

# VILLAGE OF ALGONQUIN

## DEVELOPMENT FEE SCHEDULE & POLICIES

EFFECTIVE AUGUST 5, 2014

### 1. REVIEW FEES

See the current fee schedule included in the application packet. The fee is payable in advance of hearings/meetings on Plats, PUD, Zoning, Special Use or Variations, and is nonrefundable. In the case of a multiple-request petition, the fee for the entire development will be calculated using the highest category (e.g. a SU and PUD would be charged the PUD fee). Petitioners should note that they are also responsible for appropriate legal publication/notification costs. The hearing/review fees do not include these requirements. See application instructions.

### 2. CONSULTANT ESCROW FEES

See the current fee schedule included in the application packet. All escrow checks must be accompanied by a W-9 Form. The fee is payable in advance of hearings/meetings. In the case of a multiple-request petition, the fee for the entire development will be calculated using the highest category (e.g. a SU and PUD would be charged the PUD Fee). The escrow account is used to pay for the services of retained personnel (e.g., Village Engineer, Village Attorney, planning consultant, and other experts as the Village may determine) to review aspects of or to draft appropriate documents, including ordinances, for proposed plans. The balance is drawn down as invoices for such personnel are paid by the Village. The escrow is required to be replenished as often as necessary to complete the Village's review of a project. After all official actions and services for a project have been completed, any remaining balance is refunded with interest. For further details, see Chapter 25 of the Algonquin Municipal Code.

### 3. CONSTRUCTION ESCROW FEES

After final approval of a development, a construction escrow account shall be established. The escrow amount shall be 3 percent of the Engineer's Estimated Cost of Public and Private Improvements. This deposit shall be made prior to the execution and recording of the final plat and/or prior to a site development permit being issued.

### 4. GIS ASSET COLLECTION FEES

The fee shall be three-quarters of a percent of the Village Engineer's Estimated Cost of Public and Private Improvements. This deposit shall be made prior to the execution and recording of the final plat and/or prior to a site development permit being issued.

### 5. ANNEXATION FEES

The fee is \$500 per acre for commercial or industrial land and \$1,000 per acre for residential land, pro-rated for portions of an acre. For example, a single-lot annexation of .33 acres would cost \$330; a subdivision of 40.25 acres would cost \$40,250. The fee is calculated on gross acreage. Acreage calculations must be carried out to the hundredth decimal point. These fees are payable within 30 days after Village Board action to approve the annexation.

## **6. PLATTING FEES**

The total fee is determined through a two-step process. First, there is a fee of \$1,000 per acre, prorated for portions of an acre. This fee is based on gross acreage. Acreage calculations must be carried out to the hundredth decimal point.

Second, for residential developments only, an additional fee of \$75 per person is required, based upon a population formula for the total number of dwelling units to be built. See Table A. Population calculations must be carried out to the tenth decimal point. The Village typically assumes that all single family detached dwelling units will be 4 bedrooms in size. Developers may apply for refunds for homes of smaller numbers of bedrooms after building permits are issued. Consult with staff as to further interpretation of this rule.

These fees are payable after Village Board action to approve a final plat of subdivision or final PUD. For further details, see Chapter 22.4 of the Algonquin Municipal Code.

## **7. PARK/OPEN SPACE DONATIONS**

For residential developments or uses only, the Village of Algonquin requires a donation of park land/open space, or in lieu of land, a cash contribution. The donation is based upon a population formula contained in Chapter 22.9 of the Algonquin Municipal Code. The requirement is one (1) acre of land per hundred (100) of ultimate population. Population calculations and the resulting acreage are carried out to the thousandth decimal point.

In lieu of land, the Village may require a cash donation. The cash donation is determined by the fair market value of the property. The current value basis for "improved property" by the Village is \$157,500 per acre, pro-rated for portions of an acre, using the acreage calculation stated above.

The decision whether to require a land or cash donation is generally made during consideration of an annexation agreement or preliminary plat of subdivision/PUD, as applicable. The timing as to when a land donation must be deeded to the Village may be negotiated in the annexation agreement or subdivision agreement. A cash donation must be paid prior to the approval of a final plat of subdivision, unless otherwise provided for in an annexation agreement (if applicable). Typical cash donations by dwelling unit type are shown on Table B. Cash donations must be paid on a lump-sum basis at the time of approval of a final plat. If a developer wishes to pay on a per-dwelling unit building permit basis, a separate agreement must be executed in accordance with Chapter 22 of the Algonquin Municipal Code.

Petitioners proposing to develop property in Dundee Township of Kane County should be aware that the entirety of Dundee Township is within the boundaries of the Dundee Township Park District. In addition, all portions of the Village in Grafton Township are in the Huntley Park District. However, the Village maintains its own park system within its corporate boundaries, and donations specified herein fulfill all requirements of the Village park donations. For further details, see Chapter 22.9 of the Algonquin Municipal Code.

## **8. SCHOOL DONATIONS**

For residential developments or uses only, the Village requires a donation of land for school purposes, or in lieu of land, a cash contribution. The donation is based upon a population formula contained in Chapter 22.9 of the Algonquin Municipal Code. Population calculations and the resulting acreage are carried out to the thousandth decimal point.

In lieu of land, a cash donation may be required. The cash donation is determined by the fair market value of the property. The current value basis for "improved property" used by the Village is \$157,500 per acre, pro-rated for portions of an acre, using the acreage calculation stated above.

The decision whether to require a land or cash donation is determined based on the advice of school district officials during consideration of an annexation agreement or preliminary plat of subdivision/PUD, as applicable. The timing as to when a land donation must be deeded may be negotiated in an annexation agreement or subdivision agreement. A cash contribution is due and payable prior to the approval of a final plat of subdivision, unless otherwise provided for in an annexation agreement (if applicable). Typical cash donations by dwelling unit type are shown on Table B. Cash donations must be paid on a lump-sum basis at the time of approval of a final plat. If a developer wishes to pay on a per-dwelling unit building permit basis, a separate agreement must be executed in accordance with Chapter 22 of the Algonquin Municipal Code. Check with staff to determine the school district in which the property lies, and to obtain the names of contact persons.

## **9. TRANSITION FEES**

Residential growth related to development has an immediate impact upon the local governments which serve them, e.g. Village, schools, library district and fire protection district. It is estimated that the delay in receipt of money to pay for such services is 18 months. In an attempt to offset the operational costs of servicing new residential developments the following fees are paid at the time of building permit:

School District	\$4,000 per unit
Village of Algonquin	\$2,000 per unit
Fire Protection District	\$185 per unit
Library District	\$85 per unit

## **10. WATER AND SEWER FEES**

### **A. Water and Sewer Improvement Fees**

Regional Water and Sewer Improvement fees may be applicable to certain areas of the Village or areas designated to be annexed to the Village. These fees are required to provide or upgrade water and sewer system capabilities, including wells, lift stations, booster stations, tanks, water treatment plants, and other facilities that may be off-site improvements required to properly service large areas and multiple properties.

Petitioners should consult with Village staff as to the applicability of improvement fees to their property, and the terms under which they are calculated and payable. The current fee is \$4,500 per acre.

**B. Water and Sewer Tap-on Fees**

Each building and/or dwelling unit is subject to standard Water and Sewer Tap-on fees as established by the Village from time to time. Fees are due and payable on a per-unit basis at the time of issuance of a building permit, and are based upon projected water consumption for the type of use that the lines serve.

**Water Tap-ons:**

Water tapping fee for plats approved:	Before 2/1/04	After 2/1/04	After 2/5/08	After 2/1/09	After 2/1/10	After 2/1/11	After 2/1/12	After 2/1/13
Dwelling unit with 1 and 2 bedrooms	\$3,200	\$5,650	\$5,932	\$6,229	\$6,540	\$6,867	\$7,211	\$7,571
Dwelling unit with 3 or more bedrooms	\$3,500	\$6,000	\$6,300	\$6,615	\$6,945	\$7,293	\$7,657	\$8,040
All other uses (per P.E. or part thereof)	\$1,066 Minimum \$3,200	\$1,880 Minimum \$5,650	\$1,927 Minimum \$5,932	\$1,975 Minimum \$6,229	\$2,024 Minimum \$6,540	\$2,075 Minimum \$6,867	\$2,127 Minimum \$7,211	\$2,180 Minimum \$7,571
Where fees are based on estimates the fee shall be adjusted to reflect the average use one year after initial occupancy.								

**Sewer Tap-ons:**

Sewer tapping fee for plats approved:	Before 2/1/04	After 2/1/04	After 2/5/08	After 2/1/09	After 2/1/10	After 2/1/11	After 2/1/12	After 2/1/13
Dwelling unit with 1 and 2 bedrooms	\$3,200	\$4,480	\$5,376	\$5,645	\$5,927	\$6,223	\$6,535	\$6,861
Dwelling unit with 3 or more bedrooms	\$3,500	\$5,000	\$6,000	\$6,300	\$6,615	\$6,945	\$7,293	\$7,658
All other uses (per P.E. or part thereof)	\$1,066 Minimum \$3,200	\$1,490 Minimum \$4,480	\$1,639 Minimum \$5,376	\$1,680 Minimum \$5,645	\$1,722 Minimum \$5,927	\$1,765 Minimum \$6,223	\$1,809 Minimum \$6,535	\$1,854 Minimum \$6,861
Where fees are based on estimates the fee shall be adjusted to reflect the average use one year after initial occupancy.								

See Chapter 6 of the Algonquin Municipal Code for further details.

**11. CUL-DE-SAC FEES**

Any development, residential or commercial/industrial, that uses cul-de-sacs is required to pay \$6,000 per platted cul-de-sac to defray the Village's cost of providing the additional maintenance services associated with cul-de-sacs. See Chapter 22 of the Algonquin Municipal Code for definitions of a cul-de-sac. Fees are due after Village Board action to approve a final plat of subdivision.

## **12. RECAPTURE FEES**

Certain recapture fees for utilities, roads, or other improvements previously constructed by, or on behalf of other parties, may be applicable to certain areas of the Village or areas designated to be annexed to the Village. Due to the differences in fees, depending on the terms of applicable recapture agreements in effect, petitioners should consult with staff as to amounts, methods of calculations and the timing as to when such fees would be payable.

## **13. MUNICIPAL ADMINISTRATION AND PUBLIC SAFETY BUILDING FEE**

A fee of \$500 per dwelling unit in any residential development is required as a contribution toward the acquisition, construction, and maintenance of a municipal administration and police/public safety facility. This fee is due and payable on a per-unit basis at the time of issuance of a building permit. This fee applies only to annexations.

## **14. BUILDING PERMIT FEES**

Each building and/or dwelling unit is subject to standard building permit fees as established by the Village from time to time. Fees are due and payable on a per-unit basis at the time of issuance of a building permit, and are generally based on the value of the structure, plus certain fixtures and equipment.

See Chapter 23 of the Algonquin Municipal Code for the formulas employed to calculate fees and the current fee schedule.

## **15. SITE DEVELOPMENT PERMIT FEES**

Site Plan and Development Review is imposed on all new construction and additions; erection of building structures for all private land uses except single family or two family residential uses; and on the modification or improvement of land. Fees are due and payable on a per-unit or per acre basis at the time of site development permit application.

See the attached Site Plan & Development Permit Fee Schedule for the formulas employed to calculate fees and the current fee schedule.

## **16. FIRE DISTRICT REVIEW FEES**

A fire district review fee is also assessed on all new construction. Fees are due and payable prior to the issuance of a building permit on a per lot basis for residential development (\$30.00 per unit) and on a square footage basis for commercial development (\$0.10 per square foot -minimum fee of \$100.00). Said fee shall be paid directly to the fire district in which the property is located. The Village of Algonquin will not issue a building permit until evidence is presented to the Village from the building permit applicant that the Fire District review fee has been paid to the Fire Protection District.

## **17. KANE COUNTY ROAD IMPROVEMENT IMPACT FEES**

All new commercial and residential buildings located within Kane County are required to pay an impact fee to Kane County, prior to the issuance of a building permit from the Village of Algonquin. For an application or fee schedule, please contact Kane County Division of Transportation at 630-845-3799 or at [www.co.kane.il.us/dot/impactfees.aspx](http://www.co.kane.il.us/dot/impactfees.aspx). The Village of

Algonquin will require a receipt from Kane County indicating the impact fee has been paid before releasing any building permit.

**18. ALGONQUIN PUBLIC ART FEE**

Please see the Algonquin Public Art Master Plan and Ordinance 2005-O-16 for further information. All new development projects shall contribute to the public art program in one of three ways:

1. Provide and maintain artwork, as approved by the Algonquin Public Arts Commission. Artwork shall be installed prior to the issuance of a certificate of occupancy.
2. Reserve a display site and pay a fee. A specific site shall be reserved within the development for the display of public art. A \$1,000 credit shall be given for the display site. The fee shall be assessed indicated below. Site shall be determined prior to the issuance of a site development permit.
3. Contribute to the Public Art Reserve Fund. All fees shall be paid before a building permit is issued.

For commercial projects the payment shall be based on square footage of the building:

<u>Total Building Square Footage</u>	<u>Fee</u>
20,000 or less	5 cents per square foot
20,001 to 100,000	2.5 cents per square foot
100,001 or more	1 cent per square foot

For residential projects, payment shall be \$25.00 per unit.

For mixed use projects, the developer shall pay both the commercial square footage and the residential units.

**19. WATERSHED PROTECTION FEE**

All new development projects shall pay a watershed protection fee. The Village uses this money to preserve, protect, restore and maintain the watershed ecosystems. The fee shall be paid at the time of the building permit. The fee is \$250 per residential unit and \$100 per 10,000 square feet of commercial/industrial building.

**20. OTHER FEES, DONATIONS, AND REQUIREMENTS**

A. Special fees or contributions may be required for unique situations, such as road extensions, intersections, deceleration/turning lanes, or other improvements serving the development, or for other specific improvements not subject to other agreements or recaptures. For further details, consult with staff.

B. The Village reserves the right to charge reasonable fees for the review of concept plans, due to costs of retained personnel for which the Village is charged. The Village also reserves the right to limit the extent of review of concept plans.

C. Standard dedication of rights-of-way, easements, and similar public improvements as a function of the subdivision process are also required.

D. The Village reserves the right to add or change any fees at any time, as it deems are in the best interests of the Village. Fees may also be subject to increases due to changes in the CPI.

E. Separate sign permit fees are charged for signage for all developments. Approval of or payment of fees for any of the steps in the development process does not grant rights to any signage unless otherwise provided for in an annexation agreement (if applicable).

**TABLE A**

The following table shall be used to project and estimate the ultimate population of the subdivision for the purpose of calculating platting fees.

	Type of Dwelling Unit	Total Persons Per Unit
Single Family - Detached	3 bedrooms or less	3.25
	4 bedrooms or more	4.00
Single Family - Attached	2 bedrooms or less	2.50
	3 bedrooms	3.00
	4 bedrooms or more	4.00
Apartment Units	Efficiency	1.00
	1 bedroom	1.60
	2 bedrooms	2.50
	3 bedrooms or more	3.30

**TABLE B**

**VILLAGE OF ALGONQUIN**

**SCHOOL AND PARK DONATIONS  
AMOUNTS IN EFFECT AS OF  
AUGUST 19, 2003**

Dwelling Unit Type	School	Park	Total
3 - Bedroom Single - Family Detached	\$3,429	\$4,565	\$7,994
4 - Bedroom Single - Family Detached	\$5,860	\$5,928	\$11,788
2 - Bedroom Townhouse	\$ 804	\$3,134	\$3,938
3 - Bedroom Townhouse	\$1,510	\$3,767	\$5,277
Contact the Village for calculations for any other dwelling unit size not shown here.			

**VILLAGE OF ALGONQUIN  
SITE PLAN AND DEVELOPMENT PERMIT  
FEE SCHEDULE**

**EFFECTIVE AUGUST 5, 2014**

**RESIDENTIAL PROPERTY**

- |  |  |
|--|--|
| 1. Single lot                          | \$60.00  |
| 2. Subdivisions/PUDs                   |  |
| A) Up to 1 acre or any portion thereof | \$150.00 flat fee                                |
| B) Over 1 acre up to 5 acres           | \$150.00 plus \$60.00 per acre or part thereof   |
| C) Over 5 acres up to 20 acres         | \$300.00 plus \$30.00 per acre or part thereof   |
| D) Over 20 acres up to 50 acres        | \$720.00 plus \$30.00 per acre or part thereof   |
| E) Over 50 acres                       | \$1,440.00 plus \$30.00 per acre or part thereof |

**COMMERCIAL/INDUSTRIAL PROPERTY**

- |  |  |
|--|--|
| A) Up to 1 acre or any portion thereof | \$180.00 flat fee                                |
| B) Over 1 acre up to 5 acres           | \$240.00 plus \$60.00 per acre or part thereof   |
| C) Over 5 acres up to 20 acres         | \$480.00 plus \$60.00 per acre or part thereof   |
| D) Over 20 acres up to 50 acres        | \$1,080.00 plus \$30.00 per acre or part thereof |
| E) Over 50 acres                       | \$2,400.00 plus \$30.00 per acre or part thereof |