

**ORDINANCE # 2014-23**

**DEVELOPMENT FEE ORDINANCE**

**WHEREAS**, the County of Kendall on September 21, 1999 by Ordinance 99-30 adopted ordinances, regulations, and maps which regulate the development and use of land and structures; and

**WHEREAS**, the County adopted amendments to the Development Fee Ordinance by Ordinance 00-51 passed on December 19, 2000, amended by Ordinance 04-17 on May 18, 2004, amended by Ordinance 2010-08 passed on April 20, 2010 and further amended by Ordinance 2012-19 passed on September 18, 2012; and

**WHEREAS**, the County would like to adopt a fee for temporary uses permitted in the County and all other fees remain the same; 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 Kendall County 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 and desire to change the Development Fee Ordinance as it relates to Map Amendments, Planned Unit Developments, Special Uses, Major and Minor Amendments to Special Uses, Variances, Administrative Variances, Plats, Appeals, Text Amendments, Site Plan Reviews, Agricultural Conditional Uses and Temporary Uses.

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

**SECTION 1: THE FEE SCHEDULE REGARDING ZONING FEES INVOLVING MAP AMENDMENTS, PLANNED UNIT DEVELOPMENTS, SPECIAL USES, MAJOR AND MINOR AMENDMETNS TO SPECIAL USES, VARIANCES, ADMINISTRATIVE VARIANCES, PLATS, APPEALS, TEXT AMENDMENTS, SITE PLAN REVIEWS AND AGRICULTURAL CONDITIONAL USES IS HEREBY AMENDMENT TO INCLUDE THE FOLLOWING:**

**MAP AMENDMENTS**

Any amount of acreage	\$500.00
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**SPECIAL USE PERMITS, PLANNED UNIT DEVELOPMENTS/ RESIDENTIAL PLANNED DEVELOPMENTS AND MAJOR AMENDMENTS TO SPECIAL USES**

*The following fees include a processing fee, a fee for recording the special use in the recorder's office for 10 pages and a cost for a Hearing Officer at a rate of \$350.00 for the first hour and \$100.00 for each additional hour shall be imposed on ALL Special Uses*

All acreage zoned as A-1	\$1,155
All Other Zoning Districts	
0.0-5.00 acres	\$1,155
5.01-10.00 acres	\$1,905
10.01-50.00 acres	\$2,255 + \$50/acre or part thereof over 10 acres
50.01-100.00 acres	\$4,755 + \$35/acre or part thereof over 50 acres
100.01-500.00 acres	\$6,505 + \$20/acre or part thereof over 100 acres
500.01+	\$14,505 + \$15/acre or part thereof over 500 acres
MINOR AMENDMENT TO SPECIAL USE	\$150.00
VARIANCE	
As part of Special Use	\$100
Not part of Special Use	\$425 for first Variance Request of petition and \$50 for each additional request to be included in the same petition
ADMINISTRATIVE VARIANCE	\$150.00
PRELIMINARY PLAT	
Residential	\$1,000.00 + \$50.00/acre or part of an acre
Other	\$1,000.00 + \$100.00/acre or part of an acre
FINAL PLAT	
All Final Plats	\$50.00/acre or part of an acre (\$500.00 minimum)
OTHER PLAT (Vacation, Dedication, etc.)	
All Other Plat Actions	\$50.00/acre or part of an acre (\$500.00 minimum)
ADMINISTRATIVE APPEAL	\$1,000.00 <sup>1</sup>
TEXT AMENDMENT	\$500.00

SITE PLAN REVIEW	\$375.00
A-1 CONDITIONAL USE	\$100.00
TEMPORARY USES	\$100.00

**SECTION 2: WAIVERS AND REFUNDS**


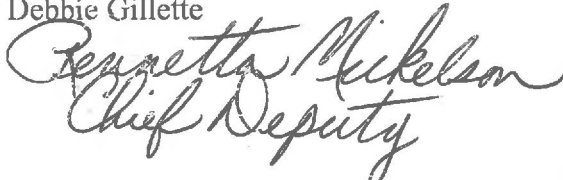
No waiver and no refund shall be made for any fee paid pursuant to this Ordinance without the approval of the Planning Building and Zoning Committee of the County Board, EXCEPT all fees for actions or activities by Kendall County or the Kendall County Forest Preserve District are hereby waived and all fees for non-profit organizations shall be charged half of the normal fees for zoning petitions; provided they show proof of non-profit status and that the permit be used only by the organizations itself.


**SECTION 3: EFFECTIVE DATE**

This Ordinance shall be effective immediately upon approval.

**APPROVED THIS 19<sup>th</sup> day of August, 2014**

Attest:

  
Kendall County Clerk  
Debbie Gillette  
  
Chief Deputy

  
Kendall County Board Chairman  
John Shaw