

KENDALL COUNTY PLANNING, BUILDING & ZONING COMMITTEE
Kendall County Office Building
Rooms 209 & 210
111 W. Fox Street, Yorkville, Illinois
6:30 p.m.
Meeting Minutes of December 9, 2019

CALL TO ORDER

The meeting was called to order by Chairman Prochaska at 6:30 p.m.

ROLL CALL

Committee Members Present: Elizabeth Flowers, Scott Gengler, Judy Gilmour, Matt Kellogg (Vice-Chairman), and Matthew Prochaska (Chairman)

Committee Members Absent: None

Also Present: Matt Asselmeier (Senior Planner), Brian Holdiman (Code Compliance Officer), Bill Savoree, and Jeff Wehrli

APPROVAL OF AGENDA

Member Gilmour made a motion, seconded by Member Gengler, to approve the agenda with an amendment to reverse the order of Petitions. With a voice vote of five (5) ayes, the motion carried.

APPROVAL OF MINUTES

Member Gengler made a motion, seconded by Member Flowers, to approve the minutes of the November 12, 2019, meeting. With a voice vote of five (5) ayes, the motion carried.

PUBLIC COMMENT

None

EXPENDITURE REPORT

Review of Expenditures from the Prior Month

The Committee reviewed the Expenditure Report. Mr. Asselmeier noted that the Illinois Department of Natural Resources audited the County NPDES information which was why the fee for WBK appeared on the Expenditure Report. Also, the Zoning Board of Appeals members were paid their annual mileage payments.

Member Flowers made a motion, seconded by Member Gengler, to forward the bills to the Finance Committee. With a voice vote of five (5) ayes, the motion carried.

Review of Fiscal Year 2018-2019 End of Year Report

The Committee reviewed the report.

Review of Fiscal Year 2018-2019 End of Year Escrow Report

The Committee reviewed the report.

PETITIONS

19 – 45 – Carolyn Meinzer on Behalf of Landscape Depot Yorkville, LLC and William Savoree on Behalf of D Construction

Mr. Asselmeier summarized the request.

Landscape Depot Yorkville, LLC owns the parcel created by the T-intersection created by the intersection of Identa Road and Route 126 and addressed as 9211 Route 126 (PIN 05-04-400-003). The property is northeast of Identa Road and south of Route 126 and is a vacant farmstead zoned A-1 Agricultural.

D Construction was awarded a project by the Illinois Department of Transportation for work in the area and they contracted with the owner of the subject property to use the site for stockpiling and processing/recycling aggregates and crushing concrete for use on D Construction's Illinois Department of Transportation Project.

The application materials, including pictures, were provided.

Pursuant to Section 4.19.5 of the Kendall County Zoning Ordinance:

Portable Concrete Crushing, Screening and Stockpiling of Dirt, Crushed Concrete and RAP (recycled asphalt pavement), when necessary and incidental to a major construction project in any Agricultural, Business or Manufacturing District as long as the following conditions are met:

- a. Each such permit shall be valid for a period of not more than one (1) year and shall not be renewed for more than two (2) successive periods at the same location.
- b. The operation shall be located a minimum of seven hundred and fifty (750) feet from the lot line of any residential building and/or a minimum of three hundred (300) feet from the lot line from retail businesses.
- c. All facilities placed or located on the site shall be removed and the site restored to its original condition within the time frame of the permit.
- d. The operation shall have hard surface road frontage. If located in an Agricultural District, the operation must have frontage onto an arterial or major collector roadway as depicted on the Kendall County Land Resource Management Plan.
- e. Hours of operation must be 7am-5:30pm Monday thru Saturday unless otherwise permitted.
- f. Before the issuance of the temporary use permits, the septic field shall be roped off and the water well shall be clearly staked to allow for the protection of both of these utilities. The areas shall remain marked or roped off through the duration of the project.

As noted in the application materials, the old building foundations will be removed from the property.

Vehicles will enter and leave the property from Identa Road.

The project should be completed by July 2021.

The Petitioners agreed to the above conditions and agreed to submit an application for a stormwater management permit.

Petition information was sent to the United City of Yorkville and Kendall Township on December 2, 2019. The United City of Yorkville requested video of Identa Road now and when the project is complete. Kendall Township expressed no opposition to the proposal.

Because the requested temporary use permit is sought to expedite a public project on a highly trafficked State-maintained highway, Staff recommends approval of the temporary use permit subject to the following conditions:

1. This temporary use permit shall be valid for a period of one (1) year from the date of the issuance of the temporary use permit at the location and configuration shown on the attached site plan marked as Exhibit A. The permit may be renewed for two (2) successive one (1) year periods at the same location.
2. The site may only be used for concrete, dirt, and recycled asphalt pavement generated or used as part of the work related to Route 71 reconstruction.
3. All facilities placed or located on the site shall be removed and the site restored to its original condition within the time frame of the permit. The old building foundations may be permanently removed from the site.
4. Hours of operation must be 7am-5:30pm Monday thru Saturday. These hours of operation may be reduced by the Petitioners.
5. Before the issuance of the temporary use permits, the septic field shall be roped off and the water well shall be clearly staked to allow for the protection of both of these utilities. The areas shall remain marked or roped off through the duration of the project.
6. The site shall be operated in a manner compliant with all applicable federal, state, and local laws for this type of use. Accordingly, the Petitioners shall secure all necessary permits and pay applicable fees related to the proposed use.
7. Failure to comply with one or more of the above conditions could result in the revocation of the temporary use permit.

The proposed temporary use permit was provided.

Bill Savoree, D Construction, stated they had no objections to the conditions. The septic field and well have been removed.

The Petitioners submitted their stormwater permit application earlier in the month.

The Committee agreed to let Mr. Asselmeier grant an extension to the temporary use permit if the Petitioners abided by the terms of the temporary use permit.

Member Flowers made a motion, seconded by Member Gengler, to approve this temporary use permit.

The votes were as follows:

Yeas (5): Flowers, Gengler, Gilmour, Kellogg, and Prochaska
Nays (0): None
Abstain (0): None
Absent (0): None

The motion carried.

19 – 43 – Kendall County Historic Preservation Commission

Mr. Asselmeier summarized the request and stated that this item was for discussion only.

For the majority of 2019, the Kendall County Historic Preservation Commission has been

reviewing the Historic Preservation Ordinance in order to apply to the State to become a Certified Local Government. A sheet explaining the benefits of becoming a Certified Local Government is attached.

The proposed changes to the Historic Preservation Ordinance are as follows:

1. Article I.2.U amends the definition of “historic district” to be the same as “preservation district” as defined by State law.
2. Article I.2 adds a definition of “Super Majority Vote” as at least three-fourths approval vote of the entire Kendall County Board.
3. Article II.2.M removes the requirement that the Commission review any application for demolition of structures older than fifty (50) years of age.
4. Article II.2.N changes the administration authority to County-owned property only.
5. Article III.3.A.d and Article III.3.B.e defines the procedure for contacting property owners of record if the applicant is not the current owner of record of a nominated landmark (3.A.d) or owner of record of a property in a nominated Historic District (3.B.e). In both cases, the applicant must provide evidence that the owner of record has been notified.
6. Article III.5, in the first paragraph, a typographical error is corrected.
7. Article III.12 adds the Kendall County website as a location for publishing the map of all landmarks and districts.
8. Article III.18 adds an application fee of Five Hundred Dollars (\$500) paid by the applicant due at the time of application submittal and requires the applicant to pay all associated fees the County incurs as a result of the application. The fees must be paid prior to the County Board’s decision on the application. All fees would be waived if the applicant is the property owner. The Historic Preservation Commission had a question of the State’s Attorney whether or not having two (2) application fees was allowable. The Illinois Historic Preservation Agency is against having application fees because they are viewed as a deterrent for applications for historic designation.
9. The final paragraph of Article IV.2.I defines post-demolition plans are required for properties in historic districts or for properties designated as landmarks.
10. Article IV.3.B is divided into two (2) subsections. The remainder of Article IV.3 is re-lettered to reflect this division.
11. Article IV.3.C (new) states that certain documents shall be submitted in cases of economic hardship only if requested by the Planning, Building and Zoning Department or the Preservation Commission.
12. Article IV.3.D (new) deletes the requirement to offer to purchase properties in cases of economic hardship and re-letters the sub-section to reflect this deletion.
13. Article V.2 transfers the power to refuse to issue building permits as a penalty from the Planning, Building and Zoning Department to the court system or hearing officer.

Jeff Wehrli, Chairman of the Kendall County Historic Preservation Commission, explained that the Commission felt that applicants should share in the cost burden with the County when a structure or area was nominated. Mr. Wehrli explained the State's concerns regarding the proposed application fee. Mr. Wehrli stressed the need to have a super majority of the County Board to approve the designation of a property without the consent of the property owner.

Discussion occurred about designating an area as large a Boulder Hill as an historic district.

Chairman Prochaska asked Committee members to forward comments regarding the proposal to Mr. Asselmeier.

19 – 42 – Kendall County Planning, Building and Zoning Department

Mr. Holdiman summarized the request.

The proposal would update the Code to the 2018 International Building Code, 2018 International Residential Code Including Appendix A, B, C, E, F, G, H, J, O, and Q, 2017 National Electric Code, Illinois Plumbing Code, 2018 International Mechanical Code, 2018 International Fuel Gas Code, 2018 International Existing Building Code, Illinois Energy Conservation Code, and Illinois Accessibility Code.

Mr. Holdiman explained the ISO Score and strategies for lowering the score. The County was a 4 on residential and 5 on commercial. The State average for both was a 6. The new proposed score was 9, but the score can be lowered if the County updates its Building Code.

Residential homes will not be required to have sprinklers. Industrial buildings of a certain square footage and building type would be required to have sprinklers. The local fire protection district can adopt a more restrictive ordinance and supersede County regulations.

The United City of Yorkville updated to the 2018 Codes which will become effective January 1, 2020. The County's Code will be similar to Yorkville's Code.

Mr. Holdiman presented information from a fee study. He recommended that fees remain unchanged.

Discussion occurred regarding cannabis related building codes, but no specific code exists.

Member Gilmour made a motion, seconded by Member Flowers, to forward this Petition to the Committee of the Whole.

The votes were as follows:

Yeas (5): Flowers, Gengler, Gilmour, Kellogg, and Prochaska
Nays (0): None
Abstain (0): None
Absent (0): None

The motion carried. The proposal will go to the Committee of the Whole on December 12, 2019.

NEW BUSINESS

Approval of Setting a Date and Time for a Second Meeting of the Planning, Building and Zoning Committee in the Month of December 2019

A second meeting was not necessary.

Discussion of Zoning Related Application Fees; Committee Could Recommend Amendments to the Fee Schedule

Mr. Asselmeier summarized the issue.

On November 5, 2019, the County Board approved Ordinance 2019-29 which increased the cost of recording documents from Fifty-Three Dollars (\$53) to Sixty-Seven Dollars (\$67).

The Department includes the recording fee as part of the application fee for certain requests.

In addition to the fee for recording documents, the cost to have a Zoning Board of Appeals (ZBA) hearing is included in the application fee. The seven (7) members of the ZBA are paid Fifty Dollars (\$50) and mileage. In 2019, the cost to have a ZBA hearing was Four Hundred Nine Dollars and Sixteen Cents (\$409.16).

Staff does not know the mileage rate for 2020.

Staff was wondering if the Committee wanted to alter the fees to reflect the increased cost of recording documents.

Member Gilmour made a motion, seconded by Member Flowers, to recommend that the variance fee be increased from Four Hundred Twenty-Five Dollars (\$425) to Four Hundred Seventy-Five Dollars (\$475).

The votes were as follows:

Yeas (5): Flowers, Gengler, Gilmour, Kellogg, and Prochaska
Nays (0): None
Abstain (0): None
Absent (0): None

The motion carried. The proposal will go to the County Board on December 17, 2019.

OLD BUSINESS

Zoning Ordinance Project Update

Mr. Asselmeier has completed his review of the document. The Comprehensive Land Plan and Ordinance Committee has reviewed Sections 1,2, 3, 4, 5, 6, 7, 8, 9, 10, and 12; they will be reviewing Sections 11, 13, and 14 at their meeting in December.

Discussion of 1983 Recreational Vehicle and Campground Regulations; Committee Could Recommend Amendments to the Regulations

Mr. Asselmeier summarized the proposed changes and concerns with the existing regulations.

The consensus of the Committee was to add recreational and industrial lands to the lands for protection.

The consensus of the Committee was not to set the minimum size at twenty (20) acres.

The consensus of the Committee was to agree that all references to the Zoning Department be the Planning, Building and Zoning Department.

The consensus of the Committee was to retain the fencing requirement and allow that requirement to be varied.

The consensus of the Committee was to ask the Sheriff's Department and fire protection districts regarding the language contained in Section 3.4.b regarding fire and police services.

The consensus of the Committee was to ask the Yorkville-Bristol Sewer District and Fox Metro Water Reclamation District regarding overburdening of public water and waste water facilities.

The consensus of the Committee was to add a reference to the definition of permanent resident at the end of Section 3.4.d. No permanent resident was allowed in the campground or recreational vehicle park

The consensus of the Committee was to set the response time for production of the roster as two (2) business days and that a business day was a day when the Planning, Building and Zoning Department was open.

Discussion occurred regarding campers and recreational vehicles becoming junk and debris. Mr. Holdiman explained the definitions and applicability of junk and debris and inoperable vehicle.

The consensus of the Committee was that variances could be pursued using the same procedure outlined in the Zoning Ordinance.

The consensus of the Committee was to add language requiring motor homes and recreational vehicles to be properly titled. If they lacked proper title, they would be considered junk and debris.

Mr. Asselmeier will provide the Committee an updated document at the January 2020 meeting.

Discussion of Illinois Mobile Home Regulations

The Committee reviewed the Illinois Mobile Home Act, the Illinois Abandoned Mobile Home Act, and the Campground Licensing and Recreational Area Act.

Mr. Holdiman stated that the majority of campers at the existing campgrounds will not meet the size requirements stated in State law.

The consensus of the Committee was to ask the State's Attorney's Office for an opinion regarding whether the County can enforce the Illinois Abandoned Mobile Home Act on campgrounds.

Update on Filing Part-Time Code Enforcement Officer Position

Mr. Holdiman stated interviews occurred on December 9, 2019. The hope was to have the position filled by January 6, 2020.

REVIEW VIOLATION REPORT

The Committee reviewed the Violation Report.

Mr. Holdiman will conduct an investigation on the Harvey Roads on December 10, 2019.

Review of Annual Inspection Report

The Committee reviewed the report.

Update on 45 Cheyenne Court

Pictures of the property were presented to the Committee.

REVIEW NON-VIOLATION COMPLAINT REPORT

The Committee reviewed the report.

UPDATE FROM HISTORIC PRESERVATION COMMISSION

Member Flowers reported that the Commission continues to work on the Historic Preservation Ordinance. The Commission is also preparing for the annual meeting with other historic preservation organizations which is scheduled for February 19, 2020, at 7:00 p.m., at Chapel on the Green in Yorkville.

REVIEW PERMIT REPORT

The Committee reviewed the report.

REVIEW REVENUE REPORT

The Committee reviewed the report.

CORRESPONDENCE

The Committee reviewed November 26, 2019, emails regarding the United City of Yorkville's Comprehensive Plan for Properties Near Eldamain Road.

COMMENTS FROM THE PRESS

None

ADJOURNMENT

Member Flowers made a motion, seconded by Member Gilmour, to adjourn. With a voice vote of five (5) ayes, the motion carried. Chairman Prochaska adjourned the meeting at 7:38 p.m.

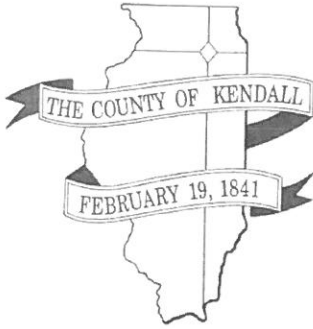
Minutes prepared by Matthew H. Asselmeier, AICP, Senior Planner

Encs.

KENDALL COUNTY TREASURER
 FUND BALANCES
 Balances as of: 11/30/19

09:41:02 AM
 12/06/19
 Page 001

	Budget	MTD	YTD	%Budget
***** BUILDING & ZONING *****				
01020026101 SALARY/ADMINISTRATOR	.00	.00	.00	.00
01020026102 SALARIES - PLANNING & ZONING MANAGE	68,959.00	7,956.81	68,920.39	99.94
01020026103 SALARIES - COMPLIANCE OFFICERS	56,891.00	6,761.31	58,565.13	102.94
01020026104 SALARY - CLERICAL	37,050.00	2,250.00	27,651.64	74.63
01020026106 SALARIES - OVERTIME	.00	.00	.00	.00
01020026115 ZBA PER DIEM	2,800.00	250.00	1,850.00	66.07
01020026151 REPORTER - NON SALARY	.00	.00	.00	.00
01020026200 OFFICE SUPPLIES	1,550.00	419.60	1,930.27	124.53
01020026201 POSTAGE	650.00	93.09	1,277.73	196.57
01020026202 BOOKS/SUBSCRIPTIONS	200.00	.00	.00	.00
01020026203 DUES	750.00	.00	748.00	99.73
01020026204 CONFERENCES	1,500.00	1,056.84	1,111.10	74.07
01020026205 MILEAGE	100.00	.00	44.31	44.31
01020026206 TRAINING	200.00	.00	309.00	154.50
01020026207 CELLULAR PHONE	670.00	56.28	669.81	99.97
01020026209 LEGAL PUBLICATIONS	1,200.00	122.14	1,660.98	138.42
01020026216 EQUIPMENT	400.00	.00	.00	.00
01020026217 VEHICLE MAINT/REPAIRS	2,500.00	392.61	1,889.03	75.56
01020026238 MICROFILMING/REPRODUCTION	.00	.00	.00	.00
01020026361 PLUMBING INSPECTIONS	14,000.00	2,240.00	14,420.00	103.00
01020026363 CONSULTANTS	18,000.00	806.62	3,427.62	19.04
01020026364 NOXIOUS WEED MOWING	.00	.00	.00	.00
01020026365 CONTRACTED INSPECTION SERVICES	.00	.00	.00	.00
01020026367 NPDES PERMIT FEE	1,000.00	.00	1,000.00	100.00
01020026368 NPDES PERMIT ASSISTANCE	.00	.00	.00	.00
01020026370 RECORDING EXPENSE	1,200.00	159.00	1,279.00	106.58
01020026380 REGIONAL PLAN COMMISSION	500.00	.00	115.53	23.11
01020026381 ZONING BOARD OF APPEALS	500.00	302.76	302.76	60.55
01020026382 HEARING OFFICER	.00	.00	.00	.00
01020026383 HISTORICAL PRESERVATION COMM	500.00	10.00	206.75	41.35
01020026384 AD HOC ZONING	500.00	.00	.00	.00
01020026385 REFUNDS	.00	.00	260.48	.00
Ending Balance 11/30/19	211,620.00*	22,877.06*	187,639.53*	88.67*
			-187,639.53	



DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 204

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

MEMORANDUM

To: Kendall County Planning, Building and Zoning Committee
From: Matthew H. Asselmeier, AICP, Senior Planner
Date: December 6, 2019
Re: Fiscal Year 2018-2019 Year End Escrow Report

Below please find the balances of the various escrow accounts as of the close of business on November 30, 2019.

Tanglewood Trails	\$32,582.00
Tri-Star Development on Route 52	\$822.00
Fox Metro O&M Building	\$1,743.17
NIOCR-Miller and Creek	\$692.39
Light Road Industrial Park Lots 1-5	\$658.00
Schlapp Road Banquet Center	\$424.00
Enbridge Energy Project on Miller Rd	\$113.02
Enbridge Energy Project on Chicago Rd	\$1,268.98
ANR Pipeline at Burr Oak and Griswold Springs	\$330.00
Light Road Industrial Park Lots 6-10	\$618.00
Pickerill Pigot	\$1,200.00
7821 Route 71	\$1,103.00
2884 Route 126	\$1,200.00

The balance in the Fox River Watershed Stormwater Mitigation account was \$387,100.00.

The balance in the Henneberry Woods account was \$114,822.40.

The balance in the Ravine Woods account was \$9,328.96.

The balance in the Land Cash account was \$304,881.93.

If you have any questions regarding this memo, please let me know.

MHA



About ISO and the Building Code Effectiveness Grading Schedule (BCEGS®)

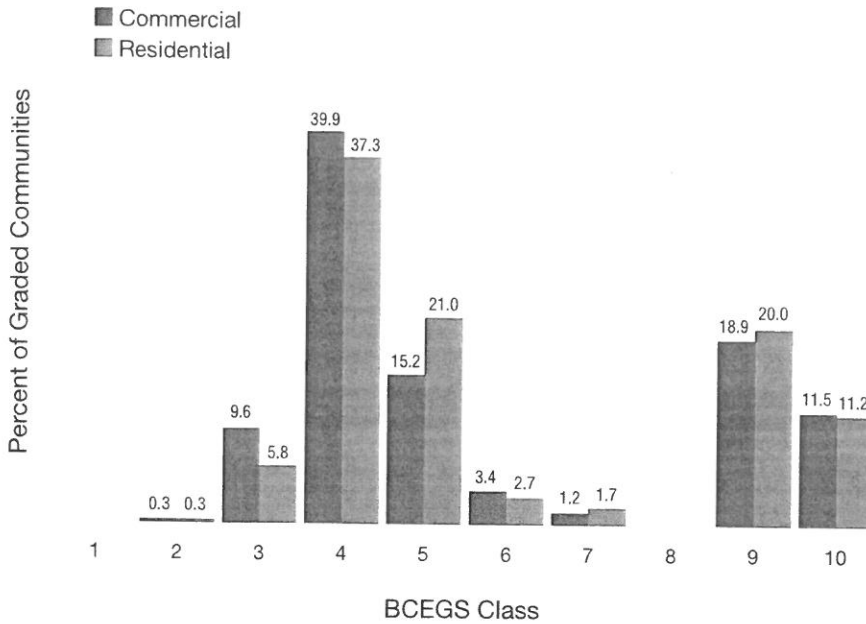
ISO is a leading source of data and analytics about property risk. ISO actively works with fire departments, building departments, and municipalities regarding our Building Code Effectiveness Grading Schedule (BCEGS®) and Public Protection Classification (PPC®) programs.

Through the BCEGS program, ISO assesses the building codes in effect in individual communities and how those communities enforce their building codes. The assessments place special emphasis on mitigation of losses from natural hazards and fire. With the participation and cooperation of thousands of towns and cities across the United States, we're working together toward our ultimate goal: safer communities.

ISO is a Verisk (Nasdaq:VRSK) business.

Illinois

BCEGS Community Class Distribution



BCEGS State Averages

	Score	Class
Commercial	51	6
Residential	49	6

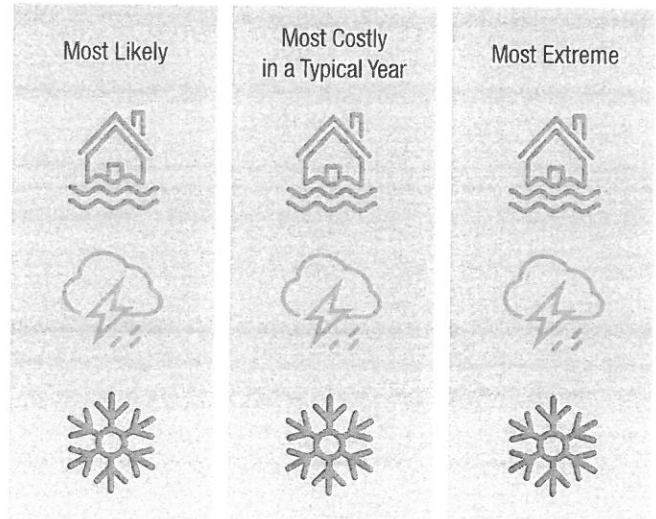
The BCEGS 1–10 classification is based on a 1-to-100-point score. For complete details on the scoring process, see pages 44–47, “Aiding the Resilience Revolution: ISO’s BCEGS® Program and How It Works.”

By the Numbers*

26,651 (national average: 31,618)	Average population served by building code enforcement departments in the state
\$23.29 (national average: \$22.62)	Average department expenditure per capita of population served
\$0.16 (national average: \$0.44)	Average department employee training expenditure per capita of population served
0.90% (national average: 2.48%)	Average training expenditure as a percentage of overall department expenditure

*Community data from BCEGS database

Top Three Modeled Natural Hazards**



**Source: AIR Worldwide modeled loss cost data

Building Code Adoption History (as of 10/1/18)

Building codes are adopted and enforced at the local jurisdiction level.

PERMIT FEES

2012

2018

2009 - 2018

2012

2015

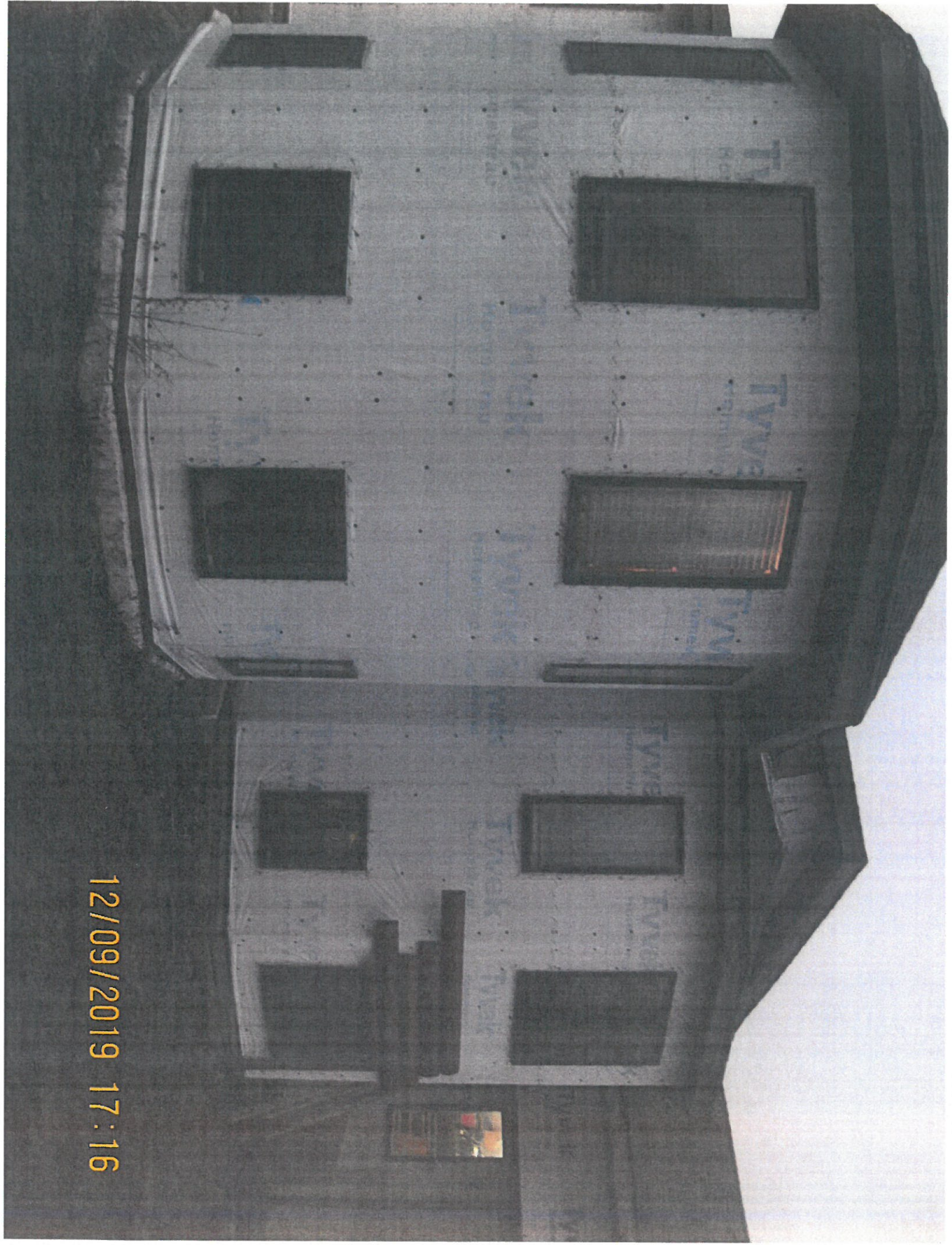
11/18/2019

	Kendall County	Yorkville	Village of Oswego	Kane County	DeKalb County
Single Family	\$1,800.00	\$650.00 \$0.20 per sq. ft	\$46.00 \$5000.00 + under \$0.92 per \$100	\$75.00 per 100 sf above ground \$3,000.00 basement min fee \$30.00 per 100 sf crawl space \$300 min fee	\$0.30 floors above-ground 0.25 floor area below grd, attached garage Based on Square Footage
Address Fee	\$50.00			over 200 sf + 25% of BP fee Re-exam \$50 + addl if sf increases	
Zoning Fee	\$50.00 all applications	\$100.00 per unit or any consultant fees	\$50.00 Plan review all applications		
Plan Review					
Accessory/ Building	\$50.00 120 sf + under Zoning Fee only \$150.00 121-599 sf + .08/ sf plan review Residential \$150.00 600 sf & up \$50 per insp + .08/ sf plan review Commercial \$150.00 600 sf & up \$75 per insp + .08/ sf plan review	\$50.00 Shed \$180.00 Detached garage \$215 + .10 per sf attached garage Above Above	\$46.00 \$5000+ under \$0.92 per \$100	\$100.00 under 200 sf incl wire/plumbing No plan exam fee \$75 per 100sf 200 sf or greater in area \$300 min fee 25% of B fee plan exam fee \$100 min exam fee	\$50.00 120sf or under & additions \$100 or \$0.25 per sf whichever is greater \$50.00 120sf or under & additions \$100 or \$0.25 per sf whichever is greater \$150.00 Storage \$175.00 Office/bathroom/human uses
Sign	Non Illuminated \$100 + 1.00/ sf Illuminated \$150 + 1.00/ sf Temporary \$50.00 zoning cert only	\$40.00 \$100.00	\$46.00 \$5000+ under \$0.92 per \$100	\$350.00 \$100.00 Plan Exam Fee	\$ 60 + Electric additional
Deck	\$150.00	\$135.00	\$46.00 \$5000+ under \$0.92 per \$100	\$100.00 per 100 sf of each floor above	\$80 minimum \$0.25 per sf/whichever is greater
Swimming Pool	\$150.00	\$90.00 Above ground \$135.00 Inground \$0.00 Portable pool	\$46.00 \$5000+ under \$0.92 per \$100	\$250.00 Above ground \$500.00 Inground \$100.00 Plan Exam Fee	\$115.00 above ground w/electric \$150.00 in ground w/electric \$50.00 fencing required
Demolition	\$100.00	\$90.00	\$46.00 \$5000+ under \$0.92 per \$100	\$250.00 under 500 sf \$500.00 500 sf & over \$750.00 Residential or Commercial \$100.00 Plan Exam Fee	N/A
Communication Tower	\$1,000.00	\$750.00 \$750.00 Equip Shelter \$250.00 Addtl antenna(s)	\$46.00 \$5000+ under \$0.92 per \$100	\$30 per foot New Towers \$1,500.00 Co-location of antennas on existing towers	\$500.00 Towers & Accessory bldg \$250.00 Co-locates & upgrades
Moving or Raising a structure etc.	\$100.00	N/A	\$46.00 \$5000+ under \$0.92 per \$100	\$500.00 Less than 1000 sf ground floor area \$1,200.00 1000 sf or over ground floor area \$30 per 100 sf Foundation \$300.00 Min fee + exam fee sub sect G	\$100.00 \$400.00 Sheriff's office receipt \$10,000.00 security bond \$40/hr &/or \$25/day Sheriff's fees
Service Upgrades	\$100.00	\$50.00	\$46.00 \$5000+ under \$0.92 per \$100	\$150.00 Residential \$300.00 Nonresidential	\$75.00

Driveway	\$150.00	\$50.00 Residential \$90 + addtl engineer review fees/ consultant fees	\$46.00 \$5000+ under \$0.92 per \$100	N/A	\$75.00
Patios New & Expansion of existing RS, R6 & R7	\$50.00 Zoning Cert Only	\$50.00	\$46.00 \$5000+ under \$0.92 per \$100	N/A	\$45.00
Reinspection					
Residential	\$50.00	\$50.00 1st \$75.00 2nd	\$46.00 \$5000+ under \$0.92 per \$100	\$100.00	No charge 1st failed inspection \$50.00 each additional failed inspection
Other	\$75.00	\$100.00 3 or more			
Plumbing	\$150.00	\$45.00 each or consult fees			
Other, Residential, Agriculture	\$50.00/ inspection + .08/sf + review	\$50.00 plus \$.05 per sf	\$46.00 \$5000+ under \$0.92 per \$100		Heated structures \$0.30 per sf floor area Unheated structures \$0.25 per sf floor area
1. Addition				\$75.00 per 100 sf each floor \$300 min. fee	
2. Remodeling				\$1,000.00 or less of estimated cost \$100 included	\$0.30 per sf floor area \$100.00 \$100.00 \$100.00 mechanical \$100.00 min fee
3. Plumbing					
4. Electrical					
5. Miscellaneous					
Permits other than Res. or Agriculture	\$75.00/ inspection + \$.08/sf + review	Commercial New \$750.00+ \$0.20 per sf \$500+ \$0.20 per sf	\$46.00 \$5000+ under \$0.92 per \$100		Commercial \$0.30 per sf all floor areas
1. Addition	\$150.00 Plumbing			\$100 per 100 sf of overall above ground area \$3000 min. fee \$100.00 overall basement \$3000 min fee	
2. Remodeling		\$350.00 \$0.10 per sf \$135.00+ any consultant fees \$50.00 Plan Review fees VARY		\$1,000.00 or less of estimated cost \$100 included included	\$75.00 1st 5 fixt \$10 ea additional \$75.00 1st 5 fixt \$10 ea additional \$75.00 \$10 each opening
Change of Occupancy	\$150.00	\$50.00	\$46.00 \$5000+ under \$0.92 per \$100	\$500.00	N/A
Certificate of Occupancy	\$150.00 when requested separately from the building permit	\$50.00	\$46.00 \$5000+ under \$0.92 per \$100	N/A	\$500.00 \$250 refunded upon successful completion
Zoning Certificate	\$50.00 Required on ALL Permits				

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