

Planning, Building and Development Department Land Development Fee Schedule

Effective: July 2, 2018

ANNUAL ADJUSTMENT OF FEES

All fees will be increased annually at the beginning of every fiscal year by either 2 percent or the most recent available Lake County Consumer Price Index, whichever is lesser.

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 (Residential)

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. Unit of volume of cost: Figure a major fraction as a full unit.

REGISTRATIONS

The following permit types can be applied for as over-the-counter approvals should they meet the conditions set forth in the department's registration program. Please refer to the department's website for the applications and associated conditions based project type.

Reroofing a Home -----	\$30.00
Residing a Home -----	\$30.00
Shed (less than 100 ft2) -----	\$30.00
Perimeter Fence -----	\$30.00
Stoop Replacement -----	\$30.00
Pergola -----	\$30.00
Window Replacement -----	\$30.00
Minor Demolition -----	\$30.00
Water Heater Replacement -----	\$30.00
Free Standing Gazebo or Screenroom -----	\$30.00
Air Conditioner Replacement -----	\$30.00
Bee-keeping -----	\$30.00
Chickens and Chicken Coops -----	\$30.00
Hoop Houses -----	\$30.00

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1&2 FAMILY PRINCIPAL BUILDING CONSTRUCTION OR ADDITION

Fee per 1,000 Cubic Feet-----	\$67.00
Minimum-----	\$84.00
(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.	

ANY OTHER PRINCIPAL BUILDINGS OR ADDITIONS

Fee Per 1,000 Cubic Feet-----	\$51.00
Minimum-----	\$84.00

ACCESSORY BUILDINGS

Fee per 1,000 Cubic Feet -----	\$29.00
Minimum-----	\$38.00
Additions and incidental associated with accessory buildings -----	\$38.00
Accessory buildings at and under 100 square feet of floor area (Registration Fee)-----	\$27.00

PLUMBING

Base Charge-----	\$170.00
Fixture each @-----	\$27.00
Domestic Water Heater each @-----	\$27.00
Swimming Pool	
Residential - Above Ground-----	\$81.00
Residential - Below Ground-----	\$162.00
Alteration-----	\$84.00
Sprinkler (Fire) per head-----	\$10.00
Minimum-----	\$84.00
Sprinkler (Lawn) per head-----	\$9.00
Minimum-----	\$84.00
a) Minimum plumbing alteration-----	\$84.00
b) Minimum electrical alteration-----	\$84.00

ELECTRICAL WORK

New 1&2 Family Dwelling Base Charge (per living unit)-----	\$170.00
Residential remodeling, alterations, garages, additions, etc.-----	\$84.00
Residential electrical service replacement-----	\$84.00

HEATING

Residential (per living unit)-----	\$170.00
Alterations-----	\$84.00

AIR CONDITIONING

Residential (per living unit)-----	\$84.00
Residential remodeling, additions-----	\$84.00
Replacement of a unit-----	\$84.00
Duct work-----	\$84.00

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WATER SUPPLY

Administration and Enforcement -----\$44.00

SEWER DISPOSAL

Administration and Enforcement -----\$44.00

CERTIFICATE OF OCCUPANCY

1 and 2 Family Dwellings (per living unit)-----\$ 170.00
Garages, Accessory Buildings over 100 square feet-----\$ 40.00
Additions over 100 square feet-----\$ 42.00
Temporary Certificates of Occupancy (90 days maximum)
Residential-----\$ 84.00

EXAMINATION OF PLANS

The fee for plan review(s) shall be paid for a principal building and all accessory building as follows:

1 & 2 Family Dwellings
0 to 1,499 square feet-----\$ 170.00
1,500 — 2,499 square feet-----\$ 262.00
2,500 — 3,999 square feet-----\$ 337.00
4,000 and over-----\$ 419.00
Accessory Buildings and Additions
100 square feet to 600 square feet-----\$ 52.00
Over 600 square feet-----\$ 76.00
Phase Permits (per phase)
Residential-----\$ 161.00

REPAIRS AND ALTERATIONS

Residential, fee per \$1,000 of estimated cost of construction-----\$ 18.00
Minimum-----\$ 76.00
Residing or reroofing, each at-----\$ 27.00*
(*exception: reroofing/residing projects not entitled to registration - \$52.00)

PRELIMINARY AND SPECIAL INSPECTIONS

Residential moving, raising, shoring, underpinning, new foundation and remodeling work for existing structures or repairing fire damaged structures-----\$ 80.00
Residential decks, porches, stoops, garages-----\$ 76.00
Residential additions-----\$ 80.00

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MOVING, RAISING, SHORING, UNDERPINNING OF STRUCTURES

0 to 2,500 square feet-----	\$ 80.00
Over 2,500 square feet-----	\$ 157.00

DEMOLITION

Each major building-----	\$ 80.00
Each minor building-----	\$ 42.00

SWIMMING POOLS (18 foot diameter = 250 square feet)

Private - Above ground, over 24" deep or over 250 sq.ft. in surface area-----	\$ 76.00
Private - Partially or totally submerged-----	\$ 150.00

FENCES

0 to 299 lineal feet-----	\$38.00
300 to 599 lineal feet-----	\$72.00
Over 600 lineal feet-----	\$109.00
Interior Fences (If Eligible for Registration)-----	\$30.00

*Registration Fee (Proposed Fee Decrease)

TOWERS, ELEVATORS, ETC.

On which the Cubic Feet basis of measurement is not practical, fee per \$1,000 of estimated cost of construction-----	\$ 13.00
Minimum-----	\$ 86.00
Residential Towers, etc.-----	\$ 86.00
Retaining Wall - Sea Wall fee per \$1,000 of estimated cost of Construction-----	\$ 13.00
Minimum-----	\$ 86.00
Temporary Structure-----	\$ 80.00
Elevator, Dumbwaiter, new each @-----	\$ 261.00
Elevator, Dumbwaiter, repairs each @-----	\$ 143.00

CHANGE IN USE (Land or Building)

Residential-----	\$ 80.00
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TEMPORARY USE PERMITS (Building Code Portion)-----

\$ 42.00

NEW MOBILE HOME SITES & RECREATIONAL VEHICLE SITES

(Per pad including utilities)-----	\$ 80.00
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****POSTING PROPERTY**

Administrative fee----- \$80.00

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.

GENERAL NOTES:

Additional inspection(s) charged at above rates (per inspection)

Multipliers to be used on detached single family dwellings and two family dwellings

One-Story on piers or slab ----- 11 feet

One-Story Foundation Walls, No Basement (Crawl Space) ----- 14 feet

One-Story With Basement, or One and One-Half Story Foundation Walls,
No Basement ----- 18 feet

Two-Story Foundation Walls, No Basement or One and One-Half Story
With Basement ----- 24 feet

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BUILDING PERMIT FEE SCHEDULE (Commercial)

Volume computations:

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.

NON-RESIDENTIAL PRINCIPAL BUILDINGS OR ADDITIONS

Fee Per 1,000 Cubic Feet-----	\$ 58.00
Minimum-----	\$ 97.00

ACCESSORY BUILDINGS

Fee per 1,000 Cubic Feet -----	\$ 39.00
Minimum-----	\$ 51.00
Additions and incidental or accessory buildings under 100 square feet-----	\$ 51.00

PLUMBING

Base Charge (commercial/industrial)-----	\$ 194.00
Apartments/townhouses (per living unit)-----	\$ 194.00
Fixture each @-----	\$ 31.00
Domestic Water Heater each @-----	\$ 31.00
Swimming Pool -----	\$ 575.00
Alteration-----	\$ 92.00
Sprinkler (Fire) per head-----	\$ 11.00
Minimum-----	\$ 97.00
Sprinkler (Lawn) per head-----	\$ 9.00
Minimum-----	\$ 97.00
a) Minimum plumbing alteration-----	\$ 92.00
b) Minimum electrical alteration-----	\$ 92.00

ELECTRICAL WORK

Base Charge Commercial/industrial per 1,500 sq.ft-----	\$ 97.00
Minimum-----	\$ 194.00
Multi-Family Building (per living unit)-----	\$ 143.00
Commercial or industrial electrical service replacement-----	\$ 97.00
Service Station Pumps, per pump-----	\$ 51.00
Alteration-----	\$ 92.00

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HEATING

Commercial or industrial fee per 1,500 sq.ft.-----	\$ 97.00
Minimum-----	\$ 97.00
Commercial or industrial remodeling, fee per 1,500 sq.ft. Min-----	\$ 48.00
Minimum-----	\$ 92.00
Multi-Family Building (per living unit)-----	\$ 97.00
Alterations-----	\$ 92.00

AIR CONDITIONING

Commercial or industrial, fee per 1,500 sq.ft.-----	\$ 51.00
Minimum-----	\$ 97.00
Commercial or industrial remodeling, fee per 1,500 sq.ft.-----	\$ 48.00
Minimum-----	\$ 92.00
Replacement of a unit-----	\$ 92.00
Duct work-----	\$ 92.00

WATER SUPPLY

Administration and Enforcement -----	\$ 51.00
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SEWER DISPOSAL

Administration and Enforcement -----	\$ 51.00
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CERTIFICATE OF OCCUPANCY

Commercial or industrial fee per 1,500 sq.ft., Minimum-----	\$ 68.00
Minimum Team Inspection-----	\$ 289.00
Per Living Unit (Apartments)-----	\$ 97.00
Motel, Hotel, Dormitories, Nursing Homes (per unit)-----	\$ 97.00
Supporting area, fee per 1,000 sq.ft.-----	\$ 14.00
Minimum-----	\$ 97.00
Garages and Accessory Buildings over 100 sq ft-----	\$ 62.00
Temporary Certificates of Occupancy (90 days maximum)	
Commercial/Industrial-----	\$ 289.00

EXAMINATION OF PLANS

Commercial/Industrial, fee per 50,000 cubic feet-----	\$ 194.00
Minimum-----	\$ 194.00
Multi-Family	
Apartments per living unit-----	\$ 97.00
Motel, Hotel, Dormitories, Nursing Homes (per unit)-----	\$ 58.00
Plus fee per 1,000 Cubic Feet for support area (excluding halls) \$	14.00
Accessory Buildings and Additions	
100 square feet to 600 square feet-----	\$ 68.00
Over 600 square feet-----	\$ 97.00
Phase Permits (per phase)	
Commercial/industrial-----	\$ 480.00

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REPAIRS AND ALTERATIONS

Commercial, fee per \$1,000 of estimated cost of construction-----	\$ 21.00
Minimum-----	\$ 92.00
Residing or reroofing, <u>each</u> at-----	\$ 65.00

PRELIMINARY AND SPECIAL INSPECTIONS

Commercial/industrial team inspection-----	\$ 366.00
Commercial/industrial work not requiring more than 1 inspector-----	\$ 92.00

MOVING, RAISING, SHORING, UNDERPINNING OF STRUCTURES

0 to 2,500 square feet-----	\$ 92.00
Over 2,500 square feet-----	\$ 181.00

DEMOLITION

Each major building-----	\$ 97.00
Each minor building-----	\$ 51.00

SWIMMING POOLS

Commercial-----	\$ 575.00
(Plus applicable fees for plumbing and electric)	

FENCES

0 to 299 lineal feet-----	\$ 51.00
300 to 599 lineal feet-----	\$ 97.00
Over 600 lineal feet-----	\$ 145.00

TOWERS, BLEACHERS, ELEVATORS, ETC.

On which the Cubic Feet basis of measurement is not practical, fee per \$1,000 of estimated cost of construction-----	\$ 14.00
Minimum-----	\$ 97.00
Television Towers, etc.-----	\$ 97.00
Retaining Wall - Sea Wall fee per \$1,000 of estimated cost of Construction-----	\$ 14.00
Minimum-----	\$ 97.00
Temporary Structure-----	\$ 97.00
Gasoline Tanks above ground, each @-----	\$ 97.00
Gasoline Tanks below ground, each @-----	\$ 189.00
Gasoline Island pumps, each @-----	\$ 97.00
Canopies, each @-----	\$ 189.00
Elevator, Dumbwaiter, and Escalator, new each @-----	\$ 289.00
Elevator, Dumbwaiter, and Escalator, repairs each @-----	\$ 160.00
Elevator, Semi-Annual Inspection-----	\$ 167.00
Dumbwaiter and Escalators Semi-Annual Inspection-----	\$ 145.00
Signs-----	\$ 97.00

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CHANGE IN USE (Land or Building)
Commercial or Industrial-----\$ 189.00

TEMPORARY USE PERMITS (Building Code Portion)-----\$ 51.00

****POSTING PROPERTY**
Administrative fee-----\$ 97.00
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.

GENERAL NOTES:
Additional inspection(s) charged at above rates (per inspection)

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SITE DEVELOPMENT PERMIT FEE SCHEDULE (Residential)

<u>AREA OF DISTURBANCE</u>	<u>1 & 2 FAMILY</u>
0 - 1,500 sq. ft. (includes site restoration & septic)	\$ 213.00
1,501 - 15,000 sq. ft.	\$ 515.00
15,001 - < 1 acre	\$ 833.00
1 - < 3 acre	\$1,111.00
3 - < 15 acres	\$2,083.00
15 - < 30 acres	\$2,778.00
30 acres or greater	\$3,473.00
Topdressing due to subsidence	\$ 168.00

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.

<u>Additional Services (Add-on-Fees)</u>	<u>1 & 2 FAMILY</u>
1) Application Extension	\$ 84.00
2) Floodplain/Flood Table (new structure, addition, alterations, fill)	\$ 348.00
3) Hydrology Review or Detention Basin	\$ 418.00
4) Inspection	\$ 84.00
5) Permit Amendment	\$ 84.00
6) Permit Expiration Extension	\$ 139.00
7) Permit Plan Revision	\$ 91.00
8) Plan Review	\$ 91.00
9) Subdivisions over 60 lots (per lot)	See "All Others"
10) Violation Posting Administrative Fees	\$ 223.00
11) As Built Foundation Review	\$ 132.00

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Wetland Services (Add-on-Fees)

1 & 2 FAMILY

1) Jurisdictional Determination/No Impact Determination		\$ 378.00
Each Additional Wetland		\$ 126.00
Jurisdictional Determination/Minor Project Inspection		\$ 126.00
2) Delineation-property < 1.0 ac.		\$*2,048.00
1.0 ac. -< 2.5 ac.		\$*2,321.00
(*pre-approval required) 2.5 ac. -< 5.0 ac.		\$*3,413.00
5.0 ac. or greater		\$*4,095.00
3) Delineation Report Concurrence Review		\$ 378.00
4) Impact IWLC Cat 1 0 ac.- < 1.0 ac.		\$ 919.00
Cat 2 1.0 ac. - < 2.0 ac.		\$ 2,625.00
Cat 3 2.0 ac. or HQAR		\$ 4,095.00
5) Hydrology Review Cat 1-3		+31% to #4 above
6) Mitigation Review Cat 1-3		+125% to #4 above
7) Enhancement-property Cat 4 < 1.0 ac.		\$ 1,181.00
1.0 ac. or greater		\$ 2,625.00
8) Resubmittal		\$ 150.00
9) Sec. 404 Compile Permit to USACE (*pre-approval required)		\$ * 656.00
10) Disturbance Review – Restoration		\$ 656.00
11) Enforcement Action		\$ 329.00

BUILDING PERMIT WATERSHED REVIEW FEES

Accessory Building 0 - < 100 sq. ft. -----	\$ 10.00
Accessory Building 100 - 600 sq. ft.-----	\$ 22.00
Accessory Building > 600 sq. ft. -----	\$ 28.00
SFD-----	\$ 35.00
SFD Alteration/Addition-----	\$ 28.00
Fence -----	\$ 10.00
Seawall-----	\$ 35.00
Retaining Wall-----	\$ 22.00
Misc: e.g., Roofing, Siding, Elect, Demo, A/C-----	\$ 10.00

**If Registration, No Fee

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SITE DEVELOPMENT PERMIT FEE SCHEDULE (Commercial)

<u>AREA OF DISTURBANCE</u>	<u>ALL OTHERS*</u>
0 - 1,500 sq. ft. (includes site restoration & septic)	\$ 468.00
1,501 - 15,000 sq. ft.	\$1,038.00
15,001 - < 1 acre	\$1,384.00
1 - < 3 acre	\$2,075.00
3 - < 15 acres	\$4,325.00
15 - < 30 acres	\$6,054.00
30 acres or greater	\$6,931.00
Topdressing due to subsidence	\$ 202.00

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*

<u>Additional Services (Add-on-Fees)</u>	<u>ALL OTHERS*</u>
1) Application Extension	\$ 208.00
2) Floodplain/Flood Table (new structure, addition, alterations, fill)	\$ 520.00
3) Hydrology Review or Detention Basin	\$ 692.00
4) Inspection	\$ 157.00
5) Permit Amendment	\$ 208.00
6) Permit Expiration Extension	\$ 520.00
7) Permit Plan Revision	\$ 224.00
8) Plan Review	\$ 224.00
9) Subdivisions over 60 lots (per lot)	\$ 88.00
10) Violation Posting Administrative Fees	\$ 883.00
11) As Built Foundation Review	\$ 164.00

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Wetland Services (Add-on-Fees)

ALL OTHERS*

1)	Jurisdictional Determination/No Impact Determination	\$ 756.00
	Each Additional Wetland	\$ 151.00
	Jurisdictional Determination/Minor Project Inspection	N/A
2)	Delineation-property < 1.0 ac.	N/A
	1.0 ac. -< 2.5 ac.	N/A
	(*pre-approval required) 2.5 ac. -< 5.0 ac.	N/A
	5.0 ac. or greater	N/A
3)	Delineation Report Concurrence Review	\$ 907.00
4)	Impact IWLC Cat 1 0 ac.- < 1.0 ac.	\$3,150.00
	Cat 2 1.0 ac. - < 2.0 ac.	\$4,726.00
	Cat 3 2.0 ac. or HQAR	\$6,300.00
5)	Hydrology Review Cat 1-3	+31% to #4 above
6)	Mitigation Review Cat 1-3	+125% to #4 above
7)	Enhancement-property Cat 4 < 1.0 ac.	\$1,417.00
	1.0 ac. or greater	\$3,150.00
8)	Resubmittal	\$ 180.00
9)	Sec. 404 Compile Permit to USACE (*pre-approval required)	N/A
10)	Disturbance Review – Minor Restoration	\$1,182.00
11)	Enforcement Action - Wetlands	\$1,182.00

BUILDING PERMIT WATERSHED REVIEW FEES

Accessory Building 0 - < 100 sq. ft.	-----	\$ 12.00**
Accessory Building 100 - 600 sq. ft.	-----	\$ 26.00
Accessory Building > 600 sq. ft.	-----	\$ 34.00
Fence	-----	\$ 12.00**
Commercial Bldg. 0 - 1,000 sq. ft.	-----	\$ 58.00
Commercial Bldg. > 1,000 sq. ft.	-----	\$ 84.00
Retaining Wall	-----	\$ 26.00
Principal Structure in subdivision under bond	-----	\$ 491.00
Misc: e.g., Roofing, Siding, Elect, Demo, A/C	-----	\$ 12.00**

** If Registration, No Fee

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ZONING FEE SCHEDULE

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)-----	\$ 76.00
Legal Nonconforming Status -----	\$ 265.00
Zoning Interpretation -----	\$ 265.00
Home Occupation -----	\$ 240.00
Applicant-Initiated Administrative Conditional Use Permit-----	\$ 265.00
Agricultural Exemption -----	NO CHARGE
Historical Research (letter required)-----	\$ 265.00
Historical Research (no letter required)-----	\$ 186.00

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-----	\$ 99.00
Accessory Use/Structure or Additions to Accessory Structure-----	\$ 58.00**
Multi Family	
Per Unit-----	\$ 64.00
Minimum-----	\$167.00

** If Registration, No Fee

Zoning Review of Site Development Permits

Activities: Check compliance with UDO regulations

Service

Residential-----	\$ 64.00
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SIGN PERMIT REVIEW

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

Service

All Signs -----	\$2.42/sf, \$100.00 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-----\$ 87.00

MOBILE HOME AND RECREATIONAL VEHICLE LICENSE RENEWAL

Service

Each pad within park each year by due date----- \$ 30.00

Each park each year by due date-----\$ 190.00

15-day late renewal fee per park-----Total Fee times 11%

Each additional month late per park-----Total Fee times 11%

GENERAL SITE INSPECTIONS (when necessary to render a zoning decision)

Activities: Site Visit, filing, documentation

Service

Residential Inspections-----\$ 92.00

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TEMPORARY USE PERMITS

Activities: Check compliance with UDO regulations, notification of permitting agencies

Service

Events of Public Interest

Residential including
Neighborhood Associations-----\$74.00 for 1st event, \$40.00
for each subsequent event
during calendar year.

CONDITION MONITORING INSPECTIONS (for Conditional Use Permits and Variations approved subject to conditions)

Activities: Site visit, filing, documentation.

Service

Variation Condition Monitoring Inspection----- \$ 105.00

CUP Monitoring - Residential-----\$ 105.00

ZONING REVIEW OF BUILDING PERMITS: Non-Residential

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

Service

Non-residential principal use or structure and additions to non-residential use or structure (when site capacity and site plan review not required)

-----\$.26/sf,
\$480.00
minimum

Non-residential accessory use or structure and additions to non-residential accessory use or structure (when site capacity and site plan review not required)

-----\$.13/sf,
\$126.00
minimum

Zoning Review of Site Development Permits

Activities: Check compliance with UDO regulations

Service

Non-Residential-----\$ 113.00

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SIGN PERMIT REVIEW

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

Service

All Signs ----- \$2.42/sf,
\$100.00
minimum

TELECOMMUNICATION FACILITIES

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

Commentary
If a telecommunications facility meets both the definition of a “small wireless facility” and complies with the facility siting criteria as defined in 50 ILCS 835/1 *et seq.* Small Wireless Facility Deployment Act, then the permit fees, as fixed in the Act, shall apply.

Service

New Towers-----\$7,875.00
Co-Locates-----\$2,363.00
Ground-Based Structures Only-----\$1,575.00

UTILITY INSTALLATIONS

Activities: Initial contact with applicant, application review, contact with State’s Attorney’s Office when necessary.

Service

All Utility Installations-----\$1,702.00

GENERAL SITE INSPECTIONS (when necessary to render a zoning decision)

Activities: Site Visit, filing, documentation

Service

Non-Residential Inspections----- \$ 190.00

PARCEL CONSOLIDATIONS (for Lots and unsubdivided Parcels)

Activities: Check UDO applicability, assist client with documentation, consult Map Services as necessary, filing and recording.

Service

Covenant Instruments (Lots)----- \$ 89.00
Covenant Instruments (Unsubdivided Parcels)----- \$166.00

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TEMPORARY USE PERMITS

Activities: Check compliance with UDO regulations, notification of permitting agencies

Service

Events of Public Interest

Institutional (including Non-Profits and Chambers of Commerce)	-----	\$74.00 for 1 st event, \$40.00 for each subsequent event during calendar year.
Commercial (Single Event Permits)	-----	\$215.00 for 1 st event, \$78.00 for each subsequent event during calendar year.
Commercial (Multi-Event Permits allowed by CUP; More than 7 Events)	-----	\$1,155.00 per year (\$1,213.00 with Structures)
All other Temporary Uses and Structures	-----	\$74.00 for 1 st event, \$40.00 for each subsequent event during calendar year

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CONDITION MONITORING INSPECTIONS (for Conditional Use Permits and Variations approved subject to conditions)

Activities: Site visit, filing, documentation.

Service

Variation Condition Monitoring Inspection

Non residential-----\$ 126.00

CUP Monitoring Inspection

Non-Residential-----\$ 190.00

ISR INCREASE FROM 50% TO 60%

Activities: Check UDO applicability, analyze documentation, filing and recording.

Service

ISR Increase from 50% to 60%----- \$92.00

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ZONING BOARD OF APPEALS FEE SCHEDULE

MAP AMENDMENT TO AN AGRICULTURAL, RESIDENTIAL OR OPEN SPACE ZONE

Less than 2 acres-----	\$1,599.00
2 acres but less than 5 acres-----	\$2,646.00
5 acres but less than 10 acres-----	\$3,368.00
10 acres to 20 acres-----	\$4,025.00
21 acres but less than 200 acres-----	\$4,410.00
Plus each additional full acre over 21 acres-----	\$ 27.00
201 acres or more-----	\$5,733.00
Plus each additional full acre over 201 acres-----	\$ 17.00

MAP AMENDMENT TO A COMMERCIAL OR INDUSTRIAL ZONE

Less than 2 acres-----	\$ 3,253.00
2 acres but less than 5 acres-----	\$ 4,410.00
5 acres but less than 10 acres-----	\$ 6,395.00
10 acres to 100 acres-----	\$ 8,600.00
101 acres or more-----	\$10,584.00
Plus each additional full acre over 101 acres-----	\$ 100.00

CONDITIONAL USE PERMITS

All Delegated CUPs requiring only Zoning Board of Appeals approval----- \$2,315.00

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

20 acres or less-----	\$3,638.00
Each additional full acre over 20 acres-----	\$ 50.00
Cemetery Addition-----	\$2,315.00
PUD w/new streets-----	\$4,961.00
PUD w/o new streets-----	\$4,520.00
Amendment to Conditional Use Permit (minor)-----	\$ 360.00
Amendment to Conditional Use Permit (major)-----	FEES ABOVE

Planning, Building and Development Department Land Development Fee Schedule

Effective: July 2, 2018

APPLICATION FOR VARIATION

Major Variation (1, 2)

Normal

First Variation on lot or parcel	\$1,021.00
Each Additional Variation	\$ 66.00

Minor Variation (1)

First Variation on lot or parcel	\$684.00
Each Additional Variation	\$ 39.00

- 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.

Major Variation (1, 2)

To Correct a Violation

First Variation on lot or parcel	\$1,930.00
Each Additional Variation	\$ 66.00

Minor Variation (1)

First Variation on lot or parcel	\$1,930.00
Each Additional Variation	\$ 39.00

- 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.

ADMINISTRATIVE APPEALS	\$ 551.00
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ADMINISTRATIVE VARIATION	\$ 276.00
Each Additional	\$ 28.00

Violation	\$ 386.00
Each Additional	\$ 28.00

TEXT AMENDMENT	\$1,575.00
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Fee for rescheduling a hearing (requires public notice)	\$ 315.00
Fee for unnecessary second hearing	\$ 158.00

Planning, Building and Development Department Land Development Fee Schedule

Effective: July 2, 2018

DEVELOPMENT REVIEW FEE SCHEDULE

PRE-DEVELOPMENT CONFERENCES AND SITE INSPECTIONS

Early Assistance Meeting (nonresidential or subdivision projects)*	\$250.00
Onsite Conferences with developer and/or consultants	\$353.00
On-Site Inspection	\$100.00

NATURAL RESOURCE REVIEWS

Woodland Resource Determination	\$235.00
Woodland Delineation Review	\$441.00 plus \$12.00/acre over 5 acres
Woodland Disturbance Inspection	\$235.00
Reforestation Plan Review and Inspection	\$735.00

*Early Assistance Meeting fee purchase will be credited toward future permits for the presented project

Planning, Building and Development Department Land Development Fee Schedule

Effective: July 2, 2018

SINGLE FAMILY RESIDENTIAL SUBDIVISIONS

REVIEW ACTIVITY

MINOR SUBDIVISIONS ⁽¹⁾

Subdivision Planning and Review

FEE WITH SANITARY SEWER

	Per Plat	Per Lot Fee	Per Unit Fee
Concept Plan/Land Planning Conference	541	N/A	
Preliminary Plat & Preliminary Engineering	N/A	N/A	N/A
Final Engineering	N/A	506	70
Final Plat	N/A	494	47

REVIEW ACTIVITY

MINOR SUBDIVISIONS ⁽¹⁾

Subdivision Planning and Review

FEE WITH SEPTIC

	Per Plat	Per Lot Fee
Concept Plan/Land Planning Conference	441	N/A
Preliminary Plat & Preliminary Engineering	N/A	N/A
Final Engineering	N/A	441
Final Plat	N/A	412

1 - Minor Subdivisions = Subdivisions 5 lots or less, Lot Splits or Final Plat Amendments

2 - Major Subdivisions = Subdivisions greater than 5 lots

Planning, Building and Development Department Land Development Fee Schedule

Effective: July 2, 2018

REVIEW ACTIVITY

Subdivision Planning and Review

Concept Plan/Land Planning Conference
Preliminary Plat & Preliminary Engineering*
Final Engineering**
Final Plat**

MAJOR SUBDIVISIONS ⁽²⁾

FEE WITH SANITARY SEWER

	Per Plat	Per Lot Fee	Per Unit Fee
Concept Plan/Land Planning Conference	647	N/A	
Preliminary Plat & Preliminary Engineering*	N/A	494	59
Final Engineering**	N/A	429	71
Final Plat**	N/A	470	47

REVIEW ACTIVITY

Subdivision Planning and Review

Concept Plan/Land Planning Conference
Preliminary Plat & Preliminary Engineering*
Final Engineering**
Final Plat**

MAJOR SUBDIVISIONS ⁽²⁾

FEE WITH SEPTIC

	Per Plat	Per Lot Fee
Concept Plan/Land Planning Conference	541	N/A
Preliminary Plat & Preliminary Engineering*	N/A	405
Final Engineering**	N/A	371
Final Plat**	N/A	405

1 - Minor Subdivisions = Subdivisions 5 lots or less, Lot Splits or Final Plat Amendments

2 - Major Subdivisions = Subdivisions greater than 5 lots

* \$23,100 Maximum Fee for Preliminary Plat *and* Preliminary Engineering Review

** \$40,950 Maximum Fee for Final Plat *and* Final Engineering Review

Planning, Building and Development Department Land Development Fee Schedule

Effective: July 2, 2018

PLANNED UNIT DEVELOPMENT

Development Type	Preliminary Development Plat/Plan
Multi Family Residential	\$123.00/Unit to maximum of \$24,640
Non-Residential	The greater of \$50.00/1,000 sq. ft. of floor area or \$12.00/2,000 sq. ft. of impervious surface area.
Mixed Use	Fee is based on the greater of the individual fee calculations for each development type within the PUD.

Development Type	Final Development Plat/Plan & Engineering
Multi Family Residential	\$246.00/Unit to maximum of \$43,120
Non-Residential	The greater of \$62.00/1,000 sq. ft. of floor area or \$19.00/2,000 sq. ft. of impervious surface area.
Mixed Use	Fee is based on the greater of the individual fee calculations for each development type within the PUD.

Amendments to Final Development Plans

Minor Amendment	\$1,502.00
Major Amendment	\$1,848.00

Amendments to Final Engineering Plans for Subdivisions and PUDs

For plan reviews without review of drainage calculations	\$1,386.00
For plan reviews including review of drainage calculations	\$1,617.00

Planning, Building and Development Department Land Development Fee Schedule

Effective: July 2, 2018

Amendments to Final Landscape Plans for Subdivisions and PUDs **\$405**

Assurance Administration

Performance Inspection	\$162.00 per lot or 110.00/Unit to a maximum of \$12,662
Maintenance Inspection	\$99.00 per lot or 60.00/Unit to a maximum of \$6,930
Assurance Extensions	\$243.00

Miscellaneous

Variation from Subdivision Ordinance	\$300.00
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Site Capacity and Site Plan Review

1) Major Development *	\$2,310.00
2) Moderate Development**	\$1,733.00
3) Minor Development***	\$809.00

*Developments that require site capacity review and propose a new use or use expansion exceeding 25 percent of the existing floor area or 30 percent of the existing impervious surface ratio.

**Developments that require site capacity review and propose a new accessory use or use expansion of less than 25 percent of the existing floor area or 30 percent of the existing impervious surface ratio.

***Developments that require no site capacity review.

Note: No site capacity/site plan review fee shall apply if the project qualifies for an exemption per Section 151.070(B) of the Lake County Code.

Planning, Building and Development Department Land Development Fee Schedule

Effective: July 2, 2018

Unimproved Road Development Fees

Plan Administration and Review	The greater fee of either the Major Subdivision Final Engineering review based on the number of lots to be developed or \$2,310.
Guarantee Administration	\$116.00 Per Lot Served by New Road

PLAT ACTION FEE SCHEDULE

Plat Amendment with Septic	\$735.00
Plat Amendment with Sanitary Sewer	\$800.00
Plat Vacation	\$1,000.00
Street/Alley Vacation	\$2,150.00