

ORDINANCE NO. 1969

**AN ORDINANCE AMENDING SECTION 15.08.020 (BUILDING PERMIT FEES FOR COMMERCIAL/INDUSTRIAL CONSTRUCTION) OF CHAPTER 15.08 (BUILDING PERMIT FEES) OF TITLE 15 (BUILDINGS AND CONSTRUCTION) OF THE CREST HILL CITY CODE OF ORDINANCES**

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**WHEREAS**, the City Council of the City of Crest Hill has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

**WHEREAS**, the City Council of the City of Crest Hill has previously established a Code of Ordinances governing development, building and construction within the City of Crest Hill, which Ordinances are codified in Title 15 (Buildings and Construction), Chapter 15.08 (Building Permit Fees) Section 15.08.020 (Building Permit Fees for Commercial/Industrial Construction); and

**WHEREAS**, the City Council has from time to time amended, updated, and otherwise modified its Building and Construction Code as needed; and

**WHEREAS**, the City Council has determined that Section 15.08.020 of the Crest Hill Code of Ordinances should be amended to clarify how base building permit fees are to be calculated when the developer/owner chooses to submit Building Permit Applications in phases over time.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, PURSUANT TO ITS STATUTORY AUTHORITY, AS FOLLOWS:**

**SECTION 1:** The City Council hereby finds that all of the recitals contained in the preamble to this Ordinance are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

**SECTION 2:** That Section 15.08.020 (Building Permit Fees for Commercial/Industrial Construction) of Chapter 15.08 (Building Permit Fees) of Title 15 (Buildings and Construction) of the Crest Hill Code of Ordinances is hereby repealed in its entirety and replaced with the following:

**§15.08.020 BUILDING PERMIT FEES FOR COMMERCIAL/INDUSTRIAL CONSTRUCTION.**

Fees for all commercial and/or industrial construction shall be calculated as follows:

- (A) The base building permit fee for additions, build outs, and new construction shall be based on the total square footage of the structure which shall be calculated by multiplying the exterior dimensions of each floor, including any below grade areas and adding

together the square footage totals for each floor and below grade area. The base fee shall be \$1.00 per square foot.

- (B) To the base fee there shall be added a plan review fee in the amount of \$250 plus actual outside consulting plan review costs incurred by the City.
- (C) For all new construction, there shall be added to the base fee a construction water usage fee of \$100.
- (D) The building permit fee for all other commercial/industrial construction not designated in division (A) above shall be determined by the value of the improvement(s) to be made:

<i>Value of improvement</i>	<i>Fee</i>
Less than \$1,000	\$95
\$1,000 to \$99,999.99	\$200 plus an additional \$20 per each additional \$1,000 or fraction thereof over \$1,000
\$100,000 to \$999,999.99	\$2,180 plus an additional \$10 per each additional \$1,000 or fraction thereof over \$100,000 to \$999,999.99
\$1,000,000 and over	\$11,180 plus an additional \$20 per each additional \$1,000 or fraction thereof over \$1,000,000

- (E) A developer or owner (individually an “Applicant”) shall be allowed to apply for building permits for new non-residential buildings in phases (a “Phased Permit Approach”) at the discretion of the Building Commissioner. The base building permit fee in a Phased Permit Approach shall be computed pursuant to Paragraphs (A) and (D) of this section and paid to the City prior to issuance of the initial building permit. When each subsequent building permit application is received in a Phased Permit Approach, the Applicant shall be credited for all prior base building permit fees paid and shall pay only any additional base building permit fee required by Paragraphs (A) and (D) for the additional square footage sought in the subsequent building permit applications provided the subsequent building permits are applied for within three (3) years from the date of issuance for the initial building permit (the “Phased Permit Period”). During the Phased Permit Period, the Applicant shall be required to pay a plan review fee of \$500 plus actual outside consulting plan review expenses incurred by the City for each subsequent building permit application. There shall not be an additional construction water usage fee charged for subsequent building permits issued during the Phased Permit Period. After the expiration of the Phased Permit Period, the permit fees for subsequent building permits for a building initially permitted under the Phased Permit Approach shall be computed pursuant to Paragraphs (A), (B), (C), and (D) of this section with no credit given for previous building permit, plan review, or construction water usage fees paid.

(’78 Code, § 15.08.020) (Ord. 197, passed - -67; Am. Ord. 424, passed - -77; Am. Ord. 635, passed - -85; Am. Ord. 780, passed - -90; Am. Ord. 1086, passed 3-15-99; Am. Ord. 1108, passed 9-20-99; Am. Ord. 1915, passed 7-5-22)

**SECTION 3:** In the event that any provision or provisions, portion or portions, or clause or clauses of this Ordinance shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

**SECTION 4:** That all ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Ordinance, are hereby repealed to the extent of the conflict.

**SECTION 5:** That the City Clerk is hereby directed to publish this Ordinance in pamphlet form.

**SECTION 6:** That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.


***[Left Intentionally Blank]***

PASSED THIS 4<sup>th</sup> DAY OF DECEMBER, 2023.

	Aye	Nay	Absent	Abstain
Alderman John Vershay	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alderman Scott Dyke	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alderwoman Claudia Gazal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alderman Darrell Jefferson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aldersperson Tina Oberlin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alderman Mark Cipiti	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alderman Nate Albert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alderman Joe Kubal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Raymond R. Soliman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

  
Christine Vershay-Hall, City Clerk

APPROVED THIS 4<sup>TH</sup> DAY OF DECEMBER, 2023.

  
Raymond R. Soliman, Mayor

ATTEST:

  
Christine Vershay-Hall, City Clerk