

PLANNING AND ZONING OFFICE FEE SCHEDULE
September 1, 2003

PERMITS:

Permit Fees	Base	Plus
Residential new	\$ 95.00	\$0.10 per Sq Ft
Residential Additions	\$ 40.00	\$0.10 per Sq Ft
Manufactured	\$ 95.00	\$0.10 per Sq Ft
Modular	\$ 95.00	\$0.10 per Sq Ft
Residential conversions		
Non-residential to residential	\$350.00	
Residential to non-residential*	\$350.00	*excluding manufactured homes
Garages (per 12' width)	\$ 25.00 / 288 SF	
Half stall (5-8' width)	\$ 10.00	
Open porches and decks	\$ 20.00	
Swimming Pools		
Above ground	\$ 30.00	
In ground	\$ 50.00	
Accessory Res. Bldgs.		
Sheds (pre-built)	\$ 20.00	
Storage bldgs.	\$ 0.05 /SF	
Commercial new & add	\$200.00	\$0.12 per Sq Ft
Industrial new & add	\$500.00	\$0.15 per Sq Ft
Towers		
Wind (WECS)		
Non-Commercial	\$250.00	
Commercial		
5 or fewer Commercial WECS	\$25 per foot of tower height per tower	
6-19 Commercial WECS	\$12 per foot of tower height per tower	
20 or more Commercial WECS	\$8 per foot of tower height per tower	
Replacement of major components on an existing commercial facility	\$1,200.00 flat fee	
Telecom		
New tower	\$25.00 per linear foot	
Co-locations of antennas	\$1,200.00	
Amateur Radio tower	\$50.00	
Pole Buildings	\$ 0.05 /SF	
Fences		
Livestock	\$ 10.00	
Decorative	\$ 25.00	
Privacy	\$ 35.00	
Security		
Residential	\$ 30.00	
Business/Ind.	\$ 50.00	
Land Use Permits	\$150.00	
Moved Buildings	\$ 35.00	
Reissued Permits	\$ 25.00	
90 day TT/RV/MH **	\$100.00	** Travel trailers/ recreational vehicles/ motor
180 day TT/RV/MH **	\$150.00	homes
Floodplains		
Raised Buildings	\$ 50.00	
Fill	\$ 20.00	

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

Home Occupations \$200.00

 Salvage Yards (per year) \$150.00
 Salvage Yard start-up \$500.00

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
Administrative Variance	\$ 200.00
Prepare LESA report	\$ 50.00

* Planning & Zoning Administrator

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	\$100.00
Per lot over 10	\$ 5.00
Final Plats	\$100.00
Per lot over 10	\$ 5.00

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 permit violations up to a \$100.00 permit fee	\$ 40.00
For permit violations from \$101.00 to \$199.00 permit fee	\$ 70.00
For permit violations over a \$200.00 permit fee	½ permit cost
Violation of zoning during a re-zoning process	\$125.00

Late Fees:

Late fee (paid after Dec. 31) for Junkyard Licenses	\$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 and presented in person, by the individual or their agent, to the Whiteside County Health and Social Services Committee at a regular meeting. The Committee may request any information deemed necessary to determine that a financial hardship exists.
2. The Health and Social Services Committee, after hearing the request, will prepare a recommendation to be acted upon by the County Board. 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.

Rev. 10/19/04