

VILLAGE OF GILBERTS

ORDINANCE 27-2021

AN ORDINANCE AMENDING CHAPTER 4 OF TITLE 2 OF THE VILLAGE CODE REGARDING PERMIT FEES

WHEREAS, the Village of Gilberts has established a Fee Schedule for permits and other Village approvals which is set forth in Chapter 4 of Title 2 of the Gilberts Village Code; and

WHEREAS, the Village has determined it to be in the best interests of the Village and its residents to consider amendments to the Gilberts Village Code to revise the Fee Schedule relating to fees for building, construction, electrical, and plumbing permits, as more fully set forth on the attached Exhibit A.

NOW, THEREFORE, BE IT ORDAINED by the Village Board of the Village of Gilberts, Kane County, Illinois pursuant to its non-home rule powers, as follows:

SECTION 1. RECITALS The recitals set forth above are incorporated into Section 1 as set forth herein.

SECTION 2. AMENDMENT. Chapter 4 of the Gilberts Village Code, entitled "Fee Schedule" of Title 2, entitled "Finance and Taxation," is hereby amended as set forth on the attached Exhibit A (the amendments on Exhibit A are shown with deletions in strikethrough, and additions in bold and underline):

SECTION 3. SEVERABILITY. In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this Ordinance is found to be invalid in any one or more of its several applications, all valid applications shall remain in effect.

SECTION 4. REPEAL AND SAVINGS CLAUSE. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however that nothing in this Ordinance shall affect any rights, actions, or causes of action which shall have accrued to the Village of Gilberts prior to the effective date of this Ordinance.

SECTION 5. EFFECTIVE DATE. This Ordinance will take effect on January 1, 2022.

PASSED BY VOTE OF THE BOARD OF TRUSTEES of the Village of Gilberts, Kane County, Illinois, this 7 day of Dec 2021.

	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Trustee Jeanne Allen	✓	_____	_____	_____
Trustee Dan Corbett	✓	_____	_____	_____

Trustee Lou Hacker  
Trustee Brandon Coats  
Trustee Justin Redfield  
Trustee David LeClerc Sr.  
President Guy Zambetti

<input checked="" type="checkbox"/>	_____	_____	_____
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<input checked="" type="checkbox"/>	_____	_____	_____
_____	_____	_____	_____

APPROVED this 7 day of Dec., 2021



  
Village President Guy Zambetti

ATTEST:   
Village Clerk, Courtney Baker

**EXHIBIT A**

**"2-4-2. Building and miscellaneous construction.**

**A. Single-family, ~~and Duplex Dwellings~~ and Townhomes.**

**1. Permit and Inspection Fees.**

Building permit application deposit	\$300.00
Basic fee	\$51.00 plus \$17.00 per 100 square feet of gross floor area or portion thereof
Reinspection fees not included in permit	\$61.00 each
Plan review	\$304.00

<b>Item</b>	<b>Plan Review</b>	<b>Inspections</b>
<b>Building Permit First 3,000 Square Feet *</b>	<b>\$0.30 per square foot</b>	<b>\$0.30 per square foot</b>
<b>Building Permit Each Additional Square Foot Over 3,000 *</b>	<b>\$0.25 per square foot</b>	<b>\$0.25 per square foot</b>
<b>Additions or Alterations (with \$200 minimum)</b>	<b>\$0.20 per square foot</b>	<b>\$0.20 per square foot</b>
<b>Plan Re-Review or Reinspection</b>	<b>\$65.00 per re-review</b>	<b>\$65.00 per reinspection</b>

**\* Garages and basements are included in square footage calculations.**

**2. Performance Bond.**

- a. *Amount.* A refundable surety bond is to be posted in the form of cash in the amount of five percent of the estimated cost of labor and materials of the project, to ensure that the permit holder will comply with all obligations under this code and any applicable village ordinances or adopted regulations. The required bond amount shall not exceed \$1,000.00.
- b. *Applicability.* For any project in which the cost of labor or materials does not exceed \$3,000.00, the performance bond may be waived in accordance with subsection 9-3-1B of this code.

**3. Slab on Grade Fees.** Slab on grade permits are required for the installation of the following: new or replacement sidewalks, new or replacement driveways, driveway expansions, new or replacement patios and any other new, hard surfaced areas. Where no review or inspection by the village engineer is required, the permit fee is ~~\$106~~**120.00** which includes village plan review of any approved surface (includes concrete, asphalt or brick paver) and two inspections. Bonds are required as otherwise provided in this code. **Reinspection is \$55.00 per instance.**

**4. Additional Engineering Fees.** Additional engineering fees for plan review and inspection by the village engineer are required for all new driveways which require the street to be cut, new culverts installed or culverts to be replaced and for any other slab on grade when it is determined by the village building official that the new slabs on grade may interfere with the lot drainage or drainage from other lots.

**5. Outside Consultants.**

- a. When ~~an~~ **special** outside consultants ~~is~~ are used, there will be a \$122.00 per house clerical administrative fee added.
- b. When ~~an~~ special outside consultant is used for plan review or inspections, there will be a ten percent administrative fee added to all permits.

**B. Commercial, Industrial and Multiple Dwelling Buildings.**

**1. Permit and Inspection Fees.**

Nonrefundable building permit application deposit	\$2,431.00	
Nonrefundable retail store build out application deposit	500.00	
Basic fee	51.00	
Plus rate per 100 square feet of gross floor area or portion thereof	21.00	
Inspections (each) per square foot when an outside inspection agency is used	0.37	
Reinspection fees not included in permit, each	61.00	
Plan review	304.00	

<u>Item</u>	<u>Plan Review</u>	<u>Inspections</u>
<u>Building Permit First 75,000 Square Feet</u>	<u>\$0.20 per square foot</u>	<u>\$0.20 per square foot</u>
<u>Building Permit Each Additional Square Foot Over 75,000</u>	<u>\$0.10 per square foot</u>	<u>\$0.10 per square foot</u>
<u>Plumbing Review First 75,000 Square Feet</u>	<u>\$0.20 per square foot</u>	<u>\$0.20 per square foot</u>
<u>Plumbing Review Each Additional Square Foot Over 75,000</u>	<u>\$0.10 per square foot</u>	<u>\$0.10 per square foot</u>
<u>Mechanical Review First 75,000 Square Feet</u>	<u>\$0.20 per square foot</u>	<u>\$0.20 per square foot</u>
<u>Mechanical Review Each Additional Square Foot Over 75,000</u>	<u>\$0.10 per square foot</u>	<u>\$0.10 per square foot</u>
<u>Electrical Review First 75,000 Square Feet</u>	<u>\$0.20 per square foot</u>	<u>\$0.20 per square foot</u>
<u>Electrical Review Each Additional Square Foot Over 75,000</u>	<u>\$0.10 per square foot</u>	<u>\$0.10 per square foot</u>
<u>NFP 101 Review All Square Feet</u>	<u>\$0.15 per square foot</u>	<u>\$0.10 per square foot</u>
<u>Fire Review All Square Footage</u>	<u>\$0.10 per square foot</u>	<u>\$0.10 per square foot</u>
<u>Fire Suppression System</u>		<p><u>There is no fire alarm system permit, review or inspections- \$0.02 per square foot minimum of \$250 and inspection fee of \$535 plus \$5 per device</u></p> <p><u>There is no alternate fire suppression system permit and review and inspections-\$250 per system</u></p> <p><u>There is no hood and duct suppression system permit and review and inspections-\$250 per system</u></p> <p><u>There is no Fire Standpipe permit, review and inspections (for non combination systems)-\$300 per riser</u></p>
<u>Re-Inspections – General</u>		<u>\$100 per reinspection</u>
<u>Re-Inspections – Fire Systems</u>		<u>\$250 per reinspection</u>

2. *Performance Bond.* Same requirements as described in subsection A.2 of this section.

3. *Plan Review Fees.*

- a. *Established.* Plan reviews are outlined in the building consultants' fee schedule, subsection A.5 of this section.
- b. *Notes:*
  - (1) A site plan review is required before a building permit can be issued.
  - (2) When an outside consultant is used for plan review or inspections, there will be a ten percent administrative fee added to all permits.

C. *Garages.*

Basic fee	\$46.00
Plus rate per 100 square feet of gross floor area or portion thereof	13.00
Inspections (minimum of 2 required), \$27.00 each	54.00
Reinspection fees not included in permit, each	61.00
Additional inspection required if closed wall construction	27.00

**If new construction see Section 2-4-2(A)(1) Schedule**

**If addition:**

<b>Item</b>	<b>Plan Review</b>	<b>Inspections</b>
<b>Garage Addition</b>	<b>\$0.20 per square foot</b>	<b>\$0.20 per square foot</b>
<b>Plan Re-Review or Reinspection</b>	<b>\$55.00 per re-review</b>	<b>\$55.00 per reinspection</b>

Note: A plat of survey is required before a building permit can be issued.

D. *Demolition.*

<b>Under 100 square feet of gross floor area (GFA) Residential (Includes 1 inspection)</b>	<del>\$64.00</del> <b>145.00</b>
<b>100 square feet but under 500 square feet GFA Commercial / Industrial (Includes 1 inspection)</b>	<del>\$295.00</del> <b>67.00</b>
500 square feet but under 1,000 square feet GFA	78.00
Over 1,000 square feet GFA	100.00
<b>Additional Inspections (if required)</b>	<b>\$45.00</b>

E. *Swimming Pools.*

Inground swimming pools or pools with walls <4 feet in height with safety barrier:	
Basic fee	<del>193.00</del> <b>255.00</b>
Includes: pool, equipment, grounding, barrier, concrete deck and 5 inspections	
Does not include: check valve inspection when required	
Aboveground swimming pools with walls or walls with top barrier >4 feet in height:	
Basic fee	<del>135.00</del> <b>165.00</b>
Includes: pool, equipment, grounding and 3 inspections	
Does not include: check valve inspection when required	

F. *Reroofing.*

Basic fee	<del>106.00</del> <b>120.00</b>
Includes permit and 2 inspections	

Commercial and industrial:	
Basic fee	<del>46.00</del> <b>75.00</b>
Plus rate per 100 square feet roof area	<del>4.00</del> <b>0.04</b>
Inspections as required by the building department, each	27.00

G. *Re-Siding.*

Basic fee	<del>106.00</del> <b>120.00</b>
Includes permit and 2 inspections	

H. *Cutting of Curb and/or Setting of Culvert.*

Basic fee	<del>486.00</del> <b>500.00</b>
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I. *Fences.*

Basic fee	<del>106.00</del> <b>120.00</b>
Any approved type	
Includes permit and 2 inspections	
Commercial and industrial:	
Basic fee - rate per 100 linear feet or portion thereof	21.00
Minimum fee	<del>51.00</del> <b>75.00</b>
Inspections as required by the building department, each (minimum 1 required)	<del>27.00</del> <b>45.00</b>

Note: A plat of survey is required before a building permit can be issued. See swimming pool fencing if applicable.

J. *Signs and Billboards.*

Basic fee	<del>\$46.00</del> <b>75.00</b>
Plus per square foot of sign area (minimum \$15.00)	2.00
Plus electrical fees if applicable; inspections, each	<del>27.00</del> <b>45.00</b>
Petition of appeal to sign variation committee	61.00
Petition of variance to sign variation committee	122.00

K. *Decks.*

Basic fee	<del>106.00</del> <b>120.00</b>
Wood or composite or combination	
Includes permit and 2 inspections	

L. *Warm Air and Wet Heating Fees.*

Basic fee	<del>77.00</del> <b>75.00</b>
Includes permit and 1 inspection	

1. ~~When an outside consultant is used for plan review and inspections, there will be a ten percent administrative fee added to all permits.~~

M. *Temporary Occupancy Permit Fee: \$500.00*

N. *Cash Performance Bond.*

Labor and materials >\$3,000.00 _ 5.0% of estimated cost	Not to exceed \$1,000.00
Labor and materials <\$3,000.00 _ 5.0% of estimated cost	May be waived by the village

O. *Driveway Culverts.*

1. A fee of ~~\$486.00~~**500.00**.
2. ~~When an outside consultant is used for plan review or inspections, there will be a ten percent administrative fee added to all permits.~~

P. **Miscellaneous Permits**

**1. For other permits no otherwise covered a basic fee of \$51.00 plus any required plan review and inspections according to the following fee schedule:**

<b>Residential</b>	<b>Plan Review \$30.00</b>	<b>Inspection \$45.00 per inspection</b>
<b>Commercial / Industrial</b>	<b>Plan Review \$75.00</b>	<b>Inspection \$45.00 per inspection</b>
<b>Re-Review / Reinspection</b>		<b>\$65.00 per inspection</b>

P. *Administration.* In addition to all other fees and charges, there shall be added thereto the following:

1. Time extension of all permits: \$24.00.
2. Reinspection fees not included in permit fee: ~~\$651.00~~ each.
3. Reinspection cash bond for building permits with construction costs estimated at \$3,000.00 or less: \$164.00.
4. All plan review fees are as reasonably outlined and charged by the building consultant.
5. Penalties at 100 percent of the permit fee shall be added if work is started without a permit.
6. The fee shall be abated for anyone over 65 years of age doing repairs, remodeling and additions, except inspection fees.
7. ~~The processing period after submitting drawings and application for new construction:~~
  - a. ~~Single family resident: Not to exceed two weeks.~~
  - b. ~~Industrial/commercial: Not to exceed four weeks.~~
8. No fee shall be refunded where the permit has lapsed. Where a permit is revoked at the request of the applicant prior to lapsing due to time limits and no work has been done under the permit, all but the basic fees may be refundable.
9. Where unusual plan review is required and deemed necessary by the building department, such plan review will be performed and billed at the stated hourly rate.
10. No church, charitable, eleemosynary or other not for profit organization shall be required to pay the scheduled construction, moving, reconstruction or demolition permit fees provided in this chapter, but will pay ~~\$2745.00~~ for each required inspection.
11. Site plan review is required for commercial and industrial districts before any permits can be issued.



12. When an outside consultant is used for plan review or inspections, there will be a ten percent administrative fee added to all permits.

**2-4-2-1. Electrical fees.**

- A. *Generally.* No permit or fee shall be required for work less than \$150.00, total, parts and mechanic cost; expressly provided, however, that this provision shall not be applicable to the electrical installation of signs or temporary electrical service.

Basic fee	\$51.00
Plus:	
1 circuit	9.00
2 through 10 circuits (each)	6.00
11 through 20 circuits (each)	4.00
Over 20 circuits (each)	3.00

- B. *Revision (Residential).*

Basic fee	<del>\$51.00</del> <b>\$55.00</b>
Plus:	
1 meter	28.00
2 meters	34.00
Each additional meter over 2	26.00
Inspections, each	<del>27.00</del> <b>45.00</b>

- C. *Fixture and Outlets.*

Basic fee (1 through 100)	<del>\$24.00</del> <b>\$5.00</b>
Each additional 50 fixtures and outlets or fraction thereof	12.00
Inspections, each	<del>27.00</del> <b>45.00</b>

- D. *Electric Heat.*

Basic fee	<del>\$51.00</del> <b>\$55.00</b>
Plus:	
1 through 4 units	36.00
Over 4 units (each additional unit)	12.00
Inspections, each	<del>27.00</del> <b>45.00</b>

- E. *Electric other than Residential. (Charged Pursuant to Section 2-4-2(B))*

Basic fee required on all permits (new or revision)	\$51.00
Plus:	
400 amps or less	85.00
401 through 600 amps	96.00
601 through 800 amps	108.00
801 through 1,000 amps	122.00
Over 1,000 amps	191.00
Plus: Wiring and circuiting (as in subsection F of this section)	24.00
Plan review as reasonably outlined and charged by the building consultant	

F. *Wiring and Circuiting other than Services or Motors.*

Basic fee	\$51.00
Plus:	
1,000 square feet or less	73.00
Each additional 1,000 square feet or fraction thereof	36.00
Inspections, each	27.00

G. *Motors and Generators.*

Basic fee <b>Residential</b>	\$515.00
Plus:	
10 hp or less	24.00
Each additional hp over 10	2.00
Inspections, each	27.00 <b>45.00</b>
<b>Non-Residential Generator</b>	<b>\$250.00 + \$55 per inspection</b>

H. *Electric Signs.*

Basic fee	\$515.00
Plus:	
Small, using 2 circuits or less	24.00
Large, using 3 circuits or more	43.00
Inspections, each	27.00 <b>45.00</b>

I. *Temporary Electric Service.*

Basic fee	\$51.00 <b>55.00</b>
Plus inspection	27.00 <b>45.00</b>

J. *Elevator (Electrical Hookup).*

Basic fee	\$51.00 <b>55.00</b>
Plus total hp fee as provided in subsection G of this section	
Inspections, each	27.00 <b>45.00</b>

K. *Miscellaneous Lighting (Parking Lots, Security, Passageways, Etc.).*

Basic fee	\$51.00 <b>55.00</b>
Plus:	
1,500 watts or less per unit or cluster	12.00
Over 1,500 watts per unit or cluster	15.00
Inspections, each	27.00 <b>45.00</b>

- L. *Temporary Installations.* Inspections of temporary installations, underground or overhead wires and apparatus, change over, and all other inspections not specifically provided for herein shall be charged at the following rates.

Basic fee	\$1830.00
Plus per hour or fraction thereof inspections, each	45.00

M. *Administration.*

All permit extensions of time	\$24.00
Reinspection fees not included in permit fee	50.00

Penalties of 100 percent of the permit fee shall be added if work is started without a permit.

Plan review as reasonably outlined and charged by the building consultant.

- N. *Outside Consultants.* When an outside consultant is used for plan review or inspections, there will be a ten percent administrative fee added to all permits.
- O. *Refunds.* No fee shall be refunded where the permit has lapsed as specified elsewhere. Where permit is revoked at the request of the applicant prior to lapsing due to time limits, and no work has been done under the permit, all but the basic fee may be refundable.

**2-4-2-2. Plumbing fees.**

The following fees shall be paid in addition to the fees set forth in this section 2-4-2:

A. *New Construction.*

Basic fee	\$51.00
Plus:	
Per fixture opening	9.00
Per gas opening	9.00
Per water heater	10.00
Under slab inspection (prior to pouring)	10.00
Rough inspection	27.00
Final inspection	27.00
Plan review, per hour	18.00

B. *Fixture Replacement.*

Basic fee	51.00
Inspections, each	27.00

C. *Water Heater Replacement.*

Basic fee	As reasonably charged by the building consultant's licensed plumber
Includes permit and 1 inspection	

D. *Piping Alterations.*

Basic fee	\$515.00
Plus:	
Per fixture opening	9.00
Per gas opening	9.00

Per water heater	10.00
Under slab inspection (prior to pouring)	10.00
Plan review as reasonably outlined and charged by the building consultant	

E. *Private Sewer System (A Sanitary Sewer Not Owned by the Village).*

Basic fee	\$515.00
Plus inspection per dwelling unit	3045.00
Excavation, pipe, bedding and backfill per 100 linear feet	15.00
Connection of service pipes to main sewer, per connection	30.00

F. *Private Water Supply System.*

Basic fee	515.00
Plus inspection per 100 depth linear feet or portion thereof	15.00

G. *Private Stormwater System.*

Basic fee, per dwelling unit	\$515.00
Plus inspection per 100 linear feet or portion thereof	15.00

H. *Lawn Sprinkler System.*

Basic fee	\$515.00
Plus inspections, each	2745.00

I. *Fire Control Sprinkler System. (Pursuant to Section 2-4-2(B))*

Basic fee	\$51.00
Plus:	
0 through 100 heads (each)	1.00
>101 through 300 heads (each)	1.00
Over 300 heads, per 100 or fraction thereof	1.00
Standpipes, per floor	40.00
Inspections, each	27.00
Plan review as reasonably outlined and charged by the building consultant	

J. *Administration.*

All permit extensions	\$24,0050.00
Reinspection fees not included in permit fee	565.00

Plan review as reasonably outlined and charged by the building consultant.

Penalties of 100 percent of the permit fee shall be added if work is started without a permit.

- K. *Outside Consultants.* When an outside consultant is used for plan review or inspections, there will be a ten percent administrative fee added to all permits.

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- L. *Refunds.* No fee shall be refunded where the permit has lapsed as specified elsewhere. Where the permit is revoked at the request of the applicant prior to lapsing due to time limits, and no work has been done under the permit, all but the basic fee may be refundable.”

4858-2959-8469, v. 1