

VILLAGE OF BANNOCKBURN

ORDINANCE NO. 2017-07

**AN ORDINANCE FURTHER AMENDING ORDINANCE NO. 2008-45
CREATING THE BANNOCKBURN FEE SCHEDULE**

Adopted by the
President and Board of Trustees
of
the Village of Bannockburn
this 24th day of April, 2017

Published in pamphlet form by direction
and authority of the Village of Bannockburn,
Lake County, Illinois
this 25th day of April, 2017

VILLAGE OF BANNOCKBURN

ORDINANCE NO. 2017-07

AN ORDINANCE FURTHER AMENDING ORDINANCE NO. 2008-45
CREATING THE BANNOCKBURN FEE SCHEDULE

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF
THE VILLAGE OF BANNOCKBURN, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: Amendment to Section Two of Ordinance No. 2008-45. Section Two, entitled "General Fees and Costs," of Ordinance No. 2008-45, as amended, entitled "An Ordinance Repealing Ordinance No. 2005-11 to Create a Bannockburn Fee Schedule," is hereby amended in its entirety so that said Section Two shall hereafter be and read as follows:

SECTION TWO: General Fees, Costs and Security Deposits. A permit to begin work for new construction, alteration, removal, demolition or other building operation shall not be issued until all of the applicable fees prescribed in this Ordinance or any other Village Ordinance have been paid to, and all security deposits prescribed by Ordinance have been deposited with, the Village's Building Department or other authorized agency of the jurisdiction, nor shall an amendment to a permit necessitating any additional or increased fee or security be approved until the additional or increased fee or security shall have been paid or deposited.

SECTION TWO: Amendment to Section Three of Ordinance No. 2008-45. Section Three, entitled "Application, Review and Inspection Fees," of Ordinance No. 2008-45, as amended, entitled "An Ordinance Repealing Ordinance No. 2005-11 to Create a Bannockburn Fee Schedule," is hereby amended in its entirety so that said Section Three shall hereafter be and read as follows:

SECTION THREE: Application, Review, and Inspection Fees, Costs, and Security Deposits. Each Application shall be subject to Application, Review, and Inspection fees, costs, and security deposits. A non-refundable application fee, review and inspection fees and security deposit shall be paid on all applications as follows:

(i) Architectural Review Commission

Pre- Architectural Review Commission Application	0.05% of the construction value of the project shall be paid when building permit fees are remitted.
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ARC Application Fee for project costs shall be paid for the initial ARC appearance, as follows:

Residential Under \$100,000	\$100 plus \$200 security deposit
Residential Over \$100,000	\$200 plus \$500 security deposit
Commercial Under \$100,000	\$150 plus \$500 security deposit
Commercial Over \$100,000	\$250 plus \$500 security deposit

Return to the Architectural Review Commission fee for the same project:	Duplicate fee as detailed above per appearance.
Review of or Assistance with Incomplete Applications or Rush Services (i.e., review services for submissions after established submission deadline, but only when such accommodation can be provided in the discretion of the Village Manager)	Actual cost of review, including staff time at then-current rate (salary and benefits) of staff involved; minimum \$250

(ii) Contractual Building Permit Plan Review and Inspection Service Fees
The following contractual plan reviews and inspection service fees shall additionally be required whenever applicable:

<u>Plan Review and Inspectional Services</u>	<u>Fee</u>
Remodeling (construction value of \$0.00 To \$10,000)*	\$25.00
Remodeling (construction value of \$10,000 To \$40,000)*	\$50.00
Remodeling (construction value of \$40,000 To \$100,000)*	\$100.00
Remodeling (construction value of \$ 100,000 and over)*	\$175.00
New Single-Family Dwelling	\$150.00
New Multi-Unit Dwelling	\$100.0 + \$50.00/unit
New Commercial Building	\$500 + \$35/1,000 sq. ft.
Plan Review per Revision	\$50 00 per revision
Special Inspection	\$50.00 per special inspection

* Includes residential and non-residential remodeling as well as accessory buildings.

(iii) Consultant Plan Reviews and Inspection Service Fees.

The actual costs incurred by the Village for all consultant (e.g. Forester, Engineer, Legal, and Elevator) plan reviews, inspectional service fees, and other consultant services shall additionally be required to be reimbursed.

(iv) Other Fees Incurred by the Village

Any and all fees not included above incurred by the Village on behalf the Applicant, as well as Filing and Recording fees shall additionally be required to be reimbursed.

- (v) Security Deposits
Fees due shall not be limited to amount of security deposit. All security deposits will be returned less all consultant expenses and costs incurred by the Village. Any remaining security deposits may be utilized for permit costs.

SECTION THREE: Amendment to Section Four of Ordinance No. 2008-45. Section Four, entitled "Building Permit Fees and Costs," of Ordinance No. 2008-45, as amended, entitled "An Ordinance Repealing Ordinance No. 2005-11 to Create a Bannockburn Fee Schedule," is hereby amended in its entirety so that said Section Four shall hereafter be and read as follows:

SECTION FOUR: Building Permit Fees and Costs. Building permit fees, for all structures except signs, are stated in this Section 4. The applicant shall pay all of the fees listed in this Section 4 that are applicable either to the structures, facilities, or systems that are being constructed, altered, installed, or removed, or for which certificates, inspections, or permits are either authorized or required by this Ordinance, the Bannockburn Building Code, or by any other ordinance of the Village. All such fees shall be paid prior to the issuance of a building permit and before the commencement of work. All application fees are non-refundable.

- (i) Building Permit Application Fee (valid for 12-months):
 - Residential \$75 valid for 12-months *
 - Commercial \$150 valid for 12-months

* For new construction of a single family residence only, one "no fee" 6-month extension can be granted by Building Commissioner upon determination that work has been diligently pursued during the initial permit period.

- (ii) Building Permit Application Deposit: \$500 - apply to permit
- (iii) Building Permit Fees

Building permit fees shall be based on the estimated value of the project. Project values shall be tiered, with the fee calculated by the following percentages applicable for each tier that applies to the project:

<u>Residential</u>		<u>Commercial</u>
1.50%	Tier 1 to \$500,000	1.75%
1.00%	Tier 2 over \$500,000 to \$1,500,000	1.50%
0.75%	Tier 3 over \$1,500,000	1.25%

- (iv) Stop Work Order Fee/Working Without a Permit (in addition to fines and penalties): \$1,000

SECTION FOUR: Amendment to Section Five of Ordinance No. 2008-45. Section Five, entitled "Certificate of Fees and Costs," of Ordinance No. 2008-45, as amended, entitled "An Ordinance Repealing Ordinance No. 2005-11 to Create a Bannockburn Fee Schedule," is hereby amended in its entirety so that said Section Five shall hereafter be and read as follows:

SECTION FIVE: Certificate of Occupancy or Use Fees and Costs.

The following fees and costs for a Certificate of Occupancy or Use shall be required as follows:

Full Certificate of Occupancy or Use	0.1% of Construction value; Minimum fee \$50.00
Temporary Certificate of Occupancy or Use	0.1% of Construction value; Minimum fee \$50.00

SECTION FIVE: Amendment to Section Six of Ordinance No. 2008-45. Section Six, entitled "Posting Fees and Costs," of Ordinance No. 2008-45, as amended, entitled "An Ordinance Repealing Ordinance No. 2005-11 to Create a Bannockburn Fee Schedule," is hereby deleted in its entirety.

SECTION SIX: Amendment to Section Seven of Ordinance No. 2008-45. Section Seven, entitled "Construction Truck Permit Fees," of Ordinance No. 2008-45, as amended, entitled

"An Ordinance Repealing Ordinance No. 2005-11 to Create a Bannockburn Fee Schedule," is hereby deleted in its entirety.

SECTION SEVEN: Amendment to Section Eight of Ordinance No. 2008-45. Section Eight, entitled "Interpretative Rules," of Ordinance No. 2008-45, as amended, entitled "An Ordinance Repealing Ordinance No. 2005-11 to Create a Bannockburn Fee Schedule," is hereby amended in its entirety so that said Section Eight shall hereafter be known as Section Six and read as follows:

SECTION SIX: Interpretative Rules. In interpreting the fee requirements in this Ordinance, the following guidelines should be applied:

- a) Area Computations: Refer to floor area (as defined in the Zoning Code) unless specifically noted otherwise.
- b) Volume Computations. Residential volume shall be computed on the exterior dimensions of the building, and shall include all space above the lowest level of the foundation wall and below the ceiling or bottom cord of the roof truss of the uppermost floor. Nonresidential volume shall be computed on the exterior dimensions of the building, and shall include all space between the lowest level of the foundation wall footing and the top of the roof sheathing. Where an equipment room tower or similar facility is constructed, the volume shall include this area.
- c) Areas affected: Area and volume computations, with respect to remodeling, alterations, and other work not considered to be either an addition or new construction, shall be determined with reference to the areas or rooms served or affected by the work.
- d) Fractions: For the purposes of computing fees, fractions of one-half (1/2) or more of a unit of area, volume, time, or cost shall constitute a full unit, and lesser fractions of a unit shall be omitted.
- e) Construction Value: The estimated cost of construction shall be determined on the basis of the fair market value, using the following cost range per square foot.

1 st floor.....	\$230/sq ft
2 nd floor.....	\$155/sq ft
Basement.....	\$75/sq ft
Garage/Accessory Structure...	\$45/sq ft

- f) Method of Computation: For any work for which a permit is required under this Code or other ordinance of the Village, area, volume, and cost shall be computed in the following manner: The owner or his representative shall submit a computation at the time he or she makes application for a permit. The Code Official may accept such computation or determination; or the Code Official may require a certificate from a licensed professional engineer, structural engineer or architect, or an affidavit from the owner or his representative, which computation or determination may then be accepted by the Code Official; or the Code Official may make such computation or determination as Code Official determines to be appropriate. The Code Official shall not require both the certificate and affidavit mentioned herein.
- g) Inconsistent Fee Ordinances: Where a provision of another ordinance of the Village establishes a fee not consistent with any provision of this Ordinance, then the provision with the more recently adopted fee shall prevail.

SECTION EIGHT: Amendment to Section Nine of Ordinance No. 2008-45. Section Nine, entitled "Sign Permit Fees," of Ordinance No. 2008-45, as amended, entitled "An Ordinance Repealing Ordinance No. 2005-11 to Create a Bannockburn Fee Schedule," is hereby amended in its entirety so that said Section Nine shall hereafter be known as Section Seven and read as follows:

SECTION SEVEN: Sign Permit Fees. The following permit fees shall apply to signs:

- a) For any sign permitted in a Residential District pursuant to the Bannockburn Zoning Code, no sign permit fee shall be required.
- b) For all other signs (other than temporary signs permitted under the Zoning Code), every application for a sign permit shall pay fees in accordance with the fees described in Section 3, 4, and 5 above.

SECTION NINE: Amendment to Section Ten of Ordinance No. 2008-45. Section Ten, entitled "Temporary Sign Permit Fees," of Ordinance No. 2008-45, as amended, entitled "An Ordinance Repealing Ordinance No. 2005-11 to Create a Bannockburn Fee Schedule," is hereby amended in its entirety so that said Section Ten shall hereafter be known as Section Eight and read as follows:

SECTION EIGHT: Temporary Sign Permit Fees. For any temporary sign permitted in a non-residential district pursuant to the Zoning Code, an application for a building permit will be required. Such application shall be accompanied by \$50.00 application fee and a \$500.00 security deposit. The security deposit will be used for costs relating to confirmation of zoning compliance with the Village of Bannockburn Zoning Code, and any balance remaining from the security deposit shall be returned after the temporary sign is removed in accordance with the durational limitations set forth in the Village of Bannockburn Zoning Code.

SECTION TEN: Amendment to Section Eleven of Ordinance No. 2008-45. Section Eleven, entitled "Reduced Fees," of Ordinance No. 2008-45, as amended, entitled "An Ordinance Repealing Ordinance No. 2005-11 to Create a Bannockburn Fee Schedule," is hereby amended in its entirety so that said Section Eleven shall hereafter be known as Section Nine and read as follows:

SECTION NINE: Reduced Fees. In the case of construction, repairs, or alterations performed by churches, temples, schools, universities, seminaries, or other charitable, educational or eleemosynary institutions, all fees due under Section 3 of this Ordinance shall be the lesser of either the fees stated in such section or \$125.00, and building permit fees shall be 60% of the fee otherwise due under Section 4 of this Ordinance as determined by the Code Official.

SECTION ELEVEN: Amendment to Section Twelve of Ordinance No. 2008-45. Section Twelve, entitled "Permit Extension Fees," of Ordinance No. 2008-45, as amended, entitled "An Ordinance Repealing Ordinance No. 2005-11 to Create a Bannockburn Fee Schedule," is hereby amended in its entirety so that said Section Twelve shall hereafter be known as Section Ten and read as follows:

SECTION TEN: Permit Extension Fees: Any project for which a permit extension has been granted pursuant to Section 105.5.1 of the ICC Building Code/2003 shall pay a 6-month permit extension fee in an amount equal to 50% of the original building permit fee.

SECTION TWELVE: Amendment to Section Thirteen of Ordinance No. 2008-45. Section Thirteen, entitled "Construction Security," of Ordinance No. 2008-45, as amended,

entitled "An Ordinance Repealing Ordinance No. 2005-11 to Create a Bannockburn Fee Schedule," is hereby amended in its entirety so that said Section Thirteen shall hereafter be known as Section Eleven and read as follows:

SECTION ELEVEN: Security Deposit. In addition to the application and permit fees set forth in this Ordinance, prior to the issuance of any building permit under this Ordinance, the applicant shall deliver to the Village a deposit as security for the completion of the permitted activity in accordance with all applicable Village Codes, ordinances, and regulations. Upon satisfactory completion of all work and issuance of a certificate of occupancy or use for the work to be undertaken pursuant to a permit, the Village shall return such security deposit to the applicant or the applicant's designee, less any amounts due for additional inspection, reimbursements, or permit fees, unpaid fines, or any unpaid charges for damage done during the construction project to any Village property or facility.

The amount of the security deposit shall equal:

- (i) For a new principal structure on a zoning lot, the lesser of the building permit fee or \$15,000;
- (ii) For projects whose estimated cost is less than \$5,000, the lesser of two times the building permit fee or \$500.00;
- (iii) For all other projects, the greater of building permit fee or 10% of the estimated project cost, but in no event more than \$15,000.
- (iv) The security deposit shall be replenished when so notified by the Building Commissioner, or designee.

SECTION THIRTEEN: Amendment to Section Fourteen of Ordinance No. 2008-45.

Section Fourteen, entitled "Accounting," of Ordinance No. 2008-45, as amended, entitled "An Ordinance Repealing Ordinance No. 2005-11 to Create a Bannockburn Fee Schedule," is hereby amended in its entirety so that said Section Fourteen shall hereafter be known as Section Twelve and read as follows:

SECTION TWELVE: Accounting. The Building Commissioner shall keep an accurate account of all fees and deposits collected and received for building and sign permits; and such collected fees and deposits shall be deposited monthly in the jurisdiction treasury, or otherwise disposed of as required by law.

SECTION FOURTEEN: Numeration of Ordinance No. 2008-45. Ordinance No. 2008-45, as amended, entitled "An Ordinance Repealing Ordinance No. 2005-11 to Create a Bannockburn Fee Schedule," is hereby further amended as follows:

SECTION Thirteen. Reserved.

SECTION Fourteen: Reserved.

SECTION FIFTEEN: Effective Date. This Ordinance shall be in full force and effect from and after the date of its passage, approval, publication in pamphlet form, and posting in the manner provided for by law.

PASSED THIS 24th Day of April, 2017.

AYES: ANSANI, BOYLE, HERRMANN, KORER, LACKNER

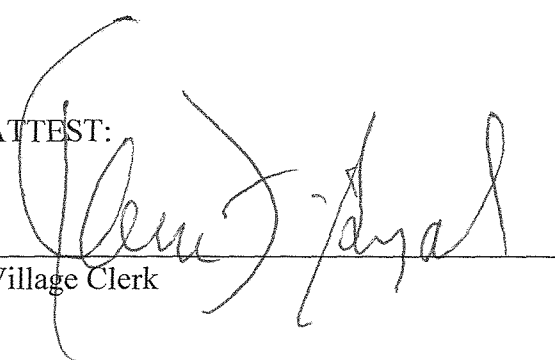
NAYS: NONE

ABSENT: MARTIN

APPROVED THIS 24th Day of April, 2017.

Village President

ATTEST:



Village Clerk