

Agenda Item # 36

Distribution

County Board
County Administrator
Department of Planning, Building
and Development

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

COUNTY BOARD, LAKE COUNTY, ILLINOIS

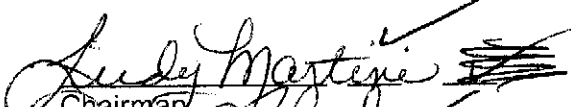
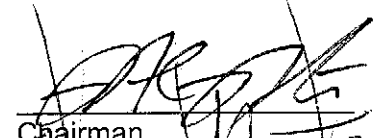

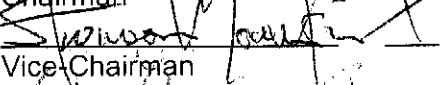
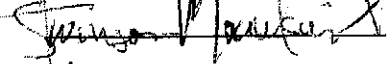
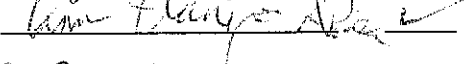
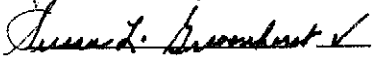
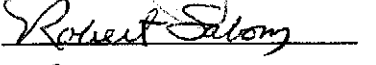
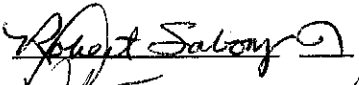
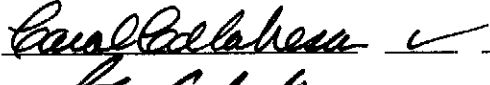
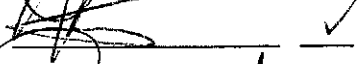

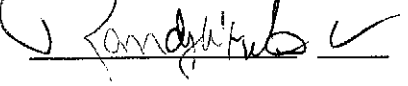

ADJOURNED REGULAR SEPTEMBER, A.D., 2006 SESSION

OCTOBER 2, 2006

MADAM CHAIRMAN AND MEMBERS OF THE COUNTY BOARD:

Your Planning, Building and Zoning and Financial and Administrative Committees present herewith a Resolution amending the Lake County Land Development Fee Schedule, and request its adoption.

Respectfully submitted,

		Aye	Nay			Aye	Nay
	Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Vice-Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Vice-Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Planning, Building and Zoning Committee

Financial and Administrative Committee

Resolution

WHEREAS, the Lake County Board adopted a Resolution amending the fees relating to services provided by the Department of Planning, Building and Development and incorporating these fees into one Lake County Land Development Fee Schedule on November 9, 1999; and

WHEREAS, there were subsequent amendments to the Lake County Land Development Fee Schedule on November 13, 2001, January 14, 2003 and January 13, 2004 and March 8, 2005; and

WHEREAS, the Lake County Board wishes to further amend the existing Land Development Fee Schedule for the Department of Planning, Building and Development to continue to provide such services; and

WHEREAS, the revised fees reflect the actual or lesser cost of providing services by the Department; and

WHEREAS, it is recommended that the Lake County Land Development Fee Schedule be amended in accordance with attached EXHIBIT A.

NOW, THEREFORE, BE IT RESOLVED by this County Board of Lake County, Illinois that:

SECTION 1. The Lake County Land Development Fee Schedule containing the Building Permit Fee Schedule, Site Development Permit Fee Schedule, Zoning Fee Schedule, ZBA Fee Schedule, Subdivision, Site Capacity/Site Plan Fee Schedule and the Plat/Street Vacation Fee Schedule is amended in accordance with EXHIBIT A.

SECTION 2. The Department of Planning, Building and Development shall collect fees for the services rendered by this Department in accordance with the Lake County Land Development Fee Schedule as hereby amended in accordance with EXHIBIT A (attached).

SECTION 3. This Resolution shall be in full force and effect on December 1, 2006.

DATED, at Waukegan, Lake County, Illinois, on this 10th day of October, A. D., 2006

**Planning, Building and Development Department
Land Development Fee Schedule**

Effective:

Current: March 15, 2005 Proposed: December 1, 2006

DEPARTMENT POLICY

All applications for permits and approvals shall be accompanied by the fee established in this Lake County Board policy below. All applicants, including Home Owners Associations, religious organizations, units of government, and no-for-profit organizations, shall pay the fee as part of the application process. Only those specifically exempted by state law are exempt from the fee schedule.

BUILDING PERMIT FEE SCHEDULE

Volume computations:

Residential volume shall be computed on the exterior dimensions of the building, and shall include all space above the lowest level of the foundation wall and below the ceiling or bottom cord of roof truss of the uppermost floor.

Commercial volume shall be computed on the exterior dimensions of the building, and shall include all space above the lowest level of the foundation wall footing and the top of the roof sheathing, and/or deck where equipment room tower, etc. are constructed, the volume shall include this area. Unit of volume of cost: Figure a major fraction as a full unit.

	<u>Current</u>	<u>Proposed</u>
<u>1&2 FAMILY PRINCIPAL BUILDING CONSTRUCTION OR ADDITION</u>		
Fee per 1,000 Cubic Feet -----	\$46.00	\$ 48.00
Minimum-----	\$58.00	\$ 61.00
(Attached garage erected at the same time should be computed with the above.) Detached garage or incidental buildings erected at the same time require a separate permit.		
<u>ANY OTHER PRINCIPAL BUILDINGS OR ADDITIONS</u>		
Fee Per 1,000 Cubic Feet-----	\$35.00	\$ 37.00
Minimum-----	\$58.00	\$ 61.00
<u>ACCESSORY BUILDINGS</u>		
Fee per 1,000 Cubic Feet -----	\$23.00	\$ 24.00
Minimum-----	\$30.00	\$ 32.00
Additions and incidental or accessory buildings under 100 square feet-----	\$30.00	\$ 32.00
<u>PLUMBING</u>		
Base Charge -----	\$116.00	\$122.00
Fixture each @-----	\$ 18.00	\$ 19.00
Domestic Water Heater each @-----	\$ 18.00	\$ 19.00
Swimming Pool		
Residential - Above Ground-----	\$ 58.00	\$ 61.00
Residential - Below Ground-----	\$116.00	\$122.00
Commercial-----	\$347.00	\$364.00

**Planning, Building and Development Department
Land Development Fee Schedule**

Effective:

Current: March 15, 2005 Proposed: December 1, 2006

	<u>Current</u>	<u>Proposed</u>
Alteration-----	\$ 58.00	\$ 61.00
Sprinkler (Fire) per head-----	\$ 5.00	\$ 6.00
Minimum-----	\$ 58.00	\$ 61.00
Sprinkler (Lawn) per head-----	\$ 4.00	\$ 5.00
Minimum-----	\$ 58.00	\$ 61.00
a) Minimum plumbing alteration-----	\$ 58.00	\$ 61.00
b) Minimum electrical alteration-----	\$ 58.00	\$ 61.00
 <u>ELECTRICAL WORK</u>		
New 1&2 Family Dwelling Base Charge (per living unit)-----	\$116.00	\$ 122.00
New Multi-Family Building (per living unit)-----	\$ 87.00	\$ 91.00
Residential remodeling, garages, additions, etc.-----	\$ 58.00	\$ 61.00
Residential electrical service replacement-----	\$ 58.00	\$ 61.00
Commercial or industrial electrical per 1,500 sq.ft-----	\$ 58.00	\$ 61.00
Minimum-----	\$116.00	\$ 122.00
Commercial or industrial electrical service replacement-----	\$ 58.00	\$ 61.00
Service Station Pumps, per pump-----	\$ 30.00	\$ 32.00
Alteration-----	\$ 58.00	\$ 61.00
 <u>HEATING</u>		
Residential (per living unit)-----	\$113.00	\$ 119.00
Commercial or industrial fee per 1,500 sq.ft.-----	\$ 58.00	\$ 61.00
Minimum-----	\$ 58.00	\$ 61.00
Commercial or industrial remodeling, fee per 1,500 sq.ft. Mm.-----	\$ 30.00	\$ 32.00
Minimum-----	\$ 58.00	\$ 61.00
Alterations-----	\$ 58.00	\$ 61.00
 <u>AIR CONDITIONING</u>		
Residential (per living unit)-----	\$ 58.00	\$ 61.00
Residential remodeling, additions-----	\$ 58.00	\$ 61.00
Commercial or industrial, fee per 1,500 sq.ft.-----	\$ 30.00	\$ 32.00
Minimum-----	\$ 58.00	\$ 61.00
Commercial or industrial remodeling, fee per 1,500 sq.ft.-----	\$ 30.00	\$ 32.00
Minimum-----	\$ 58.00	\$ 61.00
Replacement of a unit-----	\$ 58.00	\$ 61.00
Duct work-----	\$ 58.00	\$ 61.00
 <u>WATER SUPPLY</u>		
Enforcement and Administration-----	\$ 30.00	\$ 32.00
 <u>SEWER DISPOSAL</u>		
Enforcement and Administration-----	\$ 30.00	\$ 32.00
 <u>CERTIFICATE OF OCCUPANCY</u>		
1 and 2 Family Dwellings-----	\$116.00	\$ 122.00
Per Living Unit (Apartments)-----	\$ 58.00	\$ 61.00

**Planning, Building and Development Department
Land Development Fee Schedule**

Effective:

Current: March 15, 2005 Proposed: December 1, 2006

	<u>Current</u>	<u>Proposed</u>
Commercial or industrial fee per 1,500 sq.ft., Minimum-----	\$ 41.00	\$ 43.00
Minimum-----	\$174.00	\$ 183.00
Motel, Hotel, Dormitories, Nursing Homes (per unit)-----	\$ 58.00	\$ 61.00
Supporting area, fee per 1,000 sq.ft.-----	\$ 7.00	\$ 8.00
Minimum-----	\$ 58.00	\$ 61.00
Garages, Accessory Buildings and Additions over 100 square feet---	\$ 30.00	\$ 32.00
Temporary Certificates of Occupancy (90 days maximum)		
Residential-----	\$ 58.00	\$ 61.00
Commercial/Industrial-----	\$174.00	\$ 183.00

EXAMINATION OF PLANS

The fee for plan review(s) shall be paid for a principal building and all accessory building(s) containing more than 7,500 Cubic Feet.

1 & 2 Family Dwellings

0 to 1,499 square feet-----	\$116.00	\$ 122.00
1,500 — 2,499 square feet-----	\$174.00	\$ 183.00
2,500 — 3,999 square feet-----	\$231.00	\$ 243.00
4,000 and over-----	\$289.00	\$ 303.00
Apartments per living unit-----	\$ 58.00	\$ 61.00
Motel, Hotel, Dormitories, Nursing Homes (per unit)-----	\$ 35.00	\$ 37.00
Plus fee per 1,000 Cubic Feet for support area (excluding halls)-----	\$ 7.00	\$ 8.00
Accessory Buildings and Additions		
100 square feet to 600 square feet-----	\$ 41.00	\$ 43.00
Over 600 square feet-----	\$ 58.00	\$ 61.00
Other than the above, fee per 50,000 cubic feet-----	\$116.00	\$ 122.00
Minimum-----	\$116.00	\$ 122.00
Phase Permits (per phase)		
Residential-----	\$116.00	\$ 122.00
Commercial/Industrial-----	\$289.00	\$ 303.00

REPAIRS AND ALTERATIONS

Residential, fee per \$1,000 of estimated cost of construction-----	\$ 12.00	\$ 13.00
Minimum-----	\$ 58.00	\$ 61.00
Commercial, fee per \$1,000 of estimated cost of construction-----	\$ 12.00	\$ 13.00
Minimum-----	\$ 58.00	\$ 61.00
Residing or reroofing, <u>each</u> at-----	\$ 41.00	\$ 43.00

PRELIMINARY INSPECTIONS

Residential moving, raising, shoring, underpinning, new foundation and remodeling Work for existing structures or repairing fire damaged structures.-----	\$ 58.00	\$ 61.00
Residential decks, porches, stoops, garages-----	\$ 58.00	\$ 61.00
Residential additions-----	\$ 58.00	\$ 61.00
Commercial/industrial team inspection-----	\$231.00	\$ 243.00

**Planning, Building and Development Department
Land Development Fee Schedule**

Effective:

Current: March 15, 2005 Proposed: December 1, 2006

	<u>Current</u>	<u>Proposed</u>
Commercial/industrial work not requiring more than 1 inspection-----	\$ 58.00	\$ 61.00
Any construction work started without first applying for a permit may be subject to a fee to cover cost of extra and special inspections involved, Minimum-----	\$ 30.00	\$ 32.00
<u>MOVING, RAISING, SHORING, UNDERPINNING OF STRUCTURES</u>		
0 to 2,500 square feet-----	\$ 58.00	\$ 61.00
Over 2,500 square feet-----	\$113.00	\$ 119.00
<u>DEMOLITION</u>		
Each major building-----	\$ 58.00	\$ 61.00
Each minor building-----	\$ 30.00	\$ 32.00
<u>SWIMMING POOLS</u> (18 foot diameter = 250 square feet)		
Private - Above ground, over 24" deep or over 250 sq.ft. in surface area-----	\$ 58.00	\$ 61.00
Private - Partially or totally submerged-----	\$113.00	\$ 119.00
Commercial-----	\$347.00	\$ 364.00
(Plus applicable fees for plumbing and electric)		
<u>FENCES</u>		
0 to 299 lineal feet-----	\$ 30.00	\$ 32.00
300 to 599 lineal feet-----	\$ 58.00	\$ 61.00
Over 600 lineal feet-----	\$ 87.00	\$ 91.00
<u>RADIO TOWERS, BLEACHERS, ELEVATORS, ETC.</u>		
On which the Cubic Feet basis of measurement is not practical, fee per \$1,000 of estimated cost of construction-----	\$ 7.00	\$ 8.00
Minimum-----	\$ 58.00	\$ 61.00
Residential Television Towers, etc.-----	\$ 58.00	\$ 61.00
Retaining Wall - Sea Wall fee per \$1,000 of estimated cost of Construction-----	\$ 7.00	\$ 8.00
Minimum-----	\$ 58.00	\$ 61.00
Temporary Structure-----	\$ 58.00	\$ 61.00
Gasoline Tanks above ground, each @-----	\$ 58.00	\$ 61.00
Gasoline Tanks below ground, each @-----	\$113.00	\$ 119.00
Gasoline Island pumps, each @-----	\$ 58.00	\$ 61.00
Canopies, each @-----	\$113.00	\$ 119.00
Elevator, Dumbwaiter, and Escalator, new each @-----	\$174.00	\$ 183.00
Elevator, Dumbwaiter, and Escalator, repairs each @-----	\$ 87.00	\$ 91.00
Elevator, Semi-Annual Inspection-----	\$ 87.00	\$ 91.00
Dumbwaiter and Escalators Semi-Annual Inspection-----	\$ 87.00	\$ 91.00
Signs-----	\$ 58.00	\$ 61.00

**Planning, Building and Development Department
Land Development Fee Schedule**

Effective:

Current: March 15, 2005 Proposed: December 1, 2006

	<u>Current</u>	<u>Proposed</u>
<u>CHANGE IN USE</u> (Land or Building)		
Residential-----	\$ 58.00	\$ 61.00
Commercial or Industrial-----	\$113.00	\$ 119.00
<u>TEMPORARY USE PERMITS (Building Code Portion)</u> -----	\$ 30.00	\$ 32.00
<u>NEW MOBILE HOME SITES & RECREATIONAL VEHICLE SITES</u>		
(Per pad including utilities)-----	\$ 58.00	\$ 61.00
<u>**POSTING PROPERTY</u>		
Administrative fee-----	\$ 58.00	\$ 61.00
Any construction work started without first applying for a permit may be subject to a double permit fee to cover cost of posting the violation notice and special inspections.		
<u>GENERAL NOTES:</u>		
Additional inspection(s) charged at above rates (per inspection)		
Minimum total fee per new dwelling unit.-----	\$231.00	\$ 243.00
Multipliers to be used on detached single family dwellings and two family dwellings		
One-Story on piers or slab-----		10 feet
One-Story Foundation Walls, No Basement (Crawl Space)-----		13 feet
One-Story With Basement, or One and One-Half Story Foundation Walls, No Basement-----		16 feet
Two-Story Foundation Walls, No Basement or One and One-Half Story With Basement-----		22 feet

**Planning, Building and Development Department
Land Development Fee Schedule**

Effective:

Current: March 15, 2005 Proposed: December 1, 2006

SITE DEVELOPMENT PERMIT FEE SCHEDULE

CURRENT

<u>AREA OF DISTURBANCE</u>	<u>1 & 2 FAMILY</u>	<u>ALL OTHERS*</u>
0 - 1,500 sq. ft. (includes site restoration & septic)	\$ 170.00	\$ 300.00
1,501 - 15,000 sq. ft.	\$ 370.00	\$ 600.00
15,001 - < 1 acre	\$ 600.00	\$ 800.00
1 - < 3 acre	\$ 800.00	\$1,200.00
3 - < 15 acres	\$1,500.00	\$2,500.00
15 - < 30 acres	\$2,000.00	\$3,500.00
30 acres or greater	\$2,500.00	\$4,000.00

Fee includes special inspection, plan review, and inspections: 1) erosion control, 2) stripping and/or clearing, 3) rough grading, 4) final grading, 5) seeding and landscaping deadlines, 6) final stabilization and landscaping.

**Includes non-residential, multi-family, subdivisions, commercial*

PROPOSED

<u>AREA OF DISTURBANCE</u>	<u>1 & 2 FAMILY</u>	<u>ALL OTHERS*</u>
0 - 1,500 sq. ft. (includes site restoration & septic)	\$ 179.00	\$ 315.00
1,501 - 15,000 sq. ft.	\$ 389.00	\$ 630.00
15,001 - < 1 acre	\$ 630.00	\$ 840.00
1 - < 3 acre	\$ 840.00	\$1,260.00
3 - < 15 acres	\$1,575.00	\$2,625.00
15 - < 30 acres	\$2,100.00	\$3,675.00
30 acres or greater	\$2,625.00	\$4,200.00

Fee includes special inspection, plan review, and inspections: 1) erosion control, 2) stripping and/or clearing, 3) rough grading, 4) final grading, 5) seeding and landscaping deadlines, 6) final stabilization and landscaping.

**Includes non-residential, multi-family, subdivisions, commercial*

**Planning, Building and Development Department
Land Development Fee Schedule**

Effective:

Current: March 15, 2005 Proposed: December 1, 2006

CURRENT

<u>Additional Services (Add-on-Fees)</u>	<u>1 & 2 FAMILY</u>	<u>ALL OTHERS*</u>
1) Application Extension	\$ 60.00	\$ 120.00
2) Floodplain/Flood Table (new structure, addition, alterations, fill)	\$ 250.00	\$ 300.00
3) Hydrology Review or Detention Basin	\$ 300.00	\$ 400.00
4) Inspection	\$ 60.00	\$ 90.00
5) Permit Amendment	\$ 60.00	\$ 120.00
6) Permit Expiration Extension	\$ 100.00	\$ 300.00
7) Permit Plan Revision	\$ 60.00	\$ 120.00
8) Plan Review	\$ 60.00	\$ 120.00
9) Subdivisions over 60 lots (per lot)	N/A	\$ 50.00
10) Violation Posting Administrative Fees	\$ 160.00	\$ 510.00

PROPOSED

<u>Additional Services (Add-on-Fees)</u>	<u>1 & 2 FAMILY</u>	<u>ALL OTHERS*</u>
1) Application Extension	\$ 63.00	\$ 126.00
2) Floodplain/Flood Table (new structure, addition, alterations, fill)	\$ 263.00	\$ 315.00
3) Hydrology Review or Detention Basin	\$ 315.00	\$ 420.00
4) Inspection	\$ 63.00	\$ 95.00
5) Permit Amendment	\$ 63.00	\$ 126.00
6) Permit Expiration Extension	\$ 105.00	\$ 315.00
7) Permit Plan Revision	\$ 63.00	\$ 126.00
8) Plan Review	\$ 63.00	\$ 126.00
9) Subdivisions over 60 lots (per lot)	N/A	\$ 53.00
10) Violation Posting Administrative Fees	\$ 168.00	\$ 536.00
11) As Built Foundation Review	\$ 100.00	\$ 100.00

CURRENT

<u>Wetland Services (Add-on-Fees)</u>	<u>1 & 2 FAMILY</u>	<u>All OTHERS*</u>
1) Jurisdictional Determination/No Impact Determination	\$ 250.00	\$ 450.00
Jurisdictional Determination/Minor Project Inspection	\$ 75.00	N/A
2) Delineation-property < 1.0 ac.	\$*1,200.00	N/A
1.0 ac. -< 2.5 ac.	\$*1,500.00	N/A
(*pre-approval required) 2.5 ac. -< 5.0 ac.	\$*2,000.00	N/A
5.0 ac. or greater	\$*2,500.00	N/A
3) Delineation Report Concurrence Review	\$ 250.00	\$ 500.00

**Planning, Building and Development Department
Land Development Fee Schedule**

Effective:

Current: March 15, 2005 Proposed: December 1, 2006

CURRENT (Continued)

<u>Wetland Services (Add-on-Fees)</u>		<u>1 & 2 FAMILY</u>	<u>ALL OTHERS*</u>
4)	Impact IWLC Cat 1 0 ac. - < 1.0 ac. Cat 2 1.0 ac. - < 2.0 ac. Cat 3 2.0 ac. or HQAR	\$ 500.00 \$ 1,600.00 \$ 2,500.00	\$1,000.00 \$2,600.00 \$3,100.00
5)	Hydrology Review Cat 1-3	+25% to #4 above	+25% to #4 above
6)	Mitigation Review Cat 1-3	+100% to #4 above	+100% to #4 above
7)	Enhancement-property Cat 4 < 1.0 ac. 1.0 ac. or greater	\$ 750.00 \$1,500.00	\$ 750.00 \$1,500.00
8)	Resubmittal	\$ 105.00	\$ 105.00
9)	Sec. 404 Compile Permit to USACE (<i>*pre-approval required</i>)	\$ *300.00	N/A
10)	Disturbance Review – Restoration	\$ 250.00	\$ 500.00
11)	Enforcement Action	\$ 160.00	\$ 510.00

PROPOSED

<u>Wetland Services (Add-on-Fees)</u>		<u>1 & 2 FAMILY</u>	<u>ALL OTHERS*</u>
1)	Jurisdictional Determination/No Impact Determination Jurisdictional Determination/Minor Project Inspection	\$ 263.00 \$ 79.00	\$ 473.00 N/A
2)	Delineation-property < 1.0 ac. 1.0 ac. -< 2.5 ac. <i>(*pre-approval required)</i> 2.5 ac. -< 5.0 ac. 5.0 ac. or greater	\$*1,260.00 \$*1,575.00 \$*2,100.00 \$*2,625.00	N/A N/A N/A N/A
3)	Delineation Report Concurrence Review	\$ 263.00	\$ 525.00

<u>Wetland Services (Add-on-Fees)</u>		<u>1 & 2 FAMILY</u>	<u>ALL OTHERS*</u>
4)	Impact IWLC Cat 1 0 ac. - < 1.0 ac. Cat 2 1.0 ac. - < 2.0 ac. Cat 3 2.0 ac. or HQAR	\$ 525.00 \$ 1,680.00 \$ 2,625.00	\$1,050.00 \$2,730.00 \$3,255.00
5)	Hydrology Review Cat 1-3	+25% to #4 above	+25% to #4 above
6)	Mitigation Review Cat 1-3	+100% to #4 above	+100% to #4 above
7)	Enhancement-property Cat 4 < 1.0 ac. 1.0 ac. or greater	\$ 788.00 \$1,575.00	\$ 788.00 \$1,575.00

**Planning, Building and Development Department
Land Development Fee Schedule**

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PROPOSED (Continued)

8) Resubmittal	\$ 110.00	\$ 110.00
9) Sec. 404 Compile Permit to USACE (<i>*pre-approval required</i>)	\$ *315.00	N/A
10) Disturbance Review – Restoration	\$ 263.00	\$ 525.00
11) Enforcement Action	\$ 168.00	\$ 536.00

Current Proposed

BUILDING PERMIT WATERSHED REVIEW FEES

Accessory Building 0 - < 100 sq. ft.-----	\$ 5.00	\$ 6.00
Accessory Building 100 - 600 sq. ft.-----	\$ 15.00	\$ 16.00
Accessory Building > 600 sq. ft.-----	\$ 20.00	\$ 21.00
SFD-----	\$ 25.00	\$ 26.00
SFD Alteration/Addition-----	\$ 20.00	\$ 21.00
Fence-----	\$ 5.00	\$ 6.00
Seawall-----	\$ 25.00	\$ 26.00
Commercial Bldg. 0 - 1,000 sq. ft.-----	\$ 35.00	\$ 37.00
Commercial Bldg. > 1,000 sq. ft.-----	\$ 50.00	\$ 53.00
Retaining Wall-----	\$ 15.00	\$ 16.00
Principal Structure in subdivision under bond-----	\$200.00	\$ 210.00
Misc: e.g., Roofing, Siding, Elect, Demo, A/C-----	\$ 5.00	\$ 6.00

**Planning, Building and Development Department
Land Development Fee Schedule**

Effective:

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ZONING FEE SCHEDULE

CUSTOMER CONTACT

Activities: Discussion with customers over the phone and/or in person, consultation of various maps, regulations, etc.

Service

Phone Contact----- No Charge

Customer Meeting----- No Charge

Current Proposed

ZONING LETTERS (When a request is made for a written response)

Activities: Zoning classification, map creation and printing, site visit when applicable, filing, documentation.

Service

Zoning Letter (Zoning, Setback, Buildability)-----	\$ 50.00	\$ 55.00
Legal Nonconforming Status -----	\$175.00	\$ 200.00
Zoning Interpretation -----	\$175.00	\$ 200.00
Home Occupation -----	\$175.00	\$ 200.00
Applicant-Initiated Administrative Conditional Use Permit-----	No Charge	\$ 200.00

Agricultural Exemption ----- NO CHARGE

ZONING REVIEW OF BUILDING PERMITS: RESIDENTIAL

Activities: Check compliance with pertinent UDO regulations, filing and recording.

Service

Principal Use/Structure or Addition to Principal Use/Structure-----	\$ 75.00	\$ 80.00
Accessory Use/Structure or Additions to Accessory Structure-----	\$ 45.00	\$ 50.00
Multi Family		
Per Unit-----	\$ 45.00	\$ 50.00
Minimum-----	\$135.00	\$145.00

ZONING REVIEW OF BUILDING PERMITS: NON-RESIDENTIAL

Activities: Check compliance with pertinent UDO regulations, inquiries, site visit, filing and recording.

Service

Non-residential use or structure and additions to non-residential use or structure (when site capacity and site plan review not required.)	\$0.15/sf,	\$0.20/sf,
-----	\$350.00	\$370.00
	minimum	minimum

**Planning, Building and Development Department
Land Development Fee Schedule**

Effective:

Current: March 15, 2005 Proposed: December 1, 2006

	<u>Current</u>	<u>Proposed</u>
<u>ZONING REVIEW OF SITE DEVELOPMENT PERMITS</u>		
Activities: Check compliance with pertinent UDO regulations.		

Service

Residential-----	\$ 45.00	\$ 50.00
Non-Residential-----	\$ 75.00	\$ 80.00

SIGN PERMIT REVIEW

Activities: Check compliance with pertinent UDO regulations, filing and recording.

Service

All Signs -----	\$2.00/sf, \$80.00 minimum	\$2.10/sf. \$85.00 minimum
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R.V. AND MOBILE HOME PARK PERMITS

Activities: Check compliance with pertinent UDO regulations.

Service

New Structures in R.V. and Mobile Home Parks-----	\$ 65.00	\$ 70.00
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MOBILE HOME AND RECREATIONAL VEHICLE LICENSE RENEWAL

Service

Each year per park-----	\$ 160.00	\$ 160.00
Each pad within park-----	\$ 25.00	\$ 25.00

TELECOMMUNICATION FACILITIES

Activities: Initial contact with applicant, application review,
(neighbor notice, post-permit activities,)
expedited service as required by state statute.

	<u>Current</u>	<u>Proposed</u>
<u>Service</u>		
New Towers-----	\$3,500.00	\$4,000.00
Co-Locates-----	\$1,200.00	\$1,300.00
Ground-Based Structures Only-----	\$1,200.00	\$ 500.00
	<u>Current</u>	<u>Proposed</u>

**Planning, Building and Development Department
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UTILITY INSTALLATIONS

Activities: Initial contact with applicant, application review, contact with State's Attorney's Office.

Service

All Utility Installations -----\$1,200.00 \$1,300.00

TEMPORARY USE PERMITS

Activities: Check compliance with UDO regulations, pre and post-permit activity.

Current

Proposed

Service

Events of Public Interest

Residential and Institutional;
Neighborhood Associations-----

\$60.00 for 1st event, \$35.00
for each subsequent event
during calendar year.

\$65.00 for 1st event, \$35.00
for each subsequent event
during calendar year.

Commercial-----

\$185.00 for 1st event, \$65.00
for each subsequent event
during calendar year.

\$185.00 for 1st event, \$65.00
for each subsequent event
during calendar year.

Temporary Uses associated with Agricultural Uses
(Farm Stands, Events Associated with
Farm Uses, etc.)-----

NO CHARGE

Commercial Multi-Permit -----

N/A

\$50.00 per event
(NEW FEE)
(Unless CUP conditions
dictate otherwise)

All other Temporary
Uses and Structures-----

\$60.00 for 1st event, \$35.00 -
for each subsequent event
during calendar year

\$65.00 for 1st event, \$35.00
for each subsequent event
during calendar year.

**Planning, Building and Development Department
Land Development Fee Schedule**

Effective:

Current: March 15, 2005 Proposed: December 1, 2006

	<u>Current</u>	<u>Proposed</u>
<u>GENERAL SITE INSPECTIONS (When necessary to render a written zoning decision)</u>		
Activities: Site Visit.		
<u>Service</u>		
Residential Inspections -----	\$70.00	\$ 80.00
	<u>Current</u>	<u>Proposed</u>
Non-Residential Inspections-----	\$80.00	\$ 85.00
<u>CONDITION MONITORING INSPECTIONS (for Conditional Use Permits and Variations approved subject to conditions).</u>		
Activities: Site visit, filing, documentation.		
<u>Service</u>		
Variation Inspection-----	\$ 80.00	\$ 85.00
CUP Bi-Annual Monitoring Inspection-----	\$ 80.00	\$ 85.00
<u>PARCEL CONSOLIDATIONS</u>		
Activities: Check UDO applicability, assist client with documentation, filing and recording.		
<u>Service</u>		
Parcel Consolidations-----	\$70.00	\$ 75.00
<u>ISR INCREASE FROM 50% TO 60%</u>		
Activities: Check UDO applicability, analyze documentation, filing and recording.		
<u>Service</u>		
ISR Increase from 50% to 60%-----	\$70.00	\$ 75.00

**Planning, Building and Development Department
Land Development Fee Schedule**

Effective:

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ZONING BOARD OF APPEALS FEE SCHEDULE

	<u>Current</u>	<u>Proposed</u>
<u>MAP AMENDMENT TO AN AGRICULTURAL, RESIDENTIAL OR OPEN SPACE ZONE</u>		
Less than 2 acres-----	\$1,265.00	\$1,400.00
2 acres but less than 5 acres-----	\$2,100.00	\$2,300.00
5 acres but less than 10 acres-----	\$2,900.00	\$3,200.00
10 acres to 20 acres-----	\$3,200.00	\$3,500.00
21 acres but less than 200 acres-----	\$3,500.00	\$3,850.00
Plus each additional full acre over 21 acres-----	\$ 20.00	\$ 25.00
201 acres or more-----	\$4,500.00	\$5,000.00
Plus each additional full acre over 201 acres-----	\$ 10.00	\$ 15.00

MAP AMENDMENT TO A COMMERCIAL OR INDUSTRIAL ZONE

Less than 2 acres-----	\$2,600.00	\$2,850.00
2 acres but less than 5 acres-----	\$3,500.00	\$3,850.00
5 acres but less than 10 acres-----	\$5,100.00	\$5,600.00
10 acres to 100 acres-----	\$6,800.00	\$7,500.00
101 acres or more-----	\$8,400.00	\$9,250.00
Plus each additional full acre over 101 acres-----	\$ 80.00	\$ 90.00

CONDITIONAL USE PERMITS

All Delegated CUPs requiring only Zoning Board of Appeals approval----- \$1,800.00 \$2,000.00

All conditional use requiring County Board approval except as listed below:

20 acres or less-----	\$2,850.00	\$3,150.00
Each additional full acre over 20 acres-----	\$ 35.00	\$ 40.00
Cemetery Addition-----	\$1,815.00	\$2,000.00
Outdoor Recreational Uses		
20 acres or less-----	\$2,400.00	\$2,520.00
Each additional full acre-----	\$ 35.00	\$ 37.00
Mobile Home Parks, 10 acres or less-----	\$2,915.00	\$3,061.00
Each additional full acre-----	\$ 35.00	\$ 37.00
Recreational Vehicle Parks, 20 acres or less-----	\$3,245.00	\$3,407.00
Each additional full acre-----	\$ 35.00	\$ 37.00
PUD w/new streets-----	\$3,900.00	\$4,300.00
PUD w/o new streets-----	\$3,500.00	\$3,900.00

**Planning, Building and Development Department
Land Development Fee Schedule**

Effective:

Current: March 15, 2005 Proposed: December 1, 2006

FEES

CURRENT

<u>Major Variation (1, 2)</u>	<u>Normal</u>	<u>To Correct a Violation</u>
First Variation on lot or parcel	\$800.00	\$1,550.00
Each Additional Variation	\$ 55.00	\$ 55.00
<u>Minor Variation (1)</u>		
First Variation on lot or parcel	\$550.00	\$1,550.00
Each Additional Variation	\$ 30.00	\$ 30.00

- 1) Cost of publishing a legal notice will be paid by applicant in addition to fee.
- 2) The cost of a Court Reporter shall be paid by applicant and one copy of transcript provided to the County ZBA.

PROPOSED

<u>Major Variation (1, 2)</u>	<u>Normal</u>	<u>To Correct a Violation</u>
First Variation on lot or parcel	\$900.00	\$1,700.00
Each Additional Variation	\$ 60.00	\$ 60.00
<u>Minor Variation (1)</u>		
First Variation on lot or parcel	\$600.00	\$1,700.00
Each Additional Variation	\$ 35.00	\$ 35.00

- 1) Cost of publishing a legal notice will be paid by applicant in addition to fee.
- 2) The cost of a Court Reporter shall be paid by applicant and one copy of transcript provided to the County ZBA.

	<u>Current</u>	<u>Proposed</u>
ADMINISTRATIVE APPEALS	\$ 275.00	\$ 350.00

**Planning, Building and Development Department
Land Development Fee Schedule**

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CURRENT/PROPOSED

SUBDIVISION, SITE CAPACITY/SITE PLAN REVIEW FEE SCHEDULE

REVIEW ACTIVITY

Subdivision Planning and Review	MINOR SUBDIVISIONS (1)		MAJOR SUBDIVISIONS (2)		
	FEE WITH SANITARY SEWER		FEE WITH SANITARY SEWER		
	Per Plat	Per Lot Fee	Per Plat	Per Lot Fee <= 70 Lots	Additional Per Lot Fee > 70 Lots
Concept Plan/Land Planning Conference					
Preliminary Plat & Preliminary Engineering*	400/440	N/A	475/525	N/A	N/A
Final Engineering**	N/A	400/440	N/A	350/400	200/230
Final Plat**	N/A	375/410	N/A	325/350	225/250
Amendment to Final Plat	N/A	355/400	N/A	350/385	250/275
	600/650	N/A	600/650	N/A	N/A
Subdivision Planning and Review	FEE WITH SEPTIC		FEE WITH SEPTIC		
	Per Plat	Per Lot Fee	Per Plat	Per Lot Fee <= 70 Lots	Additional Per Lot Fee > 70 Lots
Concept Plan/Land Planning Conference					
Preliminary Plat & Preliminary Engineering*	325/360	N/A	400/440	N/A	N/A
Final Engineering**	N/A	350/385	N/A	300/330	150/165
Final Plat**	N/A	325/360	N/A	275/300	175/190
Amendment to Final Plat	N/A	305/335	N/A	300/330	200/220
1 - Minor Subdivisions = Subdivisions 5 lots or less, Lot Splits or Final Plat Amendments					
2 - Major Subdivisions = Subdivisions greater than 5 lots	575/600	N/A	575/600	N/A	N/A

* \$10,000 Maximum Fee for Preliminary Plat and Preliminary Engineering Review (Current)

** \$20,000 Maximum Fee for Final Plat and Final Engineering Review (Current)

* \$20,000 Maximum Fee for Preliminary Plat and Preliminary Engineering Review (Proposed)

** \$35,000 Maximum Fee for Final Plat and Final Engineering Review (Proposed)

Subdivision/Development Guarantee Administration

Performance Inspection	135.00 per lot to a maximum of \$10,000
Maintenance Inspection	80.00 per lot to a maximum of \$6,000

Planning, Building and Development Department

Land Development Fee Schedule

Effective:

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Unimproved Road Development Fees

Plan Administration and Review	Same fee as the Major Subdivision Final Engineering review fee based on the number of lots to be developed.
Guarantee Administration	\$80.00 Per Lot Served by New Road (current)
Guarantee Administration	\$100.00 Per Lot Served by New Road (proposed)
Assurance Extensions	\$200.00

Planned Unit Development Planning and Review

Fees for review of Preliminary Development Plans including Engineering shall be the same as those for a Preliminary Plat. Fees for review of the Final Development Plans and Final Engineering shall be the same as those fees for review of the Final Plat and Final Engineering.

PUDs containing multi-family lots shall pay preliminary plat/development plan, final plat and final engineering fees comparable to .5 lot/dwelling unit.

Review Fees

Amendments to Final Development Plans	1100/ 1200 – Minor Amendment	1200/ 1500 – Major Amendment
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Plan Amendment and Review

Amendment to Final Engineering Plans	1000/ 1100 for plan reviews without review of drainage calculations. 1200/ 1300 for plan reviews including review of drainage calculations.
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Amendment to Final Landscape Plan	250/ 300
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Site Capacity and Site Plan Review

1) Major Development *	\$1,200.00/ \$1,500
2) Moderate Development**	\$600.00/ \$700.00
3) Minor Development***	\$400.00/ \$450.00

*Developments that require both site capacity review and a Staff Review Committee meeting.

**Developments that require site capacity review and no Staff Review Committee meeting.

***Developments that require no site capacity review or Staff Review Committee meeting.

On-site Conferences	200/ 220
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Natural Resource Reviews

Woodland Resource Determination	100.00/ 150.00
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**Planning, Building and Development Department
Land Development Fee Schedule**

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Woodland Delineation Review	200.00/300.00
Woodland Disturbance Inspection	100.00/150.00
Reforestation Plan Review and Inspection	250.00/500.00

PLAT/STREET VACATION FEE SCHEDULE

**Plat and Street/Alley
Vacations**

Plat Vacation - No Public ROW Included	950
Plat Vacation - Public ROW Included	4700
Street/Alley Vacation	950/1000

Formula for determining the
purchase price for the
vacated road or plat:

$$\frac{[(AAV^* \times 3) \times \text{Area of Plat or Road}] \times 2}{3} = \text{Purchase Price}$$

* Average Assessed Value

Miscellaneous

Variation from Subdivision Ordinance	200/250
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