



Village of Downers Grove

Official Village Policy Approved by Village Council

Description:	Land/Property—Land Banking		
Res. or Ord. #:	Res. 87-43 and Res. 90-15	Effective Date:	11/23/87
Category:	Legislative and General Management		
	<input type="checkbox"/> New Council Policy		
	<input checked="" type="checkbox"/>	Amends Previous Policy Dated:	12/18/78
	Description of Previous Policy (if different from above): _____		

RESOLUTION NO. 87-43

A RESOLUTION ESTABLISHING THE POLICY OF THE VILLAGE OF DOWNERS GROVE CONCERNING LAND BANKING

WHEREAS, the Village Council of Downers Grove has an official Comprehensive Plan consisting of various elements including land use, transportation, housing and open space plans; and

WHEREAS, implementation of certain facets of the official Comprehensive Plan may be encouraged or facilitated by action of the Village Council; and

WHEREAS, such implementation may involve the acquisition and temporary holding of land by the Village of Downers Grove,

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

1. That it is a policy of the Village of Downers Grove, as set forth herein, to purchase and hold land in certain situations to facilitate the use of said land in accomplishing objectives of the official Comprehensive Plan and other policies of the Village of Downers Grove.

2. That prior to consummating the purchase of any land to be held for future use as aforesaid (hereinafter referred to as "land banking"), the Council shall publicly disclose the reason for the purchase, the ultimate intended use of the land, the purchase price of the land, and the party from whom the land is being purchased.

3. That no land purchased for land banking shall be held by the Village of Downers Grove for a period longer than ten years; provided, however, that within the six months immediately preceding the expiration of such ten year period, or any extension thereof, the Village Council may consider the necessity of holding the land for additional periods not to exceed five years each, in order to effectuate the purposes of this policy. In such

instances the Village Council shall publicly disclose the reason for the extension of time during which the land shall be held.

4. That at such time as the Village of Downers Grove shall determine that land held for land banking shall be sold, the following process shall be pursued.

- a. The Village shall obtain an appraisal conducted by a competent appraiser within the six months prior to the date of sale for use as a guideline in determining a reasonable price for the sale of the property.
- b. The Village shall use such methods as it may deem appropriate and necessary to solicit proposals from developers and evaluate such proposals, in order to determine, in the best interests of the community, the appropriate party to whom the property should be sold and the conditions of such sale, including price, conditions of development, and other similar matters.
- c. That the land held for land banking shall not be sold, until such time as the public has been notified of the proposed sale and particularly of the proposed conditions of development, and an opportunity has been provided for the public to present its concerns and recommendations. Such opportunity may be as part of the public hearing process before the Boards or Commissions of the Village which are assigned to review land use matters, or by such other means as the Village Council may deem appropriate to obtain the input of the public.

5. That the validity of any action otherwise taken by the Village Council in accordance with applicable law shall not be invalidated, impaired or otherwise affected by noncompliance with any part of the procedure or policies set forth herein.

6. That all resolutions or parts of resolutions in conflict with the provisions of this resolution, and specifically the provisions of Resolution 78-49 are hereby repealed.

Betty M. Cheever, Mayor

Passed: November 23, 1987

Attest: Barbara Waldner, Village Clerk

VILLAGE COUNCIL POLICY

VILLAGE OF DOWNERS GROVE, ILLINOIS

SUBJECT: Property Acquisition (Land Banking)
ISSUED BY: Village Council **Effective Date:** May 7, 1990
THIS IS A New Policy or Procedure

 X Amends or Supersedes Previous Policy Dated 11/23/87
 Relating to Resolution 87-43

RESOLUTION 90-15

**A RESOLUTION EXTENDING THE TIME FOR
HOLDING LAND PURCHASED FOR LAND BANKING**

WHEREAS, pursuant to Resolution 87-43 passed on November 23, 1987, the Village Council established its policy to purchase and hold land in certain situations to facilitate the use of said land in accomplishing objectives of the Comprehensive Plan and other policies of the Village of Downers Grove; and

WHEREAS, pursuant to Resolution 87-43, no land purchased for land banking may be held by the Village for a period longer than ten years unless the Village Council extends such period for an additional period of five years; and

WHEREAS, the land held pursuant to the Village's land banking policy has realized a reasonable return through rents and appreciation of value; and

WHEREAS, the Village Council has determined that in order to facilitate appropriate use of the land accumulated in Village ownership pursuant to the Village's land banking policy, and to determine whether it is in the best interest of the Village to hold such land, to sell it subject to specified conditions, or to exercise other options for its use, it is necessary and desirable to extend the period of time for which such land may be held by the Village for an additional five (5) years,

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

1. That the land purchased for land banking shall be held by the Village of Downers Grove for an additional period of five years from the date hereof. The Village Council may consider the necessity of holding the land for additional periods, by resolution, in order to effectuate the purposes of the land banking policy. In such instances, the Village Council shall publicly disclose the reason for the extension of time during which the land shall be held.
2. The Village Council shall review the Land Banking Policy and prepare a long term program of options or alternatives as to the use of or disposition of the property purchased pursuant to Resolution 78-49, as amended. The Village Council shall review said options or alternatives as part of its annual goal evaluation process.
3. That all resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.
4. That this Resolution shall be in full force and effect from and after its passage as provided by law.

Betty M. Cheever, Mayor

Passed: May 7, 1990

ATTEST: Barbara Waldner, Village Clerk