

PLANNING AND ZONING OFFICE FEE SCHEDULE
December 1, 2010

PERMITS:

	Base Fee	Plus
Primary Structures:		
Residential, stick built	\$ 100.00	\$0.10 per Sq Ft
Manufactured home	\$ 100.00	\$0.10 per Sq Ft
Modular home	\$ 100.00	\$0.10 per Sq Ft
Cabins	\$ 50.00	\$0.10 per Sq Ft
Residential conversions		
Non-residential to residential	\$ 400.00	
Residential to non-residential*	\$ 350.00	
* Manufactured homes can not convert		
Commercial **	\$ 200.00	\$0.12 per Sq Ft
Industrial **	\$ 500.00	\$0.15 per Sq Ft
Additions:		
Residential Additions	\$ 45.00	\$0.10 per Sq Ft
Commercial Additions**	\$ 100.00	\$0.12 per Sq Ft
Industrial Additions**	\$ 250.00	\$0.15 per Sq Ft
** Maximum fee \$5,000.00		
Accessory Structures:		
Residential		
Garages (per 12' width or 288 SF)	\$ 30.00	
Half stall (5-8' width)	\$ 15.00	
Car Ports (any size)	\$ 25.00	
Open porches and decks	\$ 25.00	
Closed porches and breezeways	\$ 30.00	
Swimming Pools		
Above ground	\$ 30.00	
In ground	\$ 50.00	
Sheds, pre-built	\$ 20.00	
Sheds, non pre-built	\$ 10.00	\$0.05 per Sq Ft
Pole buildings	\$ 30.00	\$0.05 per Sq Ft
Commercial		
Garages (per 12' width or 288 SF)	\$ 40.00	
Sheds, pre-built	\$ 30.00	
Storage buildings, non pole	\$ 0.10 /SF	
Pole buildings	\$ 0.10 /SF	
Industrial		
Garages (per 12' width or 288 SF)	\$ 50.00	
Sheds, pre-built	\$ 40.00	
Storage buildings, non pole	\$ 0.10 /SF	
Pole buildings	\$ 0.10 /SF	
Non-Building Structures:		
Towers		
Wind (WECS)		
Non-Commercial	\$ 250.00	
Commercial		
5 or fewer Commercial WECS	\$ 25.00 per foot of tower height per tower	
6-19 Commercial WECS	\$ 12.00 per foot of tower height per tower	
20 or more Commercial WECS	\$ 8.00 per foot of tower height per tower	
Replacement of major components on an existing commercial facility \$1,200.00 flat fee		
Wind Farm Application Review \$1,500.00 (Special Use application for complete farm)		

Telecom	
New tower	\$ 25.00 per linear foot - Maximum \$5,000.00
Co-locations of antennas	\$1,200.00
Amateur Radio tower	\$ 50.00
Fences	
Livestock (non-farm)	\$ 10.00
Decorative	\$ 25.00
Privacy	\$ 35.00
Security	
Residential	\$ 30.00
Business/Ind.	\$ 50.00
Signs	
Single- Double Fare	\$ 1.00 /SF
Projecting Pylons	\$ 1.00 /SF
Marquees	\$ 1.00 /SF
Pole Signs	\$ 1.00 /SF
Plaster Panels	\$ 1.00 /SF
Wall Signboards	\$ 1.00 /SF
Individual letters	\$ 1.00 /SF

Other:

Land Use Permits	\$ 150.00
Moved Buildings	\$ 35.00
Reissued Permits	\$ 25.00
90 day TT/RV/MH ***	\$ 100.00
180 day TT/RV/MH ***	\$ 150.00
*** Travel trailers/ recreational vehicles/ motor homes	
Floodplains	
Raised Buildings	\$ 50.00
Fill	\$ 25.00
Home Occupations	\$ 200.00
Salvage Yards (per year)	\$ 150.00
Salvage Yard start-up	\$ 500.00
Temporary use permit	\$ 150.00 (per permit issued)
Small rural business	\$ 275.00 (one time fee)
Occupancy Permit	\$ 20.00
Address not related to new construction	\$ 20.00

HEARINGS:

Rezoning	\$ 525.00
Special Uses	\$ 525.00
Variances	\$ 525.00
Any additional action(s) required (ea)	\$ 125.00
Special Hearing Date requests	\$1,050.00
Appeals of PZA**** decision	\$ 525.00
Wind Farm Public Hearings*****	\$ 750.00
Administrative Variance	\$ 250.00
Prepare LESA report	\$ 75.00
**** Planning & Zoning Administrator	
***** Per hearing night / Applicant to provide a Court Stenographer to record the hearings.	

ORDINANCE BOOKS:

Zoning Ordinance	\$ 30.00
Subdivision Regulations	\$ 20.00
Flood Ordinance	\$ 15.00
Stormwater Management	\$ 15.00
LESA Manual	\$ 20.00

SUBDIVISIONS:

Preliminary Plats (plus)	\$ 100.00
Per lot over 10	\$ 5.00
Final Plats (plus)	\$ 100.00
Per lot over 10	\$ 5.00
Mini-Subs (1 & 2 lots)	\$ 50.00

PENALTY/ADDED/LATE FEES: (These fees are in addition to any fees normally assessed.)

Penalty Fees:

Hearing to correct classification violation	\$ 125.00
Administrative variance to correct a violation	\$ 100.00
For an ag exemption	\$ 50.00
For all other permit violations	+½ permit cost
Violation of zoning either before or during a hearing process	\$ 125.00

Late Fees:

Junkyard Licenses (paid after Dec. 31)	\$ 100.00
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WAIVING OF HEARING FEES BY COUNTY BOARD:

For those citizens that feel they can not afford the required fee(s) for a hearing before the Whiteside County Planning and Zoning Commission, the following procedures will be followed:

1. Such requests will be made in writing to the Whiteside County Board Chair. The Chair may request any information deemed necessary to determine that a financial hardship exists.
2. The County Board Chair will make a recommendation to be acted upon by the County Board's Executive Committee. The individual may be required by the Committee to appear at the County Board meeting.
3. The final decision of the County Board will be by motion and will be passed on to the Zoning Office for its files.
4. The Zoning Office will schedule such requests for a hearing by the Planning and Zoning Commission, at the next meeting date that has at least one hearing scheduled.