

## ORDINANCE

### AN ORDINANCE ESTABLISHING THE ANNUAL BUILDING AND CONSTRUCTION PERMIT FEES AND ZONING APPLICATION FEES OF THE VILLAGE OF OAK PARK

**WHEREAS**, the Village of Oak Park ("Village") as a home rule unit of local government as provided by Article VII, Section 6 of the Illinois Constitution of 1970 has the authority to exercise any power and perform any function pertaining to its government and affairs except as limited by Article VII, Section 6 of the Illinois Constitution of 1970; and

**WHEREAS**, pursuant to the authority granted by Section 7-8-1 of the Oak Park Village Code, Section 11-30-1 *et seq.* of the Illinois Municipal Code, 65 ILCS 5/11-30-1 *et seq.*, and the Village's home rule powers, the Village has determined to adopt this "Annual Building and Construction Permit Fee Ordinance."

**NOW THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Oak Park, Cook County, Illinois, in the exercise of their home rule powers, as follows:

**Section 1. Recitals Incorporated.** The above recitals are incorporated herein as though fully set forth.

**Section 2. Adoption of Schedule of Fees.** Pursuant to and in accordance with Section 7-8-1 of the Oak Park Village Code, this Ordinance and the Schedule of Building and Construction Permit Fees and Zoning Application Fees attached hereto and incorporated herein by reference as Exhibit A ("Schedule") is hereby adopted as the Annual Permit Fee Ordinance of the Village of Oak Park.

**Section 3. Applicability.** Each fee forth in the Schedule attached hereto as Exhibit A shall apply to the provisions of the corresponding section of the Oak Park Village Code or other ordinances in which reference is made to a building or construction permit fee, including plan review fees, and zoning application fees. Whenever any provision of the Oak Park Village Code or other ordinance refers to the "Annual Fee Ordinance" but no corresponding fee is set forth in the Schedule attached hereto as Exhibit A, the fee shall be the fee most recently in effect prior to the adoption of this Ordinance, notwithstanding any prior repeal of the Ordinance or Village Code provision imposing such fee. This Ordinance shall not apply to nor have any effect on any fee, or any other amount for which there is no express reference in this Ordinance and attached Schedule.

**Section 4. Periodic Review and Effect.** The fees set forth in the Schedule attached hereto as Exhibit A shall be periodically reviewed, no less frequently than annually, by the President and Board of Trustees of the Village of Oak Park. Accordingly, some or all of the provisions of this Ordinance and the Schedule attached hereto as Exhibit A may be amended from time to time. Each provision of this Ordinance and the Schedule attached hereto as Exhibit A shall remain in full force and effect through December 31, 2015 unless expressly amended or repealed by subsequent ordinance. An Annual Fee Ordinance shall be adopted thereafter on or before December 31, 2015 for the Village's next fiscal year.

**Section 5. Filing.** Certified copies of this Ordinance shall be kept and maintained and available during normal Village business hours for public inspection in the Office of the Village Clerk. Certified copies of this Ordinance shall also be kept by the Development Customer Services Department and made available for public inspection during normal business hours by the Department.

**Section 6. Severability and Repeal of Inconsistent Ordinances.** If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**Section 7. Effective Date.** This Ordinance shall be in full force and effect on and after its passage, approval and publication in pamphlet form as provided by law through December 31, 2015.

**ADOPTED** this 20<sup>th</sup> day of April, 2015, pursuant to a roll call vote as follows:

Voting	Aye	Nay	Abstain	Absent
President Abu-Taleb				
Trustee Barber				
Trustee Brewer				
Trustee Lueck				
Trustee Ott				
Trustee Salzman				
Trustee Tucker				

**APPROVED** this 20<sup>th</sup> day of April, 2015.

---

Anan Abu-Taleb, Village President

ATTEST:

---

Teresa Powell, Village Clerk

Published in pamphlet form this 20<sup>th</sup> day of April, 2015.

---

Teresa Powell, Village Clerk

STATE OF ILLINOIS    )  
                                  ) ss.  
COUNTY OF COOK     )

CERTIFICATE

I, Teresa Powell, Village Clerk of the Village of Oak Park, County of Cook, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Village of Oak Park Ordinance No. \_\_\_\_\_, "An Ordinance Establishing the Annual Building and Construction Permit Fees and Zoning Application Fees of the Village of Oak Park," which was adopted by the corporate authorities of the Village of Oak Park on April 20, 2015.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of the Village of Oak Park, Illinois aforesaid, at the said Village, in the County of Cook, State of Illinois, on April 20, 2015.

\_\_\_\_\_  
Teresa Powell, Village Clerk

(SEAL)

# BUILDING CONSTRUCTION PERMIT FEE AND ZONING APPLICATION FEE SCHEDULE

2015

Where the permit fee is listed as "SF x Multiplier x Valuation", the permit fee shall be determined by multiplying the project area in square feet times the permit fee multiplier times the project valuation. For all other scopes of work and for administrative and application fees the flat sum fee shall be applied.

## Legend:

- SF:** For new construction, the "SF" is the aggregate gross floor area included within surrounding exterior walls and/or within the horizontal projection of the roof or floor above. For additions and alterations, the "SF" is the aggregate gross floor area within perimeter walls of work areas.
- Multiplier:** The permit fee multiplier ("Multiplier") is used to determine the cost of providing permitting and construction related inspection services for a given project. The cost of providing services is determined by multiplying this factor times the project area and the project valuation.
- Valuation:** The cost/square foot at the time of permit application to construct a building or structure, including additions or alterations thereto, or the installation or modification of any building component or operating system. The cost of land is not included within the project valuation. The valuation is determined by selecting the construction cost per square foot as listed in the attached chart for the given construction type and Use Group. For building or structure uses not specifically listed, the Use Group and/or construction cost shall be determined by the Building Official.

Permit Fee Multiplier for 2015	0.0284
--------------------------------	--------

## Construction Scope of Work

## Permit Fee

### New construction

Accessory structure	SF x Multiplier x Valuation
Garage - residential 1-story	\$170.00
Garage - residential, 2-story	\$290.00
Non-residential or mixed-use building	SF x Multiplier x Valuation
Pergola	\$90.00
Residential building	SF x Multiplier x Valuation

### Additions

New level to existing primary building	\$750.00
Patio cover	\$240.00
To accessory structures for 1-, 2- and 3-family dwellings	SF x Multiplier x Valuation
To accessory structures for 4-family and larger dwellings	SF x Multiplier x Valuation
To primary building for 1-, 2- and 3-family dwellings: Up to 500 sf	\$630.00
To primary building for 1-, 2- and 3-family dwellings: 501 to 1,500 sf	\$835.00
To primary building for 1-, 2- and 3-family dwellings: Over 1,500 sf	\$1,040.00
To primary building for 4-family and larger dwellings	SF x Multiplier x Valuation
To non-residential or mixed-use building	SF x Multiplier x Valuation

**Alterations****1-, 2- and 3-family dwellings**

Attic buildout	\$330.00
Basement alterations/buildout	\$425.00
Bathroom, new or alteration	\$270.00
Deck or Porch replacement/construction, single level	\$115.00
Deck or Porch replacement/construction, multiple levels	\$130.00
Dormer addition	\$130.00
Fire alarm/protection system	\$160.00
Foundation Underpinning	\$300.00
Interior alterations, up to 3 rooms	\$275.00
Interior alterations, 4 rooms to full building level	\$490.00
Interior alterations, 2 building levels	\$980.00
Interior alterations, 3 building levels	\$1,470.00
Kitchen, new or alteration	\$300.00
Miscellaneous construction	\$300.00
Structural repair	\$100.00

**Multi-family dwellings**

Bathroom alteration	\$270.00
Fire alarm/protection system	\$260.00
Interior alterations to 1 dwelling unit. No plumbing work	\$560.00
Interior alterations to 1 dwelling unit. Plumbing work	\$1,120.00
Interior alterations to 2 to 4 dwelling units, and/or limited common area work.	\$1,680.00
Interior alterations to 5 or more dwelling units, and/or major common area work.	\$2,240.00
Kitchen alteration	\$300.00
Structural modification	\$160.00

Commercial buildings

Day Care facility buildout	\$500.00
Food Service Establishment buildout: Up to 1500 sf	\$1,100.00
Food Service Establishment buildout: Over 1500 sf	\$1,500.00
Fuel dispensing stations	\$195.00
Hospital renovations	SF x Multiplier x Valuation
Kitchen exhaust hood/Ansul system	\$115.00
Marquees	\$100.00
Sign, electric	\$100.00
Sign, other than electric or pole mounted	\$50.00
Sign, pole mounted	\$150.00
Structural modification	\$130.00
Tenant buildout	\$400.00
Tenant alteration of floor plan layout, up to 500 square feet	\$115.00
Tenant alteration of floor plan layout, over 500 square feet	\$200.00
Tenant alterations to electric distribution system	\$130.00
Tenant alterations to electric lighting system	\$130.00
Tenant alterations to mechanical system	\$130.00
Tenant alterations to plumbing system	\$130.00
Tenant alterations to fire alarm/protection system	\$32.00
Toilet room	\$200.00
White Box buildout	\$400.00
Wireless Telecommunication sites	\$300.00

# Miscellaneous

Accessibility modifications	\$80.00
Amusement devices	\$65.00
Canopy, Fixed Awning erection or alteration	\$32.00
Catch basin	\$100.00
Conveyance (elevator, lift, etc.), new construction, including modifications	\$45.00
Demolition of accessory structure	\$100.00
Demolition of primary structure - residential	\$175.00
Demolition of primary structure - commercial	\$300.00
Drain tile and sump pit/pump	\$65.00
Fascias and soffits	\$65.00
Fence	\$65.00
Fire alarm/detection system	\$115.00
Fire suppression system, 1-, 2- and 3-family dwellings	\$150.00
Fire suppression system, multi-family, mixed use or commercial	\$200.00
Fireplace or outdoor kitchen	\$65.00
Flatwork; stairs, walkways, patios	\$65.00
Generator	\$100.00
Geothermal systems	\$140.00
Grain/bin dryer	\$170.00
Gutters and downspouts	\$65.00
Hot tub	\$210.00
Manhole	\$100.00
Occupancy Placard	\$80.00
Other structures or work items not specifically listed	\$80.00
Play house, non-manufactured	\$80.00
Restripe parking lot	\$65.00
Retaining wall	\$80.00
Roofing	\$65.00
Sheet metal work, exterior	\$65.00
Shoring, raising, moving of any building	\$430.00
Siding and stucco	\$65.00
Site improvements	\$65.00
Solar system, connection to electric system only	\$250.00
Solar system, connection to electric and plumbing system	\$320.00
Storage tank installation or removal	\$300.00
Storm drain	\$100.00
Swimming pool, spa or hot tub, temporary	\$210.00
Swimming pool, spa or hot tub, permanent	\$350.00
Temporary bleachers, platform, stage or tent	\$80.00
Treehouse	\$150.00
Wind turbine	\$250.00
Window/door replacement	\$65.00

## Repairs

Grinding/resurfacing pavement	\$130.00
Masonry tuckpointing	\$65.00
Re-striping pavement	\$65.00
Sealcoating pavement	\$65.00

## HVAC

Air conditioning coil	\$75.00
Air conditioning condenser	\$75.00
Air distribution system	\$65.00
Boiler, high pressure	\$100.00
Boiler, low pressure	\$100.00
Chimney or vent	\$65.00
Chimney re-liner	\$65.00
Fireplace, solid fuel-burning equipment or stove	\$50.00
Fuel gas appliance	\$80.00
Fuel-oil piping	\$50.00
Furnace	\$75.00
Gas piping	\$50.00
Heat pump	\$75.00
Humidification system	\$65.00
Radon system	\$80.00
Refrigeration system	\$150.00
Underground gas line	\$50.00
Ventilation system, other than commercial kitchen	\$75.00

## Plumbing

Cross connection control device	\$80.00
Ejector or sump pump	\$65.00
Fixture, new or replacement, up to 10	\$80.00
Fixture, new or replacement, each additional after 10	\$20.00
Flood/sewer backup control	\$130.00
Grease interceptor	\$80.00
Irrigation systems	\$65.00
Lawn sprinkler system	\$50.00
Modified overhead sewer	\$100.00
Piping alterations	\$100.00
Reconfigure waste/vent system	\$100.00
Sanitary or storm sewer repair	\$200.00
Service disconnection	\$65.00
Water heater, new or replacement	\$65.00
Water service, 1-, 2- and 3-family dwellings	\$115.00
Water service, multi-family, mixed use and commercial	\$160.00
Water service repairs	\$115.00
Water softener	\$80.00



## Electrical

Exit signs	\$160.00
Feeders, up to 200 amps	\$100.00
Feeders, up to 400 amps	\$130.00
Feeders, over 400 amps	\$160.00
Lighting fixtures	\$50.00
Low voltage system	\$50.00
Openings for wiring, each 25 or portion thereof	\$80.00
Re-circuiting, up to 10 circuits	\$80.00
Re-circuiting, each additional 1 to 5 circuits beyond 10	\$30.00
Service upgrade, up to 200 amps	\$100.00
Service upgrade, up to 400 amps	\$130.00
Service upgrade, over 400 amps	\$160.00
Service upgrade, each additional meter	\$30.00
Service panel or sub panel	\$80.00
Temporary service	\$80.00
Transformer	\$80.00
Underground service	\$80.00
Wiring, new garage	\$80.00
Wired connection, appliances	\$50.00
Wired connection, equipment	\$80.00
Wired connection, special equipment governed by NEC Chapter 6	\$150.00

## Right-of-way

### Improvements

Banners	\$32.00
Curb and gutter	\$65.00
Driveway apron	\$65.00
Parkway improvements	\$65.00
Sidewalks	\$65.00

### Obstructions

Street, alley or sidewalk obstruction, per 25 feet of obstruction, per day	\$8.00
Street, alley or sidewalk obstruction, per 25 feet of obstruction, per month	\$110.00

### Openings

Driveway, sidewalk or curbs	\$65.00
Parkway	\$65.00
Street or alley	\$65.00

### Restoration Deposits

Building demolition, base deposit	\$500.00
Building demolition, additional per linear foot of adjacent public right-of-way	\$50.00
Parkway within Business Districts (including parkway, pavements, trees and walkways), per linear foot of property frontage	\$40.00
Parkway outside of Business Districts (including parkway, pavements, trees and walkways), per linear foot of property frontage	\$20.00
Street (including curb cuts, street cuts and alley cuts), per linear foot of property frontage	\$80.00

## Connections

Sewer connections	\$130.00
-------------------	----------

Water connection fee (for contractor tapping Village water main)

Note: Any tap made in the street larger than 2-inch shall have a precast vault placed around the valve and main

3-inch tap	\$1,200.00
4-inch tap	\$1,500.00
6-inch tap	\$1,800.00
8-inch tap	\$2,000.00
10-inch tap	\$2,000.00
12-inch tap	\$2,000.00
16-inch tap	\$2,000.00

## Tapping fees

Water main tapping fee for Village tapping water main (cost includes sleeve and corporation cock)

Note: The Village does not perform any taps larger than 2-inch

1-inch tap	\$800.00
1.5-inch tap	\$1,000.00
2-inch tap	\$1,200.00

## Curb-stops (flare to flare connection)

1-inch	\$81.00
1.5-inch	\$187.00
2-inch	\$262.00

Buffalo box: 2.5-inch Minneapolis or Chicago pattern	\$55.00
--	---------

## New meter costs

### Disc Meters (e-coder R900i)

5/8-inch disc meter	\$223.00
3/4-inch disc meter	\$270.00
1-inch disc meter	\$343.00
1.5-inch disc meter	\$545.00
2-inch disc meter	\$723.00
5/8-inch meter couplings (set)	\$12.00
3/4-inch meter couplings (set)	\$14.00
1-inch meter couplings (set)	\$20.00
1.5-inch meter couplings (set)	\$128.00
2-inch meter couplings (set)	\$175.00

### Compound meters (e-coder R900i)

2-inch SRH meter	\$1,890.00
3-inch SRH meter	\$2,632.00
4-inch SRH meter	\$3,357.00
6-inch SRH meter	\$5,465.00
2-inch meter couplings (set)	\$176.00
3-inch meter couplings (set)	\$327.00
4-inch meter couplings (set)	\$522.00
6-inch meter couplings (set)	\$1,038.00

Meter accessory parts

Damaged or missing radio transmitter	\$181.00
Labor rate after first hour, per hour	\$42.00

Annual and Periodic Inspections

Fee

Elevator or other conveyance, bi-annual	\$21.00
Elevator or other conveyance, re-inspection	\$19.00
Code compliance: 1-, 2- or 3-family dwellings, per request of owner or agent	\$65.00

Vault and underground structures

Annual fee	\$65.00
Per square foot of surface area in excess of 100 square feet	\$1.25

Administrative

Fee

Document imaging fee, for submittal of documents larger than 11 x 17 in size and not in .pdf format, per sheet	\$5.00
Occupancy of a building or structure without passing final inspection(s) or issuance of Certificate of Occupancy	\$500.00
Plan Review: New construction	
For accessory structures for 1-, 2- and 3-family dwellings	\$100.00
For 1-, 2- and 3-family dwellings	\$300.00
For 4-family and larger dwellings, and associated buildings	\$400.00
For non-residential and mixed-use buildings and associated buildings	\$800.00
For buildings over 5,000 sf in total square footage	Contact Department of Development Customer Services
Plan Review: Alterations and additions	
For accessory structures for 1-, 2- and 3-family dwellings	\$100.00
For 1-, 2- and 3-family dwellings	\$300.00
For 4-family and larger dwellings, and associated buildings	\$400.00
For non-residential and mixed-use buildings and associated buildings	\$400.00
Plan Review: Fees for a third revision (after 2 free revisions) where necessary and not due to Department error	\$85.00
Plan Review: Fire protection or detection system, per 100 square feet or fraction thereof	\$1.50
Plan Review: Fire protection or detection system, minimum fee	\$100.00
Plan Review: Health Department review of food service establishment : Up to 1,500 sf	\$120.00
Plan Review: Health Department review of food service establishment : Over 1,500 sf	\$300.00
Plan Review: Expedited plan reviews	200% of original review fee
Permit extension	25% of original permit fee
Re-inspection fee	\$30.00
Work exceeding scope of permitted work	300% of original permit fee, minimum \$500.00
Work Started without Permit	200% of original permit fee, minimum \$250.00

Zoning Applications

Fee

Amendments	\$675.00
Appeals	\$165.00
Construction necessitated variations requested after the commencement of construction	\$2,750.00
Planned Development	\$2,000.00
Special uses	\$675.00
Special use renewal	\$165.00
Use variations	\$335.00