

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

*Effective: December 1, 2023*

**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.....	\$34.00
Residing a Home.....	\$34.00
Shed (Less than 100 sq ft).....	\$34.00
Perimeter Fence.....	\$34.00
Stoop Replacement.....	\$34.00
Pergola.....	\$34.00
Window Replacement.....	\$34.00
Minor Demolition.....	\$34.00
Water Heater Replacement.....	\$34.00
Free Standing Gazebo or Screen room.....	\$34.00
Air Conditioner Replacement.....	\$34.00
Bee-Keeping.....	\$34.00
Chicken and Chicken Coop.....	\$34.00
Hoop Houses.....	\$34.00

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**1&2 FAMILY PRINCIPAL BUILDING CONSTRUCTION OR ADDITION**

Fee Per 1,000 Cubic Feet.....	\$75.00
Minimum.....	\$94.00
(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.....	\$57.00
Minimum.....	\$94.00

**ACCESSORY BUILDINGS**

Fee Per 1,000 Cubic Feet.....	\$32.00
Minimum.....	\$43.00
Additions and incidental associated with accessory buildings.....	\$43.00
Accessory buildings at and under 100 square feet of floor area (Registration Fee).....	\$34.00

**PLUMBING**

Base Charge.....	\$190.00
Fixture each @ .....	\$30.00
Domestic Water heater each @ .....	\$30.00
Swimming Pool	
Residential – Above Ground .....	\$91.00
Residential – Below Ground .....	\$181.00
Alteration .....	\$94.00
Sprinkler (Fire) per head .....	\$11.00
Minimum .....	\$94.00
Sprinkler (Lawn) per head .....	\$11.00
Minimum .....	\$94.00
a) Minimum plumbing alterations .....	\$94.00
b) Minimum electrical alterations .....	\$94.00

**ELECTRICAL WORK**

New 1&2 Family Dwelling Base Charge (per living unit) .....	\$190.00
Residential remodeling, alterations, garages, additions, etc. ....	\$94.00
Residential electrical service replacement .....	\$94.00

**HEATING**

Residential (per living unit) .....	\$190.00
Alterations .....	\$94.00

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**AIR CONDITIONING**

Residential (per living unit) .....	\$94.00
Residential remodeling additions .....	\$94.00
Replacement of a unit .....	\$94.00
Duct work .....	\$94.00

**WATER SUPPLY**

Administration and Enforcement .....	\$49.00
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**SEWER DISPOSAL**

Administration and Enforcement .....	\$49.00
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**CERTIFICATE OF OCCUPANCY**

1 and 2 Family Dwellings (per living unit) .....	\$190.00
Garages, Accessory buildings over 100 square feet .....	\$45.00
Additions over 100 square feet .....	\$47.00
Temporary Certificates of Occupancy (90 days maximum)	
Residential .....	\$94.00

**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 .....	\$190.00
1,500 – 2,499 square feet .....	\$293.00
2,500 – 3,999 square feet .....	\$377.00
4,000 and over .....	\$469.00
Accessory Buildings and Additions	
100 square feet to 600 square feet .....	\$58.00
Over 600 square feet .....	\$85.00
Phase Permits (per phase)	
Residential .....	\$180.00

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**REPAIRS AND ALTERATIONS**

Residential, fee per \$1000 of estimated cost of construction .....	\$19.00
Minimum .....	\$85.00
Residing or reroofing (projects not entitled to registration) .....	\$58.00

**PRELIMINARY AND SPECIAL INSPECTIONS**

Residential moving, raising, shoring, underpinning, new foundation and remodeling work for existing structures or repairing fire damaged structures .....	\$89.00
Residential decks, porches, stoops, garages .....	\$85.00
Residential additions .....	\$89.00

**MOVING, RAISING, SHORING, UNDERPINNING OF STRUCTURES**

0 to 2,500 square feet .....	\$89.00
Over 2,500 square feet .....	\$176.00

**DEMOLITION**

Each major building .....	\$89.00
Each minor building .....	\$47.00

**SWIMMING POOLS** (18 foot diameter = 250 square feet)

Private – above ground, over 24’ deep or over 250 sq.ft. in surface area.....	\$85.00
Private – Partially or totally submerged.....	\$168.00

**FENCES**

0 to 299 lineal feet .....	\$43.00
300 to 599 lineal feet .....	\$81.00
Over 600 lineal feet .....	\$122.00
Interior Fences (If Eligible for Registration) .....	\$34.00

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**TOWERS, ELEVATORS, ETC.**

On which the Cubic Feet basis of measurement is not practical, fee per \$1,000 of estimated cost of construction..... \$15.00

    Minimum..... \$96.00

Residential Towers, etc..... \$96.00

Retaining Wall – Sea Wall fee per \$1,000 of estimated cost of Construction..... \$15.00

    Minimum..... \$96.00

Temporary Structure..... \$89.00

Elevator, Dumbwaiter, new each @..... \$292.00

Elevator, Dumbwaiter, repairs each @..... \$160.00

**USE PERMIT (Land or Building)**

Residential ..... \$89.00

**TEMPORARY USE PERMITS (Building Code Portion)** ..... \$47.00

**NEW MOBILE HOME SITES & RECREATIONAL VEHICLE SITES**

(Per paid including utilities) ..... \$89.00

**\*\*POSTING PROPERTY**

Administrative fee ..... \$89.00

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

**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 .....	\$65.00
Minimum .....	\$108.00

**ACCESSORY BUILDINGS**

Fee per 1,000 Cubic Feet.....	\$44.00
Minimum.....	\$57.00
Additions and incidental or accessory buildings under 100 sq. ft. ....	\$57.00

**PLUMBING**

Base Charge (commercial/industrial) .....	\$217.00
Apartments/Townhouses (per living unit) .....	\$217.00
Fixture each @ .....	\$35.00
Domestic Water Heater each @ .....	\$35.00
Swimming Pool .....	\$643.00
Alterations .....	\$103.00
Sprinkler (Fire) per head .....	\$12.00
Minimum .....	\$108.00
Sprinkler (Lawn) per head .....	\$10.00
Minimum .....	\$108.00
a) Minimum plumbing alteration .....	\$103.00
b) Minimum electrical alteration .....	\$103.00

**ELECTRICAL WORK**

Base Charge Commercial/Industrial per 1,500 sq.ft. ....	\$108.00
Minimum .....	\$217.00
Multi-Family Building (per living unit) .....	\$160.00
Commercial or Industrial electrical service replacement .....	\$108.00
Service Station Pumps, per pump .....	\$57.00
Alterations .....	\$103.00

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**HEATING**

Commercial or Industrial fee per 1,500 sq.ft. ....	\$108.00
Minimum .....	\$108.00
Commercial or Industrial remodeling, fee per 1,500 sq.ft. ....	\$54.00
Minimum .....	\$103.00
Multi-Family Building (per living unit) .....	\$108.00
Alterations .....	\$103.00

**AIR CONDITIONING**

Commercial or Industrial, fee per 1,500 sq.ft. ....	\$57.00
Minimum .....	\$108.00
Commercial or Industrial remodeling, fee per 1,500 sq.ft. ....	\$54.00
Minimum .....	\$103.00
Replacement of a unit .....	\$103.00
Duct work .....	\$103.00

**WATER SUPPLY**

Administration and Enforcement .....	\$57.00
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**SEWER DISPOSAL**

Administration and Enforcement .....	\$57.00
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**CERTIFICATE OF OCCUPANCY**

Commercial or Industrial fee per 1,500 sq.ft. ....	\$76.00
Minimum Team Inspection .....	\$323.00
Per Living Unit (Apartments) .....	\$108.00
Motel, Hotel, Dormitories, Nursing Homes (per unit) .....	\$108.00
Supporting area, fee per 1,000 sq. ft. ....	\$16.00
Minimum .....	\$108.00
Garages and Accessory Buildings over 100 sq. ft. ....	\$69.00
Temporary Certificates of Occupancy (90 days maximum)	
Commercial/Industrial .....	\$323.00

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**EXAMINATION OF PLANS**

Commercial/Industrial, fee per 50,000 cubic feet .....	\$217.00
Minimum .....	\$217.00
Multi-Family	
Apartments per living unit .....	\$108.00
Motel, Hotel, Dormitories, Nursing Homes (per unit) .....	\$65.00
Plus, fee per 1,000 Cubic Feet for support area (excluding halls) .....	\$16.00
Accessory Buildings and Additions	
100 square feet to 600 square feet .....	\$76.00
Over 600 square feet .....	\$108.00
Phase Permits (per phase)	
Commercial/Industrial .....	\$537.00

**REPAIRS AND ALTERATIONS**

Commercial, fee per \$1,000 of estimated cost of construction .....	\$23.00
Minimum .....	\$103.00
Residing or reroofing, <u>each</u> at .....	\$73.00

**PRELIMINARY AND SPECIAL INSPECTIONS**

Commercial/Industrial team inspection .....	\$409.00
Commercial/Industrial work not requiring more than 1 inspector .....	\$103.00

**MOVING, RAISING, SHORING, UNDERPINNING OF STRUCTURES**

0 to 2,500 square feet .....	\$103.00
Over 2,500 square feet .....	\$202.00

**DEMOLITION**

Each major building .....	\$108.00
Each minor building .....	\$57.00

**SWIMMING POOLS**

Commercial .....	\$643.00
(Plus applicable fees for plumbing and electric)	

**FENCES**

0 to 299 lineal feet .....	\$57.00
300 to 599 lineal feet .....	\$108.00
Over 600 lineal feet .....	\$162.00



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**TOWERS, BLEACHERS, ELEVATORS, ETC.**

On which the Cubic Feet basis of measurement is not practical,  
 fee per \$1,000 of estimated cost of construction .....

Minimum .....	\$16.00
Minimum .....	\$108.00
Television Towers, etc. ....	\$108.00
Retaining Wall - Sea Wall fee per \$1,000 of estimated cost of Construction .....	\$16.00
Minimum .....	\$108.00
Temporary Structure .....	\$108.00
Gasoline Tanks above ground, each @ .....	\$108.00
Gasoline Tanks below ground, each @ .....	\$211.00
Gasoline Island pumps, each @ .....	\$108.00
Canopies, each @ .....	\$211.00
Elevator, Dumbwaiter, and Escalator, new each @ .....	\$323.00
Elevator, Dumbwaiter, and Escalator, repairs each @ .....	\$179.00
Elevator, Semi-Annual Inspection .....	\$187.00
Dumbwaiter and Escalators Semi-Annual Inspection .....	\$162.00
Signs .....	\$108.00

**USE PERMIT** (Land or Building)

Commercial or Industrial .....	\$211.00
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<b><u>TEMPORARY USE PERMITS (Building Code Portion)</u></b> .....	\$57.00
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**\*\*POSTING PROPERTY**

Administrative fee .....	\$108.00
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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)

**SITE DEVELOPMENT PERMIT FEE SCHEDULE (Residential)**

<b><u>AREA OF DISTURBANCE</u></b>	<b><u>1 &amp; 2 Family</u></b>
0 - 1,500 sq. ft. (includes site restoration & septic)	\$238.00
1,501 - 15,000 sq. ft.	\$576.00
15,001 - < 1 acre	\$932.00
1 - < 3 acre	\$1,243.00
3 - < 15	\$2,330.00
15 - < 30	\$3,107.00
30 acres or greater	\$3,884.00
Topdressing due to subsidence	\$188.00

*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.*

<b><u>Additional Services (Add-on-Fees)</u></b>	<b><u>1 &amp; 2 Family</u></b>
1) Application Extension	\$94.00
2) Floodplain/Flood Table (new structure, addition, alterations, fill)	\$389.00
3) Hydrology Review or Detention Basin	\$468.00
4) Inspection	\$94.00
5) Permit Amendment	\$94.00
6) Permit Expiration Extension	\$155.00
7) Permit Plan Revision	\$102.00
8) Plan Review	\$102.00
9) Subdivisions over 60 lots (per lot)	See "All Others"
10) Violation Posting Administrative Fees	\$249.00
11) As Built Foundation Review	\$148.00

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**Wetland Services (Add-on-Fees)**

**1 & 2 Family**

1) Jurisdictional Determination/No Impact Determination		\$423.00
Each Additional Wetland		\$141.00
Jurisdictional Determination/Minor Project Inspection		\$141.00
2) Delineation-property	< 1.0 ac.	\$*2,291.00
	1.0 ac. -< 2.5 ac.	\$*2,596.00
(*pre-approval required)	2.5 ac. -< 5.0 ac.	\$*3,817.00
	5.0 ac. or greater	\$*4,580.00
3) Delineation Report Concurrence Review		\$423.00
4) Impact IWLC	Cat 1      0 ac. - < 1.0 ac.	\$1,028.00
	Cat 2      1.0 ac. - < 2.0 ac.	\$2,936.00
	Cat 3      2.0 ac. or HQAR	\$4,580.00
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.	\$1,321.00
	1.0 ac. Or greater	\$2,936.00
8) Resubmittal		\$168.00
9) Sec. 404 Compile Permit to USACE (*pre-approval required)		\$734.00
10) Disturbance Review – Restoration		\$734.00
11) Enforcement Action		\$368.00

**BUILDING PERMIT WATERSHED REVIEW FEES**

Accessory Building	0 - < 100 sq. ft. ....	\$11.00**
Accessory Building	100 - 600 sq. ft. ....	\$25.00
Accessory Building	> 600 sq. ft. ....	\$31.00
SFD	.....	\$39.00
SFD Alteration/Addition	.....	\$31.00
Fence	.....	\$11.00**
Seawall	.....	\$39.00
Retaining Wall	.....	\$25.00
Misc.: e.g., Roofing, Siding, Elect, Demo, A/C	.....	\$11.00

\*\*If Registration, No Fee

**SITE DEVELOPMENT PERMIT FEE SCHEDULE (Commercial)**

<b><u>AREA OF DISTURBANCE</u></b>	<b><u>ALL OTHERS*</u></b>
0 - 1,500 sq. ft. (includes site restoration & septic)	\$523.00
1,501 - 15,000 sq. ft.	\$1,161.00
15,001 - < 1 acre	\$1,548.00
1 - < 3 acre	\$2,321.00
3 - < 15	\$4,837.00
15 - < 30	\$6,771.00
30 acres or greater	\$7,752.00
Topdressing due to subsidence	\$226.00

*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*

<b><u>Additional Services (Add-on-Fees)</u></b>	<b><u>ALL OTHERS*</u></b>
1) Application Extension	\$233.00
2) Floodplain/Flood Table (new structure, addition, alterations, fill)	\$582.00
3) Hydrology Review or Detention Basin	\$774.00
4) Inspection	\$176.00
5) Permit Amendment	\$233.00
6) Permit Expiration Extension	\$582.00
7) Permit Plan Revision	\$251.00
8) Plan Review	\$251.00
9) Subdivisions over 60 lots (per lot)	\$98.00
10) Violation Posting Administrative Fees	\$988.00
11) As Built Foundation Review	\$183.00

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**Wetland Services (Add-on-Fees)**

		<b><u>ALL OTHERS*</u></b>
1) Jurisdictional Determination/No Impact Determination		\$846.00
Each Additional Wetland		\$169.00
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		\$1,014.00
4) Impact IWLC	Cat 1      0 ac. - < 1.0 ac.	\$3,523.00
	Cat 2      1.0 ac. - < 2.0 ac.	\$5,286.00
	Cat 3      2.0 ac. or HQAR	\$7,046.00
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.	\$1,585.00
	1.0 ac. Or greater	\$3,523.00
8) Resubmittal		\$201.00
9) Sec. 404 Compile Permit to USACE (*pre-approval required)		N/A
10) Disturbance Review – Restoration		\$1,322.00
11) Enforcement Action		\$1,322.00

**BUILDING PERMIT WATERSHED REVIEW FEES (Commercial)**

Accessory Building	0 - < 100 sq. ft. ....	\$13.00
Accessory Building	100 - 600 sq. ft. ....	\$29.00
Accessory Building	> 600 sq. ft. ....	\$38.00
Fence .....		\$13.00
Commerical Building	0 - < 1000 sq. ft. ....	\$65.00
Commerical Building	> 1000 sq. ft. ....	\$94.00
Retaining Wall .....		\$29.00
Misc.: e.g., Roofing, Siding, Elect, Demo, A/C .....		\$13.00

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

**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) .....	\$85.00
Legal Nonconforming Status .....	\$296.00
Zoning Interpretation .....	\$296.00
Home Occupation .....	\$268.00
Applicant-Initiated Administrative Conditional Use Permit .....	\$296.00
Agricultural Exemption	NO CHARGE
Historical Research (letter required) .....	\$296.00
Historical Research (no letter required) .....	\$208.00

**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 .....	\$111.00
Accessory Use/Structure or Additions to Accessory Structure .....	\$65.00**
Multi Family	
Per Unit .....	\$72.00
Minimum .....	\$187.00

\*\* If Registration, No Fee

**Zoning Review of Site Development Permits**

Activities: Check compliance with UDO regulations

**Service**

Residential .....	\$72.00
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**SIGN PERMIT REVIEW**

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

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**Service**

All Signs..... \$2.71/sf.,  
 \$112.00  
 minimum

**R.V. AND MOBILE HOME PARK PERMITS**

Activities: Check compliance with pertinent UDO regulations.

**Service**

New Structures in R.V. and Mobile Home Parks ..... \$97.00

**MOBILE HOME AND RECREATIONAL VEHICLE LICENSE RENEWAL**

**Service**

Each pad within park each year by due date ..... \$34.00  
 Each park each year by due date ..... \$213.00  
 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 ..... \$103.00

**TEMPORARY USE PERMITS**

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

**Service**

Events of Public Interest

Residential including  
 Neighborhood Associations..... \$83.00 for 1st event, \$45.00 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 ..... \$117.00  
 CUP Monitoring - Residential ..... \$117.00

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**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) ..... \$ .29/sf,  
 \$537.00  
 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) ..... \$ .15/sf,  
 \$141.00  
 minimum

**Zoning Review of Site Development Permits**

Activities: Check compliance with UDO regulations

**Service**

Non-Residential ..... \$126.00

**SIGN PERMIT REVIEW**

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

**Service**

All Signs ..... \$2.71/sf.,  
 \$112.00  
 minimum



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**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 .....	\$8,808.00
Co-Locates .....	\$2,643.00
Ground-Based Structures Only .....	\$1,762.00

**UTILITY INSTALLATIONS**

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

**Service**

All Utility Installations .....	\$1,904.00
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**GENERAL SITE INSPECTIONS (when necessary to render a zoning decision)**

Activities: Site visit, filing, documentation

**Service**

Non-Residential Inspections .....	\$213.00
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**PARCEL CONSOLIDATIONS (for Lots and unsub divided Parcels)**

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

**Service**

Covenant Instruments (Lots) .....	\$100.00
Covenant Instruments (Unsub divided Parcels) .....	\$186.00

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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)	\$83.00 for 1st event, \$45.00 for each subsequent event during calendar year.
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Commercial (Single Event Permits)	\$240.00 for 1st event, \$87.00 for each subsequent event during calendar year
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Commercial (Multi-Event Permits allowed by CUP; More than 7 Events)	\$1,292.00 per year (\$1,357.00 with Structures)
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All other Temporary Uses and Structures	\$83.00 per year \$45.00 for each subsequent event during calendar year.
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**CONDITIONAL MONITORING INSPECTIONS (for Conditional Use Permits and Variations approved subject to conditions)**

Activities: Site visit, filing, documentation.

**Service**

Variation Condition Monitoring Inspection Non residential .....	\$141.00
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CUP Monitoring Inspection Non-Residential .....	\$213.00
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**ISR INCREASE FROM 50% TO 60%**

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

**Service**

ISR Increase from 50% to 60% .....	\$103.00
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**ZONING BOARD OF APPEALS FEE SCHEDULE**

**MAP AMENDMENT TO AN AGRICULTURAL, RESIDENTIAL OR OPEN SPACE ZONE**

Less than 2 acres .....	\$1,788.00
2 acres but less than 5 acres .....	\$2,959.00
5 acres but less than 10 acres .....	\$3,767.00
10 acres to 20 acres .....	\$4,502.00
21 acres but less than 200 acres .....	\$4,932.00
Plus each additional full acre over 21 acres .....	\$30.00
201 acres or more .....	\$6,412.00
Plus each additional full acre over 201 acres .....	\$19.00

**MAP AMENDMENT TO A COMMERCIAL OR INDUSTRIAL ZONE**

Less than 2 acres .....	\$3,638.00
2 acres but less than 5 acres .....	\$4,932.00
5 acres but less than 10 acres .....	\$7,152.00
10 acres to 100 acres .....	\$9,619.00
101 acres or more .....	\$11,838.00
Plus each additional full acre over 101 acres .....	\$112.00

**CONDITIONAL USE PERMITS**

All Delegated CUPs requiring only Zoning Board of Appeals approval .....	\$2,589.00
All conditional use requiring County Board approval except as listed below:	
20 acres or less .....	\$4,069.00
Each additional full acre over 20 acres .....	\$56.00
Cemetery Addition .....	\$2,589.00
PUD w/new streets .....	\$5,549.00
PUD w/o new streets .....	\$5,055.00
Amendment to Conditional Use Permit (minor) .....	\$403.00
Amendment to Conditional Use Permit (major) .....	FEES ABOVE

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

*Effective: December 1, 2023*

**APPLICATION FOR VARIATION**

**Major Variation (1, 2)**

First Variation on lot or parcel	<b><u>Normal</u></b> \$1,142.00
Each Additional Variation	\$74.00

**Minor Variation (1)**

First Variation on lot or parcel	\$765.00
Each Additional Variation	\$44.00

- 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)**

First Variation on lot or parcel	<b><u>To Correct a Violation</u></b> \$2,159.00
Each Additional Variation	\$74.00

**Minor Variation (1)**

First Variation on lot or parcel	\$2,159.00
Each Additional Variation	\$44.00

- 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 \$616.00

ADMINISTRATIVE VARIATION \$309.00  
 Each Additional \$31.00

Violation \$432.00  
 Each Additional \$31.00

TEXT AMENDMENT \$1,762.00

Fee for rescheduling a hearing (requires public notice) \$356.00  
 Fee for unnecessary second hearing \$177.00

**DEVELOPMENT REVIEW FEE SCHEDULE**

**PRE-DEVELOPMENT CONFERENCES AND SITE INSPECTIONS**

Early Assistance Meeting (nonresidential or subdivision projects)*	\$280.00
Onsite Conferences with developer and/or consultants	\$395.00
On-Site Inspection	\$112.00

**NATURAL RESOURCE REVIEWS**

Woodland Resource Determination	\$263.00
Woodland Delineation Review	\$493.00 plus \$13.00/acre over 5 acres
Woodland Disturbance Inspection	\$263.00
Reforestation Plan Review and Inspection	\$822.00

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

**SINGLE FAMILY RESIDENTIAL SUBDIVISIONS**

**REVIEW ACTIVITY**

**Subdivision Planning and Review**

**MINOR SUBDIVISIONS (1)**

**FEE WITH SANITARY SEWER**

	<b>Per Plat</b>	<b>Per Lot Fee</b>	<b>Per Unit Fee</b>
Concept Plan/Land Planning Conference	\$605	N/A	N/A
Preliminary Plat & Preliminary Engineering	N/A	N/A	N/A
Final Engineering	N/A	\$566	\$78
Final Plat	N/A	\$553	\$53

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

*Effective: December 1, 2023*

**REVIEW ACTIVITY**

**Subdivision Planning and Review**

**MINOR SUBDIVISIONS (1)**

**FEE WITH SEPTIC**

	<b>Per Plat</b>	<b>Per Lot Fee</b>
Concept Plan/Land Planning Conference	\$493	N/A
Preliminary Plat & Preliminary Engineering	N/A	N/A
Final Engineering	N/A	\$493
Final Plat	N/A	\$461

- 1 - Minor Subdivisions = Subdivisions 5 lots or less, Lot Splits or Final Plat Amendments
- 2 - Major Subdivisions = Subdivisions greater than 5 lots

**REVIEW ACTIVITY**

**Subdivision Planning and Review**

**MAJOR SUBDIVISIONS (2)**

**FEE WITH SANITARY SEWER**

	<b>Per Plat</b>	<b>Per Lot Fee</b>	<b>Per Unit Fee</b>
Concept Plan/Land Planning Conference	\$724	N/A	N/A
Preliminary Plat & Preliminary Engineering*	N/A	\$553	N/A
Final Engineering**	N/A	\$480	\$79
Final Plat**	N/A	\$526	\$53

**REVIEW ACTIVITY**

**Subdivision Planning and Review**

**MAJOR SUBDIVISIONS (2)**

**FEE WITH SEPTIC**

	<b>Per Plat</b>	<b>Per Lot Fee</b>
Concept Plan/Land Planning Conference	\$605	N/A
Preliminary Plat & Preliminary Engineering*	N/A	\$453
Final Engineering**	N/A	\$415
Final Plat**	N/A	\$453

- 1 - Minor Subdivisions = Subdivisions 5 lots or less, Lot Splits or Final Plat Amendments
- 2 - Major Subdivisions = Subdivisions greater than 5 lots

\* \$25,836 Maximum Fee for Preliminary Plat *and* Preliminary Engineering Review

\*\* \$45,800 Maximum Fee for Final Plat *and* Final Engineering Review

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

*Effective: December 1, 2023*

**PLANNED UNIT DEVELOPMENT**

<b>Development Type</b>	Preliminary Development Plat/Plan
Multi Family Residential	\$138.00/Unit to maximum of \$27,558
Non-Residential	The greater of \$56.00/1,000 sq. ft. of floor area or \$13.00/2,000 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.

<b>Development Type</b>	Final Development Plat/Plan & Engineering
Multi Family Residential	\$275.00/Unit to maximum of \$48,227
Non-Residential	The greater of \$69.00/1,000 sq. ft. of floor area or \$21.00/2,000 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.

**Amendment to Final Development Plans**

Minor Amendment	\$1,680.00
Major Amendment	\$2,067.00

**Amendment to Final Engineering Plans for Subdivisions and PUDs**

For plan reviews without review of drainage calculations	\$1,550.00
For plan reviews including review of drainage calculations	\$1,809.00

**Amendment to Final Landscaping Plans for Subdivisions and PUDs** \$453.00

**Assurance Administration**

<b>Performance Inspection</b>	\$181.00 per lot or \$123.00/Unit to a maximum of \$14,162
<b>Maintenance Inspection</b>	\$111.00 per lot or \$67.00/Unit to a maximum of \$7,751
<b>Assurance Extensions</b>	\$272.00

**Miscellaneous**

Variation from Subdivision Ordinance	\$336.00
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# Planning, Building and Development Department

## Land Development Fee Schedule

Effective: December 1, 2023

### Site Capacity and Site Plan Review

1) Major Development*	\$2,584.00
2) Moderate Development**	\$1,938.00
3) Minor Development***	\$905.00

\*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: December 1, 2023

### Unimproved Road Development Fees

<b>Plan Administration and Review</b>	The greater fee of either the Major Subdivision Final Engineering review based on the number of lots to be developed or \$2,584.
<b>Guarantee Administration</b>	\$130.00 Per Lot served by New Road

### PLAT ACTION FEE SCHEDULE

<b>Plat Amendment with Septic</b>	\$822.00
<b>Plat Amendment with Sanitary Sewer</b>	\$895.00
<b>Plat Vacation</b>	\$1,118.00
<b>Street/Alley Vacation</b>	\$2,405.00