
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: MATT ANASTASIA, FINANCE DIRECTOR
SUBJECT: DISCUSSION: NEW HOME PERMIT FEE – BUILDING PERMIT & IMPACT FEE
BREAKDOWN
AGENDA: NOVEMBER 5, 2024 REGULAR BOARD MEETING
DATE: OCTOBER 28, 2024

ISSUE

Shall the Village Board discuss amending the New Home Permit Fee adding in Exhibit A with a breakdown of each fee.

DISCUSSION

Annually since Fiscal Year 2021, the Village Board has approved a cap to the cost of a New Home Fee Permit. Since inception, the fee remained unchanged at \$17,850, however, there has not been a detailed breakdown of each permit and impact fee that makes up the total.

Over the past month or so, Staff has received calls and requests by developers for an example of the permit and impact fees the Village currently has in place. The cap amount of \$17,850 has been provided, but most times more detail is requested.

In Fiscal Year 2024-2025, Resolution #20240402E – Amending Zoning, Subdivision, Building Permits and Other Charges was updated to include most impact fees, but not all. This was done based on current existing Annexation Agreement's the Village had active. Staff reviewed these fees during this process, to make sure the Village is taking in to account our costs as well as the impact to other taxing bodies. The changes recommended to the Impact Fees from the Fee Schedule approved for FY2025 are as follows (this is being presented during the Board meeting for amendments as well):

- School District Land Cash – Residential:
 - Current: \$610.00
 - **Proposed: \$0.00**
- School District Impact Fee – Residential:
 - Current: \$610.00

- **Proposed: \$1,220.00**
- Park District Impact Fee – Residential:
 - Current: \$618.88
 - **Proposed: \$620.00**
- Library District Impact Fee – Residential:
 - Current: \$40.13
 - **Proposed: \$100.00**
- Fire District Impact Fee - Residential:
 - Current: \$122.53
 - **Proposed: \$400.00**
- Village Road Impact Fee:
 - Current: \$0.00 – We do not have this fee in our schedule, but currently charged at \$6,250.00.
 - **Proposed: \$5,000.00**

The permit and impact fee breakdown attached to this document as Exhibit A, shows a permit and impact fee total less than the \$17,850 cap approved by the Board. Within the Exhibit, the only item that will change – as noted – would be the building permit costs as this is based on the square footage of the home. The \$1,135 is the minimum building permit cost per our current fee schedule.

There is currently one active Annexation Agreement fee schedule that this would affect, being Hannaford Farms Amendment #4. The Settlers Ridge annexation agreement fees have expired as of January 1, 2024, therefore, reverting to the fees set by the Village. The Hannaford Farms Annexation Agreement Amendment #4 agreed upon by the Village and Badge 323, LLC. in March 2022, had the permit fees starting at \$17,850, but the max permit fee set to increase \$500 annually, beginning May 1, 2022. With these increases over the years, the max permit fee for Hannaford Farms is now \$19,350. If this proposal is approved by the Board, we would move forward with charging the Hannaford Farms existing fees at \$17,850, under the max allowable of \$19,350 to be consistent with max permit costs Village-wide.

COST

There is no cost to discussing creating Exhibit A breaking down each permit and impact fee item. If the changes were approved as proposed, the Village would potentially have reduced Road Impact Fee collections of \$10,000 in account 35-00-3855 Road Impact Fees based on lot projections approved during Budget approval.

RECOMMENDATION

That the Village Board discuss adding Exhibit A to the New Home Fee Permit and direct Staff on bringing the Resolution back for approval with changes, if any.



RESOLUTION NO. 20241119E
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 ~~2nd~~ 19th day of ~~April~~ November 2024.

Jennifer Konen, Village President

ATTEST: _____
Tracey Conti, Village 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.