

Resolution No.: 0815-0410

**RESOLUTION ADOPTING A REVISED  
PLANNING AND ZONING FEES SCHEDULE**

**WHEREAS**, the Village of Matteson, Cook County, Illinois, has reviewed its current Planning and Zoning Fees Schedule and has determined that a revised Fees Schedule is needed to address issues related to development review, signage, zoning certificates and miscellaneous fees, as well as to provide a fees schedule that is related to the complexity of the review process and amount of time necessary for Village staff to adequately review a planning and zoning proposal or request; and

**WHEREAS**, the Village of Matteson has determined that it is in the best interests of the Village to adopt a revised Planning and Zoning Fees Schedule; and

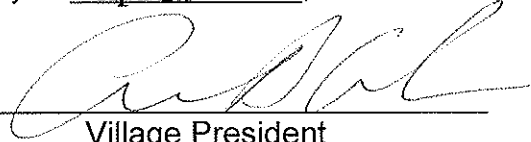
**WHEREAS**, this Resolution does hereby replace the fee schedule established by Resolution No.: 0729-0403.

**NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Trustees of the Village of Matteson, Cook County, Illinois:**

Section 1. That the Revised Planning and Zoning Fees Schedule be and hereby adopted by the Village of Matteson, which fees schedule is attached hereto marked "**Exhibit A**", and made a part hereof become effective on May 1, 2010.

Section 2. That this Resolution shall be in full force and effect from and after its passage and approval in a manner as provided by law.

PASSED and APPROVED this 12th day of April, 2010.

  
\_\_\_\_\_  
Village President

AYES: 6  
NAYS: 0  
ABSENT: 0

ATTEST:

  
\_\_\_\_\_  
VILLAGE CLERK  
(SEAL)

**“EXHIBIT A” PLANNING & ZONING FEES SCHEDULE**

<b>DEVELOPMENT REVIEW FEES*</b>	
<b>Annexation</b>	0-5 acres: \$ 750 6-10 acres \$1,200 11-50 acres \$2,125 51-100 acres \$3,000 > 100 acres: \$3,000 + \$20 per add'l acre over 100
<b>Annexation Agreement</b>	\$1,000
<b>Rezoning</b>	Private Residence: \$ 375 All others 0-5 acres: \$ 750 6-10 acres: \$1,200 11-50 acres \$2,125 51-100 acres \$3,000 > 100 acres: \$3,000 + \$20 per add'l acre over 100
<b>Special Use (General)</b>	0-5 acres: \$ 750 6-10 acres: \$1,200 11-50 acres \$2,125 51-100 acres \$3,000 > 100 acres: \$3,000 + \$20 per add'l acre over 100
<b>Variance</b>	Private Residence - \$125; \$20 add'l per each over 2  Non-Residential - \$ 300; \$50 add'l per each over 2
<b>Preliminary or Final Plat of Subdivision</b>	0-5 acres: \$ 750 6-10 acres \$1,200 11-50 acres \$2,125 51-100 acres \$3,000 > 100 acres: \$3,000 + \$20 per add'l acre over 100  More than 3 reviews: \$500 per add'l review
<b>Preliminary or Final Planned Unit Development (PUD)</b>	0-5 acres: \$ 750 6-10 acres \$1,200 11-50 acres \$2,125 51-100 acres \$3,000 > 100 acres: \$3,000 + \$20 per add'l acre over 100  More than 3 reviews: \$500 per add'l review

**“EXHIBIT A” PLANNING & ZONING FEES SCHEDULE**

<b>Site Plan</b> <b>Landscape Plan</b> <b>Elevation Plan</b> <b>Signage Plan</b>	0-10 acres: \$ 500 11-40 acres \$1,000 > 40 acres: \$1,800 More than 3 reviews: \$100 per add'l review
<b>Concept Plan</b>	0-10 acres: \$ 500 11-40 acres \$1,000 > 40 acres: \$1,800 More than 3 reviews: \$100 per add'l review
<b>Text Amendment</b>	\$1,000
<b>SIGN PERMIT FEES</b>	
<b>Temporary Sign</b> <b>Permanent Sign</b> <b>Non-illuminated</b>	\$35 \$35 or \$3.00 per sq.ft. of sign face area (single side), whichever is greater
<b>Illuminated-Attached</b>	\$60+\$3.00 per sq.ft. of sign face area (single side)
<b>Illum.-Freestanding</b>	\$125+\$3.00 per sq.ft. of sign face area (single side)
<b>Illum.-Directional</b>	\$60
<b>Commercial Sale or Lease Sign Annual Fee</b>	\$150 (renewal each year); \$200 if renewed after Jan.31st
<b>Sign Face Changes</b>	\$1.50 per sq.ft. of sign face area
<b>MISCELLANEOUS REVIEW FEES</b>	
<b>Special Event Permit</b>	\$35
<b>Seasonal Outdoor Sales</b>	\$35
<b>Temporary Outdoor Patio</b>	\$125
<b>Temporary Storage Trailers</b>	\$110 per trailer
<b>Appeal of Building or Zoning Officials Decision*</b>	\$250

**“EXHIBIT A” PLANNING & ZONING FEES SCHEDULE**

<b>ZONING CERTIFICATES REVIEW FEES**</b> as part of the building permit review process	
<b>Residential</b>	
New Dwelling Unit/s	\$20
Room Additions	\$15
Sunroom/3 Seasons Rm	\$15
<b>Accessory Structures</b>	
Deck	\$10
Fence	\$10
Garage	\$10
Gazebo	\$10
Swimming Pools	\$10
Hot Tubs	\$10
Patios	\$10
Storage Shed	\$10
<b>Commercial</b>	
Tenant Build-Out	\$25
Remodel/Addition	\$40
New Building	\$75
<b>Industrial</b>	
Tenant Build-Out	\$25
Remodel/Addition	\$40
New Building	\$75

**Notes:**

\* Plus costs of applicable consultant fees (Village Attorney, Special Counsel, Village Engineer and/or other consultants as needed). These fees shall be paid prior to the recording of the final plat of subdivision or prior to the issuance of a building permit, whichever occurs first.

\*\* A zoning certificate is a sign-off confirming compliance of proposed use, bulk regulations, parking, and other applicable zoning regulations.