

# City of HARVARD

McHENRY COUNTY, ILLINOIS

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### Harvard City Council Reduces Fees to Make Harvard the Most Affordable City to Build a New Home in McHenry County

**Harvard, IL** – The Harvard City Council wants it to be clear that Harvard has the lowest residential building and impact fees in McHenry County by a longshot.

The council voted in November to reduce all residential building fees for new home construction, including permit, inspection and school, park, library and fire district impact fees. Impact fees to build a 1,500-square foot, three-bedroom, two-bath ranch home with a full basement and a 400-square foot garage in Harvard have been reduced to \$8,043.29 – an amount that is less than half of the county average fee total of \$20,441.

“It will cost substantially more to build that same home anywhere else in McHenry County,” according to Harvard Mayor Michael P. Kelly. Fees to build a similar home in other McHenry County communities range from \$12,469 in Hebron to \$35,540 in Huntley, which has the highest combined rate in the county. Fees in nearby Woodstock total \$19,563. Marengo impact fees for new home construction total \$17,098.

“Harvard’s fee structure was already one of the lowest in McHenry County,” noted Harvard Mayor Michael P. Kelly. “The Harvard City Council created this bold new ordinance to make it crystal clear that Harvard has the lowest fees to build a new home in this county by a wide margin.”

“They want to see new home growth and they took action to make it happen,” he said.

The move is part of an active strategy by the council to attract more residential growth to Harvard, said Kelly. “The new Harvard-Woodstock Enterprise Zone has put



our community on the radar of expanding companies. Retail and manufacturing businesses are investing in Harvard. Arrowhead Industrial Park has more than 200,000 square feet of new construction underway.”

“Harvard is ripe for growth and the city council is working hard to help cultivate and encourage activity by both builders and individual homeowners,” he noted. “Harvard has a good supply of ready to build lots and a city council which supports productive growth. Our school district has a new superintendent at the helm and he is supported by a new school board and a strategic plan that is focused on student development.”

“This is a very good time to invest in Harvard, as a homeowner or a business owner or both,” Kelly noted. “The cost to build is low and the quality of life is high and rising.”

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