



COMMUNITY DEVELOPMENT DEPARTMENT

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**MEMORANDUM**

**DATE:** February 6, 2014  
**TO:** Steve Jones, Village Administrator  
**FROM:** Rod Zenner, Community Development Director  
**SUBJECT:** Residential Development Fees

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The Village collects several types of fees and dedications as part of the residential development approval process. These fees and dedications are intended to mitigate the impact of the new development on the community. This memorandum will serve as a quick overview of these fees. Many developments were approved prior to some of these fees coming into place, so no current subdivision under construction pays all of these fees. Some subdivisions dedicated land for schools and parks, so their land dedication fee are reduced or eliminated. With each fee description, staff has provided the fee for a new home assuming that the home has 4 bedrooms, valued at \$225,000, and is constructed in a new subdivision that is subject to all the various fees.

**General Government Impact Fee:**

This fee was based on a fee study conducted by the Village that assumes costs the Village would incur in the future. It pro-rates these fees on residential homes based on the value of the home. It assumes higher fees as the home value decreases as outlined in the study's premise that a more valuable home will eventually pay more in taxes over time.

*The fee for a \$225,000 home would be \$2,356.61*

**Roadway Capital Improvement:**

This was established to collect funds for future roadway improvements within the Village. This fee is based on the number of homes that will be built in the future.

*The fee for the example four bedroom home would be \$1,020.13*

**Schools Facilities Impact:**

This fee covers the impact to the facilities of the school by the additional students from the new construction. The rate assumes a 4% annual increase due to inflation. These fees are paid to the School District directly by the builder, who will in turn provide the Village with a receipt of payment prior to release of a building permit.

*The fee for the example four bedroom home is \$6,605*

**Public Library District:**

The Library receives a fee for the impact on the facilities that the new growth generates. The builder pays the Library District directly and they provide the builder with a receipt that is given to the Village prior to issuance of a building permit.

***The fee for the example four bedroom home is \$707.11***

**Fire Protection District:**

The Fire Protection District receives a fee to cover the impact of the new residence. There two fees, one for detached homes, one for attached homes.

***The fee for the example four bedroom home is \$1,200***

**Kendall County Highway Department**

The Village collects funds to assist Kendall County in their road improvement projects. Not all communities in Kendall County collect these funds.

***The fee for the example four bedroom home is \$1,824***

**Siren Fee:**

The Village collects a fee to fund the installation of warning sirens. This fee is established on a per acre cost and is paid at the time of final plat.

***The fee for the example four bedroom home is \$46.88***

**Land Cash School:**

The Village collects land or a fee for the School District to purchase land for future schools. A population generation table assigns the number of children assumed to be generated by the type of home and number of bedrooms. The fee is based on the appraised value of an acre of land plus the costs to improve the site with grading, utilities, roads, and all public improvements. The current rate for the land/cash ordinance is \$150,543 per acre. The fee increases 4% annually.

***The fee for the example four bedroom home is \$5,043.08***

**Land Cash Park:**

The Village collects land or a fee for the School District to purchase land for future parks. A population generation table assigns the number of people assumed to be generated by the type of home and number of bedrooms. The fee for parks will be greater than for the schools as schools only counts school aged children where the park counts all residents in a home. The fee is based on the appraised value of an acre of land plus the costs to improve the site with grading, utilities, roads, and all public improvements. The current rate for the land/cash ordinance is \$150,543 per acre. The fee increases 4% annually.

***The fee for the example four bedroom home is \$5,666.40***

**School Lag Fee:**

This fee is established to provide the School District with funds based on what the property taxes would be collected for three years up front. It was intended to cover the gap between when a home is completed and occupied and when it appears on the tax rolls.

***The fee for a \$225,000 home would be \$4,321.52***

**Park Lag Fee:**

This fee is established to provide the Park District with funds based on what the property taxes would be collected for three years up front. It was intended to cover the gap between when a home is completed and occupied and when it appears on the tax rolls.

***The fee for a \$225,000 home would be \$381.62***

**Village Lag Fee:**

This fee is established to provide the Village with funds based on what the property taxes would be collected for three years up front. It was intended to cover the gap between when a home is completed and occupied and when it appears on the tax rolls.

***The fee for a \$225,000 home would be \$654***

**Water Connection:**

The Village charges the new residence with fees for connecting to the water supply and for a new meter. These fees are intended to cover the costs to improve the water system to provide service to the new home.

***The fee for the example four bedroom home is \$7,200***

**Total Fees:**

The costs related to development impact fees to build a four bedroom single family home valued at \$225,000 in a new subdivision would be ***\$37,026.35***.