

SECTION 7: DEVELOPMENT FEE SCHEDULE & POLICIES

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Development Fee Schedule and Policies

These fees are paid later in the approval process. Contact Staff to discuss which fees are applicable to your project.

Annexation Fees

- **Fee to Annex** - The fee for annexation is \$500/acre for non-residential land and \$1,000/acre for residential land, prorated for portions of an acre. The fee is calculated on gross acreage and acreage calculations must be carried out to the hundredth decimal point. These fees are payable within 30 days after the Village Board action to approve the annexation.
- **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.
- **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/acre.

- **Transition Fees** - Residential growth related to development has an immediate impact on the local governments that serve them, e.g. The Village, schools, library districts, and fire protection districts. It is estimated that the delay in receipt of money to pay for such services is eighteen months. In an attempt to offset the operational costs of servicing new residential developments, transition fees are required to be paid at the time of building permit.

Dwelling Unit Type	School District	Village	Fire District	Library District
3 Bedrooms or less	\$2,535.49	\$1,537.93	\$185.00	\$85.00
4 Bedrooms	\$4,000.00	\$1,996.82		
5 Bedrooms or more	\$2,929.02	\$2,000.00		
<i>Contact the Village for calculations for any other dwelling unit size or type not shown.</i>				

Platting Fees

The fee for platting is \$1,000/acre, prorated for portions of an acre. This fee is based on gross acreage and acreage calculations must be carried out to the hundredth decimal point. For residential developments, there is an additional fee of \$75/person. See the table to the right to calculate the persons/unit for each dwelling type. Population calculations must be carried out to the tenth decimal point. If the unit mix is unknown, the Village assumes that all single-family detached dwelling units will be 4 bedrooms in size. Developers may apply for refunds for homes with fewer bedrooms at the time of building permit payment.

	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	2.5
	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
<i>Contact the Village for calculations for any other dwelling unit size or type not shown.</i>		

The platting fees are payable after the Village Board action to approve the final plat of subdivision and before the final plat of subdivision is recorded by the Village. For further details, see Chapter 22.4 of the Algonquin Municipal Code.

Development Fees

- Park/Open Space Dedication** - 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 the estimated population which is calculated from the formula in Chapter 22.09 of the Algonquin Municipal Code. The requirement is one (1) acre of land per one hundred (100) people. 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 calculated 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 before the approval of a final plat of subdivision, unless otherwise provided for in the agreement. 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 in 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.

- School Site Dedication** - 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 the estimated population which is calculated from the formula in Chapter 22.09 of the Algonquin Municipal Code. Table 6 in Chapter 22.09 is then used to calculate the minimum land donation. 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 the 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 or subdivision agreement (if applicable). Typical cash donations by dwelling unit type are shown in the table below. 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.

Dwelling Unit Type	School	Park	Total
3 - Bedroom Single - Family Detached	\$3,431	\$4,566	\$7,997
4 - Bedroom Single - Family Detached	\$5,863	\$5,928	\$11,791
2 - Bedroom Townhouse	\$ 806	\$3,134	\$3,940
3 - Bedroom Townhouse	\$1,513	\$3,767	\$5,280
<i>Contact the Village for calculations for any other dwelling unit size or type not shown.</i>			

- 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 Code. These 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.

	Tap-on Fee for Plats Approved:	Dwelling unit with 1 and 2 bedrooms	Dwelling unit with 3 or more bedrooms	All other uses (per P.E. or part thereof)
Water Tap-On Fees	Before 2/1/04	\$3,300	\$3,500	\$1,066, \$3,200 min
	2/1/04 - 2/5/08	\$5,650	\$6,000	\$1,880, \$5,650 min
	2/6/08 - 2/1/09	\$5,932	\$6,300	\$1,927, \$5,932 min
	2/2/09 - 2/1/10	\$6,229	\$6,615	\$1,975, \$6,229 min
	2/1/10 - 2/1/11	\$6,540	\$6,945	\$2,024, \$6,540 min
	2/2/11 - 2/1/12	\$6,867	\$7,293	\$2,075, \$6,867 min
	2/2/12 - 2/1/13	\$7,211	\$7,658	\$2,127, \$7,211 min
	2/2/13 - Present	\$7,571	\$8,040	\$2,180, \$7,571 min
Sewer Tap-On Fees	Before 2/1/04	\$3,200	\$3,500	\$1,066, \$3,200 min
	2/1/04 - 2/5/08	\$4,480	\$5,000	\$1,490, \$4,480 min
	2/6/08 - 2/1/09	\$5,376	\$6,000	\$1,639, \$5,376 min
	2/2/09 - 2/1/10	\$5,645	\$6,300	\$1,680, \$5,645 min
	2/1/10 - 2/1/11	\$5,927	\$6,615	\$1,722, \$5,927 min
	2/2/11 - 2/1/12	\$6,223	\$6,945	\$1,765, \$6,223 min
	2/2/12 - 2/1/13	\$6,535	\$7,293	\$1,809, \$6,535 min
	2/2/13 - Present	\$6,861	\$7,658	\$1,854, \$6,861 min

Where fees are based on estimates, the fee shall be adjusted to reflect the average use one year after initial occupancy.

- Cul-de-sac Fee** - Any development, residential or non-residential, that includes cul-de-sacs is required to pay \$6,000 for each 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. This fee is due after Village Board action to approve a final plat of subdivision.
 - Watershed Protection Fee** - All new development projects shall pay a watershed protection fee. The Village uses the collect fees to preserve, protect, restore, and maintain the watershed ecosystems. This fee shall be paid at the time of the building permit issuance. The fee is \$250/residential unit or \$100/10,000 square feet of non-residential building.
 - Building Permit Fees** - Each building and/or dwelling unit is subject to standard building permit fees as established by the Municipal Code. Building permit 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 Appendix B & Chapter 23 of the Algonquin Municipal Code for the formulas employed to calculate fees and the current fee schedule.
- Kane County Road Improvement Impact Fee** - All new commercial and residential buildings located in Kane County are required to pay a roadway 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 the Kane County Division of Transportation at 630.845.3798 or visit <http://kdot.countyofkane.org/Pages/Impact-Fees.aspx>. The Village of Algonquin will require a receipt from Kane County indicating the impact fee has been paid before releasing any building permit.
 - Fire District Review Fee** - A fire district review fee is assessed on all new construction. This fee are due and payable prior to the issuance of a building permit on a per lot basis for residential development. 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 appropriate Fire Protection District.

Fire District	Residential Projects	Commercial Projects
Algonquin-LITH Fire Protection District	\$600/unit	3,000 sq ft or less = \$300 3,000 sq ft or more = \$0.12/sq ft
Huntley Fire Protection District	\$30/unit	\$0.10/sq ft, min \$100

- **Algonquin Public Art Fee** - Please see the Algonquin Public Art Master Plan and Ordinance 2005-0-16 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 before 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 as indicated below. The site shall be determined before the issuance of a site development permit.
 3. Contribute to the Public Art Reserve Fund. All fees shall be paid at the time of the building permit issuance.

Non-Residential Projects	Residential Projects	Mixed-Use Projects
20,000 sq ft or less 5¢/sq ft 20,001 - 100,000 sq ft 2.5¢/sq ft 100,001 sq ft or more 1¢/sq ft	\$25/unit	The developer shall pay both the commercial square footage and the residential units.

- **Recapture Fees** - Certain recapture fees for utilities, roads, or other improvements previously constructed by, or on behalf of other parties, may apply to certain areas of the Village or areas designated to be annexed to the Village. Due to the differences in fees and terms of applicable recapture agreements, petitioners should consult with staff as which, if any, recapture agreements are applicable, the estimated recapture fee(s), and the timing as to when such fees are payable.

Construction Fees

- **Construction Escrow** - Before a site development permit is issued, a construction escrow account shall be established. The escrow amount shall be 3% of the Engineer’s Estimated Cost of Public and Private Improvements. This deposit shall be delivered to the Village before the execution and recording of the final plat and/or a site development permit is issued.
- **GIS Asset Collection Fees** - The GIS asset collection fee shall be 0.75% of the Village Engineer’s Estimated Cost of Public and Private Improvements. This fee shall be paid before the execution and recording of the final plat and/or a site development permit is issued.
- **Site Development 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.

Site plan and development permit fee schedule

Use of Property		Fee	
Residential Property	Single lot	\$60.00	
	Subdivisions/PUDs	Up to 1 acre or any portion thereof	\$150.00 flat fee
		Over 1 acre up to 5 acres	\$150.00 plus \$60.00 per acre or part thereof
		Over 5 acres up to 20 acres	\$300.00 plus \$30.00 per acre or part thereof
		Over 20 acres up to 50 acres	\$720.00 plus \$30.00 per acre or part thereof
		Over 50 acres	\$1,440.00 plus \$30.00 per acre or part thereof
Commercial or Industrial Property	Up to 1 acre or any portion thereof	\$180.00 flat fee	
	Over 1 acre up to 5 acres	\$240.00 plus \$60.00 per acre or part thereof	
	Over 5 acres up to 20 acres	\$480.00 plus \$60.00 per acre or part thereof	
	Over 20 acres up to 50 acres	\$1,080.00 plus \$30.00 per acre or part thereof	
	Over 50 acres	\$2,400.00 plus \$30.00 per acre or part thereof	

Other Fees, Donations, and Requirements

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

