

ORDINANCE NO. 01-32

**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, 2001; 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;

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 and desire to change the Development Fee Ordinance as it relates to Special Uses, Map Amendments and Planned Unit Developments.

**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	\$750.00
5-10 acres	\$1,500.00
≥10 acres	\$1,500.00 + \$50.00/acre or part of an acre

A-1 special use permit	\$750.00
<b><u>Variance, A-1 building permit</u></b>	
Owner-occupied residential	\$375.00
Other	\$750.00
<b><u>Appeal</u></b>	\$1,000.00
<b><u>Site development permit</u></b>	\$100.00 + \$50.00/acre or part of an acre
<b><u>Mobile home permits</u></b>	
<b><u>New or Reconstructed Home</u></b>	<b><u>\$100.00 for first application and each annual renewal</u></b>
<b><u>Medical Care or Assistance</u></b>	<b><u>\$100.00 for first application and \$50.00 for each annual renewal</u></b>
<b><u>Agricultural Employee</u></b>	<b><u>\$500.00 for first application and each annual renewal</u></b>
<b><u>Preliminary plat</u></b>	
Residential	\$1,000.00 + \$50.00/acre or part of an acre
Other	\$1,000.00 + \$100.00/acre or part of an acre
<b><u>Final plat</u></b>	\$50.00/acre or part of an acre; \$500.00 minimum
<b><u>Other plat(vacation, dedication, etc.)</u></b>	\$50.00/acre or part of an acre; \$500.00 minimum
<b><u>Site inspection</u></b>	\$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.

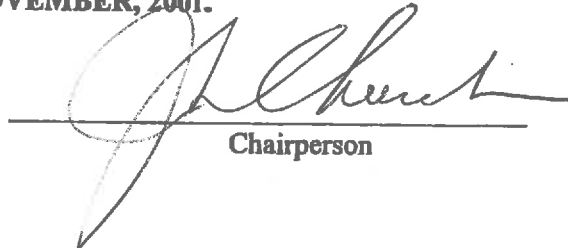
**SECTION 5: WAIVERS AND REFUNDS**

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 immediately upon approval.

APPROVED THIS 20<sup>TH</sup> DAY OF NOVEMBER, 2001.

  
Chairperson

ATTEST:   
Clerk