

# Village of Gilberts

Village Hall  
87 Galligan Road, Gilberts, IL 60136  
Ph. 847-428-2861 Fax: 847-428-2955  
www.villageofgilberts.com

## Village Administrator Memorandum 11-11

**TO:** President Rick Zirk  
Board of Trustees

**FROM:** Ray Keller, Village Administrator *RK*

**DATE:** January 28, 2011

**RE:** Village Board Meeting – February 1, 2011

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The following summary discusses the agenda items for the Village Board meeting scheduled for February 1, 2011:

**1. CALL TO ORDER**

**2. ROLL CALL / ESTABLISH QUORUM**

**3. PUBLIC COMMENT AND DISCUSSION**

**4. CONSENT AGENDA**

*Any item may be removed from the consent agenda by request.*

**A. Motion to approve Minutes for the January 18, 2011 Village Board meeting**

Please review the enclosed minutes, which were not previously reviewed at a Committee of the Whole meeting. Please contact Staff prior to the meeting with any corrections or questions. Staff recommend approval.

**B. Motion to approve the Bills and Salaries dated February 1, 2011**

Please refer to the enclosed spreadsheet, which lists the bills to be approved. If you need additional information about any of these bills, please contact me or Finance Director Marlene Blocker prior to the meeting. Staff recommend approval.

**5. ITEMS FOR APPROVAL**

There are no new items for Board action, except any removed from the Consent Agenda.

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Public Works Facility  
Finance & Building Departments  
73 Industrial Drive, Gilberts, IL 60136  
Ph. 847-428-4167 Fax: 847-551-3382

Police Department  
86 Railroad St., Gilberts, IL 60136  
847-428-2954 Fax 847-428-4232

## **6. ITEMS FOR DISCUSSION**

### **A. Building Permit Fees Update**

As an element of the Village Code recodification, Staff propose restructuring the residential building permit fee schedule found in Section 14.1 “Buildings and Miscellaneous Construction” to a \$0.75 per square foot fee. At the January 11 Committee of the Whole meeting, Staff had previously reported on this element as a first step toward updating the Village’s fee structure. Staff also provided comparables fees for nearby communities, which are summarized on the attached memo and table.

Staff next reviewed the deposit required for miscellaneous and minor permits. The Village currently requires a \$193.00 deposit, which is held to discourage and/or cover re-“inspection fees if the inspection is not approved. Upon completion of the final inspection, the deposit is returned to the applicant. Due to a built-in escalator clause, the deposit is now \$193.00 per permit. Staff recommend that the deposit be reduced to \$60.00, which would be adequate to cover two reinspections, should they be needed. Staff also recommend allowing the deposits to be refunded administratively, which would facilitate the turnaround of deposit checks back to the applicant.

Staff also found that the Village currently charges \$40.00 for reviewing miscellaneous permits. This fee is a holdover from when the Village contracted with a provide inspection company Staff recommend eliminating this separate plan review fee.

Staff request the Board’s direction on additional desired changes to the residential building permit fee structure. Staff will continue to review the nonresidential fee structure and identify other potential changes.

## **7. STAFF REPORTS**

### **A. Elgin Recycling Special Use Permit Amendment**

Staff prepared a draft list of conditions of approval for the special use permit, which was shared with representatives from Elgin Recycling and the neighboring property owner, Tim Polk. Staff will continue to work with the involved parties to refine the list of conditions over the next week, anticipating that a draft ordinance will be ready for the Board’s review at the February 8 Committee of the Whole meeting.

## **8. BOARD OF TRUSTEES REPORTS**

## **9. PRESIDENT’S REPORT**

## **10. EXECUTIVE SESSION**

Please contact me with any questions about current closed session topics.

## **11. ADJOURNMENT**

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**Village Board of Trustees  
Meeting Agenda  
Village of Gilberts  
87 GALLIGAN ROAD,  
GILBERTS, ILLINOIS 60136  
February 1, 2011  
7:00 P.M.**

**A G E N D A**

**ORDER OF BUSINESS**

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL/ESTABLISH QUORUM**
- 3. PUBLIC COMMENT**
- 4. CONSENT AGENDA**
  - A. A Motion to approve Minutes from the January 18, 2011 Village Board Meeting
  - B. A motion to approve Bills and Salaries Dated February 1, 2011
- 5. ITEMS FOR APPROVAL**
- 6. ITEMS FOR DISCUSSION**
  - A. Building Permit Fees Update
- 7. STAFF REPORTS**
  - A. Elgin Recycling Special Use Permit Amendment
- 8. BOARD OF TRUSTEES REPORTS**
- 9. PRESIDENT'S REPORT**
- 10. EXECUTIVE SESSION**

A portion of the meeting will be closed to the Public, effective immediately as Permitted by 5 ILCS 120/2 (c) (1) to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the Village, and as permitted by 5 ILCS 102/2 (c) (11) to discuss litigation against, affecting, or on behalf of the Village which has been filed and is pending in a court or administrative tribunal of which is imminent and as permitted by 5 ILCS 120/2 (c) (21) to review and approve closed session minutes and as permitted by 5 ILCS 120/2 (c) 2 Collective negotiating matters.
- 11. ADJOURNMENT**

## AUDIENCE PARTICIPATION

Anyone indicating a desire to speak during Public Comments will be acknowledged by the Village President. Please state your name, address and topic when called upon to speak. All remarks are to be addressed to the Village President and Board of Trustees as a whole, not to any specific person(s). Interrogation of the Village Staff, Village President, Village Board or any of their comments will not be allowed at this time. Personal invectives against Village Staff or Elected Officials are not permitted

To ensure that everyone who wishes to speak has the opportunity to do so, please limit your comments to five minutes. Additional time may be granted at the discretion of the Village President.

If you have written comments, please provide a copy to the Village President. If there are a number of individuals present to speak on the same topic, please designate a spokesperson that can summarize the issue.

During Public Comments, the Village President, Trustees and Staff will listen to comments and will not engage in discussion. The Village President or Trustees may ask questions to better understand your concern, suggestion or request. Please direct any personnel concerns to the Village Administrator before or after the meeting.

"The Village of Gilberts complies with the Americans with Disabilities Act (ADA). For accessibility assistance, please contact the Village Clerk at the Village Hall, telephone number 874/428-2861." *Assistive services will be provided upon request*

**Village of Gilberts  
Board Meeting  
87 Galligan Road  
Gilberts, IL 60136  
Meeting Minutes  
January 18, 2011**

**Call to Order/Pledge of Allegiance**

President Zirk called the meeting to order at 7:02 p.m. He proceeded to lead those present in the Pledge of Allegiance.

**Roll Call / Establish Quorum**

President Zirk asked Clerk Meadows to call the roll. Roll call: Members present: Trustees Clark, Mierisch, Zambetti, Farrell, Cullotta and President Zirk. 1-Absent: Trustee Erbeck. Others present: Administrator Keller, Chief of Police Williams, Finance Director Blocker and Village Clerk Meadows. For members of the audience please see the attached list.

**Presentation**

**Chief's Commendation Award-Officer Steve Mueller & Officer Michael Oberth**

Chief Williams provided those in attendance with an opening statement. He stated that from time to time Police Officers are asked to respond to extraordinary circumstances from which the community at large is ill prepared. It falls onto training, experience, skill and abilities of the officers to act often alone to end horrific events and return the community to a sense of safety and well being.

On August 18<sup>th</sup> of last year Gilberts' Police Officers, Steven Mueller and Officer Mike Oberth were tasked with such a response. At approximately at 8:20 a.m. they were dispatched to a domestic disturbance involving a shooting with the shooter at large. Their response and subsequent actions were so exceptional that it warrants public recognition. Chief Williams thanked the Board for allowing him the time to publicly present the Officers with the department's gratitude and visible recognition of their efforts to maintain the safety of the community.

President Zirk proceeded to read the commendations. He read Officer Mueller's commendation first. "On August 18, 2010 you were assigned, along with Officer Michael Oberth, to a domestic dispute involving a reported shooting at 364 Evergreen Circle, Gilberts, Illinois. Upon arrival you immediately approached the residence, placing yourself in reasonable apprehension of a deadly force encounter. You assessed the scene, discovering an individual whose clothing was covered in blood.

Consistent with proper procedure, you took the individual, into custody, searched the scene discovering one deceased individual, called for medical assistance, secured the crime scene and called for additional assistance. Your actions in this matter as the first officer on the scene were consistent with the highest standards of the department. You correctly followed all protocols of initial crime scene investigation, preventing further violence, securing the crime scene for a more thorough examination and evidence processing and guaranteed the ability of a complete follow up investigation. You are hereby awarded this Chief's Commendation in recognition of your exceptional performance".

President Zirk proceeded to read Officer Oberth's Commendation. "On August 18, 2010, you were assigned, along with Officer Steve Mueller, to a domestic dispute involving a reported shooting at 364 Evergreen Circle, Gilberts, Illinois. Upon arrival you immediately approached the residence, placing yourself in reasonable apprehension of a deadly force encounter. You assessed the situation and assisted Officer Mueller in securing the crime scene and called for additional assistance. Your actions in this matter as one of the first officers on the scene were consistent with the highest standards of the department. You correctly followed all protocols of initial crime scene investigation, preventing further violence, securing the crime scene for a more thorough examination and evidence processing and guaranteed the ability of a complete follow up investigation. You are hereby awarded this Chief's Commendation in recognition of your exceptional performance".

The Board Members along with the audience applauded the officers.

#### **Public Comment**

President Zirk asked if anyone in the audience wished to address the Board at this time. In addition, he asked that comments with respect to agenda item 7 A. "Bark Park" were reserved until that discussion begins.

#### **Consent Agenda**

- A. A Motion to approve Minutes from the January 4, 2011 Village Board Meeting**
- B. A Motion to approve Minutes from the January 11, 2011 Committee of the Whole Meeting**
- C. A Motion to approve December 2010 Treasurer's Report**
- D. A Motion to approve Bills and Salaries Dated January 18, 2011**

President Zirk asked if there were any questions or comments on the consent agenda items. There were no comments. A motion was made by Trustee Clark and seconded by Trustee Cullotta to approve the consent agenda as presented as follows:

- A. A motion to approve Minutes from the January 4, 2011 Village Board Meeting**
- B. A Motion to approve Minutes from the January 11, 2011 Committee of the Whole Meeting**

- C. **A Motion to approve the December 2010 Treasurer's Report**
- D. **A Motion to approve Bills and Salaries Dated January 18, 2011 as noted: General Fund \$41,528.31, Developer Donations \$1,000.00, Permit Pass Thurs \$467.50, Performance Bonds and Escrows \$1,306.00, Water Fund \$31,186.48 and Payroll \$59,697.23.** Roll call: Vote: 5-ayes: Trustees Clark, Mierisch, Zambetti, Farrell and Cullotta. 0-nays, 0-abstained. Motion carried.

#### **Items for Discussion**

#### **Consideration of Resolution 03-2011, a Resolution Supporting the Efforts of the Happy Tails Bark Park Committee in developing a Bark Park**

President Zirk commented on the benefits of facilitating the Bark Park Open House held earlier this evening.

Administrator Keller summarized the concerns and comments brought to the forefront at the open house. The concerns focused on the proposed Gilberts Town Center location, aesthetics, parking, security and noise. In addition, staff has received comments via email which will be shared with the Board.

Administrator Keller discussed the rudimentary resolution brought before the Board. He noted that the resolution was a concept and could evolve to include additional expectations and or conditions and was not meant for Board action tonight. However, the resolution identifies some of the conditions the Board may want to outline for the group to address.

Trustee Mierisch recalled past agreements with other organizations (Grizzlies, YMCA, and Renegades). She noted that the draft Bark Park Resolution contained unique conditions. Administrator replied that some of the conditions are what is required of other groups. He provided examples (liability insurance, establishment of a nonprofit organization). He went on to discuss some of the other requirements derived from previous meetings such as the maintenance schedule and security. He stated that these are the type of concerns that would be unique to this type of park use on Village property.

He reported that this resolution would not obligate the Board to enter into an agreement. The purpose of the resolution was to outline expectations. The resolution serves as a precursor before entering into a formal agreement.

Trustee Mierisch cited section 2-1 which requires the group to provide the Village with a detailed business plan. Administrator Keller responded by saying the details of the resolution should be defined by the Board's expectations.

He continued to discuss the differences with the Dog Park Group. He noted that the group was not an established nonprofit organization. The other organization that the Village has agreements with has been providing services and has longevity.

Trustee Mierisch requested clarification on the steps in which to move forward. She wondered if staff was suggesting the Board consider adopting the resolution prior to the group acquiring their nonprofit status and developing a business plan. Administrator Keller replied that the adoption of the resolution shows support for the development of the Bark Park and provides the group with a level of commitment. Trustee Mierisch expressed concerns on the fact that if the group was to proceed and spend funds what if the Board in the eleventh hour changed their minds. Administrator Keller stated that the resolution is not a guarantee. He along with Attorney Tappendorf and Village Clerk Meadows had discussed the legal implications of committing future Boards to conditions entering into a contract when the Village is unsure who the entity is going to be. However, the resolution provides the group with some level of reassurance of the Village's commitment.

President Zirk discussed the difference between the current organizations and the proposed Bark Park Organization. He noted that if the Grizzlies were to go away all the Village would be left with are some football goal post and grass fields that the Village is currently mowing. Unlike the development of a Bark Park which will be making capital improvements. He commented on the fact that the Village needs to be sure they have a business plan and will be sustainable. Administrator Keller agreed. He reported that the Bark Park will be run more like a business unlike peewee football. They will have capital investments, operational expenses, and revenue coming in.

Trustee Mierisch inquired if the resolution should identify the Village's expectation if the group were to dissolve. Administrator Keller replied yes.

President Zirk reported that the resident opposed to the location of the proposed bark park was in support of the creation of a Village Bark Park. He went on to express the Board support of the creation of the Bark Park. He felt that the resolution should provide the Bark Park Committee with clear direction and expectations.

He recommended the Bark Park Committee also be allowed to provide input on the resolution to include language with respect to their expectations of the Village.



President Zirk recommended addressing the concerns brought forth at the open house (fencing, security, noise and advertising signage). President Zirk directed Administrator Keller to draft alternatives and solutions to the concerns.

There was some discussion with respect to distributing information to the Board Members. The Board Members agreed a weekly email containing all information would be best.

Trustee Clark asked if anyone on the Bark Park Committee had any concerns with the resolution. Administrator Keller reported the January 18<sup>th</sup> Board Packet was available online. However, he had not asked the Bark Park Committee for any input he wanted the Board to review the resolution first. Trustee Clark stated he does not have a problem with the resolution. He thought the biggest concern was location. He expressed concern with taking a public area and turning it to a semi-private land. Trustee Clark does not have a problem with developing a Bark Park.

Trustee Farrell commented on the fact that the Bark Park Committee has never been set on any one location.

Administrator Keller commented on the concerns with respect to the proposed location. He reminded the Board that several alternative locations were discussed in the past. However, there were reasons the Board had identified the Town Center location. A lengthy discussion ensued with respect to the alternative locations.

Trustee Zambetti expressed his support for the development of a bark park. However, he would not support a bark park that is adjacent to any residential property.

He reported that he recently investigated the Wastewater Treatment Plant area by the Eagles Club. He noted that the area is wooded. However, not under water as earlier reported. It also has parking available. In his opinion this area makes sense.

Trustee Cullotta agreed. He is not in favor of the Town Center location.

Staff will investigate the proposed wastewater plant location.

There was some discussion with respect to Homeland Security issues if the wastewater treatment plant area was to be considered. Trustee Mierisch was very concerned with any type of security breach with respect to the Village's water supply. Trustee Mierisch was not saying that she is not in favor of the location she is just concerned with security issues.

### **Staff Reports**

#### **Community Policing Updates**

Chief Williams provided the Board Member with an overview of the implementation of Community Policing. He reported that the officers had received their initial training and also have received their beat assignments.

Chief Williams discussed the philosophy of the program. He noted that the program instills the officers to be accountable for concerns within their assigned beats. However, they will work as a team and assist when needed in other areas.

Chief Williams will begin a campaign informing the residents of the new program and philosophy. The information will be placed on the Village's website, facebook page and newsletter.

Trustee Farrell suggested sharing the information with the Home Owners Associations.

The Board Members concurred that the police department is moving in the right direction.

#### **Enhanced DUI Program**

Chief Williams provided the Board Members with a summary of the implementation of the Enhanced DUI Program. He noted that the program will require an additional second shift officer. However the program will be self supporting.

He will be meeting with the liquor license establishment owners to discuss a voucher program. The program will provide free taxi rides to patrons that had too much to drink. The liquor license establishment owners at their discretion can call a taxi to take a patron home and the police department will reimburse the owners for the taxi ride.

The Board Members thought the program invokes a sense of community.

**Citizens Police Academy (CERT Training)**

Chief Williams informed the Board on the dates that the department would be offering Citizens Police Academy, CERT Training and the next Neighborhood Watch Meeting.

Finance Director Blocker reported the water meters have been read and there were only two exceptions.

Trustee Zambetti commended the Public Works Department for their great job snow plowing. The Board Members concurred.

**Adjournment**

There being no further business to discuss, **a motion was made by Trustee Clark and seconded by Trustee Farrell to adjourn from the public meeting at 8:12 p.m.** Roll call: Vote: 5-eyes by unanimous voice vote.

Respectfully submitted,

Debra Meadows

**SIGN IN SHEET**  
(Please Print)

VBm

1/18/2011

Name	Address	Telephone #
<u>Ewa Janowski</u>	<u>904 Saratoga Pkwy, <sup>Speedy</sup> Hollow</u>	<u>847-783-5227</u>
<u>CAROL RONAN</u>	<u>88 SUMMIT DR</u>	<u>847-741-4709</u>
<u>Chris Wagner</u>	<u>2641 Caddaway Circle LITH</u>	<u>847-682-8684</u>
<u>Stacy Phrek</u>	<u>191 Vail Ct, Gilbert</u>	<u>847-717-0090</u>
<u>ALAN M'CONNEL</u>	<u>191 Vail Ct. GILBERT</u>	<u>847-890-5102</u>
<u>Missou Lengach</u>	<u>211 Jackson St</u>	<u>847-428-6061</u>
<u>Beverly L Boehm</u>	<u>1428 Sheffield Dr Elgin</u>	<u>847-911-0352</u>
<u>Sandra Walker</u>	<u>1109 Pyott Rd Lake In The Hills</u>	<u>847-456-3679</u>
<u>DONALD PUMERBY</u>	<u>117 WILLEY ST</u>	<u>847-531-1278</u>
<u>DAN CURTIS</u>	<u>81 Augusta Dr</u>	<u>847-214-8167</u>

VENDOR	TOTAL	GENERAL FUND	DEVELOPER DONATIONS	PERMIT PASS THRU	PERFORMANCE BONDS AND ESCROWS	WATER FUND	PAYROLL
<b>GRAND TOTAL</b>	<b>29,901.23</b>	<b>15,214.33</b>	-	<b>600.00</b>	<b>508.54</b>	<b>13,578.36</b>	
ACE002 ACE COFFEE BAR, INC.	22.50	22.50					
APA001 AMERICAN PLANNING ASSOCIATION	536.00	536.00					
AT&TU01 AT&T U-VERSE	75.00	75.00					
B&W001 BAXTER & WOODMAN, INC.	6,016.50	1,523.00		600.00	261.54	3,631.96	
BANKCARD UNION NATIONAL BANK OF ELGIN	224.82	224.82					
BRANIFF BRANIFF COMMUNICATIONS, INC.	589.90	589.90					
BRENN001 BRENNTAG MID-SOUTH, INC.	1,534.10					1,534.10	
COM003 COMMONWEALTH EDISON	142.50	142.50					
EMBOCF EMBASSY COFFEE SERVICE	24.98	24.98					
EPC001 ELGIN PAPER COMPANY	300.52	300.52					
EXXON01 EXXONMOBILE FLEET/GECC	5,067.77	4,978.56				89.21	
FOX01 FOX VALLEY SECURITY SYSTEMS	372.00	372.00					
JACP001 INTL ASSOC OF CHEIFS OF POLICE	120.00	120.00					
JWCENV01 JWC ENVIRONMENTAL	100.89					100.89	
KORECORD KANE COUNTY RECORDER	35.00	35.00					
MANALY01 MCHENRY ANALYTICAL WATER	1,583.00					1,583.00	
MEND02 MENARDS - CARPENTERSVILLE	75.46	7.98				67.48	
METRO001 METRO WEST COUNCIL	22.00	22.00					
NAPA01 DUNDEE NAPA AUTO PARTS	170.21	148.07				22.14	
NEXT01 NEXTEL COMMUNICATIONS	463.56	366.33				97.23	
NIG002 NICOR	813.56					813.56	
PETRO001 PETROLIANCE	2,592.35					2,592.35	
RAO001 RAY O'HERRONS	675.00	675.00					
RESERVE RESERVE ACCOUNT	500.00	500.00					
SOURCE01 SOURCE ONE OFFICE PRODUCTS	44.58	44.58					
SPRING01 SPRING HILL FORD	137.70	137.70					
STMSUB01 SUN-TIMES MEDIA	114.40	114.40					
T0001395 RDP BUILDERS	54.00				54.00		
T0001397 S & H REMODELING	193.00				193.00		
THIRD01 THIRD MILLENNIUM ASSOCIATES	532.84					532.84	
UNION01 UNION NATIONAL BANK OF ELGIN	3,854.49	3,854.49					
VIKING01 VIKING CHEMICAL CO	1,536.10					1,536.10	
WCOM01 COMMONWEALTH EDISON-WATER	977.50					977.50	
WILL001 STEVE WILLIAMS	400.00	400.00					

NOTE: The above totals could change subject to invoices processed after report was generated.

# Village of Gilberts

Village Hall  
87 Galligan Road, Gilberts, IL 60136  
Ph. 847-428-2861 Fax: 847-428-2955  
www.villageofgilberts.com

January 27, 2011.

Memo: BD11-004  
To: Village Board  
From: Ray Keller, Village Administrator  
By: John Swedberg, Chief Building Inspector  
Subject: Building Permit Fee Recommendations.

The Building Department Staff has been reviewing the building permit fees as they currently appear in Section 14 of the Village Code. As you are probably aware, Ordinance 06-38 installed a 5% multiplier to the permit fees beginning in 2006 through 2010. Comparing our fees with many of the surrounding communities, the Ordinance has actually kept the Village pretty much in line with fees. There are, however three substantial changes that we would like to recommend.

The first of these recommendations you reviewed a few weeks ago during a Workshop meeting. In order to streamline our residential single family detached (SFD) fees, we would recommend Section 14 reflect a change from the ala cart system of fees for SFD to a square feet base fee structure. This would reduce the complication of the Code Section and allow most anyone to open the webpage or the Code and figure their own fees with fairly close accuracy. The Building Department Staff recommends a fee of \$0.75 per square foot of the SFD structure. This is a slight increase over what we currently have on the books; however it will not have a multiplier built in for future years.

The second recommendation is to reduce the amount charge to residents in the form of an Application Deposit on miscellaneous or minor permits. This deposit fee was also increased on an annual basis through Ordinance 06-38 and has escalated over the years to \$193.00. This fee is probably the one most aggrieved by the residents. However, it does have some value. It helps eliminate trying to chase down re-inspection fees if the project has failed inspections and it is a "carrot" to help ensure the project does receive a final inspection. Building Staff recommend this amount be changed to \$60.00. This would allow for two failed inspections as this amount is the cost of two inspections.

Finally the third fee change is a housekeeping item. When the Village had B&F Technical Code Service staffing the Building Department, a plan review fee for miscellaneous permits was created to cover their time. This fee was also caught up in Ordinance 06-38 and has increased over the years to forty (\$40.00) dollars. The Village Code allows for a plan review fee when outside consultants are used. When the Village hired a public building inspector in 2005, this fee continued on with the permit and inspection fees. Staff has immediately stopped charging for plan review of miscellaneous permit.

Public Works Facility  
Finance & Building Departments  
73 Industrial Drive, Gilberts, IL 60136  
Ph. 847-428-4167 Fax: 847-551-3382

Police Department  
86 Railroad St., Gilberts, IL 60136  
847-428-2954 Fax 847-428-4232

We have provided a breakout spreadsheet to show the recommended changes to Section 14 Village Fee Schedule of the Village Code and one housekeeping issue.

### Building Permit Fee Comparables

# 1	Ryland Model		Ryland Model		
<b>Residential</b>	"Hanover"	Compare	"Newcastle B"	Compare	
	3891 sq.ft.	\$ / sq.ft.	5928 sq.ft.	\$ / sq.ft.	
<b>Elburn</b>	<b>\$2,825.00</b>	<b>0.72</b>	<b>\$3,426.00</b>	<b>0.57</b>	Rate per 100 sf plus "ala carte" fees
<b>LITH</b>	<b>\$3,162.00</b>	<b>0.81</b>	<b>\$4,693.00</b>	<b>0.79</b>	Flat rate plus "ala carte"
<b>W. Dundee</b>	<b>\$3,325.00</b>	<b>0.85</b>	<b>\$3,325.00</b>	<b>0.56</b>	Rate per 100 sf plus "ala carte" fees
<b>Elgin</b>	<b>\$3,645.00</b>	<b>0.94</b>	<b>\$5,335.00</b>	<b>\$0.90</b>	Rate per sq.ft. plus minor fees
<b>DeKalb</b>	<b>\$4,360.00</b>	<b>\$0.89</b>	<b>\$4,756.00</b>	<b>\$0.80</b>	Square Foot Rate
<b>Gilberts</b>	<b>\$2,551.00</b>	<b>\$0.66</b>	<b>\$2,949.00</b>	<b>\$0.50</b>	Rate per 100 sf plus "ala carte" fees
<b>Averages</b>	<b>\$3,311.00</b>	<b>\$0.81</b>	<b>\$4,081.00</b>	<b>\$0.69</b>	Averages include Gilberts fees but GTC & Conservancy Fees not included
<b>GTC Fee</b>	<b>\$1,200.00</b>	<b>\$0.31</b>	<b>\$1,200.00</b>	<b>\$0.20</b>	Rate per Annexation Agreement
<b>Neumann</b>	<b>\$1,800.00</b>	<b>\$0.46</b>	<b>\$1,800.00</b>	<b>\$0.30</b>	Rate per Annexation Agreement
<b>Recommend.</b>	<b>\$2,918.00</b>	<b>\$0.75</b>	<b>\$4,446.00</b>	<b>\$0.75</b>	
<b>#2</b>					
<b>Misc. Deposit</b>	<b>\$193.00</b>				
<b>Recommend.</b>		<b>\$60.00</b>			For misc. permit applications
<b>#3</b>					
<b>Plan Review</b>	<b>\$40.00</b>				
<b>Recommend.</b>		<b>\$0.00</b>			Per Village Code