

**ORDINANCE NO. 07-O-47**

**ORDINANCE ADOPTING REVISED PERMIT FEES SCHEDULE**

An ordinance of the Village of Round Lake adopting the permit schedule fees in the Village of Round Lake providing for the collection of fees; therefore repealing Chapter 15.08 of the Municipal Code of the Village of Round Lake and all other ordinances and parts of the ordinances in conflict therewith.

**NOW THEREFORE, BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ROUND LAKE, LAKE COUNTY, ILLINOIS as follows:**

**SECTION 1:** That Title 15 Chapter 15.08 of the Municipal Code of the Village of Round Lake be amended by striking and deleting Chapter 15.08 of the Municipal Code and substituting in its place the following new Chapter 15.08 adopting the Permit Fee Schedule, all as follows:

**Chapter 15.08**

**15.08.010 Board of appeals.**

The zoning board of appeals of the Village shall also act as the board of appeals under the building code regulations.

**15.08.020 Building permit fees.**

The fees provided for in Section 108.2 or other sections of the ICC Building Codes, heretofore adopted by reference are amended and modified and the following fee schedule is adopted:

A fee for building permit and inspections shall be paid to the Village Clerk in accordance with the following schedule:

1. Plan Review

- a) Residential construction and alterations: Ten (10) percent of the building permit fee but not less than fifty dollars (\$50).
- b) Commercial and industrial new construction alteration, remodeling or repairs: ten (10) percent of the building permit fee but not less than one hundred dollars (\$100).

The Village reserves the right to have the plans reviewed by a consultant. The fees in this case shall be the fees computed using the schedule in this section or the consultant's

charges, whichever is greater. The applicant or property owner shall be responsible for payment of all consultant plan review fees and inspection fees.

All plan review fees charged by the Village include the cost of one review and one re-review. Should more than two reviews be required due to inadequacy of plans and specifications submitted for review, the fees for such additional reviews will be computed in accordance with the schedule outlined in this section.

2. Residential Construction per Dwelling Unit. The building permit fee shall be one (1) percent of the total construction cost but shall be not less than fifty dollars (\$50). The total construction cost of new construction of a structure shall be based on the most recent Building Valuation Data Report, as published by the International Code Council, Inc., on file with the Building Department. The total construction cost for alterations, remodeling, repairs or demolition of an existing structure or system shall be the actual costs subject to review and adjustment by the Building Department if the costs submitted on the permit application do not reflect the actual costs.

3. Industrial, Commercial, Offices, Churches and Schools. (Per unit-separate office, store or business within a building shall be considered a separate unit.) The building permit fee shall be one (1) percent of the total construction cost but shall be not less than seventy-five dollars (\$75). The total construction cost of new construction of a structure shall be based on the most recent Building Valuation Data Report, as published by the International Code Council, Inc., on file with the Building Department. The total construction cost for alterations, remodeling, repairs or demolition of an existing structure or system shall be the actual costs subject to review and adjustment by the Building Department if the costs submitted on the permit application do not reflect the actual costs.

4. Alteration, Remodeling, Build out, or Repair any Buildings or Structures. (Per dwelling unit or units, each separate office, manufacturing, or business within the building shall be considered a separate unit.) The total construction cost for alterations, remodeling, build out, repairs or demolition of an existing structure or system shall be one (1) percent of the total construction cost but shall be not less than fifty dollars (\$50). The Building Department reserves the right to base the total construction cost of project listed in this section, using the most recent Building Valuation Data Report, as published by the International Code Council, Inc., on file with the Round Lake Building Department or other reference documents.

Permits for emergency repairs may be obtained after the fact without penalty, if applied for within five (5) business days of the repair.

5. Electrical. (Per dwelling unit or unit, each separate office, store, or business within a building shall be considered a separate unit.)

Residential base fee		\$50.00
Commercial base fee		\$75.00
Industrial base fee		\$75.00
Circuits (10 circuits or less)	minimum fee	\$40.00
Each additional circuit over 10		\$2.00
Outlets (50 openings or less)	minimum fee	\$20.00
Each additional opening		\$1.00
Motor and other apparatus (10 H.P. or less)	minimum fee	\$10.00
Each additional H.P.		\$1.00
Service (100 AMP)	minimum fee	\$50.00

Per each additional 100 AMPs or fraction thereof	\$10.00
Communication and alarm systems	\$50.00
Low voltage wiring systems	\$50.00

6. Plumbing. (Per dwelling unit or unit, each separate office, store, or business within a building shall be considered a separate unit.)

Residential fee per review/inspection	\$50.00
Commercial fee per review/inspection	\$55.00
Industrial fee per review/inspection	\$55.00
Per Fixture over 10 fixtures per unit	\$5.00
Water/ sewer service per review/inspection	\$50.00
Well system (new or repair)	\$50.00
Water Heater, Residential	\$50.00
Water Heater, Commercial/Industrial	\$55.00
Interceptors & Triple Basins	\$55.00
Lawn Irrigation System	\$55.00
Back Flow Device	\$55.00

7. Heating. (Per dwelling unit or unit, each separate office, store, or business within a building shall be considered a separate unit.)

Residential per heating unit	\$50.00
Commercial per heating unit	\$55.00
Industrial per heating unit	\$55.00

8. Air Conditioning. (Per dwelling unit or unit, separate office, manufacturing, or business within a building shall be considered a separate unit.)

Residential		\$50.00
Commercial/Industrial	Under 5 tons	\$60.00
Commercial/Industrial	Over 5 tons	\$75.00

9. Driveway.

Residential	\$50.00
Culvert installation	\$50.00

10. Parking Lots, Review and Inspection. Plus engineering cost where required.

Commercial/Industrial/Multi-Family	\$120.00
Commercial/Industrial/Multi-Family seal coat and striping	\$50.00

11. Fences.

New construction 300 linear ft.	minimum fee	\$50.00
Each additional linear ft. over 300 (Per foot)		\$0.20

12. Swimming Pools - Swimming pool fees do not include electric, plumbing, decking, zoning or engineering fees.

Above Ground	\$50.00
In Ground	\$105.00

13. Roofing		
	Residential	\$50.00
	Commercial/Industrial	\$75.00
14. Siding		\$50.00
15. Decks		\$60.00
16. Patios		\$50.00
17. Sidewalks		\$50.00
18. Fireplace		\$50.00
19. Fireplace, masonry		\$75.00
20. Storage Sheds		\$50.00
21. Elevators, Dumbwaiters, Escalators, Moving Walks, and Hoisting Equipment.		
The fee for elevator inspections, re-inspections and plan reviews shall be charged at a rate of 1.5 times the invoice amount from the elevator inspection service hired by the Village of Round Lake.		
22. Zoning Fee.		
	All residential construction and additions	\$40.00
	All commercial and additions	\$60.00
	All manufacturing additions	\$60.00
23. Storm Sewer Connection.		
	One-and two-family	\$50.00
	Multifamily	\$330.00
	Commercial and industrial	\$550.00
24. Street breaks (new or repair)		\$140.00
25. Curb or sidewalk break (new or repair)		\$40.00
26. Automatic Sprinkler Review.		
A. The fee for the sprinkler review is based on the number of sprinkler heads in the system.		
	Up to 200 Heads	\$60.00
	Additional cost per head over 200	\$0.15
B. Other suppression systems.		1% of cost of construction
27. Demolition with bond and insurance as required by ordinance (limit of 30 days after issuance of permit to complete demolition)		
	Residential dwelling	\$200.00
	Accessory Structure	\$50.00

Commercial/Industrial Structure	\$400.00
Interior demolition	\$50.00
28. Moving building with bond and insurance as required by ordinance.	
House or commercial building	\$550.00
One or two car garage	\$55.00
29. Construction Trailer/Office.	\$50.00
30. Storage Tanks	1% of the cost of construction. Minimum \$50.00
31. Certificate of Occupancy. (Per dwelling unit or each separate office unit, manufacturing or business unit within a building shall be considered a separate unit.)	
Residential	\$50.00
Residential Alteration	\$25.00
Commercial	\$75.00
Industrial	\$100.00

Temporary certificate of occupancy with a "hold harmless" agreement signed by the owner for any unfinished items of a minor or non-hazardous nature when approved only by the Building Official is seventy-five dollars (\$75).

At the time of issuance of the temporary certificate of occupancy, the building department may require the applicant therefore to deposit cash or a letter of credit in the amount equal to a percentage of the estimated cost of construction of the entire structure for which the building permit was issued. The percentage is based on the value of the building and the following table:

Building Value	Percentage
0-100,000	5%
100,001-300,000	4%
300,001-1,000,000	3%
1,000,001 and over	2%

32. Watershed Development fee:

Single Family	\$50 plus applicable engineering fees charged to the Village
Multi-family	\$75 plus applicable engineering fees charged to the Village
Commercial/Industrial	Applicable engineering fees charged to the Village plus twenty (20) percent but not to exceed one hundred dollars (\$100).

33. Earth Moving fee:

Single Family	\$50 plus applicable engineering fees charged to the Village
Multi-family	\$75 plus applicable engineering fees charged to the Village
Commercial/Industrial	Applicable engineering fees charged to the Village plus twenty (20) percent but not to exceed one hundred dollars (\$100).

34. Re-inspection, Additional and Special Inspection Fees. Whenever the building and zoning department shall make a re-inspection pursuant to the issuance of a field correction notice under the building and zoning ordinances of the Village, a fifty-five dollar (\$55.00) fee shall be paid for that inspection and each subsequent inspection. All additional or special inspections

required by specific customer design requirements will be provided at a rate of fifty-five dollars (\$55.00) per inspection. Such fees shall be paid at the time the inspection is requested.

35. Penalty. Any construction work started without first applying for and receiving a building permit, shall be subject to a penalty fee in the amount of one hundred (100) percent additional of the usual fee. This fee is the cost of extra inspections involved, with a minimum additional fee of one hundred dollars (\$100.00).

36. Engineering Fees. In addition to all other applicable building permit fees, an engineering fee as charged to the Village of Round Lake by the Village consulting engineer plus a fifty dollar (\$50) processing fee shall be paid by the applicant.

37. Business occupancy inspection required for new or relocated business fifty dollars (\$50).

38. Fees not mentioned in this code one (1) percent of the cost of construction but not less than fifty dollars (\$50).

39. Fee Schedule for Tree removal:

a. Tree removal permit fee. An application fee of fifty dollars (\$50) shall be required.

b. Tree Protection

The removal, temporary removal, alteration, or relocation of an installed tree protection fence without written authorization from the Village shall incur a penalty of one hundred dollars (\$100) per occurrence. The developer/builder shall be responsible for paying this penalty.

Entering a tree protection area that was required to be fenced shall result in an additional penalty of fifty dollars (\$50) per diameter inch for any tree that is damaged in the opinion of the Village, including but not limited to, grading, trenching, limb or bark removal, storage of materials or parking of vehicles. The cost of any necessary remedial tree care action, in the opinion of the Village, shall be the responsibility of the developer/builder.

c. Fee in lieu of planting trees

**Replacement Trees Required for Mitigated (Removed) Trees**  
**Caliper inches for DBH)**

	Preserved Tree Inches(DBH)	New Tree Caliper	
	Mitigated (Removed)	Inches Required	Fee in lieu of planting trees
Species Group A	1" lost	1" new	\$150/inch
Species Group B	1" lost	0.50" new	\$100/inch
Species Group C	1" lost	0.25" new	\$50/inch

Group species are defined in the Village Tree Ordinance.

d. Letter of Credit

A letter of credit for the purpose of assuring compliance with tree protection standards shall be required by the Village. The letter of credit amount shall be one hundred dollars (\$100) per tree to be retained, but in no case less than ten thousand dollars (\$10,000).

**15.08.030 Surface water drainage.**

A. Studies Required. When required by the Building Official, the applicant for a building permit for new construction shall submit, simultaneously with the building permit application, a study or studies which shall show topographically and by profile the elevation of the land prior to the commencement of any change in elevations as a part of any phase of construction and additionally, if it is contemplated that such elevations, or the flow of surface water from such land, will be changed as a result of any such construction, then the study or studies shall show the contemplated changes in the elevation and flow of surface water from such land.

B. Topographical Study--Certification. No building permit shall be issued unless:

1. The topographical and profile studies required to be submitted with the building permit application have on their face the certification of a registered professional engineer and the building permit applicant to the effect that to the best of their knowledge and belief the drainage of surface waters will not be changed by the proposed construction or any part thereof, or, that if such surface water drainage will be changed, that adequate provision has been made for collection and diversion of such surface waters into public areas or drains which the applicant has a right to use, and that such surface waters will not be deposited on the property of adjoining land owners not previously subject to such flowage, overflow or deposit, nor in such concentrations as may cause damage to the adjoining property because of the proposed construction; and

2. The Superintendent of Public Works and the Building Official determine that the studies referred to in this section, and any other data furnished by the applicant, substantiate such certification.

**15.08.040 Review fees.**

Whenever any plans for a building project or development are submitted to the Village, and in the discretion of the Building Department, it is necessary to have the same reviewed or evaluated by the Village engineering firm, or by any other engineering specialist or professional, then, in that event, the application for permit shall, in addition to all other fees required, be accompanied by an engineering review fee of one (1) percent of the estimated development costs, in the form of a cashier's check or money order made payable to the Village. In the event the Village engineer or other professional estimates a development cost higher or lower than the applicant's, the Village engineer's or other professional's estimate of cost shall control in determining the fee. In the event the application for building permit is denied, or in the event the project is not built, the review fee shall not be refunded

**15.08.050 Building and site permit prerequisites.**

No building permit shall be issued except in conjunction with compliance as to the following permit prerequisites:

A. Residential Structures. All new residential structures shall contain a minimum square footage of one thousand one hundred (1,100) square feet of improved habitable floor area exclusive of unfinished basement areas. Such new residential structures shall have constructed, concurrently, an enclosed storage space for two (2) cars equal to four hundred (400) square feet and household goods equal to one hundred (100) square feet. All storage intended to satisfy this requirement shall be readily accessible from the exterior.

B. Access. All new structures shall take access from improved approved public streets unless otherwise approved by the Village Board of Trustees. Improved streets shall conform to standards contained in the Village subdivision control ordinance or as approved by the Village Board of Trustees.

C. Sewer and Water. All new structures shall be served by public sanitary sewer and public water unless alternative means for providing sewer and water are approved by the Village Board of Trustees.

D. Driveway Improvements. Driveways providing connections of structures to the public street shall be improved with a hard surface dust-free material. Such material shall be approved by the Building Commissioner or delegated officer of the Village. This provision shall not apply to single-family parcels in excess of forty thousand (40,000) square feet except that the portion of the driveway contained within the public right-of-way shall be of a hard surface dust-free material.

E. Mail Box Approaches. As to building lots not constructed with curb and gutters, a hard surface dust-free material shall be installed as approved by the Director of Public Works at the location of all new mail boxes sufficient to accommodate vehicular mail delivery without damage to the shoulder of the street in such mail box location.

#### **15.08.070 Bond Requirements.**

(a) A two hundred fifty dollar (\$250) cash "building permit bond" shall be provided to the Village prior to permit issuance for building demolitions, additions, alterations, and new buildings and structures.

*Exception:* Projects with no substantial concrete work, projects with the minimum general permit fee, projects with no applicable plan review fees or re-review fee, and other projects of similar minor construction may be waived by the Building Official.

(b) The building permit bond is applicable for use toward, inspection, stop work orders, tree replacement, landscaping, permit renewals, demolition, etc. In addition, this building bond may be used toward temporary certificate of occupancy and conditional occupancy requirements.

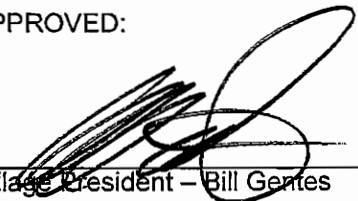
(c) Cash bonds shall be refunded upon final approved inspection of permitted project.

(d) Building Official may require a letter of credit or surety bond for new construction as deemed necessary.

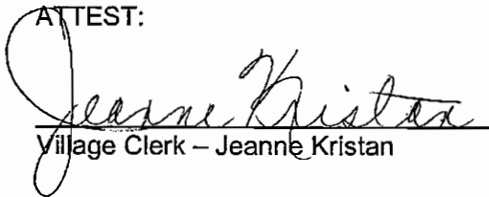
**SECTION 2:** All Ordinances in conflict to the extent of such conflict are hereby repealed.

**SECTION 3:** This Ordinance shall be in full force and effect from and after ten (10) days of its passage, approval, and publication in pamphlet form.

APPROVED:

  
Village President – Bill Gentes

ATTEST:

  
Village Clerk – Jeanne Kristan

**PASSED:** September 17, 2007

**APPROVED:** September 17, 2007

**PUBLISHED IN  
PAMPHLET FORM:** September 18, 2007

**AYES:** Blum, Brubaker, Del Prato, Multerer, Newby,  
Perkowitz

**NAYS:** None

**ABSENT:** None