



VILLAGE OF PINGREE GROVE

ORDINANCE No. 2025-O-26

**AN ORDINANCE AMENDING TITLE 10, CHAPTER 4 OF THE VILLAGE CODE
PERTAINING TO FEES IN CONNECTION WITH BUILDING PERMITS
FOR THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS**

PASSED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS
THIS 17TH DAY OF NOVEMBER 2025

PUBLISHED IN PAMPHLET FORM BY AUTHORITY
OF THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS
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WHEREAS, the Village of Pingree Grove (the "Village") is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ICLS 5/1-1-1 *et seq.*; and

WHEREAS, updating the permit fees charged by the Village is necessary and advantageous and supports the public health, welfare, safety, and morals;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Pingree Grove, Kane County, Illinois, as follows:

SECTION ONE: PERMIT FEES AMENDED

The permit fees associated with the following activities, outlined in Section 10-4-1, 10-4-3, 10-4-4, 10-4-5, and 10-4-6, shall be assessed as follows:

10-4-1: NEW CONSTRUCTION:

Each application for a building permit for new construction shall be accompanied by payment of building permit fees equal to the sum of the following:

A. Residential: Base Fee for Gross Floor Area:

1. The base fee shall be computed on the basis of the number of square feet of gross floor area (outside dimensions) of all floors in accordance with the following schedule (for all floors including basements and garages):

a. Detached and attached single-family and multi-family residences: One dollar twenty five cents (\$1.25) per square foot for the first two thousand (2,000) square feet of gross floor area, and fifty cents (\$0.50) for each additional square foot of gross floor area.

B. Commercial and Industrial- Percentage of Construction Cost:

1. Commercial and industrial uses shall be charged a permit fee of .20% of the construction cost for the building.

C. The fee schedule in this subsection does not include plan review or the utilization of outside consultants, such as building plan review and/or inspections, engineering plan review and/or inspections, planning plan review and/or inspections, or other consultants as determined by the village. All fees incurred by such consultants shall be paid by the owner/permit applicant.

D. Additional Fees: In addition to the base building permit fee in subsections A. and B. of this section, the building permit fee shall include the aggregate of the following:

1. Sanitary Sewer And Water System Connection Fee For Residential Units: A fee for connecting to the village sanitary sewer and water systems for a residential unit shall be one thousand five hundred dollars (\$1,500.00) for each connection.

2. Sanitary Sewer And Water Connection Fee For Nonresidential Units: A fee for connecting to the village sanitary sewer and water system for a nonresidential unit shall be one thousand dollars (\$1,000.00) per population equivalency, the amount of which shall be determined by the village engineer based on project use.

10-4-3: BUILDING PERMIT FOR REMODELING; ELECTRICAL, HVAC AND PLUMBING WORK:

Prior to permit issuance, the permit applicant shall pay a non-refundable permit fee as provided for in this section.

Permit Type	Residential
Remodeling less than \$5,000	\$50.00
Remodeling \$5,000-\$25,000	\$150.00
Remodeling over \$25,000	\$250.00
Building work only (non-structural)	\$35.00
Electrical work only	\$35.00
HVAC work only	\$35.00
Plumbing work only	\$35.00

Permit Type	Non-Residential
Remodeling	.20% of Construction Cost
Building work only (non-structural)	.20% of Construction Cost
Electrical work only	.20% of Construction Cost
HVAC work only	.20% of Construction Cost
Plumbing work only	.20% of Construction Cost

Any costs incurred by the Village for the utilization of outside consultants and not listed in this section may be charged to the permit applicant.

10-4-4: MISCELLANEOUS PERMIT FEES-RESIDENTIAL:

All miscellaneous permit fees are inclusive of permit and plan review fees. Certain inspection fees are included as noted, all other inspection fees are charged per 10-4-11. Each application for a miscellaneous permit shall be accompanied by payment of the non-refundable miscellaneous permit fee identified in this section

Permit Type: Residential	Permit Fee
A Demolition Permits	
Residential	\$87.50
B Swimming Pools	
Inground pools (includes up to 8 inspections)	\$710.00
Above ground pools	\$145.00
Spas/hot tubs	\$100.00
C Fence (includes 2 inspections)	\$135.00

D	Deck (includes 2 inspections)	\$185.00
E	Patio (includes 2 inspections)	\$135.00
	Fireplace	\$135.00
	Prefabricated	\$115.00
	Masonry (includes up to 5 inspections)	\$300.00
G	Shed	\$115.00
H	Residential Hot Water Heater Replacement, Furnace and A/C Condenser Replacement (includes 1 inspection)	\$75.00
I	Detached Garage	\$142.50
J	Roof	
	Residential - replacement/additional layer (includes 2 inspections)	\$110.00
K	Storage Tank (above ground or underground)	\$450.00
L	Lawn Sprinkler System	\$115.00
M	Residential Fire Sprinkler System (includes 2 inspections)	\$180.00
N	Signs	
	Nonilluminated	\$87.50
	Illuminated	\$115.00
O	Elevator	\$325.00
P	Temporary Electric Service	\$55.00
Q	Generators and Motors	
	Residential Base Fee	\$55.00
	10HP and less – all occupancies	\$24.00
	Plus each additional HP over 10 – all occupancies	\$2.00
R	Solar Panels	
	Residential – Roof Mount (includes 1 inspection)	\$570.00
S	Temporary Occupancy Permit	

Any costs incurred by the Village for the utilization of outside consultants and not listed in this section may be charged to the permit applicant.

10-4-5: PLAN REVIEW FEES:

Each application for permits shall be accompanied by payment of a non-refundable plan review fee equal to the sum of the following:

Residential Plan Review Type	Residential
New Construction	\$0.30 / Sq. Ft.
Residential Remodeling	\$0.20 / Sq. Ft.
Building Review (non-structural)	\$25.00
Electrical Review	\$25.00
Mechanical Review	\$25.00
Plumbing Review	\$25.00
Fire Safety Review	--
Fire Suppression System (water, foam, etc.)	\$100.00
Zoning	

New Structures	\$125.00
Existing Structures	\$75.00
Structural Engineer Review (where required)	\$150.00/hr.
Re-review	\$65.00

Commercial Plan Review Type	Commercial
New Construction/Remodeling (Includes building, electric, mechanical, and plumbing plan reviews)	.30% Construction Cost, Minimum \$300
Electrical Review	Included in Commercial Plan Review
Mechanical Review	Included in Commercial Plan Review
Plumbing Review	Included in Commercial Plan Review
Fire Safety Review	\$500.00
Fire Suppression System (up to 2,500 sf) (water, foam, etc.)	\$750.00
Fire Suppression System (over 2,500 sf) (water, foam, etc.)	\$1,500.00
Alternate Fire Suppression System	\$500.00
Fire Alarm Systems (up to 2,500 sf)	\$500.00
Fire Alarm Systems (over 2,500 sf)	\$1,000.00
Hood & Duct Fire Suppression	\$500.00
Fire Standpipe - non-combination system	\$500.00
Life Safety Code Review (state minimum)	\$500.00
Zoning	
New Structures	\$500.00
Existing Structures	\$250.00
Structural Engineer Review (where required)	\$150.00/hr.
Re-review/Resubmittals (when the initial plan review is charged at .30% of the construction cost)	\$300.00
Re-review/Resubmittal - (when initial plan review is charged at the minimum, \$300)	\$150.00
Fire Re-Review/Resubmittal	\$250.00

Any costs incurred by the Village for the utilization of outside consultants and not listed in this section may be charged to the permit applicant.

10-4-6: INSPECTION FEES:

Prior to permit issuance, the permit applicant shall pay non-refundable inspection fees as provided for in this section:

Inspection Type	Residential
New Construction	\$0.30 / Sq. Ft.
Remodeling	\$0.20 / Sq. Ft.
Elevator	\$150.00
Building (non-structural)	--
Electrical	--
Mechanical	--

Plumbing	--
Fire Safety	--
Fire Suppression System (water, foam, etc.)	--
Fire Alarm Systems	--
Life Safety Code Review (state minimum)	--
All inspections not listed, including signs	\$45.00
Reinspection	\$75.00

Inspection Type	Commercial
<u>Building</u>	\$100.00
Elevator	\$150.00
Electrical	\$100.00
Mechanical	\$100.00
Plumbing	\$100.00
Fire Safety	\$600.00
Fire Suppression System (water, foam, etc.)	\$600.00
Fire Alarm Systems	\$600.00
Fire Re-Inspection	\$300.00
Life Safety Code Review (state minimum)	\$600.00
All inspections not listed, including signs	\$100.00
Reinspection	\$100.00

Any costs incurred by the Village for the utilization of outside consultants and not listed in this section may be charged to the permit applicant.

SECTION TWO: GENERAL PROVISIONS.

All building permits opened prior to effective implementation of this Ordinance shall be billed under the previous Fee Schedule.

REPEALER: All Ordinances or portions thereof in conflict with this Ordinance are hereby repealed, amended to be consistent with this requirement, or superseded by this requirement.

SEVERABILITY: Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction; the remaining provisions will remain in full force and effect, the same as if the invalid provision had not been a part of the Ordinance.

EFFECTIVE DATE: This Ordinance shall take effect as provided for under Illinois law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Pingree Grove, Kane County, Illinois, this 17th day of November 2025 by roll call vote.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
President Amber Kubiak				
Trustee Luke Hall	✓			
Trustee Adam Hagg	✓			
Trustee Ed Tarnow	✓			
Trustee Kevin Pini			✓	
Trustee Robert Wangles	✓			
Trustee Andrew McCurdy			✓	

Amber Kubiak
Amber Kubiak, President of the Board of Trustees
Village of Pingree Grove

ATTEST:

Laura L. Ortega
Laura L. Ortega, Clerk
Village of Pingree Grove

(SEAL)

