

## CHAPTER 3

### BUILDING FEES AND CHARGES

#### SECTION:

- 5-3-1: Fees for Permits**
- 5-3-2: Reimbursement of Professional Review Fees**
- 5-3-2A: Not-For-Profit Fees**
- 5-3-3: Additional Fees**
- 5-3-4: Water and Sewer Connection Charges**
- 5-3-4-1: Connection Charges Outside Corporate Limits**

**5-3-1 FEES FOR PERMITS:** The fee for a building permit to construct, alter or repair any building or other structure or its service equipment in the Village shall be as described in the Comprehensive Fee Schedule set forth in Chapter 15 of Title 1 of this Code. (Ord. Amd. 96-1467-51 eff. 12/9/96)

- A. Applicants for a building permit shall submit the estimated construction cost of the proposed improvements. The building official shall use the most recent copy of the International Building Code building valuation data report on file for verifying any estimates. The building official may request a verified statement of actual costs upon completion of the work. In the event the actual cost exceeds the estimate, an additional fee based upon such actual costs in accordance with this Section shall be paid.

**5-3-2: REIMBURSEMENT OF PROFESSIONAL REVIEW FEES:** Except as otherwise provided for in this Chapter, Applicants for a building permit shall be required to remain in compliance with Title 1, Chapter 8, Article D, as a condition of receiving a building permit.(Amd. Ord. 07-2981-09, eff. 4/23/07)

**5-3-2A: NOT FOR PROFIT FEES** (Ord. 94-1345-29 eff. 7/11/94)

- A. Any charitable organization may file an application with the Village for a waiver of fees imposed by the Village. The application for waiver of fees shall be in writing and shall contain all the information necessary to determine the applicant's eligibility under this

Ordinance and identify the fees and amounts which the applicant is requesting to be waived. The Board of Trustees shall review the application and satisfy itself of the sufficiency of the application and eligibility of the applicant at a Committee-of-the Whole meeting, and shall then formally approve or disapprove the application at scheduled regular meeting of the Village Board of Trustees. The application shall be filed with the Village Clerk at least five (5) days before the date of the Committee-of-the-Whole meeting at which the application is to be considered initially.

There shall be no waiver of fees in excess of \$5,000 per development or project.

## **B. DEFINITIONS**

### **CHARITABLE ORGANIZATION**

Shall mean any not for profit corporation, association or foundation organized and operated exclusively for religious purposes, charitable purposes, or for the prevention of cruelty to children or animals.(Amd. Ord. 98-1543-05, eff. 3/9/98)

### **FEES**

Shall mean those fees that would otherwise be required for, or incurred in connection with, planning, zoning and building permits in regard to construction, restoration, replacement, renovation, remodeling, addition or repair of a structure, but not including sewer and water connection fees and fees or charges recovering direct out-of-pocket Village expenses.

### **OUT-OF-POCKET VILLAGE EXPENSES**

Shall mean any costs incurred by the Village for outside services of independent contractors related to the processing of any petitions or permits, including, but not limited to, postage, legal fees, costs of legal notices and the cost of any inspections or analysis required by the Village from outside consultants.

### **5-3-3: ADDITIONAL FEES:**

- A. Additional fees shall be as prescribed below and in the Comprehensive Fee Schedule set forth in Chapter 15 of Title 1 of the Village Code.
- B. Lake County Sanitary Sewer Fee: Applicants for connection to, or modification of, the

Village sanitary sewer system shall pay connection fees as required by the County of Lake. The Building Official shall collect such fee on behalf of the County and transfer such funds to the County on a schedule in accordance with the requirements of the County.

- C. Outside Agency & Consultant Fees: Applicants for Building Permits shall reimburse the Village for all costs incurred by contracted or specialized reviewers necessary to ensure that the application, design, plans and specifications meet the requirements of the Village. The Village reserves the right to request a specialized review for any project submitted. In the event that such a review is required, the Village shall make every effort to inform the applicant of the need for a specialized review that might not typically be required, prior to securing the Consultant / Agency for said review.
- D. Recapture Fees: Applicants shall pay any and all recapture fees prior to issuance of a permit in accordance with the applicable Recapture Agreement. (Amd. Ord. 09-3090-13, eff. 03/23/09)

**5-3-4: WATER AND SEWER CONNECTION CHARGES:**

- A. Basis for Connection Charge: Water and sewer connection charges within the Village corporate limits shall be calculated on the basis of equivalent dwelling units (EDUs). Each dwelling unit, as defined by the Zoning Definitions as set forth in Chapter 2 of Title 7 of this Code, is considered one EDU. EDUs for all nonresidential buildings are determined according to a schedule based upon the type/use of building.
- B. Formula for Determining Annual Water and Sewer Connection Charges: Annually, prior to the start of each fiscal year, the present value of the combined water and sewer system of the Village shall be reviewed and set for the upcoming fiscal year. The Village Engineer shall determine the total value of the combined water and sewer system at such time based upon the following:

Current replacement value of all accepted water and sanitary sewer improvements less accumulated depreciation and less outstanding indebtedness (hereinafter referred to as CRV). For developments under construction, the value of the public improvements shall be prorated based upon the percentage of developed land.

The current replacement value of all improvements to the system shall be determined by the Village Engineer by estimating the current construction costs and shall include all ancillary costs such as engineering, land financing, legal, and all other costs of any kind. Such current construction costs shall be estimated in accordance with the generally accepted standards in the engineering profession for estimating costs of proposed

projects. (Ord. 89-1116-83)

- C. **Water Connection Charge:** The connection charge for connecting to the water system of the Village within its corporate limits shall be in accordance with the fees as established in the Comprehensive Fee Schedule set forth in Section 10 of Chapter 15 of Title 1 of this Code.  
(Ord. 90-1134-18; Amd. Ord. 92-1245-23; Amd. Ord. 93-1283-13 eff. 5/10/93)

The minimum fee shall be the cost for one equivalent dwelling unit. (Ord. 90-1161-45)

- D. **Sewer Connection Charge:** The connection charge for connecting to the water system of the Village within its corporate limits shall be in accordance with the fees as established in the Comprehensive Fee Schedule set forth in Section 10 of Chapter 15 of Title 1 of this Code.  
(Ord. 90-1134-18; Amd. Ord. 92-1245-23; Amd. Ord. 93-1283-13, eff 5/10/93)

The minimum fee shall be the cost for one equivalent dwelling unit. (Ord. 90-1161-45)

- E. **Equivalent Dwelling Units:**

1. **Basis for Mean Annual Expected Usage Coefficients:** The number of equivalent dwelling units used to determine water and sewer connection charges for nonresidential buildings shall be based upon "A System of Computerized Models for Calculating and Evaluating Municipal Water Requirements and Forecasting Municipal Water Requirements" prepared by Hittman Associates, Inc. for the Office of Water Resources Research, United States Department of the Interior. The Commercial and Industrial Categories and Usage Coefficient Values for the Library of Water Usage Parameters, tables AIII.2 through AIII.6, delineate the expected usage coefficients for the mean annual water usage expected in commercial and industrial categories. These values shall be used in the formula to determine EDUs. Due to the length of the documents referred to above, three (3) copies of said documents shall remain on file for public inspection in the office of the Village Clerk and the Village Engineer. These documents are hereby adopted by reference.
2. **Average Daily Water Usage for Residential Users:** Annually, prior to the start of each fiscal year, the average daily water usage for residential users for the previous five (5) calendar years shall be determined by the Village Engineer. This shall be accomplished by dividing the total volume of residential water metered for each of the previous five (5) calendar years by the total number of residential customers at each of the five (5) calendar years' end. The five (5) year average

shall then be determined by adding the results of the five (5) individual calendar year's averages and dividing by five (5).

3. Equivalent Dwelling Unit Formula: The equivalent dwelling units for each nonresidential building shall be determined by using the following formula:

Category parameter multiplied by the planned annual expected usage divided by the average daily water use for residential users equals the equivalent dwelling units.

For the purpose of determining fees, calculated EDUs shall be rounded to the nearest whole EDU.

For example, for a new one hundred thousand (100,000) square foot office building, the formula would be as follows assuming three hundred (300) gallons per day is the average daily water usage for a single-family dwelling unit:

100,000 square feet X 0.093 / 300 = 31 EDUs  
(Ord. 89-1116-83)

4. In the case where a proposed use is not shown in The Commercial and Industrial Categories and Usage Coefficient Values for the Library of Water Usage Parameters, tables AIII.2 through AIII.6, the Village Manager may, at his or her sole discretion, authorize the use of other empirical data to determine the usage parameter. Such data may consist of engineering studies completed by an Illinois Professional Engineer, data from similar facilities, or other data as determined to be acceptable.

The Village reserves the right to adjust the parameters within two and one-half full years of occupancy of any nonresidential building so that the computed equivalent dwelling units equals the actual equivalent dwelling units as determined from actual water usage. The connection charges may then be adjusted based upon the revised computed equivalent dwelling units and the connection charge as set forth in the Code at the time the original connection charges were computed.(Ord. 00-1730-38, effective 8/14/00)

- F. Time of Payment: Water and sewer connection charges shall be due and payable at time of building permit for any building. If the category or parameter of any nonresidential building shall change, at any time, the number of equivalent dwelling units shall be recalculated. If said new category increases the number of EDUs, the difference between the original connection charges paid and the new charges owed will be charged to the

new user. (Ord. 92-1245-23)

- G. Actual Water Usage: At the end of one and one-half (1-1/2) years (18 months) but prior to the end of two and one-half (2 ½) full years (30 months) of occupancy of any nonresidential building, the owner of said building may apply to the Village for an adjustment of Village water and sewer connection charges paid at time of building permit based upon actual water usage of said building for months thirteen (13) through twenty four (24). Occupancy shall be defined as the point in time when occupancy permits have been issued for a minimum of ninety percent (90%) of all habitable space in said building. The owner shall apply on a form provided by the Village. If the amount of water actually used for said time period is less than the amount of expected water usage based upon the EDU formula, an adjustment in the amount of the connection charges paid will be made. If said application is made when said building is between ninety percent (90%) and one hundred percent (100%) occupied, the Village will extrapolate the actual water usage data supplied by the applicant to determine a one hundred percent (100%) actual water usage figure. For example, if an office building is ninety two percent (92%) occupied at the time of application, the Village will utilize the actual usage data provided by the applicant and add eight percent (8%) to the actual water usage data for the square feet not presently occupied in order to estimate a water usage figure for one hundred percent (100%) occupancy.

No adjustment to the sanitary sewer connection charges collected by the Village for payment to the County of Lake will be made, except to the extent that the County may also issue such a refund.

No interest will be paid on any refunds issued by the Village.(Ord. 00-1730-38, eff. 8/14/00)

- H. The following information has been taken from the Commercial and Industrial Categories and Usage Coefficient Values for the Library of Water Usage Parameters and shall be used in calculating connection fees:

**Commercial Categories and Usage Coefficient Values for the Library of Water Usage Parameters**

<b>Date Identification Name</b>	<b>Commercial Category</b>	<b>Parameters</b>	<b>Coefficients (gallons/day/unit of parameter)</b>
			<b>Expected Usage Coefficients</b>
			<b>Mean Annual</b>
BARB	Barber Shops	Barber Chairs	54.6
BEUT	Beauty Shops	Station	269.0
DPOT	Bus-Rail Depots	Sq. Ft.	3.33
CARW	Car Washes	Inside Sq. Ft.	4.78
CHUR	Churches	Member	0.138
CLUB	Golf-Swim Clubs	Member	22.2
BOWL	Bowling Alleys	Alley	133
COLG	Colleges Resid.	Student	106
HOSP	Hospitals	Bed	346
HOTL	Hotels	Sq. Ft.	0.256
LNDM	Laundromats	Sq. Ft.	2.17
LNDY	Laundry	Sq. Ft.	0.253
MEDL	Medical Offices	Sq. Ft.	0.618
MOTL	Motels	Sq. Ft.	0.224
MOVI	Drive-In Movies	Car Stall	5.3
NURS	Nursing Homes	Sq. Ft.	133.0
OFFN	New Office Bldg.	Sq. Ft.	0.093
OFFO	Old Office Bldg.	Sq. Ft.	0.142
JAIL	Jail and Prison	Person	133.0

<b>Commercial Categories and Usage Coefficient Values for the Library of Water Usage Parameters</b>			
<b>Date Identification Name</b>	<b>Commercial Category</b>	<b>Parameters</b>	<b>Coefficients (gallons/day/unit of parameter)</b>
			<b>Expected Usage Coefficients</b>
			<b>Mean Annual</b>
EATN	Restaurants	Seat	24.2
EATO	Drive-In Rest.	Car Stalls	109.0
NITE	Night Clubs	Person Served	1.33
SALE	Retail Space	Sale Sq. Ft.	0.106
SKLL	School, Elem.	Student	3.83
SKLH	School, High	Student	8.02
YMCA	YMCA-YWCA	Person	33.3
GASS	Service Station	Inside Sq. Ft.	0.251
THTR	Theaters	Seat	3.33
	Warehouses	Sq. Ft.	0.025

Source: "A System of Computerized Models for Calculating and Evaluating Municipal Water Requirements and Forecasting Municipal Water Requirements"

AIII.4  
 Industrial Categories and Usage Coefficient Values  
 for the Library of Water Usage Parameters

<u>S.I.C.</u> <u>Number</u>	<u>Industrial Category</u>	<u>Mean Annual Usage</u> <u>Coefficients*</u> <u>(gal/day/employee)</u>
201	Meat products	903.890
202	Dairies	791.350
203	Can, frozen food	784.739
204	Grain mills	488.249
205	Bakery Products	220.608
206	Sugar	1433.611
207	Candy	244.306
208	Beverages	1144.868
209	Miscellaneous foods	1077.360
211	Cigarettes	193.613
221	Weaving, cotton	171.434
222	Weaving, synthetics	344.259
223	Weaving, wool	464.439
225	Knitting mills	273.439
226	Textile finish	810.741
227	Floor covering	297.392
228	Yarn-thread mill	63.558
229	Miscellaneous textile	346.976
230	Whl. apparel industry	20.000
242	Saw-planning mill	223.822
243	Millwork	316.420
244	Wood containers	238.000
249	Miscellaneous wood	144.745
251	Home furniture	122.178
259	Furniture fixture	122.178
261	Pulp mills	13494.110
262	Paper mills	2433.856
263	Paperboard mills	2464.478
264	Paper products	435.790
265	Paperboard boxes	154.804
266	Building paper mills	583.355
270	Whl. print industry	15.000
281	Basic chemicals	2744.401
282	Fibers, plastics	864.892

<u>S.I.C.</u>		Mean Annual Usage
<u>Number</u>	<u>Industrial Category</u>	<u>Coefficients*</u>
		<u>(gal/day/employee)</u>
283	Drugs	457.356
284	Soap-toilet goods	672.043
285	Paint allied product	845.725
286	Gumwood chemical	332.895
287	Agriculture chem.	449.836
289	Miscellaneous chemicals	984.415
291	Petroleum refining	3141.100
295	Paving-roofing	829.592
301	Tires and tubes	375.211
302	Rubber footwear	82.592
303	Reclaimed rubber	1031.523
306	Rubber products	371.956
307	Plastic products	527.784
311	Leather tanning	899.500
321	Flat glass	590.140
322	Press-blown glass	340.753
323	Prod. purch. glass	872.246
324	Cement, hydraulic	279.469
325	Structural clay	698.197
326	Pottery products	326.975
327	Cement-plaster	353.787
328	Cut stone prod.	534.789
329	Nonmetallic mineral	439.561
331	Steel rolling	494.356
332	Iron-steel found.	411.052
333	Prime nonferrous	716.626
334	Sec. nonferrous	1016.596
335	Nonferrous rollg.	675.475
336	Nonferrous found.	969.586
339	Prime metal ind.	498.331
341	Metal cans	162.547
342	Cutlery, hardware	459.300
343	Plumbing, heating	411.576
344	Structure, metal	319.875
345	Screw machine	433.193
346	Metal stamping	463.209
347	Metal service	1806.611
348	Fabricated wire	343.367

<u>S.I.C.</u>		<u>Mean Annual Usage</u>
<u>Number</u>	<u>Industrial Category</u>	<u>Coefficients*</u>
		<u>(gal/day/employee)</u>
349	Fabricated metal	271.186
351	Engines, turbines	197.418
352	Farm machinery	320.704
353	Construction equipment	218.365
354	Metalwork, machinery	196.255
355	Special industry machinery	290.494
356	General ind. machinery	246.689
357	Office machines	138.025
358	Service ind. machine	334.203
359	Miscellaneous machine	238.839
361	Elect. distr. product	272.001
362	Elec. ind. appart.	336.016
363	Home appliances	411.914
364	Light-wiring fixtures	369.592
365	Radio TV receiving	235.763
366	Communication equipment	86.270
367	Electronic comp.	203.289
369	Electric product	393.272
371	Motor vehicles	318.233
372	Aircraft and parts	154.769
373	Ship and boat building	166.074
374	Railroad equipment	238.798
375	Motorcycle, bike	414.859
381	Scientific instruments	181.007
382	Mechanical measure	237.021
384	Medical instrument	506.325
386	Photo equipment	120.253
387	Watches, clocks	164.815
391	Jewelry, silver	306.491
394	Toys, sport goods	213.907
396	Costume jewelry	423.124
398	Miscellaneous manufacturing	258.270
399	Miscellaneous manufacturing	258.270

**5-3-4-1: CONNECTION CHARGES OUTSIDE CORPORATE LIMITS:** The

charge for connection to either the Village's water or the sanitary sewer system for property outside of the corporate limits shall be an amount equal to one hundred seventy five percent (175%) of the charge or fee paid for a connection of like nature within the corporate limits; provided, however, public schools, public libraries, forest preserve districts and other public, governmental agencies serving the Village shall be required to pay only that amount which would be charged to a public school or similar public body for a similar connection within the corporate limits of the Village.

Anyone desiring to connect either to the Village's water or to the sanitary sewer system outside the corporate limits shall file an application on a form provided by the Village. If the owner of record of said territory is a land trust, the applicant will comply with the Land Trust Disclosure Ordinance of the Village by filing concurrently with the application an appropriate land trust disclosure statement. No such application shall be accepted for filing unless accompanied by a filing fee as prescribed in the Comprehensive Fee Schedule set forth in Chapter 15 of Title 1 of this Code. The Village will then review the application and all matters contained therein to determine the sufficiency and accuracy thereof, and if in proper form and containing all required information the Village will then cause to be prepared a contract providing for said sewer and water connection and the supplying of water and sewer service to said real estate. Said contract must then be approved by the Board of Trustees, by ordinance or resolution authorizing the execution of said contract. Such approval shall be at the discretion of the Board of Trustees based upon the best interests of the Village at the time of said application. (Ord. 89-1116-83)

In order for the Village to collect a fair and reasonable charge for connection to the water and sanitary sewer systems of this Village, the parcels as set forth in Exhibit "A" shall pay to the Village, prior to connecting to the systems of the Village, the sums as set forth in Exhibit "B" for each such parcel. Such sums shall be in addition to, and not as a credit against, all other connection or hook-on fees as may be imposed by other rule, regulation, resolution or ordinance of this Village, or shown by its fee schedule, the connection fee hereby imposed being directly related to the costs to the Village of constructing, expanding, and extending the existing systems to accommodate the parcels as set forth in Exhibit "A". (amd. Ord. 94-1369-53 12/12/94)

The allocation of connection fees as set forth in Exhibit "B" is based upon actually incurred as well as estimated future costs to the Village of constructing, expanding, and extending the water and sewer systems as determined as of the date of this ordinance. In the event costs as actually incurred by the Village vary from those estimated, the Village reserves the right, for any parcel for which payment in full of connection fees has not been received, to modify, alter or amend the allocation of connection fees to such parcel to reflect the actual costs to the Village of constructing, expanding, and extending the waterworks and sewerage systems. The Village further reserves the right to increase such connection fees to reflect any financing and interest costs or other changes which the Village reasonably determines are to be allocated to the

construction, expansion, and extension of said water and sewer systems.(amd. Ord. 94-1369-53 12/12/94)

The allocation of connection fees (Exhibit "B") is further based upon the presently existing or anticipated future zoning of such parcels and the anticipated water and sewer requirements related thereto. In the event any such parcel is zoned differently than anticipated at the time of request for connection to the Village water or sanitary sewer system, the Village reserves the right to alter or amend the connection fees for such parcel in order to reflect such change in zoning and water or sewer requirements. (amd. Ord. 94-1369-53 12/12/94)

This ordinance shall further serve as notice to affected property owners of the additional connection fees associated with connection of their parcels to the Village water and sewer systems. Affected property owners must contact the Village in order to determine the adjustment, if any, to the connection fee figures as set for the herein which will be applicable to any specific parcel, and arising out of changes in costs, allocation of interest or other charges, changes in zoning, or other similar costs related to the construction, expansion and extension of the systems.(amd. Ord. 94-1369-53 12/12/94)

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**ADD EXHIBIT A - INDIAN CREEK RECAPTURE MAP**

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**EXHIBIT B**

**INDIAN CREEK RECAPTURE CALCULATION**

Indian Creek Watermain Loop Actual Cost of Watermain Construction	\$262,603.04
Total lineal footage of project	6,064 lft
Portion attributed to School District 125 property:	
1,801 lft	\$78,995.00
Remaining portion attributable to properties abutting the Indian Creek Road Watermain Loop:	
4,263 lft	\$183,608.04*

\*This amount will be divided among the remaining 33 single family residence properties

Cost per equivalent dwelling unit shall be \$5,563.88.

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