



The Village of Sleepy Hollow, IL

One Thorobred Lane
Sleepy Hollow, IL 60118

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|--|--------------|-------------------|--------------|
| Village President | 847.586.5664 | Village Clerk | 847.428.2266 |
| Village Hall | 847.426.6700 | Police Department | 847.426.4425 |
| Dept. of Building Safety and Zoning | 847.428.3388 | FAX | 847.426.4082 |

BUILDING AND ZONING PERMIT FEES
(ALL FEES SHALL BE ROUNDED TO THE NEXT GREATER DOLLAR)
First Change Since 2009

A. SINGLE-FAMILY, TWO-FAMILY, AND MULTIPLE SINGLE FAMILY (TOWNHOUSE) RESIDENTIAL USE GROUPS:

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|---|--|
| 1. New Construction (Per Unit if for Two-Family and Multiple Single-Family Dwellings, i.e., Townhomes) Plus Any Specialized Permit(s) | \$1000.00 plus \$0.35 per square foot (sq. ft.) (Minimum Fee: \$2000.00 Per Unit) |
| 2. Additions (Per Unit if for Two-Family and Multiple Single-Family Dwellings) | \$500.00 plus \$0.30 per sq. ft. |
| a. Additions for Storage “Shed” Area ONLY | \$450.00 |
| 3. Remodeling (Per Unit) | \$300.00 plus \$0.25 per sq. ft. |
| a. Plus, per item-specific, i.e., electrical, air conditioner, furnace, water heater, residing, windows, and/or exterior or interior garage doors | \$125.00 |
| 4. Specialized Permits (Per Unit if for Two-Family and Multiple Single-Family Dwellings): | |
| a. In-Ground Swimming Pools | \$550.00 |
| b. Above-Ground Swimming Pools with NO Electric | \$120.00 |
| c. Above-Ground Swimming Pools with Electric | \$240.00 |
| d. Above-Ground Swimming Pools with Electric and Gas | \$360.00 |
| e. Seasonal (Storable) Above-Ground Swimming Pool With More Than 24” Maximum Water Depth | \$50.00 per season |
| f. Deck or Deck with Gazebo—new structure | \$200.00 |
| g. Deck or Gazebo—addition or alteration to existing deck structure | \$120.00 |
| h. Deck and Gazebo—addition to existing deck | \$175.00 |
| i. Roof replacement | \$300.00 |
| j. Solar Systems | \$300.00 |
| k. Backup Generator | \$240.00 |
| l. Temporary to Start Construction | 25% of full permit fee, not to be applied to the full permit fee |
| m. Moving of existing one- or two-family structure | \$650.00 |
| n. Demolition (of residential structure from roof to foundation; not a routine part of remodel) | \$150.00 |
| o. Demolition of interior areas of structure as part of remodel | \$50.00 |

VILLAGE OF SLEEPY HOLLOW
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Last changed: 2009

Continued: Specialized Permits (Per Unit if for Two-Family and Multiple Single-Family Dwellings):

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|----|---|---------------------------|
| p. | Demolition of Accessory Structure | \$50.00 |
| q. | Conditional Certificate of Occupancy When Requested by the Builder When Circumstances <u>Do Not</u> Warrant | \$250.00 (non-refundable) |

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| 5. | BASIC MISCELLANEOUS PERMITS (Per Unit if for Two-Family and Multiple Single-Family Dwellings): | \$120.00 |
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NOTE: Includes air conditioner (per unit); water heater (per unit); furnace (per unit); siding; windows; exterior or interior garage doors; dog run, patio, pool, and Randall Road fences; electrical service upgrade (per unit), water service, sewer service, etc.

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| 6. | Zoning Permit: (Per Unit if for Two-Family and Multiple Single-Family Dwellings) | |
| a. | Seasonal/Temporary Garden Fences | \$40.00 |
| b. | Play Equipment/Tree Houses | \$40.00 |

B. MULTIPLE-FAMILY RESIDENTIAL USE GROUPS:

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| 1. | New Construction for total floor area of structure | \$500.00 per unit plus \$0.35 per sq. ft. |
| 2. | Additions (Per Unit) | \$500.00 plus \$0.30 per sq. ft. |
| 3. | Remodeling (Per Unit or Area Remodeled) | \$300.00 plus \$0.25 per sq. ft. for remodeled floor area |
| 4. | Specialized Permits | |
| a. | In-Ground Swimming Pool (Per Pool) | \$500.00 Plus \$0.20 per sq. ft. |
| b. | Above-Ground Swimming Pool/Spa with Electric (Per Pool/Spa) | \$300.00 |
| c. | Above-Ground Swimming Pool/Spa with Electric and Gas (Per Pool) | \$400.00 |
| d. | Seasonal (Storable) Above-Ground Swimming Pool/Spa With More Than 24" Maximum Water Depth (Per Pool) | \$50.00 per season |
| e. | Backup Generator (Per Unit) | \$350.00 |
| f. | Deck or Deck with Gazebo—new structure (Per Unit) | \$300.00 |
| g. | Deck or Gazebo—addition or alteration to existing deck structure (Per Unit) | \$175.00 |
| h. | Deck and Gazebo—addition to existing deck (Per Unit) | \$250.00 |
| i. | Roof Replacement for Entire Building | \$500.00 |
| j. | Siding Replacement for Entire Building | \$400.00 |
| | NOTE: Additional inspections over 4 are separately charged at: | \$100.00 each |
| k. | Solar System for Entire Building | \$700.00 |
| l. | Detached garage up to 750 sq. ft. with electrical | \$225.00 (per unit) |
| m. | Detached garage over 750 sq. ft. with electrical | \$400.00 (per unit) |
| n. | Fence--Per 100 linear feet or portion thereof | \$35.00 |
| | | (Minimum fee: \$200.00) |

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Last changed: 2009

Continued: Specialized Permits (Per Unit if for Two-Family and Multiple Single-Family Dwellings):

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|------|---|--|
| o. | Temporary to Start Construction | 25% of full permit fee, not to be applied to the full permit fee |
| p. | Moving of Existing Multiple-Family Structure | \$700.00 |
| q. | Demolition | |
| i. | Total interior for reconstruction (per unit) | \$75.00 |
| ii. | Total primary structure removal | \$500.00 |
| iii. | Total accessory structure | \$150.00 |
| r. | Conditional Certificate of Occupancy When Requested by the Builder When Circumstances <u>Do Not</u> Warrant | \$225.00 per unit (non-refundable) |

4. BASIC MISCELLANEOUS PERMITS \$150.00

NOTE: Item-specific (per item)—i.e., electrical panel; furnace; air conditioner; water heater, water service, sewer service, etc.

5. Zoning Permit: (Per Unit)

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| a. | Seasonal/Temporary Garden Fences | \$40.00 |
| b. | Play Equipment/Tree Houses | \$40.00 |

C. ALL OTHER USE GROUPS:

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|------|---|--|
| 1. | New Construction (complete structure) | \$1000.00 plus \$0.40 per sq. ft. |
| 2. | Building Shell, meeting building code and accessibility requirements—no electrical, energy, mechanical, or plumbing | \$1000.00 plus \$0.35 per sq. ft. |
| 3. | New construction component: 1) electrical, 2) energy, 3) mechanical, or 4) plumbing (each component) | 25% of permit fee (C)(1) above (per component) |
| 4. | Buildout of Building Shell (all components) | \$1000.00 plus \$0.30 per sq. ft. |
| 5. | Additions | \$1000.00 plus \$0.40 per sq. ft. |
| 6. | Remodeling | \$700.00 plus \$0.30 per sq. ft. |
| 7. | Specialized Miscellaneous Permits | |
| a. | Backup Generator (Per Unit) | \$300.00 |
| b. | Cellular/Wireless Facilities | |
| i. | New Cellular/Wireless Towers | \$1100.00 plus \$0.40 sq. ft. for the total height of the tower plus per unit equipment charges per 7.b.v., below. |
| ii. | Remodel of Cellular/Wireless Facility, i.e., Remove/replace/add Ice Bridges, Equipment Shelters, etc. | Per C.6., above. |
| iii. | New Pole for Collocating Small Wireless Facility | \$1000.00 plus per unit equipment charges per 7.b.v., below. |
| iv. | Collocate single small wireless facility on exiting utility pole or wireless support structure. | \$650.00 |

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Continued: Specialized Permits:

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| v. | Collocate More Than One Small Wireless Facility on Existing Utility Pole or Wireless Support Structure, i.e., RTOs, RRHs, Radio Units, Antenna, OVPs, etc. | \$300.00 per item/component |
| vi. | Demolition of Cellular/Wireless Facility (Per Structure) | Per C.7.m., below. |
| c. | Deck or Deck with Gazebo—per new structure | \$200.00 |
| d. | Deck/Gazebo—addition or alteration to existing deck | \$150.00 |
| e. | In-Ground Swimming Pools | \$500.00 plus \$0.30 per square foot |
| f. | Fence—Per 100 linear feet or portion thereof | \$40.00 (Minimum fee: \$200.00) |
| g. | Roof (Entire Building) | \$500.00 |
| h. | Siding (Entire Building) | \$400.00 |
| i. | Solar System | \$1000.00 |
| j. | Wall Signs | \$175.00 |
| i. | Electrical for sign | \$100.00 |
| ii. | Sign face change only | \$100.00 |
| k. | Ground-Based Signs | |
| i. | Pole or post-base sign up to and including 6 feet in height* | \$200.00 |
| a) | Electrical for sign | \$150.00 |
| b) | Sign face change only | \$75.00 |
| ii. | Pole or post-base sign more than 6 feet in height* | \$300.00 |
| a) | Additional sign on existing pole/post | \$200.00 |
| b) | Electrical for sign or additional sign as in i. above | \$150.00 |
| c) | Sign face change only | \$75.00 |
| iii. | Monument sign | \$600.00 |
| a) | Additional sign on existing monument sign | \$200.00 |
| b) | Electrical for sign | \$150.00 |
| c) | Sign face change only | \$75.00 |
| l. | Temporary (14 day maximum) Signs (Per Sign) | \$35.00 |
| i. | Each additional 14 days up to four times per year | \$35.00 |
| ii. | Temporary Sign for Special Event for Non-profit Organization | No Charge |
| | * Height is from the ground surface immediately below the sign to the uppermost top of the sign frame. | |
| m. | Demolition | |
| i. | Total interior for reconstruction (per unit) | \$120.00 |
| ii. | Total primary structure removal | |
| a) | Up to 100,000 sq. ft. | \$500.00 |
| b) | 100,000 sq. ft. or larger | \$0.004 per sq. ft |
| iii. | Total accessory structure | \$300.00 |
| n. | Temporary to Start Construction | 25% of full permit fee, not to be applied to full permit fee |
| o. | Moving of existing primary structure | \$650.00 |

**VILLAGE OF SLEEPY HOLLOW
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Continued: Specialized Permits:

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|----|--|--|
| p. | Conditional Certificate of Occupancy When Requested by the Builder When Circumstances Do Not Warrant (Per unit) | \$250.00 per unit (non-refundable) |
| q. | Backflow Prevention Devices (per device) | \$100.00 plus \$25.00 per inch pipe diameter |
| 8. | BASIC MISCELLANEOUS PERMITS <i>NOTE:</i> Item-specific (per item)—i.e., electrical panel; furnace; air conditioner; water heater, water service, sewer service, etc. | \$175.00 |
| 9. | ZONING PERMIT(S): (Per Unit) | \$60.00 |
- D. **HOURLY RATE:** For any meeting, a fee assessed at the rate listed below, per hour or any portion thereof, for the services of any inspector or other member of the Department of Building Safety and Zoning; provided also, the minimum charge for time on any such matter shall be one hour, per person, per day.
1. Inspector, Plan Reviewer, or Administrative Assistant: \$120.00
 2. Planner/Manager: \$130.00
 3. Code Official/Principal: \$150.00
 4. Court/Hearing (Inspection/Preparation/Travel/Court Time): \$200.00
- E. **REINSPECTION FEES:** A reinspection fee shall be incurred no later than the third (3rd) inspection for the same identical item. The minimum reinspection fee is \$100.00 (one- and two-family and residential miscellaneous permits) and \$200.00 for multiple family or other use group permits. Fees for reinspection shall be paid at village hall by the permit applicant or contractor prior to the reinspection being scheduled.
- F. **VILLAGE ADMINISTRATIVE FEE:** A ten percent (10%) Village Administrative Fee shall be charged as calculated on the full permit fee.
- G. **PERMIT EXTENSIONS FOR UNEXPIRED PERMITS (LESS THAN 180 DAYS FROM ISSUANCE):**
1. First 6 months (180 days) \$0.00
 2. Second 6 months (180 days) 50% of Original Permit Fee (\$50.00 minimum)
 3. Third 6 months (180 days) 100% of Original Permit Fee (\$50.00 minimum)
- H. **REINSTATEMENT OF EXPIRED PERMIT:**
1. No work completed 100% of Current Permit+ Administrative Fee
 2. 25% of work completed/inspected 75% of Current Permit + Administrative Fee
 3. 50% of work completed/inspected 50% of Current Permit + Administrative Fee
 4. 75% of work completed/inspected 25% of Current Permit + Administrative Fee

VILLAGE OF SLEEPY HOLLOW
BUILDING AND ZONING PLAN REVIEW AND DEVELOPMENT FEES
(ALL FEES SHALL BE ROUNDED TO THE NEXT GREATER DOLLAR)

A. ONE- AND TWO-FAMILY RESIDENTIAL:

1. New construction:

- a. First 3,000 sq. ft., including basement/crawlspace/garages, etc. \$800.00
- b. Over 3,000 sq. ft., including basement/crawlspace/garages, etc. \$800.00 plus \$0.15/sq. ft. over 3,000

For developments utilizing a master set of buildings plans, this fee shall be assessed to the first structure built using an approved master plan and the first structure using each variation of the same approved master plan. Any deviation from the master plan or its approved variation will require a separate plan review.

2. Additions:

- a. 20 percent (20%) of building permit fee.
Minimum plan review fee: \$200.00/dwelling unit; \$50.00 for "storage shed addition."

3. Remodeling: 25 percent (25%) of the building permit fee

Minimum Plan Review Fee: \$100.00

4. Specialized Permits 30% of permit fee unless specified below

Minimum Plan Review Fee: \$50.00

- a. In-Ground Swimming Pools \$450.00
- b. Above-Ground Swimming Pools/Spa \$100.00 per pool/spa
- c. Seasonal (Storable) Above-Ground Swimming Pool \$10.00 per season
- d. Solar Systems \$300.00

5. Miscellaneous, where required 15% of permit fee

Minimum Plan Review Fee: \$20.00

6. Zoning Reviews:

- a. New Construction \$250.00
- b. Additions \$175.00
- c. Specialized Miscellaneous and Miscellaneous permits, where required \$75.00

NOTE: In the event a permit application is withdrawn, the applicant shall pay the complete plan review fee.

B. MULTIPLE-FAMILY RESIDENTIAL:

1. New construction: See C.1.

2. Additions: See C.1., below.

3. Remodeling: See C.7., below.

4. Electrical, energy, mechanical, and plumbing plan reviews for new construction or single item project, each: See C.2., below.

5. Specialized Permits 30% of permit fee unless specified below

Minimum Plan Review Fee: \$50.00

- a. In-Ground Swimming Pools \$450.00 per pool
- b. Above-Ground Swimming Pools/Spa \$100.00 per pool/spa
- c. Seasonal (Storable) Above-Ground Swimming Pool \$10.00 per season
- d. Solar Systems \$300.00

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- 6. Miscellaneous, where required 15% of permit fee
Minimum Plan Review Fee: \$30.00
- 7. Zoning Reviews:
 - a. New Construction \$500.00
 - b. Additions \$300.00
 - c. Specialized Miscellaneous and Miscellaneous permits, where required \$75.00

NOTE: In the event a permit application is withdrawn, the applicant shall pay the complete plan review fee.

C. ALL OTHER USE GROUPS

1. BUILDING CODE (WITH ACCESSIBILITY CODE) PLAN REVIEW FEES FOR NEW CONSTRUCTION:

| <u>Building Size</u> | <u>Fee</u> |
|-------------------------------|--|
| 1 to 60,000 cubic feet | \$375.00 |
| 60,001 to 80,000 cubic feet | \$450.00 |
| 80,001 to 100,000 cubic feet | \$580.00 |
| 100,001 to 150,000 cubic feet | \$675.00 |
| 150,001 to 200,000 cubic feet | \$765.00 |
| over 200,000 cubic feet | \$875.00 plus \$8.75 per 10,000 cubic feet over 200,000 |

- 2. ELECTRICAL, MECHANICAL, AND PLUMBING PLAN REVIEW FEES FOR NEW CONSTRUCTION
 - a. Each of the three plan reviews is 35 percent (35%) of Building Code Plan Review Fee for New Construction
Minimum Plan Review Fee Per Type: \$110.00
- 3. ENERGY CONSERVATION PLAN REVIEW FEES
 - a. Each review is 25 percent (25%) of Building Code Plan Review Fee for New Construction
Minimum Plan Review Fee: \$110.00
- 4. FIRE CODE PLAN REVIEW FEES: 50 percent (50%) of Building Code Plan Review Fee for New Construction
Minimum Plan Review Fee: \$200.00
- 5. Footing and Foundation: 25 percent (25%) of Building Code Plan Review Fee for New Construction
Minimum Plan Review Fee: \$300.00
- 6. Med Gas: 50 percent of Building Code Plan Review Fee for New Construction
Minimum Plan Review Fee: \$110.00
- 7. In-Ground Swimming Pool Plan Review \$450.00 per pool
- 8. Solar Systems \$500.00

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- 9. Cellular/Wireless Systems:
 - i. New Construction Per C.1.
 - ii. Remodel/Replacement/Additional Equipment on an Existing Structure \$450.00
- 10. Building Shell: For any speculative structure with unfinished tenant areas, the plan review fees are calculated as for new construction, above.
- 11. Tenant Build-out: Fee calculations are the same as for “New Construction” for a new tenant area designed for placement in a building shell. Fees for tenant areas fully-designed and shown with the main building are included in the review fees for the main building. Minimum fees are as stated above.
- 12. Tenant Remodels: For plan review for remodeling an existing tenant area, the fee shall be calculated in accordance with Subsection C.7., below.
- 13. REMODELLING PLAN REVIEW: 50 percent (50%) of the New Construction Plan Review Fees Listed Above
 - a. *Minimum Plan Review (All Codes): \$440.00*
 - b. *Minimum Plan Review for Each Type of Code Remodel: \$110.00*
- 14. Zoning Reviews:
 - a. New Construction \$650.00
 - b. Additions \$300.00
 - c. Specialized Miscellaneous and Miscellaneous permits, where required \$100.00

NOTE: In the event a permit application is withdrawn, the applicant shall pay the complete plan review fee.

D. FIRE DETECTION/ALARM SYSTEMS:

- a. \$190.00 per 10,000 sq. ft. of floor area: *Minimum fee—\$190.00*
- b. Fire Alarm System Modifications (existing system alterations 5,000 sq. ft. or less) \$175.00
- c. Hood Suppression Only
 - i. 1-14 points \$175.00
 - ii. 15-30 points \$250.00
 - iii. 31 points or more \$300.00

E. FIRE SPRINKLER SYSTEM PLAN REVIEW FEES:

| <i>Number of Sprinklers</i> | <i>Scheduled or Calculated</i> |
|---|--------------------------------|
| 1 to 25 | \$175.00 |
| 26 to 100 | \$400.00 |
| 101-200 | \$550.00 |
| 201-300 | \$650.00 |
| 301-400 | \$725.00 |
| 401-500 | \$800.00 |
| Over 500 | \$850.00 |
| <i>PLUS, for each Sprinkler over 500:</i> | <i>\$0.95/each</i> |

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F. ALTERNATE FIRE SUPPRESSION SYSTEMS:

1. Standpipe \$175.00 per standpipe riser
(No charge with Sprinkler Review)
2. Specialized Extinguisher Agent \$125.00 per 50 pounds agent
(Dry or Other Chemical Agent)
3. Hood & Duct Cooking Extinguisher Agent \$150.00 flat rate per system

G. GENERAL PROVISIONS REGARDING PLAN REVIEW:

1. Plan review will commence upon submission of a completed application, including all necessary information and required plans, and the payment of the estimated plan review fee.
2. If special handling is required, such as rush reviews or a preliminary review, they will be charged at the hourly rate per plan reviewer, plus the plan review fee specified in this section.
3. Second reviews are included at no extra charge in the fees of this section.
4. Additional (third or more) reviews are not included in the fee schedule of this section and shall be paid at the hourly rate of \$100.00 per hour per plan reviewer for time expended.
5. If a completely new design plan is submitted for a specific structure at a specific address after a previous design plan has been reviewed, a new plan review fee will be charged in accordance with this section.

H. WITHDRAWN/VOIDED PERMITS:

1. In the event a permit holder requests to have a permit voided (withdrawn) after payment and issuance of said permit, the permit holder shall pay twenty five percent (25%) of the permit fee, the entirety of any plan review fee assessed when the permit was issued, and the village administrative fee (see subsection F of this section). This amount shall be withheld from the village refund. (Note: For plans approved under a master set of plans, the plan review fee for the original design model for the relinquished permit shall be paid, regardless of the number of structures built to that design.)
2. In the event a request for permit is withdrawn prior to payment and issuance of said permit, the permit applicant shall pay the entirety of any plan review fee assessed, the village administrative fee (see subsection F of this section), and a one-hundred-dollar (\$100.00) building department administrative fee. (Note: For plans approved under a master set of plans, the plan review fee for the original design model for the relinquished permit shall be paid, regardless of the number of structures built to that design.)

I. STARTING WORK BEFORE ISSUANCE OF PERMIT; ADDITIONAL FEE: In addition to any penalty which might otherwise be assessed by any court of law for violation of this code relating thereto, any person who commences work otherwise requiring a building permit in the village shall pay a fee for such permit equal to two (2) times the fee otherwise prescribed in this section for the required permit.

J. PROPERTY MAINTENANCE: All costs incurred by the village to enforce property maintenance issues shall be reimbursed to the village by the property owners.

VILLAGE OF SLEEPY HOLLOW
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K. DEVELOPMENT AND OTHER RELATED FEES:

The fees stated are the minimum, with actual costs above the fees paid and incurred from the Village Attorney, Village Engineer, Village Code Official, Court Reporter(s), and Media, to be charged at their prescribed rates.

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|--|-------------------------|
| 1. Zoning Variation Escrow | |
| a. Residential | \$1000.00 |
| b. Commercial | \$5000.00 |
| 2. Zoning Variation Application Fee | \$200.00 |
| 3. Special Use Escrow | |
| a. Residential | \$1000.00 |
| b. Commercial | \$5000.00 |
| 4. Special Use Application Fee | \$100.00 |
| 5. Rezoning of Property Escrow | |
| a. Residential | \$1000.00 |
| b. Commercial | \$5000.00 |
| 6. Rezoning of Property Application Fee | \$200.00 |
| 7. Annexation of Property Escrow | \$5000.00 |
| 8. Planned Development/Subdivision | |
| a. Less than 1 acre (PUD only) | \$4000.00 |
| b. 1-5 acres | \$6000.00 |
| c. Over 5-10 | \$8000.00 |
| d. More than 10 acres | \$10,000.00 |
| 9. Subdivision or Consolidation: | |
| a. Less than 1 acre | \$2000.00 |
| b. More than 1 acre | \$3000.00 |
| 10. Development Review Fees (Whichever is greater—the established fee or hourly rate per Page 5, D.: | |
| a. Single Residential Lot | \$550.00 |
| b. Annexation, Amendment to Zoning Ordinance, Appeal, Variation, Zoning, and Special Use | \$600.00 minimum |
| c. Plat of Subdivision | |
| i. Up to 2.0 acres | \$500.00 |
| ii. Each additional acre or part thereof above 2.0 acres | Additional \$25.00/acre |
| d. Residential Planned Development and Planned Development Amendment | |
| i. Up to 2.0 acres | \$1000.00 |
| ii. Each additional acre or part thereof above 2.0 acres up to 50.0 acres | \$25.00/acre |
| iii. Each additional acre above 50.0 acres | \$10.00/acre |
| e. Non-Residential Planned Development and Planned Development Amendment | |
| i. Up to 2.0 acres | \$900.00 |
| ii. Each additional acre or part thereof above 2.0 acres up to 50.0 acres | \$25.00/acre |
| iii. Each additional acre above 50.0 acres | \$10.00/acre |