

Chapter 3.08

FEE SCHEDULE OF VILLAGE PERMITS AND SERVICES*

Sections:

- 3.08.010 Building Permit Fees**
- 3.08.020 Excavations—Permits and Bonds Required.**
- 3.08.030 Electrical Permit Fees**
- 3.08.040 Water and Sewer Connections**
- 3.08.050 Annexations**
- 3.08.060 Zoning or Rezoning and Subdivisions**
- 3.08.070 Sign Fees**
- 3.08.080 Engineering Plan Review.**
- 3.08.090 Watershed Development Permits (residential and non-residential)**
- 3.08.100 Building Department Ordinances and Documents—Fees**

*Prior history note: Ords. 2008-0-26, 2007-0-39; 2006-0-35; 2005-0-38; 2004-0-45; 2003-0-46; 2003-0-32; 2002-0-45; 2002-0-36; 99-0-25; 98-0-45; 98-0-37; 97-0-49, and 97-0-33; prior code §§ 31.01-31.09.

3.08.010 Building Permit Fees

Fees for building permits required under this Code shall be determined and computed according to the applicable rate or rates found in this section.

A. Fees applicable to all types of buildings are as follows:

Foundation fee: A foundation fee that is equal to the total number of square feet of the building location area, measured from outside wall edges of the foundations, multiplied by seventy-three cents (\$0.73) per square foot.

B. New construction, except as otherwise provided in this chapter:

1. Residential Buildings:

a. An administrative/plan review fee of seven hundred five dollars and twenty-nine cents (\$705.29) for one and two-family dwelling lot

where no significant tree(s) or mature tree(s), as defined in Section 12.16.020, exist at the time of final plat approval.

b. An administrative/plan review fee of one thousand fifty-eight dollars and fifty cents (\$1,058.50) for each one and two-family dwelling lot of ten thousand eight hundred ninety-one (10,891) square feet or less in size where one or more significant tree(s) or mature tree(s), as defined in Section 12.16.20, exist at the time of final plat approval.

c. An administrative/plan review fee of one thousand eighty-six dollars and sixty-two cents (\$1,086.62) for each one and two-family dwelling lot of at least ten thousand eight hundred ninety-two (10,892) square feet in size but no more than twenty-one thousand seven hundred eighty (21,780) square feet in size where one or more significant tree(s) or mature tree(s), as defined in Section 12.16.020, exist at the time of final plat approval.

d. An administrative/plan review fee of one thousand one hundred sixty-seven dollars and sixty-one cents (\$1,167.61) for each one or two-family dwelling lot that exceeds twenty-one thousand seven hundred eighty-one (21,781) square feet in size where one or more significant tree(s) or mature tree(s), as defined in Section 12.16.020, exist at the time of final plat approval.

e. An administrative/plan review fee of eighty-six dollars and ninety cents (\$86.90) per unit for a multiple family building (minimum fee seven hundred five dollars and twenty-nine cents (\$705.29).

f. An administrative/plan review fee of sixty-nine dollars and seventy-four cents (\$69.74) per unit for a motel, hotel, nursing home or dormitory. This shall include all support areas (minimum fee seven hundred five dollars and twenty-nine cents (\$705.29).

g. An administrative/plan review fee of two hundred twelve dollars and eighty-eight cents (\$212.88) for one and two-family additions.

h. For all useable space, an amount to be computed at a rate of one dollar and thirty-eight cents (\$1.38) per square foot of floor space, from outside wall to outside wall.

i. For all basements (except useable space, which shall be subject to h above) an amount to be computed at the rate of seventy-three cents

(\$0.73) per square foot of area, measured from outside wall edges.

2. Commercial and Industrial Buildings:

a. A plan review fee of seven hundred five dollars and twenty-nine cents (\$705.29) or one-tenth of one percent of the estimated cost of construction, whichever is greater.

A plan review fee of one hundred sixty-nine dollars and six-three cents (\$169.63) for alterations and additions under two thousand five hundred (2,500) square feet is required.

b. For factory, storage and warehouse areas, an amount to be computed at the rate of thirty-one cents (\$0.31) per square foot of floor space.

c. For office areas, an amount to be computed at the rate of forty cents (\$0.40) per square foot of floor space.

d. For retail areas, an amount to be computed at the rate of forty cents (\$0.40) per square foot of floor space.

3. Institutional buildings, such as churches, civic and public buildings or buildings otherwise devoted to a nonprofit purpose:

a. A plan review fee of seven hundred five dollars and twenty-nine cents (\$705.29) or one-tenth of one percent of the estimated cost of construction, whichever is greater.

b. An amount to be computed at the rate of twenty-five cents (\$0.25) per square foot of floor space.

4. For institutional building operated for a profit:

a. A plan review fee of seven hundred five dollars and twenty-nine cents (\$705.29) or one-tenth of one percent of the estimated cost of construction, whichever is greater.

b. An amount to be computed at the rate of seventy-six cents (\$0.76) per square foot of floor area space (minimum fee one hundred twenty-six dollars and thirty-two cents (\$126.32)).

5. Garages, regardless where attached to or separate from the main building and regardless whether the main building is residential, commercial, industrial, or institutional:

a. A plan review fee of sixty-five dollars and thirteen cents (\$65.13) or 1/10 of 1% percent of the estimated cost of construction, whichever is greater, for all garages exceeding an area of 900 sq. ft.

b. An amount to be computed at the rate of seventy-three cents (\$0.73) cents per sq. ft. of floor area space (minimum fee one hundred nine dollars and ninety-six cents (\$109.96)).

6. Accessory building, including yard and garden types of eighty (80) square feet or more:

a. An amount to be computed at the rate of thirty-three cents (\$0.33) per square foot of floor space (minimum fee fifty dollars and six cents (\$50.06)).

C. Remodeling and new construction not covered above:

For the alteration, repair, or removal of any wall, building, or structure, or part thereof, or for any new construction not covered under subsections A or B of this section, having a valuation of up to one thousand dollars (\$1,000.00), the permit fee shall be sixty-six dollars and seventy cents (\$66.70), an additional charge of twelve dollars and ninety-four cents (\$12.94) for each additional one thousand dollars (\$1,000.00) or fraction thereof. Such cost shall be determined by the amount of the contract price of any contract entered into for such improvement, an original of such contract or a photo static copy thereof to be filed with the application for the permit, or if there is no such contract, then the amount of the fee shall be upon the estimate of the cost thereof made by the Building Department.

D. The total amount of the fee payable for any such permit shall be paid to the Village Manager or his or her designee at the time of filing of the application or upon notification by the Building Commissioner of their estimate of the cost of the improvement when the fee is based thereon, and in any event, the full amount of the fee shall be paid prior to the issuance of the permit.

1. All fees and cost related to the performance of special outside services shall be borne by the owner/contractor and shall be paid at the time of occupancy.

2. When determined by the Building Department that the use of an outside plan review consultant will be used in the review of building plans; a **Plan Review Escrow** will be established. This escrow will be established at the time of submitting of building plans for review. The Plan Review Escrow amount will be determined by the Building Department,

based on estimated costs, with a minimum plan review escrow of five hundred dollars (\$500.00). Any moneys remaining in the escrow after charges have been made shall be refunded.

E. The permit fee payable for any improvement under this code shall be in addition to such other fees and charges as may be required by the provisions of other pertinent ordinances of the Village.

F. The corporate authorities of the Village shall have the power to waive, remit, or refund the permit fee, or any part thereof, required under this section for a building for a public, civic, or other nonprofit purpose or when the corporate authorities find that the same will serve a civic or community purpose.

G. Other fees:

Driveways	\$ 152.25
Parking Lot Permit, \$0.007 per square foot (minimum fee)	152.25
Resurfacing Parking Lots	119.80
Paving or resurfacing:	
Sidewalks, patios, landings, driveways, slabs, etc.	39.71
Residing permit	87.29
Reroofing permit	87.29
Connection to storm sewer	79.98
Temporary Use Permit	25.00
Special inspection (Real estate, etc.)	240.16
Inspection fee prior to moving, raising, shoring, underpinning, or new foundation work for existing structures or repairing fire damaged structure (to be charged at time of permit issuance)	56.24
Excavation fee	39.71
Mobile home site permit fee (per pad)	79.87

Swimming Pool Permit:

(plus electrical permit and plumbing permit when required)	
Private above-ground, over 24" deep or over 250 sq. ft. in area	56.24
Private, partially or totally sub-merged	87.29
Commercial	239.82

Certificate of Occupancy:

Single-family residential	362.32
Single-family addition or alteration	59.17
Apartment /Condo per living unit	

(New construction)	59.17
Apartment per living unit (existing)	24.35
Apartment inspection (Village Code enforcement)	39.71
Motels, hotels, dormitories, Nursing homes, per unit	\$ 41.39
Commercial, industrial, or institutional per unit (new construction)	86.90
Commercial, industrial or institutional additions or alterations (existing)	86.90
Satellite disc, earth station, windmill, radio, TV antenna	57.03
Fence permit	49.04
Wood, decks, balconies, or porches (wood or concrete) \$0.46 per sq. ft. (minimum fee)	48.09
Retaining wall-seawall, \$3.51 per \$1,000 of estimated cost of construction (minimum fee)	79.98
Radio towers, bleachers, etc. \$3.88 per \$1,000 of estimated cost of construction (minimum fee)	79.98
Demolition permits	79.98
Elevator, dumbwaiter, and Escalator permits	329.02
New elevator, dumbwaiter and escalator permit (includes the plan review and one inspection by Thompson Elevator)	
Elevator, dumbwaiter, and Escalator semi-annual inspection	124.69
Elevator, dumbwaiter and Escalator reinspection fee, per occurrence	83.01
Plumbing permit:	
Basic inspection fee:	
New construction	\$253.66
Alterations, repairs	87.29
Per fixture up to 50 fixtures	30.37
Over 50 fixtures, per fixture	18.50
Minimum fee	87.29
Domestic water heater	30.37
Commercial, Industrial or Institutional Water Heater	48.09

Sewer and water service inspection fees:

New construction	159.84
Repairs	151.35

Commercial or industrial piping, \$35.26 per \$1,000 cost (min. fee)	79.75
Fire sprinkler, \$38.92 per 1,500 sq. ft. (min. fee)	79.75
Fire alarm system, \$38.92 per 1,500 sq. ft. (min. fee)	79.75
Hood and duct fire suppression, per system	86.90
Flammable liquid tanks above or below ground	\$79.98
Underground and above ground Tank removal	79.75
Canopies, each	240.16
Island pumps, each	79.75
Fireplace or wood burning stove	56.19
Construction water:	
Residential	235.83
Multi-family, commercial, or Industrial \$36.16 per R.E. (minimum fee)	640.50
Replacement of lost permit card	13.61
Drainage survey review fees:	
Residential	303.32
Multi-family, commercial, or industrial	488.47
Street Access Permit:	
Residential (single family Detached or attached)	39.48
Multi-family (per access point)	319.69
Commercial, industrial, business or institutional (per access point)	319.69
Change in use (building or land)	79.98
Lawn sprinkler system	55.96
Sealing water meter (new construction)	105.74
Phased Permits	
First Phase	239.88
Additional Phases	159.84
Water meter charges with remote, touch-pad, and MXU unit:	
1" water meter	365.00
1 1/2" water meter	605.00

2" compound water meter	1,715.00
3" compound water meter	2,175.00
4" compound water meter	3,385.00
6" compound water meter	5,975.00

(These prices are subject to market change without notification as of 3/11/03.)

H. Reinspection Fees. Whenever the building department shall make an additional inspection pursuant to the issuance of a correction notice under the Building, Plumbing, Electrical or Zoning Ordinances of the Village or a request for inspection and the work is found not ready for inspection, the following shall apply

- Reinspection Fee – 1st Offense \$50.00
- Reinspection Fee – 2nd Offense 75.00
- Reinspection Fee – 3rd Offense 100.00
- Each Offense thereafter 100.00

(The fee or fees shall be paid prior to the next scheduled inspection).

I. Permit Cancellation. When the builder/developer cancels a permit for which the permit fees have been paid, a cancellation fee of fifty (50) percent of the building permit fee and the plan review fee will be assessed for the cancellation. If the permit fees have not been paid a plan review fee will be assessed.

J. When a developer, contractor, or owner begins work without a permit, an administrative fee shall be paid to the Village in the amount of fifteen dollars and seventy-five cents (\$15.75) for the first one thousand five hundred dollars (\$1,500.00) of cost of construction and five dollars (\$5.00) per thousand dollars (\$1,000.00) of cost of construction thereafter, to reimburse the Village for clerical and discovery inspection time, cost of notices and other administrative expenses. Upon the issuance of a first warning in writing, all work shall stop until proper permits are issued. A stop work order shall be posted for work started without a permit subsequent to the issuance of the initial written warning. (Ord. 2002-0-04 § 2 (part); Ord. 2001-0-37 § 2; Ord. 2001-0-03 § 2; Ord. 2000-0-32 § 2, 3; Ord. 99-0-44 § 2 (part)).

3.08.20 Excavations - Permit and Bond Required.

It is unlawful to make any excavation in or tunnel under any public street, alley, sidewalk, or other public place in the village, without having first secured a permit therefore. Application for such permits shall be made to the building department and shall specify the intended location and purposes of the excavation. Before any permit shall be given for an excavation or tunnel in or under any public place in the Village, a cash bond shall be deposited with the village manager or his or her designee to guarantee compliance with this section as follows:

A. Excavation in or under the surface of any roadbed in any street or alley, one thousand dollars (\$1,000.00), nonrefundable. Any such person making any such excavation shall refill same properly and shall restore the surface to its condition before the excavation was made, as soon as possible. All such excavation, refills and resurfacing shall be made subject to the supervision and direction of the superintendent of public works.

B. Excavation within the public right-of-way other than a street or alley, three hundred dollars (\$300.00). When notified by the permit holder that the work has been completed, the superintendent of public works shall inspect the work and shall notify the permit holder whether or not he has complied with this section. If the superintendent finds that the permit holder has complied with this section, the three hundred dollar (\$300.00) cash bond shall be returned to the permit holder.

C. Where public sidewalk exists and where it necessitates construction traffic to cross same, a five hundred dollar (\$500.00) cash bond shall be deposited with the village manager or his or her designee to guarantee that all damaged sidewalk, if any, shall be replaced to the specifications of Title 16 of this code. If no sidewalk is damaged or damaged sidewalk has been replaced to the satisfaction of the village, than the cash bond shall be refunded. (Ord. 2002-0-04 § 2 (part); Ord. 99-0-44 § 2 (part)).

3.08.30 Electrical permit fees

A. Fees for electrical permits are as follows:
Services:

100 amps through 200 amps	\$108.89
Each additional 100 amps	16.76

Service Revisions:

Per 100 amps	16.76
Fraction of 100 amps	8.32
Openings, each	0.85

Fixtures, each

Motors, per H.P.	4.56
Air Conditioning, per ton	4.56

Swimming Pool, excl. openings

And fixtures	15.97
Heating, per K.W.	3.32

Inspection Fees:

New construction	253.66
Alterations, Repairs and Adds.	87.29

B. Minimum Fee. No inspection shall be made or an electrical permit issued for less than a minimum fee of eighty-three dollars and ninety-one cents (\$83.91).

C. Signs. The fee for pre-wired electric signs shall be forty-eight dollars and nine cents (\$48.09). Permit fees for electrical installations on other types of signs shall be on the same basis indicated in subsection A of this section.

D. Reinspection. The fee for reinspection of electrical installation and equipment or for extra inspections due to inaccurate or incorrect information or failure to make necessary repairs of faulty construction shall be:

• First Offense	\$ 50.00
• Second Offense	75.00
• Third Offense	100.00
• Each Offense thereafter	100.00

E. Payment of Fees. All fees provided for in this section shall be paid to the village before a permit is issued. (Ord. 2001-0-37 § 3; Ord. 2001-0-03 § 3; Ord. 99-0-44 § 2 (part)).

3.08.040 Water and Sewer Connections

A. Basic water connection charges are as follows:

Water Service Size (in inches)	Basic Water Connection Charges
1	\$ 600.00
1 ½	1,000.00
2	1,750.00
3	2,500.00
4	3,500.00
6	5,500.00
8	8,000.00
Over 8	8,000.00

Plus \$2,500.00 per inch in excess of 8 in.

1. For each residential unit for which there is an individual sanitary service, a basic charge of one thousand two hundred dollars (\$1,200.00) per unit.

2. For each residential unit for which there are multiple units within a structure served by a single sewer service, a basic charge of six hundred dollars (\$600.00) per unit is required.

3. For each commercial or industrial unit a basic charge of one thousand two hundred dollars (\$1,200.00) per unit plus two hundred dollars (\$200.00) per each two hundred fifty gallons per day of water usage.

B. Owner and/or contractor shall pay at the time of approval of each lot-s tap-on, an additional fee as specified in this subsection for the equalization contribution in addition to the Village’s applicable water tap-on fee for the recovery of capital costs by the Village for the construction of additional water storage facilities and waterworks improvements. This additional fee shall apply to all undeveloped lands within the village.

Water Service Size (in inches)	Equalization Contribution
1	500.00
1 ½	900.00
2	1,200.00
3	1,400.00
4	1,700.00
6	2,200.00
Over 8	2,700.00

For each residential unit for which there are multiple units within a structure served by a single water service, a basic charge of three hundred dollars (\$300.00) per unit in lieu of contributions in the above table.

C. Lake Michigan Water Improvement Charge. The water connection tap-on charge shall be based upon the size of the water tap made into the water system. This charge is intended to reimburse the village for a portion of the water system previously created into which the user now seeks to connect and additional water system expansion costs. The schedule of charges shall be as follows:

Domestic Water Service Size (in inches)	Charges
1	\$ 2,163.00
1 ½	4,333.00
2	6,940.00
3	21,688.00
4	23,688.00
6	43,375.00

Fire Service Size (in inches)	Charges
4	3,545.00
6	7,089.00
8	11,077.00

The charges for tapping into the water system of the Village, which are larger than six inches in diameter, shall be determined on an individual basis by the president and Board of Trustees.

The charges established in this section are found by the corporate authorities of the Village to be fair and reasonable taking into consideration the costs necessary to construct, expand, and extend the waterworks system. Funds collected as connection charges shall be used for general corporate purposes with primary application being made for the expansion of the waterworks system to meet the requirements of new users.

D. Lake County Sanitary Sewer Connection Fee:

Per residential equivalent	\$1,430.00
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E. Sanitary Sewer Interceptor Expansion Connection Fee:

Per residential equivalent	\$2,125.00
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(Ord. 2003-0-32)

F. All new applications must submit a separate application and pay connection fees directly to the North Shore Water Reclamation District (NSWRD), 14770 William Koepsel Drive, Gurnee, IL 60031 (847) 623-6060.

3.08.050 Annexations

For a proposed annexation to the Village the fee is three hundred fifty dollars \$350.00. (Ord. 99-0-44 § 2 (part)).

3.08.60 Zoning or Rezoning and Subdivisions

A. All zoning classification charges:

1. For a single unit: five hundred fifty dollars (\$550.00).

2. For more than a single unit, including a subdivision: one thousand dollars (\$1,000.00).

B. Fee for all zoning variances: Two hundred seventy-five dollars (\$275.00).

C. Reimbursements for costs that may be incurred in connection with proceedings for the Approval of Subdivisions, Planned Unit Developments, and petitions or Proceedings for Annexation—cash deposits as security. Each person seeking to have the plat of a subdivision approved by the Village, or seeking to have a planned unit development approved and authorized, and each owner of unincorporated land seeking annexation to the village shall, prior to being entitled to have any proceedings conducted by the village thereon or in connection therewith, file with the village an undertaking in writing expressly agreeing to reimburse the village for such reasonable costs as it may incur in connection therewith for publications and hearings, for engineering, professional planning, legal and/or other professional or specialized services, advice, or consultations, and/or for other “out of pocket” expenses attributable therein. Reimbursements to the village for such purposes shall be made promptly each month as the village renders invoices personally for same or by mailing to the last known address of the person responsible for same. In addition, as some security for such reimbursement, a cash deposit shall be made with, and as a required part of

such written undertaking, of the respective applicable amount specified as follows:

1. For the consideration of a planned unit development (PUD): one thousand five hundred dollars (\$1,500.00) for an area of land up to but not exceeding ten (10) acres; and in the case of an area exceeding ten (10) acres, then one thousand dollars (\$1,000.00) plus twenty dollars (\$20.00) for each acre of land in excess of ten (10) acres.

2. For a conditional use permit: three hundred fifty dollars (\$350.00).

D. For the consideration of a proposed subdivision plat:

1. Upon the submission of a sketch plan three hundred dollars (\$300.00).

2. Upon the submission of a preliminary plat: three thousand dollars (\$3,000.00) for an area of land up to but not in excess of ten (10) acres; plus one hundred dollars (\$100.00) for each acre of land exceeding ten (10) acres of land but not more than twenty (20) acres; and twenty dollars (\$20.00) for each additional acre; and twenty (20) acres.

3. Upon the submission of a final plat: three thousand dollars (\$3,000.00) for an area of land up to but not in excess of ten (10) acres, plus one hundred dollars (\$100.00) for each acre of land exceeding ten (10) acres of land but not more than twenty (20) acres; and twenty dollars (\$20.00) for each additional acre over twenty (20) acres. (Ord. 99-0-44 § 2 (part)).

3.08.70 Sign Fees.

Fees for signs, per Table 15.28 of Chapter 15.28 of this Code, are as follows:

A. Ground Sign	
Total sign area	\$ 1.57 p/sq. ft.
Electrical permit if lit	
B. Monument sign	
Total sign area	1.57 p/sq. ft.
Foundation fee	1.96 p/sq. ft.
(Electrical permit if lit)	
C. Flat Wall Sign	
Total sign area	1.57 p/sq. ft.
Electrical permit if lit	
D. Free-Standing Pole Sign	
Total sign area	1.57 p/sq. ft.
Electrical permit if lit	
E. Temporary Sign	1.57 p/sq. ft.

- F. Replacement Sign
 - Faces 1.57 p/sq. ft.
- G. Minimum Sign fee 41.00
(Ord. 99-0-44 § 2 (part))

- Non-residential Site Plan
 - Check-list 20.00
 - Comprehensive Plan 12.00
 - Code Books –
 - Cost plus 10% Administration fee
(Ord. 99-0-44 § 2 (part)).

3.08.80.1 Engineering Plan Review

- A. In house engineering plan review:
 - Initial plan review fee \$2,000.00
 - Second review 500.00
 - Additional reviews (per review) 3,000.00
 - Miscellaneous Review 500.00

B. When determined by the Village that the use of an outside plan review consultant will be used in the review of civil engineering plans; a five thousand dollar (\$5,000.00) engineering plan review escrow will be established. This escrow will be established at the time of submitting of site engineering plan for review. Any moneys remaining in the escrow after charges have been made shall be refunded, except a two hundred dollar (\$200.00) administration fee. If the escrow drops below ten (10%) percent, it shall be reimbursed to the full amount. (Ord. 99-0-44 § 2 (part)).

3.08.110 Future Fee and Permit Schedule

The square footage rates for commercial, residential, industrial, and multi-family building permit fees, plan review fees, and site improvement fees as set forth in Sections 3.08.010, 3.08.020, 3.08.030, and 3.08.070 of this Chapter, shall increase automatically at a rate of four percent (4%) each year commencing on the first day of January, 2010 and the first day of January of each year thereafter (Ord. 2008-0-26 § 2 (part)).

(January 2020)

3.08.090 Watershed Development Permits (Residential and Non-Residential)

- A. 0 - < 3 ac. \$ 700.00
 - B. 3 - < 15 ac. 1,650.00
 - C. 15 - < 30 ac. 2,150.00
 - D. > 30 ac. 2,700.00
- (Ord. 99-0-44 § 2 (part))

3.08.100 Building Department Ordinances and Document Fees

Fees for Ordinances and documents are as follows:

- Grayslake Zoning Ordinance \$20.00
- Grayslake Subdivision Ordinance 20.00
- Grayslake Sign Ordinance 3.00
- Grayslake Fence Ordinance 5.00
- Grayslake Plumbing Code 10.00
- Grayslake zoning map 10.00
- Subdivision Check-list 30.00