

ORDINANCE NO. 99-30

DEVELOPMENT FEE ORDINANCE

WHEREAS, the County of Kendall has adopted ordinances, regulations, and maps which regulate the development and use of land and structures; and

WHEREAS, from time to time property owners or agents representing landowners request changes in the ordinances as they affect their property and approval of various development proposals; and

WHEREAS, it is the policy of the County of Kendall to have those persons requesting changes in the ordinances, regulations, and maps and the approval of development requests pay for the costs associated with their requests; and

WHEREAS, from time to time the County of Kendall revises the development fees as costs change;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY BOARD OF THE COUNTY OF KENDALL THAT:

SECTION 1: THE FOLLOWING FEE SCHEDULE SHALL APPLY TO EACH REQUEST TO CHANGE THE ORDINANCES, REGULATIONS, OR MAPS ADOPTED BY THE COUNTY OF KENDALL AND TO EACH REQUEST FOR THE APPROVAL OF A DEVELOPMENT PROPOSAL:

ZONING CERTIFICATES

Houses, additions, remodeling, etc.	\$50.00
Residential accessory structure	\$25.00
Other	\$100.00

ZONING FEES

<u>Text amendment</u>	\$1,000.00
<u>Map amendment, special use permit, planned unit development</u>	
≤ 5 acres	\$1,000.00
5 - 10 acres	\$1,500.00
≥ 10 acres	\$1,500.00 + \$50.00 / acre or part of an acre
A-1 special use permit	\$1,000.00
<u>Variance, A-1 building permit</u>	
Owner-occupied residential	\$375.00
Other	\$750.00
<u>Appeal</u>	\$1,000.00

<u>Site development permit</u>	\$100.00 + \$50.00 / acre or part of an acre
<u>Mobile home permit</u>	\$50.00
<u>Preliminary plat</u>	
Residential	\$1,000.00 + \$50.00 / acre or part of an acre
Other	\$1,000.00 + \$100.00 / acre or part of an acre
<u>Final plat</u>	\$50.00 / acre or part of an acre; \$500.00 minimum
<u>Other plat (vacation, dedication, etc.)</u>	\$50.00 / acre or part of an acre; \$500.00 minimum
<u>Site inspection</u>	\$50.00

Notes to the fee schedule:

1. Applicant pays legal advertisement directly and provides proof of publication and proof of payment before the public hearing is held.
2. Applicant sends notification letters.
3. Applicant provides proof of mailings, list of recipients, sample letter, and return receipts before the public hearing is held.
4. Applicant provides proof of notification to townships and municipalities when the application is submitted for review. The application shall not be considered complete until the proof is provided.
5. Applicant provides a deposit to cover the estimated consulting and review fees and pays for all consulting and review fees.

SECTION 2: ZONING CERTIFICATE REQUIRED

A zoning certificate shall be approved before a building permit may be issued.

SECTION 3: TIME OF PAYMENT

All application fees shall be due and payable at the time of application.

All inspection fees shall be due and payable prior to each inspection.

SECTION 4: ADDITIONAL REVIEW FEES

In addition to the fees set forth in this Ordinance, all applicants seeking the approval of a development proposal shall reimburse Kendall County for all reasonable costs incurred as a result of the review of the application by a legal, engineering, or other special consultant. Payment of the additional review fees shall be made prior to the final action on any application, EXCEPT, when the payment is fully and completely secured by a deposit, the actual payment may occur after the final action.

SECTION 5: WAIVERS AND REFUNDS

No waiver and no refund shall be made for any fee paid pursuant to this Ordinance without the approval of the Planning, Building, and Zoning Committee of the County Board, EXCEPT, all fees for actions or activities by Kendall County or the Kendall County Forest Preserve District are hereby waived.

SECTION 6: EFFECTIVE DATE

This Ordinance shall be effective on October 4, 1999.

APPROVED THIS 21st DAY OF SEPTEMBER, 1999.

ATTEST: Law Anderson
Clerk

J. Church
Chairman