

Request For Board Action

REFERRED TO BOARD June 12, 2017

AGENDA ITEM NO: 17

ORIGINATING DEPARTMENT: Community Development

SUBJECT: Consideration to amend Section 13-1-6 (A) of the Municipal Code related to Building Permit Fees.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

At the January 16, 2017 Village Board meeting, the Village Board approved Resolution No. 17-02 Adopting the Economic Development Plan for the Village of Antioch. Included in the staff report, Staff outlined a new Building Fee schedule" for new construction of single family homes, including townhomes.

Building Fees

Currently the Village of Antioch charges 2% of the current IBC per square foot cost of \$112.65 x the square footage of the proposed home. Based on Staff discussions with the building community, it appears that the \$112.65 does not reflect the lower construction costs per square feet that the production builders are currently paying. Staff is proposing that the Village's Building Permit Fees be lowered to reflect the current costs structure and what the surrounding communities are charging.

Specifically, Staff is proposing that Village incorporate a new permit fee of \$75.00 per 1,000 cubic feet which would be comparable to what the Village of Lindenhurst and Lake Villa is charging. The average house in today's market is approximately 20,000 cubic feet which would result in a building permit fee of approximately \$1,500.00

The proposed fee schedule is more in line with other communities, and with more permits being issued the proposed ordinance will be more attractive to builders.

FINANCIAL IMPACT: Based on projected increase in new single family home construction, Staff anticipates that this fee change should have no negative fiscal impact on the Village's budget.

DOCUMENTS ATTACHED:

1. Ordinance

RECOMMENDED MOTION:

Staff moves that the Village Board approve the herewith attached Ordinance to amend Section 13-1-6 (A) related to Building Permit Fees for Single Family Homes, including townhomes.

VILLAGE OF ANTIOCH

ORDINANCE NO.

BUILDING PERMIT FEE ORDINANCE

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES

OF THE

VILLAGE OF ANTIOCH, ILLINOIS

ON

JUNE 12th, 2017

**Published in pamphlet form by authority of the Village Board
of the Village of Antioch, Lake County, Illinois,
this _____ day of June 2017**

LAWRENCE M. HANSON	President	JERRY JOHNSON	Trustee
LORI K. ROMINE	Clerk	MARY DOMINIAK	Trustee
ROBERT J. LONG	Attorney	TED POULOS	Trustee
		SCOTT A. PIERCE	Trustee
		ED MACEK	Trustee
		JAY JOZWIAK	Trustee

ORDINANCE

BUILDING PERMIT FEE ORDINANCE

WHEREAS, pursuant to Section 13-1-6 (A), the Village of Antioch has established a fee schedule for new construction of single-family homes:

WHEREAS, the Corporate Authorities have determined that the amendment of the current Building Permit Fee schedule shall promote new single family construction and economic development:

WHEREAS, the Corporate Authorities have determined that the adoption of the a amended Building Permit Fee schedule will help maintain the Village's long term fiscal health by increasing housing starts:

WHEREAS, the Corporate Authorities have concluded and found that the adoption of new Building Fee schedule shall promote the general welfare of the Village by providing new housing opportunities for attainable housing for a growing population:

WHEREAS, Staff is making a favorable recommendation to the Village Board to adopt the new Building Permit Fee schedule for single-family homes and townhomes:

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF ANTIOCH, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION I: That Section 13-1-6 (A) of the Village of Antioch's Municipal Code is hereby rescinded and that Section 13-1-6 (A) of the Village's Municipal Code is hereby replaced with the aforesaid new section as reflected in the attached Exhibit A.

SECTION II: The representations, recitations and findings set forth in the foregoing recitals are material to this Ordinance and such recitals are hereby incorporated into and made a part of this Ordinance as though they were fully set forth herein. This Ordinance shall be liberally construed so that the purpose and intent represented by the recitals shall be accomplished to the greatest extent permitted by law.

SECTION III: That the aforesaid regulations shall be binding on all new construction related to single family homes and townhomes.

SECTION IV: The following exhibits shall be attached to and made a part of this Building Permit Fee schedule and, except as expressly modified by this Ordinance.

Exhibit A: Building Permit Fee schedule

SECTION V: If any provision, clause, sentence, paragraph, section, or part of this ordinance or application thereof to any person, firm, corporation, public agency or circumstance, shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, said judgment shall not affect, impair or invalidate the remainder of this ordinance and the application of such provision to other persons, firms, corporation, or circumstances, but shall be confined in its operation to the provision, clause, sentence, paragraph, section, or part thereof directly involved in the controversy in which such judgment shall have been rendered and to the person, firm, corporation, or circumstances involved. It is hereby declared to be the legislative intent of the corporate authorities that this ordinance would have been adopted had such unconstitutional or invalid provision, clause, sentence, paragraph, section, or part thereof not be included.

SECTION VI: That the Village Clerk is hereby directed and ordered to publish this Ordinance in pamphlet form as provided by law.

SECTION VII: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed this 12th day of June 2017

Ayes: Nays: Absent/Abstain:

Scott A. Pierce
Jay Jozwiak
Ted Poulos
Ed Macek
Mary Dominiak
Jerry Johnson

APPROVED:

By: _____

Lawerence M. Hanson, Mayor

Date: _____

ATTEST:

By: _____

Lori K. Romine, Village Clerk

Authorities on June _____ 2017

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

CERTIFICATE

I, Lori K. Romine, certify that I am the duly appointed Municipal Clerk of the Village of Antioch, Lake County, Illinois.

I certify that on June _____ 2017, the Corporate Authorities of such municipality passed and approved Ordinance _____, adopting a new Building Permit Fee schedule which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. _____ including the Ordinance and cover sheet thereof, was prepared and a copy of such Ordinance was posted in the municipal building, commencing on June_____, 2017 and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Municipal Clerk.

DATED at Antioch, Illinois, this _____ day of June 2017

Lori K. Romine, Village Clerk

Exhibit A:

13-1-8 BUILDING PERMIT AND INSPECTION FEES

Permit Fees: Prior to the issuance of a building permit, all required fees shall be paid up front including building, tap-on, and impact fees. A one percent (1%) of the estimated building costs shall be paid for administrative and review costs at the time of permit application at the discretion of staff. All building permit fees shall be based on the following schedule:

New Single Family or Townhome construction	\$75.00 per 1,000 cubic feet.
Commercial, Industrial, Office, Institutional, Multi-Family Construction	2% percent of total estimated costs based on 2012 IBC in addition to an escrow deposit of \$1.00 per square foot of gross floor area.
Alterations, including homes, commercial, industrial, office, institutional, multi-family or accessory structures	2% of estimated costs plus \$12 filing fee.
Shoring, raising or moving buildings	2% of estimated costs plus \$12 filing fee.
Demolition	2% of estimated costs plus \$12 filing fee.
Sign Permit	\$25.00 minimum or 2% percent of estimated cost plus \$12 filing fee.
Fences	\$25.00 minimum or 2% percent of estimated costs plus a \$12 filing fee.
Swimming Pools and Hot Tubs	2% of estimated costs plus a \$12 filing fee.
Electrical	\$50.00 minimum or 2% of total estimated costs plus \$12 filing fee.
Plumbing	\$50.00 minimum or 2% of total estimated costs plus \$12 filing fee.
Driveways or Parking Lots	\$50.00 minimum or 2% of total estimated costs plus \$12 filing fee.
Roofing	\$50.00 minimum or 2% of total estimated costs plus \$12 filing fee.