
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: MATT ANASTASIA, FINANCE DIRECTOR
SUBJECT: RESOLUTION: AUTHORIZING THE VILLAGE'S NEW HOME FEE
AGENDA: DECEMBER 3, 2024 REGULAR BOARD MEETING
DATE: NOVEMBER 25, 2024

ISSUE

Shall the Village Board approve a Resolution authorizing the Village's New Home Fee.

DISCUSSION

This is a continuation of the discussion to approve the New Home Permit Fee Resolution from the November 19, 2024 Board meeting. Here is the Board Report discussion from that meeting:

"At the Board meeting held on November 5, 2024, the Village Board discussed adding an exhibit to the Village's New Home Fee, which would establish set fees for a Building Permit. This was being requested more often from developers, and with the potential influx of building permits this would standardize it for the Community Development Department.

The max New Home Fee remains at \$17,850, however, the only line item in the Building Permit cost that would fluctuate is the actual Building Permit which is based on \$0.31/sq. ft. with a minimum permit fee of \$1,135.00. As shown with the minimum permit fee of \$1,135.00 included any home 3,661 sq. ft. and under would cost \$15,333.00. The permit fee would only increase on homes with a square foot larger than 3,661, to a max of \$17,850.00.

For the purposes of calculating a building permit fee, square footage includes overall area of each floor, basement area, crawl space and garage floor space."

In addition, the Board requested a survey from surrounding communities to review their fees as well. This was completed in August 2023 when the entire Fee Schedule was reviewed, as well as during the process of The Grove development. I have attached the results of this survey for surrounding communities.

While we reviewed the survey results of the communities, Staff also reviewed the needs and future needs of the Village for Capital, Road and Water/Sewer Capital at the time. All of these were considered when deriving the proposed fees.

COST

There is no cost to standardizing the Village New Home Permit Fee.

RECOMMENDATION

That the Village Board approve Resolution #20241203E Authorizing the Village's New Home Fee.

Impact Fee	Sugar Grove	Pingree Grove	Steepy Hollow	Hampshire	Elburn	North Aurora	Yorkville	Montgomery
Village/City Capital/Road	\$ 7,250.00	\$7,500/acre	\$ -	\$1,048.84 - 2 Bedroom \$1,507.48 - 3 Bedroom \$1,957.28 - 4 Bedroom \$1,960.40 - 5 Bedroom	\$ 754.14	\$700/unit	\$ 4,559.00	\$ 1,380.00
School District	\$ 1,220.00	\$100 - 1 Bedroom \$1,200 - 2 Bedroom \$2,000 - 3 Bedroom \$3,800 - 4 Bedroom	\$826.63 - 2 Bedroom \$3,364.30 - 3 Bedroom \$5,740.62 - 4 Bedroom \$4,450.43 - 5 Bedroom	\$700.68 - 2 Bedroom \$2,851.69 - 3 Bedroom \$4,865.95 - 4 Bedroom \$3,772.34 - 5 Bedroom	\$ -	\$1,159.60 - 2 Bedroom \$1,957.20 - 3 Bedroom \$3,544.30 - 4 Bedroom \$2,530.00 - 5 Bedroom	\$101,000 per acre	\$ 3,000.00
Park District	\$ 620.00	\$500 - 1 Bedroom \$1,658 - 2 Bedroom \$1,933 - 3 Bedroom \$2,985 - 4 Bedroom	\$786.63 - 2 Bedroom \$1,130.61 - 3 Bedroom \$1,467.96 - 4 Bedroom \$1,470.30 - 5 Bedroom	\$2,622.10 - 2 Bedroom \$3,768.70 - 3 Bedroom \$4,893.20 - 4 Bedroom \$4,901.00 - 5 Bedroom	\$ -	\$ -	\$50/unit	\$ -
Library District	\$ 100.00	\$ 150.00	\$ 75.00	\$ 150.00	\$ 236.90	\$120/unit	\$500/unit	\$ 57.00
Fire District	\$ 400.00	\$ 600.00	Not Provided	\$ 600.00	\$ 364.72	\$715/unit	\$1,000/unit SF/Duplex/TH	\$ 200.00
Water/Sewer Connection	\$ 3,500.00	Not Provided	Not Provided	\$ 11,465.00	Not Provided	Not Provided	\$ 7,554.00	\$ 1,590.00
		Transitiion Fees	Transitiion Fees	Transitiion Fees		Transitiion Fees	Transitiion Fees	Transitiion Fees
		School - \$3,000/unit	Village - \$880	Village - \$927.31		Village - Commercial Only	School - \$3,000/unit	School
		Fire - \$600/unit	School - \$4,580	School - \$4,302.40		Park - \$90,000-\$100,000/acre	Park - \$101,000/acre	Village - Traffic
			Park - \$440	Park - \$391.14		Fire - \$0.08 per sq. ft. commercial		
			Library - \$150	Library - \$132.99				
			Fire - \$510	Fire - \$878.96				
			Erie CC - \$390	Township - \$135.99				
			County - \$310					
			Forest Preserve - \$210					
			Township - \$230					



RESOLUTION NO. 20241203E
A Resolution Authorizing the Village's New Home Fee

WHEREAS, the Village of Sugar Grove ("Village") is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution, and accordingly, acts pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.*; and,

WHEREAS, the Village has in effect ordinances regulating zoning, subdivision, improvement of land, and building permits, which include provisions for applicable fees related thereto; and,

WHEREAS, the Village also has entered into a number of annexation agreements, each of which establishes a schedule of fees for certain types of development and permitting; and,

WHEREAS, the Board of Trustees recognizes that since the inception of each respective fee schedule, external conditions have changed in such a manner that necessitates greater consistency and equity in the application of certain building and permitting fees in order to encourage development throughout the Village; and,

WHEREAS, accordingly, the Board of Trustees finds it necessary and proper to establish a maximum cap on its new home fee from the effective date of this Resolution through April 30, 2025.

NOW THEREFORE BE IT RESOLVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

MAXIMUM FEE IMPOSED FOR NEW HOME

A maximum fee shall be established for the construction of new homes as follows:

1. The Village's new home fee shall not exceed \$17,850.00 for any single permit.
2. The aforementioned cap on the Village's new home fee shall remain in effect through April 30, 2025. Attached Exhibit A with Permit Fee and Impact Fee breakdown.
3. Properties subject to fees established by annexation agreement shall petition the Board of Trustees for a lot-by-lot amendment to any such agreement in accordance with the procedure set forth in said agreement to seek the relief established by this Resolution. Notwithstanding the foregoing, the fee cap set forth in this Resolution shall not be construed to encompass or replace additional financial obligations otherwise existing which may be specific to a property.

REPEALER

All resolutions or portions thereof in conflict with this Resolution are hereby repealed.

SEVERABILITY

Should any provision of this Resolution be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid portion had not been a part of this Resolution.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 3rd day of December 2024.

Jennifer Konen, Village President

ATTEST: _____
Madeline Dossett, Deputy Clerk

	Aye	Nay	Absent	Abstain
Trustee Heidi Lendi	_____	_____	_____	_____
Trustee Matthew Bonnie	_____	_____	_____	_____
Trustee Sean Herron	_____	_____	_____	_____
Trustee James F. White	_____	_____	_____	_____
Trustee Sean Michels	_____	_____	_____	_____
Trustee Michael Schomas	_____	_____	_____	_____
Village President Jennifer Konen	_____	_____	_____	_____

Exhibit A

Building Permit		Residential	
Building Permit		\$ 1,135.00	(1)
Certificate of Occupancy		\$ 100.00	
Engineering Review		\$ 490.00	
Water Meter (1" Meter)		\$ 518.00	
Total Building Permit		\$ 2,243.00	
Impact			
Village Road Impact Fee		\$ 5,000.00	
Village Capital Improvement		\$ 2,250.00	
Village Water/Sewer Capital Fee		\$ 3,500.00	
		\$ 10,750.00	
School District Land Cash		\$ -	
School District Impact		\$ 1,220.00	
		\$ 1,220.00	
Park District Land Cash		\$ -	
Park District Impact		\$ 620.00	
		\$ 620.00	
Fire District Impact		\$ 400.00	
		\$ 400.00	
Library District Impact		\$ 100.00	
		\$ 100.00	
Total Impact		\$ 13,090.00	
Total Collected by Village		\$ 15,333.00	

(1) Building Permit is shown as a minimum, actual vary on size. \$0.31/sq. ft.