

# PARKS MASTER PLAN

## SECTION 7

Park Land Acquisitions



# Village of Lake in the Hills Park Land Acquisitions

The Village of Lake in the Hills needs to acquire adequate park, recreation and open space acreage to meet the needs of the growing population. This report has included numerous references to recommended acquisitions of land in order to meet the park system needs. Areas of town where acquisition is recommended include Ryder Park, Turtle Island, Sunset Park, area north of Impressions Park, eastside sports fields, Meadowbrook Farmstead and easements for bike trails. Development in this area is continuing to grow and the community must plan ahead to provide open space for recreation.

Considering these challenges, land acquisition policy should be adopted that meets the needs of the Village residents and park standards established in this Parks Master Plan.

The land acquisition policy shall encompass the following:

- Intergovernmental cooperation
- Methods of land acquisition
- Available sites for land acquisition

## **METHODS OF LAND ACQUISITION**

### **Purchases**

Providing the owner of the land is willing to sell, the Village of Lake in the Hills may purchase the land at a price agreed upon by both parties. This method of land acquisition includes a transfer of title.

### **Donation**

Donations of land to the Village include the donation developers and subdividers are required to make through the Land Cash/Donation Ordinance. Donations from citizens, foundations, organizations, the Village, the County and the Township are also included in this category. This method of land acquisition includes a transfer of title.

### **Condemnation**

The Village has the ability to condemn land to obtain ownership. This method should only be used as a last effort for land acquisition. This method of land acquisition includes a transfer of title.

### **Lease**

The Village may lease land from individuals, corporations, utility companies and other public agencies. Terms of leases may vary; however the length of the lease determines the type and amount of investment the Village will be willing to approve for the land.

## **RECOMMENDED SITES FOR LAND ACQUISITION**

The Village Park and Recreation Department shall select sites that contribute to a diversified, balanced park system. Based upon the current supply of parks facilities, the Parks Department should focus any land acquisition in the north western and eastern sections of the community. These areas have the least coverage for the residents in those areas, as depicted in the map of park service areas in Section 2. Available sites may include land unsuitable for urban or residential development such as a stream corridor, flood plain storm water control basin; significant historical, cultural and ecological sites. Preference shall be given to those sites and facilities that can be developed as a self-sustaining operation that will not add to the tax load in its operation.

## **LAND ACQUISITION POLICIES**

### **Real Estate Purchase Negotiation and Condemnation Policy**

The property owners shall be contacted and the Village's interest and need for this particular property explained.

The property owner shall be informed that appraisals have been made.

The Village shall submit an offer based upon the appraisal.

Negotiation towards the purchase shall be carried on as long as the atmosphere appears to be fruitful; however, due consideration shall be given to a deadline for acquisition, complexity of proposed acquisition and other related matters.

When all attempts at negotiation fail and when the property in question is an essential addition to the park system, condemnation proceedings shall be initiated.

### **Donation Policy**

Developer/Subdivider Donations:

This policy is based upon the Village of Lake in the Hills Land Cash Donation Ordinance, which provides for the dedication of park lands and school sites or for payments of fees in-lieu of land.

The ultimate density of a proposed development shall bear directly upon the amount of land required for dedication. The required dedication shall be 10 acres of land per 1,000 population.

When the development is small and the resulting site is too small to be practical or when the available land is inappropriate for park and recreational purposes the subdivider or developer shall pay a cash contribution in lieu of the land dedication required.

The cash contribution shall be based on the fair market value of the land in that area. The cash contribution in-lieu of land dedication shall be held in trust by the Village for the acquisition of

park land or for the improvement of existing park land which will be available to serve the needs of the residents in the development.

There will be situations in a subdivision or development when a combination of land dedication and a cash contribution in-lieu of land dedication are both necessary.

Where the standards of the Park and Recreation Department call for a larger amount of public open space than the developer can be reasonable expected to dedicate or donate, the land needed beyond the developer's fair contribution is to be reserved for subsequent purchase by the Park and Recreation Department, provided that such acquisition is made within one year from the date of approval of the final plat of the development.

A combination contribution is necessary in two cases. These cases are as follows:

- (1) Only a portion of the land to be developed is proposed as the location for a park site. That portion of the land within the subdivision falling within the park location should be dedicated as a site as aforesaid, and a cash contribution in-lieu thereof shall be required for any additional land that would have been required to be dedicated.
- (2) A major part of the local park or recreational site has already been acquired and only a small portion of land is needed from the development to complete the site. The remaining portions should be required by dedication, and a cash contribution in-lieu thereof should be required.

The Village of Lake in the Hills Land Cash Donation Ordinance can be found in the Village's Policy Book.

### **Lease Policy**

All improvements to the site shall be approved by the owner.

The Park and Recreation Department shall carry appropriate liability insurance on the leased property. The insurance shall be sufficient to protect the rights of the owner.

No other charges other than those listed above will be considered by the Village. Leases, for all practical purposes, shall be free.