

Ordinance 2010- 08

**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	\$500.00
MAP AMENDMENT, PLANNED UNIT DEVELOPMENT	
≤ acres	\$750
5-10 acres	\$1,500.00
≥10 acres	\$1,500.00 + \$50/acre or part of an acre
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 Hearing Officer at a rate of \$350 for the first hour and \$100.00 for each additional hour.
10.01-50.00 acres	\$1,850 + \$50/acre or part thereof.
50.01-100.00 acres	\$4,350 + \$35/acre or part thereof over 50 acres.
100.01-500.00 acres	\$6,100 + \$20/acre or part thereof over 100 acres.
500.01+	\$14,100 + \$15/acre or part thereof over 500 acres.

VARIANCE

Not part of Special Use

\$375 for first Variance Request of a petition and \$50 for each additional request to be included in the same petition.

As part of Special Use

\$100

<u>A-1 CONDITIONAL USE FOR A SINGLE FAMILY DWELLING</u>	<u>\$375</u>
ADMINISTRATIVE VARIANCE	\$100
ADMINISTRATIVE APPEAL	\$1,000
SITE PLAN REVIEW	\$375

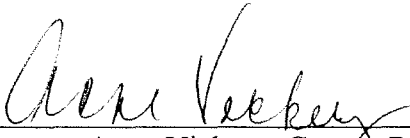
**SECTION 2: WAIVERS AND REFUNDS**

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 20<sup>TH</sup> DAY OF APRIL, 2010**

  
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 Anne Vickery, County Board Chairman

ATTEST:  
  
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 Debbie Gillette, Kendall County Clerk