

**AN ORDINANCE UPDATING THE CITY'S
COMMUNITY DEVELOPMENT FEES AND REGULATIONS
(Chapters 18, 22, 38 Art. III, 98 and 122 of the City Code)**

WHEREAS, the City of Rolling Meadows, as a home rule unit of local government as provided by Article VII, Section 6(a) of the Illinois Constitution of 1970, has the authority to exercise any power and perform any function pertaining to its government and affairs including the power to regulate for the protection of the public health, safety, morals, and welfare; and

WHEREAS, the City desires to update the permit, licensing, and application fees applicable to business, housing, and development activities throughout the City, which fees the City has determined will be commensurate with the best interests of the City and will reasonably approximate the City's costs and expenses in administering its regulations; and

WHEREAS, the Corporate Authorities of the City of Rolling Meadows have therefore determined that it is in the best interest of the City and its residents to amend the Municipal Code as set forth herein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rolling Meadows, Illinois:

Section 1: Recitals. The recitals set forth above are incorporated herein by reference as the findings of the Corporate Authorities.

Section 2: Comprehensive Amendment of Appendix B, Section VI. Section VI, entitled "Building and Construction Fees," of Appendix B, entitled "Schedule of Rates, Fees, Fines and Penalties" of the Rolling Meadows Municipal Code is hereby amended to adopt a comprehensively revised Section XII as set forth in **Exhibit A** attached to and, by this reference, made a part of this Ordinance.

Section 3: Grandfather Clause – Pending Permits. Any permit application submitted, or permit issued, before the effective date of this Ordinance shall remain subject to the fee schedule in effect at the time of its submission or issuance, until the permit is expired, completed, or withdrawn.

Section 4: Repeal of Appendix B, Section IX. Section IX, entitled "Flood hazards regulations violations – Fine," of Appendix B, entitled "Schedule of Rates, Fees, Fines and Penalties" of the Rolling Meadows Municipal Code is hereby repealed in its entirety and reserved for future use.

Section 5: Repeal of Appendix B, Section XI. Section XI, entitled "Health and sanitation code violations – Fine," of Appendix B, entitled "Schedule of Rates, Fees, Fines and Penalties" of the Rolling Meadows Municipal Code is hereby repealed in its entirety and reserved for future use.

Section 6: Comprehensive Amendment of Appendix B, Section XII. Section XII, entitled "Business licenses," of Appendix B, entitled "Schedule of Rates, Fees, Fines and Penalties" of the Rolling Meadows Municipal Code is hereby amended to adopt a comprehensively revised Section XII as set forth in **Exhibit B** attached to and, by this reference, made a part of this Ordinance.

Section 7: Adjustments for 2026 Business License Fees. For any business license term beginning January 1, 2026 for which fees have been prepaid, the License Officer is authorized and directed to issue refunds or apply fee adjustments or credits to reflect any reduction in license fees established by this Ordinance.

Section 8: Repeal of Appendix B, Section XI. Section XIV, entitled “Peddlers, solicitors and canvassers,” of Appendix B, entitled “Schedule of Rates, Fees, Fines and Penalties” of the Rolling Meadows Municipal Code is hereby repealed in its entirety and reserved for future use.

Section 9: Repeal of Appendix B, Section XVI. Section XVI, entitled “Sewers,” of Appendix B, entitled “Schedule of Rates, Fees, Fines and Penalties” of the Rolling Meadows Municipal Code is hereby repealed in its entirety and reserved for future use.

Section 10: Repeal of Appendix B, Section XVII. Section XVII, entitled “Soil erosion control,” of Appendix B, entitled “Schedule of Rates, Fees, Fines and Penalties” of the Rolling Meadows Municipal Code is hereby repealed in its entirety and reserved for future use.

Section 11: Repeal of Appendix B, Section XVIII. Section XVIII, entitled “Subdivisions,” of Appendix B, entitled “Schedule of Rates, Fees, Fines and Penalties” of the Rolling Meadows Municipal Code is hereby repealed in its entirety and reserved for future use.

Section 12: Repeal of Appendix B, Section XXI. Section XXI, entitled “Trailers, vehicles, and trailer camps,” of Appendix B, entitled “Schedule of Rates, Fees, Fines and Penalties” of the Rolling Meadows Municipal Code is hereby repealed in its entirety and reserved for future use.

Section 13: Comprehensive Amendment of Appendix B, Section XXIV. Section XXIV, entitled “Zoning,” of Appendix B, entitled “Schedule of Rates, Fees, Fines and Penalties” of the Rolling Meadows Municipal Code is hereby amended to adopt a comprehensively revised Section XII as set forth in **Exhibit C** attached to and, by this reference, made a part of this Ordinance.

Section 14: Amendment to Section 18-417. Section 18-417 (“License fee”) of Division 2 (“License”) of Article XI (“Rental Dwellings”) of Chapter 18 (“Buildings and Building Regulations”) is hereby amended as follows, with any additions in the correct alphabetical order [additions are **bold and double-underlined**; deletions are struck through]:

“Sec. 18-417. - License fee.

- (a) *[Payment due at time of application.]* No operating license required by this division shall be issued or renewed unless the completed application form is accompanied by payment of an annual license fee. The annual fee for operating licenses for rental dwellings shall be in accordance with the schedule of fees as adopted by the city council from time to time and found in ~~section 18-424 and appendix B~~ of this Code.
- (b) *Late fee.* Any person failing to properly renew their license by May 31 of each year shall be assessed a 100-percent late fee.
- (c) *Reinspection fee.* Where ~~third and subsequent~~ reinspections are required to determine compliance with the related codes, a reinspection fee shall be paid **as provided in the schedule of fees as adopted by the city council from time to time and found in Appendix B of this Code.** ~~Reinspection fees shall be computed on the actual hourly cost for each inspector plus a 40-percent overhead surcharge per reinspection.”~~

Section 15: Amendment to Section 18-420. Section 18-420 (“Display; change in ownership”) of Division 2 (“License”) of Article XI (“Rental Dwellings”) of Chapter 18 (“Buildings and Building Regulations”) is hereby amended as follows, with any additions in the correct alphabetical order [additions are **bold and double-underlined**; deletions are struck through]:

“Sec. 18-420. - Display; change in ownership.

- (a) Each license issued pursuant to this division shall be displayed in a conspicuous place within the common ways of the rental dwelling.
- (b) Every person holding an operating license shall give notice in writing to the community development director within five days after having transferred or otherwise disposed of the legal control of any licensed rental dwelling. Such notice shall include the name and address of the person succeeding to the ownership or control of such rental dwelling.
- (c) The fee for transferring a rental dwelling license shall be ~~the same as a new license for single family rental (\$30.00 for condominiums, \$50.00 for single-family dwellings) or five percent of the minimum fee based on the number of dwelling units.~~ **as provided in the schedule of fees as adopted by the city council from time to time and found in Appendix B of this Code.**

Section 16: Repeal of Section 18-424. Section 18-424 (“Annual rental dwelling license fee”) of Division 3 (“Rental Dwelling Owner/Landlord/Manager Responsibilities”) of Article XI (“Rental Dwellings”) of Chapter 18 (“Buildings and Building Regulations”) is hereby repealed in its entirety and reserved for future use.

Section 17: Savings Clause – Penalties. For the avoidance of doubt, any violation of the Municipal Code previously subject to a specific penalty that is removed or repealed by this Ordinance shall thereafter be subject to the General Penalty set forth in Appendix B for violations of the Municipal Code, or, in the case of misdemeanors, the general penalty provided for misdemeanors in the Municipal Code.

Section 18: Severability. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

Section 19: Effective Date. This Ordinance shall be in full force and effect from and after the later of:

- A. January 1, 2026.
- B. This Ordinance’s passage, approval, and publication in pamphlet form in the manner provided by law.

[Signature page follows.]

PASSED AND APPROVED by the City Council of Rolling Meadows, Cook County, Illinois this 16th day of December, 2025.

AYES: McHale, Budmats, O'Brien, Boucher, Reyez, Koehler

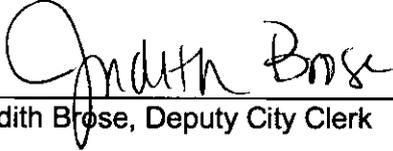
NAYS: 0

ABSENT: Vinezeano



Lara Sanoica, Mayor

ATTEST:



Judith Brose, Deputy City Clerk

Published this 17th day of December, 2025.



Judith Brose, Deputy City Clerk

EXHIBIT A
Comprehensively Amended Section VI of Appendix B

SECTION VI.
Building, Construction, and Development Fees

A. General Provisions. Except as expressly provided otherwise:

1. **Fee Classes.** “*Residential*” buildings and properties are as defined by Section R101.2 of the International Residential Code, as adopted by Section 18-5 of the Municipal Code. “*Non-residential*” is all types of work other than Residential.
2. **One-Stop Permit Fees.** Each permit fee includes the cost of the permit itself, any City-performed inspections (except consultant inspections) and, as applicable, the issuance of any certificate of completion or occupancy. Plan reviews, re-submissions, and re-inspections are separate itemized fees.
3. **Value-Based Fees.** “*Value*” means the total fair market value of all labor and materials included in the scope of work authorized by the permit, calculated as if provided at market rates in an arms-length construction contract. If, in the opinion of the Community Development Director, the value stated on an application is underestimated, the Director shall have the authority to determine the permit value, subject to any applicable appeal process. In making such a determination, the Director may rely on an estimate prepared by a design professional licensed in the State of Illinois; valuation data published by R.S. Means Company, LLC or by the International Code Council (with percentage adjustments as needed to reflect the Chicago market); or other comparably reliable methods that provide a reasonable estimate of fair market value.
4. **Consultant Cost Reimbursement.** The City’s actual costs for consulting professionals, including plan reviewers, engineers, and inspectors, incurred in connection with any requested pre-application review, review, issuance, or inspection of any permit shall be reimbursed by the applicant in addition to the fees listed in this Schedule. Such reimbursement shall be collected at the City’s actual cost without markup. The City may require payment of an estimate of anticipated consultant costs prior to beginning work. An annotation such as “plus consultant costs” or similar is provided solely for user convenience and does not limit or condition the application of this subsection.
5. **Fractional Units.** All fractional units are rounded to the next whole number (e.g. rounded up).

6. Disposition of Fees. All fees collected pursuant to this Section VI shall be deposited within the general fund of the City.

B. General Fee Schedules.

1. **Standard Fee Schedule.** The following fees apply to permits for all trades and all work that is not otherwise listed and requires a permit pursuant to Chapter 18.

Ref.	Item	Fee	Unit	Last Updated
Ch. 18	Standard fee permit – Residential	2.25% of value	Per permit	December 16, 2025
Ch. 18	Standard fee permit Non-residential – Value \$1 to \$199,999	2.5% of value	Per permit	December 16, 2025
Ch. 18	Standard fee permit Non-residential – Value \$200,000 to \$499,999	\$500 + 2.25% of value	Per permit	December 16, 2025
Ch. 18	Standard fee permit Non-residential – Value \$500,000 and above	\$1,750 + 2% of value	Per permit	December 16, 2025

2. **Basic Fee Schedule.** The following fees apply to permits for the following types of work: commercial reroofing; parking lots and asphalt; concrete and paver work; pools.

Reference	Item	Fee	Unit	Last Updated
Ch. 18	Basic fee permit	1.25% of value	Per permit	December 16, 2025

3. **Fixed Fee Schedule.** The following fees apply to permits for the following types of work: residential siding; residential AC (each unit); residential furnace (each unit); residential roof; residential driveways; water heater; lawn sprinklers; underground utility services including water, storm, and storm sewer; fences.

Reference	Item	Fee	Unit	Last Updated
Ch. 18	Fixed fee permit – Residential	\$75.00	Per permit	December 16, 2025
Ch. 18	Fixed fee permit – Non-residential	\$150.00	Per permit	December 16, 2025

- 4. Pass-Through Fee Schedule.** The following fees apply to permits for the following types of work: fire protection including suppression (sprinkler, wet chemical) and fire alarm; kitchen hoods (mechanical); elevators and other conveyances. The Community Development Director may, in their discretion, classify a permit under this fee schedule where plan review and inspection will primarily be performed by third parties.

Reference	Item	Fee	Unit	Last Updated
Ch. 18	Pass-through fee permit	\$150 plus consultant costs	Per permit	December 16, 2025

- 5. Plan Review.** The following fees apply to the review of plans and specifications submitted for a permit application. Consultant costs are included in the below fees and are not subject to additional recovery. The Community Development Director may require the prepayment of some or all of the anticipated plan review fees prior to accepting plans for review. Whether or not prepaid, these fees are incurred at the time of submission and are due and payable even where an application is withdrawn or abandoned.

Reference	Item	Fee	Unit	Last Updated
Ch. 18	Plan Review – Value \$1 to \$7,499	\$45.00	Per permit	December 16, 2025
Ch. 18	Plan Review – Value \$7,500 to \$14,999	\$90.00	Per permit	December 16, 2025
Ch. 18	Plan Review – Value \$15,000 and above	Greater of \$90 or consultant cost	Per permit	December 16, 2025
Ch. 18	Plan Review – Fixed fee permit.	\$0.00	Per permit	December 16, 2025
Ch. 18	Plan Review – Pass-through fee permit.	Consultant cost	Per permit	December 16, 2025

C. Special Fee Schedules.

- 1. Signs.** The following fees apply to the erection of signs under the City’s building regulations (Chapter 18) and the City’s zoning regulations (Chapter 122, Article X).

Reference	Item	Fee	Unit	Last Updated
Ch. 18 & 122	Sign permit – Face change	\$40.00	Per face	December 16, 2025
Ch. 18 & 122	Sign permit – Non-illuminated	\$75.00	Per sign	December 16, 2025
Ch. 18 & 122	Sign permit – Illuminated	\$150.00	Per sign	December 16, 2025



- 2. Grading and Site Work.** The following fees apply to land-disturbing activities including, without limitation, grading, excavation, fill placement, site preparation, and related civil work performed prior to or independent of building construction.
- i. The estimated cost of erosion control inspections for the life of the project shall be collected at the time of permit issuance. The Community Development Director may invoice for additional erosion control inspections as necessary.

Reference	Item	Fee	Unit	Last Updated
Ch. 18	Grading and site work – Plan review fee.	\$150.00 plus consultant cost	Per permit	December 16, 2025
Ch. 18	Grading and site work – Inspection fee.	Consultant cost	Per inspection	December 16, 2025
Ch. 18	Grading and site work – Erosion control inspection fee – Active site.	\$150.00	Per two weeks	December 16, 2025
Ch. 18	Grading and site work – Erosion control inspection fee – Inactive site (Winter).	\$100.00	Per month	December 16, 2025

- 3. Structural Demolition.** The following fees apply to the demolition of any structure.
- i. *Accessory Demolition* means the partial or complete demolition of a single accessory structure that both (1) has a gross floor area of 1,000 square feet or less; and (2) does not have any dedicated utility service that is separate from the principal structure, such as services for electricity, natural gas, domestic water, or sanitary sewer.
 - ii. *Simple Demolition* is any partial or complete demolition that is not a Complex Demolition or an Accessory Demolition.

iii. *Complex Demolition* means the partial or complete demolition of any of the following: (1) a residential structure with a height of more than three stories or 50 feet; (2) any other structure with a height of more than two stories or 30 feet; (3) a structure with lot coverage of 8,000 square feet or more; (4) a principal structure with a party wall or an exterior or foundation wall less than 10 feet from any structure not being demolished; (5) any demolition utilizing a wrecking ball or explosives; or (6) any demolition determined by the Community Development Director to create an unusual risk to people or property based on the method of demolition proposed, the location of the site, or the features or condition of the structure to be demolished.

Reference	Item	Fee	Unit	Last Updated
Ch. 18	Demolition permit – Simple	\$750.00	Per structure	December 16, 2025
Ch. 18	Demolition permit – Complex	\$2,750.00	Per structure	December 16, 2025

4. **Public Improvements.** The following fees provide for permit issuance, plan review, and inspections for public improvements such as water mains, sanitary mains, storm mains, roadways, etc. that are privately constructed and will be turned over to the City for public maintenance after acceptance. Consultant costs are included in the below fees and are not subject to additional recovery.

Reference	Item	Fee	Unit	Last Updated
Ch. 18 & 98	Public improvements – Value \$1 to \$249,999	3% of value	Per permit	December 16, 2025
Ch. 18 & 98	Public improvements – Value \$250,000 to \$499,999	\$625 plus 2.75% of value	Per permit	December 16, 2025
Ch. 18 & 98	Public improvements – Value \$500,000 to \$749,999	\$1,875 plus 2.5% of value	Per permit	December 16, 2025
Ch. 18 & 98	Public improvements – Value \$750,000 to \$999,999	\$3,750 plus 2.25% of value	Per permit	December 16, 2025
Ch. 18 & 98	Public improvements – Value \$1 million and above	\$6,250 plus 2% of value	Per permit	December 16, 2025
Ch. 18 & 98	Public improvements – additional fee for chlorination testing cost recovery	\$150.00	Per 400 feet of main, rounded up	December 16, 2025

5. Temporary Activity Permits. The following fees apply to permits for the following temporary installations. These fees include all plan reviews, inspections, and consultant costs.

Reference	Item	Fee	Unit	Last Updated
Ch. 18 & 122	Canopy tents	\$75.00	Per tent per 7 days	December 16, 2025
Ch. 18 & 122	Seasonal sales display – open air	\$150.00	Per occurrence per 30 days	December 16, 2025
Ch. 18 & 122	Seasonal sales display – under temporary shelter	\$200.00	Per occurrence per 30 days	December 16, 2025
Ch. 18 & 122	Storage containers and trailers – non-residential	\$50.00	Per unit per 30 days	December 16, 2025
Ch. 18 & 122	Storage containers and trailers – residential	\$20.00	Per unit per 30 days	December 16, 2025
Ch. 18 & 122	Storage containers and trailers – related to open building permit	No charge	Per unit	December 16, 2025
Ch. 18 & 122	Temporary signs and banners	\$20.00	Per sign	December 16, 2025
Ch. 18 & 122	Grand opening sign package	\$40.00	Per package	December 16, 2025

D. Miscellaneous Fees.

Reference	Item	Fee	Unit	Last Updated
Ch. 18	Archiving fee for paper submissions larger than 11 inches by 17 inches	\$2.50	Per sheet	December 16, 2025
Ch. 18	Stop work fee / work without permit fee (e.g. total fee is 300%)	200% of permit fees	Per permit	December 16, 2025
Ch. 18	After hours inspection	Greater of \$150.00 or consultant cost	Per inspection	December 16, 2025
Ch. 18	Unmetered water use	\$250.00	Per occurrence	December 16, 2025

Ch. 18	Renewal or extension of permit – Interior work only	\$100.00	Per 30 days	December 16, 2025
Ch. 18	Renewal or Extension of permit – Exterior work involved	\$200.00	Per 30 days	December 16, 2025
Ch. 18	Re-inspection fees – Second reinspection	\$100.00	Per reinspection	December 16, 2025
Ch. 18	Re-inspection fees – Third and subsequent reinspection	\$200.00	Per reinspection	December 16, 2025
Ch. 18	Re-submission Fees – Residential – Fourth and subsequent resubmittal	\$100.00 plus consultant costs	Per resubmittal	December 16, 2025
Ch. 18	Re-submission Fees – Non-Residential – Fourth and subsequent resubmittal	\$200.00 plus consultant costs	Per resubmittal	December 16, 2025

E. Utility Connection Fees. Revenues from the following fees shall be deposited within the utilities fund of the City. Any listed fees are in addition to any property-specific fee payable to the City or a private developer to recover the cost of public improvements to extend utility service.

1. Water Connection Fee.

i. Water Connection Fee. The following fees apply to new connections to the City’s municipal water supply by a new development or a redeveloped building. In this instance only, the “residential” fee applies to buildings, or the portions thereof, used for permanent residential dwelling purposes (i.e. excluding transient lodging). In the case of a mixed-use building, this fee applies in combination with the non-residential fee provided below for the portion of the building not used for permanent residential dwelling purposes.

Reference	Item	Fee	Unit	Last Updated
Sec. 110-300	Non-residential water connection fee	\$200.00	Per 1,000 gross square feet of building	December 16, 2025

Sec. 110-300	Combined residential and non-residential water connection fee – Water main providing service was installed by developer as public improvement	\$5,250.00	Per development	December 16, 2025
Sec. 110-300	Residential water connection fee – single dwelling unit	\$5,250.00	Per building	December 16, 2025
Sec. 110-300	Residential water connection fee – two to 15 dwelling units	\$3,750.00 plus \$1,500 per dwelling unit	Per building	December 16, 2025
Sec. 110-300	Residential water connection fee – 16 to 20 dwelling units	\$7,500.00 plus \$1,250 per dwelling unit	Per building	December 16, 2025
Sec. 110-300	Residential water connection fee – 21 or more dwelling units	\$12,500.00 plus \$1,000 per dwelling unit	Per building	December 16, 2025
Sec. 110-243	Surcharge for extraterritorial connection (where applicable; see Section)	100% of fees due (200% total)	Not applicable	December 16, 2025

ii. Fire Suppression Connection Fee. An additional fee shall apply for any new connection of a building fire suppression system to the public water supply, including, without limitation, sprinklers, standpipes, or fire pumps. This fee is in addition to any water connection fee provided above and applies whether the system is supplied directly from the public water main or via a branch from a building’s combined water service.

Reference	Item	Fee	Unit	Last Updated
Sec. 110-300	Residential fire suppression connection fee	No fee.	Per connection	December 16, 2025
Sec. 110-300	Non-residential fire suppression connection fee – 3 inches or less diameter	\$1,000.00	Per connection	December 16, 2025

Sec. 110-300	Non-residential fire suppression connection fee – 4 to 8 inches diameter	\$5,500.00	Per connection	December 16, 2025
Sec. 110-300	Non-residential fire suppression connection fee – Greater than 8 inches diameter	\$8,500.00	Per connection	December 16, 2025
Sec. 110-243	Surcharge for extraterritorial connection (where applicable; see Section)	100% of fees due (200% total)	Per connection	December 16, 2025

iii. Connection Fee Reduction for Disconnections. No credit towards the above connection fees is provided for the disconnection of an existing water service as part of redevelopment except that, in the following limited cases for property used for residential dwelling purposes prior to and after redevelopment, the following reductions apply:

Reference	Item	Fee	Unit	Last Updated
Sec. 110-300	Residential water connection fee reduction – existing tap less than or equal to 1 inch diameter – new tap less than or equal to 1 inch diameter	All connection fees waived	Per disconnected service	December 16, 2025
Sec. 110-300	Residential water connection fee reduction – existing tap less than or equal to 1 inch diameter – new tap greater than 1 inch, up to 2 inch diameter	Fee reduction of 50%	Per disconnected service	December 16, 2025
Sec. 110-300	Residential water connection fee reduction – existing tap less than or equal to 1 inch diameter – new tap greater than 2 inch diameter	Fee reduction of 25% (75% of fee applies)	Per disconnected service	December 16, 2025

2. Water Meters.

Reference	Item	Fee	Unit	Last Updated
Ch. 110-202	Provision of water meter (materials only, for user install)	110% of City cost	Per meter	December 16, 2025

3. Sewer Connection Fee. The following fees apply to new connections to the City’s sanitary sewer system by a new development or a redeveloped building. Fees are calculated based on type of use and the diameter of the potable water supply to the building, which the City has determined will reasonably approximate the sanitary sewer flows created by the connection. The tap size applies based on the diameter of the potable water supply at the water meter, regardless of any reducer fitting for the meter, and regardless of whether the system is supplied directly from the public water main or via a branch from a building’s combined water service. No credit towards the following connection fees is provided for the disconnection of an existing sewer service as part of redevelopment. Fees listed with a future effective date shall be automatically effective on the listed date and shall supersede all prior or conflicting fees as of their listed effective date.

Reference	Item	Fee	Unit	Last Updated
Sec. 110-59	Surcharge for extraterritorial connection (where applicable; see Section)	100% of fees due (200% total)	Not applicable	December 16, 2025
Sec. 110-59	Exclusive fee for all connections to the Old Plum Grove Road sewer extension project (2007).	\$7,000.00	Per lot	December 16, 2025
Fees Effective January 1, 2026				
Sec. 110-59	Residential sewer connection fee	\$1,880.00	Per dwelling	December 16, 2025
Sec. 110-59	Non-residential sewer connection fee – water service diameter of 1 inch or less	\$1,880.00	Per potable water connection	December 16, 2025
Sec. 110-59	Non-residential sewer connection fee – water service diameter of 1.5 inches	\$2,055.00	Per potable water connection	December 16, 2025

Sec. 110-59	Non-residential sewer connection fee – water service diameter of 2 inches	\$2,230.00	Per potable water connection	December 16, 2025
Sec. 110-59	Non-residential sewer connection fee – water service diameter of 3 inches or greater	\$2,575.00	Per potable water connection	December 16, 2025
Fees Effective January 1, 2030				
Sec. 110-59	Residential sewer connection fee	\$1,940.00	Per dwelling	January 1, 2030
Sec. 110-59	Non-residential sewer connection fee – water service diameter of 1 inch or less	\$1,940.00	Per potable water connection	January 1, 2030
Sec. 110-59	Non-residential sewer connection fee – water service diameter of 1.5 inches	\$2,120.00	Per potable water connection	January 1, 2030
Sec. 110-59	Non-residential sewer connection fee – water service diameter of 2 inches	\$2,295.00	Per potable water connection	January 1, 2030
Sec. 110-59	Non-residential sewer connection fee – water service diameter of 3 inches or greater	\$2,650.00	Per potable water connection	January 1, 2030
Fees Effective January 1, 2035				
Sec. 110-59	Residential sewer connection fee	\$2,000.00	Per dwelling	January 1, 2035
Sec. 110-59	Non-residential sewer connection fee – water service diameter of 1 inch or less	\$2,000.00	Per potable water connection	January 1, 2035
Sec. 110-59	Non-residential sewer connection fee – water service diameter of 1.5 inches	\$2,180.00	Per potable water connection	January 1, 2035
Sec. 110-59	Non-residential sewer connection fee – water service diameter of 2 inches	\$2,365.00	Per potable water connection	January 1, 2035

Sec. 110-59	Non-residential sewer connection fee – water service diameter of 3 inches or greater	\$2,730.00	Per potable water connection	January 1, 2035
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F. Code Compliance and Inspections Bond.

1. Where required by this Code, the applicant must post with the City, at the time of issuance of a permit, a cash bond to guarantee (i) the timely completion of work in a manner that is compliant with this Code and all applicable laws, and (ii) restoration of any damage to City property.

Reference	Item	Fee	Unit	Last Updated
Ch. 18	Code Compliance and Inspections Bond	0.5% of value, minimum \$1,000, maximum \$5,000	Per permit	December 16, 2025

2. Where a different amount is explicitly provided by a development agreement between the permit applicant and the City, a grant of zoning relief related to the permitted work, or any other action of the City's Corporate Authorities, said amount shall govern.
3. The Community Development Director may reduce the amount of the initial deposit and may refund part or all of the deposit during construction where, in the Director's determination, a lesser amount will serve as an adequate guarantee.

G. Waiver of Permit Fees.

1. The fees provided in this Section may be waived for the following organizations: (a) any organization qualifying under Section 501(c)(3) of the Internal Revenue Code; (b) any governmental body or agency; and (c) any intergovernmental cooperative, venture, joint action agency, or similar entity in which the City is a participant. Nothing in this subsection diminishes the City's legislative or home rule authority to require, reduce, or waive fees. This subsection does not create any substantive or procedural right or benefit for any applicant.

2. Any fee assessed under this Section may be waived, except the following, which are not eligible for waiver: (1) Miscellaneous Fees; (2) Connection Fees; (3) Code Compliance and Inspection Bonds; and (4) reimbursement of any consultant fees incurred by the City. All fees eligible for waiver under this subsection are referred to as "**Eligible Fees.**" Eligible Fees shall be calculated as a single lump sum for a single project, defined as one or more permits issued for work at a single property.
3. Where the total Eligible Fees incurred do not exceed \$2,000.00, the Community Development Director shall have the authority, in their discretion, to waive Eligible Fees in whole or in part, in a reasonable and non-discriminatory manner.
4. The City Council shall have the authority to waive Eligible Fees for any project exceeding the Director's authority or where the Director declines to approve a fee waiver, as well as to waive fees other than Eligible Fees.

EXHIBIT B
Comprehensively Amended Section XII of Appendix B

SECTION XII.
Business and Establishment Licenses

A. General Business Licenses. The following fees apply to all business licenses except the specific categories of business listed in subsection B below.

Reference	Item	Fee	Unit	Last Updated
Sec. 22-47	General business: 1 to 999 square feet	\$150.00	Per year	October 28, 2025
Sec. 22-47	General business: 1,000 to 4,999 square feet	\$195.00	Per year	December 16, 2025
Sec. 22-47	General business: 5,000 to 9,999 square feet	\$250.00	Per year	December 16, 2025
Sec. 22-47	General business: 10,000 to 19,999 square feet	\$400.00	Per year	October 28, 2025
Sec. 22-47	General business: 20,000 to 39,999 square feet	\$550.00	Per year	October 28, 2025
Sec. 22-47	General business: 40,000 to 74,999 square feet	\$700.00	Per year	October 28, 2025
Sec. 22-47	General business: 75,000 to 149,999 square feet	\$825.00	Per year	October 28, 2025
Sec. 22-47	General business: 150,000 square feet and larger	\$950.00	Per year	October 28, 2025

B. Specific Business Licenses. The following fees for the listed business categories apply in lieu of the General Business License fee schedule provided above.

Reference	Item	Fee	Unit	Last Updated
Sec. 22-137	Gas (filling) station	\$300.00	Per year	October 28, 2025
Sec. 22-45	Voluntary license (Coworking and virtual offices)	\$30.00	Per year	October 28, 2025
Sec. 22-47	Mobile businesses	\$150.00	Per vehicle per year	October 28, 2025
Sec. 22-592	Home occupation	\$100.00	Per year	October 28, 2025
Sec. 22-622 Sec. 22-937 Sec. 22-1042	Hotels, motels, nursing homes, asst. living	\$4.00	Per room per year	October 28, 2025
Sec. 22-757	Laundromat	\$800.00	Per year	October 28, 2025

Reference	Item	Fee	Unit	Last Updated
Sec. 74-36	Solicitors and peddlers	\$150.00	Per person	October 28, 2025
Sec. 86-127	Scavenger (waste hauler) – Base fee	\$1,000.00	Per year	October 28, 2025
Sec. 86-127	Scavenger (waste hauler) – Incremental fee	\$10.00	Per account per six months	October 28, 2025
Sec. 86-61	Pawnbroker	\$2,750.00	Per year	October 28, 2025
Sec. 22-107	Accessory retailer (additional fee)	\$200.00	Per year	October 28, 2025
Sec. 22-107	Specialty shop	\$500.00	Per year	October 28, 2025
Sec. 22-107	Smoking lounge	\$750.00	Per year	October 28, 2025

C. Premises Registration and Inspection Fees. The following fees apply to establishments that, because they are bona fide non-profits or by operation of law, are not subject to City business licensing.

Reference	Item	Fee	Unit	Last Updated
Sec. 42-260	Premises registration – 1 to 10,000 square feet	\$125.00	Per year	October 28, 2025
Sec. 42-260	Premises registration – 10,001 to 40,000 square feet	\$175.00	Per year	October 28, 2025
Sec. 42-260	Premises registration – 40,000 square feet and greater	\$225.00	Per year	October 28, 2025

D. Elevator & Conveyance Certificates. The following additional fees apply to any operator of an elevator or other conveyance subject to the Elevator Safety and Regulation Act as locally administered by the City.

Reference	Item	Fee	Unit	Last Updated
225 ILCS 312/95	Annual certificate of operation	\$150.00	Per conveyance	October 28, 2025

E. Food Establishments – Environmental Health Licenses & Permits. In addition to a business license, the following fees apply to any establishment operating as a food establishment.

Reference	Item	Fee	Unit	Last Updated
Sec. 50-165	Food establishment – High risk	\$200.00	Per year	October 28, 2025
Sec. 50-165	Food establishment – Medium risk	\$150.00	Per year	October 28, 2025
Sec. 50-165	Food establishment – Low risk	\$100.00	Per year	October 28, 2025
Sec. 50-213	Temporary food permit (14 days)	\$50.00	Per permit	October 28, 2025

F. Building Contractors.

Reference	Item	Fee	Unit	Last Updated
Sec. 18-2	Contractor license (including subcontractors)	\$100.00	Per 365 days	October 28, 2025
Sec. 18-2	Contractor license – Holds City business license	No fee	Per 365 days	October 28, 2025
Sec. 18-2	Contractor license – amount of bond	\$20,000	Per license	December 16, 2025

G. Vacant, Condemned, and Foreclosed Property Registration (VCFPR).

Reference	Item	Fee	Unit	Last Updated
Sec. 18-451	VCFPR – First year registration	\$300.00	Per 365 days	May 28, 2024
Sec. 18-451	VCFPR – Second and subsequent consecutive year registration	\$600.00	Per 365 days	May 28, 2024
Sec. 18-451	VCFPR – Amendments to registration	No fee	Per amendment	May 28, 2024

H. Rental Housing Licenses. In the below table, an “apartment” license refers to buildings of four or more units held in common ownership. A single apartment license may apply to multiple buildings on the same or contiguous property held in common ownership. A “single unit” license refers to rental licenses other than “apartment” including, without limitation: an attached- or detached- single-family dwelling, a residential condominium unit, or a townhouse.

Reference	Item	Fee	Unit	Last Updated
Sec. 18-417	Rental license – Single unit	\$100.00	Per dwelling	December 16, 2025
Sec. 18-384 Sec. 18-417	Rental license – Single unit – Additional inspections required	200% of fees due (300% total)	Not applicable	December 16, 2025
Sec. 18-420	Rental license – Single unit – Transfer	100% of original fee due	Per transfer	December 16, 2025
Sec. 18-417	Rental license – Apartments	\$25.00 per dwelling, min. \$300.00	Per complex	December 16, 2025
Sec. 18-384 Sec. 18-417	Rental license – Apartments – Additional inspections required (50%)	150% of fees due (250% total)	Not applicable	December 16, 2025

Sec. 18-384 Sec. 18-417	Rental license – Apartments – Additional inspections required (100%)	400% of fees due (500% total)	Not applicable	December 16, 2025
Sec. 18-420	Rental license – Apartments – Transfer	5% of original fees due, min. \$100.00	Per transfer	December 16, 2025

I. Miscellaneous.

Reference	Item	Fee	Unit	Last Updated
Sec. 22-1152	Raffle license – Authorizes one or multiple raffles	\$50.00	Per license	January 26, 1999
Sec. 22-30	Change in location of business license	\$20.00 plus any incremental fee	Each occurrence	October 28, 2025
Sec. 18-417 Sec. 22-39(b)	License late fee	100% surcharge (200% total)	Each occurrence	October 28, 2025

EXHIBIT C
Comprehensively Amended Section XXIV of Appendix B
SECTION XXIV
Zoning & Subdivision

A. Zoning & Subdivision Application Fees. A “application” may include one or more types of relief requested for a single lot or parcel of real property, whether a new application or an amendment. Planned developments and subdivisions, however, are assessed as separate applications for fee purposes. For example, a single application may include a map amendment (rezoning), a special use permit, and two variations.

Reference	Item	Fee	Unit	Last Updated
Sec. 98-41 Sec. 122-392	Appeal of administrative decision	\$200.00	Per appeal	December 16, 2025
Sec. 122-431	Zoning application – Only residential variation(s)	\$175.00	Per application	December 16, 2025
Sec. 122-431	Zoning application	\$1,000.00	Per application	December 16, 2025
Sec. 122-431	Planned development – New (special use permit)	\$2,000 plus \$200 per acre, rounded up	Per application	December 16, 2025
Sec. 122-431	Planned development – Major change	\$1,000 plus \$100 per acre of property changed, rounded up	Per application	December 16, 2025
Sec. 98-229	Subdivision – application fee for preliminary, final, or concurrent preliminary and final approval	\$1,000 plus \$200 per acre of property platted, rounded up	Per application	December 16, 2025
Sec. 122-432	Fixed mailing reimbursement (includes postage and printing)	\$1.00	Per first class letter mailed	December 16, 2025

B. Consultant Cost Reimbursement. The City's actual costs for consulting professionals, including plan reviewers, engineers, and inspectors, incurred in connection with any requested pre-application review, review, issuance, or inspection of any permit shall be reimbursed by the applicant in addition to the fees listed in this Schedule. Such reimbursement shall be collected at the City's actual cost without markup. The City may require payment of an estimate of anticipated consultant costs prior to beginning work. For zoning applications, such reimbursements shall be subject to Section 122-433.

C. Subdivision Impact Fees. See Section 98-167.