

EXHIBIT A

**SCHEDULE OF ZONING, SUBDIVISION, BUILDING PERMIT FEES AND
OTHER LAND IMPROVEMENT CHARGES**

A. ZONING

1. Filing fees:

Annexation Petition:	\$	1,000.00
Preliminary Planned Unit Developments:		
Less than 20 acres	\$	300.00
20 acres or more	\$	300.00+\$20 for each acre over 20 ^a
Final Planned Unit Developments:	\$	750.00
Administrative Variance:	\$	250.00
Standard Variance:	\$	500.00
Rezoning Petition:	\$	750.00
Special Use Petition:	\$	750.00
Appeal:	\$	750.00
Zoning Certificate:	\$	250.00
Zoning Text Amendment:	\$	750.00
Other Zoning Amendments:	\$	750.00
	\$	

2. Special accessory, temporary use fees:

Special Accessory Use:	\$	250.00
Temporary Use Permit:	\$	65.00 ^b
^a Any fraction of an acre less than one-half (1/2) or more shall be counted as one acre		
^b Only those requiring Village Board approval by Ordinance		

B. SUBDIVISIONS

1. Filing fees:

Pre-Concept Plan:		
Initial Filing:	\$	750.00 + \$40 per acre
Subsequent filings for the same parcel by same petitioner:	\$	1,500.00
Preliminary Plats:		
1-20 lots	\$	300.00
More than 20 lots	\$	300.00 + \$20 for each lot over 20
Final Plat:	\$	300.00

2. Plan Review And Inspection Costs:

In addition to any other costs and fees provided for in this title, the subdividers shall pay costs and fees arising from the subdivision process for legal, engineering and other professional services, in addition to village staff time, rendered in connection with annexation, plan review and inspection of required improvements, including, but not limited to, the following:

- a. Recording fees, publication and notification costs.
- b. Fees for attorney, village staff and consultants, as may be needed, in connection with the review and negotiations in connection with the filing, review and improvements of the subdivision or annexed property and any other services required to be performed which arise out of the proposed development.
- c. Fees for the attorney, planning consultant, engineer, and others as may be necessary, in connection with the review of plans and documents, conferences with subdivider's engineer and other staff and inspection of improvements by the village engineer and the public works supervisor. Costs of inspections will include village's cost for any equipment and material involved. Said fees shall be based on hourly rates reflecting the actual time spent on the project by the village engineer and public works supervisor. Said hourly rates shall be fixed from time to time by separate resolution of the village board of trustees.

3. Payment Schedule

Filing fees and reimbursement for professional services shall be paid by check or money order payable to the Village according to the following schedule:

4. Filing Fees

The filing fee shall be paid at the time the preliminary plan is filed.

5. Plan Review Deposit:

Beginning with the presentation of the concept plan, the owner/developer shall pay to the village, with submission of information for a proposed subdivision, a plan review deposit which shall be credited toward the village's legal, engineering, professional staff, and other consultants as may be needed, fees and costs arising from the development up to and including final plan approval. The amount of the deposit shall be as follows:

Subdivisions less than 10 acres	\$	10,000.00
Subdivisions of 10 to 99 acres	\$	25,000.00
Subdivisions of 100 to 499 acres	\$	50,000.00
Subdivisions of 500 acres or more	\$	100,000.00

The village shall document its costs and draw upon the deposit until the deposit reaches fifty percent (50%) or less of the initial deposit. The subdivider shall replenish the deposit at or before the fifty percent (50%) level is reached. If the escrow account shall go below fifty percent (50%) of the initial deposit at any time, the village shall cease any work on the project, including, but not limited to: consultant reviews, staff reviews, processing of applications or plans, issuance of building permits, inspection of improvements or building construction. Said escrow threshold may be increased or decreased by the village based on billing trends for the project. Fees that are not paid within thirty (30) days after the date they become due and payable shall bear interest at the rate of eighteen percent (18%) per annum and there shall be no further obligation on the part of the village to continue any work or progress on any project on which such fees are not paid.

Upon recording of the final plat for a phase of the development and submittal of the final plat fee, any remaining amounts in the escrow account will be credited towards any outstanding work done prior to the final plat recording date. If excess funds are in the escrow account after all outstanding bills have been paid, the excess funds shall be refunded to the subdivider without interest. Any shortage shall be billed to the subdivider and paid in accordance with the preceding paragraph. (Ord. 2006-04-18C, 4-18-2006)

6. Subdivision Construction Inspection Deposit:

In consideration of the expenses incurred by the village, both in professional and consulting fees (but not including material, material inspection costs or snowplowing), and in time expended by village employees inspecting subdivision improvements and administering the subdivision process after final plan approval, the subdivider shall pay to the village a deposit equal to three and one-half percent (3.5%) of the estimated cost (as approved by the village) of construction of the land improvements in the phase of the subdivision being constructed. Such deposit shall be paid prior to the recording of the final plat. Reimbursement to the village for expenses incurred prior to final plan approval shall follow the procedure in subsection B3 and C2 of this section.

The village shall document its costs and draw upon the deposit until the deposit reaches fifty percent (50%) or less of the initial deposit. The subdivider shall replenish the deposit at or before the fifty percent (50%) level is reached. If the escrow account shall go below fifty percent (50%) of the initial deposit at any time, the village shall cease any work on the project, including, but not limited to: consultant reviews, staff reviews, processing of applications or plans, issuance of building permits, inspection of improvements or building construction. Said escrow threshold may be increased or decreased by the village based on billing trends for the project. Fees that are not paid within thirty (30) days after the date they become due and payable shall bear interest at the rate of eighteen

percent (18%) per annum and there shall be no further obligation on the part of the village to continue any work or progress on any project on which such fees are not paid.

If excess funds are in the escrow account after acceptance of the improvements by the village and the expiration of the warranty period for said improvements and after all outstanding bills have been paid, the excess funds shall be refunded to the subdivider without interest. Any shortage shall be billed to the subdivider and paid in accordance with the preceding paragraph.

C. BUILDING PERMIT FEES

1. Residential (single-family detached, attached)

a. New or additional square footage:

At the time of permit application the applicant shall pay a non-refundable deposit of \$260.00. Upon issuance of a permit for the structure shown or described on the permit application the \$260.00 deposit shall be credited toward the applicable permit fees. If a permit is withdrawn the deposit shall be forfeited.

New construction, including electrical, plumbing and HVAC \$27.00 per hundred square feet, or portion thereof, of overall area of each floor, including basement area and crawl space, with a minimum fee of	\$	260.00
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b. Alteration or remodeling of residential structure, including basement finish-out (excluding any addition of square footage to existing building):

If no plumbing work involved	\$	100.00
If plumbing work included	\$	210.00

2. Non-residential

a. New or additional square footage:

At the time of permit application the applicant shall pay a non-refundable deposit of \$260.00. Upon issuance of a permit for the structure shown or described on the permit application the \$260.00 deposit shall be credited toward the applicable permit fees. If a permit is withdrawn the deposit shall be forfeited.

New construction, initial commercial build outs, including electrical, plumbing and HVAC \$27.00 per hundred square feet, or portion thereof, of overall area of each floor, including basement area and crawl space, minimum fee of	\$	260.00
Plus a life safety fee (if not residential) of \$25.00 per parking space required or shown on engineering plans whichever is greater.		
Additions have a minimum fee of	\$	65.00

b. Alterations or remodeling or non-residential structures (excluding any addition of square footage to existing building):

Less than \$500.00	\$	65.00
\$500.00 to \$2,000.00	\$	80.00
Each additional \$1,000.00 or portion thereof	\$	10.00

3 Engineering review and services fee:

This fee is charged in addition to new construction fees and is applied to new residential and non-residential construction.

Single Family	\$	480.00
Multi-Family Residential (per dwelling unit)	\$	480.00
Commercial, Industrial less than 1 acre	\$	1,300.00
Commercial/Industrial 1 to less than 5 acres	\$	3,100.00
Commercial/Industrial 5 to less than 10 acres	\$	5,800.00
Commercial/Industrial greater than 10 acres	\$	8,400.00

4. Accessory structures, residential and non-residential:

a. General:

Unless identified below and structure does not include electric or plumbing shall be a flat fee of	\$	65.00
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b. Accessory buildings, decks:

Including electrical, plumbing and HVAC \$27.00 per hundred square feet, or portion thereof, with a minimum fee of	\$	65.00
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c. Swimming pools, spas, hot tubs, and artificial ponds:

Above ground pool (includes electric; does not include fence or gas line)	\$	65.00
Spas/hot tubs (includes electric, not gas line)	\$	65.00
In-ground pool (includes electric, gas line & required fencing)	\$	300.00
Artificial ponds / water gardens (includes electric, not gas line)	\$	65.00

d. Window or door replacement:

\$25.00 per unit with a maximum charge of \$75.00 per structure (if additional structural modifications or square footage is associated there is an additional fee).

e. Miscellaneous items:

Resurfacing or restriping of driveways and/or parking lots, excluding one and two family dwellings (plus actual full cost of Village agent or consultant)	\$	65.00
Decorative brick recording of deed restriction by Village, add	\$	100.00
Brick or masonry mailboxes recording of release by Village, add	\$	100.00

5. Signs:

Signs 32 square feet or less without electric	\$	65.00
Signs over 32 square feet without electric	\$	100.00
Temporary Signs	\$	40.00
Sign face change-out ONLY.	\$	40.00
Additional fee charged for electrical based on required inspections as shown in section 7a, below		

6. Occupancy permits:

Each Certificate of Occupancy, Temporary, Final or Change of Use for new residential, non-residential, or additional square footage	\$	100.00
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7. Other permits:

a. Electrical work, electric generators:

Commercial Service Upgrades	\$	100.00
Residential Service Upgrades	\$	65.00
New Generator	\$	100.00
Per inspection, if charged alone	\$	40.00

f. Plumbing work, lawn sprinklers, sump lines:

Lawn Sprinkler Systems	\$	100.00
Sump Line	\$	65.00
Per inspection, if charged alone	\$	40.00

g. HVAC work:

Per inspection, if charged alone	\$	40.00
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h. Moving, raising, shoring or underpinning a structure:	\$	100.00
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i. Demolition:

Accessory structure without utility connections or plumbing	\$	65.00
Structure with any utility connections or plumbing	\$	100.00

j. Temporary trailers

Contractor construction temporary trailer	\$	65.00
Additional electrical, plumbing inspections and water meter will be charged per section listed above		
Sales center/office (see #C2a above)		

k. New cell towers and co-locates on existing towers/antennas:

Shall be a flat fee of	\$	500.00
Plus an escrow for plan review of Village owned structures	\$	2,500.00

8. Water meters:

Water meters for each residential unit and non-residential building will be assessed on an individual basis and charged by the size of the meter approved. The amount charged for each meter size is listed below:

¾ x 1-inch meter	\$	485.00
1 ½-inch meter	\$	985.00
2-inch meter	\$	1,125.00
2-inch compound meter	\$	1,927.50
3-inch compound meter	\$	2,163.00
4-inch compound meter	\$	3,701.00
6-inch compound meter	\$	5,788.00

9. Plan Examination

Plan examination fees shall be ten-percent (10%) of the combined sum of the permit fee and the certificate of occupancy fee with a minimum fee of \$10.00, or full cost of Village employee, agent or consultant doing such examination.

10. Inspections

During construction or remodeling work, inspections of the work done shall be made on a periodic basis to inspect the various components of the construction. In the event that the building official and/or his or her assignee determines, after a requested inspection, that the work fails to meet the requirements imposed by Village Ordinances or State Statutes and a second inspection of the

same work is required an \$ 85.00 re-inspection fee will be charged. The foregoing fee will be collected before either the next regular inspection or re-inspection will be allowed.

11. Fee Waiver

If construction, alteration or addition is being made for any public governmental body; there shall be no fee for permit, other than Village out-of-pocket costs and charges by outside agencies or consultants for reviews and/or inspections.

12. Structures Differ

When a permit is issued but the structure for which the permit is issued is not the same as the permitted structure, the applicant shall pay an additional \$ 65.00.

13. Final Inspections/Occupancy

Final inspection of any component or property is not a basis for occupancy of any home, unit, building or structure. Occupancy will not be allowed until the Village issues a certificate of occupancy after review of all prior inspection reports and inspection of the property for purpose of issuance of such certificate of occupancy permit and all required village fees are paid.

14. Reservation of Rights

The Village of Sugar Grove reserves the right to retain services for independent consultants, when it is deemed necessary, for plan review, inspections or consultation. All costs and fees associated with the performance of special professional inspections or professional plan review or consultation shall be borne by the permit applicant at the time of permit issuance or prior to the issuance of the certificate of occupancy for any inspection or consultant services incurred.

D. FINES AND PENALTIES

Permit Not Issued/Applied For (Work Without a Permit)

Where work for which a permit is required by Title 11 (Zoning Ordinance) or Title 9 (Building Code), is started or proceeded with, prior to obtaining said permit, by one who knows or should have known the requirement for said permit, a penalty shall be assessed to the person(s) performing such work as follows:

	Resident		Contractor	
1st offense	\$	130.00	\$	250.00
2nd offense	\$	250.00	\$	500.00
3rd offense	\$	375.00	\$	750.00

The payment of such penalty shall not relieve any persons from fully complying with the requirements of the building code and zoning ordinance in the execution of the work, nor from any other penalties prescribed therein.

1. Zoning Violations

Any person who violates, disobeys, omits, neglects or refuses to comply with, or who resists the enforcement of any of the provisions of Title 11 (Zoning Ordinance) shall, upon conviction, be fined not less than twenty five dollars (\$25.00), nor more than seven hundred fifty dollars (\$750.00) for each offense for each day the violation exists.

E. VILLAGE STAFF HOURLY RATES

When reimbursement for staff time is required the following rates shall be applied:

Administration & Finance:		
Department Head	\$	80.00
Staff	\$	55.00
Public Works:		
Department Head	\$	70.00
Staff	\$	55.00
Police:		
Department Head		70.00
Staff	\$	50.00
Community Development:		
Department Head	\$	70.00
Staff	\$	50.00

F. APPLICATION FEES AND COST SCHEDULE FOR SPECIAL EVENT APPLICATION

Application Fee

Type I Special Event	\$	25.00
Type II Special Event	\$	65.00
Type III Special Event	\$	125.00

Security Deposit

Type I Special Event	none
Type II Special Event	Equal to 25% of the estimated cost for Village review of the application and support services during the special event, as determined by the Village Administrator
Type III Special Event	Equal to 50% of the estimated cost for Village review of the application and support services during the special event, as determined by the Village Administrator