

**Lee County Board
Dixon, Illinois**

RESOLUTION NO. _____

**REVISION TO THE ZONING AND BUILDING
PERMIT FEE SCHEDULE**

WHEREAS, Lee County has in force a County Zoning Ordinance wherein various fees have been established; and

WHEREAS, said Zoning Ordinance provided for changes in said fees when appropriated; and

WHEREAS, the Lee County Board has determined it is necessary to periodically review and update fees charged for any permits, applications, filing fees, certificate fees, or other costs assessed in the administration and enforcement of the Lee County Zoning Ordinance; and

WHEREAS, the fee structure is deliberately excluded as part of the Zoning Ordinance with the intent that said fees may be changed from time to time without an amendment to the Zoning Ordinance; and

NOW, THEREFORE BE IT RESOLVED, by the Lee County Board that the following pages of structured fees, attached hereto as Exhibit A, are hereby established and will replace the present fees for Lee County Zoning and Building Permit Fees schedule.

PASSED BY THE LEE COUNTY BOARD

ATTEST:

THIS _____ DAY OF _____, 2024

BY: _____
Lee County Clerk

BY: _____
Lee County Board Chairman

LEE COUNTY BUILDING PERMIT FEES

Lee County Board – March 21, 2024

Resolution No. 2024.03.XXX

Fee

Structures; Additions & Structural Alterations

Floor area above ground (*Living area*) \$.20/sq. ft. _____

Floor area below ground (*Basement*) \$.20/sq. ft. _____

Garages/Accessory buildings \$.15/sq. ft. _____

Pools (*Above ground*) \$ 50.00 _____

Pools (*Inground*) \$ 100.00 _____

Fences \$ 50.00 _____

Signs (Non-illuminated)

150 sq. ft. or less \$ 50.00 _____

150 but less than 300 sq. ft. \$ 100.00 _____

300 or more sq. ft. \$ 250.00 _____

Signs (Illuminated)

150 sq. ft. or less \$ 100.00 _____

150 but less than 300 sq. ft. \$ 200.00 _____

300 or more sq. ft. \$ 500.00 _____

(The square feet shall be measured by the smallest square, rectangle, triangle, circle or combination that will encompass the entire display area. If one side of the sign provides for more display area than another, the measurements will be made on the larger side.)

Development permit \$ 50.00 _____

Temporary permit \$ 50.00 _____

Minimum building permit fee *(Any fee less than \$50.00)* \$ 50.00 _____

Late fee *(Twice the cost of the building permit)* \$ _____

(Fee will be charged to both owner and contractor if any construction begins prior to the building permit being issued)

Agricultural building penalty fee \$ 150.00 _____

(Fee will be charged for any agricultural building commenced without an approved permit)

Reissued building permit \$ 50.00 + permit cost _____

(A building permit will be void if construction has not commenced 50% within a period of one (1) year from the date permit was issued. A building permit may be reissued only once)

LEE COUNTY BUILDING PERMIT FEES

Lee County Board – March 21, 2024

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(CONTINUED)

Commercial/Industrial structures	\$ 0.25/sq. ft.	_____
Cell towers – new construction	\$ 25.00/foot	_____
Additional equipment to existing cell tower site	\$ 1,200.00	_____
*Meteorological tower/ transmission line poles	\$ 25.00/foot	_____
Light Detection and Ranging System (LIDAR)	\$ 1,200.00 per unit	_____
Aircraft Detection Lighting Systems (ADLS)	\$ 1,200.00 per unit	_____
Wind turbine or solar (Non-commercial use)	\$ 5.00/per kilowatt/AC side	_____
*Pipeline	\$ 0.50/per inch diameter x feet	_____
*Commercial power generation and energy storage (New construction)		
Up to 10 MW	\$ 10,000/per megawatt	_____
10 up to 50 MW	\$100,000 + \$5,000/per megawatt above 10	_____
50 up to 100 MW	\$300,000 + \$3,500/per megawatt above 50	_____
Greater than 100 MW	\$475,000 + \$1,500/per megawatt above 100	_____
Commercial power generation <i>(Replacement of generator, turbine, blades, or other major components)</i>	\$ 2,000/per megawatt	_____
Commercial power generation <i>(Substation, inverter/transformer pads)</i>	\$ 1,200.00	_____
Zoning Petition (Rezoning, variance, special use) <i>(Per parcel: \$750 up to the first 10 acres then \$25.00 per acre, thereafter)</i>	\$ 750.00	_____
Subdivision Petition Preliminary Plat <i>(\$750 up to the first 10 lots then \$25.00 per lot thereafter)</i>	\$ 750.00	_____
Final Plat <i>(\$500 up to the first 10 lots then \$25.00 per lot thereafter)</i>	\$ 500.00	_____
Penalty fee <i>(Fee will be charged for any development in violation of zoning classification)</i>	\$500.00 + petition costs	_____

*Formal Decommissioning Plan required

Total Building Permit Fee

_____ Please make check out to: Lee County

All fees paid are non-refundable.

Fees not otherwise classified: If a fee is not specifically provided for in the building permit fees structure, a reasonable fee shall be set by the Lee County Zoning Administrator. No fee is required for any structure or use by any municipality, school, state or federal governmental agency. These agencies must, however, submit an application for a permit.