



Development Process September 2007

Planning & Zoning Fees		
Annexation Agreement	As per Village's Professional Services Agreement	
Annexation & Zoning	\$200 / acre, minimum \$2000	
Concept Plan	<u>Less than 10 Acres</u> \$500 (first review) \$250 (subsequent reviews)	<u>10 – 70 Acres</u> \$750 (first review) \$250 (subsequent reviews)
Rezoning	\$1,000 + notices	
Special Use Permit	\$1,000 + notices	
Planned Unit Development (General or Final)	<u>Less than 10 Acres</u> Non-residential \$2,500 + notices (max 3 reviews) \$1,000 (subsequent reviews) Residential \$2,500 + \$50 per dwelling unit + notices (max 3 reviews) \$1,000 (subsequent reviews)	<u>10 – 70 Acres</u> Non-residential \$4,000 + notices (max 3 reviews) \$1,500 (subsequent reviews) Residential \$4,000 + \$50 per dwelling unit + notices (max 3 reviews) \$1,500 (subsequent reviews)
	<u>Over 70 Acres</u> Non-residential \$6,000 + notices (max 3 reviews) \$2,500 (subsequent reviews) Residential \$6,000 + \$50 per dwelling unit + notices (max 3 reviews) \$2,500 (subsequent reviews)	
Site Plan	<u>Less than 10 Acres</u> \$1,500 (for 3 reviews) \$700 (subsequent reviews) (NOT REQUIRED IF PUD)	<u>10 – 70 Acres</u> \$2,500 (for 3 reviews) \$1,000 (subsequent reviews) (NOT REQUIRED IF PUD)
Landscape Plan	<u>Less than 10 Acres</u> \$750 (for 3 reviews) \$325 (subsequent reviews) (NOT REQUIRED IF PUD)	<u>10 Acres or Larger</u> \$1,000 (for 3 reviews) \$500 (subsequent reviews) (NOT REQUIRED IF PUD)
Engineering Plan	In Romeoville 4.5% of engineering improvement cost estimate (Upon application, 3% of the proposed cost estimate is due. Out of	Romeoville 6% of engineering improvement cost estimate (Upon application, 3% of the proposed cost estimate is due.
Plat (Preliminary or Final)	Non-residential -100 per acre; minimum \$1000	Residential - 100 per acre + \$30 per dwelling unit; minimum \$1000 each.
Zoning Variance	Single Family \$150 + notices	Other \$1,000 + notices

Building Fees	
Permit: New Residential:	The greater of \$1,250.00 or the computed permit fee utilizing the ICC Building Valuation Data Table as published October 2004, multiplied by a regional cost modifier of 1.05 and a permit fee modifier of .0075, respectively.
Permit - New Non-Residential, including expansion	Commercial/Industrial Construction including remodel/build-Out: The greater of \$5,000.00 or the computed permit fee utilizing the ICC Building Valuation Data table as published October 2004, multiplied by a regional cost modifier of 1.05 and a permit fee modifier of .0075, respectively.
Commercial / Industrial RFP valve	¾" = \$300.00, 1"= \$375.00, 1 1/2" = \$600.00 2"= \$725.00, 3"= \$1,700.00, 4"= \$2,400.00
Water Backflow Preventer (RPZ)	¾"=\$325.00, 1"=\$400.00, 1 1/2"= \$650.00, 2"= \$775.00, 3"=\$1,850.00=\$2,600.00
Construction plan review - residential	Residential: 500.00/Unit Condominiums/Apartments: 500.00/Unit Clubhouses: 1,000.00 Accessory Structures: \$50 Building Additions: \$50
Construction plan review - non-residential	In-House Review: 0.16/square foot/minimum \$1,200.00. Consultant Review: Consultant fee, plus \$200.00 Administrative Processing Fee.
Water tap-on fees	Residential: \$4,000.00 Apartment / Condo: \$440.00/P.E., but not less than \$4,000.00 Commercial/Industrial Construction: \$440.00/P.E., but not less than \$4,000.00 Sewer tap-on fees Residential: \$4000 Apartment / Condo: \$480.00/P.E., but not less than \$4,000.00 Commercial/Industrial Construction: \$480.00/P.E., but not less than \$4,000.00
Water Meter	¾" = \$300.00, 1" = \$325.00, 1 1/2" = \$575.00, 2" = \$675.00, 2" (compound) = \$1,725.00, 3" (compound) = \$1,775.00, 4" (compound) = \$2,775.00
Plumbing	New Residential: 15% of Building Fee Non-Residential: \$500
Electrical	New Residential: 15% of Building Fee Non-Residential: \$500
HVAC	New Residential: 15% of Building Fee Non-Residential: \$500
Elevator Inspection	\$50.00
Racking Systems	Multiply the total cost of the racking system by .0045.
This page provides a summary of the fees.	
Please refer to the Village of Romeoville Code of Ordinances—Chapter 43 for a list of all applicable fees.	

The Village of Romeoville takes pride in being a development-friendly community. The Village has set up a process to guide projects through the system as quickly and efficiently as possible.

Project Manager

A Project Manager will be assigned to your case. This individual will be your main contact and will guide you through the approval process from the initial meeting until the project is complete.

Development Review Committee

The Village offers a one-stop development review. The Development Review Committee, which includes representatives from the Village Administration, Community Development, Public Works, Finance, Fire, Police, and Recreation Departments as well as the professional staff of engineers, planners, and attorneys, meets each week to review and discuss projects.

Concept Plan

A Concept Plan review is offered to provide quick input regarding a project and site plan. Within a couple of weeks of submitting a project, the staff, Development Review Committee, Planning and Zoning Commission, and Village Board will meet and provide input on your proposal.

Simultaneous Site & Building Reviews

Building plans will be reviewed alongside site plans so that, as soon as the site plans are approved, permits will be issued and construction may begin.

Building Permit Process

The Building Department recommends applying for all permits at once and naming a contact person to coordinate with the Village. The Village, however, will work with a developer on separate permits for shell construction and build-outs if necessary to meet contractual obligations.

Application Materials

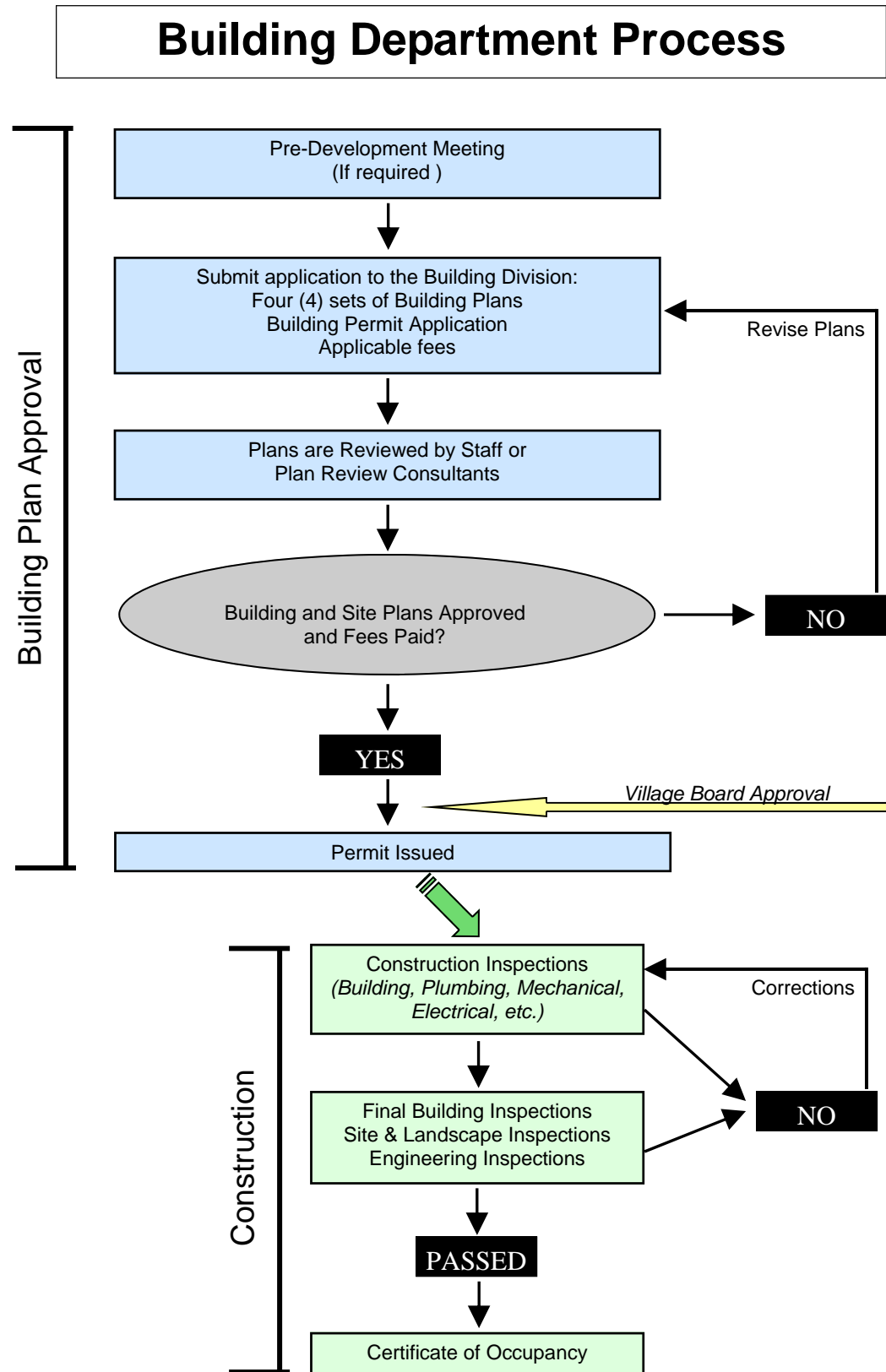
Please reference the following form when preparing to submit applications.

- Development Application
- Land Development Application Submittal Checklist
- Professional Fee Agreement.

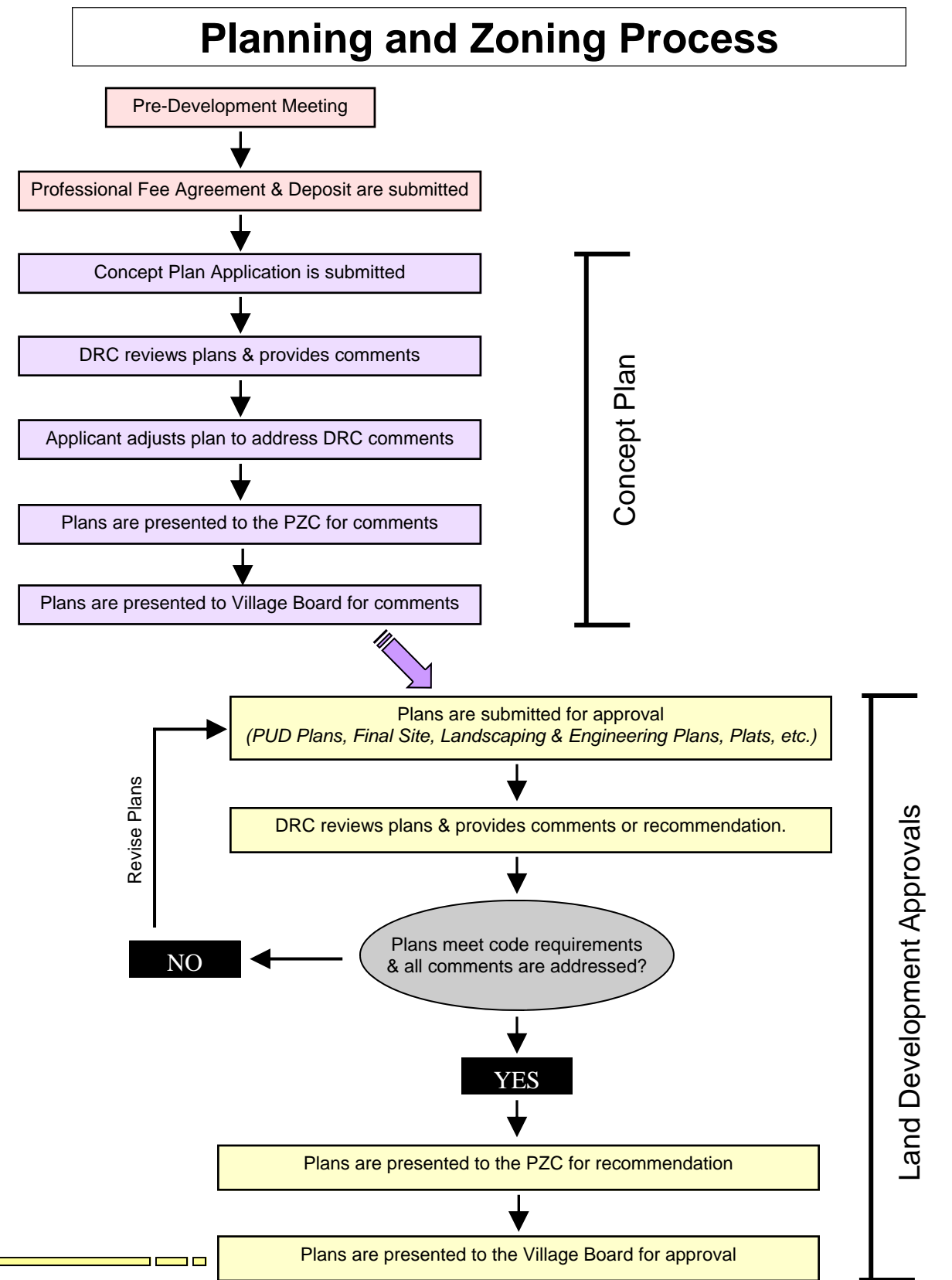
Community Development Department

17 Montrose Drive - Romeoville, Illinois 60446
Planning (815) 886-7213 - Building (815) 886-7203 - Fax (815) 886-2724

Building Department Process



Planning and Zoning Process



Concurrent Time Line

First Submittal Date to Planning and Zoning

First Submittal Date to Building Division

Typically three (3) months from original

Building Plan Approval

Concept Plan

Land Development Approvals

Construction