



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

421 N. COUNTY FARM ROAD
WHEATON, IL 60187
www.dupagecounty.gov

Tuesday, March 18, 2025

10:30 AM

Room 3500B

1. CALL TO ORDER
2. ROLL CALL
3. CHAIRMAN'S REMARKS- CHAIR TORNATORE
4. PUBLIC COMMENT
5. MINUTES APPROVAL
 - 5.A. [25-0740](#)
Development Meeting - Regular Meeting - March 4, 2025
6. REGULATORY SERVICES
 - 6.A. [DC-O-0014-25](#)
Ordinance amending Chapter 8, Section 8-114.3.1 of the County Code of Ordinances to Amend the Schedule of Fees Ordinance.
7. OLD BUSINESS
8. NEW BUSINESS
9. ADJOURNMENT



Minutes

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
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File #: 25-0740

Agenda Date: 3/18/2025

Agenda #: 5.A.



DU PAGE COUNTY

Development Committee

Final Summary

421 N. COUNTY FARM ROAD
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Tuesday, March 4, 2025

10:30 AM

Room 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:30AM.

MOTION TO ALLOW REMOTE PARTICIPATION

Member Rutledge moved and Member Yoo seconded a motion to allow the members of the County Board to conduct the meeting via teleconference/remotely.

RESULT:	APPROVED
AYES:	Covert, Ozog, Rutledge, Tornatore, and Yoo
LATE:	Krajewski

2. ROLL CALL

Member Krajewski arrived at 10:34 AM

PRESENT	Covert, Ozog, Rutledge, Tornatore, and Yoo
LATE	Krajewski

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

No public comments were offered.

5. MINUTES APPROVAL

5.A. [25-0566](#)

Development Committee - Regular Meeting - February 18, 2025

Attachments: [Summary Dev Comm Meeting Minutes 2-18-25.pdf](#)

RESULT:	APPROVED
MOVER:	Sheila Rutledge
SECONDER:	Yeena Yoo
AYES:	Covert, Ozog, Rutledge, Tornatore, and Yoo
LATE:	Krajewski

6. REGULATORY SERVICES

6.A. [DC-O-0011-25](#)

ZONING-24-000077 – ORDINANCE – Chinmaya Abhyudaya: To approve the following zoning relief:

Conditional Use for a Planned Development in the R-4 Zoning District, seeking 10 detached and 61 attached dwelling units, 14,172 square foot divisible shopping center, and two place of assembly buildings that will total approximately 54,963 sq. ft. to be used for religious services, study, and education, with the following exception:

a. To increase the height from 36 feet to approximately 40 feet. (Downers Grove/ District 3)

ZBA VOTE (to Approve): 6 Ayes, 0 Nays, 1 Absent

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

Vice Chair Yoo inquired about native plants being included in the landscape plan. Paul Hoss, Planning & Zoning Administration Coordinator answered. He explained that there will be a combination of native vegetation and other allowable species of plants. He has however, spoken to the petitioner's attorney who would not have a problem with the west side, which is adjacent to the Forest Preserve be exclusively native vegetation. To require this, an amendment would be needed for the current petition.

Member Rutledge moved to add the amendment and Member Ozog seconded. The Committee voted unanimously to approve the amendment.

Attachments: [Z-24-000077 Chinmaya Abhyudaya DEV COM \(03-04-2025\) Redacted.pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Sheila Rutledge
SECONDER:	Yeena Yoo
AYES:	Covert, Ozog, Rutledge, Tornatore, and Yoo
LATE:	Krajewski

6.B. [DC-O-0012-25](#)

ZONING-24-000085 – ORDINANCE – Blacha: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to reduce the interior side setback for an existing shed from permitted 3 feet to approximately 2 feet, where it has existed for at least 5 years. (Downers Grove/District 3)

ZHO Recommendation to Approve

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

Attachments: [Z-24-000085 Blacha Dev. Com. \(03-04-2025\) Redacted.pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Sheila Rutledge
SECONDER:	Yeena Yoo
AYES:	Covert, Krajewski, Ozog, Rutledge, Tornatore, and Yoo

6.C. [DC-O-0013-25](#)

ZONING-24-000086 – ORDINANCE – Bierman: The Zoning Hearing Officer recommended to approve the following zoning relief:

1. Variation to reduce the rear yard setback from required 25 feet to approximately 8 feet, for a new addition to the house.
2. Variation to reduce the rear yard setback from required 3 feet to approximately 1.5 feet for a new patio. (Lisle/District 5)

ZHO Recommendation to Approve

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

Attachments: [Z-24-000086 Bierman Dev. Com. \(03-04-2025\)_Redacted.pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Sheila Rutledge
SECONDER:	Yeena Yoo
AYES:	Covert, Krajewski, Ozog, Rutledge, Tornatore, and Yoo

6.D. [25-0544](#)

Recommendation for the approval of a contract purchase order to Harris Govern, for annual software maintenance and support services, as needed, for the period of April 1, 2025 through December 31, 2025, for a contract total amount not to exceed \$15,891.75 (Building & Zoning - \$8,829, Division of Transportation - \$5,297.25, Public Works - \$1,765.50). Per 55 ILCS 5/5-1022(c) not suitable for competitive bids. (Sole Source - Support for Govern System.)

Vice Chair Yoo asked Jim Stran, Building & Zoning Manager if IT has been approached to maintain and work on this system, instead of paying this annual fee. Mr. Stran answered that IT is currently working on this and the plan is to eliminate the need for this service.

Attachments: [Harris Govern PRCC](#)
[Harris Govern Invoice](#)
[Harris Govern Sole Source](#)
[Harris Govern Vendor Ethics](#)

RESULT:	APPROVED
MOVER:	Sheila Rutledge

SECONDER:	Yeena Yoo
AYES:	Covert, Krajewski, Ozog, Rutledge, Tornatore, and Yoo

7. OLD BUSINESS

No new business was discussed.

8. NEW BUSINESS

No new business was discussed.

9. ADJOURNMENT

With no further business, the meeting was adjourned at 10:38 AM.



Development Ordinance

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
www.dupagecounty.gov

File #: DC-O-0014-25

Agenda Date: 3/18/2025

Agenda #: 6.A.

ORDINANCE AMENDING CHAPTER 8, SECTION 8-114.3.1 OF THE COUNTY CODE OF ORDINANCES TO AMEND THE SCHEDULE OF FEES

WHEREAS, the Building & Zoning Department is responsible for issuing all permits related to building and zoning in unincorporated DuPage County; and

WHEREAS, Chapter 8, Building Code, Section 8-114.3.1 of the County Code required that fees in accordance with the current applicable schedule of fees to be paid to the County; and

WHEREAS, it is necessary on a periodic basis to examine the County Schedule of Fees staff has determined the need to adjust the current schedule of fees; and

WHEREAS, as the last update to the Building & Zoning Schedule of Fees was adopted on September 14, 2021; and

NOW, THEREFORE BE IT RESOLVED, that the attached Building & Zoning Schedule of fees be and hereby is adopted; and

BE IT FURTHER RESOLVED, that this Ordinance shall be in full force and effect upon its adoption and approval as required by law.

Enacted and approved this 25th day of March, 2025 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

630-407-6700
Fax: 630-407-6702

www.dupageco.org/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: Jim Stran – Building & Zoning Manager

DATE: March 18, 2025

RE: Proposed Updates to the Building & Zoning Schedule of Fees

Action Requested: Review minor modifications to the Building & Zoning Schedule of Fees.

Periodically the Building & Zoning Department undertakes a review of the County Schedule of Fees. The last modifications were made in the fall of 2021 when we were incorporating the changes driven by our new permitting software. The current review focusses on our relationship with other public agencies, clarifies language in the schedule, and addresses some permitting concerns.

The departments issues permit to many other governing bodies such as the Forest Preserve District, Townships, Park Districts, and Fire Districts. Several years ago, we created a Public Agency fee reduction of ten percent for these types of organizations. To better serve our partner organizations we are proposing to increase that reduction to a fifty percent reduction of their building permit fee.

This update clarifies our Non-Sufficient Funds (NSF) policy by stating any payments due to the County that come back as NSF will incur a Twenty-five-dollar fee. While we do not have many of these, we wanted the language to indicate all payments in general will have this fee attached. Whether that is a traditional paper check or now an e-check paid online.

Another notable change is an increase in the refundable bond for pools. Pools are a concern that we want address by incentivizing applicants to receive their final inspection prior to using their pool. By increasing the refundable bond, we hope it will have this effect.

Staff Recommendation: Staff recommends approval of the attached proposed update to the Building & Zoning Schedule of Fees.



BUILDING & ZONING SCHEDULE OF FEES

Effective October 1, 2021 Effective May 1, 2025



1. BUILDING APPLICATION FEE (non-refundable)

Fees listed below to be paid at the time of permit application submittal. Full amount of application fee shall be credited towards final permit fees upon issuance of permit. For those permits requiring plan review by an outside consultant, the non-refundable building application fee to be paid at the time of permit application shall be the base review fee amount billed to the Building Division by the consultant. This amount shall be credited toward final permit fees upon issuance of permit.

APPLICATION FEES

TYPE I (Accessory Structures)	\$50.00	
Drainage review fee	\$40.00	
Health fee (on well/septic)	Current Health Dept Fee Schedule-view on line	
TYPE II (New Houses)	\$679.00	
Drainage review fee	\$365.00	
TYPE II (Additions) staff only	\$145.00	
outside consultant	\$679.00	
Drainage review fee	\$80.00	
Health fee (on well/septic)	Current Health Dept Fee Schedule-view on line	
TYPE III (New Commercial/Additions)	\$500.00	(All Other Commercial) \$150.00

2. PLAN REVIEW FEE - All plan review fees shall be non-refundable

PLAN REVIEW FEES

	RESIDENTIAL*	COMMERCIAL**
0 to 400 sq. ft.	\$50.00 (min)	\$150.00 (min)
401 to 1,000 sq. ft.	\$145.00	\$240.00
1,001 to 1,599 sq. ft.	\$175.00	\$280.00
1,600 to 2,399 sq. ft.	\$205.00	\$320.00
2,400 to 3,000 sq. ft.	\$235.00	\$360.00
3,001 to 5,000 sq. ft.	\$270.00	\$405.00
5,001 to 8,000 sq. ft.	\$300.00	\$445.00
8,001 to 10,000 sq. ft.	\$350.00	\$485.00
For each additional 1,000 sq. ft. or fraction thereof	\$20.00	\$80.00

Applies to sprinklers, pools, fireplaces

*When the term "Residential" is used, it shall refer to the construction, alteration, repair or enlargement of single family residences, duplexes, townhomes and their related structures.

**When the term "Commercial" is used, it shall refer to the construction, alteration, repair or enlargement of multi-family, commercial and industrial buildings and their related structures.

Where plan reviews by an outside consultant are required the applicant shall be charged all review fees billed to the Building Division by the consultant plus a twenty percent (20%) administrative fee.

Conference Fee* \$50.00 per hour/per staff member

*Fee required for second and subsequent meetings per project

Where payments are made to the Department and the payment is returned for Non-Sufficient Funds (NSF) an NSF Fee of Twenty-five dollars (\$25.00) will be assessed.

<u>Fire Suppression System Review fee</u>	<u>\$300.00</u>
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<u>Fire Alarm System Review fee</u>	<u>\$200.00</u>
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Kitchen Hood/Duct System Review fee	\$100.00
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*Conference fee	-\$50.00 per hour/per staff member
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* Fee required for second and subsequent meetings per project

3. BUILDING PERMIT FEES

The valuation of building for the computation of the building permit fee shall be based on the following schedule. If an applicant's valuation is higher than the schedule, then the higher figure shall prevail.

A. Residential - Single Family/Townhomes

The fee shall be \$10.00 per \$1,000.00 cost of construction or fraction thereof, with a minimum fee of \$50.00	
Cost calculated for New Construction by all areas within outside walls based on exterior dimensions (except unusable attic space)	\$90.00/sq. ft.
Cost calculated for Remodeling	
based on cost of construction with a minimum fee of \$100.00	
Cost calculated for Decks, piers, bridges, patios, etc.	\$10.00/sq. ft.
Cost calculated for Accessory structures 150 sq. ft. or less	\$10.00/sq. ft.
Cost calculated for Accessory structures over 150 sq. ft. (includes detached garages, covered/screened porches, gazebos, etc.)	\$30.00/sq. ft.

B. Residential - Multi-family/Apartments/Condominiums

The fee shall be \$20.00 per \$1,000.00 cost of construction or fraction thereof, with a minimum fee of \$100.00	
Cost calculated for New Construction by all areas within outside wall based on exterior dimensions	\$90.00/sq. ft.
Cost calculated for Accessory structures	\$40.00/sq. ft.
Cost calculated for Recreational structures	\$60.00/sq. ft.
Cost calculated for Remodeling	
based on cost of construction with a minimum fee of \$200.00	

C. Industrial and Commercial (all areas within outside walls based on exterior dimensions)

The fee shall be \$30.00 per \$1,000.00 cost of construction or fraction thereof, with a minimum fee of \$150.00	
Public Agency fees shall have the building permit portion of the permit fee reduced* by 10% by 50%*	

*Where the term "Public Agency" is used, it shall refer to organizations such as; Fire Districts, Park Districts, Townships, Schools, The DuPage County Forest Preserve District, DuPage County construction projects, and similar organizations.

10% Green Building Incentive Program**

**To qualify private sector developments must meet LEED Gold or Platinum design criteria or other County approved green building standard

Cost calculated for Assembly	\$80.00/sq. ft.
Cost calculated for Churches	\$85.00/sq. ft.
Cost calculated for Business	\$75.00/sq. ft.
Cost calculated for Educational	\$75.00/sq. ft.
Cost calculated for Factory & Industrial	\$50.00/sq. ft.
Cost calculated for Institutional (supervised)	\$65.00/sq. ft.
Cost calculated for Institutional (handicapped)	\$100.00/sq. ft.
Cost calculated for Institutional (restrained)	\$75.00/sq. ft.
Cost calculated for Mercantile	\$65.00/sq. ft.
Cost calculated for Residential (hotels, etc.)	\$70.00/sq. ft.

Cost calculated for Storage	\$45.00/sq. ft.
Cost calculated for Remodeling based on cost of construction with a minimum fee of \$200.00	
Miscellaneous buildings shall be classified according to the use they most closely resemble.	

D. Commercial driveways & parking lots	with electric \$850.00	without electric \$500.00
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E. Demolition/Moving of Structures	
Residential Accessory structure	\$50.00 each
Principal structure	\$150.00 each
Commercial Accessory structure	\$100.00 each
Principal structure	\$300.00 each

F. Amendment Permits - Applies to expired permits where work has begun.	
Prior to insulation inspection	based on 50% of original permit fee
Following approved insulation inspection	based on 25% of original permit fee
Based upon current building permit fees.	

G. Transfer of permit	\$50.00
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H. G. Permit Refund - no work started Where a valid permit exists and no work has begun	
All fees refunded excluding non-refundable application fees, outside consultant fees, any plan review fees amount and a \$50.00 administrative fee.	

I. H. Work started without a permit	
Where it is found that any permit type-required work has commenced without prior permit issuance, the normal permit fee amount shall be doubled.	

J. I. Hotel Inspection fee	\$100.00
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K. J. Administrative fee for processing unincorporated Stormwater applications	\$100.00	<u>\$200</u>
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L. K. Additional Research fee	\$50.00
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4. DRAINAGE/GRADING REVIEW

A drainage review fee shall be added to all building permits to cover the general site review requirements (this includes grading, sediment/erosion control and a very general special management determination.)

A. First review - New development or principal building and/or total disturbed ground area.			
SQ FT (including disturbance)	RESIDENTIAL		COMMERCIAL
0 - 500 (including septic)	\$40.00		\$80.00
501 - 1,500 (including septic)	\$80.00		\$140.00
1,501 - 4,999 (including septic)	\$120.00		\$365.00
5,000 - 43,560	\$365.00		(*)
Over 1 acre (less than 5 acres	\$465.00		(*)
Over 5 acres	\$565.00		(*)

B. Second review			
SQ FT (including disturbance)	RESIDENTIAL		COMMERCIAL
0 - 500 (including septic)	\$25.00		\$25.00
501 - 1,500 (including septic)	\$25.00		\$25.00
1,501 - 4,999 (including septic)	\$25.00		\$40.00

5,000 - 43,560	\$80.00		(*)
Over 1 acre (less than 5 acres)	\$80.00		(*)
Over 5 acres	\$80.00		(*)

C. Third or more reviews			
SQ FT (including disturbance)	RESIDENTIAL		COMMERCIAL
0 - 500 (including septic)	\$25.00		\$40.00
501 - 1,500 (including septic)	\$40.00		\$80.00
1,501 - 4,999 (including septic)	\$40.00		\$80.00
5,000 - 43,560	\$100.00		(*)
Over 1 acre (less than 5 acres)	\$100.00		(*)
Over 5 acres	\$100.00		(*)

D. As-built review/inspection - the first as-built inspection is included under the original permit approval. All other inspections (non-stormwater permits) are as follows:

- 2nd inspection - \$50.00
- 3rd inspection - \$75.00
- 4th and every one there after - \$100.00
- For stormwater permits, a minimum of a \$100.00 re-submittal/re-inspection fee will be required

E. Grading plan revision (after the issuance of permit) the 3rd or more review fee will be used.

F. Floodplain / Wetland Map Interpretation - \$65.00

G. Wetland Determination - \$150.00

See **Exhibit A (*)** of the Countywide Stormwater and Flood Plain Ordinance for fees dealing with a development that requires a Stormwater permit (includes those requiring detention and/or within a special management area).

5. BONDS

Cash performance bonds shall be required based on the following schedule, refundable upon full compliance with all applicable County ordinances.

	RESIDENTIAL	COMMERCIAL
Building New Construction	\$2,000.00	\$4,000.00
Addition	\$400.00	\$800.00
Accessory building over 150 sq. ft.	\$200.00	\$400.00
Miscellaneous (deck, fireplace, int/ext. alteration, patios, sheds, driveways, parking lots, etc.)	\$100.00	\$200.00
Above ground pool	\$100.00 \$400	\$200.00 \$400
Below ground pool	\$200.00 \$400	\$400.00
Demolition	\$250.00	\$500.00
Drainage New Construction	\$2,000.00	

6. CERTIFICATE OF USE AND OCCUPANCY PERMIT FEES

Single Family	\$100.00
Single Family Addition/Alterations	\$75.00
Multi-Family (per dwelling unit)	\$100.00
Multi-Unit Commercial or Industrial (per unit)	\$100.00

Single Unit Commercial or Industrial 0 - 10,000 sq. ft.	\$200.00
Over 10,000 sq. ft. (not for commercial electric)	\$300.00

7. ELEVATOR INSPECTIONS

Inspection of new elevators	\$150.00
Inspection of existing elevators	\$100.00
Re-inspection of failed elevator inspections	\$100.00

8. MODULAR CONSTRUCTION

Actual costs and expenses of any required off-site inspections by the Building Department.

9. PLAN RE-SUBMITTAL/REVISION REVIEW FEE

Type I & II	\$100.00 per resub
Type III	\$200.00 per resub

10. PLAN REVISIONS (additional sq. ft.) Based on normal Schedule of Fees

11. SIGNS

Advertising, Business and Portable	\$2.00/sq. ft./Face
Minimum Fee	\$100.00
Signs with Electrical	\$50.00 additional

12. FENCES

Residential	\$60.00
Commercial	\$120.00

13. EXCAVATION FILL

First Acre	\$120.00
Each additional acre, or part thereof	\$60.00
Unincorporated Stormwater Administrative Fee	\$50.00

14. RE-INSPECTION FEES:

A. Where a building inspection has been scheduled and, in the opinion of the Building Official after arrival on the inspection site, the job is not ready, has not progressed to a point where an inspection can be made properly, access is not possible to perform the inspection, or there has not been a prior cancellation of the inspection, a fee of fifty dollars (\$50.00) shall be paid prior to scheduling a re-inspection. An additional fee of seventy-five dollars (\$75.00) shall be paid prior to a second re-inspection. For all subsequent re-inspections, a fee of one hundred dollars (\$100.00) shall be paid prior to scheduling each re-inspection. The fee for any re-inspection involving a Notice of Violation shall be one hundred dollars (\$100.00).

B. Where a drainage inspection has been scheduled and such inspection is rejected due to nonconformance with approved drainage plans, a fee of fifty dollars (\$50.00) shall be paid before a re-inspection shall be made. An additional fee of seventy-five dollars (\$75.00) shall be paid prior to each subsequent re-inspection.

No further inspections shall be made until such time as the re-inspection fee has been paid.

15. DAMAGE ASSESSMENT FEE (Due to Fire, Wind or Flood)

A fee of one hundred dollars (\$100.00) for initial assessment of damage shall be paid before an inspection can be scheduled.

16. PLUMBING FEES

A. Minimum Fee		
Residential		\$50.00
Commercial		\$100.00
B. Per plumbing fixture		
		\$15.00
The term "fixture" includes but is not limited to:		
Toilets	Dishwashers	Any device in which a plumbing connection is required
Urinals	Interceptors	
Wash basins	Floor drains	"Roughed-In" fixtures
Bath tubs	Water heaters	
Showers	Drinking Fountains	
Sinks	Sewage Ejectors	
Disposals	Water Softeners	

17. ELECTRICAL FEES (no C.O. charge for commercial electric)

A. Minimum Fee - includes electrical service upgrades and revisions		
Residential		\$50.00
Commercial		\$100.00
B. Residential Only:		
0 - 1,000 sq. ft.		\$50.00
1,001 - 1,599 sq. ft.		\$60.00
1,600 - 2,399 sq. ft.		\$70.00
2,400 - 2,999 sq. ft.		\$80.00
3,000 sq. ft. or more		\$90.00
C. New Electrical Service Installations (Residential and Commercial):		
100 - 199 Amp		\$50.00
200 - 299 Amp		\$55.00
300 - 399 Amp		\$60.00
400 - 499 Amp		\$65.00
500 - 599 Amp		\$70.00
600 - 699 Amp		\$75.00
700 - 799 Amp		\$80.00
800 and over	\$80.00+\$10.00 each additional hundred Amps	
D. Fees for Electrical Circuits (Other than residential or when square footage cannot be determined):		

2 wire circuits	\$8.00
3 wire circuits	\$10.00
4 wire circuits	\$12.00

18. OPERATIONS PERMIT

Temporary permit valid for up to 180 days	Fee	
Class A	\$100.00	
Class B	\$350.00	
Class C	\$500.00	per structure
When adding electric (generators, lighting, etc.)	\$100.00	per unit

Class A Operations Permit: A Class A permit, which generally exhibits the following characteristics:

1. Residential temporary structure not more than two (2) day event

Class B Operations Permit: A Class B permit, which generally exhibits the following characteristics:

1. Non-residential temporary structure
2. May require temporary facilities such as but not limited to tents; washroom facilities; temporary food service
3. May require a liquor license

Class C Operations Permit: A Class C permit, which generally exhibits the following characteristics:

1. Non-residential temporary structure
2. May require temporary facilities such as but not limited to tents; washroom facilities; temporary food service; bleachers; stages, etc.
3. May require a liquor license
4. Separate fee per structure; parking lot, etc.

19. ZONING BOARD OF APPEALS HEARING FEES

	Res.	Violation	Non-res.	Violation
VARIATIONS: (Non-refundable)				
Administrative Variation (10%)	\$150.00	\$300.00	\$300.00	\$600.00
Accessory	\$300.00	\$450.00	\$600.00	\$900.00
Principal	\$800.00	\$1,200.00	\$1,500.00	\$2,250.00
Sign	\$300.00	\$450.00	\$1,500.00	\$2,250.00
Fence	\$300.00	\$450.00	\$600.00	\$900.00
Continuation Fee: may be assessed	1/2 cost of application fee			
Additional appearance fee may be assessed	\$200.00			
CONDITIONAL USE: (Non-refundable)	\$1,500.00	\$2,250.00	\$2,500.00	\$3,750.00
Accessory Housing Unit (In-Law)	\$300.00	\$450.00		
Day Care Home	\$300.00	\$450.00		
Group Day Care Home	\$500.00	\$750.00		
Planned Development	\$3,000.00	\$4,500.00	\$3,000.00	\$4,500.00
each dwelling unit	\$50.00	\$75.00	\$100.00	\$150.00
each commercial building	\$100.00	\$150.00	\$100.00	\$150.00
Continuation Fee: may be assessed	1/2 cost of application fee			
Additional appearance fee may be assessed	\$200.00			
MAP AMENDMENT: Rezoning (Non-refundable)				
Less than 2 acres	\$1,500.00		\$2,500.00	
2 - 5 acres	\$1,750.00		\$3,500.00	
5 - 10 acres	\$2,000.00		\$4,500.00	
10 - 20 acres	\$2,250.00		\$6,000.00	
21 acres or more	\$2,500.00		\$10,000.00	
Continuation Fee: may be assessed	1/2 cost of application fee			
Additional appearance fee may be assessed	\$200.00			

APPEAL - of order, requirement, decision, determination or violation notice (refundable if Appeal is upheld)	\$1,500.00		\$1,500.00	
Continuation Fee: may be assessed	1/2 cost of application fee			
Additional appearance fee may be assessed	\$200.00			

20. SUBDIVISION FEES

SUBDIVISION TYPE	Preliminary Plat Fee		Final Plat Fee
Type A. 2-5 Lot Subdivision	\$1,000.00		\$1,000.00
Type B. 6-10 Lot Subdivision	\$2,000.00		\$2,000.00
Type C. 11-20 Lot Subdivision	\$3,500.00		\$3,500.00
Type D. 21 and above lot subdivision	\$5,000.00		\$5,000.00
Each additional appearance before Plat Committee	\$100.00 (no change)		\$100.00 (no change)
SUBDIVISION VARIATION	N/A		\$600.00
EASEMENT PLAT	N/A		\$600.00
STREET NAME PLAT	N/A		\$600.00
PLAT REVISION	N/A		\$600.00

21. SPECIAL EVENT AND SEASONAL SALES FEES

SPECIAL EVENT	Fee		
Class A	\$100.00		
Class B	\$150.00		
Class C	\$200.00		
Class D	\$300.00		
Season Sales Permits	\$100.00		

Class A Special Event: A Special Event, which generally exhibits the following characteristics:

1. Not more than a one (1) day event
2. Located in an existing enclosed building
3. Uses existing parking facilities/no temporary parking facilities
4. Uses existing washroom facilities/no portable washroom facilities
5. Uses existing food service facilities/no portable or temporary food service
6. No liquor license

Class B Special Event: A Special Event, which generally exhibits the following characteristics:

1. Not more than a one (1) day event
2. Located in an enclosed building
3. Uses existing parking facilities/no temporary parking facilities
4. Uses existing washroom facilities/no portable washroom facilities
5. Uses existing food service/no portable or temporary food service
6. Requires liquor license

Class C Special Event: A Special Event, which generally exhibits the following characteristics:

1. Not more than a one (1) day event
2. Located outside
3. Requires temporary facilities such as but not limited to tents; parking other than existing parking; washroom facilities other than existing washroom facilities; portable or temporary food service
4. May require a liquor license
5. Fireworks displays
6. Music

Class D Special Event: A Class A, B or C Special Event which occurs over more than one (1) day

22. OTHER ZONING/PLANNING FEES

	Fee:
Pre-application meetings	\$100.00
Zoning Verification letter	\$100.00
Agricultural Use Certification	\$100.00
Local Car Dealership Zoning Certificate	\$100.00
Group Home Certification	\$100.00



BUILDING & ZONING SCHEDULE OF FEES

Effective May 1, 2025



1. BUILDING APPLICATION FEE (non-refundable)

Fees listed below to be paid at the time of permit application submittal. Full amount of application fee shall be credited towards final permit fees upon issuance of permit. For those permits requiring plan review by an outside consultant, the non-refundable building application fee to be paid at the time of permit application shall be the base review fee amount billed to the Building Division by the consultant. This amount shall be credited toward final permit fees upon issuance of permit.

APPLICATION FEES

TYPE I (Accessory Structures)	\$50.00	
Drainage review fee	\$40.00	
Health fee (on well/septic)	Current Health Dept Fee Schedule-view on line	
TYPE II (New Houses)	\$679.00	
Drainage review fee	\$365.00	
TYPE II (Additions) staff only	\$145.00	
outside consultant	\$679.00	
Drainage review fee	\$80.00	
Health fee (on well/septic)	Current Health Dept Fee Schedule-view on line	
TYPE III (New Commercial/Additions)	\$500.00	(All Other Commercial) \$150.00

2. PLAN REVIEW FEE - All plan review fees shall be non-refundable

PLAN REVIEW FEES	RESIDENTIAL*	COMMERCIAL**
0 to 400 sq. ft.	\$50.00 (min)	\$150.00 (min)
401 to 1,000 sq. ft.	\$145.00	\$240.00
1,001 to 1,599 sq. ft.	\$175.00	\$280.00
1,600 to 2,399 sq. ft.	\$205.00	\$320.00
2,400 to 3,000 sq. ft.	\$235.00	\$360.00
3,001 to 5,000 sq. ft.	\$270.00	\$405.00
5,001 to 8,000 sq. ft.	\$300.00	\$445.00
8,001 to 10,000 sq. ft.	\$350.00	\$485.00
For each additional 1,000 sq. ft. or fraction thereof	\$20.00	\$80.00

*When the term "Residential" is used, it shall refer to the construction, alteration, repair or enlargement of single family residences, duplexes, townhomes and their related structures.

**When the term "Commercial" is used, it shall refer to the construction, alteration, repair or enlargement of multi-family, commercial and industrial buildings and their related structures.

Where plan reviews by an outside consultant are required the applicant shall be charged all review fees billed to the Building Division by the consultant plus a twenty percent (20%) administrative fee.

Conference Fee* \$50.00 per hour/per staff member

*Fee required for second and subsequent meetings per project

Where payments are made to the Department and the payment is returned for Non-Sufficient Funds (NSF) an NSF Fee of Twenty-five dollars (\$25.00) will be assessed.

3. BUILDING PERMIT FEES

The valuation of building for the computation of the building permit fee shall be based on the following schedule. If an applicant's valuation is higher than the schedule, then the higher figure shall prevail.

A. Residential - Single Family/Townhomes	
The fee shall be \$10.00 per \$1,000.00 cost of construction or fraction thereof, with a minimum fee of \$50.00	
Cost calculated for New Construction by all areas within outside walls based on exterior dimensions (except unusable attic space)	\$90.00/sq. ft.
Cost calculated for Remodeling	
based on cost of construction with a minimum fee of \$100.00	
Cost calculated for Decks, piers, bridges, patios, etc.	\$10.00/sq. ft.
Cost calculated for Accessory structures 150 sq. ft. or less	\$10.00/sq. ft.
Cost calculated for Accessory structures over 150 sq. ft. (includes detached garages, covered/screened porches, gazebos, etc.)	\$30.00/sq. ft.

B. Residential - Multi-family/Apartments/Condominiums	
The fee shall be \$20.00 per \$1,000.00 cost of construction or fraction thereof, with a minimum fee of \$100.00	
Cost calculated for New Construction by all areas within outside wall based on exterior dimensions	\$90.00/sq. ft.
Cost calculated for Accessory structures	\$40.00/sq. ft.
Cost calculated for Recreational structures	\$60.00/sq. ft.
Cost calculated for Remodeling	
based on cost of construction with a minimum fee of \$200.00	

C. Industrial and Commercial (all areas within outside walls based on exterior dimensions)	
The fee shall be \$30.00 per \$1,000.00 cost of construction or fraction thereof, with a minimum fee of \$150.00	
Public Agency fees shall have the building permit portion of the permit fee reduced* by 50%*	
*Where the term "Public Agency" is used, it shall refer to organizations such as; Fire Districts, Park Districts, Townships, Schools, The DuPage County Forest Preserve District, DuPage County construction projects, and similar organizations.	
10% Green Building Incentive Program**	
**To qualify private sector developments must meet LEED Gold or Platinum design criteria or other County approved green building standard	

Cost calculated for Assembly	\$80.00/sq. ft.
Cost calculated for Churches	\$85.00/sq. ft.
Cost calculated for Business	\$75.00/sq. ft.
Cost calculated for Educational	\$75.00/sq. ft.
Cost calculated for Factory & Industrial	\$50.00/sq. ft.
Cost calculated for Institutional (supervised)	\$65.00/sq. ft.
Cost calculated for Institutional (handicapped)	\$100.00/sq. ft.
Cost calculated for Institutional (restrained)	\$75.00/sq. ft.
Cost calculated for Mercantile	\$65.00/sq. ft.
Cost calculated for Residential (hotels, etc.)	\$70.00/sq. ft.
Cost calculated for Storage	\$45.00/sq. ft.
Cost calculated for Remodeling	
based on cost of construction with a minimum fee of \$200.00	

Miscellaneous buildings shall be classified according to the use they most closely resemble.

D. Commercial driveways & parking lots	with electric \$850.00	without electric \$500.00
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E. Demolition/Moving of Structures

Residential Accessory structure	\$50.00 each
Principal structure	\$150.00 each
Commercial Accessory structure	\$100.00 each
Principal structure	\$300.00 each

F. Amendment Permits - Applies to expired permits where work has begun.
 Prior to insulation inspection based on 50% of original permit fee
 Following approved insulation inspection based on 25% of original permit fee
 Based upon current building permit fees.

G. Permit Refund - Where a valid permit exists and no work has begun
 All fees refunded excluding non-refundable application fees, outside consultant fees, any plan review fees and a \$50.00 administrative fee.

H. Work started without a permit
 Where it is found that any permit required work has commenced without prior permit issuance, the normal permit fee amount shall be doubled.

I. Hotel Inspection fee \$100.00

J. Administrative fee for processing unincorporated Stormwater applications \$200.00

K. Additional Research fee \$50.00

4. DRAINAGE/GRADING REVIEW

A drainage review fee shall be added to all building permits to cover the general site review requirements (this includes grading, sediment/erosion control and a very general special management determination.)

A. First review - New development or principal building and/or total disturbed ground area.

SQ FT (including disturbance)	RESIDENTIAL		COMMERCIAL
0 - 500 (including septic)	\$40.00		\$80.00
501 - 1,500 (including septic)	\$80.00		\$140.00
1,501 - 4,999 (including septic)	\$120.00		\$365.00
5,000 - 43,560	\$365.00		(*)
Over 1 acre (less than 5 acres)	\$465.00		(*)
Over 5 acres	\$565.00		(*)

B. Second review

SQ FT (including disturbance)	RESIDENTIAL		COMMERCIAL
0 - 500 (including septic)	\$25.00		\$25.00
501 - 1,500 (including septic)	\$25.00		\$25.00
1,501 - 4,999 (including septic)	\$25.00		\$40.00
5,000 - 43,560	\$80.00		(*)
Over 1 acre (less than 5 acres)	\$80.00		(*)
Over 5 acres	\$80.00		(*)

C. Third or more reviews

SQ FT (including disturbance)	RESIDENTIAL		COMMERCIAL
0 - 500 (including septic)	\$25.00		\$40.00
501 - 1,500 (including septic)	\$40.00		\$80.00

1,501 - 4,999 (including septic)	\$40.00		\$80.00
5,000 - 43,560	\$100.00		(*)
Over 1 acre (less than 5 acres)	\$100.00		(*)
Over 5 acres	\$100.00		(*)

D. As-built review/inspection - the first as-built inspection is included under the original permit approval. All other inspections (non-stormwater permits) are as follows:

- 2nd inspection - \$50.00
- 3rd inspection - \$75.00
- 4th and every one there after - \$100.00
- For stormwater permits, a minimum of a \$100.00 re-submittal/re-inspection fee will be required

E. Grading plan revision (after the issuance of permit) the 3rd or more review fee will be used.

F. Floodplain / Wetland Map Interpretation - \$65.00

G. Wetland Determination - \$150.00

See the Countywide Stormwater and Flood Plain Ordinance for fees dealing with a development that requires a Stormwater permit (includes those requiring detention and/or within a special management area).

5. BONDS

Cash performance bonds shall be required based on the following schedule, refundable upon full compliance with all applicable County ordinances.

	RESIDENTIAL	COMMERCIAL
Building New Construction	\$2,000.00	\$4,000.00
Addition	\$400.00	\$800.00
Accessory building over 150 sq. ft.	\$200.00	\$400.00
Miscellaneous (deck, fireplace, int/ext. alteration, patios, sheds, driveways, parking lots, etc.)	\$100.00	\$200.00
Above ground pool	\$400.00	\$400.00
Below ground pool	\$400.00	\$400.00
Demolition	\$250.00	\$500.00
Drainage New Construction	\$2,000.00	

6. CERTIFICATE OF USE AND OCCUPANCY PERMIT FEES

Single Family	\$100.00
Single Family Addition/Alterations	\$75.00
Multi-Family (per dwelling unit)	\$100.00
Multi-Unit Commercial or Industrial (per unit)	\$100.00
Single Unit Commercial or Industrial 0 - 10,000 sq. ft.	\$200.00
Over 10,000 sq. ft. (not for commercial electric)	\$300.00

7. ELEVATOR INSPECTIONS

Inspection of new elevators	\$150.00
Inspection of existing elevators	\$100.00
Re-inspection of failed elevator inspections	\$100.00

8. MODULAR CONSTRUCTION

Actual costs and expenses of any required off-site inspections by the Building Department.

9. PLAN RE-SUBMITTAL/REVISION REVIEW FEE

Type I & II	\$100.00 per resub
Type III	\$200.00 per resub

10. PLAN REVISIONS (additional sq. ft.) Based on normal Schedule of Fees

11. SIGNS

Advertising, Business and Portable	\$2.00/sq. ft./Face
Minimum Fee	\$100.00
Signs with Electrical	\$50.00 additional

12. FENCES

Residential	\$60.00
Commercial	\$120.00

13. EXCAVATION FILL

First Acre	\$120.00
Each additional acre, or part thereof	\$60.00
Unincorporated Stormwater Administrative Fee	\$50.00

14. RE-INSPECTION FEES:

A. Where a building inspection has been scheduled and, in the opinion of the Building Official after arrival on the inspection site, the job is not ready, has not progressed to a point where an inspection can be made properly, access is not possible to perform the inspection, or there has not been a prior cancellation of the inspection, a fee of fifty dollars (\$50.00) shall be paid prior to scheduling a re-inspection. An additional fee of seventy-five dollars (\$75.00) shall be paid prior to a second re-inspection. For all subsequent re-inspections, a fee of one hundred dollars (\$100.00) shall be paid prior to scheduling each re-inspection. The fee for any re-inspection involving a Notice of Violation shall be one hundred dollars (\$100.00).

B. Where a drainage inspection has been scheduled and such inspection is rejected due to nonconformance with approved drainage plans, a fee of fifty dollars (\$50.00) shall be paid before a re-inspection shall be made. An additional fee of seventy-five dollars (\$75.00) shall be paid prior to each subsequent re-inspection.

No further inspections shall be made until such time as the re-inspection fee has been paid.

15. DAMAGE ASSESSMENT FEE (Due to Fire, Wind or Flood)

A fee of one hundred dollars (\$100.00) for initial assessment of damage shall be paid before an inspection can be scheduled.

16. PLUMBING FEES

A. Minimum Fee	Page 5 of 9
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Residential	\$50.00
Commercial	\$100.00

B. Per plumbing fixture		\$15.00
The term "fixture" includes but is not limited to:		
Toilets	Dishwashers	Any device in which a plumbing connection is required
Urinals	Interceptors	
Wash basins	Floor drains	"Roughed-In" fixtures
Bath tubs	Water heaters	
Showers	Drinking Fountains	
Sinks	Sewage Ejectors	
Disposals	Water Softeners	

17. ELECTRICAL FEES (no C.O. charge for commercial electric)

A. Minimum Fee - includes electrical service upgrades and revisions	
Residential	\$50.00
Commercial	\$100.00
B. Residential Only:	
0 - 1,000 sq. ft.	\$50.00
1,001 - 1,599 sq. ft.	\$60.00
1,600 - 2,399 sq. ft.	\$70.00
2,400 - 2,999 sq. ft.	\$80.00
3,000 sq. ft. or more	\$90.00
C. New Electrical Service Installations (Residential and Commercial):	
100 - 199 Amp	\$50.00
200 - 299 Amp	\$55.00
300 - 399 Amp	\$60.00
400 - 499 Amp	\$65.00
500 - 599 Amp	\$70.00
600 - 699 Amp	\$75.00
700 - 799 Amp	\$80.00
800 and over	\$80.00+\$10.00 each additional hundred Amps
D. Fees for Electrical Circuits (Other than residential or when square footage cannot be determined):	
2 wire circuits	\$8.00
3 wire circuits	\$10.00
4 wire circuits	\$12.00

18. OPERATIONS PERMIT

Temporary permit valid for up to 180 days	Fee	
Class A	\$100.00	
Class B	\$350.00	
Class C	\$500.00	per structure

When adding electric (generators, lighting, etc.)	\$100.00	per unit
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Class A Operations Permit: A Class A permit, which generally exhibits the following characteristics:

1. Residential temporary structure not more than two (2) day event

Class B Operations Permit: A Class B permit, which generally exhibits the following characteristics:

1. Non-residential temporary structure
2. May require temporary facilities such as but not limited to tents; washroom facilities; temporary food service
3. May require a liquor license

Class C Operations Permit: A Class C permit, which generally exhibits the following characteristics:

1. Non-residential temporary structure
2. May require temporary facilities such as but not limited to tents; washroom facilities; temporary food service; bleachers; stages, etc.
3. May require a liquor license
4. Separate fee per structure; parking lot, etc.

19. ZONING BOARD OF APPEALS HEARING FEES

	Res.	Violation	Non-res.	Violation
VARIATIONS: (Non-refundable)				
Administrative Variation (10%)	\$150.00	\$300.00	\$300.00	\$600.00
Accessory	\$300.00	\$450.00	\$600.00	\$900.00
Principal	\$800.00	\$1,200.00	\$1,500.00	\$2,250.00
Sign	\$300.00	\$450.00	\$1,500.00	\$2,250.00
Fence	\$300.00	\$450.00	\$600.00	\$900.00
Continuation Fee: may be assessed	1/2 cost of application fee			
Additional appearance fee may be assessed	\$200.00			
CONDITIONAL USE: (Non-refundable)	\$1,500.00	\$2,250.00	\$2,500.00	\$3,750.00
Accessory Housing Unit (In-Law)	\$300.00	\$450.00		
Day Care Home	\$300.00	\$450.00		
Group Day Care Home	\$500.00	\$750.00		
Planned Development	\$3,000.00	\$4,500.00	\$3,000.00	\$4,500.00
each dwelling unit	\$50.00	\$75.00	\$100.00	\$150.00
each commercial building	\$100.00	\$150.00	\$100.00	\$150.00
Continuation Fee: may be assessed	1/2 cost of application fee			
Additional appearance fee may be assessed	\$200.00			
MAP AMENDMENT: Rezoning (Non-refundable)				
Less than 2 acres	\$1,500.00		\$2,500.00	
2 - 5 acres	\$1,750.00		\$3,500.00	
5 - 10 acres	\$2,000.00		\$4,500.00	
10 - 20 acres	\$2,250.00		\$6,000.00	
21 acres or more	\$2,500.00		\$10,000.00	
Continuation Fee: may be assessed	1/2 cost of application fee			
Additional appearance fee may be assessed	\$200.00			
APPEAL - of order, requirement, decision, determination or violation notice (refundable if Appeal is upheld)	\$1,500.00		\$1,500.00	
Continuation Fee: may be assessed	1/2 cost of application fee			
Additional appearance fee may be assessed	\$200.00			

20. SUBDIVISION FEES

SUBDIVISION TYPE	Preliminary Plat Fee		Final Plat Fee

Type A. 2-5 Lot Subdivision	\$1,000.00		\$1,000.00
Type B. 6-10 Lot Subdivision	\$2,000.00		\$2,000.00
Type C. 11-20 Lot Subdivision	\$3,500.00		\$3,500.00
Type D. 21 and above lot subdivision	\$5,000.00		\$5,000.00
Each additional appearance before Plat Committee	\$100.00 (no change)		\$100.00 (no change)
SUBDIVISION VARIATION	N/A		\$600.00
EASEMENT PLAT	N/A		\$600.00
STREET NAME PLAT	N/A		\$600.00
PLAT REVISION	N/A		\$600.00

21. SPECIAL EVENT AND SEASONAL SALES FEES

SPECIAL EVENT		Fee		
Class A		\$100.00		
Class B		\$150.00		
Class C		\$200.00		
Class D		\$300.00		
Season Sales Permits		\$100.00		

Class A Special Event: A Special Event, which generally exhibits the following characteristics:

1. Not more than a one (1) day event
2. Located in an existing enclosed building
3. Uses existing parking facilities/no temporary parking facilities
4. Uses existing washroom facilities/no portable washroom facilities
5. Uses existing food service facilities/no portable or temporary food service
6. No liquor license

Class B Special Event: A Special Event, which generally exhibits the following characteristics:

1. Not more than a one (1) day event
2. Located in an enclosed building
3. Uses existing parking facilities/no temporary parking facilities
4. Uses existing washroom facilities/no portable washroom facilities
5. Uses existing food service/no portable or temporary food service
6. Requires liquor license

Class C Special Event: A Special Event, which generally exhibits the following characteristics:

1. Not more than a one (1) day event
2. Located outside
3. Requires temporary facilities such as but not limited to tents; parking other than existing parking; washroom facilities other than existing washroom facilities; portable or temporary food service
4. May require a liquor license
5. Fireworks displays
6. Music

Class D Special Event: A Class A, B or C Special Event which occurs over more than one (1) day

22. OTHER ZONING/PLANNING FEES

	Fee:
Pre-application meetings	\$100.00
Zoning Verification letter	\$100.00
Agricultural Use Certification	\$100.00
Local Car Dealership Zoning Certificate	\$100.00
Group Home Certification	\$100.00

