RESOLUTION: 2015-051

RESOLUTION TO CHANGE THE FEE SCHEDULE FOR THE GRUNDY COUNTY LAND USE DEPARTMENT

WHEREAS, the Land Use Committee of the Grundy County Board reviewed the proposed changes to the fees that are collected by the Land Use Department; and

WHEREAS, the Land Use Committee determined that in order to provide the needed services offered by the Land Use Department that these fees are appropriate and timely; and

WHEREAS, the South Suburban Home Buildings Association and the Illinois Relator Association will be provided the fee changes for their review; and

WHEREAS, a comparison was made between the County's fees for construction and adjacent counties and municipalities and was modified appropriately; and

NOW THEREFORE BE IT RESOLVED, by the County Board of Grundy County Illinois in a regular meeting assembled, acting on behalf of the County of Grundy, that the fee schedule for the Grundy County Land Use Department shall be amended as follows:

BUILDING AND ZONING PERMIT AND OTHER FEES

BUILDING PERMIT FEES

Total permit costs include the fee, plan review and occupancy.

A. New Residential Structures:

New construction – Includes all electrical, plumbing and HVAC work

1) Single Family Home	$1,500.00
2) Townhouses/Condo's/each dwelling	$850.00
3) Apartments/Condos – Each Unit	$500.00
4) Mobile homes	$500.00

B. Accessory Buildings and Renovations:

1) Replacement for roof shingles	$60.00
2) Replacement of driveway	$60.00
3) Siding	$50.00

4) Decks	$125.00
5) Concrete work/handicap ramps	$50.00
6) Detached garage with electric	
Between 200 sf < 400 sf	$150.00
400 sf and greater	$250.00
7) Detached garage without electric	$200.00
8) Above-ground pool	$100.00
9) In Ground Pool	$150.00
10) Fences	$50.00
11) Additions	$0.25/sf
Not less than $50.00	
12) New Electric Service	$50.00
13) Other miscellaneous Improvements	$0.18/sf

C. Industrial and Commercial

1) New construction	$0.25/sf
2) Improvements/Additions	
Plan Review/occupancy	$0.10/sf
Inspections necessary	$50.00/inspection

D. Moving, raising, shoring or underpinning of Structure or Foundation

1) Residential	$100.00
2) Commercial/Industrial	$200.00

E. Communication Towers and Wind Farm

1) New Tower – vertical height	$25.00 per lf
2) Existing tower modification/install equip.	$1200.00 per tower

F. Demolition $50.00

G. Signs $0.50/sf

$50.00 minimum

H. Reinspections $75.00

All reinspection fees need to be paid prior to the scheduling of another inspection.

Note that in the event that the Grundy County Building Officer feels that the building plans submitted require the expertise of an engineering firm or other consultant, the cost incurred by Grundy County for these services will be

included in the building permit fees. A building permit will not be issued to the applicant unless all fees incurred are paid. If the engineering or consultant fees are incurred after a building permit is issued, then an occupancy permit will not be issues until all fees are paid for by the permit holder.

CONTRACTOR LICENSE REQUIREMENTS

1. Definitions:

Contractor: Any individual, doing work on a residence or commercial/industrial structure, and any company or corporation engaged in the business of building, constructing, altering, rehabilitating, repairing, moving, or demolishing any structure or improvement on a parcel, whether as a general contractor or subcontractor.

General Contractor: Any contractor who subcontracts all or any portion of a building contract to one or more building contractors or who shall himself perform more than one trade during the course of any construction, and subcontract any other trade during the course of any construction.

2. License

a) No person shall engage in the business of a contractor without first obtaining a contractor's license from the Land Use Department as authorized by the County Chairman to enforce. Subcontractors who are doing work for a licensed general contractor or homeowner shall also be required to be licensed in Grundy County through the Land Use Department.

b) The application for a contractor's license required the following information:

- Name
- Mailing Address
- Business Telephone and Cell phone
- All construction work completed by the company
- Any state licenses as required

c) Certificate of Insurance and Licensing and Permit Bond

All applications for contractor's license shall be accompanied by the following original documents:

- A certificate of insurance showing that the applicant has a minimum coverage of five hundred thousand dollars ($500,00.00) personal property damage and five hundred thousand dollars ($500,000.00)

bodily injury and, if the applicant has more than one employee, workers compensation coverage. The certification of insurance must name Grundy County as the certificate holder.

- A licensing and permit bond (L&P Bond) in the amount of ten thousand dollars ($10,000.00) executed by a surety company authorized to transact business in the State of Illinois as surety on the bond, and with Grundy County as oblige, for its benefit and that of the consumers dealing with the applicant, the condition of which shall be that the applicant shall faithfully perform the duties and in all things comply with the presently adopted building codes and all other ordinances pertaining to the license or permit applied for. The aggregate liability of the surety, regardless of the number of claims made against the bond or the number of years of the bond remains in force, shall in no event exceed the amount of the bond. The bond may be terminated at any time by the surety upon sending thirty days' notice in writing to the Land Use Department with which this bond is filed and to the principal.

d) The annual processing fee for the contractor's license (either general or subcontractor) is one hundred and fifty dollars ($150.00).

e) Revocation of the contractor's license may be completed for any work not performed according to any applicable ordinances currently adopted by Grundy County. In the event that it has been discovered that this has occurred, the Land Use Department Director shall mail notice to the contractor that the license has been revoked and that Grundy County will be making a claim on the contractor's bond. The contractor may then appeal this decision pursuant to this ordinance.

3. Duties of the Licensed Contractor:

a) Licensed contractors for Grundy County shall obtain all building permits necessary to complete any construction in the County.

b) Licensed contractors shall comply with all codes and ordinances currently adopted by Grundy County.

c) A dumpster and temporary bathroom facilities shall be made available at all times at the job site and shall be properly maintained.

d) The contractor shall not cause any obstruction to traffic flow in the area including streets, and sidewalks without obtaining permission by the Grundy County Highway Engineer and appropriate parties. The contractor shall restrict any movement of construction vehicles whose load and weight exceed the weight tolerances of the street as posted.

e) No contractor shall permit the accumulation of dirt, mud, or waste materials on the public's street or sidewalks. All such materials shall be cleaned up at the end of the day.

ZONING FEES:

All applicants will be billed for any costs incurred from consultants for a subdivision or plat approval. It should be noted that the plat will not be signed by the Plat Officer until all incurred costs are paid.

1. Map Amendments, Text Amendments, and Special Uses

Less than 2 acres	$1000.00
Less than 10 acres	$1500.00
Over 10 acres	$1500.00 + $40.00/acre
Text Amendment	$1000.00

2. Variances:

Zoning Variances	$700.00

3. Mobile Home Park Fees:

Special Uses: Same as above plus any consultant fees as required through the review process.

10 acres or less	$3,000.00
11 to 99 acres	$8,000.00
100 or more acres	$10,000.00

4. Special Use for Utility-Scale Wind Energy Conversion Systems

Application Cost	$30,000.00/Plus Consultants Fees

Special Use for the USWECS Overhead Transmission Line
$20,000.00/Plus Consultants Fees

Special Use will not be submitted to the Grundy County Board for approval until all consultant fees have been paid.

5. Site Development Permit

Permit Cost	$100.00

All consultant fees need to be paid prior to the issuance of the permit.

REFUND POLICY

Petitions that are withdrawn after the Regional Planning Commission meeting are refunded for 50% of the original filing fee minus any expenses that were incurred by Grundy County.

Petitions that are withdrawn after one ZBA hearing are refunded 25% minus expenses incurred by Grundy County.

If the petition is withdrawn after the legal notice is published but prior to the hearing the refund is $200.00 minus expenses incurred by Grundy County.

ZONING CERTIFICATES

All zoning certificates process by the Zoning Department will be charged at $35.00/each zoning requests. All zoning certificate requests should include a complete legal description/property index number (PIN#)/common address when submitted to the Land Use Department.

SUBDIVISION FEES

Prior to the onset of work that will be required to process a preliminary or a final plat, the petitioner/developer will be required to provide as security the following amounts dependent on the size of the project:

10 acres or less	$3,000.00
11 to 99 acres	$8,000.00
100 acres or more	$10,000.00

This deposited amount shall be provided at the time of application by the petitioner/developer. This amount will be used by the county to pay for fees that are incurred from consultants. The petitioner/developer will be required to keep at least half of the amount of fees within the deposit for the entirety of the project. If the petitioner/developer fails to maintain this amount, services will cease and the project will not move forward.

Minor Subdivision	
Preliminary and Final Plat	$300.00
Subdivision 3 – 8 lots	
Preliminary Plat	$500.00 + $25.00/lot
Final Plat	$500.00

Subdivision 9 + lots	
Preliminary Plat	$1000.00 + $25.00/lot
Final Plat	$500.00

Applicants shall note that any consultant costs that are incurred during the processing of the petition are the responsibility of the applicant. Final plats will not be signed by the Plat Officer until all of the costs for the petition have been paid.

This resolution shall be in full force and effect as of the date of its adoption.

Adopted this 9th of June, 2015, by the Grundy County Board, Grundy County, IL.

Chairman David Allen Welter

ATTEST:

Kay Olson, County Clerk