

1-9E-1: - ANNEXATION FEES:

1. The purpose for assessing annexation fees shall be to compensate the City for expenses incurred for any or all of the following activities related to a petition for annexation:
 - 1.1 Review by staff, Plan Commission and City Council.
 - 1.2. Preparing comprehensive plans required to relate the proposed development and adjacent areas to the entire City, including any special planning and engineering studies required to coordinate the public facility improvement needs for the area in question and adjacent properties with the City's existing facilities.
 - 1.3. Contracting with outside consultants to perform any of the above activities.
2. Base Annexation Fee. A fee of four-thousand (\$4,000) dollars is hereby adopted as the base annexation fee to be paid to the City at the time the petitioning property owner files an application for annexation. Add on fees (e.g. re-review, agreement, study, noticing, etc.) as described in Chapter 9 (sections 1-9F:1 and 1-9F:2) may also apply.
3. Reduced Fee. Upon approval of the Zoning Administrator, a reduced fee for annexation application is available for projects of limited scope (e.g. single lot residential annexations, projects of limited acreage, parcels without special legal, contractual, or physical conditions, annexations that don't require significant utility extension, annexations within the planning boundary, and the like) .

CHAPTER 9

MUNICIPAL FINANCES

ARTICLE F. DEVELOPMENT ENTITLEMENT AND OTHER REQUIRED APPLICATION PROCESS FEES

SECTION:

1-9F-1: APPLICATION PROCESSING FEES

The application processing fee for any development is based upon the process required for approval, pursuant to Title 5, Chapter 10 (Landscape Screening and Tree Preservation), Title 6 (Zoning Regulations), and Title 7 (Subdivision Regulations) of this Code.

1. Applications Requiring BOTH Planning and Zoning Commission and City Council review and approval: \$3,000.00

Applications which require review by BOTH the Planning and Zoning Commission and City Council, shall require a fee of three-thousand (\$3,000) dollars. Said fee is to be paid to the City at the time the petitioner files an application and will include review of the initial application and related plan submittals and two additional revisions (a total of three cycles of review). Additional submittals will be subject to the fees described in Section 1-9F-2:1.

2. Applications Requiring Only City Council Review and Approval: \$2,000.00

Applications which require only City Council review and approval, shall require a fee of two-thousand (\$2,000) dollars. Said fee is to be paid to the City at the time the petitioner files an application and will include review of the initial application and related plan submittals and two additional revisions (a total of three cycles of review). Additional submittals will be subject to the fees described in Section 1-9F-2:1.

3. Applications Requiring Only Administrative Review and Approval: \$500.00

Applications for which no public meeting is required shall require a fee of (\$500) dollars. Said fee is to be paid to the City at the time the petitioner files an application and will include review of the initial application and related plan submittals and two additional revisions (a total of three cycles of review). Additional submittals will be subject to the fees described in Section 1-9F-2:1.

4. Limited Exception Fee: \$500.00

Upon approval of the Zoning Administrator, an application for a simple entitlement approval (e.g., fence variance, setback variance, conditional use for home occupation, and temporary uses) to provide basic zoning relief, generally on a single parcel, may be processed under this limited fee, regardless of the process required.

1-9F-2: ADD-ON FEES

1. Entitlement Plan Review Resubmittal Fees:

In addition to the fees described in sections 1-9E-1 and 1-9F-1 of this code, applicants will be assessed additional fees where more than three submittals of entitlement plans (e.g. site, landscape, photometric, subdivision, plat, etc.) are required. These fees shall be assessed for the 4th submittal and each subsequent submittal following the 4th submittal. The fee shall be in an amount equal to one quarter of the original application processing fee paid.

2. Development Agreement Fees:

Some applications require preparation of agreements between the property owner(s) and the City of Naperville (e.g., agreements for annexation, owner's acknowledgement and acceptance agreements, encroachments, easements, covenants and declarations, at-risk and surety). A flat fee will be assessed at the time of submittal for any agreement based on the level of complexity and effort involved in its creation as described in the table below. The rate shall be determined by the Zoning Administrator. The flat fee shall cover the cost of all associated revisions.

Agreement Type	Description	Flat Fee
Basic	Utilize existing City templates and require no in-person meetings. These agreements are approved administratively.	\$250.00
Standard	Require some customization of City templates and up to two meetings with city staff. Staff time is estimated between 5 and 19 hours. Standard agreements may require City Manager or City Council authorization.	\$500.00
Complex	Require more than 20 hours of staff time and three or more meetings to negotiate. Agreements of this	\$1,000.00

	nature may be multi-jurisdictional, require additional technical expertise, customized language and exhibits, unique provisions, and detailed negotiations. Complex agreements will likely require City Council authorization.	
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3. Technical Study and Report Review Fees:

A flat review fee of \$400.00 will be required at the time of submittal to the City for each individual study (e.g., stormwater, parking, traffic, etc.) submitted for review and approval. No resubmittal fees shall be charged for any subsequent review of revisions to these studies and reports.

4. Publication Fees:

Applications per Sections 1-9E-1, 1-9F-1:1, 1-9F-1:2, 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. All other applications which require publication shall pay a flat fee of \$100 for any required publication.

1-9F-3: POST-ENTITLEMENT FEES

Field Change Plan Review (including all submittals): \$300.00

Record Drawings (including all submittals): \$300.00

CHAPTER 9

MUNICIPAL FINANCES

ARTICLE H. - FEES FOR CONSTRUCTION AND NEW DEVELOPMENT

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

All engineering review fees shall be due and payable at the time the engineering plans are submitted. Fees apply to both residential and commercial projects.

1. Preliminary Engineering Review: \$25.00 each page
2. Final Engineering Review: \$150.00 each page

1-9H-4: FEES FOR SITE PERMITS:

All site permit fees shall be due and payable at the time the site permit is requested.

1. Nonresidential Site Permit: 1.65 percent of the estimated engineer's cost of construction of public improvements
2. Residential Site Permit: 1.50 percent of the estimated engineer's cost of construction of public improvements.