

PLAN REVIEW FEES

RESIDENTIAL

Type of Use/Dwelling	Fee
Single story new residential	\$100.00
Two story new residential	\$150.00
SF – Attached	\$50.00/unit
MF - Attached	\$50.00/unit
Remodeling/Alteration/Addition 150 sf or more	\$25.00

COMMERCIAL

New construction/remodeling	Valuation x .0005
-----------------------------	-------------------

BUILDING PERMIT FEES

\$30.00 minimum fee for any building permit

RESIDENTIAL

Single-family; Two-family; Apartment buildings; Townhouses; Quadra homes and any additions to residential buildings	\$.15/sf total living area of all floors, based on exterior dimensions
Alteration/Remodeling (maximum \$150/building)	\$5/each \$1,000 of estimated cost of improvement
Accessory Buildings and additions (No permit required for accessory buildings less than 150 sf)	\$25.00
Garage – (includes electricity) (excludes new SF construction)	
Single stall	\$40.00
Each additional stall	\$15.00
Garage Demolition	\$25.00

COMMERCIAL

Commercial, Industrial, Public or Miscellaneous Buildings	\$.05/sf of total floor area, based on exterior dimensions
Alterations/Remodeling	\$5/each \$1,000 of estimated cost of improvement

ELECTRICAL INSPECTION FEES

RESIDENTIAL

New Service	\$75.00/unit
Upgrade of Service	\$60.00/unit
Electrical Revisions	\$50.00/unit

COMMERCIAL

New Service	\$75.00/unit, plus \$3.75/1,000sf
Upgrade of Service	\$60.00/unit
Electrical Revisions	\$50.00/unit plus \$3.75/1,000sf
Hotel and Motel	\$75.00, plus \$30.00/guest room

PLUMBING INSPECTION FEES

RESIDENTIAL AND COMMERCIAL

Plumbing	\$5.00/fixture (\$30.00 min.)
----------	-------------------------------

WATER (City Code 8-2-8E2)

From Curb stop	\$50.00
From Corp. stop	\$75.00
Replacement	\$50.00
Outside Corporate Limits	\$75.00

WATER SERVICE TAP (City Code 8-2-8E1)

¾" or 1" Tap	\$100 w/in City Limits
¾" or 1" Tap	\$150 outside Corporate Limits
¾" or 1" Re-Tap	\$100 w/in City Limits
¾" or 1" Re-Tap	\$150 outside Corporate Limits
¾" Water Meter	\$295.00

SEWER AND STORM (City Code 8-4-2E)

Sewer - New connection	\$75.00
Sewer stub at property line	\$50.00
Replacement	\$50.00
Storm Sewer	\$30.00

Water Connection Fees (City Code 8-2-2)

\$485/person/unit, \$1,698/residence

Type of Use/Dwelling	# of Persons	@ \$485/person
Single Family & Mobile Home	3.5	\$1,698
1-Bedroom Apt.	2	\$970
2 or more Bedroom Apt.	3.5	\$1,698

SEWER CONNECTION FEES (City Code 8-4-2)

\$733/person/unit, \$2,565/residence

Type of Use/Dwelling	# of Persons	@ \$733/person
Single Family & Mobile Home	3.5	\$2,565
1-Bedroom Apt.	2	\$1,466
2 or more Bedroom Apt.	3.5	\$2,565

MISCELLANEOUS FEES

Deck	\$35.00
Fence	\$25.00
Sign – new	\$30.00
Sign - replacement	\$0.00
Street/Alley-excavation	\$75.00
Parkway	\$150.00 deposit
Street/Alley	\$500.00 deposit
Swimming Pool	\$60.00

IMPACT FEES

PAYMENT VERIFICATION REQUIRED
PRIOR TO SCHEDULING FINAL INSPECTION

SCHOOL DISTRICT (City Code 10-3-4)

	2 BR	3 BR	4 BR	5 BR
SF-Detached	\$567	\$2,291	\$3,892	\$2,998
SF-Attached	\$535	\$1,034	\$2,069	
Apartments	\$554	\$1,494		

PARK DISTRICT (City Code 10-3-5)

	1BR	2BR	3 BR	4 BR	5 BR
SF-Detached	\$1,054	\$1,054	\$1,340	\$1,626	\$1,988
SF-Attached	\$502	\$879	\$1,285	\$1,145	
Multi-Family	Eff	1BR	2BR	3 or more BR	
	\$883	\$961	\$1,533	\$1,533	
Mobile Home	1-2BR	3 or more BR			
	\$1,004	\$1,606			

LIBRARY (City Code 10-3-6)

	2BR	3 BR	4 BR	5 BR
SF-Detached	\$193	\$246	\$298	\$346
SF-Attached	\$92	\$161	\$236	\$210

BUILDING PERMIT FEES ENGINEERING FEES IMPACT FEES

ENGINEERING FEES

Plan Review (Nonrefundable deposit to be credited to final accounting upon approval)	\$350.00
Plan Review and inspection of all required public and private land improvements, excluding buildings and other structures	2.5% of total estimated costs

ANNEXATION FEES (City Code 8-4-2F)

All annexation fees payable at time of final plat

Industrial and Commercial Subdivisions	\$2,000/gross acres
Single-family or multiple-family developments	\$3,000/acre
If above development has an allowance for park, school or retention space	\$1,000/unit

MISSION STATEMENT

The City of Sycamore's Building & Engineering Department strives to provide professional assistance in planning, development and construction by adopting and enforcing current codes and standards in a uniform and unbiased manner in order to establish and maintain a safe, healthy and attractive community for all residents and business owners.



Residential Growth Control Regulation for P.U.D.'s

Number of Dwelling Units on the Preliminary Plan	Dwelling Units Permitted Per Year as a Percentage of the Total Lots on the Preliminary Plan	Time Limit Before New Building Permits Are Issued Following Annexation
0 to 50 dwelling units	No Limit	No Time Limit
51 to 100 dwelling units	No More Than 35 per Year	One Year
101-200 dwelling units	25% or 40, whichever is lower	Two Years
201-300 dwelling units	20% or 50, whichever is lower	Three Years
301 to 400 dwelling units	18% or 60, whichever is lower	Four Years
401-500 dwelling units	15% or 70, whichever is lower	Five Years
Over 500 dwelling units	10% or 75, whichever is lower	Six Years

Community Development

541 DeKalb Avenue
Sycamore, IL 60178

www.cityofsycamore.com

O# (815) 895-4434
F# (815) 895-7572

Revised:01-02-2020

L:\Forms\Building Impact Fee Brochure\20200102 Impact Fee Brochure

John Sauter Ext. 1481
Director of Building & Engineering

Mark Bushnell Ext. 1485
City Engineer

Robert Cyr Ext. 1482
Electrical/Building Inspector

Dan Black Ext. 1483
Plumbing/Building Inspector