

## § 43.02 DEPARTMENT OF COMMUNITY DEVELOPMENT FEE SCHEDULE.

### (A) Permit fees.

#### (1) New residential.

The greater of \$1,250 or the computed permit fee utilizing the ICC Building Valuation Data Table, as locally amended in the form included as Appendix A to this chapter, multiplied by a regional cost modifier of 1.05 and a permit fee modifier of .0075, respectively.

(a) Plumbing fee 15% of building fee

(b) Electrical fee 15% of building fee

(c) HVAC fee 15% of building fee

#### (2) Residential remodeling and accessory \$25 x number of inspections

#### (3) Residential tap-on fees

(a) Sanitary sewer \$4,000

(b) Water meter \$4,000

#### (4) Apartment and condominium tap-on fees

(a) Sanitary sewer \$480/P.E., but not less than \$4,000

(b) Water meter \$440/P.E., but not less than \$4,000

### (B) Commercial/Industrial Construction including remodel/build-out.

The greater of \$5,000 or the computed permit fee utilizing the ICC Building Valuation Data table, as locally amended in the form included as Appendix A to this chapter, multiplied by a regional cost modifier of 1.05 and a permit fee modifier of .0075, respectively. Exception, build-out under 1,000 sq ft is \$2,500.

(1) Plumbing fee \$500

(2) Electrical fee \$500

(3) HVAC fee \$500

#### (4) Racking systems Multiply the total cost of the racking system by .0045, but not less than \$500

(a) Electrical fee \$500

(b) Review fee \$150 per discipline

#### (5) Commercial/industrial tap-on fees.

(a) Water main \$440/P.E., but not less than \$4,000

(b) Sanitary sewer main \$480/P.E., but not less than \$4,000

(c) RFP valve.

1.  $\frac{3}{4}$ " = \$300

2. 1" = \$375

3.  $1\frac{1}{2}$ " = \$600

4. 2" = \$725

5. 3" = \$1,700

6. 4" = \$2,400

#### (d) P.E. determinations for tap-on fee calculations.

1. Sanitary sewer. Prior to tapping on or connecting any commercial or industrial building, structure, use or customer to the village's sanitary sewer system, the applicant for such tap-on or connection shall submit to the village a calculation prepared by a professional engineer licensed by the State of Illinois setting forth the anticipated sanitary sewer usage requirements of the building, structure, use or customer proposed to be tapped on or connected to the village's sanitary sewer system, expressed as a number of population equivalents. The domestic sanitary sewer usage component of this calculation shall be made with reference to the table of commonly used sewage flows set forth at 35 Ill. Adm. Code 370 Appendix B, Table 2, and supplemented with such additional information as the village may reasonably require to determine the industrial and non-domestic sewage flows anticipated to be generated by the building, structure, use or customer in question, and to the maximum occupancy of the building or structure in question under applicable village ordinances.

2. Water. Prior to tapping on or connecting any commercial or industrial building, structure, use or customer to the

village's water system, the applicant for such tap-on or connection shall submit to the village a calculation prepared by a professional engineer licensed by the State of Illinois setting forth the anticipated water usage requirements of the building, structure, use or customer proposed to be tapped on or connected to the village's water system, expressed as a number of population equivalents. For commercial or industrial buildings, structures, uses or customers that do not involve any use of process water or the generation of non-domestic commercial or industrial sewage flows, the population equivalent calculation for anticipated water usage may be set equal to the number of population equivalents calculated for sanitary sewer usage pursuant to division (B)(5)(d)1. of this section. Otherwise, the calculation shall reflect that number of population equivalents of water usage equal to the population equivalents of anticipated sanitary sewer usage determined pursuant to division (B)(5)(d)1. of this section, supplemented with such additional information as the village may reasonably require to determine the non-domestic water usage and process water usage anticipated to be generated by the building, structure, use or customer in question.

3. Sewer and water usage reviews. The village reserves the right to periodically review actual water and sewage system usage by any commercial or industrial building, structure, use or customer connected to the village's water and sanitary sewer system as reflected by the water and sewer billings to the building, structure, use or customer in question during the 12 month period prior to the conduct of the review. In the event that the actual water and sewage system usage reflected by the billings to the account exceeds the anticipated usage disclosed by the calculations in division (B)(5)(d)1. and 2. of this section, the village shall have the right to impose additional water and sanitary sewer tap-on fees in an amount based on the number of population equivalents by which the actual system usage exceeds the anticipated usage disclosed at the time of application for a tap-on or connection to the village water and sanitary sewer system. Subject to division (B)(5)(d)4. of this section, the village likewise reserves the right to conduct such reviews in connection with the submission of any application to the village for any permit, approval, review or other action involving or relating to any change in the use, occupancy, development, construction or ownership of any commercial or industrial building or structure and to impose additional water and sanitary sewer tap-on fees as set forth above where such reviews demonstrate that the proposed change in the use, occupancy, development, construction or ownership of any commercial or industrial building or structure will increase water and sewer system usage in the future over the usage demonstrated by water and sewer billings during the prior 12 month period. In connection with a review initiated in connection with the submission of an application to the village for any permit, approval, review or other action involving or relating to any change in the use, occupancy, development, construction or ownership of any commercial or industrial building or structure, the applicant shall provide the village with the calculations in divisions (B)(5)(d)1. and 2. of this section, prepared to reflect water and sewer usage after the proposed change in the use, occupancy, development, construction or ownership of any commercial or industrial building or structure.

4. Demolition and new construction. In the case of the demolition of any building or structure connected to the village water and sanitary sewer system and the replacement thereof with a new building, structure or use, the applicant for the demolition permit and building permit for any new proposed building, structure or use shall submit all necessary information to the village to permit the conduct of the review contemplated by division (B)(5)(d)3. of this section, and the applicant shall have the responsibility to demonstrate the sewer and water usage of the building or structure being demolished during the last 12 months of its occupancy prior to demolition, and to pay any additional tap-on fees calculated pursuant to division (B)(5)(d)3. of this section, provided, however, that if the building or structure in question has remained vacant, unused and unoccupied for the five year period preceding the submission of the application for a demolition permit, the applicant shall instead submit the calculations contemplated by divisions (B)(5)(d)1. and 2. of this section as in the case of new construction and the initial tap-on or connection to the village water and sanitary sewer system.

(C) Construction plan review.

(1) Residential \$500 per unit

Fee is payable per each separate dwelling intended as a residence for a single-family, and not on a per building basis, regardless of the number of such dwellings contained within a given building.

(2) Condominiums/apartments \$500 per unit

Fee is payable per each separate dwelling intended as a residence for a single-family, and not on a per building basis, regardless of the number of such dwellings contained within a given building.

(3) Clubhouses \$1,000

(4) Non-residential.

(a) In house review \$0.16 per square foot; minimum fee = \$1,200

(b) Expedited review 2 1/2 times the review fee

Note: This fee shall be waived for inspections or reviews in connection with solar panel and wind turbine installation.

(c) Consultant review consultant fee, plus \$200 administrative processing fee

(5) Accessory structures/additions \$50

(D) Elevator inspections \$75

(E) Rental inspections

(1) Rental property inspection \$200

(2) Rental property reinspection \$100

(F) Water meter charges.

(1) 3/4" (residential) \$300

(2) 1" \$325

(3) 1½" \$575

(4) 2" \$675

(5) 2" (compound) \$1,725

(6) 3" (compound) \$1,775

(7) 4" (compound) \$2,775

(G) Miscellaneous fees:

(1) Commercial or industrial accessory equipment systems or structures (cooling water system, compressed air system, pick modular, material handling equipment, commercial hoods, guard shacks, etc.)

(a) Permit fee \$500 per unit

(b) Review fee \$150 per unit per discipline

(2) Battery charging station:

(a) Permit fee \$750

(b) Review fee \$500

(c) Plumbing fee \$300

(3) Eyewash station:

(a) Permit fee \$200

(b) Review fee \$100

(4) Construction trailer:

(a) Permit fee (all construction trailers) \$100

(b) Electric fee (construction trailers with electric) \$500

(c) Review fee (all construction trailers) \$50

(5) Telecommunications/cellular tower:

(a) Permit fee \$5,000

(b) Review fee \$2,500

(6) Telecommunications/cellular antenna & equipment cabinet:

(a) Permit fee \$500

(b) Review fee \$500

(7) Satellite dish (does not include standard DIRECTV, DISH NETWORK or similar dishes smaller than two feet in diameter):

(a) Permit fee (all satellite dishes) \$90

(b) Electric fee (satellite dishes with electric) \$75

(c) Review fee \$50

(8) Residential electric vehicle (EV) chargers

(a) Permit fee \$75

(b) Review fee \$50

(9) Non-residential electric vehicle (EV) chargers

(a) Permit fee \$500

(b) Review fee \$1,200

(c) Zoning fee \$100

(10) Residential solar panels

- (a) Permit fee \$50
- (b) Review fee \$50
- (11) Non-residential solar panels
  - (a) Permit fee \$500
  - (b) Review fee \$1,200
- (12) Demising wall:
  - (a) Permit fee \$1 per lineal foot, minimum permit fee \$500
  - (b) Review fee \$50 for each discipline
- (13) Commercial roofing permit fee, (fee is calculated for each level of roof):
  - (a) Less than 10,000 sq. ft. \$250
  - (b) 10,000 to 99,999 sq. ft. \$500
  - (c) 100,000 sq. ft. or more \$750
- (14) Commercial siding/brick re-facing:
  - (a) Permit fee \$500
- (15) Trash compactor (interior and exterior):
  - (a) Permit fee \$200
  - (b) Review fee \$100
- (16) Parking lot re-striping
  - (a) Permit fee \$125
  - (b) Zoning review fee for fewer than 25 spaces \$50
  - (c) Zoning review fee for 25 or more spaces \$100
- (17) Parking lot resurfacing/re-construction
  - (a) Permit fee \$125 up to 1,000 sq. ft. each additional 1,000 square feet \$4 per sq. ft.
  - (b) Plan review fee \$50
- (18) Low voltage wiring:
  - (a) Industrial/warehousing less than 30,000 sq. ft. \$500
  - (b) Industrial/warehousing over 30,000 sq. ft. \$1,000
  - (c) Retail/office/institutional:
    - 1. First 5,000 \$150
    - 2. Over 5,000 sq. ft. \$500
- (19) Crane:
  - (a) Permit fee \$500
  - (b) Applicant responsible for payment of consultant(s) fee(s).
- (20) Commercial fence (applies to all applications except for individual single-family residential, duplex, and townhome lots):
  - (a) Permit fee \$0.25/lineal foot (minimum fee \$250)
  - (b) Zoning fee \$50
  - (c) Electric fee \$500
- (21) Other accessory structures (applies to applications for accessory structures, not listed in this section, on commercial property)
  - (a) Permit fee \$100 per inspection
  - (b) Plan review fee \$50
  - (c) Zoning review fee \$50

(H) Land development fees.

- (1) Annexation agreement. As per village's professional services agreement.
- (2) Annexation and zoning \$200 per acre (but not less than \$2,000) + cost of public hearing notices
- (3) Concept plan
  - (a) For properties less than 10 acres in area \$500 for the initial review + \$250 for each subsequent review
  - (b) For properties greater than 10 acres in area \$750 for the initial review + \$250 for each subsequent review
- (4) Rezoning \$1,000 + cost of public hearing notices
- (5) Special use permits (not including Planned Unit Development) \$1,000 + cost of public hearing notices
- (6)
- (7) Planned Unit Development - General/ Final Development Plan.
  - (a) For non-residential property less than 10 acres in area \$2,500 for a maximum of 3 reviews + \$1,000 for each subsequent review + cost of public hearing notices
  - (b) For non-residential property between 10 acres and 70 acres in area \$4,000 for a maximum of 3 reviews + \$1,500 for each subsequent review + cost of public hearing notices
  - (c) For non-residential property greater than 70 acres in area \$6,000 for a maximum of 3 reviews + \$2,500 for each subsequent review + cost of public hearing notices
  - (d) For residential property less than 10 acres in area \$2,500 for a maximum of 3 reviews + \$1,000 for each subsequent review + \$50 per dwelling unit + cost of public hearing notices
  - (e) For residential property between 10 acres and 70 acres in area \$4,000 for a maximum of 3 reviews + \$1,500 for each subsequent review + \$50 per dwelling unit + cost of public hearing notices
  - (f) For residential property greater than 70 acres in area \$6,000 for a maximum of 3 reviews + \$2,500 for each subsequent review + \$50 per dwelling unit + cost of public hearing notices
- (8) Planned Unit Development - General/ Final Development Plan amendment
  - (a) Major change: Same fees as Planned Unit Development - General/Final Development Plan division (I)(7) of this section
  - (b) Minor change: \$1,500 plus any additionally accrued public notice fees, consultant fees or other miscellaneous fees
- (9) Site Plan.
  - (a) For properties less than 10 acres in area \$1,500 for a maximum of 3 reviews + \$700 for each subsequent review
  - (b) For properties between 10 acres and 70 acres in area \$2,500 for a maximum of 3 reviews + \$1,000 for each subsequent review
  - (c) For properties greater than 70 acres in area \$3,500 for a maximum of 3 reviews + \$1,500 for each subsequent review
  - (d) The site plan fee does not apply to projects developed under Planned Unit Development.
- (10) Landscape plan.
  - (a) For properties less than 10 acres in area \$750 for a maximum of 3 reviews + \$325 for each subsequent review
  - (b) For properties 10 acres in area or larger \$1,000 for a maximum of 3 reviews + \$500 for each subsequent review
  - (c) The landscape plan fee does not apply to projects developed under Planned Unit Development
- (11) Engineering plan.
  - (a) For projects being developed within the corporate limits of the village, the fee shall be 4.5% of the engineering improvement cost estimate. Upon application, 3% of the proposed cost estimate is due. Upon approval of the engineering plans, the balance (based on the approved cost estimate) shall be paid.
  - (b) For projects being developed outside the corporate limits of the village, the fee shall be 6% of the engineering improvement cost estimate. Upon application, 3% of the proposed cost estimate is due. Upon approval of the engineering plans, the balance (based on the approved cost estimate) shall be paid.
- (12) Preliminary plat.
  - (a) For non-residential projects The greater of \$100 per acre or \$1,000
  - (b) For residential projects The greater of \$100 per acre or \$1,000 + \$30 per dwelling unit
- (13) Final plat.

- (a) For non-residential projects The greater of \$100 per acre or \$1,000
- (b) For residential projects The greater of \$100 per acre or \$1,000 + \$30 per dwelling unit

(14) Sign permits.

- (a) For temporary sign The greater of \$2 per square foot or \$50
- (b) For all other signs The greater of \$15 per square foot or \$100

(I) Variances.

- (1) Zoning variances for single-family residential \$150 per request + cost of public hearing notices
- (2) Zoning variances for all except single-family residential \$1,000 per request + cost of public hearing notices
- (3) Development regulations variances \$500 per request + cost of public hearing notices

(J) Text amendments.

- (1) Zoning ordinance text amendment \$1,000 + professional fees as per village's professional services agreement + cost of public hearing notices
- (2) Zoning map correction No fee
- (3) Comprehensive plan amendment \$1,000 + professional fees as per village's professional services agreement + cost of public hearing notices

(K) Appeals from decision of Zoning Administrator \$1,000 + cost of public hearing notices

(L) Zoning certificates

- (1) Existing residential structures \$100
- (2) Existing non-residential structures \$500
- (3) Garage \$50
- (4) Room addition \$50
- (5) Pool \$30
- (6) Other accessory structure \$10
- (7) New dwelling unit \$50
- (8) New non-residential structure or addition \$100

(M) Special meetings.

- (1) Development review committee \$1,200
- (2) Planning and Zoning Commission \$600 + cost of public hearing notices
- (3) Zoning Board of Appeals \$600 + cost of public hearing notices
- (4) Village Board \$1,500 + cost of public hearing notices.

(N) Zoning and code verification requests/ letters. Requests for letters or statements verifying the existing zoning classification of a property, the existence or nonexistence of violations of Title XV of the Village Code of Ordinances based on then-existing village records, and the existence of other zoning-related approvals including variances, special use permits, planned unit developments, map amendments or text amendments shall be made on such forms as the Department of Community Development shall from time to time provide. The fee for the preparation and issuance of all such requested letters or statements shall be \$100 with respect to each separate parcel or lot requested, as determined by reference to the property identification numbers assigned by the Will County.

(O) Temporary dumpster permit fee. The fee for any temporary dumpster permit issued under Chapter 93 shall be \$25.00.

(Ord. 35-01, passed 2-21-01; Am. Ord. 104-01, passed 12-19-01; Am. Ord. 0010-02, passed 1-16-02; Am. Ord. 0086-02, passed 11-20-02; Am. Ord. 04-0139, passed 4-21-04; Am. Ord. 05-0271, passed 4-20-05; Am. Ord. 05-0303, passed 8-23-05; Am. Ord. 05-0304, passed 8-23-05; Am. Ord. 06-0487, passed 12-6-06; Am. Ord. 10-0819, passed 2-3-10; Am. Ord. 10-0839, passed 4-7-10; Am. Ord. 14-1111, passed 4-2-14; Am. Ord. 15-1170, passed 1-21-15; Am. Ord. 17-1355, passed 3-1-17; Am. Ord. 18-1501, passed 9-19-18; Am. Ord. 21-1709, passed 6-16-21)

#### **§ 43.03 DELINQUENT FEES, PAYMENTS OR OBLIGATIONS - SUSPENSION OR WITHHOLDING OF PERMITS, APPROVALS, ETC.**

In the event that any person or entity shall become delinquent by a period of time in excess of 30 days (with the existence of any state of delinquency to be determined by reference to the requirements of this Code, any relevant agreement or contract entered into by and between the village and the person or entity in question, the standard practices, policies or requirements of any department of the village, or the provisions of any applicable law) in the payment of any fees or monies owed to the village for any reason whatsoever, or in the performance of any obligation whatsoever owed to the village (whether such obligations arise from the provisions of this Code, the terms of any relevant contract or agreement entered into by and between the village and the person or entity in question, the standard practices, policies or requirements of any department of the village, or the provisions of any applicable law), the village and the proper personnel of its various departments shall, with respect to such delinquent person or entity hereby be authorized to withhold or suspend the issuance of any permit or approval, the performance of any service, the processing of any application, the conduct of any review or process or the performance of any other action whatsoever and without limitation that such delinquent person or entity may from time to time or at any time request from the village, whether or not the delinquency in question arises from or relates to the permit, approval, review, process, service or action at issue, and to continue such withholding or suspension until such time as the delinquency in question shall be fully corrected, remediated and otherwise brought into compliance.

(Ord. 0008-03, passed 2-19-03; Am. Ord. 12-1017, passed 11-7-12)