

## Fiscal Analysis

A fiscal analysis of the Future Land Use plan is included to assess the financial viability of the proposed land use pattern. This analysis only addressed impact on the Village of Plainfield. An analysis was not done for other taxing bodies which will be effected by the plan.

Due to the uncertainties with projecting populations at build out, three different alternative growth projections were assessed for their fiscal impact. This accounts for a broader range of possible build-out scenarios. The first alternative assumes that residential future land use categories will be developed at minimum suggested densities. The second assumes median recommended densities for each category. Alternative 3 assumes that each residential future land use category will be developed at its maximum suggested density. In scenarios 2 and 3, rising expenditures are, at minimum, covered by an increases in the Village's tax base. Alternative 1 shows a shortfall.

The model used to project revenues and expenses follows the per-capita methodology. Based on information provided by Village officials, it was determined that the per-capita approach would be the most effective method of analysis for Village expenditures and revenues on the gross scale. In the per-capita approach, costs and revenues are determined on a per unit basis (by person or by employee) and then projected on the estimated population of new development.

The projected annual impacts in this analysis are projections at full build-out, at an unspecified future time. All dollar figures are in 2001 dollars with no predictions made for inflation of either revenues or expenses, or potential appreciation of property values. This study provides a comparison of the *relative* expenses and revenues which will be generated. Therefore, adjustments for inflation or appreciation would be speculative and not provide any additional insight into the financial implications of development.

Distinctions were made between those revenues and expenditures which will be for residential property and those which will be made for commercial and industrial property. The reason for this distinction is that residential property and commercial and industrial property will require different levels of service, and therefore will require different revenue and expenditure levels. Additionally, this analysis only considers costs that can be reasonably assumed for build-out. Revenues such as grants were excluded because assessing state and federal funding levels for a point in the distant future is problematic at best. Expenditures such as capital outlays (cost for buildings, vehicles, equipment, etc.) were also excluded from the final analysis. This was done under the assumption that, at build-out, large capital outlays will have already been made by the Village. Debt service on previous capital improvements will still need to be paid, thus this was included. It should also be noted that the revenues from State Taxes includes sales tax, motor fuel tax, cigarette tax, etc. This estimate may be below actual

levels due to the increase in sales tax revenue that should occur with the additions of several large retail businesses.

### ***Population Projection***

Population projections were made for each of the three alternatives. In each of the alternatives, a mix of housing types is assumed. Alternative 1, which is based on minimum density levels, assumes that most housing will be single family in character, with few attached or multiple family units. Alternatives 2 and 3 assume progressively larger proportions of attached and multiple family housing. In all scenarios, housing units are assumed to have a varying number of bedrooms. Residential acreages shown in the Future Land Use summary table above were used to project dwelling units at build-out. Population multipliers are based on the 1996 Table of Estimated Ultimate Population per Dwelling Unit by the Illinois School Consulting Service.

Under Alternative 1, the Future Land Use plan will yield a total of 29,861 dwelling units and a population of 87,402. Alternative 2 projections a total of 42,057 dwelling units and 118,235 people. The third alternative yields dwelling unit and population totals of 57,846 and 156,805.

### ***Estimate of Future Revenues and Expenditures***

A projection of the property taxes generated by the new residential development is based upon an estimate of equalized assessed value (EAV). Future EAV was estimated by taking the Village's current per capita residential EAV and multiplying it by population projections. Revenues generated by commercial and industrial properties were generated on a per employee basis. The projected EAV at build-out ranges between \$2.0 billion and \$3.23 billion. Based on these numbers, revenues from property taxes would be between \$11.2 and \$18.0 million at current tax rates (see revenue table for more details).

The Village of Plainfield also receives revenue from other sources. Several of these sources can be linked to population, either directly or indirectly. That is, as population increases, these revenues can also be expected to increase. These revenues include other taxes (state income tax, state use tax, cigarette tax, etc.), licences and permits (vehicle licenses, pet licenses, etc.), charges for services (recreation, etc.), and fines (including tickets, animal ordinances fines, etc.). These revenues are expected to increase on a per-capita basis. These population dependent taxes and fees were projected using a similar method to that which was used to calculate future EAV. Revenue from these sources ranged between \$72.5 million and \$130.1 million at build-out. Specific tables are attached.

Future expenses were calculated using the same per-capita method used to calculate future EAV and the revenue received by the Village from sources other than property taxes. Total projected expenses

ranged between \$99.2 million in Alternative 1 to \$158.9 million in Alternative 3. Again, specific tables are attached.

Below are Net Impact tables for the three alternatives.

<b>Alternative 1</b>	
Population	87,402
Estimated Revenues	\$95,422,348
Estimated Expenditures	\$99,198,286
<b>Estimated Annual Net Operating Impact</b>	<b>(\$3,775,937)</b>

<b>Alternative 2</b>	
Population	118,253
Estimated Revenues	\$127,147,206
Estimated Expenditures	\$125,722,608
<b>Estimated Annual Net Operating Impact</b>	<b>\$1,424,598</b>

<b>Alternative 3</b>	
Population	156,805
Estimated Revenues	\$166,791,970
Estimated Expenditures	\$158,868,556
<b>Estimated Annual Net Operating Impact</b>	<b>\$7,923,414</b>

**Conclusions**

This is a general analysis of revenues and expenses and is based on current Village figures. It does not take into account radical changes to the character of the Village, and therefore radical changes to Village revenues and expenditures, that might accompany a substantial population increase. However, with that caveat, these figures suggest that potential revenues generated by the future land use plan exceed potential costs associated with the plan in Alternatives 2 and 3, but do not exceed potential expenditures in Alternative 1. This projected surplus would be available to cover the cost of additional capital items or other appropriate Village expenditures. If funds were not needed for other public purposes, then the tax rate could be lowered.

**Village of Plainfield, IL  
Fiscal Impact Study  
Teska Associates, Inc.  
Assumptions**

Plainfield Population, 2000	13,038
Plainfield Employment, 2000	6,874
NIPC Employee Projection Commercial (per 1000 SF)	1.6
NIPC Employee Projection Industrial (per 1000 SF)	1.7

Total Assessed Value, 1999	225,210,771
Total Residential Assessed Value, 1999	188,610,782
Residential Percentage	83.7%
Total Commercial Assessed Value, 1999	23,523,194
Commercial Percentage	10.4%
Total Industrial Assessed Value	9,766,143
Industrial Percentage	4.3%
Commercial and Industrial Assessed Value	33,289,337
Commercial and Industrial Percentage	14.8%

Total Assessed Value, 2000	272,150,000
Estimated Residential Assessed Value, 2000	227,921,711
Estimated Commercial Assessed Value, 2000	28,425,982
Estimated Industrial Assessed Value, 2000	11,801,637
Estimated Commercial and Industrial Assessed Value	40,227,619

Village of Plainfield Tax Rate	0.005580
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Land Use	Acres
Agriculture	4,800
Countryside Residential	3,579
Low Density Residential	6,419
Medium Density Residential	8,094
Village Residential	1,452
Multiple Family Residential	133
Mixed Use	379
Transitional Commercial	29
General Commercial	1,496
Light Industrial	1,561
Heavy Industrial	184
Institutional	472
Parks/Open Space	1,585
Floodplain	5,292
Total	35,476

Residential Land Use	Density Range		
	Low	Medium	High
Countryside Residential	0.1	0.5	1
Low Density Residential	1.1	1.5	2
Medium Density Residential	2.1	2.5	3
Village Residential	3.1	5	7
Multiple Family Residential	7.1	15.5	24
Mixed Use	0	5	10



**Village of Plainfield, IL  
Fiscal Impact Study  
Teska Associates, Inc.  
Population Multipliers**

Persons Per Household by Housing Type

	Total	Pre-School Children	Elementary School	Middle School	High School	Adults
Single Family Detached						
1 bedroom	1.27	0.03	0.03	0.00	0.01	1.19
2 bedroom	2.08	0.14	0.14	0.03	0.05	1.72
3 bedroom	2.87	0.20	0.34	0.14	0.12	2.06
4+ bedroom	3.25	0.21	0.38	0.23	0.23	2.20
Single Family Attached						
1 bedroom	1.27	0.03	0.03	0.00	0.01	1.19
2 bedroom	2.08	0.14	0.14	0.03	0.05	1.72
3 bedroom	2.87	0.20	0.34	0.14	0.12	2.06
4+ bedroom	3.25	0.21	0.38	0.23	0.23	2.20
Multiple Family Condo						
Studio	0.00	0.00	0.00	0.00	0.00	0.00
1 bedroom	1.46	0.03	0.15	0.00	0.00	1.28
2 bedroom	2.06	0.12	0.11	0.02	0.03	1.79
3+ bedroom	2.94	0.18	0.33	0.16	0.16	2.11
Multiple Family Rental						
Studio	0.97	0.00	0.00	0.00	0.00	0.97
1 bedroom	1.24	0.03	0.01	0.00	0.01	1.18
2 bedroom	2.11	0.16	0.18	0.04	0.08	1.64
3+ bedroom	3.06	0.36	0.51	0.19	0.14	2.02

**Village of Plainfield, IL**  
**Fiscal Impact Study**  
**Teska Associates, Inc.**  
**Population**

Persons Per Household by Housing Type - Alternative 3

Housing Type	Total		Pre-School Children	Elementary School	Middle School	High School	Adults
	Total	Adults					
<b>Single Family Detached</b>							
1 bedroom	-	-	-	-	-	-	-
2 bedroom	1,680	3,494	235	235	50	84	2,889
3 bedroom	20,157	57,851	4,031	6,853	2,822	2,419	41,524
4+ bedroom	11,758	38,214	2,469	4,468	2,704	2,704	25,868
<b>Single Family Attached</b>							
1 bedroom	-	-	-	-	-	-	-
2 bedroom	6,525	13,572	914	914	196	326	11,223
3 bedroom	6,525	18,727	1,305	2,219	914	783	13,442
4+ bedroom	833	2,707	175	317	192	192	1,833
<b>Multiple Family Condo</b>							
Studio	-	-	-	-	-	-	-
1 bedroom	2,290	3,344	69	344	-	-	2,932
2 bedroom	2,290	4,718	275	252	46	69	4,100
3+ bedroom	2,290	6,734	412	756	366	366	4,833
<b>Multiple Family Rental</b>							
Studio	-	-	-	-	-	-	-
1 bedroom	1,162	1,441	35	12	-	12	1,371
2 bedroom	1,162	2,452	186	209	46	93	1,905
3+ bedroom	1,162	3,551	414	589	223	165	2,346
<b>Total</b>	<b>57,835</b>	<b>156,805</b>	<b>10,520</b>	<b>17,167</b>	<b>7,559</b>	<b>7,213</b>	<b>114,265</b>

Persons Per Household by Housing Type - Alternative 2

Housing Type	Total		Pre-School Children	Elementary School	Middle School	High School	Adults
	Total	Adults					
<b>Single Family Detached</b>							
1 bedroom	-	-	-	-	-	-	-
2 bedroom	1,514	3,149	212	212	45	76	2,604
3 bedroom	18,165	52,134	3,633	6,176	2,543	2,180	37,420
4+ bedroom	10,596	34,438	2,225	4,027	2,437	2,437	23,312
<b>Single Family Attached</b>							
1 bedroom	-	-	-	-	-	-	-
2 bedroom	4,082	8,491	571	571	122	204	7,021
3 bedroom	4,082	11,715	816	1,388	571	490	8,409
4+ bedroom	521	1,694	109	198	120	120	1,146
<b>Multiple Family Condo</b>							
Studio	-	-	-	-	-	-	-
1 bedroom	487	711	15	73	-	-	623
2 bedroom	487	1,003	58	54	10	15	872
3+ bedroom	487	1,432	88	161	78	78	1,028
<b>Multiple Family Rental</b>							
Studio	-	-	-	-	-	-	-
1 bedroom	544	675	16	5	-	5	642
2 bedroom	544	1,148	87	98	22	44	892
3+ bedroom	544	1,663	194	276	104	77	1,099
<b>Total</b>	<b>42,054</b>	<b>118,253</b>	<b>8,025</b>	<b>13,239</b>	<b>6,053</b>	<b>5,725</b>	<b>85,068</b>

**Village of Plainfield, IL  
Fiscal Impact Study  
Teska Associates, Inc.  
Population**

Persons Per Household by Housing Type - Alternative 1

	Total Housing Type	Total	Pre-School Children	Elementary School	Middle School	High School	Adults
<b>Single Family Detached</b>							
1 bedroom		-	-	-	-	-	-
2 bedroom	1,390	2,891	195	195	42	69	2,390
3 bedroom	16,676	47,861	3,335	5,670	2,335	2,001	34,353
4+ bedroom	9,728	31,616	2,043	3,697	2,237	2,237	21,401
<b>Single Family Attached</b>							
1 bedroom		-	-	-	-	-	-
2 bedroom	750	1,561	105	105	23	38	1,291
3 bedroom	750	2,154	150	255	105	90	1,546
4+ bedroom	96	311	20	36	22	22	211
<b>Multiple Family Condo</b>							
<b>Studio</b>							
1 bedroom	78	114	2	12	-	-	100
2 bedroom	78	162	9	9	2	2	140
3+ bedroom	78	231	14	26	13	13	165
<b>Multiple Family Rental</b>							
<b>Studio</b>							
1 bedroom	78	97	2	1	-	1	93
2 bedroom	78	165	13	14	3	6	129
3+ bedroom	78	240	28	40	15	11	158
<b>Total</b>	<b>29,861</b>	<b>87,402</b>	<b>5,917</b>	<b>10,059</b>	<b>4,796</b>	<b>4,491</b>	<b>61,978</b>

**Village of Plainfield, IL  
Fiscal Impact Study  
Teska Associates, Inc.  
Employment**

Future Land Use Plan Commercial Acres	1,525
Commercial Floor Area Ration (FAR)	0.3
Future Square Feet Commercial Development	19,928,668
NIPC Commercial Employees per 1000 SF	1.6
Future Commercial Employees	31,886
Future Land Use Plan Industrial Acres	1,745
Industrial Floor Area Ration (FAR)	0.4
Future Square Feet Industrial Development	30,402,945
NIPC Industrial Employees per 1000 SF	1.7
Future Industrial Employees	51,685
<b>Total New Commercial and Industrial Employees</b>	<b>83,571</b>

**Village of Plainfield, IL**  
**Fiscal Impact Study**  
**Teska Associates, Inc.**  
**Revenue - Alternative 3**

Residential Property Taxes

Current Population	13,038	
Projected Population	156,805	
2000 Plainfield Residential EAV	227,921,711	
Residential EAV Per Capita	17,481	
Projected Residential EAV	2,741,162,012	
Plainfield Property Tax Rate	0.005580	
Projected Residential Property Taxes		15,295,684

Commercial and Industrial Property Taxes

Current Employment	6,874	
Projected Employment	83,571	
2000 Commercial and Industrial EAV	40,227,619	
Commercial and Industrial EAV Per Employee	5,852	
Projected Commercial and Industrial EAV	489,068,567	
Plainfield Property Tax Rate	0.005580	
Projected Com. and Ind. Property Taxes		2,729,003

Other Per Capita Revenue

State Taxes	3,349,225	
Other Taxes	1,236,852	
Licenses and Fees	1,930,176	
Fines	215,000	
Charges for Services	4,092,539	
Revenues Related to Population		10,823,792
Per Capita Total		830
Total Projected Other Revenue		130,175,258

Interest Revenue

Current Interest Revenue	1,311,834	
Current EAV	227,921,711	
Interest Income Per Dollar EAV	0.005756	
Projected EAV	3,230,230,579	
Projected Interest Income		18,592,026

Total Revenue		166,791,970
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**Village of Plainfield, IL  
Fiscal Impact Study  
Teska Associates, Inc.  
Revenue- Alternative 2**

Residential Property Taxes

Current Population	13,038	
Projected Population	118,253	
2000 Plainfield Residential EAV	227,921,711	
Residential EAV Per Capita	17,481	
Projected Residential EAV	2,067,214,583	
Plainfield Property Tax Rate	0.005580	
Projected Residential Property Taxes		11,535,057

Commercial and Industrial Property Taxes

Current Employment	6,874	
Projected Employment	83,571	
2000 Commercial and Industrial EAV	40,227,619	
Commercial and Industrial EAV Per Employee	5,852	
Projected Commercial and Industrial EAV	489,068,567	
Plainfield Property Tax Rate	0.005580	
Projected Com. and Ind. Property Taxes		2,729,003

Other Per Capita Revenue

State Taxes	3,349,225	
Other Taxes	1,236,852	
Licenses and Fees	1,930,176	
Fines	215,000	
Charges for Services	4,092,539	
Revenues Related to Population		10,823,792
Per Capita Total		830
Total Projected Other Revenue		98,170,115

Interest Revenue

Current Interest Revenue	1,311,834	
Current EAV	227,921,711	
Interest Income Per Dollar EAV	0.005756	
Projected EAV	2,556,283,150	
Projected Interest Income		14,713,031

Total Revenue		127,147,206
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**Village of Plainfield, IL**  
**Fiscal Impact Study**  
**Teska Associates, Inc.**  
**Revenue - Alternative 1**

Residential Property Taxes

Current Population	13,038	
Projected Population	87,402	
2000 Plainfield Residential EAV	227,921,711	
Residential EAV Per Capita	17,481	
Projected Residential EAV	1,527,902,850	
Plainfield Property Tax Rate	0.005580	
Projected Residential Property Taxes		8,525,698

Commercial and Industrial Property Taxes

Current Employment	6,874	
Projected Employment	83,571	
2000 Commercial and Industrial EAV	40,227,619	
Commercial and Industrial EAV Per Employee	5,852	
Projected Commercial and Industrial EAV	489,068,567	
Plainfield Property Tax Rate	0.005580	
Projected Com. and Ind. Property Taxes		2,729,003

Other Per Capita Revenue

State Taxes	3,349,225	
Other Taxes	1,236,852	
Licenses and Fees	1,930,176	
Fines	215,000	
Charges for Services	4,092,539	
Revenues Related to Population		10,823,792
Per Capita Total		830
Total Projected Other Revenue		72,558,698

Interest Revenue

Current Interest Revenue	1,311,834	
Current EAV	227,921,711	
Interest Income Per Dollar EAV	0.005756	
Projected EAV	2,016,971,417	
Projected Interest Income		11,608,950

Total Revenue		95,422,348
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**Village of Plainfield, IL**  
**Fiscal Impact Analysis**  
**Prepared by Teska Associates, Inc.**  
**Expenditures - Alternative 3**

Per Capita Expenditures

Salaries	4,365,724	
Non Salary Personnel Expenses	1,377,865	
Utilities	535,238	
Supplies and Commodities	893,649	
Contractual Services	3,893,432	
Total Expenditures Based on Population		11,065,908
Residential Percentage of Total Expenditures		9,267,539
Plainfield Population		<u>13,038</u>
Existing Village of Plainfield Per Capita Cost		711
Estimated Population		<u>156,805</u>
Total Projected Expenditures		111,458,558

Per Employee Expenditures

Salaries	4,365,724	
Non Salary Personnel Expenses	1,377,865	
Utilities	535,238	
Supplies and Commodities	893,649	
Contractual Services	3,893,432	
Total Expenditures Based on Population		11,065,908
Total Commercial and Industrial Expenditures		1,635,698
Plainfield Employment		<u>6,874</u>
Existing Village of Plainfield Per Capita Cost		238
Estimated Employment		<u>83,571</u>
Total Projected Expenditures		19,886,047

Debt Service Expenditure

Current Debt Service	2,318,919	
Current EAV	272,150,000	
Debt Service Per Dollar EAV	0.008521	
Projected EAV	3,230,230,579	
Projected Debt Service		27,523,950

Total Projected Expenditures by City		<u>158,868,556</u>
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**Village of Plainfield, IL**  
**Fiscal Impact Analysis**  
**Prepared by Teska Associates, Inc.**  
**Expenditures - Alternative 2**

Per Capita Expenditures

Salaries	4,365,724	
Non Salary Personnel Expenses	1,377,865	
Utilities	535,238	
Supplies and Commodities	893,649	
Contractural Services	3,893,432	
Total Expenditures Based on Population		11,065,908
Residential Percentage of Total Expenditures		9,267,539
Plainfield Population		<u>13,038</u>
Existing Village of Plainfield Per Capita Cost		711
Estimated Population		<u>118,253</u>
Total Projected Expenditures		<u>84,055,140</u>

Per Employee Expenditures

Salaries	4,365,724	
Non Salary Personnel Expenses	1,377,865	
Utilities	535,238	
Supplies and Commodities	893,649	
Contractural Services	3,893,432	
Total Expenditures Based on Population		11,065,908
Total Commercial and Industrial Expenditures		1,635,698
Plainfield Employment		<u>6,874</u>
Existing Village of Plainfield Per Capita Cost		238
Estimated Employment		<u>83,571</u>
Total Projected Expenditures		<u>19,886,047</u>

Debt Service Expenditure

Current Debt Service	2,318,919	
Current EAV	272,150,000	
Debt Service Per Dollar EAV	0.008521	
Projected EAV	2,556,283,150	
Projected Debt Service		21,781,420

Total Projected Expenditures by City		<u>125,722,608</u>
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**Village of Plainfield, IL**  
**Fiscal Impact Analysis**  
**Prepared by Teska Associates, Inc.**  
**Expenditures - Alternative 1**

Per Capita Expenditures

Salaries	4,365,724	
Non Salary Personnel Expenses	1,377,865	
Utilities	535,238	
Supplies and Commodities	893,649	
Contractual Services	3,893,432	
Total Expenditures Based on Population		11,065,908
Residential Percentage of Total Expenditures		9,267,539
Plainfield Population		<u>13,038</u>
Existing Village of Plainfield Per Capita Cost		711
Estimated Population		<u>87,402</u>
Total Projected Expenditures		<u>62,126,152</u>

Per Employee Expenditures

Salaries	4,365,724	
Non Salary Personnel Expenses	1,377,865	
Utilities	535,238	
Supplies and Commodities	893,649	
Contractual Services	3,893,432	
Total Expenditures Based on Population		11,065,908
Total Commercial and Industrial Expenditures		1,635,698
Plainfield Employment		<u>6,874</u>
Existing Village of Plainfield Per Capita Cost		238
Estimated Employment		<u>83,571</u>
Total Projected Expenditures		<u>19,886,047</u>

Debt Service Expenditure

Current Debt Service	2,318,919	
Current EAV	272,150,000	
Debt Service Per Dollar EAV	0.008521	
Projected EAV	2,016,971,417	
Projected Debt Service		17,186,086

Total Projected Expenditures by City		<u>99,198,286</u>
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