

CITY OF VILLA GROVE
DOUGLAS COUNTY, ILLINOIS

ORDINANCE NO. 2025-MC16

**AN ORDINANCE AMENDING TITLE XV, CHAPTER 150
OF THE VILLA GROVE, ILLINOIS CODE OF ORDINANCES
AS THEY RELATE TO BUILDING PERMIT FEES**

PASSED BY THE CITY COUNCIL AND
APPROVED BY THE MAYOR OF THE
CITY OF VILLA GROVE, ILLINOIS
THIS EIGHTH DAY OF SEPTEMBER 2025

PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE MAYOR AND CITY COUNCIL OF THE CITY OF
VILLA GROVE, DOUGLAS COUNTY, ILLINOIS, THIS NINTH DAY OF SEPTEMBER 2025

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ORDINANCE NO. 2025-MC16

September 8, 2025

**AN ORDINANCE AMENDING TITLE XV, CHAPTER 150
OF THE VILLA GROVE, ILLINOIS CODE OF ORDINANCES
AS THEY RELATE TO BUILDING PERMIT FEES**

WHEREAS, the City of Villa Grove, Douglas County, Illinois (the "City"), is a duly organized and existing City created under the provisions of the laws of the State of Illinois, and is now operating under the provisions of the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto with full powers to enact ordinances for the benefit of the residents of the City.

WHEREAS, the City previously adopted Title III, Chapter 150 of its Code of Ordinances regarding Building Regulations; and

WHEREAS, the City has determined that it is necessary and in the best interest of the City and its residents to amend Title XV, Chapter 150: Building Regulations, Section §150.17 of its Code of Ordinances as it relates to building permit fees.

NOW THEREFORE, BE IT ORDAINED by the Mayor and the City Council of Villa Grove, Illinois as follows:

SECTION 1: Incorporation Clause. The Mayor and City Council members hereby find that all of the recitals hereinbefore stated as contained in the preambles to this Ordinance are full, true and correct and does hereby, by reference, incorporate and make them part of this Ordinance.

SECTION 2: Purpose. This ordinance is to amend Title XV: Chapter 150: Building Regulations, Section §150.17 of the Villa Grove, Illinois Code of Ordinances as it relates to building permit fees.

SECTION 3: Title XV, Chapter 150: Building Regulations, Section 150.17: Fees to be Paid Before Issuance of Permit; Validity. of the Villa Grove, Illinois Code of Ordinances is hereby amended to now read, in entirety, as follows:

“§ 150.17 FEES TO BE PAID BEFORE ISSUANCE OF PERMIT; VALIDITY.

- (A) No permit as required by the Building Code shall be issued until the fee prescribed in this chapter shall have been paid. Nor shall an amendment to a permit be approved until the additional fee, if any, due to an increase in the estimated cost of the building or structure, shall have been paid.
- (B) Fees for a permit for the construction or alteration of a building or structure shall be as follows:
 - (1) For construction of a new residential building or any additions: a fee equal to \$0.25 per square foot of the home or addition determined from its exterior dimensions. The minimum fee for such permit shall be no less than \$25.00.
 - (2) For a garage: a fee equal to \$0.15 per square foot of the garage or addition determined from its exterior dimensions. The minimum fee for such permit shall be no less than \$25.00.
 - (3) For all other buildings, including but not limited to commercial, industrial and recreational buildings, except those covered by section (B)(4) hereof: a fee equal to \$0.35 per square foot of the building determined from its exterior dimensions. The minimum fee for such permit shall be no less than \$100.00.

- (4) For all buildings owned by a not-for-profit entity which has a documented tax exempt status under Internal Revenue Code section 501(c)(3), or a comparable status" a flat fee of \$250.00 for any new structures or additions to an existing building. A comparable status could include evidence of other real estate tax exemptions, or state sales tax exemption, or that subject property will, when improved, qualify for real estate taxation exemption.
 - (5) For construction of a newly-established or replacement of an existing fence: a flat fee of \$25.00.
 - (6) For construction of an outbuilding or exterior deck, attached or not: a flat fee of \$25.00.
 - (7) For any and all communication towers: a fee of \$1.00 per foot in height of the proposed tower.
- (C) For a permit for the removal of a building or structure from one lot to another, the fee shall be at the rate of \$2.00 per \$1,000 of the estimated value of the building or structure in its completed condition after removal. The minimum fee for such permit shall be no less than \$25.00.
 - (D) For a permit for the removal of a building or structure to a new location within the same lot, the fee shall be at the rate of \$1.00 per \$1,000 of the estimated cost of moving, of new foundations and of work necessary to put the building or structure in usable condition in its new location. The minimum fee for such permit shall be no less than \$25.00.
 - (E) For a permit for the demolition of a building or structure, the fee shall be \$50.00. The demolition must be accomplished in 30 days.
 - (F) The term ESTIMATED COST as used in this section, means the reasonable value of all services, labor, materials, and use of scaffolding and other appliances or devices entering into and necessary to the prosecution and completion of the work ready for occupancy; provided that the cost of excavation or grading, and of painting, decorating or other work that is merely for

embellishment or not necessary for the safe and lawful use of the building or structure, is not deemed a part of the estimated cost.

- (G) Permits issued under the provisions of this chapter shall be valid for 1 year from date of issuance. Permits may be renewed for 2 six-month periods at the cost of \$100 per renewal. The provisions herein shall apply to new construction or new additions only. The builder must obtain the permit and the permit holder will be liable for any penalties assessed.

SECTION 4. Headings. The headings for the articles, sections, paragraphs and sub-sections of this ordinance are inserted solely for the convenience of reference and form no substantive part of this ordinance nor should they be used in any interpretation or construction of any substantive provisions of this ordinance.

SECTION 5: Severability. The provisions of this Ordinance are hereby declared to be severable and should any provision, clause, sentence, paragraph, sub-paragraph, section, or part of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable, and as though not provided for herein, and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect. It is hereby declared to be the legislative intent of the City Council that this Ordinance would have been adopted had not such unconstitutional or invalid provision, clause, sentence, paragraph, sub-paragraph, section, or part thereof had not been included.

SECTION 6: Superseder and Publication. All code provisions, ordinances, resolutions and orders, or parts thereof, in conflict herewith, are to the extent of such conflict hereby superseded. A full, true and complete copy of this Ordinance shall be published in pamphlet form as provided by the Illinois Municipal Code, as amended.

SECTION 7: Effective Date. This Ordinance shall be in full force and effect upon passage and approval, as provided by the Illinois Municipal Code, as amended.

PRESENTED, PASSED, APPROVED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VILLA GROVE, ILLINOIS, at its regular meeting on this fourteenth day of January, A.D., 2025, by a roll call vote as follows:

ELECTED OFFICIAL NAME	AYE	NAY	ABSTAIN	ABSENT
Clark, Wayne R.				X
Elston, Christopher R.	X			
Fulk, Andrew J.	X			
Hooker, Anthony L.				X
Nieto, Gilbert III	X			
Taylor-Sanford, Clay D.	X			
<i>If required, Mayoral vote:</i> Rasmussen, Derek L.				

APPROVED:



DEREK L. RASMUSSEN
Mayor

ATTEST:



MICHELLE L. OSBORNE
City Clerk

SEAL

