

Planning and Development Fee Schedule

April 1, 2023

Building Fees	
Permit Type	Fee
1. a. Deck/Gazebo/Covered Porch under 500 sq. ft.	\$150
b. Deck/Gazebo/Covered Porch over 500 sq. ft.	\$300
2. a. Above Ground Pool/Hot Tub/Spa	\$150
b. Inground Pool	\$300
3. Agriculture Exempt Structure	No Charge
4. a. Residential Service upgrade (Plumbing, Electrical, Mechanical, Structural)	\$75
b. Commercial Service upgrade (Plumbing, Electrical, Mechanical, Structural)	\$100
5. a. Residential Alteration under 250 sq. ft.	\$300
b. Residential Alteration 250 to 600 sq. ft.	\$575
c. Residential Alteration Over 600 sq. ft.	\$725
6. a. Residential Addition - under 500 sq. ft. (includes any alteration to existing portions of structure)	\$500
b. Residential Addition - 500 to 800 sq. ft. (includes any alteration to existing portions of structure)	\$650
c. Residential Addition - over 800 sq. ft. (includes any alteration to existing portions of structure)	\$800
7. a. New Residential - under 2,500 sq. ft.	\$2,500
b. New Residential - 2,500 to 4,000 sq. ft.	\$3,250
c. New Residential - over 4,000 sq. ft.	\$4,000
8. a. New Residential Accessory Structure under 300 sq. ft.	\$100
b. New Residential Accessory Structure 300 to 600 sq. ft.	\$250
c. New Residential Accessory Structure over 600 sq. ft.	\$450
d. Plumbing - additional fee if included in accessory structure	\$75
e. Electrical - additional fee if included in accessory structure	\$75
f. HVAC - additional fee if included in accessory structure	\$75
9. a. Commercial Alteration, Change of Use, or Tenant Buildout Under 500 sq. ft.	\$500
b. Commercial Alteration or Tenant Buildout 500 to 2,000 sq. ft.	\$1,000
c. Commercial Alteration or Tenant Buildout 2000 to 4,000 sq. ft.	\$2,250
d. Commercial Alteration or Tenant Buildout Over 4,000 sq. ft.	\$3,600
10. a. Commercial Addition - under 500 sq. ft. (includes any alteration to existing portions of structure)	\$1,000
b. Commercial Addition - 500 to 2,000 sq. ft. (includes any alteration to existing portions of structure)	\$2,500
c. Commercial Addition - over 2,000 sq. ft. (includes any alteration to existing portions of structure)	\$4,000
10. a. New Commercial Structure - under 1,500 sq. ft.	\$2,000
b. New Commercial Structure - 1,500 to 4,000 sq. ft.	\$3,650
c. New Commercial Structure - over 4,000 sq. ft.	\$5,325
11. a. New Commercial Accessory Structure under 600 sq. ft.	\$400
b. New Commercial Accessory Structure over 600 sq. ft.	\$800
c. Plumbing - additional fee if included in commercial accessory structure	\$100
d. Electrical - additional fee if included in commercial accessory structure	\$100
e. HVAC - additional fee if included in commercial accessory structure	\$100
12. Privacy Fence	\$75
13. a. Sign - on-premise	\$100
b. Sign - off-premise commercial advertising	\$500
14. a. Demo - Accessory Structure	\$75
b. Demo - Residential Structure	\$125
c. Demo - Commercial Structure	\$225
15. a. Telecommunication Tower	\$1,000
b. Telecommunication tower - antenna co-locate or equipment upgrade	\$500
16. a. Electric Energy Production Systems (wind or solar) - 0 to 100 kw	\$100 plus \$10.00/kw
b. Electric Energy Production Systems (wind or solar) - 100 to 500 kw	\$1,100 + 5.00/kw over 100 kw
c. Electric Energy Production Systems (wind or solar) - over 500 kw	\$3,100 + \$2.50/kw over 500 kw
17. After-the-Fact Permit (not charged if work was completed by a prior property owner)	Double permit fee
18. Additional Inspection or Inspection Only Fee (required after the 2nd failed inspection)	\$75
19. Resubmittal Fee (required for the 3rd and all subsequent resubmittals)	25% of original permit fee
20. Permit Modification Fee (required to change plans after the permit is issued)	25% of original permit fee
21. Permit Extension Fee (required to extend the permit by 6 months)	25% of original permit fee
22. Expedited Permit review (in addition to all building permit fees)	Applicant pays the county consultant based on

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Stormwater Management Fees							
Permit Type	General Permit #1	General Permit #2	Minor Development (<20,000 sf)	Intermediate Development (20,000 sf - <1 acre)	Major Development (>= 1 acre)	Mining Development	Public Road Development
1. a. Base Stormwater Permit Fee	\$150	\$400	\$400	\$550	\$850 + \$50 per add'l acre	\$1,000	\$750
b. Runoff Rate Reduction Additional fee if stormwater storage is required	NA	NA	\$200	\$300	\$400	\$500	\$500
c. Floodplain Fee Additional fee if floodplain within development site	NA	NA	\$150	\$175	\$200	\$250	\$300
d. Wetland Fee Additional fee if wetland within development site	NA	NA	\$450	\$500	\$550	\$550	\$500
e. Erosion & Sediment Control Inspections Fee Additional fee for stormwater only permits	\$100	\$200	\$200	\$200	-	-	-
2. a. BFE Determination - Zone AE or Simple Method Zone A							\$75
b. BFE Determination - Depressional w/Trib <=100 acres							\$500
c. BFE Determination - Depressional w/Trib >100 acres							\$1,000
d. BFE Determination - Riverine w/Trib <=100 acres							\$1,500
e. BFE Determination - Riverine w/Trib >100 acres with StreamStats							\$1,500
f. BFE Determination - Riverine w/Trib >100 acres without StreamStats							\$2,000
3. a. Variance - No Public Hearing							\$300
b. Variance - With Public Hearing							\$500
4. Appeal							\$200
5. Stormwater Permit Determination Letter							\$75
6. a. Community Acknowledgement - Letter of Map Amendment (LOMA)							\$125
b. Community Acknowledgement - Letter of Map Revision (LOMR)							\$250
c. Community Acknowledgement - LOMR - Fill for Single Residence (LOMR-F)							\$350
7. Minor Structure Alteration/Upgrade in Flood Hazard Area							\$150
8. Letter of Understanding							50% of permit fee
9. After-the-Fact Permit (not charged if work was completed by a prior property owner)							Double permit fee
10. Additional Inspection Fee (required after 2nd failed inspection)							\$100
11. Resubmittal Fee (required for the the 3rd and all subsequent resubmittals)							25% of original permit fee
12. Permit Modification Fee (required to change plans after the permit is issued)							25% of original permit fee
13. Permit Extension Fee (required to extend the permit by 6 months)							25% of original permit fee
14. Expedited Permit review (in addition to all Stormwater fees)							Applicant pays for actual time & materials at
15. Preliminary Jurisdictional Determination (within Certified Community)							Applicant directly pays McHenry-Lake County

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Zoning Fees		
Application Type	Base Fee	Per Acre
1. a. Map Amendment or Conditional Use Permit Renewal (includes SPRC review)	\$1,200	-
b. First 100 acres	-	\$50
c. Acres over 100	-	\$25
d. Additional Conditional Use Permit (includes SPRC review)	\$1,100	\$25
2. a. Conditional Use Permit (includes site plan review by SPRC)	\$2,300	-
b. First 100 acres	-	\$75
c. Acres over 100	-	\$50
3. Conditional Use Permit -Voluntary Revocation	\$250	-
4. Appeals (refunded if appeal is upheld)	\$400	-
5. Variation	\$600	-
6. Variation for on-premise sign or fence	\$400	-
7. Variation, Telecommunications Facility	\$1,200	-
8. Text Amendment		\$1,200
9. Variation, Administrative		\$75
10. After-the-Fact Application		Double base fee
11. Zoning Application Withdrawal Refund (>72 hrs before hearing)		50%
12. a. Temporary Use Permit		\$100
b. Renewal		\$50
13. Parcel Zoning Status Determination Letter		\$75
14. Map Correction		No Charge
15. Zoning Interpretation Letter		\$75
16. Site Plan Review by SPRC as Req'd by UDO (Bldg. Permits, Site Plan Amendments, etc. -excluding CUPs)		\$400
17. Earth Extraction and Mining Annual Operations Permit Fee		\$1,000
18. Motel Annual License and Inspection Fee		\$150 +\$5/unit

Subdivision Fees			
Application Type	Pre-Application	Preliminary Plat	Final Plat
1. Plat of Subdivision			
a. Base Fee	\$250	\$1000 + \$100/lot	\$1000 + \$100/lot
b. Stormwater Permit Fee (calculated above)	-	70% of fee	30% of fee
c. Base Flood Elevation Fee Determination (calculated above)	-	100% of fee	-
d. Conservation Design	-	20% of base fee	20% of base fee
e. Additional Meeting Fee (if >2 review mtgs required)		\$750/mtg.	\$750/mtg.
2. Plat of Subdivision Amendment			
a. Base Fee	\$250	NA	\$1250 + \$100/lot
b. Stormwater Permit/Modification Fee (calculated above)	-	NA	100% of fee
3. Plat of Subdivision Vacation			
a. Base Fee	NA	NA	\$1,500
b. Stormwater Permit/Modification Fee (calculated above)	NA	NA	100% of fee

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Plans, Ordinances, Maps, Copies and Printing, and Postage	
Documents	Fee
1. 2030 Comprehensive Plan	\$30
2. 2030 Comprehensive Plan Future Land Use Map (26X36 Color)	\$12
3. Historic Preservation Ordinance	\$5
4. Stormwater Management Ordinance	\$25
5. Stormwater Management Technical Reference Manual	\$75
6. Unified Development Ordinance	\$25
7. Unified Development Ordinance Zoning Reference Map (36X48 Color)	\$15
8. Floodplain and Wetland Maps	\$5
9. Custom Mapping	\$40 per hour + printing charge
Copies and Printing	Fee
1. 36X48 Black & White	\$10
2. 24X36 Black & White	\$8
3. 18X24 Black & White	\$4
4. 11X17 Black & White	\$2
5. 8.5X14 Black & White	\$0.50
6. 8.5X11 Black & White	\$0.25
7. 36X48 Color	\$15
8. 24X36 Color	\$12
9. 11X17 Color	\$5
10. 8.5X14 Color	\$3
11. 8.5X11 Color	\$2.50
Postage	Fee
1. Permit Card Mailing Fee	\$6
2. 3X42 shipping tub; 1-4 maps	\$9
3. 3X42 shipping tub; 5-8 maps	\$10
4. 3X42 shipping tub; 9-12 maps	\$11
5. Small Envelope (10X13); 1-2 maps	\$6
6. Large Envelope (14-18); 1-6 maps	\$8

Fee Schedule Notes:

- \$75 or 25% of total building and stormwater management permit fees (including any double fee) and BFE determination Fees which ever is greater, is due on application submittal and is non-refundable.
- Balance of building and stormwater management permit fees and BFE determination fees are due with first resubmittal, if any, or at permit issuance, if no resubmittal is required.
- All other fees are due in their entirety at the time of application submittal.
- Each subdivision phase requires payment of an additional fee.
- For zoning petitions, applicants are also responsible for paying the direct cost for mailing, publication, and hearing transcript as well as costs associated with a change in venue for the ZBA hearings.
- Fees are waived for all applications filed by government agencies.
- Staff only issues refunds for good cause shown, including, but not limited to, a miscommunication from a government body with apparent or actual authority which is directly related to a fee, a miscalculation or over payment of fees and for zoning petitions
- The base fee for Plat of Subdivisions, Plat of Subdivision Amendments, Plat of Subdivision Vacations, and site plan reviews shall be distributed as follows: Department of Health: 30%; Division of Transportation: 20%; Department of Planning and Development: 50%.
- The after-the-fact permit fee is not applied if the work was completed by a prior property owner, was caused by a flood, fire, or other natural disaster.