

Ordinance 2010- 01

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 and further amended by Ordinance 04-17 on May 18, 2004; 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 Special Uses, Map Amendments, Variances, Administrative Appeals, Text Amendments, and Site Plan Reviews.

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

SECTION 1: THE FEE SCHEDULE REGARDING ZONING FEES INVOLVING TEXT AMENDMENTS, MAP AMENDMENTS, PLANNED UNIT DEVELOPMENTS, SPECIAL USES, VARIANCES, AND SITE PLAN REVIEWS IS HEREBY AMENDMENT TO INCLUDE THE FOLLOWING:

ZONING FEES

TEXT AMENDMENT \$1,000.00 500.00

MAP AMENDMENT, ~~SPECIAL USE PERMIT~~, PLANNED UNIT DEVELOPMENT
≤ acres ~~\$750~~ ~~+—Cost—~~ for
Hearing Officer if it
involves an associated
request for a special
use permit at a rate of
\$350.00 for the first
hour and \$100.00 for

	each additional hour.
5-10 acres	\$1,500.00 + Cost for Hearing Officer if it involves an associated request for a special use permit at a rate of \$350.00 for the first hour and \$100.00 for each additional hour.
≥0 acres	\$1,500.00 + \$50/acre or part of an acre + Cost for Hearing Officer if it involves an associated request for a special use permit at a rate of \$350.00 for the first hour and \$100.00 for each additional hour.
A-1 Special Use Permit	\$750 + Cost for Hearing Officer at a rate of \$350 for the first hour and \$100.00 for each additional hour.

SPECIAL USE PERMITS

All acreage zoned as A-1 (Agricultural)

\$750 + Cost for Hearing Officer at a rate of \$350 for the first hour and \$100.00 for each additional hour.

All Other Zoning Districts

0.0-5.00 acres

\$750 + Cost for Hearing Officer at a rate of \$350 for the first hour and \$100.00 for each additional hour.

5.01-10.00 acres

\$1,500 + Cost for

	<u>Hearing Officer at a rate of \$350 for the first hour and \$100.00 for each additional hour.</u>
<u>10.01-50.00 acres</u>	<u>\$1,850 + \$50/acre or part thereof.</u>
<u>50.01-100.00 acres</u>	<u>\$4,350 + \$35/acre or part thereof over 50 acres.</u>
<u>100.01-500.00 acres</u>	<u>\$6,100 + \$20/acre or part thereof over 100 acres.</u>
<u>500.01+</u>	<u>\$14,100 + \$15/acre or part thereof over 500 acres.</u>
VARIANCE	
<u>Not part of Special Use</u>	<u>\$375 for first Variance Request of a petition and \$50 for each additional request to be included in the same petition.</u>
Owner-occupied Residential All Other Uses (i.e. Commercial, Industrial, Agricultural & Rental Res.)	\$750
<u>As part of Special Use</u>	<u>\$100</u>
ADMINISTRATIVE VARIANCE	\$100
ADMINISTRATIVE APPEAL	\$1,000
<u>SITE PLAN REVIEW</u>	<u>\$375</u>

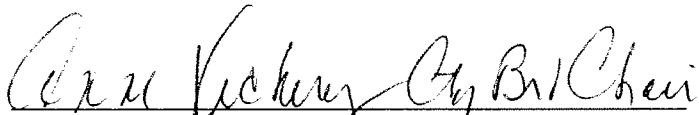
SECTION 2: WAIVERS AND REFUNDS

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 16TH DAY OF FEBRUARY, 2010


Anne Vickery, County Board Chairman

ATTEST:


Debbie Gillette, Kendall County Clerk