

VILLAGE OF RIVERWOODS
FEE SCHEDULE
Exhibit "A" To Ordinance No. 21-04-06
Effective Date: April 20, 2021

Fees and User Charges

ALARMS (for security), FALSE (per calendar year)

5-1F-5

1st-3rd false alarms -- no charge

4th false alarm

\$ 25.00 each

5th-8th false alarms

\$ 50.00 each

9th and over false alarms

\$100.00 each

ALARMS (for security), REGISTRATION

Initial Registration

\$25.00

5-1F-4-C

Renewal Registration

\$15.00

ANNEXATION FEE FOR VOLUNTARY ANNEXATIONS

(Ord. 11-2-94)

Per acre or portion thereof

\$500.00

BUILDING PERMITS -- subparts A through F below

8-4-6

A. NEW CONSTRUCTION OF RESIDENTIAL HOMES:

New Construction of Residential Homes

(Including basements, garages and attached structures)

\$ 1.50 per Sq. Ft.

Plan Reviews:

New Construction

\$450.00

Additions

\$300.00

Remodeling

\$.25 per Sq. Ft. (Min. \$100.00)

Driveway (New or Replacement)

\$100.00

All other Projects requiring permits

\$100.00

Alteration of Approved Plans (Permit Revision)

\$100.00 Min. per Discipline

(At Discretion of Building Department dependent on Scope of Revisions)

Demolition

8-4-6

Principal Buildings

\$200.00

Accessory Buildings (over 149 square feet)

\$100.00

Interior Gutting

\$100.00

Moving a Building

\$100.00 Plus 30¢ Per Sq. Ft.

B. RESIDENTIAL ADDITIONS, REMODELS and RENOVATIONS

Additions to Residential Structure	\$ 1.50 per Sq. Ft. (Min. \$250)
Structural repairs/modifications to buildings	\$10.00 per \$1,000 of cost (Min. \$100.00)

C. RESIDENTIAL ACCESSORY BUILDINGS, STRUCTURES & MISC. PROJECTS

Sheds / Detached Accessory Buildings	\$.75 per Sq. Ft. (Min. \$100.00)
Culverts	\$100.00
Driveways	\$125.00
Decks / Gazebo / Screened Porches	\$150.00
Four Seasons Rooms	\$250.00
Patios, Stoops, Porches, Walks	\$150.00
Outdoor Kitchens	\$ 10.00 per \$1,000.00 of const. cost (Minimum \$250.00)
Electrical Backup Generators	\$150.00
Electrical Service Upgrades	\$100.00 per 100 amps
Electrical, Miscellaneous	\$ 10.00 per \$1,000 of const. cost (Minimum \$100.00)
HVAC Only, Miscellaneous	\$ 10.00 per \$5,000.00 of const. cost (Minimum \$100.00)
Plumbing Only, Miscellaneous	\$ 10.00 per \$5,000.00 of const. cost (Minimum \$100.00)
Sprinkler System, Fire*	\$250.00 (Plans are reviewed & approved by the Fire Department & that fee will be added to the permit) *All new Homes must have Sprinklers; All new Additions will have Sprinklers if they are 75% or larger of the fire area original house per <u>Ord. # 10-4-6.</u>
Elevators, Dumbwaiters	\$400.00
Elevator Inspection (semi-annual)	\$120.00 per inspection
Fireplaces, Prefabricated	\$100.00
Masonry	\$150.00
Fences	\$100.00 Plus 10¢ per lineal foot
Roofing (Ice & Water Shield 6' from roof edge)	\$100.00
Siding	\$150.00
Window/Door Replacement - Skylights	\$ 15.00 per \$1,000.00 of const. cost (Minimum \$100.00)
If not addressed above, miscellaneous work requiring permit	\$ 10.00 per \$1,000.00 of const. cost (Minimum \$100.00)
Sanitary Sewer / Water Service Repair	\$100.00
Landscaping / Regrading (10 or more cubic yards)	\$250.00
Sprinkler System, Irrigation	\$200.00
Spas / Hot Tubs	\$150.00
Swimming Pool (in ground)	\$250.00
Swimming Pool (above ground)	\$100.00
Tennis & Basketball Courts (not enclosed)	\$250.00
Cellular Towers	\$4,000.00 (Min. or 3% of const. cost)
Photovoltaic solar panels	\$ 10.00 per \$1,000.00 of const. cost (Minimum \$100.00)
Wind Turbines	\$ 10.00 per \$1,000.00 of const. cost (Minimum \$100.00)

Garage or Estate Sales	\$5.00	<u>9-2-6-10</u>
Occupancy Fees		
Temporary Occupancy Certificate Deposit	\$3,000.00	
Monthly Temporary Occupancy Fee (Deducted from Deposit)	\$200.00	
Final Certificate of Occupancy	\$200.00	
Trailers for Construction	\$200.00	
Vacant Building Registration	\$250.00	<u>4-7-7-(2)</u>
Parcel Map of Woodland Delineation	\$250.00	(Ord. 17-09-10)
Permit Extensions (Minimum \$100.00. One-time extension only; 6 months maximum.)		25% of original fee
Re-Inspections for Failed Inspections	\$ 80.00	
Permit Reinstatement <u>After</u> a Stop Work Order	\$100.00 first violation	
	\$200.00, each additional violation	

Permit Refunds:

In case of revocation of a permit or abandonment or discontinuance of a building project, no fee will be returned. If a permit has been issued for a project, but never started, a permit fee of less than \$300.00 will not be returned. If a permit cost more than \$300.00, the Director of Community Services will compute the cost to the Village of processing the permit, and then will refund the balance to the applicant upon written request.

Working Without a Permit: All applicable permit fees shall be doubled to obtain permits retroactive after work has begun without a permit. Fines may also apply under Section 8-4-6.

Any work that is completed without a permit and is inaccessible to a visible inspection, it shall be made accessible as directed by the permitting jurisdiction so an inspection can be completed. The Village of Riverwood's is not liable for any costs incurred by the owner/contractor(s).

D. NEW CONSTRUCTION OF COMMERCIAL BUILDINGS:

All Commercial Projects are reviewed by a certified/licensed agency, their fees will be added to the permit.

Plan Reviews:

New Construction of Principal Buildings	\$1000.00
Addition to Principal Building	\$ 500.00
Remodeling	\$.25 per Sq. Ft. (Min. \$200)
New Construction of Principal Buildings (Including basements, garages and attached structures)	\$ 1.75 per Sq. Ft. (Min. \$750)

E. COMMERCIAL ADDITIONS, REMODELS and RENOVATIONS

Additions to Commercial Structure	\$ 1.75 per Sq. Ft. (Min. \$350)
Structural repairs/modifications to buildings	\$ 20.00 per \$1,000 of const. cost

F. COMMERCIAL MISC. PROJECTS

Detached Accessory Buildings	\$ 1.00 per Sq. Ft. (Min. \$250)
Electrical Backup Generators	\$350.00
Electrical Service Upgrades	\$150.00 per 100 amps
Electrical, Miscellaneous	\$ 25.00 per \$1,000 of const. cost (Minimum \$200)
HVAC Only, Miscellaneous	\$ 25.00 per \$5,000 of const. cost (Minimum \$200)

Plumbing Only, Miscellaneous	\$ 25.00 per \$5,000 of const. cost (Minimum \$200)
Sprinkler System, Fire (Plans are reviewed & approved by the Fire Department & that fee will be added to the permit)	\$250.00
Elevators	\$500.00
Elevator Inspection (semi-annual)	\$125.00 per inspection
Fences	\$150.00 (Plus 20¢ per lineal foot)
Roofing	\$250.00
Window Replacement	\$ 25.00 per \$1,000 of const. cost (Minimum \$200)
If not addressed above, miscellaneous work requiring permit	\$ 25.00 per \$1,000 of const. cost (Minimum \$250)
Sanitary Sewer Repair / Water Service Repair	\$150.00
Landscaping/ Regrading (10 or more cubic yards)	\$250.00
Sprinkler System, Irrigation	\$200.00
Signage	
Wall – Illuminated	\$125.00 (Plus 30¢ Per Sq. Ft.)
Wall- Non-Illuminated	\$100.00 (Plus 30¢ Per Sq. Ft.)
Ground – Illuminated	\$200.00 (Plus 30¢ Per Sq. Ft.)
Ground- Non-Illuminated	\$100.00 (Plus 30¢ Per Sq. Ft.)
Temporary (30 days)	\$ 50.00
Trailers for Construction	\$200.00
Cellular Towers	\$4,000.00 (Min. 3% of const. cost)
Photovoltaic solar panels	\$ 25.00 per \$1,000 of const. cost (Minimum \$200)
Wind Turbines	\$ 25.00 per \$1,000 of const. cost (Minimum \$200)
Parking Lots	\$ 25.00 per \$1,000 of const. cost (Minimum \$200)
Occupancy Fee	
Temporary Occupancy Certificate Deposit	\$4,000.00
Monthly Temporary Occupancy Fee (Deducted from Deposit)	\$ 250.00
Final Certificate of Occupancy	\$ 200.00
If not addressed above, miscellaneous work requiring permit	\$ 25.00 per \$1,000 of const. cost (Minimum \$250)
Permit Extensions (Minimum \$100.00. One-time extension only; 6 months maximum.)	25% of original fee
Re-Inspections for Failed Inspections	\$ 80.00
Permit Reinstatement <u>After</u> a Stop Work Order	\$100.00 first violation \$200.00, each additional violation
Permit Refunds	

In case of revocation of a permit or abandonment or discontinuance of a building project, no fee will be returned. If a permit has been issued for a project, but never started, a permit fee of less than \$300.00 will not be returned. If a permit cost more than \$300.00, the Director of Community Services will compute the cost to the Village of processing the permit, and then will refund the balance to the applicant upon written request.

G. CONSULTING AND OUTSIDE INSPECTION SERVICES - DEPOSITS

(per Sections 8-5-8, 9-5B-12, 9-6-12-F, 9-11-10, 10-1-9, 10-2-3-1, 10-2-3-11, and 10-5-16)

Deposits are required to reimburse the Village for the costs of preparation and/or review of zoning applications (variations, text amendments and special uses), annexation agreements, TIF redevelopment agreements, subdivision plats, site development and building permits and/or ecological mitigation plans, when such services are performed by consultants engaged by the Village or by third parties whose services are billed to the Village by other governmental agencies, including services of the Village Engineer, Village Attorney, Village Ecologist, Village Forester, inspectors from Lake County and fire protection districts having jurisdiction, and other consultants as needed in connection with the review of any of the foregoing. The time billed for consultants may include attendance at meetings and on-going inspection and review of work. The duties of such consultants may be adjusted, and references throughout to a specific consultant may refer to a consultant with a different title. Consulting deposits must be replenished to the full amount when the balance falls below \$500. No inspections will be performed, and no Certificates of Occupancy will be issued until the deposit is replenished. Consultant fees will be charged against the deposit at the Village cost, plus a 5% Administration Fee charged against the total deposit(s), collected in advance. The Administration Fee will be additive to the minimum deposit amounts shown below and must be replenished, if needed, along with the deposit. Such fee is to reimburse the Village for time and expense in coordinating the services of such consultants.

*Limited Scope Single Family Residential Deposit and Replenishment	\$ 2,000.00
Single Family Residential Deposit and Replenishment	\$ 5,000.00
Multi-Family Deposit and Replenishment Amount	\$10,000.00
Commercial Deposit and Replenishment Amount	\$10,000.00

*Limited scope applies only if initial, estimated consultant fees are under \$2,000.

H. BONDS - COMPLETION SECURITY

New construction, additions/ renovations	1 percent of const. cost (\$100 Minimum)
Culverts	\$ 1,000.00
Generators	\$ 100.00
Roadways	4 percent of const. cost
Construction Cost \$625,000.00 or Less (Minimum \$2,000.00)	\$ 25,000.00 (plus 3% of const. cost over \$625,000)
Construction Cost Over \$625,000.00	\$ 25,000.00 (plus 3% of const. cost over \$625,000)
Site development completion security	\$ 1,500.00 Minimum
Swimming pools	\$ 300.00

BUSINESS LICENSES

Food Establishment	\$150.00	<u>3-5B-2</u>
Outdoor Dining License	\$150.00	<u>3-5C-1</u>
Massage Spa	\$150.00	<u>3-5D-2</u>
Certificate of Registration (solicitor permit)	\$100.00	<u>3-3-12</u> }
Film Production Permit	\$150.00	<u>3-5E-2</u> } 18-06-12
Special Event Permit (by private club)	\$250.00	<u>9-4F-5-7</u>

CONNECTION CHARGES (Per Residential Equivalent Home Unit)

All the below sanitary connection charges are in addition to the connection fee due Lake County Public Works at the time of connection. The Lake County Public Works connection fees are \$5,810-\$8,220 as of the date of this schedule. Note that making a connection requires posting a refundable bond restoration fee – see below.

A. Standard Sanitary Sewer Connection Charge **\$25,000.00** **7-2B-1**
 -Village installs E/One System

Exceptions to Standard Charge as follows:

Section 7-2B-1-A (connection to public sewer) **\$3,500.00**
 -Owner installs gravity service

Section 7-2B-1-B (connection to developer-installed sewer) **\$3,500.00**
 -Owner installs gravity service

Section 7-2B-1-C (direct connection to county sewer) **\$1,000.00**
 -Owner installs gravity service

Section 7-2B-1-D (properties included in sewer SSA) **\$ 0.00**
 -Village installs E/One System

B. Standard Residential Water Connection Charge **\$23,500.00*** **7-2B-3-B**

Exception, Section 7-2B-3-A **\$ 2,600.00**

Exception, Section 7-2B-3-B **\$ 1,300.00**

*Any property owner whose lot is located within the boundaries of a special service area established by the village for the purpose of extending the water supply system of the village shall not be required to pay any connection charge for making a connection to a water main, such connection charge being deemed paid by virtue of the owner's payment of special service area taxes levied within the special service area.

C. Commercial Water Connection Charge per RE **\$ 9,000.00** **7-2B-3-C**

ECOLOGICAL COST-SHARE PROGRAMS (Ord. 18-06-12) **4-9-4**

Canopy and Subcanopy Tree Removal	\$100.00
Ecological Consultation	\$ 75.00
Garlic Mustard Removal	\$100.00
Invasive Shrub Removal	\$100.00
Native Seeding & Plant Plugs	\$100.00
Native Tree and Shrub Planting	\$100.00
Prescribed Burning	\$100.00
Rain Garden	\$100.00

LIQUOR LICENSE FEES (annual) **3-2-5**

Class A License (private club)	\$3,500.00
Class B License (Park District club)	\$3,500.00
Class C License (commercial establishment)	\$3,500.00
Class D License (restaurant/cocktail lounge)	\$3,500.00
Class E License (hotel amenity beer/wine)	\$2,500.00
Class F License (restaurant only)	\$3,500.00

Class G License (one day license)	\$1,500.00
Class H License (restaurant beer only)	\$2,500.00
Class I License (liquor store)	\$3,500.00
Class J License (Cultural Center)	\$3,500.00

POLICE SERVICES

(Ord. 18-06-12)

Extra-Duty Hourly Rate

\$ 88.53 per hour 1-16-12

ROAD SPECIAL SERVICE AREAS:

7-5-8

Each Road SSA having a balance in excess of \$1,000 in a Maintenance Fund under Chapter 5 of Title 7 of the Village Code shall be charged, for each calendar year commencing with calendar year 2020, an annual fee of \$10 per taxable lot in the area, plus a flat fee of \$200 per calendar year, to be collected from the Maintenance Fund. Such fees will be used to offset unallocated professional fees incurred by the Village for services concerning Road SSAs. A Road SSA may also be charged for professional fees incurred for work undertaken specially for a Road SSA.

SANITARY SEWER USER CHARGES

7-2B-2

Sanitary sewer user charges include two components shown below:

1. The monthly amount invoiced by Lake County, under an Intergovernmental Agreement with the Village.
Current monthly charge shown is subject to change. \$48.40
2. A monthly charge for Village replacement reserve \$18.00

SANITARY SEWER DELINQUENCIES

7-2B-2 and 7-2B-5

Service charge for delinquent payments	10% of rendered bill
Initial legal fee for recording of lien for delinquent charges	\$1,000.00
Recording fees for recording of lien for delinquent charges	\$ 50.00

SUBDIVISIONS

Acreage fee per acre or portion thereof in subdivision	\$1,500.00	<u>10-2-3-2</u>
Filing Fee for subdivision plat		<u>10-2-2-2-A</u>
15 lots or less	\$300.00	
Each lot in excess of 15 Lots	\$ 50.00	
Cash Contributions in Lieu of Land Dedication – see chapter 4, title 10		<u>10-4-1</u>

SWIMMING POOL FILL PERMIT (FROM FIRE HYDRANT)

08-88-5-8

Refundable Deposit	\$500.00
The deposit is to be returned to the resident less the cost of water consumed at the rate of \$10.50 per 1,000 gallons. The cost of physical damage (if any) to Village property will also be deducted.	

TREE REMOVAL PERMIT **\$100.00*** [5-5-4-B](#)
 Refundable if trees are dead, hazardous, or unprotected species
 There is no tree removal permit application fee SRZ

TREE MITIGATION FEES (Ord. 18-06-12) [9-6-8-C](#)
 The applicant shall pay tree mitigation fees if not eligible or choosing not to implement an Ecological Mitigation Plan. In such event, the Village Ecologist shall calculate the following fees:

**Highly Desirable Protected Trees shall be mitigated with a fee equal to:*

- \$125.00 per inch for trees 1.5” to 4.9” caliper @ D.B.H.
- \$150.00 per inch for trees 5.0” to 11.9” caliper @ D.B.H.
- \$175.00 per inch for trees 12.0” to 20.9” caliper @ D.B.H.
- \$200.00 per inch for trees 21.0+” caliper and larger @ D.B.H.

**All Desirable Protected Trees shall be mitigated with a fee equal to:*

- \$75.00 per inch for trees 1.5” to 4.9” caliper @ D.B.H
- \$85.00 per inch for trees 5.0” to 11.9” caliper @ D.B.H.
- \$95.00 per inch for trees 12.0+” caliper and larger @ D.B.H.

WATER USER CHARGES [7-2B-4](#)
 Bulk Use during construction (prior to installation of water).....\$150.00 + meter;
\$1,000 (flat rate)
 Water rate per 1,000 gallons (monthly minimum of \$10.00) **\$8.98* (subject to change)**

WATER - DEEP WATER WELL SYSTEM [4-4-4](#)
 Permit application (provided a deep well is allowed) **\$1,000.00**
 Annual Fee. (Excludes single family homes) **\$2,500.00**

WORKING WITHOUT A PERMIT: All applicable permit fees shall be doubled to obtain permits retroactive after work has begun without a permit. Fines may also apply under Section [8-4-6](#). Any work that is completed without a permit and is inaccessible to a visible inspection, it shall be made accessible as directed by the permitting jurisdiction so an inspection can be completed. The Village of Riverwoods is not liable for any costs incurred by the owner/contractor(s).

WATER DELINQUENCIES [7-2B-4; 7-2B-5; 7-2-6-L; 7-2B-7](#)
 Service charge for delinquent payments **10% of rendered bill**
 Initial legal fee for recording of lien for delinquent charges **\$1,000.00**
 Recording fees for recording of lien for delinquent charges **\$ 50.00**
 Service charge to restore service after disconnection: **\$ 500.00**

WATER METERS – maintained by the Village

7-2-6 I & J

The Village will own, install and maintain all water meters one and one-half inches (1.5") and smaller.

Testing charges if requested by the owner....If meter is faulty:.....**NO CHARGE**
If meter reads correctly: **\$200.00**

Replacement of a broken seal **\$200.00**

Charge for new meter to be paid by owner*

1” water meter **\$460.00**

1-1/2” water meter **\$800.00**

*however, the installation of a new 1” meter is included in any water connection charge when the same is being paid.

WATER METERS – maintained by the Owner

7-2-6-I

The owner will purchase larger meters from the Village and thereafter be responsible for their maintenance. Charge for new meter to be paid by owner, as follows:

2” water meter **\$2,950.00**

3” water meter **\$3,250.00**

4” water meter **\$4,100.00**

6” water meter **Market Price**

WOODLAND DELINEATION

Parcel Map of Woodland Delineation (Ord. 17-09-10)

\$250.00

9-6-9-F

ZONING APPLICATION

(Text Amendment, Special Use, Variance)

\$450.00

9-11-10

REGISTRATION OF RENTAL PROPERTIES

19-01-06

Registration Fee **\$ 30.00**

Failing to Register (1st offense) **\$ 75.00**

Failing to Register (2nd offense) **\$200.00**

Failing to Register (3rd offense & subsequent offenses) **\$375.00**