



April, 2025

## Events

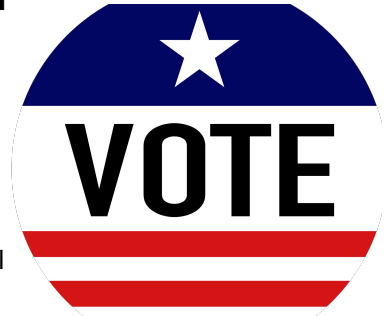
- April 1** – Election Day @ 6 AM – 7 PM  
@ Resource Bank – 102 Indian Rd, Shabbona (Village of Shabbona Residents & most of Shabbona Township)
- April 5** – Story Time @ 10 AM  
@ Flewellin Library
- April 5** – Community Game Night  
@ 6 PM – 9 PM @ Chumley's
- April 7** – Yarn Twisters @  
11 AM @ Flewellin Library
- April 9** – Euchre @ 11 AM – 2 PM  
@ Flewellin Library
- April 12** – Story Time @ 10 AM  
@ Flewellin Library
- April 14** – Yarn Twisters @  
11 AM @ Flewellin Library
- April 16** – Elder Care Services & Tech Help @ 12 PM – 2 PM  
@ Flewellin Library
- April 19** – Easter at the Library @  
10 AM @ Flewellin Library
- April 21** – Yarn Twisters @  
11 AM @ Flewellin Library
- April 23** – Euchre @ 11 AM – 2 PM  
@ Flewellin Library
- April 25** – Light Supper & Game Night  
@ 5:30 PM @ Shabbona Community Church

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## April 1<sup>st</sup> Election

By Joshua Snyder

Residents of both the village and township will have the opportunity to vote in the upcoming election on April 1st. This election includes important local races and referenda that will shape the future of the community.



On the ballot for residents of the Village of Shabbona, voters will decide on three Village Board Trustee positions and one unexpired two-year term for Village Board Trustee. There are five candidates running for the three board seats and two candidates competing for the half-term seat.

In addition to the trustee elections, residents of both the Village of Shabbona and Shabbona Township will vote on two referenda. The first concerns the establishment of the Flewellin Memorial Library District, which would include all of Shabbona Township and the Village of Lee. The second referendum asks whether the Shabbona Fire Protection District should be allowed to increase its tax levy beyond the usual limit to enhance its services.

Voter participation is crucial in shaping local policies and leadership. Be sure to make your voice heard on April 1st!

## Questions Arise Over Permit Fee Discrepancies

By Joshua Snyder

**All documents referenced in this article, including the full response from the Village of Shabbona, are available at [www.shabbonaexpress.com/permits](http://www.shabbonaexpress.com/permits).**

The Village of Shabbona contracts with B&F Construction Codes, Inc. (B&F) to serve as the building inspector for the Village. In this role, B&F is responsible for reviewing permit applications, issuing permits, collecting permit fees, and conducting inspections. Importantly, all permit fees collected remain with B&F as profit; the Village does not receive any revenue from these fees.

### Concerns Over High Costs and Inconsistencies

Many residents who have navigated the permitting process with B&F describe the experience as costly and

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# Shabbona Express

## Events

(Continued)

- April 26** – Story Time @  
10 AM @ Flewellin Library
- April 26** – Cards with Kim @ 6 PM  
@ Flewellin Library
- April 28** – Yarn Twisters @  
11 AM @ Flewellin Library
- May 8** – Preschool Screening for  
Ages 3-5 @ Indian Creek  
School District
- May 9** – Mother's Day Roses @  
4 PM – 6 PM @ Lions Depot
- May 10** – Mother's Day Roses @  
7 AM – 11:30 AM @ Lions  
Depot

## Questions Arise Over Permit Fee Discrepancies

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difficult. As a for-profit company, B&F's primary incentive is financial gain, which has led to significantly higher permit fees than those in surrounding communities. Additionally, discrepancies have emerged between the permit fees recorded by the Village and the actual charges assessed by B&F. Additionally, many of the fees charged do not match up with the permit schedule of fees posted on the Village website. In an effort to clarify these discrepancies, we reached out to the Village of Shabbona and received a formal response. While their full response can be found in the supporting documents, here are some key findings:

### Discrepancies in Permit Fees

The Village provided a chart detailing issued permits and their corresponding fees (page 1 of the supporting documentation). However, when comparing these figures to actual B&F charges, several inconsistencies appear:

- **403 W Cherokee**
  - Village records show a \$140 permit fee, while B&F actually charged \$175.
  - The Village explained that the applicant initially applied for a re-roof permit (\$140) but later changed to a metal-over-asphalt roof, which required an additional inspection, raising the fee to \$175 with the following breakdown:
    - Plan Review: \$25
    - Inspection Fees: \$70
    - B&F Fees: \$80
    - Total: \$175
  - This breakdown does not align with the official fee schedule, raising further questions.
- **607 S Shabbona**
  - Village records list a \$280 permit fee, yet B&F charged \$375.
  - The Village provided a breakdown of fees:
    - Plan Review: \$50
    - Inspection Fees: \$245
    - B&F Fees: \$80
    - Total: \$375
  - However, no explanation was given for why the Village's records list only \$280.
  - Additionally, this breakdown does not align with the official fee schedule, raising further questions.

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# Shabbona Express

## Questions Arise Over Permit Fee Discrepancies

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- **103 W Comanche**
  - Village records indicate a \$290 permit fee, while B&F charged \$580.
  - The Village's breakdown of fees:
    - Plan Review: \$50
    - Inspection Fees: \$160
    - B&F Fees: \$80
    - Total: \$290, however, a stop-work order was issued, doubling the fee to \$580.
  - Again, no explanation was given for why the Village's records list only \$290.

Additionally, this breakdown does not align with the official fee schedule, raising further questions.

### Issues with Standard Fee Calculations

A significant number of permits issued were for roofing projects, with 12 single-family homes being charged \$175 each. However, the Village's agreed-upon permit fee schedule lists the cost for miscellaneous projects (including roofing) as follows:

- Plan review: \$35 per discipline
- Inspection fee: \$55 per inspection per discipline

Even assuming a single discipline (roofing), the total should be \$90 (\$35 + \$55) - not \$175. The Village did not provide an explanation for the additional \$85 charge.

The case of Lakeside Marine & Service, a business on the east end of town, further highlights discrepancies. The business was charged \$3,175 across three permits. While commercial permit fees vary due to square footage and cubic footage calculations, sign permits are straightforward:

- Plan Review: \$100
- Inspection: \$85 per discipline

However, according to receipts, Lakeside Marine paid \$210 for a sign permit. The Village provided a breakdown of:

- Plan Review: \$50
- Inspection: \$80
- B&F Fees: \$80

This breakdown does not align with the official fee schedule, raising further questions.

### The Mystery of the \$80 "B&F Fee"

The Village stated that B&F charges an \$80 administrative fee, which they claim is actually lower than the \$100 fee outlined in the permit schedule. However, the fee schedule only mentions a \$100 administrative fee for voided permits, not for standard permits. This raises doubts about the legitimacy of the fee's application.

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# Shabbona Express



- Buy • Sell
  - Property Management
- Joshua Snyder**  
Designated Managing Broker  
**331-222-7697**

## Questions Arise Over Permit Fee Discrepancies

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### The Bigger Question: Why Does This Continue?

These examples are just a few of the many instances where permit fees do not align with the official fee schedule. Virtually every permit appears to include unexplained costs or inconsistencies.

Many residents in this town have faced a range of issues with B&F, from unexplained fees, subpar inspections, and a difficult to navigate permitting process. Several trustees have claimed that B&F is "the only option". If they truly are the only option then why do other communities have alternatives?

Here's something to consider: Should the community accept a system where the only option provided by the Village Government for people to improve their own properties is riddled with so many inconsistencies, unnecessary difficulty, and expense?

Again, we have published all of the documentation and the Village's complete response at [www.shabbonaexpress.com/permits](http://www.shabbonaexpress.com/permits).



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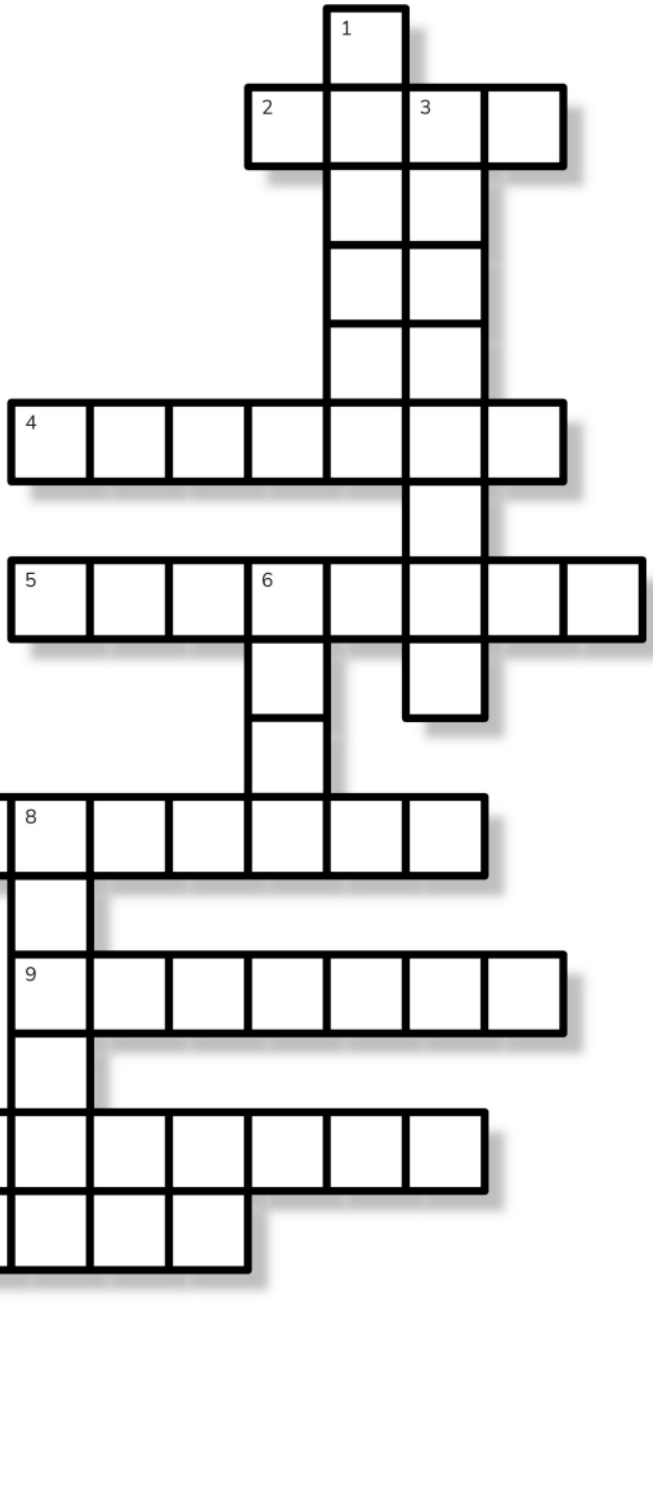
*Expires: August 1st, 2025*



## Shabbona Lions Club

Mother's Day Roses for Sale at Lions Depot  
105 N Illini St, Shabbona

May 9 @ 4PM to 6 PM  
&  
May 10 @ 7 AM to 11:30 AM



### Across

2. Initial sign of new growth
4. Flowering tree of the season
5. Sound made by birds
7. Light pleasant smell
9. Time of refreshing
10. This word signifies the start of new life and growth in spring
11. Weather phenomena with strong gusts

### Down

1. These colorful flowers symbolize the arrival of spring
3. Yellow spring flower
6. Makes things wet
8. Where plants are cultivated
11. Breezes of the season

# Shabbona Express

## Village Government News

By Joshua Snyder

The Village's regular board meeting took place on March 24. Here is a brief summary of the meeting:

- The Village voted to approve spending money on surveying 2 properties it purchased back in July 2024. These properties include the former Greenwell Small Engine Repair shop and a small strip of land between the library and blue apartment building.
- The Village "ratified" the purchase of the two above mentioned properties and an easement. This is an attempt to rectify an Open Meetings Act violation that occurred when they purchased these in an executive session.
- A class "C" liquor license was issued to the Casey's in town. This will allow them to sell a wider range of liquor for consumption off the premises. Their old license only permitted the sale of beer for consumption off the premises.
- The board approved directing the attorney to write up an ordinance to implement a 1% sales tax on groceries. This is in response to the state repealing their sales tax on groceries and allowing local governments to implement one if they choose to.
- The ordinance regarding the construction of sidewalks is being reviewed by the Village Engineer (Chastain & Associates). This is still in the preliminary stage.
- A new ordinance regarding the north parking lot built during the streetscape project is underway to disallow parallel parking on the east side of the lot. When the Village redid the parking lot it reduced the capacity of the parking lot causing hardship for both the apartment building and the Historic Shabbona Hotel. The old parking lot used to allow 14 cars to park there while the new lot has spots for 5 cars + 1 handicap car. People seem to have been creating their own parking spots on the east side due to the vastly decreased capacity of the new lot.
- After their executive session, the Village approved a 5% pay increase for the Village Clerk, Treasurer & Public Works employees. They also approved changing the Village Clerk to a full time position.

**Interested in writing your own article or have a differing view you'd like to share? E-mail us at [editor@shabbonaexpress.com](mailto:editor@shabbonaexpress.com)**

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# Indian Creek School District PreK Screenings

The Indian Creek School District will be hosting a preschool screening day for children ages 3 through 5 years old. These screenings are for identifying children who are at-risk as defined by the Preschool-for-All criteria. Children meeting the at-risk criteria will be offered services through our preschool program for either the 24-25 or 25-26 school year.

The screening process should take about 45 minutes and will address multiple areas of development.

All screenings will be held at:  
Indian Creek Elementary School  
301 W. Cherokee Ave.  
Shabbona, IL 60550

Upcoming Screening Dates:

**March 13th, 2025**

**May 8th, 2025**

Please call Kylie Mairs at 815-824-8257 to schedule an appointment.

Screenings are done by appointment only!

Shabbona Express  
PO Box 172  
Shabbona, IL 60550

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# Shabbona Express

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