

PREPARED BY:

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RETURN TO:

**CITY OF NAPERVILLE
CITY CLERK'S OFFICE
P.O. BOX 3020
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60566-7020**

ORDINANCE NO. 18 -

**AN ORDINANCE AMENDING ARTICLE E (ANNEXATION FEES), ARTICLE F
(DEVELOPMENT, ZONING AND SUBDIVISION FEES), AND ARTICLE H (FEES FOR
CONSTRUCTION AND NEW DEVELOPMENT) OF CHAPTER 9 (MUNICIPAL
FINANCES) OF TITLE 1 (ADMINISTRATIVE) AND CHAPTER 9 (SOIL EROSION AND
SEDIMENTATION CONTROL) AND CHAPTER 10 (LANDSCAPING, SCREENING AND
TREE PRESERVATION) OF TITLE 5 (BUILDING CODE)
OF THE NAPERVILLE MUNICIPAL CODE**

WHEREAS, Chapter 9 (Municipal Finances) of Title 1 (Administrative) of the Naperville Municipal Code establishes fees for annexation, development, zoning, subdivision, new construction and new development, and Title 5 (Building Code) additionally establishes fees related to soil erosion control permits and tree removal permits, which are intended to compensate the City for expenses incurred for these services; and

WHEREAS, the fees established in Article E (Annexation Fees) and Article F (Development, Zoning and Subdivision Fees) of Title 1 (Administrative) were last updated in 2002; and

WHEREAS, the fees established in Article H (Fees for Construction and New Development) of Title 1 (Administrative) were last updated in 1998; and

WHEREAS, the fees established in Chapter 9 (Soil Erosion and Sedimentation Control) of Title 5 (Building Code) were last updated in 1987; and

WHEREAS, the fees established in Chapter 10 (Landscaping, Screening and Tree Preservation) of Title 5 (Building Code) were last updated in 1993; and

WHEREAS, the City's total estimated cost of providing permit, inspection, and entitlement services is approximately \$2.8 million dollars annually, while the total revenue collected through fees for those services is approximately \$2.2 million dollars annually; and

WHEREAS, in an effort to better align the revenues collected through the fees established in Articles E, F, and H of Title 1 and Chapters 9 and 10 of Title 5 with the costs to provide these services, the City is proposing to increase these fees by approximately 10%; and

WHEREAS, the City Council concurs that the ordinance should be amended as provided herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, in exercise of its home rule authority, as follows:

SECTION 1: The recitals set forth above are incorporated herein.

SECTION 2: Article E (Annexation Fees) of Chapter 9 (Municipal Finances) of Title 1 (Administration) of the Naperville Municipal Code is hereby amended by adding the underlined language and deleting the stricken language, as follows:

CHAPTER 9

MUNICIPAL FINANCES

ARTICLE E. - ANNEXATION FEES

SECTION:

1-9E-1: - ANNEXATION FEES:

1. * * *
2. The schedule of fees set forth in this Section is hereby adopted as the annexation fees to be paid to the City at the time the petitioning property owner files an application for annexation. Such fees shall be in addition to all applicable zoning and subdivision fees.

Annexations		
0— 5 acres	\$ 500.00 <u>550.00</u>	
6—25 acres	500.00 <u>550.00</u>	\$100.00 <u>110.00</u> per each acre over 5 acres
26—49 acres	2,500.00 <u>2,750.00</u>	50.00 <u>55.00</u> per each acre over 25 acres
50+ acres	3,700.00 <u>4,070.00</u>	
Publication of legal notice		\$ 40.00 <u>44.00</u> minimum or actual cost

1-9E-2: - EFFECTIVE PERIOD OF APPLICATIONS FOR ANNEXATION:

* * *

SECTION 3: Article F (Development, Zoning and Subdivision Fees) of Chapter 9

(Municipal Finances) of Title 1 (Administration) of the Naperville Municipal Code is hereby amended by adding the underlined language and deleting the stricken language, as follows.

ARTICLE F. - DEVELOPMENT, ZONING AND SUBDIVISION FEES

SECTION:

1-9F-1: - FEES AND CHARGES RELATING TO ZONING:

Upon filing an application for a zoning variance, amendment or conditional use pursuant to Title 6, Chapter 3 of this Code, the applicant shall pay the following fees:

1. Amendments And Conditional Uses:

Subject property 10 acres or less	\$290.00 <u>319.00</u>
Over 10 acres to 50 acres	400.00 <u>440.00</u>
Over 50 acres	640.00 <u>704.00</u>

2. Variances: ~~325.00~~ 358.00

3. Minor Change To Planned Unit Development, Site Plan, Landscape Plan Or Approved Conditional Use: ~~230.00~~ 253.00

4. Major Changes To A Planned Unit Development: Major changes to a planned unit development, with the exception of those listed in Subsection 1-9F-1.4.1 of this Section:

0—5 acres	\$ 5,000.00 <u>5,500.00</u>
More than 5 acres up to 50 acres	5,000.00 <u>5,500.00</u> plus \$300.00 <u>\$330.00</u> per each acre over 5 acres
50 acres or more	18,500.00 <u>20,350.00</u>
4.1. Major changes to a planned unit development which require an amendment to only one of the following plans: building elevations, landscape plan, photometric plan, or site plan (indicating a change in land use): \$230.00 <u>253.00</u>	

5. Site Plan Review: For projects where site plan approval by City Council or Plan Commission prior to development of property has been required by annexation agreements ~~\$230.00~~ 253.00

6. Publication Fees: Applicants petitioning for a zoning variance, amendment, conditional use (including a planned unit development), or landmark or historic district designation under Title 6 shall pay the actual cost of publishing legal notices as required by ordinance and State statute. Applicants shall pay the City a fee of eighty eight dollars (~~\$80.00~~88.00) per required legal notice upon filing their applications.

1-9F-2: - FEES AND CHARGES RELATING TO SUBDIVISION PLATS:

Upon filing an application for approval of a subdivision plat pursuant to Title 7 of this Code, the applicant shall pay the following fees:

1. Preliminary, Final Or Preliminary/Final Subdivision Plats: Preliminary, final or preliminary/final subdivision plats (including condominium and assessment plats), with the exception of those listed under Subsection 1-9F-2.1.1 of this Section:

0—5 acres	\$ 2,500.00 <u>2,750.00</u>
More than 5 acres up to 50 acres	2,500.00 <u>2,750.00</u> plus \$ 120.00 <u>132.00</u> per each acre over 5 acres
50 acres or more	7,900.00 <u>8,690.00</u>

1.1. Preliminary/final subdivision plats which do not result in the creation of new lots (i.e., lot consolidations or property line adjustments): ~~\$230.00~~ 253.00

2. Plat Of Vacation/Dedication: ~~230.00~~ 253.00

3. Preliminary Or Final PUD Plats:

0—5 acres	\$ 5,000.00 <u>5,500.00</u>
6—49 acres	5,000.00 <u>5,500.00</u> \$ 300.00 <u>330.00</u> per each acre over 5 acres
50+ acres	18,500.00 <u>20,350.00</u>

4. Exceptions: * * *

SECTION 4: Article H (Fees for Construction and New Development) of Chapter 9 (Municipal Finances) of Title 1 (Administration) of the Naperville Municipal Code is hereby amended by adding the underlined language and deleting the stricken language, as follows:

ARTICLE H. - FEES FOR CONSTRUCTION AND NEW DEVELOPMENT

SECTION:

1-9H-1: - ONE- AND TWO-FAMILY RESIDENTIAL FEES:

All plan review and clerical fees shall be due and payable at the time an application is submitted.

1. Building Fees For New Construction:

1.1. Plan review fee

Each page \$ ~~22.00~~ 25.00

Minimum ~~88.00~~ 97.00

Revised plans, each page ~~22.00~~ 25.00

1.2. Clerical fee for each plan submission, or for any required reinspection ~~46.00~~ 18.00

1.3. Building permit fee ~~165.00~~ 182.00

1.4. Inspection fees

Based on total square footage, including garage and basement; a separate fee shall be charged for each general category of inspection, i.e., electrical, plumbing, structural, and mechanical, payable when the approved permit is picked up by the applicant.)

Under 2,000 square feet \$ ~~45.00~~ 50.00

Over 2,000 square feet, less than 3,000 square feet ~~65.00~~ 72.00

Over 3,001 square feet, less than 4,000 square feet ~~87.00~~ 96.00

Over 4,001 square feet, less than 5,000 square feet ~~109.00~~ 120.00

Over 5,001 square feet, less than 6,000 square feet ~~125.00~~ 138.00

Over 6,001 square feet, less than 7,000 square feet ~~147.00~~ 162.00

Over 7,001 square feet, less than 8,000 square feet ~~169.00~~ 186.00

Over 8,001 square feet, less than 9,000 square feet ~~191.00~~ 211.00

Over 9,001 square feet ~~207.00~~ 228.00

1.5. Reinspection fee ~~45.00~~ 50.00

2. Building Fees For Additions, Alterations And Accessory Structures:

2.1. Plan review fee

Each page \$ ~~22.00~~ 25.00

Revised plans, each page ~~22.00~~ 25.00

2.2. Clerical fee for each plan submission ~~16.00~~ 18.00

2.3. Inspection fee for each required inspection ~~45.00~~ 50.00

2.4. Reinspection ~~45.00~~ 50.00

3. Other Standard Residential Building Fees: Unless specified in this Subsection, the fees for clerical review, plan review, and inspection shall be specified in Subsections 1-9H-1.1 and 1-9H-1.2 of this Section.

3.1. Air conditioner ~~\$80.00~~ 88.00

(Including clerical review, plan review, and 1 inspection)

3.2. Backflow preventer ~~80.00~~ 88.00

(Including clerical review, plan review, and 1 inspection)

3.3. Deck ~~120.00~~ 132.00

(Including clerical review, plan review, and two (2) inspections)

3.4. Demolition ~~950.00~~ 1,045.00

(Including clerical review, plan review, construction site signage, and two (2) inspections)

3.5. Driveway addition/alteration ~~80.00~~ 88.00

(Including clerical review, plan review, and 1 inspection)

3.6. Easement encroachment ~~400.00~~ 110.00

3.7. Fence ~~80.00~~ 88.00

(Including clerical review, plan review, and 1 inspection)

3.8. Fireplace masonry ~~160.00~~ 176.00

(Including clerical review, plan review, and three (3) inspections)

3.9. Fireplace—Prefab ~~120.00~~ 132.00

(Including clerical review, plan review, and two (2) inspections)

3.10. Gazebo ~~120.00~~ 132.00

(Including clerical review, plan review, and two (2) inspections)

3.11 Housing for fowl and livestock ~~80.00~~ 88.00

(Including clerical review, plan review, and 1 inspection)

3.12. Lawn sprinkler ~~80.00~~ 88.00

(Including clerical review, plan review, and 1 inspection)

3.13. Locator ball (if applicable) ~~40.00~~ 11.00

3.14. Patio with foundation ~~420.00~~ 132.00

(Including clerical review, plan review, and two (2) inspections)

3.15. Patio without foundation ~~80.00~~ 88.00

(Including clerical review, plan review, and 1 inspection)

3.16. Pools/spas—Aboveground ~~80.00~~ 88.00

(Including clerical review, plan review, and 1 inspection)

3.17. Pools—Inground ~~420.00~~ 132.00

(Including clerical review, plan review, and two (2) inspections)

3.18. Satellite dishes more than 1 meter in diameter ~~38.00~~ 42.00

(Including clerical review, plan review)

3.19. Sewer repair ~~80.00~~ 88.00

(Including clerical review, plan review, and 1 inspection)

3.20. Water softener ~~80.00~~ 88.00

(Including clerical review, plan review, and 1 inspection)

1-9H-2: - COMMERCIAL BUILDING FEES:

All plan review and clerical fees shall be due and payable at the time an application is submitted.

1. Building Fees For New Construction:

1.1. Plan review fee

Each page ~~\$44.00~~ 49.00

Revised plans, each page ~~44.00~~ 49.00

1.2. Clerical fee for each plan submission ~~46.00~~ 18.00

1.3. Inspection fees

Regular inspection ~~64.00~~ 68.00

(Including clerical review)

1.4. Timed inspection/reinspection ~~\$64.00~~ 68.00 minimum
(\$45.00 50.00 per hour, plus \$16.00 18.00 clerical review)

1.4.1. Inspections most commonly required for new commercial building construction and major alterations listed in chronological order: *

Footings*	Electric service
Foundation wall*	Temporary electric
Backfill	Ceiling
Underground plumbing	Electric ceiling
Commercial slab*	HVAC ductwork*
Sewer and water*	Fire sprinkler*
Underground plumbing	Hydrostatic test*
Rough framing	Final electric
Rough electric	Final plumbing*
Rough plumbing	Fire alarm*
Electric upgrade	Final inspections*
*These inspections are billed to the applicant at the hourly rate.	

2. Other Commercial Building Fees: Unless specified in this Subsection, the fees for clerical review, plan review, and inspection shall be specified in Subsection 1-9H-2.1 of this Section.

- 2.1. Driveway ~~\$99.00~~ 109.00
(Including clerical review, plan review, and 1 inspection)
- 2.2. Parking lot ~~99.00~~ 109.00
(Including clerical review, plan review, and 1 inspection)
- 2.3. Elevator—New installation ~~135.00~~ 149.00

- (Including clerical review, plan review, and 1 inspection)
- 2.4. Elevators—Routine semiannual inspections ~~45.00~~ 50.00
- 2.5. Commercial occupancy ~~77.00~~ 85.00
 (Including clerical review and 1 inspection)
- 2.6. Restaurant occupancy ~~138.00~~ 152.00
 (Including clerical review and two (2) inspections)
- 2.7. 15 day stocking and training permit ~~77.00~~ 85.00
 (Including clerical review and 1 inspection)
- 2.8. Fire alarm system ~~121.00~~ 134.00
 (Including clerical review, plan review, and 1 inspection)
- 2.9. Fire sprinkler ~~121.00~~ 134.00
 (Including clerical review, plan review, and inspection)
- 2.10. Lawn sprinkler ~~121.00~~ *134.00*
 (Including clerical review, plan review, and inspection)
- 2.11. Above or in ground storage tank ~~121.00~~ 134.00
 (Including clerical review, plan review, and 1 inspection)
- 2.12. Demolition ~~121.00~~ 134.00
 (Including clerical review, plan review, and 1 inspection)
- 2.13. Satellite dish/antenna tower/telecommunications facility for clerical
 review ~~16.00~~ 18.00
- 2.14. Satellite dish/antenna tower/telecommunications per page ~~44.00~~ 49.00
 for plan review
- 2.15. Tents ~~77.00~~ 85.00
 (Including clerical review and 1 inspection)
- 2.16. Commercial or public pool—Inground ~~221.00~~ 244.00
 (Including clerical review, plan review, and three (3) inspections)
- 2.17. Canopy or awning ~~99.00~~ 109.00
 (Including clerical review, plan review, and inspection)
- 2.18. Signs ~~83.00~~ 92.00
 (Including clerical review, plan review, and 1 inspection)
- 2.19. Temporary signs ~~38.00~~ 42.00†
 Including clerical review and plan review)
- 2.20. Trailers ~~160.00~~ 176.00

(Including clerical review, plan review, and two (2) inspections)
Renewal ~~46.00~~18.00

1-9H-3: - FEES FOR ENGINEERING REVIEW:

All engineering review fees shall be due and payable at the time the engineering plans are submitted.

- 1. Nonresidential Engineering Review ^[17]:
 - 1.1. 50 parking stalls or less, per stall ~~\$46.00~~51.00
(minimum ~~\$380.00~~418.00)
 - 1.2. 51-99 parking stalls, per stall ~~\$24.00~~27.00
 - 1.3. 100 parking stalls or more, per stall ~~19.00~~21.00
- 2. Residential Engineering Review:
 - 2.1. 1½ percent of the estimated engineer's cost of construction of public improvements.

SECTION 5: Chapter 9 (Soil Erosion and Sedimentation Control) of Title 5 (Building Code) of the Naperville Municipal Code is hereby amended by adding the underlined language and deleting the stricken language, as follows:

5-9-5: - EROSION AND SEDIMENTATION CONTROL PERMIT:

- 1. – 2. * * *
- 3. Application For Permit: Application for an erosion and sedimentation control permit shall be made by the owner of the property or his authorized agent to the City Department of Community Development on a form furnished for that purpose. Each application shall bear the names and addresses of the owner and developer of the site and any person retained by the applicant as site engineer together with the name of the individual who will act as the principal contact for the site engineer. Each application shall include the applicant's agreement that any development of parcels shall be in accordance with erosion and sedimentation control plans approved upon issuance of the erosion and sedimentation control permit. Each application shall be accompanied by a fee of ~~three hundred twenty five dollars (\$325.00)~~ three hundred fifty eight dollars (\$358.00).
- 4. – 9. * * *

Steve Chirico

Mayor

ATTEST:

Pam Gallahue, Ph.D.

City Clerk