	478.71	478.71
450,000	478.29	478.29
452,500	477.87	477.87
455,000	477.45	477.45
457,500	477.03	477.03
460,000	476.61	476.61
462,500	476.19	476.19
465,000	475.77	475.77
467,500	475.36	475.36

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Multiple Family Dwelling
 Zero Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
470,000	474.94	474.94
472,500	474.52	474.52
475,000	474.10	474.10
477,500	473.68	473.68
480,000	473.26	473.26
482,500	472.84	472.84
485,000	472.42	472.42
487,500	472.01	472.01
490,000	471.59	471.59
492,500	471.17	471.17
495,000	470.75	470.75
497,500	470.33	470.33
500,000	469.91	469.91
502,500	469.49	469.49
505,000	469.07	469.07
507,500	468.65	468.65
510,000	468.24	468.24
512,500	467.82	467.82
515,000	467.40	467.40
517,500	466.98	466.98
520,000	466.56	466.56
522,500	466.14	466.14
525,000	465.72	465.72
527,500	465.30	465.30
530,000	464.88	464.88
532,500	464.47	464.47
535,000	464.05	464.05
537,500	463.63	463.63
540,000	463.21	463.21
542,500	462.79	462.79
545,000	462.37	462.37
547,500	461.95	461.95

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Multiple Family Dwelling
 Zero Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
550,000	461.53	461.53
552,500	461.12	461.12
555,000	460.70	460.70
557,500	460.28	460.28
560,000	459.86	459.86
562,500	459.44	459.44
565,000	459.02	459.02
567,500	458.60	458.60
570,000	458.18	458.18
572,500	457.76	457.76
575,000	457.35	457.35
577,500	456.93	456.93
580,000	456.51	456.51
582,500	456.09	456.09
585,000	455.67	455.67
587,500	455.25	455.25
590,000	454.83	454.83
592,500	454.41	454.41
595,000	453.99	453.99
597,500	453.58	453.58
600,000	453.16	453.16
602,500	452.74	452.74
605,000	452.32	452.32
607,500	451.90	451.90
610,000	451.48	451.48
612,500	451.06	451.06
615,000	450.64	450.64
617,500	450.23	450.23
620,000	449.81	449.81
622,500	449.39	449.39
625,000	448.97	448.97
627,500	448.55	448.55

City of Belvidere
General Governmental
Development Impact Fee Data Table

Multiple Family Dwelling
Zero Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
630,000	448.13	448.13
632,500	447.71	447.71
635,000	447.29	447.29
637,500	446.87	446.87
640,000	446.46	446.46
642,500	446.04	446.04
645,000	445.62	445.62
647,500	445.20	445.20
650,000	444.78	444.78

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Multiple Family Dwelling
 One Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
70,000	740.49	740.49
72,500	740.07	740.07
75,000	739.65	739.65
77,500	739.23	739.23
80,000	738.81	738.81
82,500	738.39	738.39
85,000	737.98	737.98
87,500	737.56	737.56
90,000	737.14	737.14
92,500	736.72	736.72
95,000	736.30	736.30
97,500	735.88	735.88
100,000	735.46	735.46
102,500	735.04	735.04
105,000	734.62	734.62
107,500	734.21	734.21
110,000	733.79	733.79
112,500	733.37	733.37
115,000	732.95	732.95
117,500	732.53	732.53
120,000	732.11	732.11
122,500	731.69	731.69
125,000	731.27	731.27
127,500	730.86	730.86
130,000	730.44	730.44
132,500	730.02	730.02
135,000	729.60	729.60
137,500	729.18	729.18
140,000	728.76	728.76
142,500	728.34	728.34
145,000	727.92	727.92
147,500	727.50	727.50

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Multiple Family Dwelling
 One Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
150,000	727.09	727.09
152,500	726.67	726.67
155,000	726.25	726.25
157,500	725.83	725.83
160,000	725.41	725.41
162,500	724.99	724.99
165,000	724.57	724.57
167,500	724.15	724.15
170,000	723.73	723.73
172,500	723.32	723.32
175,000	722.90	722.90
177,500	722.48	722.48
180,000	722.06	722.06
182,500	721.64	721.64
185,000	721.22	721.22
187,500	720.80	720.80
190,000	720.38	720.38
192,500	719.97	719.97
195,000	719.55	719.55
197,500	719.13	719.13
200,000	718.71	718.71
202,500	718.29	718.29
205,000	717.87	717.87
207,500	717.45	717.45
210,000	717.03	717.03
212,500	716.61	716.61
215,000	716.20	716.20
217,500	715.78	715.78
220,000	715.36	715.36
222,500	714.94	714.94
225,000	714.52	714.52
227,500	714.10	714.10

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Multiple Family Dwelling
 One Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
230,000	713.68	713.68
232,500	713.26	713.26
235,000	712.84	712.84
237,500	712.43	712.43
240,000	712.01	712.01
242,500	711.59	711.59
245,000	711.17	711.17
247,500	710.75	710.75
250,000	710.33	710.33
252,500	709.91	709.91
255,000	709.49	709.49
257,500	709.08	709.08
260,000	708.66	708.66
262,500	708.24	708.24
265,000	707.82	707.82
267,500	707.40	707.40
270,000	706.98	706.98
272,500	706.56	706.56
275,000	706.14	706.14
277,500	705.72	705.72
280,000	705.31	705.31
282,500	704.89	704.89
285,000	704.47	704.47
287,500	704.05	704.05
290,000	703.63	703.63
292,500	703.21	703.21
295,000	702.79	702.79
297,500	702.37	702.37
300,000	701.96	701.96
302,500	701.54	701.54
305,000	701.12	701.12
307,500	700.70	700.70

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Multiple Family Dwelling
 One Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
310,000	700.28	700.28
312,500	699.86	699.86
315,000	699.44	699.44
317,500	699.02	699.02
320,000	698.60	698.60
322,500	698.19	698.19
325,000	697.77	697.77
327,500	697.35	697.35
330,000	696.93	696.93
332,500	696.51	696.51
335,000	696.09	696.09
337,500	695.67	695.67
340,000	695.25	695.25
342,500	694.83	694.83
345,000	694.42	694.42
347,500	694.00	694.00
350,000	693.58	693.58
352,500	693.16	693.16
355,000	692.74	692.74
357,500	692.32	692.32
360,000	691.90	691.90
362,500	691.48	691.48
365,000	691.07	691.07
367,500	690.65	690.65
370,000	690.23	690.23
372,500	689.81	689.81
375,000	689.39	689.39
377,500	688.97	688.97
380,000	688.55	688.55
382,500	688.13	688.13
385,000	687.71	687.71
387,500	687.30	687.30

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Multiple Family Dwelling
 One Bedroom

Fair Market Value	General Govmnt. Impact Fee	Total Fees
390,000	686.88	686.88
392,500	686.46	686.46
395,000	686.04	686.04
397,500	685.62	685.62
400,000	685.20	685.20
402,500	684.78	684.78
405,000	684.36	684.36
407,500	683.95	683.95
410,000	683.53	683.53
412,500	683.11	683.11
415,000	682.69	682.69
417,500	682.27	682.27
420,000	681.85	681.85
422,500	681.43	681.43
425,000	681.01	681.01
427,500	680.59	680.59
430,000	680.18	680.18
432,500	679.76	679.76
435,000	679.34	679.34
437,500	678.92	678.92
440,000	678.50	678.50
442,500	678.08	678.08
445,000	677.66	677.66
447,500	677.24	677.24
450,000	676.82	676.82
452,500	676.41	676.41
455,000	675.99	675.99
457,500	675.57	675.57
460,000	675.15	675.15
462,500	674.73	674.73
465,000	674.31	674.31
467,500	673.89	673.89

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Multiple Family Dwelling
 One Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
470,000	673.47	673.47
472,500	673.06	673.06
475,000	672.64	672.64
477,500	672.22	672.22
480,000	671.80	671.80
482,500	671.38	671.38
485,000	670.96	670.96
487,500	670.54	670.54
490,000	670.12	670.12
492,500	669.70	669.70
495,000	669.29	669.29
497,500	668.87	668.87
500,000	668.45	668.45
502,500	668.03	668.03
505,000	667.61	667.61
507,500	667.19	667.19
510,000	666.77	666.77
512,500	666.35	666.35
515,000	665.93	665.93
517,500	665.52	665.52
520,000	665.10	665.10
522,500	664.68	664.68
525,000	664.26	664.26
527,500	663.84	663.84
530,000	663.42	663.42
532,500	663.00	663.00
535,000	662.58	662.58
537,500	662.17	662.17
540,000	661.75	661.75
542,500	661.33	661.33
545,000	660.91	660.91
547,500	660.49	660.49

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Multiple Family Dwelling
 One Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
550,000	660.07	660.07
552,500	659.65	659.65
555,000	659.23	659.23
557,500	658.81	658.81
560,000	658.40	658.40
562,500	657.98	657.98
565,000	657.56	657.56
567,500	657.14	657.14
570,000	656.72	656.72
572,500	656.30	656.30
575,000	655.88	655.88
577,500	655.46	655.46
580,000	655.05	655.05
582,500	654.63	654.63
585,000	654.21	654.21
587,500	653.79	653.79
590,000	653.37	653.37
592,500	652.95	652.95
595,000	652.53	652.53
597,500	652.11	652.11
600,000	651.69	651.69
602,500	651.28	651.28
605,000	650.86	650.86
607,500	650.44	650.44
610,000	650.02	650.02
612,500	649.60	649.60
615,000	649.18	649.18
617,500	648.76	648.76
620,000	648.34	648.34
622,500	647.92	647.92
625,000	647.51	647.51
627,500	647.09	647.09

City of Belvidere
General Governmental
Development Impact Fee Data Table

Multiple Family Dwelling
One Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
630,000	646.67	646.67
632,500	646.25	646.25
635,000	645.83	645.83
637,500	645.41	645.41
640,000	644.99	644.99
642,500	644.57	644.57
645,000	644.16	644.16
647,500	643.74	643.74
650,000	643.32	643.32

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Multiple Family Dwelling
 Two Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
70,000	807.24	807.24
72,500	806.82	806.82
75,000	806.40	806.40
77,500	805.98	805.98
80,000	805.56	805.56
82,500	805.14	805.14
85,000	804.72	804.72
87,500	804.31	804.31
90,000	803.89	803.89
92,500	803.47	803.47
95,000	803.05	803.05
97,500	802.63	802.63
100,000	802.21	802.21
102,500	801.79	801.79
105,000	801.37	801.37
107,500	800.96	800.96
110,000	800.54	800.54
112,500	800.12	800.12
115,000	799.70	799.70
117,500	799.28	799.28
120,000	798.86	798.86
122,500	798.44	798.44
125,000	798.02	798.02
127,500	797.60	797.60
130,000	797.19	797.19
132,500	796.77	796.77
135,000	796.35	796.35
137,500	795.93	795.93
140,000	795.51	795.51
142,500	795.09	795.09
145,000	794.67	794.67
147,500	794.25	794.25

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Multiple Family Dwelling
 Two Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
150,000	793.84	793.84
152,500	793.42	793.42
155,000	793.00	793.00
157,500	792.58	792.58
160,000	792.16	792.16
162,500	791.74	791.74
165,000	791.32	791.32
167,500	790.90	790.90
170,000	790.48	790.48
172,500	790.07	790.07
175,000	789.65	789.65
177,500	789.23	789.23
180,000	788.81	788.81
182,500	788.39	788.39
185,000	787.97	787.97
187,500	787.55	787.55
190,000	787.13	787.13
192,500	786.71	786.71
195,000	786.30	786.30
197,500	785.88	785.88
200,000	785.46	785.46
202,500	785.04	785.04
205,000	784.62	784.62
207,500	784.20	784.20
210,000	783.78	783.78
212,500	783.36	783.36
215,000	782.95	782.95
217,500	782.53	782.53
220,000	782.11	782.11
222,500	781.69	781.69
225,000	781.27	781.27
227,500	780.85	780.85

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Multiple Family Dwelling
 Two Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
230,000	780.43	780.43
232,500	780.01	780.01
235,000	779.59	779.59
237,500	779.18	779.18
240,000	778.76	778.76
242,500	778.34	778.34
245,000	777.92	777.92
247,500	777.50	777.50
250,000	777.08	777.08
252,500	776.66	776.66
255,000	776.24	776.24
257,500	775.82	775.82
260,000	775.41	775.41
262,500	774.99	774.99
265,000	774.57	774.57
267,500	774.15	774.15
270,000	773.73	773.73
272,500	773.31	773.31
275,000	772.89	772.89
277,500	772.47	772.47
280,000	772.06	772.06
282,500	771.64	771.64
285,000	771.22	771.22
287,500	770.80	770.80
290,000	770.38	770.38
292,500	769.96	769.96
295,000	769.54	769.54
297,500	769.12	769.12
300,000	768.70	768.70
302,500	768.29	768.29
305,000	767.87	767.87
307,500	767.45	767.45

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Multiple Family Dwelling
 Two Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
310,000	767.03	767.03
312,500	766.61	766.61
315,000	766.19	766.19
317,500	765.77	765.77
320,000	765.35	765.35
322,500	764.94	764.94
325,000	764.52	764.52
327,500	764.10	764.10
330,000	763.68	763.68
332,500	763.26	763.26
335,000	762.84	762.84
337,500	762.42	762.42
340,000	762.00	762.00
342,500	761.58	761.58
345,000	761.17	761.17
347,500	760.75	760.75
350,000	760.33	760.33
352,500	759.91	759.91
355,000	759.49	759.49
357,500	759.07	759.07
360,000	758.65	758.65
362,500	758.23	758.23
365,000	757.81	757.81
367,500	757.40	757.40
370,000	756.98	756.98
372,500	756.56	756.56
375,000	756.14	756.14
377,500	755.72	755.72
380,000	755.30	755.30
382,500	754.88	754.88
385,000	754.46	754.46
387,500	754.05	754.05

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Multiple Family Dwelling
 Two Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
390,000	753.63	753.63
392,500	753.21	753.21
395,000	752.79	752.79
397,500	752.37	752.37
400,000	751.95	751.95
402,500	751.53	751.53
405,000	751.11	751.11
407,500	750.69	750.69
410,000	750.28	750.28
412,500	749.86	749.86
415,000	749.44	749.44
417,500	749.02	749.02
420,000	748.60	748.60
422,500	748.18	748.18
425,000	747.76	747.76
427,500	747.34	747.34
430,000	746.92	746.92
432,500	746.51	746.51
435,000	746.09	746.09
437,500	745.67	745.67
440,000	745.25	745.25
442,500	744.83	744.83
445,000	744.41	744.41
447,500	743.99	743.99
450,000	743.57	743.57
452,500	743.16	743.16
455,000	742.74	742.74
457,500	742.32	742.32
460,000	741.90	741.90
462,500	741.48	741.48
465,000	741.06	741.06
467,500	740.64	740.64

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Multiple Family Dwelling
 Two Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
470,000	740.22	740.22
472,500	739.80	739.80
475,000	739.39	739.39
477,500	738.97	738.97
480,000	738.55	738.55
482,500	738.13	738.13
485,000	737.71	737.71
487,500	737.29	737.29
490,000	736.87	736.87
492,500	736.45	736.45
495,000	736.04	736.04
497,500	735.62	735.62
500,000	735.20	735.20
502,500	734.78	734.78
505,000	734.36	734.36
507,500	733.94	733.94
510,000	733.52	733.52
512,500	733.10	733.10
515,000	732.68	732.68
517,500	732.27	732.27
520,000	731.85	731.85
522,500	731.43	731.43
525,000	731.01	731.01
527,500	730.59	730.59
530,000	730.17	730.17
532,500	729.75	729.75
535,000	729.33	729.33
537,500	728.91	728.91
540,000	728.50	728.50
542,500	728.08	728.08
545,000	727.66	727.66
547,500	727.24	727.24

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Multiple Family Dwelling
 Two Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
550,000	726.82	726.82
552,500	726.40	726.40
555,000	725.98	725.98
557,500	725.56	725.56
560,000	725.15	725.15
562,500	724.73	724.73
565,000	724.31	724.31
567,500	723.89	723.89
570,000	723.47	723.47
572,500	723.05	723.05
575,000	722.63	722.63
577,500	722.21	722.21
580,000	721.79	721.79
582,500	721.38	721.38
585,000	720.96	720.96
587,500	720.54	720.54
590,000	720.12	720.12
592,500	719.70	719.70
595,000	719.28	719.28
597,500	718.86	718.86
600,000	718.44	718.44
602,500	718.03	718.03
605,000	717.61	717.61
607,500	717.19	717.19
610,000	716.77	716.77
612,500	716.35	716.35
615,000	715.93	715.93
617,500	715.51	715.51
620,000	715.09	715.09
622,500	714.67	714.67
625,000	714.26	714.26
627,500	713.84	713.84

City of Belvidere
General Governmental
Development Impact Fee Data Table

Multiple Family Dwelling
Two Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
630,000	713.42	713.42
632,500	713.00	713.00
635,000	712.58	712.58
637,500	712.16	712.16
640,000	711.74	711.74
642,500	711.32	711.32
645,000	710.90	710.90
647,500	710.49	710.49
650,000	710.07	710.07

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Multiple Family Dwelling
 Three Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
70,000	1,294.60	1,294.60
72,500	1,294.18	1,294.18
75,000	1,293.76	1,293.76
77,500	1,293.34	1,293.34
80,000	1,292.92	1,292.92
82,500	1,292.50	1,292.50
85,000	1,292.08	1,292.08
87,500	1,291.66	1,291.66
90,000	1,291.24	1,291.24
92,500	1,290.83	1,290.83
95,000	1,290.41	1,290.41
97,500	1,289.99	1,289.99
100,000	1,289.57	1,289.57
102,500	1,289.15	1,289.15
105,000	1,288.73	1,288.73
107,500	1,288.31	1,288.31
110,000	1,287.89	1,287.89
112,500	1,287.47	1,287.47
115,000	1,287.06	1,287.06
117,500	1,286.64	1,286.64
120,000	1,286.22	1,286.22
122,500	1,285.80	1,285.80
125,000	1,285.38	1,285.38
127,500	1,284.96	1,284.96
130,000	1,284.54	1,284.54
132,500	1,284.12	1,284.12
135,000	1,283.71	1,283.71
137,500	1,283.29	1,283.29
140,000	1,282.87	1,282.87
142,500	1,282.45	1,282.45
145,000	1,282.03	1,282.03
147,500	1,281.61	1,281.61

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Multiple Family Dwelling
 Three Bedroom

Fair Market Value	General Govmnt. Impact Fee	Total Fees
150,000	1,281.19	1,281.19
152,500	1,280.77	1,280.77
155,000	1,280.35	1,280.35
157,500	1,279.94	1,279.94
160,000	1,279.52	1,279.52
162,500	1,279.10	1,279.10
165,000	1,278.68	1,278.68
167,500	1,278.26	1,278.26
170,000	1,277.84	1,277.84
172,500	1,277.42	1,277.42
175,000	1,277.00	1,277.00
177,500	1,276.58	1,276.58
180,000	1,276.17	1,276.17
182,500	1,275.75	1,275.75
185,000	1,275.33	1,275.33
187,500	1,274.91	1,274.91
190,000	1,274.49	1,274.49
192,500	1,274.07	1,274.07
195,000	1,273.65	1,273.65
197,500	1,273.23	1,273.23
200,000	1,272.82	1,272.82
202,500	1,272.40	1,272.40
205,000	1,271.98	1,271.98
207,500	1,271.56	1,271.56
210,000	1,271.14	1,271.14
212,500	1,270.72	1,270.72
215,000	1,270.30	1,270.30
217,500	1,269.88	1,269.88
220,000	1,269.46	1,269.46
222,500	1,269.05	1,269.05
225,000	1,268.63	1,268.63
227,500	1,268.21	1,268.21

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Multiple Family Dwelling
 Three Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
230,000	1,267.79	1,267.79
232,500	1,267.37	1,267.37
235,000	1,266.95	1,266.95
237,500	1,266.53	1,266.53
240,000	1,266.11	1,266.11
242,500	1,265.70	1,265.70
245,000	1,265.28	1,265.28
247,500	1,264.86	1,264.86
250,000	1,264.44	1,264.44
252,500	1,264.02	1,264.02
255,000	1,263.60	1,263.60
257,500	1,263.18	1,263.18
260,000	1,262.76	1,262.76
262,500	1,262.34	1,262.34
265,000	1,261.93	1,261.93
267,500	1,261.51	1,261.51
270,000	1,261.09	1,261.09
272,500	1,260.67	1,260.67
275,000	1,260.25	1,260.25
277,500	1,259.83	1,259.83
280,000	1,259.41	1,259.41
282,500	1,258.99	1,258.99
285,000	1,258.57	1,258.57
287,500	1,258.16	1,258.16
290,000	1,257.74	1,257.74
292,500	1,257.32	1,257.32
295,000	1,256.90	1,256.90
297,500	1,256.48	1,256.48
300,000	1,256.06	1,256.06
302,500	1,255.64	1,255.64
305,000	1,255.22	1,255.22
307,500	1,254.81	1,254.81

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Multiple Family Dwelling
 Three Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
310,000	1,254.39	1,254.39
312,500	1,253.97	1,253.97
315,000	1,253.55	1,253.55
317,500	1,253.13	1,253.13
320,000	1,252.71	1,252.71
322,500	1,252.29	1,252.29
325,000	1,251.87	1,251.87
327,500	1,251.45	1,251.45
330,000	1,251.04	1,251.04
332,500	1,250.62	1,250.62
335,000	1,250.20	1,250.20
337,500	1,249.78	1,249.78
340,000	1,249.36	1,249.36
342,500	1,248.94	1,248.94
345,000	1,248.52	1,248.52
347,500	1,248.10	1,248.10
350,000	1,247.69	1,247.69
352,500	1,247.27	1,247.27
355,000	1,246.85	1,246.85
357,500	1,246.43	1,246.43
360,000	1,246.01	1,246.01
362,500	1,245.59	1,245.59
365,000	1,245.17	1,245.17
367,500	1,244.75	1,244.75
370,000	1,244.33	1,244.33
372,500	1,243.92	1,243.92
375,000	1,243.50	1,243.50
377,500	1,243.08	1,243.08
380,000	1,242.66	1,242.66
382,500	1,242.24	1,242.24
385,000	1,241.82	1,241.82
387,500	1,241.40	1,241.40

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Multiple Family Dwelling
 Three Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
390,000	1,240.98	1,240.98
392,500	1,240.56	1,240.56
395,000	1,240.15	1,240.15
397,500	1,239.73	1,239.73
400,000	1,239.31	1,239.31
402,500	1,238.89	1,238.89
405,000	1,238.47	1,238.47
407,500	1,238.05	1,238.05
410,000	1,237.63	1,237.63
412,500	1,237.21	1,237.21
415,000	1,236.80	1,236.80
417,500	1,236.38	1,236.38
420,000	1,235.96	1,235.96
422,500	1,235.54	1,235.54
425,000	1,235.12	1,235.12
427,500	1,234.70	1,234.70
430,000	1,234.28	1,234.28
432,500	1,233.86	1,233.86
435,000	1,233.44	1,233.44
437,500	1,233.03	1,233.03
440,000	1,232.61	1,232.61
442,500	1,232.19	1,232.19
445,000	1,231.77	1,231.77
447,500	1,231.35	1,231.35
450,000	1,230.93	1,230.93
452,500	1,230.51	1,230.51
455,000	1,230.09	1,230.09
457,500	1,229.67	1,229.67
460,000	1,229.26	1,229.26
462,500	1,228.84	1,228.84
465,000	1,228.42	1,228.42
467,500	1,228.00	1,228.00

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Multiple Family Dwelling
 Three Bedroom

Fair Market Value	General Govmnt. Impact Fee	Total Fees
470,000	1,227.58	1,227.58
472,500	1,227.16	1,227.16
475,000	1,226.74	1,226.74
477,500	1,226.32	1,226.32
480,000	1,225.91	1,225.91
482,500	1,225.49	1,225.49
485,000	1,225.07	1,225.07
487,500	1,224.65	1,224.65
490,000	1,224.23	1,224.23
492,500	1,223.81	1,223.81
495,000	1,223.39	1,223.39
497,500	1,222.97	1,222.97
500,000	1,222.55	1,222.55
502,500	1,222.14	1,222.14
505,000	1,221.72	1,221.72
507,500	1,221.30	1,221.30
510,000	1,220.88	1,220.88
512,500	1,220.46	1,220.46
515,000	1,220.04	1,220.04
517,500	1,219.62	1,219.62
520,000	1,219.20	1,219.20
522,500	1,218.79	1,218.79
525,000	1,218.37	1,218.37
527,500	1,217.95	1,217.95
530,000	1,217.53	1,217.53
532,500	1,217.11	1,217.11
535,000	1,216.69	1,216.69
537,500	1,216.27	1,216.27
540,000	1,215.85	1,215.85
542,500	1,215.43	1,215.43
545,000	1,215.02	1,215.02
547,500	1,214.60	1,214.60

City of Belvidere
 General Governmental
 Development Impact Fee Data Table

Multiple Family Dwelling
 Three Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
550,000	1,214.18	1,214.18
552,500	1,213.76	1,213.76
555,000	1,213.34	1,213.34
557,500	1,212.92	1,212.92
560,000	1,212.50	1,212.50
562,500	1,212.08	1,212.08
565,000	1,211.66	1,211.66
567,500	1,211.25	1,211.25
570,000	1,210.83	1,210.83
572,500	1,210.41	1,210.41
575,000	1,209.99	1,209.99
577,500	1,209.57	1,209.57
580,000	1,209.15	1,209.15
582,500	1,208.73	1,208.73
585,000	1,208.31	1,208.31
587,500	1,207.90	1,207.90
590,000	1,207.48	1,207.48
592,500	1,207.06	1,207.06
595,000	1,206.64	1,206.64
597,500	1,206.22	1,206.22
600,000	1,205.80	1,205.80
602,500	1,205.38	1,205.38
605,000	1,204.96	1,204.96
607,500	1,204.54	1,204.54
610,000	1,204.13	1,204.13
612,500	1,203.71	1,203.71
615,000	1,203.29	1,203.29
617,500	1,202.87	1,202.87
620,000	1,202.45	1,202.45
622,500	1,202.03	1,202.03
625,000	1,201.61	1,201.61
627,500	1,201.19	1,201.19

City of Belvidere
General Governmental
Development Impact Fee Data Table

Multiple Family Dwelling
Three Bedroom

Fair Market Value	General Govnmt. Impact Fee	Total Fees
630,000	1,200.77	1,200.77
632,500	1,200.36	1,200.36
635,000	1,199.94	1,199.94
637,500	1,199.52	1,199.52
640,000	1,199.10	1,199.10
642,500	1,198.68	1,198.68
645,000	1,198.26	1,198.26
647,500	1,197.84	1,197.84
650,000	1,197.42	1,197.42

**Technical Appendix
General Governmental**

Table 1

Land Capacity Model

Projection to 2020

Project Location: City of Belvidere
 Project Name....: Belvidere Growth Management
 Project Number..: 01- 07

Study Area Acreage 4,983.3
 Vacancy Rate 0.00%

Gross Land by Use Category:	Gross Land Area	Gross Percent	Development Standards	
			Minimum Lot Area	Floor Area Yields
Exurban Residential	121.6	2.4%	87,120	
Single Family Residential	1,146.3	23.0%	10,000	
Two Family Residential	0.0	0.0%	6,000	
Mixed Residential	329.9	6.6%	5,000	
Planned Neighborhood	35.0	0.7%	7,500	
Traditional Neighborhood	934.5	18.8%	7,500	
Ag. Tech Center	127.6	2.6%	7,500	
Planned Business	466.0	9.4%		13,182
Planned Office	556.7	11.2%		13,044
Corporate Center	162.6	3.3%		27,868
Technology Center	242.7	4.9%		16,504
Planned Mixed Use VI	35.5	0.7%		70,670
Planned Mixed Use IV	84.0	1.7%		40,674
Planned Mixed Use II	114.4	2.3%		22,192
Planned Mixed Use I	162.9	3.3%		17,811
Planned Industrial	393.4	7.9%		20,745
Heavy Industrial	70.1	1.4%		24,505
Utilities	0.0			
Water	0.0			
Agriculture	0.0			
Open Space & Forest Preserve	0.0			
Special Use	0.0			
Residential Subtotal (for development)	2,694.9	54.1%		
Business Subtotal (for development)	466.0	9.4%		
Office Subtotal (for development)	962.0	19.3%		
Mixed Use Subtotal (for development)	396.8	8.0%		
Industrial Subtotal (for development)	463.5	9.3%		
Gross Land Area Total (for development)	4,983.3	100.0%		

Table 1

Land Capacity Model

Projection to 2020

Project Location: City of Belvidere
 Project Name....: Belvidere Growth Management
 Project Number..: 01- 07
 Land Development Factors:

	Natural Areas	Rights-of-Way	Storm Water Detention	Park Land
Exurban Residential	0.160	0.118	0.048	0.050
Single Family Residential	0.160	0.205	0.084	0.053
Two Family Residential	0.160	0.205	0.084	0.053
Mixed Residential	0.160	0.188	0.152	0.024
Planned Neighborhood	0.160	0.188	0.152	0.024
Traditional Neighborhood	0.160	0.205	0.084	0.053
Ag. Tech Center	0.160	0.188	0.152	0.024
Planned Business	0.160	0.010	0.070	
Planned Office	0.160	0.107	0.060	
Corporate Center	0.160	0.107	0.060	
Technology Center	0.160	0.107	0.060	
Planned Mixed Use VI	0.160	0.107	0.060	
Planned Mixed Use IV	0.160	0.107	0.060	
Planned Mixed Use II	0.160	0.107	0.060	
Planned Mixed Use I	0.160	0.107	0.060	
Planned Industrial	0.160	0.024	0.033	
Heavy Industrial	0.160	0.024	0.033	

Net Land by Use Category:

	Acres
Exurban Residential	75.9
Single Family Residential	570.5
Two Family Residential	0.0
Mixed Residential	157.0
Planned Neighborhood	16.7
Traditional Neighborhood	465.1
Ag. Tech Center	60.8
Planned Business	354.2
Planned Office	374.6
Corporate Center	109.4
Technology Center	163.3
Planned Mixed Use VI	23.9
Planned Mixed Use IV	56.5
Planned Mixed Use II	77.0
Planned Mixed Use I	109.6
Planned Industrial	308.0
Heavy Industrial	54.9
Residential Subtotal	1,345.9
Business Subtotal	354.2
Office Subtotal	647.4
Mixed Use Subtotal	267.0
Industrial Subtotal	362.9

Table 1

Land Capacity Model

Projection to 2020

Project Location: City of Belvidere
 Project Name....: Belvidere Growth Management
 Project Number..: 01- 07

Density Factors (per acre):

	Net	Gross
Exurban Residential	0.50	0.31
Single Family Residential	4.36	2.17
Two Family Residential	7.26	NA
Mixed Residential	8.71	4.15
Planned Neighborhood	5.81	2.76
Traditional Neighborhood	5.81	2.89
Ag. Tech Center	5.81	2.76
Planned Business	13,182	10,018
Planned Office	13,044	8,779
Corporate Center	27,868	18,755
Technology Center	16,504	11,107
Planned Mixed Use VI	70,670	47,561
Planned Mixed Use IV	40,674	27,374
Planned Mixed Use II	22,192	14,935
Planned Mixed Use I	17,811	11,987
Planned Industrial	20,745	16,243
Heavy Industrial	24,505	19,187

Project Area Yield:

Exurban Residential	38 Dwelling Units
Single Family Residential	2,485 Dwelling Units
Two Family Residential	0 Dwelling Units
Mixed Residential	1,368 Dwelling Units
Planned Neighborhood	97 Dwelling Units
Traditional Neighborhood	2,701 Dwelling Units
Ag. Tech Center	353 Dwelling Units
Planned Business	4,668,988 Square Feet
Planned Office	4,886,790 Square Feet
Corporate Center	3,049,871 Square Feet
Technology Center	2,695,882 Square Feet
Planned Mixed Use VI	1,687,794 Square Feet
Planned Mixed Use IV	2,299,793 Square Feet
Planned Mixed Use II	1,708,529 Square Feet
Planned Mixed Use I	1,952,434 Square Feet
Planned Industrial	6,389,966 Square Feet
Heavy Industrial	1,344,942 Square Feet

Table 1

Land Capacity Model**Projection to 2020**

Project Location: City of Belvidere
Project Name....: Belvidere Growth Management
Project Number..: 01- 07

Residential Dwelling Units

Estate Dwelling Units (detached)	38
Conventional Dwelling Units (attached/detached)	2,485
Traditional Dwelling Units (attached/detached)	2,701
Mixed Dwelling Units (attached)	1,368
Planned Dwelling Units	450
Planned Mixed Use Dwelling Units	2,267
Total Dwelling Units	9,309

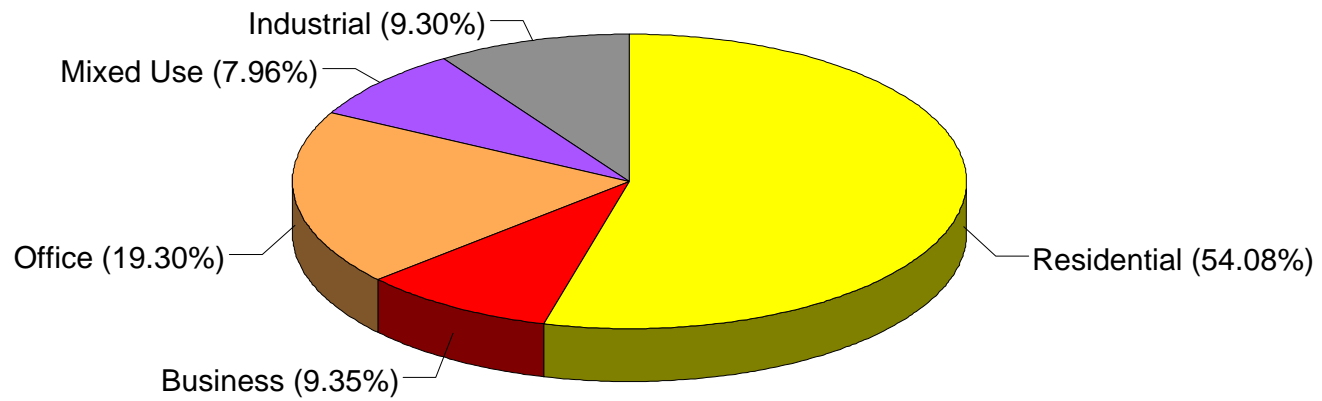
Population 26,804

Elementary School Students	2,869
Middle School Students	1,518
High School Students	1,752
Total Students	6,138

Non-residential Square Feet

Business	4,668,988
Office	10,632,543
Mixed Use	7,648,551
Industrial	7,734,907

Belvidere Land for Development Projected Distribution 2020



Roadway Network Capital Improvements Cost Allocation & Recovery



Roadway Capital Improvements Cost Allocation Program Summary of Methodology

Essentially, roadway cost allocation (development impact fee) programs can be characterized as “demand-driven” or “improvements-driven”.^{*1} Demand-driven programs employ an analysis of trip generation, average trip length, and roadway improvement costs; while improvements-driven programs rely on information from the local roadway capital improvement program with assignment of cost based on trip generation projections for planned land uses. The basic Roadway Cost Allocation (RCA) model represents an “improvements-driven” program with computation refinement determined by the availability of local transportation data. The RCA is demand, cost, and revenue sensitive; with revenue sensitivity dependent upon local funding policies.^{*2}

The process begins with an analysis of the comprehensive plan in general and the land use component in particular. Land use data for the undeveloped portion of the planning area is entered in a geographic information system (GIS) and subsequently linked to a land capacity model (LCM). A land capacity model is a computer program designed to project the effects of various land use patterns providing data for estimating the service demands likely to result from the development of large areas of land. The model requires land use information as input for a spreadsheet calculation matrix containing land development factors.

Application of a detailed land capacity model begins with input of basic information for land located in the study area. Although land use data for input may be obtained from a variety of sources and entered in a dedicated data base, linking a land capacity model with a geographic information system (GIS) is often the most efficient and accurate means to enter data. Further, the use of GIS assures consistency with other local data enhancing land capacity model output for planning purposes

Land capacity models are based on the fact that each local (or regional) government will have its own set of land use development controls which, given adequate service capabilities, will dictate the future development pattern in its planning area. These controls are expressed as basic land use designations in comprehensive plans, and as zoning and site development standards in local ordinances and regulations. Land capacity models use land use designations and site development standards to create a matrix of land use factors which are applied to raw acreage figures for the study area. Often, it is desirable to derive non-residential development factors from site capacity models to enhance the accuracy of data.^{*3}

The use of specific land use plans and development standards allows the projection of development patterns and impacts unique to a given area. The linkage between GIS and LCM provides a basis for the projection of land development over a time period corresponding to the time frame for the local capital improvement program (CIP).

Land development projections are prepared for the relevant service area with land use categories usually corresponding to designations included in the comprehensive plan. Projections of residential development are expressed in dwelling units while non-residential development projections are expressed in square feet *4. Basic trip generation data are obtained from the Institute of Transportation Engineers (ITE). Trip generation rates from ITE are adjusted to account for the presence of “trip generators” and “trip attractors” within the system.*5 That reduction is intended to correct for over-counting of trips. Trip rates for commercial land uses are further adjusted to account for the pass-by trips commonly associated with those land uses (see attachment).*6 The adjusted rates are applied to the land use projections to obtain total trip generation by land use category.

Because City of Belvidere plans anticipate substantial future development in the form of Planned Mixed Use development, it is also necessary to include calculation refinements to address an “internal capture rate” for vehicle trips associated with that type of land development.*7 Due to the potential interaction among differing land uses, total trip generation to the external roadway system for a mixed-use development may be reduced from the simple sum of trip generation figures for individual land uses (see attachment).

Following the preparation of land development and trip generation projections, individual roadway projects in the local CIP are reviewed to determine appropriate factors for cost and assignment to (support of) new development. For example, many contemporary roadway improvement programs call for designated arterial roads to be increased in capacity from two lanes to five lanes including intersection improvements. In that instance, it is common to assign two of the additional lanes to new development and assign the third additional lane to “pass-through” traffic under the assumption that the existing two lanes are sufficient to serve the transportation needs of existing development. An alternative form of analysis examines the extent to which existing and new development share the assignment of total projected traffic generation on a percentage basis. The information presented in this report considers the latter and applies a 56.8% factor to new development for roadway projects that can be assigned in part to both existing and new development.

Roadway improvement costs are then allocated between residential and non-residential land use categories providing an assignment of cost by dwelling unit for residential development and by square foot for non-residential development. Basically, the generation of roadway capital improvement impact data becomes a function of the relative level of projected demand from the various land use categories applied to the roadway elements of the CIP.

In some instances, development may generate revenue for roadway improvements and the consideration of credits becomes an element in the overall impact analysis. For example, the credit consideration could be associated with the receipt of motor fuel taxes (MFT) and the direction of those revenues to roadway improvement projects supporting new development. Failure to consider credits, where appropriate, will result in a disproportionate assignment of impact to new residents and new resident businesses.

Footnotes:

1. Cooper, Connie B., "Transportation Impact Fees and Excise Taxes", Planning Advisory Service Report No. 493, July 2000.
2. Local governments may, or may not, direct selected tax revenues to capital improvement projects supporting new development.
3. Dahlstrom, Roger K., "Practical Computer Applications for Land Use Planning", Northern Illinois University Law Review, Summer 1997.
4. Greenberg, Froda with Jim Hecimovich, "Traffic Impact Analysis" Planning Advisory Service Report No. 387, October 1984.
5. Nicolas, James C., Arthur C. Nelson, and Julian C. Juergensmeyer, "A Practitioner's Guide to Development Impact Fees", American Planning Association, 1991.
6. Trip Generation Handbook, Institute of Transportation Engineers, March 2001.
7. Ibid.

RKD

Roadway Improvement Program: 2007-2020

Municipality:

City of Belvidere

Default Assignment 56.8%
External Funding Factor 50.0%

	Estimated Cost	External Funding Adjustment	Assigned New Dev.	New Dev. Allocation
Project Information				
Town Hall Road - South				
Right of Way Acquisition	2,500,000	0	100.0%	2,500,000
Engineering	800,700	0	100.0%	800,700
Construction	5,338,000	0	100.0%	5,338,000
Intersection Signalization	0	0	100.0%	0
Street Lighting	0	0	100.0%	0
Drainage and Landscaping	0	0	100.0%	0
Contingency	800,700	0	100.0%	800,700
Town Hall Road - North				
Right of Way Acquisition		0	100.0%	0
Engineering		0	100.0%	0
Construction	17,252,300	0	100.0%	17,252,300
Intersection Signalization	0	0	100.0%	0
Street Lighting	0	0	100.0%	0
Drainage and Landscaping	0	0	100.0%	0
Contingency		0	100.0%	0
Graham Road				
Right of Way Acquisition	1,440,000	0	100.0%	1,440,000
Engineering	465,000	0	100.0%	465,000
Construction	3,100,000	0	100.0%	3,100,000
Intersection Signalization	0	0	100.0%	0
Street Lighting	0	0	100.0%	0
Drainage and Landscaping	0	0	100.0%	0
Contingency	465,000	0	100.0%	465,000
Irene Road / I-90 Interchange				
Right of Way Acquisition	0	0	100.0%	0
Engineering	0	0	100.0%	0
Construction	40,649,785	20,324,893	100.0%	20,324,893
Intersection Signalization	0	0	100.0%	0
Street Lighting	0	0	100.0%	0
Drainage and Landscaping	0	0	100.0%	0
Contingency	0	0	100.0%	0
Newburg Road (Appleton to Shaw)				
Right of Way Acquisition	200,000	0	56.8%	113,629
Engineering	1,310,100	0	56.8%	744,329
Construction	8,734,000	0	56.8%	4,962,196
Intersection Signalization	0	0	56.8%	0
Street Lighting	0	0	56.8%	0
Drainage and Landscaping	0	0	56.8%	0
Contingency	873,400	0	56.8%	496,220

Pearl Street (US 20 to I-90)

Right of Way Acquisition	250,000	0	56.8%	142,037
Engineering	236,550	0	56.8%	134,395
Construction	1,577,000	0	56.8%	895,968
Intersection Signalization	0	0	56.8%	0
Street Lighting	0	0	56.8%	0
Drainage and Landscaping	0	0	56.8%	0
Contingency	236,550	0	56.8%	134,395

Appleton Road (6th. Street to River)

Right of Way Acquisition	800,465	0	56.8%	454,782
Engineering	330,000	0	56.8%	187,489
Construction	2,200,000	0	56.8%	1,249,923
Intersection Signalization	0	0	56.8%	0
Street Lighting	0	0	56.8%	0
Drainage and Landscaping	0	0	56.8%	0
Contingency	330,000	0	56.8%	187,489

McKinley Avenue (Bus 20 to Jackson)

Right of Way Acquisition	0	0	56.8%	0
Engineering	184,500	0	56.8%	104,823
Construction	1,230,000	0	56.8%	698,821
Intersection Signalization	0	0	56.8%	0
Street Lighting	0	0	56.8%	0
Drainage and Landscaping	0	0	56.8%	0
Contingency	184,500	0	56.8%	104,823

Belvidere Road and 6th. Street

Right of Way Acquisition	0	0	56.8%	0
Engineering	22,500	0	56.8%	12,783
Construction	0	0	56.8%	0
Intersection Signalization	150,000	0	56.8%	85,222
Street Lighting	0	0	56.8%	0
Drainage and Landscaping	0	0	56.8%	0
Contingency	15,000	0	56.8%	8,522

Total	91,676,050			63,204,439
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**City of Belvidere, 2007 - 2020
Roadway Improvement Plan - 13 Year
Roadway Development Impact Fee Program**

Roadway Improvement Capital Budget	91,676,050
Budget Percent Assigned to New Development	68.9%
Amount Assigned to New Development	63,204,439
Total Trip Generation - New Development (adjusted)	224,349

	Land Use Categories					
	*1 Conventional Residential	*2 Planned Residential	*3 Planned Mixed Use	Business	Office	Industrial
1 Vacant Acres Available for Development (gross)	1,598	1,097	397	466	962	463
2 Projected Demand Units: *4						
Residential - Dwelling Units (D.U.'s)	3,890	3,152				
Non-residential Floor Area (gross leasable area)				4,668,891	10,632,030	7,734,556
Planned Mixed Use Acres (net)			267			
3 Trip Rate per D.U. / 1,000 G.L.A.	8.27	8.46		36.66	11.42	6.97
Trip Rate per Net Acre			583.62			
4 Trip Rate per D.U. / 1,000 G.L.A. (adjusted)	4.14	4.23		12.04	5.71	3.49
Trip Rate per Net Acre (adjusted)			191.02			
5 Trip Generation by Land Use Category	16,087	13,335	51,037	56,227	60,709	26,955
6 Roadway Capital Improvement Cost per Trip	282	282	282	282	282	282
7 Total Fees by Basic Land Use Category	4,531,994	3,756,732	14,378,347	15,840,370	17,103,147	7,593,848
8 Roadway Fee per Demand Unit:						
Residential per Dwelling Unit	1,164.93	1,191.69				
Non-residential per Square Foot				3.39	1.61	0.98
Roadway Fee per Net Acre			53,815			
9 Roadway Fee per Gross Acre	2,836	3,425	36,217	33,992	17,779	16,401

*1 Residential at various densities.

*2 Mix of Residential SFD D.U.'s & PUD densities.

*3 Planned Mixed Use calculations based on four PMU's
with a mix of office, retail, and residential.

*4 Figures from Land Capacity Model (13 yr. projection).

**Technical Appendix
Roadway Network**

11-Dec-07

LAND CAPACITY MODEL

Planning Area 13 Years

Project Location: Belvidere, Illinois

Project Name : Roadway Impact Fee Program

Project Number : 01-07

Gross Land by Use Category:	Land Area	Percentages	Development Standards	
			Minimum Lot Area	Floor Area Yields (net)
Conventional Residential	1,598.0	32.1%	9,000	
Planned Residential	1,097.0	22.0%	7,185	
Mixed Use	397.0	8.0%		28,625 *1
Business	466.0	9.4%		13,183
Office	962.0	19.3%		16,422
Industrial	463.0	9.3%		21,335
	0.0	0.0%		0
	0.0	0.0%		0
	0.0	0.0%		0
Undeveloped Area	0.0	0.0%		0
Total Gross Area	4,983.0	100.0%		

Land Development Factors:	Undevelopable Land	Rights-of-Way	Storm Water Detention	Park Land/Open Space
Conventional Residential	0.160	20.0%	8.4%	5.3%
Planned Residential	0.160	19.0%	15.2%	2.4%
Mixed Use	0.160	10.7%	6.0%	
Business	0.160	1.0%	7.0%	
Office	0.160	10.7%	6.0%	
Industrial	0.160	2.4%	3.3%	
	0.160	0.0%	0.0%	
	0.160	0.0%	0.0%	
	0.160	0.0%	0.0%	

11-Dec-07

Net Land by Use Category:	Acreage Net	Density Factors (per acre):		Generalized FAR
		Net	Gross	
Conventional Residential	803.8	4.84	2.43	
Planned Residential	520.0	6.06	2.87	
Mixed Use	267.2	28,625	19,265	0.66
Business	354.2	13,183	10,019	0.30
Office	647.4	16,422	11,052	0.38
Industrial	362.5	21,335	16,705	0.49
	0.0	0	NA	
	0.0	0	NA	
	0.0	0	NA	
Total Net Land Area	2,955.1			

Project Area Yield:	
Conventional Residential	3,890 Dwelling Units
Planned Residential	3,152 Dwelling Units
Mixed Use	7,648,056 Sq. Ft.
Business	4,668,891 Sq. Ft.
Office	10,632,030 Sq. Ft.
Industrial	7,734,556 Sq. Ft.
	0 Sq. Ft.
	0 Sq. Ft.
	0 Sq. Ft.
Projected Dwelling Units	7,043
Vacancy Rate	0.0%
Projected Population	0

*1 Planned Mixed Use floor area yield for non-residential land uses.

Traffic Generation Figures *1			
	Developed	Traffic	Percentages applied to gross acres
Existing Development by Acreage	Net Acres	Generation	<i>Existing</i> LCM yields DU's & Sq. Ft.
Residential	1,935.9	75,362	SFD 70%, SFA 20%, APT 10%
Commercial (T.G.L.A.)	579.1	211,052	Retail 80%, Office 20%
Office/Industrial (T.G.L.A.)	802.6	114,573	Office 20%, Industrial 80%
Total	3,317.6	400,987	
	Developed	Traffic	
Projected Development by Acreage	Net Acres	Generation	
Residential	1,323.8	42,711	SFD 70%, Res. PUD 30%
Mixed Use (with internal capture factor)	267.2	138,312	Off. 80%, Retail 20%, (Apt's 2,267)
Business (commercial) (T.G.L.A.)	354.2	171,187	Retail 80%, Office 20%
Office/Industrial (T.G.L.A.)	1,010.0	175,330	Office 20%, Industrial 80%
Total	2,955.1	527,540	
Existing to Projected Figures			Percents
Existing Traffic Generation		400,987	43.2%
Projected Traffic Generation		527,540	56.8%
Total Existing and Projected Figures		928,527	100.0%
*1 With the exception of an internal capture rate for projected Mixed Use, trip generation figures are unadjusted.			

Institute of Transportation Engineers (ITE)
 Trip Generation Handbook, Chapter 5
 Pass-by Trips - Weekday P.M. Peak Period
 Shopping Centers - Land Use Code 820

RDI ID#	ITE ID#	Location	Site Size (1,000 sq. ft.)	Pass-by Trip Percent	Average Daily Traffic
1	52	Meriden, CT	500	8	0
2	28	Texas City, TX	488	12	0
3	40	Newark, DE	890	12	0
4	46	Southern CA	800	12	0
5	33	Laguna Hills, CA	808	13	0
6	20	East Brunswick, NJ	738	14	0
7	54	Waterford, CT	845	14	0
8	30	Bourbonais, IL	667	16	0
9	25	Glen Allen, VA	361	17	0
10	36	Greeley, CO	598	17	0
11	48	Portland, OR	113	17	0
12	55	West Hartford, CT	1,060	17	0
13	37	Pueblo, CO	581	18	0
14	19	Worcester, MA	350	18	0
15	24	Harrisonburg, VA	560	19	0
16	94	Pittsburgh, PA	370	19	33,000
17	23	Glen Burnie, MD	418	20	0
18	59	Pr. Georges Co., MD	475	20	0
19	88	Haddon Twp., NJ	166	20	6,000
20	97	Calgary, Alberta	760	20	0
21	35	San Jose, CA	800	21	0
22	12	Louisville area, KY	118	22	0
23	53	Enfield, CT	660	22	0
24	34	Hanford, CA	450	23	0
25	39	Framingham, MA	720	23	73,628
26	71	Albany, NY	921	23	60,950
27	29	Berwyn, IL	293	24	0
28	32	Bettendorf, IA	255	24	0
29	80	Tredyffrin Twp., PA	118	24	10,000
30	45	Washington, D.C.	1,200	25	0
31	47	Portland, OR	451	25	0
32	18	Louisville, KY	71	25	0
33	21	Philadelphia, PA	294	25	0
34	67	Orlando, FL	762	25	0
35	73	Overland Park, KS	118	25	0
36	38	Bellevue, WA	476	26	0
37	50	Pensacola, FL	736	26	0
38	72	Overland Park, KS	108	26	34,000
39	44	Wayne, NJ	658	27	85,600
40	22	Hamden, CT	256	27	0
41	68	Orlando, FL	166	27	0
42	27	Texas City, TX	413	28	0
43	16	Louisville area, KY	104	28	0
44	69	Orlando, FL	129	28	0
45	75	Greece, NY	160	29	57,306
46	26	Shelby, NC	375	30	0
47	13	Louisville, KY	74	30	0
48	85	Arden, DE	153	30	26,000
49	14	Louisville area, KY	59	31	0
50	86	Doylestown, PA	154	32	29,000
51	99	Manalapan, NJ	144	32	69,347
52	77	Boca Raton, FL	51	33	42,225
53	87	Middletown Twp., PA	164	33	25,000

54	92	Whitehall, PA	297	33	26,000
55	100	Natick, MA	549	33	48,782
56	4	Deltona, FL	82	34	0
57	78	Ross Twp., PA	1,090	34	51,500
58	31	Belleville, IL	225	35	0
59	17	Louisville, KY	235	35	0
60	98	Bordentown, NJ	178	35	37,980
61	42	Ross, PA	462	36	27,200
62	11	Crestwood, KY	158	36	0
63	57	Pr. Georges Co., MD	181	36	0
64	58	Pr. Georges Co., MD	100	36	0
65	66	Tarpon Springs, FL	176	37	34,080
66	81	Lawnside, NJ	122	37	20,000
67	91	Willow Grove, PA	242	37	26,000
68	65	W. Orange, NJ	352	38	21,520
69	74	Greece, NY	256	38	23,410
70	83	Willow Grove, PA	150	39	26,000
71	10	Orlando, FL	60	40	0
72	7	Orlando, FL	50	41	0
73	79	Upper Dublin Twp., PA	97	41	34,000
74	8	Orlando, FL	52	42	0
75	82	Boca Raton, FL	126	43	40,000
76	49	Ramsey, MN	622	44	36,370
77	93	Broward Cnty., FL	360	44	73,000
78	43	Huntington, LI, NY	234	46	34,630
79	3	Edgewater, FL	77	46	0
80	41	Manassas, VA	402	48	0
81	76	Greece, NY	550	48	40,763
82	90	W. Windsor Twp., NJ	237	48	46,000
83	51	Dover, DE	84	50	0
84	70	Orlando, FL	71	50	0
85	84	Broward Cnty., FL	153	50	85,000
86	63	Pr. Georges Co., MD	44	51	0
87	15	Louisville area, KY	145	53	0
88	5	Orlando, FL	78	55	0
89	89	Broward Cnty., FL	205	55	62,000
90	6	Orlando, FL	45	56	0
91	64	Pr. Georges Co., MD	467	56	0
92	61	Pr. Georges Co., MD	90	58	0
93	1	Port Orange, FL	53	59	0
94	62	Pr. Georges Co., MD	78	59	0
95	96	Portland, OR	150	65	30,000
96	2	Kissimmee, FL	9	66	0
97	9	Orlando, FL	17	66	0
98	95	Portland, OR	150	68	25,000
99	60	Pr. Georges Co., MD	60	82	0
100	56	Pr. Georges Co., MD	131	89	0
		Sum	32911	3,430	1,401,291
		Mean	329.1	34.3	14012.9
		Median	229.5	32	0
		Mode	118	25	0

Version #1

Location:
Project:
Date:

City of Belvidere
 Roadway Impact Fees
 09/22/07

	Unconstrained Internal Capture Rates *1	Trip Demand Figures	Balanced Trip Demand Figures
from Retail to Office	3%	1,366	1,366
to Office from Retail	15%	3,721	0
from Retail to Residential	11%	5,009	0
to Residential from Retail	33%	2,514	2,514
from Office to Retail	22%	5,458	0
to Retail from Office	4%	1,822	1,822
from Office to Residential	2%	496	0
to Residential from Office	3%	229	229
from Residential to Retail	38%	2,895	2,895
to Retail from Residential	9%	4,099	0
from Residential to Office	0%	0	0
to Office from Residential	0%	0	0

Land Use: Retail *2

Development Size (GLA)

1,530,000

Pass-by Percentage	44.0%	Total	Internal	External
Enter	50%	45,540	4,716	40,824
Exit	50%	45,540	3,880	41,661
Total Trips	59.53	91,081	8,596	82,485
Percents		100.0%	9.4%	90.6%

Land Use: Office *3

Development Size (GSF)

6,118,000

		Total	Internal	External
Enter	50%	24,808	1,366	23,442
Exit	50%	24,808	2,050	22,758
Total Trips	8.11	49,617	3,416	46,201
Percents		100.0%	6.9%	93.1%

Land Use: Residential *4

Dwelling Units

2,267

		Total	Internal	External
Enter	50%	7,617	2,742	4,875
Exit	50%	7,617	2,895	4,723
Total Trips	6.72	15,234	5,637	9,598
Percents		100.0%	37.0%	63.0%

Net External Trips for Multi-Use Development

	Retail	Office	Residential	Totals
Enter	40,824	23,442	4,875	69,142
Exit	41,661	22,758	4,723	69,142
Multiple-Use Trip Generation Total	82,485	46,201	9,598	138,283
Single-Use Trip Generation Estimate	91,081	49,617	15,234	155,932

Internal Capture Rate **11.3%**

Internal Capture with Pass-by Adjustment

	Retail	Office	Residential	Totals
Multiple-Use Trip Generation Estimate	82,485	46,201	9,598	138,283
Trip Generation with Pass-by Adjustment	46,192	46,201	9,598	101,990
Pass-by Percentage				26.2%

Notes:

Version #1 is intended for multi-use developments with one, or an unknown number, of the three principal land uses.

*1 Average Daily Vehicle Rates (Weekday)

*2 Retail: Specialty Retail Center (814) and
Quality Restaurant (831)

*3 Office: Research & Development (760)

*4 Residential: Apartment (220)

ITE Data for above land use codes.

**Water System
Capital Improvements
Cost Allocation & Recovery**



Water System Capital Improvements Cost Allocation Program Summary of Methodology

Background

Basically, water system cost allocation (development impact fee) programs examine the public, capital costs of providing potable water and assign a proportionate-share fee determined through an analysis of likely demand by the various users in the system.*1 System capital improvements can, and often do, include those associated with extraction, treatment, transmission, and storage. The cost of providing public water is usually determined on a per gallon basis with residential consumption estimated through demographic factors and non-residential consumption estimated through some form of intensity measurement such as acreage or floor area. The level of computational refinement for most water system development impact fee programs is determined by the availability of local system data. A well designed water system development impact fee program is demand, cost, and revenue sensitive; with revenue sensitivity dependent upon local funding policies.*2

The analytical process begins with a review of the comprehensive plan in general and the land use component in particular. Various elements of the public water system are reviewed in order to determine the extent to which those elements support new land development and the relative level of demand between residential and non-residential land uses. The local capital improvement program (CIP) provides information regarding water system capital projects planned in the future.

Generally, the following factors are considered:

1. The existing demand on the existing system estimated by total average daily consumption.
2. The proportion of the capacity of the new capital improvements assigned to all new development.
3. The amount of "credits" to be assigned to new development recognizing its future financial contribution to new facilities and existing water system debt through the payment of water bills.
4. The projected water demand of the new development and an estimate of its share of the total growth capacity of the new capital improvements.
5. A summary of gross per gallon costs for water extraction, treatment, transmission, and storage facilities to serve new development.

6. A summary of net per gallon costs for water extraction, treatment, transmission, and storage facilities to serve new development adjusting for per gallon credits assigned in item 3 above.

Water system capital improvement costs are then allocated between residential and non-residential land use categories providing an assignment of cost by dwelling unit for residential development and by intensity for non-residential development. Basically, the generation of water system capital improvement impact data becomes a function of the relative level of projected demand from the various land use categories applied to the water system elements of the CIP.

In some instances, development may generate revenue for water system capital improvements and the consideration of credits becomes an element in the overall impact analysis.*3 For example, the credit consideration can be associated with the portion of water use charges directed to capital improvement projects supporting new development. Failure to consider credits, where appropriate, may result in a disproportionate assignment of costs to new residents and resident businesses for required capital facilities.

Concepts

The current calculation methodology for the City of Belvidere water system development impact fee program is somewhat unique due to the evolution of the program and the nature of the data available for refinement. For example, the great majority of such programs rely on measures of acreage or floor area to determine intensity of non-residential land uses. Current City practices for non-residential development estimate probable flow capacities based on a residential meter size (3/4 inch) with increasing fees a function of progressively larger installed meter sizes.

The current approach for non-residential uses protects the City from the unexpected impact of a high volume user, but it does not provide a direct link between the base fee figure (a residential charge) and the impacts associated with non-residential land uses. In addition, the current approach does not recognize the potential “intermediate” impacts of larger non-residential users unless and until those users pass the threshold of requiring a larger service meter.

As a result, this study presents a development impact fee charge based on net acreage measurement with a distinction made among non-residential users in three categories: business (commercial), office/service, and industrial/warehouse and distribution. The practical, functional linkage between water systems and wastewater systems forms the basis for many shared methodologies in development impact fees programs; and most wastewater permitting agencies, including the Illinois Environmental Protection Agency, require non-residential sewage flow projections based on estimated number of employees.

Those estimates, in turn, are generally derived from studies of employees per square foot. The site capacity models referenced in several sections of this report support reasonably accurate projections of floor area (square footage) per developed acre.

However, the use of a service meter approach to identify potentially high volume water users is sound and should be continued in concert with the net acreage methodology. In summary, non-residential users should be charged a fee based on a net acreage measurement with a surcharge linked to service meter sizes in excess of 3/4 inches. The surcharge would operate in much the same way it does presently with a revised base established at the one acre fee level. At those points in the dual fee continuum where the acreage-based fee and the service meter fee approach convergence, the higher single fee amount would be applied. That approach adds an enhanced degree of validity and sensitivity to the water system development impact fee program while still offering protection against potentially high impact users.

Additionally, it should be noted that the current and future development impact fee programs must operate without the benefit of a system-wide, comprehensive water system engineering study. That situation has resulted in the evolution of an “increment-based” capital improvement program. Basically, a capital improvement program has been designed for a typical increment of land development. Applying figures from that prototype to the City planning area, produces a per gallon cost estimate that should represent a reasonable model for required future improvements to the water system.

Basic Methodology

As pointed-out in several sections of this report, well designed development impact fee programs are sensitive to demand, cost, and revenue. Methodologies for assessing demand and cost are generally straightforward, and so it is with those utilized in the City of Belvidere Growth Management Study and presented in this written report. The determination of an equitable revenue (credit) factor in calculations is far more challenging.

Calculations for the water system development impact fees presented in this section of the report are based on factors as follows:

Demand for service from residential development will be generally consistent with demographic factors presented in the “Table of Estimated Ultimate Population per Dwelling Unit”, Illinois School Consulting Service, Associated Municipal Consultants, 1996. Demand from non-residential land uses will be generally consistent with employment projections per square foot as outlined in the following site capacity models. The projected “demand horizon” is 13 years meaning that projected land absorption is targeted to that time period.

Costs will be determined based on a typical well service zone approach including extraction (well) and transmission and storage. The improvements associated with each well service zone increment will be designed to accommodate an additional 9,000 population equivalents (PE) at a current estimated cost of \$5,586,222. Assuming a system-wide consumption figure of 160 gallons per PE, those figures produce a gross per gallon cost of \$3.88.

Revenue (credit) considerations are based solely on the projected participation of new development in the retirement of bond debt. Given current capacity and a typical increment expansion capacity, new users will represent approximately 31% of system use. However, new users will tie-into the system over time.

As a result, new users will not represent a full 31% of the base for debt retirement as the development impact fee program begins. The credit calculations employed in support of the study are based on an assumed three year update interval. Therefore, the potential participation of new development in the retirement of debt (31%) is adjusted to reflect three years of the entire 13 year demand horizon. As applied to gross cost, the resulting credit calculation produces a net per gallon impact fee of \$3.83.

Footnotes:

1. Nicolas, James C., Arthur C. Nelson, and Julian C. Jurgensmeyer, "A Practitioner's Guide to Development Impact Fees, American Planning Association, 1991.
2. Dahlstrom, Roger K., "Development Impact Fees: A Review of Contemporary Techniques for Calculation, Data Collection, and Documentation", Northern Illinois University Law Review, Summer 1995.
3. Local governments may, or may not, direct selected tax revenues to capital improvement projects supporting new development.

RKD

Site Capacity Model

Project # : 01-07
Location : Belvidere Planning Area
Land Use : Planned Business

Data Input

Lot Dimensions:

Front	1,400.00	
Side #1	1,250.00	
Side #2	1,250.00	
Rear	1,400.00	
Site Size Area (sq ft/acres)	1,750,000	40.17
Aspect Ratio	0.89	
Required Building Setbacks:		
Front	150.00	FAR Driven
Side #1	50.00	Min. x2.5
Side #2	50.00	Min. x2.5
Rear	150.00	FAR Driven
Number of Parking Stalls/		Office %
1,000 sq ft Floor Area	3.33	10.0%
Area/Parking Stall	400	
Required Bufferyards:		
Front Yard	150.00	LSR Driven
Side Yard #1	50.00	LSR Driven
Side Yard #2	50.00	LSR Driven
Rear Yard	150.00	LSR Driven
Rectangularity Factor (site)	1.00	
Number of Floors (Building)	1.00	
Number of Levels (Parking)	1.00	

Site Capacity (unrestricted)	529,588	Percentages
Building Capacity (sq ft)	529,588	
Actual Building Coverage Area	529,588	30.3%
Required Parking Coverage Area	705,412	40.3%
Utilized Building/Parking Area	1,235,000	70.6%
Floor Area Ratio (FAR)	0.30	Max. 0.30
Floor Area Yield (FAY)	13,182	
Impervious Surface Ratio (ISR)	0.71	Max. 0.75
Landscape Surface Ratio (LSR)	0.29	Min. 0.25

Workers / acre @ 1 / 929.5 sq. ft. *1	14.2
Gallons / acre @ 15 / worker *2	213

*1 Adapted/derived - U.S. Dept. of Energy, 2002

*2 Illinois Recommended Standards for Sewage Works,
Appendix B, Table 2, IEPA

Site Capacity Model

Project # : 01-07
Location : Belvidere Planning Area
Land Use : Planned Office

Data Input

Lot Dimensions:

Front	260.00	
Side #1	308.00	
Side #2	308.00	
Rear	260.00	
Site Size Area (sq ft/acres)	80,080	1.84
Aspect Ratio	1.18	

Required Building Setbacks:

Front	50.00	FAR Driven
Side #1	10.00	
Side #2	10.00	
Rear	25.00	FAR Driven

Number of Parking Stalls/ Office %

1,000 sq ft Floor Area	3.33	100.0%
Area/Parking Stall	400	

Required Bufferyards:

Front Yard	50.00	LSR Driven
Side Yard #1	10.00	
Side Yard #2	10.00	
Rear Yard	25.00	LSR Driven

Rectangularity Factor (site) 1.00
Number of Floors (Building) 1.00
Number of Levels (Parking) 1.00

Site Capacity (unrestricted)	23,979	Percentages
Building Capacity (sq ft)	23,979	
Actual Building Coverage Area	23,979	29.9%
Required Parking Coverage Area	31,941	39.9%
Utilized Building/Parking Area	55,920	69.8%
Floor Area Ratio (FAR)	0.30	Max. 0.30
Floor Area Yield (FAY)	13,044	
Impervious Surface Ratio (ISR)	0.70	Max. 0.75
Landscape Surface Ratio (LSR)	0.30	Min. 0.25

Workers / acre @ 1 / 580 sq. ft. *1	22.5
Gallons / acre @ 15 / worker *2	337

*1 Adapted/derived - U.S. Dept. of Energy, 2002

*2 Illinois Recommended Standards for Sewage Works,
Appendix B, Table 2, IEPA

Site Capacity Model

Project # : 01-07
Location : Belvidere Planning Area
Land Use : Planned Industrial

Data Input

Lot Dimensions:

Front	180.00	
Side #1	250.00	
Side #2	250.00	
Rear	180.00	
Site Size Area (sq ft/acres)	45,000	1.03
Aspect Ratio	1.39	
Required Building Setbacks:		
Front	30.00	Min.
Side #1	15.00	Min.
Side #2	15.00	Min.
Rear	20.00	Min.
Number of Parking Stalls/		Office %
1,000 sq ft Floor Area	1.23	10.0%
Area/Parking Stall	400	
Required Bufferyards:		
Front Yard	30.00	LSR Driven
Side Yard #1	10.00	LSR Driven
Side Yard #2	10.00	LSR Driven
Rear Yard	20.00	LSR Driven
Rectangularity Factor (site)	1.00	
Number of Floors (Building)	1.00	
Number of Levels (Parking)	1.00	

Site Capacity (unrestricted)	21,430	Percentages
Building Capacity (sq ft)	21,430	
Actual Building Coverage Area	21,430	47.6%
Required Parking Coverage Area	10,570	23.5%
Utilized Building/Parking Area	32,000	71.1%
Floor Area Ratio (FAR)	0.48	Max. 0.60
Floor Area Yield (FAY)	20,745	
Impervious Surface Ratio (ISR)	0.71	Max. 0.75
Landscape Surface Ratio (LSR)	0.29	Min. 0.25

Workers / acre @ 1 / 1,685 sq. ft. *1	12.3
Gallons / acre @ 15 / worker *2	185

*1 Adapted/derived - U.S. Dept. of Energy, 2002

*2 Illinois Recommended Standards for Sewage Works,
Appendix B, Table 2, IEPA

Water System Capital Improvements

Transmission and Storage Improvements

	9,000 P.E. Base Figure	Current Figure
Water mains	956,920	1,256,475
Valves and vaults	32,000	42,017
Hydrants	15,000	19,696
Storage tower (750,000 gallons)	940,000	1,234,258
Subtotal	1,943,920	2,552,446
Contingency	388,784	510,489
Engineering	291,588	382,867
Total	2,624,292	3,445,802

Extraction and Treatment Improvements

	9,000 P.E. Base Figure	Current Figure
Well (1,000 gpm)	1,630,125	2,140,420
Total	1,630,125	2,140,420

Cost per Population Equivalent / Gallon (current) *3

	P.E.	Gallon
Transmission and Storage Improvements	382.87	2.39
Extraction and Treatment Improvements	237.82	1.49
Total	620.69	3.88

City of Belvidere, Illinois

Water System

Development Impact Fees

2007

(One Pressure Zone)

Per Dwelling Unit Residential *1	Consumption Allocation (gal)	Capital Cost Assignment
Single Family Detached Two (2) Bedroom	360	1,378.23
Single Family Detached Three (3) Bedroom	517	1,980.91
Single Family Detached Four (4) Bedroom	672	2,571.97
Single Family Detached Five (5) Bedroom	673	2,576.07
Single Family Attached One (1) Bedroom	213	815.18
Single Family Attached Two (2) Bedroom	355	1,359.78
Single Family Attached Three (3) Bedroom	427	1,634.47
Single Family Attached Four (4) Bedroom	561	2,149.00
Multiple Family Zero (0) Bedroom	231	884.20
Multiple Family One (1) Bedroom	314	1,201.25
Multiple Family Two (2) Bedroom	341	1,307.85
Multiple Family Three (3) Bedroom	545	2,086.13

Per Net Acre Non-residential *2	Consumption	Fee / Net Acre	Service Meter Oversizing Surcharge Business Example			
			Service Meter Size	End Area (sq. in.)	Adjustment Factor	Potential Flow Fee Adjustment
Impact / Cost Assignment - Business	213	816	0.75	0.4418	1.00	816
Impact / Cost Assignment - Office/Service	337	1,291	1.00	0.7854	1.78	1,450
Impact / Cost Assignment - Industrial/W.D.	185	709	1.25	1.2272	2.78	2,266
			1.50	1.7671	4.00	3,263
			2.00	3.1416	7.11	5,801
Water System Capital Improvement Costs			3.00	7.0686	16.00	13,053
Cost/Gallon - Extraction & Treatment - Gross	1.49		4.00	12.566	28.44	23,206
Cost/Gallon - Storage & Transmission - Gross	2.39		6.00	28.274	64.00	52,212
Cost/Gallon - Overall - Gross	3.88		8.00	50.265	113.78	92,822
Cost/Gallon - Overall - Net	3.83		10.00	78.540	177.78	145,035
			12.00	113.10	256.00	208,850

Notes:

*1 ISCS - 1996

*2 Projected average daily consumption assigned to non-residential land uses (see non-residential SCM)

Wastewater Treatment Capital Improvements Cost Allocation & Recovery



Wastewater System Capital Improvements Cost Allocation Program Summary of Methodology

Background

Basically, wastewater (sewer) system cost allocation (development impact fee) programs examine the public, capital costs of providing collection and treatment and assign a proportionate-share fee determined through an analysis of likely demand by the various users in the system.*1 The cost of providing public sewer is usually determined on a per gallon basis with residential consumption estimated through demographic factors and non-residential consumption estimated through some form of intensity measurement (acreage or floor area). The level of computational refinement for most sewer system development impact fee programs is determined by the availability of local system data. A well designed sewer system development impact fee program is demand, cost, and revenue sensitive; with revenue sensitivity dependent upon local funding policies.*2

The analytical process begins with a review of the comprehensive plan in general and the land use component in particular. Various elements of the public sewer system are reviewed in order to determine the extent to which those elements support new land development and the relative level of demand between residential and non-residential land uses. The local capital improvement program (CIP) provides information regarding sewer system capital projects planned in the future.

Generally, the following factors are considered:

1. The existing demand on the existing system estimated by total average daily consumption.
2. The proportion of the capacity of the new capital improvements assigned to all new development.
3. The amount of "credits" to be assigned. to the new development recognizing its future financial contribution to new facilities and existing sewer system debt through the payment of sewer bills.
4. The projected sewer demand of new development and an estimate of its share of the total growth capacity of the new capital improvements.
5. A summary of gross per gallon costs for wastewater collection and treatment facilities to serve new development.
6. A summary of net per gallon costs for wastewater collection and treatment facilities to

serve new development adjusting for per gallon credits assigned in item 3 above.

Sewer system capital improvement costs are then allocated between residential and non-residential land use categories providing an assignment of cost by dwelling unit for residential development and by intensity for non-residential development. Basically, the generation of sewer system capital improvement impact data becomes a function of the relative level of projected demand from the various land use categories applied to the sewer system elements of the CIP.

In some instances, development may generate revenue for sewer system capital improvements and the consideration of credits becomes an element in the overall impact analysis.*3 For example, the credit consideration can be associated with the portion of sewer use charges directed to capital improvement projects supporting new development. Failure to consider credits, where appropriate, may result in a disproportionate assignment of costs to new residents and resident businesses for required capital facilities.

Concepts

The current calculation methodology for the City of Belvidere wastewater system development impact fee program is straightforward with respect to residential land uses but takes a somewhat unique approach to non-residential charges. For example, the great majority of such programs rely on measures of acreage or floor area to determine intensity of non-residential land uses. Current City practices for non-residential development estimate probable flow capacities based on a prototype residential land use with increasing fees a function of progressively larger installed water meter sizes.

The current approach for non-residential uses protects the City from the unexpected impact of a high volume user, but it does not provide a direct link between the base fee figure (a residential charge) and the impacts associated with non-residential land uses. In addition, the current approach does not recognize the potential “intermediate” impacts of larger non-residential users unless and until those users pass the threshold of requiring a larger water service meter.

As a result, this study presents a development impact fee charge based on net acreage measurement with a distinction made among non-residential users in three categories: business (commercial), office/service, and industrial/warehouse and distribution. The fact is that most wastewater permitting agencies, including the Illinois Environmental Protection Agency, require non-residential sewage flow projections based on estimated number of employees. Those estimates, in turn, are generally derived from studies of employees per square foot. The site capacity models referenced in several sections of this report support reasonably accurate projections of floor area (square footage) per developed acre.

However, the use of a water service meter approach to identify potentially high volume sewer

users is sound and should be continued in concert with the net acreage methodology. In summary, non-residential users should be charged a fee based on a net acreage measurement with a surcharge linked to water service meter sizes in excess of 3/4 inches. The surcharge would operate in much the same way it does presently with a revised base established at the one acre fee level. At those points in the dual fee continuum where the acreage-based fee and the water service meter fee approach convergence, the higher single fee amount would be applied. That approach adds an enhanced degree of validity and sensitivity to the sewer system development impact fee program while still offering protection against potentially high impact users.

Basic Methodology

As pointed-out in several sections of this report, well designed development impact fee programs are sensitive to demand, cost, and revenue. Methodologies for assessing demand and cost are generally straightforward, and so it is with those utilized in the City of Belvidere Growth Management Study and presented in this written report. The determination of an equitable revenue (credit) factor in calculations is far more challenging.

Calculations for the wastewater system development impact fees presented in this section of the report are based on factors as follows:

Demand for service from residential development will be generally consistent with demographic factors presented in the "Table of Estimated Ultimate Population per Dwelling Unit", Illinois School Consulting Service, Associated Municipal Consultants, 1996. Demand from non-residential land uses will be generally consistent with employment projections per square foot as outlined in the following site capacity models. The projected "demand horizon" is 13 years meaning that the entire additional capacity could be consumed in that time period.

Costs will be limited to those associated with the expansion of the wastewater treatment plant. The improvements will be designed to accommodate an additional 3,000,000 gallons per day at an estimated cost of \$33,200,000. Those figures produce a gross per gallon cost of \$11.07. As planned, the entire capacity of the improvements will be available for new development. Presently, it is assumed that the entire cost of the project will be financed through the sale of bonds with a term of 20 years and an interest rate of 5.00%.

Revenue (credit) considerations are based solely on the projected participation of new development in the retirement of estimated bond debt. Given current treatment capacity and the expansion capacity, new users will ultimately represent approximately 34% of all system use at build-out (a portion of existing capacity is unused). However, new users will tie-into the system over time.

As a result, new users will not represent a full 34% of the base for debt retirement as the development impact fee program begins. The credit calculations employed in support of the

study are based on an assumed three year update interval. Therefore, the potential participation of new development in the retirement of debt (34%) is adjusted to reflect three years of the entire 13 year demand horizon. As applied to gross cost, the resulting credit calculation produces a net per gallon impact fee of \$10.20.

Footnotes:

1. Nicolas, James C., Arthur C. Nelson, and Julian C. Jurgensmeyer, "A Practitioner's Guide to Development Impact Fees, American Planning Association, 1991.
2. Dahlstrom, Roger K., "Development Impact Fees: A Review of Contemporary Techniques for Calculation, Data Collection, and Documentation", Northern Illinois University Law Review, Summer 1995.
3. Local governments may, or may not, direct selected tax revenues to capital improvement projects supporting new development.

RKD

Site Capacity Model

Project # : 01-07
Location : Belvidere Planning Area
Land Use : Planned Business

Data Input

Lot Dimensions:

Front	1,400.00	
Side #1	1,250.00	
Side #2	1,250.00	
Rear	1,400.00	
Site Size Area (sq ft/acres)	1,750,000	40.17
Aspect Ratio	0.89	
Required Building Setbacks:		
Front	150.00	FAR Driven
Side #1	50.00	Min. x2.5
Side #2	50.00	Min. x2.5
Rear	150.00	FAR Driven
Number of Parking Stalls/		Office %
1,000 sq ft Floor Area	3.33	10.0%
Area/Parking Stall	400	
Required Bufferyards:		
Front Yard	150.00	LSR Driven
Side Yard #1	50.00	LSR Driven
Side Yard #2	50.00	LSR Driven
Rear Yard	150.00	LSR Driven
Rectangularity Factor (site)	1.00	
Number of Floors (Building)	1.00	
Number of Levels (Parking)	1.00	

Site Capacity (unrestricted)	529,588	Percentages
Building Capacity (sq ft)	529,588	
Actual Building Coverage Area	529,588	30.3%
Required Parking Coverage Area	705,412	40.3%
Utilized Building/Parking Area	1,235,000	70.6%
Floor Area Ratio (FAR)	0.30	Max. 0.30
Floor Area Yield (FAY)	13,182	
Impervious Surface Ratio (ISR)	0.71	Max. 0.75
Landscape Surface Ratio (LSR)	0.29	Min. 0.25

Workers / acre @ 1 / 929.5 sq. ft. *1	14.2
Gallons / acre @ 15 / worker *2	213

*1 Adapted/derived - U.S. Dept. of Energy, 2002

*2 Illinois Recommended Standards for Sewage Works,
Appendix B, Table 2, IEPA

Site Capacity Model

Project # : 01-07
Location : Belvidere Planning Area
Land Use : Planned Office

Data Input

Lot Dimensions:

Front	260.00	
Side #1	308.00	
Side #2	308.00	
Rear	260.00	
Site Size Area (sq ft/acres)	80,080	1.84
Aspect Ratio	1.18	

Required Building Setbacks:

Front	50.00	FAR Driven
Side #1	10.00	
Side #2	10.00	
Rear	25.00	FAR Driven

Number of Parking Stalls/ Office %

1,000 sq ft Floor Area	3.33	100.0%
Area/Parking Stall	400	

Required Bufferyards:

Front Yard	50.00	LSR Driven
Side Yard #1	10.00	
Side Yard #2	10.00	
Rear Yard	25.00	LSR Driven

Rectangularity Factor (site) 1.00
Number of Floors (Building) 1.00
Number of Levels (Parking) 1.00

Site Capacity (unrestricted)	23,979	Percentages
Building Capacity (sq ft)	23,979	
Actual Building Coverage Area	23,979	29.9%
Required Parking Coverage Area	31,941	39.9%
Utilized Building/Parking Area	55,920	69.8%
Floor Area Ratio (FAR)	0.30	Max. 0.30
Floor Area Yield (FAY)	13,044	
Impervious Surface Ratio (ISR)	0.70	Max. 0.75
Landscape Surface Ratio (LSR)	0.30	Min. 0.25

Workers / acre @ 1 / 580 sq. ft. *1	22.5
Gallons / acre @ 15 / worker *2	337

*1 Adapted/derived - U.S. Dept. of Energy, 2002

*2 Illinois Recommended Standards for Sewage Works,
Appendix B, Table 2, IEPA

Site Capacity Model

Project # : 01-07
Location : Belvidere Planning Area
Land Use : Planned Industrial

Data Input

Lot Dimensions:		
Front	180.00	
Side #1	250.00	
Side #2	250.00	
Rear	180.00	
Site Size Area (sq ft/acres)	45,000	1.03
Aspect Ratio	1.39	
Required Building Setbacks:		
Front	30.00	Min.
Side #1	15.00	Min.
Side #2	15.00	Min.
Rear	20.00	Min.
Number of Parking Stalls/		Office %
1,000 sq ft Floor Area	1.23	10.0%
Area/Parking Stall	400	
Required Bufferyards:		
Front Yard	30.00	LSR Driven
Side Yard #1	10.00	LSR Driven
Side Yard #2	10.00	LSR Driven
Rear Yard	20.00	LSR Driven
Rectangularity Factor (site)	1.00	
Number of Floors (Building)	1.00	
Number of Levels (Parking)	1.00	

Site Capacity (unrestricted)	21,430	Percentages
Building Capacity (sq ft)	21,430	
Actual Building Coverage Area	21,430	47.6%
Required Parking Coverage Area	10,570	23.5%
Utilized Building/Parking Area	32,000	71.1%
Floor Area Ratio (FAR)	0.48	Max. 0.60
Floor Area Yield (FAY)	20,745	
Impervious Surface Ratio (ISR)	0.71	Max. 0.75
Landscape Surface Ratio (LSR)	0.29	Min. 0.25
Workers / acre @ 1 / 1,685 sq. ft. *1	12.3	
Gallons / acre @ 15 / worker *2	185	

*1 Adapted/derived - U.S. Dept. of Energy, 2002

*2 Illinois Recommended Standards for Sewage Works,
Appendix B, Table 2, IEPA

City of Belvidere, Illinois

Wastewater System

Development Impact Fees

2007

Per Dwelling Unit Residential *1	Consumption Allocation (gal)	Capital Cost Assignment
Single Family Detached Two (2) Bedroom	324	3,305.29
Single Family Detached Three (3) Bedroom	466	4,750.64
Single Family Detached Four (4) Bedroom	605	6,168.13
Single Family Detached Five (5) Bedroom	606	6,177.96
Single Family Attached One (1) Bedroom	192	1,954.99
Single Family Attached Two (2) Bedroom	320	3,261.05
Single Family Attached Three (3) Bedroom	384	3,919.81
Single Family Attached Four (4) Bedroom	505	5,153.77
Multiple Family Zero (0) Bedroom	208	2,120.50
Multiple Family One (1) Bedroom	283	2,880.87
Multiple Family Two (2) Bedroom	308	3,136.50
Multiple Family Three (3) Bedroom	491	5,003.00

Per Net Acre Non-residential *2	Consumption	Fee / Net Acre	Service Meter Oversizing Surcharge				Business Example
			Service Meter Size	End Area (sq. in.)	Adjustment Factor	Potential Flow Fee Adjustment	
Impact / Cost Assignment - Business	213	2,172	0.75	0.4418	1.00	2,172	
Impact / Cost Assignment - Office/Service	337	3,436	1.00	0.7854	1.78	3,861	
Impact / Cost Assignment - Industrial/W.D.	185	1,886	1.25	1.2272	2.78	6,033	
Wastewater System Capital Improvement Costs			1.50	1.7671	4.00	8,687	
Cost/Gallon - Treatment - Gross	11.07		2.00	3.1416	7.11	15,444	
Cost/Gallon - Collection - Gross	0.00		3.00	7.0686	16.00	34,748	
Cost/Gallon - Overall - Gross	11.07		4.00	12.566	28.44	61,774	
Cost/Gallon - Overall - Net	10.20		6.00	28.274	64.00	138,992	
			8.00	50.265	113.78	247,098	
			10.00	78.540	177.78	386,090	
			12.00	113.10	256.00	555,970	

Notes:

*1 ISCS - 1996

*2 Projected average daily consumption assigned to non-residential land uses (see non-residential SCM)

**Technical Appendix
General**

Table 2

Land Capacity Model

Ultimate Projection

--

Project Location: City of Belvidere
Project Name....: Belvidere Growth Management
Project Number..: 01- 07

Study Area Acreage 10,495.5
Vacancy Rate 0.00%

Gross Land by Use Category:	Gross Land Area	Gross Percent	Development Standards	
			Minimum Lot Area	Floor Area Yields
Exurban Residential	243.2	2.3%	87,120	
Single Family Residential	2,292.5	21.8%	10,000	
Two Family Residential	0.0	0.0%	6,000	
Mixed Residential	659.7	6.3%	5,000	
Planned Neighborhood	70.1	0.7%	7,500	
Traditional Neighborhood	1,869.1	17.8%	7,500	
Ag. Tech Center	255.3	2.4%	7,500	
Planned Business	932.1	8.9%		13,182
Planned Office	1,113.3	10.6%		13,044
Corporate Center	325.2	3.1%		27,868
Technology Center	485.4	4.6%		16,504
Planned Mixed Use VI	118.3	1.1%		70,670
Planned Mixed Use IV	280.1	2.7%		40,674
Planned Mixed Use II	381.3	3.6%		22,192
Planned Mixed Use I	542.9	5.2%		17,811
Planned Industrial	786.8	7.5%		20,745
Heavy Industrial	140.2	1.3%		24,505
Utilities	0.0			
Water	0.0			
Agriculture	0.0			
Open Space & Forest Preserve	0.0			
Special Use	0.0			
Residential Subtotal (for development)	5,389.9	51.4%		
Business Subtotal (for development)	932.1	8.9%		
Office Subtotal (for development)	1,924.0	18.3%		
Mixed Use Subtotal (for development)	1,322.6	12.6%		
Industrial Subtotal (for development)	927.0	8.8%		
Gross Land Area Total (for development)	10,495.5	100.0%		

Table 2

Land Capacity Model

Ultimate Projection

Project Location: City of Belvidere
 Project Name....: Belvidere Growth Management
 Project Number..: 01- 07
 Land Development Factors:

	Natural Areas	Rights-of-Way	Storm Water Detention	Park Land
Exurban Residential	0.160	0.118	0.048	0.050
Single Family Residential	0.160	0.205	0.084	0.053
Two Family Residential	0.160	0.205	0.084	0.053
Mixed Residential	0.160	0.188	0.152	0.024
Planned Neighborhood	0.160	0.188	0.152	0.024
Traditional Neighborhood	0.160	0.205	0.084	0.053
Ag. Tech Center	0.160	0.188	0.152	0.024
Planned Business	0.160	0.010	0.070	
Planned Office	0.160	0.107	0.060	
Corporate Center	0.160	0.107	0.060	
Technology Center	0.160	0.107	0.060	
Planned Mixed Use VI	0.160	0.107	0.060	
Planned Mixed Use IV	0.160	0.107	0.060	
Planned Mixed Use II	0.160	0.107	0.060	
Planned Mixed Use I	0.160	0.107	0.060	
Planned Industrial	0.160	0.024	0.033	
Heavy Industrial	0.160	0.024	0.033	

Net Land by Use Category:

	Acres
Exurban Residential	151.8
Single Family Residential	1,141.0
Two Family Residential	0.0
Mixed Residential	314.0
Planned Neighborhood	33.4
Traditional Neighborhood	930.2
Ag. Tech Center	121.5
Planned Business	708.4
Planned Office	749.3
Corporate Center	218.9
Technology Center	326.7
Planned Mixed Use VI	79.6
Planned Mixed Use IV	188.5
Planned Mixed Use II	256.6
Planned Mixed Use I	365.4
Planned Industrial	616.0
Heavy Industrial	109.8
Residential Subtotal	2,691.9
Business Subtotal	708.4
Office Subtotal	1,294.9
Mixed Use Subtotal	890.1
Industrial Subtotal	725.8

Land Capacity Model

Ultimate Projection

Project Location: City of Belvidere
 Project Name....: Belvidere Growth Management
 Project Number..: 01- 07

Density Factors (per acre):	Net	Gross
Exurban Residential	0.50	0.31
Single Family Residential	4.36	2.17
Two Family Residential	7.26	NA
Mixed Residential	8.71	4.15
Planned Neighborhood	5.81	2.76
Traditional Neighborhood	5.81	2.89
Ag. Tech Center	5.81	2.76
Planned Business	13,182	10,018
Planned Office	13,044	8,779
Corporate Center	27,868	18,755
Technology Center	16,504	11,107
Planned Mixed Use VI	70,670	47,561
Planned Mixed Use IV	40,674	27,374
Planned Mixed Use II	22,192	14,935
Planned Mixed Use I	17,811	11,987
Planned Industrial	20,745	16,243
Heavy Industrial	24,505	19,187

Project Area Yield:

Exurban Residential	76	Dwelling Units
Single Family Residential	4,970	Dwelling Units
Two Family Residential	0	Dwelling Units
Mixed Residential	2,736	Dwelling Units
Planned Neighborhood	194	Dwelling Units
Traditional Neighborhood	5,403	Dwelling Units
Ag. Tech Center	706	Dwelling Units
Planned Business	9,337,976	Square Feet
Planned Office	9,773,580	Square Feet
Corporate Center	6,099,742	Square Feet
Technology Center	5,391,764	Square Feet
Planned Mixed Use VI	5,625,980	Square Feet
Planned Mixed Use IV	7,665,977	Square Feet
Planned Mixed Use II	5,695,097	Square Feet
Planned Mixed Use I	6,508,115	Square Feet
Planned Industrial	12,779,931	Square Feet
Heavy Industrial	2,689,884	Square Feet

Table 2

Land Capacity Model

Ultimate Projection

--

Project Location: City of Belvidere
Project Name....: Belvidere Growth Management
Project Number..: 01- 07

Residential Dwelling Units

Estate Dwelling Units (detached)	76
Conventional Dwelling Units (attached/detached)	4,970
Traditional Dwelling Units (attached/detached)	5,403
Mixed Dwelling Units (attached)	2,736
Planned Dwelling Units	899
Planned Mixed Use Dwelling Units	7,556
Total Dwelling Units	21,640

Population 59,571

Elementary School Students	5,952
Middle School Students	3,145
High School Students	3,615
Total Students	12,712

Non-residential Square Feet

Business	9,337,976
Office	21,265,086
Mixed Use	25,495,169
Industrial	15,469,815