



RESOLUTION NO. 20250415E
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, 2026.

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, 2026. 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All resolutions or portions thereof in conflict with this Resolution are hereby repealed.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 15th day of April 2025.

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.