



**Village of Westchester**  
**Agenda**  
**Committee of the Whole Meeting**

Village Hall  
10300 Roosevelt Road  
Westchester, IL 60154  
[www.westchester-il.org](http://www.westchester-il.org)

---

**Tuesday, December 20, 2016**  
**Village Hall Board Room - 7:00 p.m.**

---

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. New Business**
  - A. Vehicle Replacement Policy – Mr. Webber (p. 2)
  - B. Highlands Concept Plans – Ms. Headley (p. 11)
  - C. Declaring Surplus Vehicles – Mr. Lewis/Chief Stelter (p. 18)
  - D. Preliminary Engineering Report – Balmoral Avenue – Mr. Lewis (p. 19)
- 5. Old Business**
  - A. Waste Management Contract Extension Proposal – Ms. Matthys/Vaughn Kuerschner (Discussion Only)
  - B. Fee Schedule for Building Permits – Ms. Headley (p. 21)
- 6. Information Only**
- 7. Public Participation**

In order to give as many visitors as possible an opportunity to speak and in the interest of adjourning the meeting by 9:00 p.m., please limit your comments to 3 minutes in length, unless further time is granted by the Board. Thank you.
- 8. Executive Session**
- 9. Adjournment**



# Village of Westchester

10300 ROOSEVELT ROAD, WESTCHESTER, IL 60154  
(708)345-0020 FAX (708)345-2873  
WWW.WESTCHESTER-IL.ORG

Village President  
SAM D. PULIA

Village Clerk  
SHERBY J. MILLER

Trustees  
ANGELO A. CALCAGNO  
CARL C. CELESTINO  
FRANK PERRY  
CELESTINE REDA  
NICK STEKER  
TOM YURKOVICH

Village Manager  
JANET M. MATTHYS

Village Attorney  
MICHAEL K. DURKIN

Date: December 15, 2016

To: President Pulia & Board of Trustees

From: Chris Webber  
Finance Director

RE: Vehicle Replacement Policy

---

The Village of Westchester is in the process of preparing a long-term Capital Plan. As part of that planning process policies must be put into place to help formulate that Plan and to determine when Village owned vehicles should be replaced.

Over the past month I have received input from Police Chief Steve Stelter, Fire Chief James Adams and Public Works Director Robert Lewis in preparing the attached Vehicle Replacement Policy. Additionally, staff has been in contact with other municipalities in regards to the attached Policy to ensure the Village of Westchester has a policy consistent with industry standards.

Staff feels the need for the provision of an objective system of standards to guide the Village's decisions as we look at upgrading and replacing our vehicle and equipment fleet in the coming years. The goal is to provide a fleet of vehicles that meets the needs of the Village of Westchester, is safe to operate, and provides the best possible return in resale value at the end. It is hoped that this Policy will give the Board and Management the tools they need to make sound financial decisions as they budget annually.

**Village of Westchester**  
**Police Department**  
**Vehicle Replacement Policy**  
Updated December 2016

**Authorized Vehicle Inventory**

The Police Department vehicle inventory currently consists of the following 16 vehicles:

- 8 Marked Patrol Vehicles
- 2 Unmarked Police Vehicles
- 2 Administrative Vehicles (Chief/Deputy Chief)
- 3 Investigator Vehicles
- 1 Community Service Vehicle

Vehicles and equipment are replaced at various times depending on the type of vehicle and the nature and intensity of its use. Police vehicle use can be divided into two (2) areas. The first is marked squads or patrol vehicles and the second is unmarked or non-patrol vehicles.

**Marked Squads-Patrol Vehicles**

Patrol cars are unique due to the following characteristics:

- Mileage is not reflective of wear and tear due to high idle times comparatively to other non- patrol vehicles, time spent in the vehicle by officers and the constant shutting off and starting.
- Often in use 24/7.
- Village attempts to stay with a specific model year to year because customized equipment (prisoner barriers, push bumpers, center equipment consoles) can be re-used and if not would significantly increase change-over costs. Additionally, the Village mechanic stocks replacement parts and increases his familiarity of repairs through experience.
- Patrol officers spend the significant portion of their day in the patrol car.
- Models are specifically designed as squad cars and come equipped with specially designed equipment (engines, cooling systems, electrical and suspension systems, pre-wiring and set-up designs, etc.).
- Purchased through a joint purchasing cooperative that provides for significant discount compared to retail sticker cost. Patrol cars must be ordered and are not typically available without pre-ordering. Lead time for orders ranges from 90 to 180 days from the time the order is received.
- Equipment change-over costs or the cost to move the aftermarket equipment (radios, cameras systems, computers, etc.) is approximately \$4,000. If the change-over costs include a model change or new equipment (computer, in-car camera, emergency lights, etc), costs could be in excess of \$10,000 because of non-conforming dimensions between vehicles. An example of this would an overhead light bar that would be changed from a Chevy Tahoe to a Ford Interceptor.
- Due to the critical nature of squad cars, a high degree of reliability is essential.

### **Patrol Vehicle Replacement Policy**

Timely replacement is important for controlling vehicle availability, safety, reliability and efficiency. In 2009, a study was completed by and published in Police Fleet Magazine that collected repair and maintenance cost data for the Ford Crown Victoria Police Interceptor from a number of police agencies representing both urban and rural cities of varying climates. While a similar study has not yet been completed with the newer model Ford Police Interceptor SUV, it is expected that one will be once a larger sample size is available. The purpose of these studies is to determine at what vehicle mileage the marginal operating costs increase substantially. Until a more comprehensive study is complete with the newer model vehicle, the department will continue to use the foundation based on the 2009 study. The study indicated a 20% increase in operating and maintenance cost once the vehicle mileage reached between 80,000 to 85,000 miles (and continued at this increased level). Westchester patrol vehicles generally reach this mileage level at approximately 3.5 to 4 years. At the time of this study, this included repairs such as rear-ends, transmissions, engines, lighting modules, ABS braking components and the replacement of a third set of tires. Additionally, they found that increased operating costs can be correlated with increased downtime and decreased reliability. Study results mirrors Village experience. Obviously, there is some variability in these costs from year to year caused by differences in design and vehicle engineering. Using mileage as the benchmark for replacement allows us to identify a point when the capital costs coupled with the operating costs are at the lowest point and provides us with enough lead time to budget, order and replace patrol vehicles prior to the increase in marginal costs, downtime and reliability.

### **Patrol Vehicles – Current Replacement Recommendations**

- Patrol Supervisor vehicle (in use 24/7 due to specialized equipment): Replaced at 85,000 miles; which is reached after approximately two (2) years.
- Patrol vehicles: Replaced at 85,000 miles; which is approximately every 3.5 to 4 years.
- A front line patrol vehicle at 85,000 miles is generally re-purposed as an evidence collection vehicle or rotated into the Village's fleet for use by other administrative users. In practice, this means that the Police Department replaces one patrol vehicle and one supervisor vehicle the first year, and then two patrol vehicles the following year. This cycle repeats, although every fourth year it is necessary to replace three patrol vehicles. It is important to recognize that a dollar in patrol car replacement funding deferred is not a dollar saved. Patrol vehicles do wear out, and over time they not only become more unreliable but more costly and unsafe to operate. Deferred replacement beyond the planned service life will also increase the average maintenance and repair costs. It will also affect the manner in which the vehicle is utilized due to its perceived or actual drop in reliability.

### **Unmarked Non-Patrol Vehicles**

Unmarked non-patrol vehicles are used by investigators/youth and administrative personnel. The use of unmarked vehicles differs from patrol vehicles in the following ways:

- Used less and are not typically in use 24/7.
- Less equipment installed and change-over costs are approximately \$2,000 - \$2,500.
- Shorter idle time compared to patrol vehicles.
- Purchased through the Joint purchasing cooperative at significant discount.
- Usually a modified version of a marked vehicle.

- Often re-purposed within the Village.

### **Unmarked Vehicles – Current Replacement**

The recommended practice is to replace non-patrol vehicles when they reach 60,000 miles. This equates to replacing the vehicles every 6 to 8 years. Although the vehicle replacement mileage is less than patrol vehicles mileage, the age of the vehicle (twice that of marked vehicles) does impact reliability and maintenance costs. Additionally, it has been the department's practice to re-purpose one of these vehicles as a parking enforcement vehicle. The department currently has seven (7) unmarked vehicles, six (6) between administrative and detectives and one (1) patrol supervisor. One (1) was purchased in 2007, one (1) was purchased in 2008, one (1) was purchased in 2011, one (1) was purchased in 2012, one (1) was purchased in 2014 and two (2) were purchased in 2015.

The following is a break-down of vehicles purchased since 2010:

2010 – 1 vehicle purchased  
2011 – 1 vehicle purchased  
2012 – 2 vehicles purchased  
2013 – 0 vehicles purchased  
2014 – 4 vehicles purchased (1 was purchased on a grant)  
2015 – 1 vehicle purchased (grant purchase)  
2016 – 1 vehicle purchased

Since 2010, the Police Department has received 10 vehicles, 2 of which were grant purchases. This means that the Village has purchased only 8 vehicles in 7 years for the Police Department at an average of 1.15 cars per year.

Following the practice of replacing the vehicles every 6-8 years, the Community Service Officer Vehicle 2009 Dodge Charger would be replaced with the current Chief's vehicle, and the Charger would then be put to surplus due to high mileage. In 2017/18 three (3) vehicles would be purchased, 1 new Chief vehicle and two (2) patrol vehicles, replacing current patrol vehicles with over 100,000 miles. Then moving forward in 2018/19 and 2019/20, police vehicles would be replaced depending on mileage and need, thus spreading the cost of these vehicles throughout several fiscal years while still maintaining the recommended schedule.

**Village of Westchester**  
**Fire Department**  
**Vehicle Replacement Policy**  
Updated December 2016

**Purpose:** To establish guidelines for scheduled replacement of Department apparatus and vehicles.

**Authorized Vehicle Inventory:**

Currently, the Fire Department has two (2) categories of vehicles with a total number of ten (10) vehicles. They are as follows:

Fire Suppression / EMS Ambulances

- Two (2) pumping engines
- One (1) aerial ladder truck
- One (1) rescue truck
- Two (2) advanced life support ambulances

Support & Staff Vehicles:

- One (1) pick-up truck (utility)
- One (1) Expedition (Chief)
- Two (2) staff cars

The Fire Chief shall have the responsibility to oversee this process. Fire suppression and EMS apparatus are custom made, 24 hour on demand vehicles that require a high degree of reliability. Support and Staff Vehicles, while not custom made, are also 24 hours on demand and required a high degree of reliability. All are replaced depending on various factors. These life expectancy factors include:

- Service life – the capability of performing the needed duty. Examples are mileage, number of responses, overall wear and tear, pump capacity and operational capabilities.
- Technological life – the capability of performing in the role the vehicle was designed for. Examples are speed, acceleration, current use, braking abilities, and technology advances of newer apparatus.
- Economic life – the expense associated with effective use over a period of time. Examples are depreciation, operating costs, fuel, oil, repairs, operator training, and downtime. Every attempt will be made to maximize the value of the apparatus or vehicles being replaced including trade-in value, sale by owner, sale by broker, etc. Every attempt will also be made to evaluate all acceptable funding sources when considering replacement including donations, grants, loan programs, and joint purchasing cooperatives that are available at that time.

### **Replacement Policy - Fire Suppression & EMS Apparatus:**

- The timely replacement of fire apparatus is important for not only controlling costs but also for being able to effectively, efficiently, and safely provide emergency services.
- While there are no mandates indicating the maximum life expectancy for a piece of fire apparatus or an ambulance, the National Fire Protection Association and the Fire Apparatus Manufacturers Association have conducted research to facilitate the replacement of fire apparatus and have establish parameters to assist in determining the replacement of fire apparatus.
- The Federal Ambulance KKK specifications also do not mandate the life expectancy of an ambulance. These specifications are reviewed and revised on a regular basis. Periodic revisions provide for better safety and reliability, ability to provide services, have updated technology and mechanical features. These specifications have gone through six revisions since it was introduced in the early 1970's.
- The Department currently does not have "reserve" type apparatus. Fire and EMS apparatus are considered either primary or secondary response apparatus.
- Using established parameters and specifications and continually monitoring the fleet of apparatus taking into the life expectancy factors (changes in the vehicle and apparatus uses, mileage, maintenance costs, repairs and service requirements, needs of the departments, age of apparatus, number of incidents responded to, and overall condition and reliability) fire department staff will be able to maximize the value of the vehicle being replaced and have a meaningful tool for future planning and budgeting.
- Recommendations to replace fire suppression and EMS ambulances, as funding and Village Board approval permits, are:
  1. Engine 16 years service/72,000 miles
  2. Aerial Ladders 20 years service/74,000 miles
  3. Ambulances 8-10 years service/60,000 miles

### **Replacement Policy – Support and Staff Vehicles:**

- Support and Staff vehicles, while intended for primary use by all Department staff members for non emergency activities, do respond to emergency incidents. They are used on demand, 24 hours a day.
- Support and Staff cars do not usually carry specialized fire and EMS equipment and supplies like fire suppression and ambulance apparatus do. They do typically carry specialty team personnel (Technical Rescue, HAZMAT, Incident Command) and their basic equipment to and from incidents.
- Support and staff vehicles must be able to carry various non-emergency equipment; such as but not limited to, fire investigation supplies, fire prevention displays, and fire prevention items. Light duty trucks, pick-up trucks, and SUVs are the recommended vehicles for these uses.
- Support vehicles can be considered somewhat specialized but they are not typically a custom vehicle. Their intended use varies at times depending on Department needs and programs. Our support vehicles should be able to tow emergency response trailers that are either owned by the Village or through our MABAS mutual aid association.

- Support and staff cars are usually purchased through the State and/or joint purchasing cooperatives to offer the most cost effective purchase possible. They require limited changeover costs and do not require excessive installation of emergency equipment.
- Recommendations to replace support and staff vehicles, as funding and Village Board approval permits, are:

1. Support vehicles 8 years service / 80,000 miles
2. Staff vehicles 8 years service / 80,000 miles

**Village of Westchester**  
**Public Works Department**  
**Vehicle Replacement Policy**  
Updated December 2016

**Vehicle Inventory**

The Public Works Department vehicle inventory currently consists of the following equipment, which is utilized by all divisions of the department as needed. Also included are four (4) pool vehicles that are utilized by Community Development (1) and Public Works (3) departments; One (1) vehicle utilized by Maintenance; and twenty-three (23) vehicles utilized by Public Works/Water and Sewer.

- 4 Pool Vehicles
- 5 One Ton Dump Trucks
- 2 Aerial Lift Trucks
- 2 Loaders
- 7 Three Ton Dump Trucks
- 1 Vacuum/Jetting Truck
- 1 Utility Van
- 1 Backhoe
- 4 Pick-up Trucks
- 1 Skid Steer
- 6 Trailers\*
- 1 Chipper\*
- 1 Excavator\*

**36 Total Vehicles, Tractors & Equipment**

\*Equipment not included in vehicle counts elsewhere in the Capital Improvement Plan.

**Vehicle and Equipment Replacement Policy**

Equipment is replaced at various times dependent upon equipment use, condition, and reliability. Replacement of equipment is important to ensure availability, reliability, and efficiency of the workforce in the field. Many improvements have been made to lengthen the useful life of Public Works equipment, including delaying replacement of equipment if warranted, new specifications for replacement vehicles including lift gates and dump bodies on pick-up trucks, and improved technology and materials of replacement equipment. The following recommendations align with current best practices within the industry; however, at the time of scheduled replacement, a determination will be made based on the vehicle's condition and breakdown history.

- Pool Vehicles: Public Works pool vehicles are obtained through the State of Illinois Purchasing Cooperative or the Suburban Purchasing Cooperative which provides deep discounts as opposed to traditional retail purchasing. The Public Works Department also utilizes recycled police patrol vehicles that have reached their useful life within the Police Department's replacement program, which is approximately every three to four years. Pool vehicles are monitored for condition and mileage and replaced on an as needed

basis, which is averaging every 10 to 12 years for purchased vehicles and 8 to 12 years for recycled police patrol vehicles.

- 1 Ton Trucks and Pickup Trucks: Smaller trucks are utilized year round to carry out the bulk of the day to day operations of each of the divisions of the Public Works Department, and are replaced approximately every 8 to 10 years depending on mileage and condition. These vehicles are purchased through State of Illinois or Suburban Purchasing Cooperatives if available; otherwise staff will shop for the best pricing.
- 3 Ton Trucks and Specialty Equipment: Larger trucks and specialty equipment are utilized primarily for snow and ice removal and material handling (including but not limited to: tree debris recycling and removal, water main break spoil removal, black dirt restoration, stone backfill, etc.), and are replaced approximately every 10-12 years depending on condition and mileage. This equipment is purchased through the State of Illinois Purchasing Cooperative. Specialty equipment such as the aerial lift, vacuum truck, and chippers are generally replaced every 8-10 years, or longer if rehabilitation measures are feasible. This equipment is purchased through the State of Illinois or Suburban Purchasing Cooperatives if available.
- Tractors and End Loaders: Tractors and End Loaders are utilized year round for an array of tasks by all divisions of the Public Works Department, and are replaced approximately every 15-25 years depending on mileage and condition. This equipment is purchased through the State of Illinois or Suburban Purchasing Cooperatives if available.

**VILLAGE OF WESTCHESTER  
REPORT FOR THE COMMITTEE OF THE WHOLE MEETING  
DECEMBER 20, 2016 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
Concept Plan Review – Chicago Highlands Golf Course Club House	Resolution Ordinance Motion X Discussion Only	Melissa Headley Director of Community Development

**PLAN INFORMATION**

Petitioner is requesting a conceptual review of a development plan for the club house for the Chicago Highlands Golf Course pursuant to 18.42.330 of the Zoning Code. The Chicago Highlands Golf Course was originally approved by Planned Unit Development (PUD). The original PUD left out an area for the proposed club house. The Chicago Highlands is preparing to apply for permits for the Club House. Before permits can be issued, a new PUD must be approved for the club house. As you enter the club house from 31<sup>st</sup> Street it will look like a two story building (north elevation). As you enter the club house from the golf course, it will look like a one story building (south elevation). The parking lot along 31<sup>st</sup> Street was constructed under the previous PUD approval. There will be some very minor changes in the parking lot layout. There are two parking lot islands at the east end of the lot, that will be moved and the parking spaces will be reduced by two. This fall, the Chicago Highlands applied for permits for modifications to their storm basin. The modifications allowed for flexibility in the site plan for the proposed club house. That work has been completed.

One of the objectives of the PUD regulations is to provide for abundant, accessible, and properly located public open and recreation space, private open and recreation space, schools, and other public and private facilities; and to allow unique and unusual land uses to be planned for and located in a manner that ensures harmony with the surrounding community. The golf course was previously approved by PUD and was determined to meet the stated purpose of the PUD regulations. The last phase of the development of the golf course is the club house. Since this area was not previously included in the PUD approvals, the Golf Course has to apply for a PUD specifically for the club house.

**18.42.340 - Conceptual review—Consideration.**

The village board of trustees or an assigned committee of the village board of trustees shall review and consider the concept and its relationship to the stated purpose of the planned unit development regulations and may advise the applicant of any specific sections of the planned unit development regulations, such as specific standards or specific submissions requirements or studies, which may or may not aid the future review of the planned unit development by the planning commission.

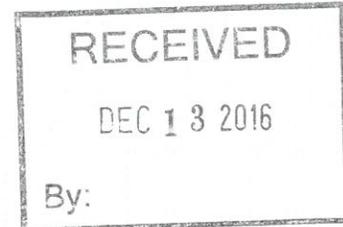
**18.42.020 - PURPOSE.**

The primary purpose of planned unit development regulations is to encourage and allow more creative and imaginative design for land developments than is possible under conventional zoning district regulations. This flexibility in the design of land developments should reflect features which are not normally addressed by conventional zoning district regulations such as preservation of natural site qualities, better development amenities, more open space, and higher quality projects, among others. To assure that these benefits and requested design flexibility are consistent with the intent of the planned unit development provisions, substantial review and analysis by the village of related planning information is an integral part of the planned unit development process.

**ATTACHMENT: COVER LETTER  
PROPOSED DRAWINGS**



December 13, 2016



Chairperson, Planning and Zoning Commission  
Village of Westchester  
10300 Roosevelt Road  
Westchester, Illinois 60154

**Re: Application for Final Planned Unit Development for The Chicago Highlands Club  
Property Located at 2 Bluebird Trail, Westchester, IL 60154**

Dear Chairperson:

The Chicago Highlands Club, LLC, a Delaware limited liability company ("Applicant") is a private country club located at 2 Bluebird Trail in the Village of Westchester ("Subject Property"). The development consists of an 18-hole golf course with practice range, short game area, putting greens and practice holes designed by Arthur Hills. In addition there is a poolhouse, swimming pools, tennis clubhouse, tennis courts, paddle tennis courts and a jogging trail. A skating rink is planned for this site as well. The Applicant developed the Subject Property under a ground lease from the current owner of the Subject Property, The Catholic Bishop of Chicago. This application is for the construction of the approximately 35,000 square foot clubhouse as described in the prior PUD application submitted in February 2009. The proposed clubhouse will contain full service dining, private meeting rooms, locker rooms, a golf shop, a fitness area, and bowling lanes. All of these amenities are for the private use of our members and their accompanied guests.

Previously, the Applicant received final Planned Unit Development approval for the golf course, maintenance facility and amenity portions (i.e. swimming pool, tennis courts, paddle tennis courts, skating rink, and skating, tennis and swim clubhouses) of the Subject Property. The Applicant is ready to proceed with final Planned Unit Development approval for

the clubhouse portion of the Subject Property. Therefore, the Applicant requests the following actions from the Village of Westchester:

(A) Final Planned Unit Development approval for the clubhouse portion of the Subject Property.

We are submitting the following documents (some of which may arrive under separate cover):

- (1) General Application
- (2) Plat of Survey
- (3) Site Plan
- (4) Landscape Plan
- (5) Final Planned Unit Development Plan for Clubhouse area
- (6) Horizontal Building Elevations
- (7) Proof of Ownership (tax bill)
- (8) Application fee of \$125
- (9) Property Owners List
- (10) Findings of Fact
- (11) Engineering Drawings

Please contact me at (301) 252-3190 or John Baxter at (630) 250-4925 with any questions about this application. We look forward to working with the Village of Westchester in completing the development of The Chicago Highlands Club.

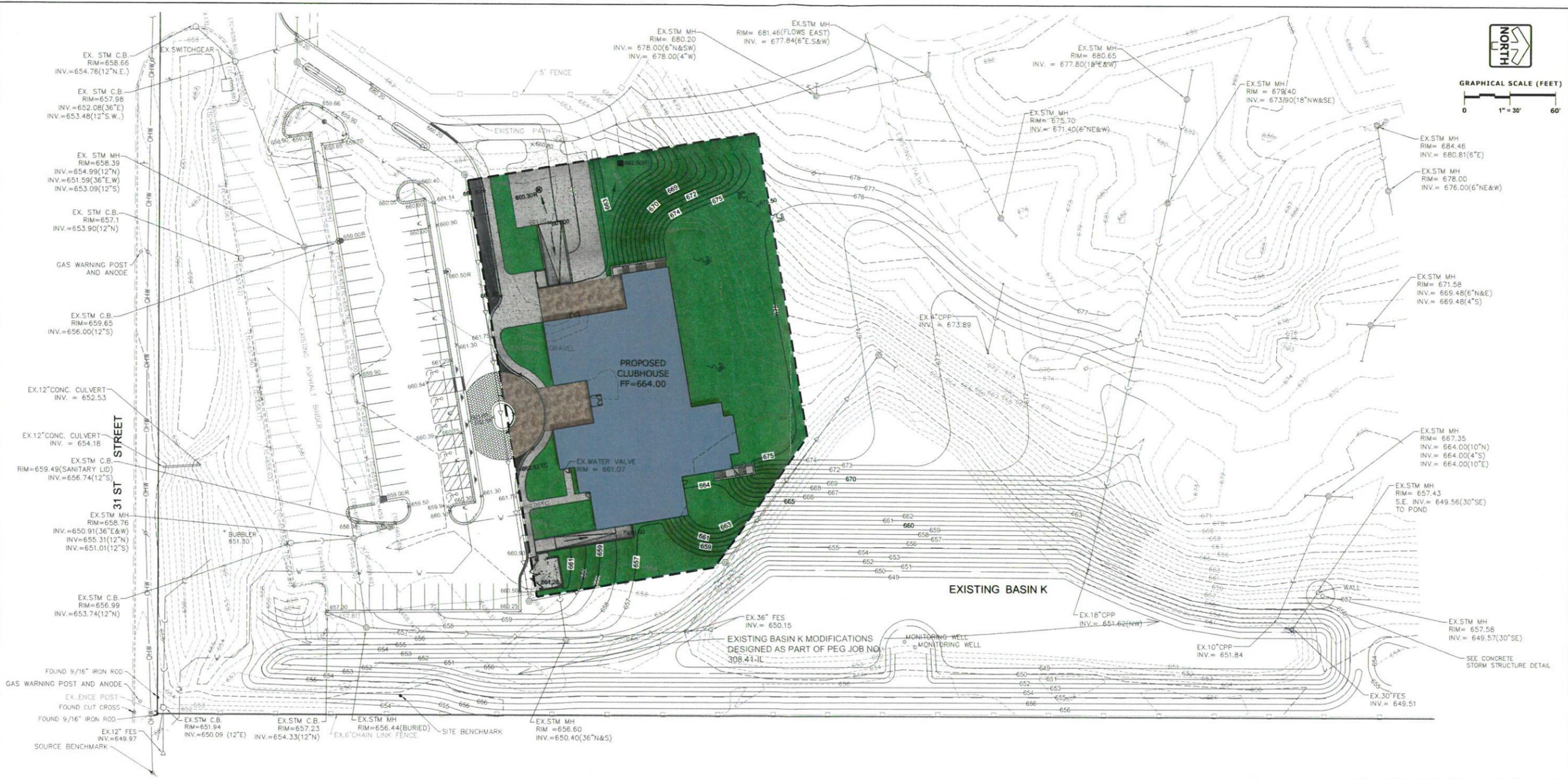
Sincerely,



Thomas J. Healy  
Chicago Highlands Club, LLC

12/2/2016 2:10 PM - Z:\Projects\2016\00-1\117 - ENGINEERING CAD FILES\FINAL EXHIBITS\GRADING PLAN\_PUD PLAT - THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC  
 DESIGNED: DKT  
 DRAFTED: DKT  
 REVIEWED: BOJ

**RECEIVED**  
 DEC 13 2016  
 By: \_\_\_\_\_



ELEVATIONS	
1.	CONTOURS ARE SHOWN AS FINISHED GRADE.
2.	SPOT ELEVATIONS ARE SHOWN AS FLOW LINE ALONG THE CURB AND GUTTER AND FINISHED GRADE ELSEWHERE UNLESS SPECIFIED AS BELOW: G = GRADE BEHIND CURB TC = TOP OF CURB ME = MATCH EXISTING R = RIM OF DRAINAGE STRUCTURE

GRADING LEGEND	
○	EXISTING STORM DRAINAGE STRUCTURE
●	PROPOSED STORM DRAINAGE STRUCTURE
—	CONTOUR
x (750.00)	SPOT ELEVATION
→	DIRECTION OF SURFACE FLOW
↺	OVERFLOW RELIEF ROUTING

- GRADING NOTES**
- SEE ARCHITECTURAL PLANS FOR RETAINING WALL DESIGN, SPECIFICATIONS, AND DETAILS. THE PLAN GRADES REPRESENT THE ELEVATION AT TOP OF WALL (T/W) AND GRADE AT BOTTOM OF WALL (B/W).
  - CONTRACTOR SHALL CONSTRUCT ALL HANDICAP ACCESSIBLE ROUTES IN ACCORDANCE WITH LOCAL AND STATE ADA REQUIREMENTS.
  - PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
  - REFER TO CONSTRUCTION DETAILS FOR SIDEWALK RAMPS AND HANDICAP STRIPING.
  - ALL EXISTING AND PROPOSED CONTOURS ARE SHOWN IN 1' INCREMENTS.
  - CONTRACTOR SHALL NOT BLOCK DRAINAGE.
  - CONTRACTOR SHALL REFER TO PLAN SPECIFICATIONS, SOIL EROSION CONTROL PLAN, AND SWPPP PRIOR TO CONSTRUCTION FOR WATER QUALITY REQUIREMENTS ASSOCIATED WITH LAND DISTURBANCE.

**PINNACLE ENGINEERING GROUP**  
 ENGINEERING | NATURAL RESOURCES | SURVEYING  
 CHICAGO OFFICE: 1051 E. MAIN ST., SUITE 217, EAST DUNDEE, IL 60118 (847) 551-3300  
 CHICAGO IRRADIANCE: NATIONWIDE

**CHICAGO HIGHLANDS CLUB CLUBHOUSE**  
 WESTCHESTER, IL

REVISIONS	

**P.U.D. PLAT EXHIBIT SITE PLAN**

PEG JOB NO. 308-40-1L  
 PEG PLAN NO. 117  
 START DATE: 11/09/16  
 SCALE: 1" = 30'  
 SHEET 1 OF 1  
 © COPYRIGHT 2016

www.pinnacle-engr.com

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THE SAME COMPLY WITH ALL RULES, REGULATIONS AND ORDINANCES OF WESTCHESTER, IL RELATING TO STRUCTURES AND BUILDINGS.

ISSUE DATES

- △
- △
- △
- △
- △
- △

**A3.0**



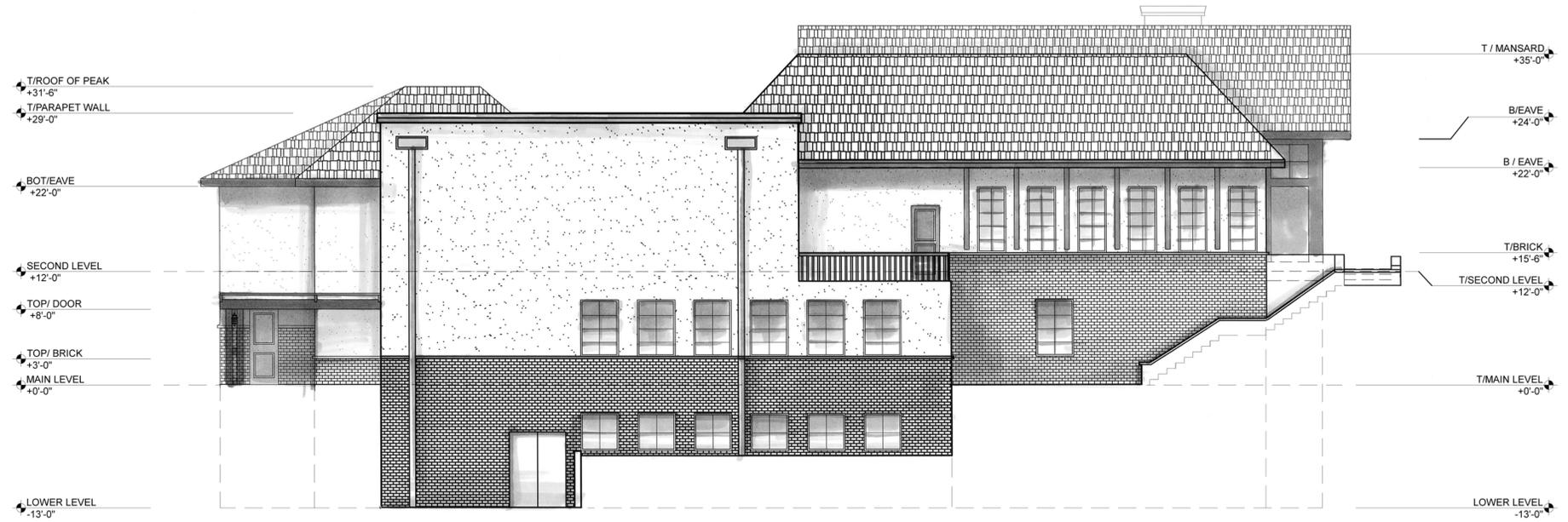
**1** SOUTH ELEVATION  
 SCALE:  $\frac{1}{8}" = 1'-0"$



**2** NORTH ELEVATION  
 SCALE:  $\frac{1}{8}" = 1'-0"$



**1** WEST ELEVATION  
SCALE:  $\frac{1}{8}" = 1'-0"$



**2** EAST ELEVATION  
SCALE:  $\frac{1}{8}" = 1'-0"$

I HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, THEY COMPLY WITH ALL RULES, REGULATIONS AND ORDINANCES OF WESTCHESTER, IL RELATING TO STRUCTURES AND BUILDINGS.

- ISSUE DATES
- △
  - △
  - △
  - △
  - △
  - △

Steven L. Stelter  
Chief of Police



## Westchester Police Department

10300 W Roosevelt Road  
Westchester, IL 60154  
Phone (708) 345-0060  
Email: sstelter@westchesterpolice.com  
www.westchester-il.org

**To:** Village Manager – Janet Matthys  
**From:** Chief Steven Stelter (45)  
**Date:** December 12, 2016  
**Re:** Surplus – EMA Squad Car

On December 30, 2015, EMA Squad Car #2 was parked in front of the Village Hall on Roosevelt Road facing westbound. Sometime during the night, the squad was rear ended and the driver left the scene.

The squad was damaged beyond repair and considered a total for insurance purposes. I am requesting permission to surplus the vehicle. If possible, the vehicle will be donated to a not for profit organization. The vehicle's information is as follows:

2007 Ford Crown Victoria      White      VIN- 2FAFP71WX7X112999      Mileage- 105,938

**VILLAGE OF WESTCHESTER  
REPORT FOR THE COMMITTEE OF THE WHOLE MEETING  
DECEMBER 20, 2016 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
Balmoral Project Update	Resolution Ordinance Motion <b>X</b> Discussion Only	Robert Lewis Director of Public Works

**SYNOPSIS**

Staff has completed investigations regarding the condition of infrastructure within the right of way for Balmoral Street from Roosevelt Road to Canterbury. At the last board meeting staff was instructed to make certain the a new road would not be impacted by failures of underground infrastructure systems after the new road is completed.

**BACKGROUND INFORMATION**

The Village has received an approval from the West Cook Municipal Council for reconstruction Balmoral Street. The funding comes from the federal gas tax and pays 80 % of the construction cost. It is reported that when the adjacent section from Canterbury to Mannheim was completed the finish street was plagued by repairs digging up the new pavement.

Staff televisive and cleaned the storm sewer and sanitary sewer systems. We also mapped the street drainage system and assessed water main condition. The overall condition of all three systems is rated in poor condition. Both sewers have significant cracks and break in lateral connections that are failing. The storm sewer has longitudinal cracks running through over 50% of the length and the street drainage laterals are undersized. The sanitary sewer has 128 taps but only 69 active services. The water main has recorded 5 breaks from 2002 to 2008 and 8 from 2009 to 2015 and has leaded service taps. All three systems were constructed in 1927 and are 90 years old.

Staff is investigating the ability of lining the mains versus replacement of these systems as a method of reducing construction costs. After meeting with a water main lining company it was suggested that it is not cost effective for them to line the water main.

**FISCAL IMPACT**

The water main and lead service replacement could cost \$900,000 to replace. Lining the sanitary sewer is estimated to cost \$400,000. Both the water and sanitary mains are eligible for IEPA low interest loans. Currently water loans are 1.64% and sewer 1.75% for 20 year terms. The storm sewer is not eligible for these loans and is estimated to cost \$650,000. To fund the water and sanitary would require rates increases. to generate the approximate dollar amount within the current rates would require increasing the sewer change by \$0.09 from \$1.22/Kgal to \$1.31/Kgal. The water rate would be a \$0.21 increase from \$8.35/Kgal to \$8.56/Kgal. The storm sewer would require using remaining bond proceeds.

**RECOMMENDATION**

Staff would like to refine all these estimates and begin the process of securing the IEPA loans ahead of the roadway construction. We believe some of the storm sewer may be eligible for the same 80/20 funding as the road way, however an engineering study will be required to prove the adequacy of the sewer capacity. The IEPA funds will also require engineered plans. Staff has asked Christopher Burke engineers to prepare a contract for cost estimating the construction, getting permits, applying to the IEPA and creating bidding documents. We will present that contract at the first meeting in January.

**ATTACHMENTS**

None.

**VILLAGE OF WESTCHESTER  
REPORT FOR THE COMMITTEE OF THE WHOLE (COW) MEETING  
DECEMBER 20, 2016 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
Modifications to Municipal Code Section 14.01.110 Building Permit fees.	Resolution X Ordinance Motion Discussion Only	Melissa Headley Director of Community Development

**BACKGROUND**

At the January 11, 2016 Committee of the Whole Meeting of the Village Board, updating the building permit fees was discussed. There were some concerns raised by Trustee Reda regarding the fee schedule.

After the January 11<sup>th</sup> meeting, Trustee Reda and staff met to discuss concerns about the proposed fee schedule. We worked together to look at the administrative fees for permits where there are no inspections required. We also discussed adding a fee for garage sales. Trustee Reda suggested splitting out the commercial and residential fees, to make the fee schedule more user friendly.

In order to make it easier for contractors and residents to apply for permits, staff is proposing allowing online permitting. The Village's permitting software is internet based. They have the capability to allow online permitting. Staff has been exploring this option with our vendor. We would allow online permitting for over the counter permits that require no plan reviews. They would include:

**Residential:**

- Door
- Dumpsters, refuse units and private rental storage containers
- Electric revision up to 100 AMPS
- Gutters, Soffit & Fascia
- Mud jacking
- Roofing
- Sandblasting
- Siding
- Tuckpointing over \$100.00
- Window Replacement & Glass Block Windows

**Commercial:**

- Door
- Dumpsters, refuse units and private rental storage containers
- Electric revision (Up to 100 AMPS)
- Gutters, Soffit & Fascia
- Mud jacking
- Roofing (commercial)

- Sandblasting
- Siding
- Tuckpointing over \$100.00
- Window replacement & Glass Block Windows

We would use PayPal to accept payment. Paypal charges 2.9% + 0.30 per sale. For all the permits staff proposes adding a \$5 convenience charge to cover the transaction fees from PayPal. The only exception to this would be for commercial roofs. Commercial roof permit fees are 1.5% cost of construction or \$125, whichever is greater. If there is a roof permit fee in excess of \$125, the village would lose money only increasing by \$5. Staff proposes increasing the fee to 4.5% cost of construction or \$130, whichever is greater. This will ensure that the Village does not lose money accepting online permits.

Staff would also like to recommend an increase of one hundred dollars (\$100) in the compliance inspection fees and an increase in the fee for the affidavit for temporary compliance to two hundred twenty five dollars (\$225). For comparison, North Riverside which is non-home rule municipality and the same community that we modeled our inspection form after, charges \$400 for their compliance inspection. The fees would be as follows:

*Compliance Application Fee:*

- Single Family Residential: \$225
- Two & Three Family Dwelling Units: \$275
- Buildings with Four or more units: \$325
- Non-Residential: \$0.15 per square foot or \$400 minimum

*Temporary Compliance Application Fee: \$225*

**FISCAL IMPACT**

There will be some increase in the permit fee revenue as a result of the increase of some of the fees.

**RECOMMENDATION**

Staff has revised the fee schedule to incorporate feedback from Trustee Reda and include the fees for online permitting. The proposed fee schedule covers most permitting fees assessed by the Village. As a general rule, staff tried to make the permit fees, flat fees which would include plan reviews and inspection fees. This should help make the fee schedule more user friendly. Staff tried to be consistent with neighboring communities that were surveyed.

Staff recommends that the proposed fees be adopted and go into effect February 1, 2017.

**ATTACHMENTS:**

1. The proposed fee schedule
2. Garage Sale Modification
3. Compliance Inspection Fees
4. The updated permit fee survey

14.01.110 - Fees.

Permit fees shall be charged in accordance with the following schedule:

Residential and Commercial:

(1) **New Construction, Remodeling, Additions, and Alteration Fees (Residential) for one-story, two-story, bi-level, two-story apartment buildings, multifamily buildings (three or more living units) and split level single-family residences, the rate shall be one percent of the cost, plus all other applicable fees.**

**Comment [m1]:** Initially, there was a fee increase proposed, but staff chose to keep this at one percent to be consistent with our neighbors.

(2) **New Construction, Office and Industrial Buildings or Structures, Remodeling, Additions, Alterations, and Repair Fees (Commercial) on all construction, a guarantee deposit is required as follows:**

- (A) One and one-half percent of the total cost plus all other applicable fees;
- (B) Guaranteed deposit: one percent of the total cost of the job, minimum: three hundred dollars.

**(3) Specific Item Permit Fees (Residential)**

A. Basement Build out with bathroom	\$675 (all inclusive)
B. Basement Build out without bathroom	\$375 (all inclusive)
C. Bathroom Remodel	\$300 (all inclusive)
D. Chimney Rebuild	\$75 (includes one inspection)
E. Concrete Permit (Minimum) (i.e. sidewalks, patios, stairs, etc)	\$50 (includes plan review)
F. Driveway (not including approach)	\$75 (includes plan review)
i. Approach only	\$25.00 plus \$250.00 street deposit
ii. Curb cut	\$15.00 plus \$250.00 street deposit
G. Decks	\$200 (includes plan review and inspection fees)
H. Demolition	1% cost of job, minimum \$100.00
I. Door	\$25
J. Dumpsters, refuse units and private rental storage containers	\$25
K. Electric revision up to 100 AMPS	\$75 (includes one inspection)
L. Fence	\$90 (includes plan review and inspection fees)
M. Fireplace	1% of cost, minimum \$150 (includes plan review and two inspections)
N. Garage-1 car	\$300 (includes permit fees for electric, concrete floor and apron and the inspection & plan review fees)
O. Garage-2 car	\$350 (includes permit fees for electric, concrete floor and apron and the inspection & plan review fees)
P. Garage-3 car	\$425 (includes permit fees for electric, concrete floor

**Comment [m2]:** Added \$25 to this permit fee to be consistent with other fees.

	and apron and the inspection & plan review fees)
Q. Generator	\$300
R. Gutters, Soffit & Fascia	\$25
S. Handicap Ramp	\$200 (includes plan review and inspections)
T. Handicap Ramp (Temporary)	\$150 (includes plan review and inspections)
U. Kitchen Remodel	\$350 (all inclusive)
V. Mud jacking	\$25.00
W. Roofing (Principal Building)	\$75 (includes one inspection)
	\$25 (if done at same time as Principal Building)
X. Roofing (Accessory Buildings)	\$50 (includes one inspection, if being done separately from Principal Building)
Y. Sandblasting	\$50.00
Z. Shed	\$150 (included plan reviews and inspections)
AA. Siding	\$25
BB. Swimming Pool	\$200 (includes plan review and all inspections except the pool locate inspection)
CC. Tuckpointing over \$100.00	\$25.00
DD. Underground tank removal	1% cost of job, minimum \$300.00
EE. Window Replacement & Glass Block Windows	\$75 (includes one inspection)
FF. Penalty for work with no permit	Double permit fee, Minimum \$100, Maximum \$750

**Comment [m3]:** Added \$25 to this permit fee to be consistent with other fees

**Comment [m4]:** Minimum Fees for work without a permit were added and the maximum was increased from \$500 to \$750

- (i) Square footage shall be computed from the outside dimensions, including all projections, such as bay windows, dormers, roofed porch and breezeway, but not including projecting eaves.
- (ii) A minimum deposit of not less than three hundred dollars is required on any construction over thirty thousand dollars.
- (iii) All construction projects in excess of two thousand dollars must include a fifty dollar fee with the application.
- (iv) The Director of Community Development or his/her designee may accept the contractor's or owner's estimate of costs, or he may use a figure from a sworn statement from a licensed architect, or he may use a per square foot figure of ninety-five dollars for residential. For commercial, the building commissioner will use a per square foot figure, as published by:

R. S. Means Company, LLC  
63 Smiths Lane  
Kingston, MA 02364-0800

**(4) Specific Item Permit Fees (Commercial)**

A. Asphalt resealing/stripping/maintenance	1.5% cost of job, minimum \$100.00
B. Burglar alarm	1.5% cost of job, minimum \$100.00

C. Concrete (i.e. sidewalks, patios, stairs, curbs & gutters, etc)	1.5% cost of job, minimum \$100 (includes plan reviews)
D. Demolition	1.5% cost of job, minimum \$125.00
E. Door	\$50
F. Dumpsters, refuse units and private rental storage containers	\$50
G. Electric revision (100 AMPS Minimum)	\$105
H. Fence	\$100 (includes plan review and inspection fees)
I. Generator	\$350
J. Gutters, Soffit & Fascia	\$50
K. Low Voltage (Phone, CAT5, Security, Card Access, etc)	1.5% cost of job, minimum \$100.00
L. Mud jacking	\$50.00
M. Parking Lots & Driveways (not including approach)	\$0.06 per square foot, minimum \$150
N. Approach only	\$50.00 plus \$250.00 street deposit
O. Curb cut	\$30.00 plus \$250.00 street deposit
P. Roofing (commercial)	1.5% of cost, minimum \$125 (includes one inspection)
Q. Sandblasting	\$75.00
R. Shed	\$200 (included plan reviews and inspections)
S. Siding	\$50
T. Sign Permit Fees: The following fees shall apply for sign permits issued in the Village of Westchester:	
(i) Awning Sign	\$50
(ii) Illuminated/Tube Sign or Electronic Message Board	\$50 plus 0.25 per square foot of sign, \$75 minimum
(iii) Non-Illuminated Sign	\$35 plus 0.25 per square foot of sign, \$75 minimum
(iv) Temporary Sign	\$50.00 for 14 days, plus \$25.00 for each renewal permit issued for an additional 14-day consecutive period (limited to 1 initial permit and 3 renewal permits)
(v) Off-Site Advertising (Billboard)	\$2.50 per square foot
U. Sign Annual Renewal Fees. The following fees shall apply for the annual renewal of sign permits issued in the village of Westchester:	

(i) Awning Sign	\$50
(ii) Freestanding Sign	\$50
(iii) Illuminated/Tube Sign or Electronic Message Board less than 75 sf	\$35
(iv) Illuminated/Tube Sign or Electronic Message Board greater than 75 sf	\$50
(v) Non- Illuminated Sign less than 75 sf	\$20
(vi) Non- Illuminated Sign less than 75 sf	\$35
(vii) Non-Illuminated window graphics, decals and posters	\$10
(viii) Crown Signage	\$100
(ix) Off-Site Advertising (Billboard)	\$2.50 per square foot
V. Tuckpointing over \$100.00	\$50.00
W. Underground tank removal	1.5% cost of job, minimum \$300.00
X. Window replacement & Glass Block Windows	\$100 (includes one inspection)
Y. Penalty for work with no permit	Double permit fee, Minimum \$250, Maximum \$1,000

**Comment [m5]:** Minimum Fees for work without a permit were added

- (i) Square footage shall be computed from the outside dimensions, including all projections, such as bay windows, dormers, roofed porch and breezeway, but not including projecting eaves.
- (ii) A minimum deposit of not less than three hundred dollars is required on any construction over thirty thousand dollars.
- (iii) All construction projects in excess of two thousand dollars must include a fifty dollar fee with the application.
- (iv) The Director of Community Development or his/her designee may accept the contractor's or owner's estimate of costs, or he may use a figure from a sworn statement from a licensed architect, or he may use a per square foot figure of ninety-five dollars for residential. For commercial, the building commissioner will use a per square foot figure, as published by:

R. S. Means Company, LLC  
63 Smiths Lane  
Kingston, MA 02364-0800

**(5) Online Permit Fees:**

**Comment [m6]:** This is a new section if we allow online permitting

**A. Residential:**

i. Door	\$30
ii. Dumpsters, refuse units and private rental storage containers	\$30
iii. Electric revision ( 100 AMPS minimum)	\$80 (includes one inspection)
iv. Gutters, Soffit & Fascia	\$30

v. Mud jacking	\$30.00
vi. Roofing (Principal Building)	\$80 (includes one inspection)
	\$30 (if done at same time as Principal Building)
vii. Roofing (Accessory Buildings)	\$55 (includes one inspection, if being done separately from Principal Building)
viii. Sandblasting	\$55.00
ix. Siding	\$30
x. Tuckpointing over \$100.00	\$30.00
xi. Window Replacement & Glass Block Windows	\$80 (includes one inspection)

**B. Commercial:**

i. Door	\$55
ii. Dumpsters, refuse units and private rental storage containers	\$55
iii. Electric revision (100 AMPS Minimum)	\$110
iv. Gutters, Soffit & Fascia	\$55
v. Mud jacking	\$55.00
vi. Roofing (commercial)	4.5% of cost, minimum \$130 (includes one inspection)
vii. Sandblasting	\$80.00
viii. Siding	\$55
ix. Tuckpointing over \$100.00	\$55.00
x. Window replacement & Glass Block Windows	\$105 (includes one inspection)

**(6) Contractor Registration Fee:**

General contractor license	\$250
Subcontractor license	\$150

**Comment [m7]:** Increased contractor registration fees by \$50

Fee for contractors working without registering

Additional 50% of the registration fee

**Comment [m8]:** This is a new fee added if a contractor is not registered but does work in the Village.

**(7) Electrical Permit Fees.**

<b>(A) Service Fees (Residential).</b>	
(i) 100 AMP (minimum requirement for residential)	\$75.00 (includes one inspection)
(ii) 200 AMP	\$105.00 (includes one inspection)
(iii) 400 AMP	\$145.00 (includes one inspection)
<b>(B) Service Fees (Commercial)</b>	
(i) 100 AMP (minimum requirement for commercial)	\$105.00
(ii) 200 AMP	\$125.00
(iii) 400 AMP	\$225.00
(iv) 600 AMP	\$325.00
(v) 800 AMP	\$425.00
(vi) 1,000 AMP	\$525.00
<b>(C) Circuit Fees (Residential and Commercial).</b>	
(i) 1 to 50—20 AMP single pole circuits	\$20.00 ea.
(ii) 51 to 100—20 AMP single pole circuits	\$15.00 ea.
(iii) Over 100—20 AMP single pole circuits	\$10.00 ea.

**Comment [m9]:** Service fees were increased by \$25 to be consistent with other fees and for residential include one inspection.

**Comment [m10]:** Service fees were increased by \$25 to be consistent with other fees

(iv) Motors/appliances (single and multi-pole)	\$25.00 for first and \$15.00 each thereafter
(v) Temporary service (any size)	\$150.00
(D) Minimum Electrical Fees: If not identified elsewhere, minimum electrical permit fee shall be:	
(i) Residential:	\$75.00
(ii) Commercial:	\$105.00

**(8) Inspection and Plan Review Fees (Residential and Commercial) When Done by Village.**

(i) Plan examination fee:	\$75 minimum plus \$75 per hour
(ii) Re-inspection	\$50.00
(iii) Inspections outside of normal hours	\$150.00 per hour
(iv) Inspections for which no fee is indicated:	\$50.00
(v) Final Inspection	\$100.00

**(9) Third Party Plan review service fees.** All fees charge by a contracted third party plan review agency shall be passed through to the permit applicant. A service fee of ten percent may be added to the third party plan review fee.

**(10) Plumbing Fees (Residential and Commercial).**

(A) Permits:	
(i) Basic plumbing permit	\$75.00
(ii) Each fixture	\$15.00
(iii) Each sanitary or storm tap or water tap	\$750.00 Residential

	\$1,000.00 Commercial
(iv) Each water heater and/or vent	Residential: \$50 (includes one inspection) Commercial: \$75 (includes one inspection)
(v) Each waste pre-treatment interceptor	\$25.00
(vi) Repairs or alterations	\$25.00
(vii) Lawn sprinkler system per meter	\$175.00
(viii) Vacuum breakers not included in above	\$25.00
(ix) Backflow prevention other than vacuum-type breakers:	
a. 2" or smaller	\$25.00
b. 2" or longer	\$50.00

**Comment [m11]:** These were increased from \$500 to be consistent with neighboring communities

**(11) Heating and Air Conditioning.**

(A) Residential Fees.	
(i) Furnace installation per unit (not in conjunction with a building permit)	\$100 (includes one inspection)
(ii) Furnace installation per unit (when in conjunction with a building permit)	\$90 (includes one inspection)
(iii) Air conditioning per unit under 3 tons (not in conjunction with a building permit)	\$100 (includes one inspection)
(iv) Air conditioning per unit under 3 tons (when in conjunction with a building permit)	\$90 (includes one inspection)

(v) Air conditioning over 3 tons	\$100.00 (includes one inspection)
(vi) Boiler	\$200.00 (includes one inspection)
<b>(B) Commercial Fees</b>	
(i) Furnace installations per unit up to 250M BTU	\$125
(ii) Furnace installation per unit over 250M BTU	\$150
(iii) Furnace installation per unit over 400M BTU	\$200
(iv) Air conditioning unit per unit up to 3 tons	\$125
(v) Boiler	\$250.00

**Comment [m12]:** Since we increased the residential fees, I thought it was appropriate to increase the commercial fees by \$25

**(12) Plan Review Fee Schedule (Commercial).**

<b>(A) Building Construction.</b>	
Up to 80,000 cu. ft.	\$345.00
80,001 to 100,000 cu. ft.	\$420.00
100,001 to 150,000 cu. ft.	\$510.00
150,001 to 200,000 cu. ft.	\$560.00
over 200,000 cu. ft.	\$625.00
+\$6.25 for each 10,000 cu. ft. over 200,000 cu. ft.	
<b>(B) Fee multiplier: cu. ft. × 1.5 for mechanical.</b>	

**(13) Fire Protection System Fees.**

(A) Flow test	\$100.00
(B) Plan Review:	\$75 per hour
(C) Permit Fee	\$175 + \$1 for any new or relocated heads
(D) Acceptance test/final inspection	\$100.00

**Comment [m13]:** I increased this to be consistent with increase in plan review fees

**(14) Fire Detection/Alarm System.**

(A) Plan review	\$75 per hour
(B) Permit Fee	\$175 + \$1 for any new or relocated openings
(C) Final inspection	\$100.00
(D) Fire Alarm Wireless Monitoring	\$125 (includes permit fee, plan review and final inspection)

**Comment [m14]:** I increased this to be consistent with increase in plan review fees

**Comment [m15]:** This item was added as a result of the modification to the code allowing wireless remote monitoring by companies other than SMG.

**(15) Cooking Hood/Duct Extinguishing Agent.**

(A) Plan review	\$75 per hour
(B) Permit Fee	\$175.00 per system
(C) Final inspection	\$100.00

**Comment [m16]:** Modified this section to be consistent with fire alarms and sprinkler section

**Comment [m17]:** I increased this to be consistent with increase in plan review fees

**(16) Watershed Management Permit Fees:**

	Stormwater Permit (no floodplain or wetlands on site)	Floodplain Permit	Wetland Permit	Floodplain-Substantial Improvement
<b>Permit Fees:</b>				

Single Family Home	NA	NA	NA	\$250
Site Development/PUD (0-5 Acres)	\$200	\$250	\$250	
Site Development/PUD (5-40 Acres)	\$250	\$315	\$315	
Site Development/PUD (40+ Acres)	\$300	\$375	\$375	
Non-Residential	\$300	\$375	\$375	\$375
Subdivision (4 lots or less)	\$300	\$375	\$375	
Subdivision (5 to 10 lots)	\$650	\$815	\$815	
Subdivision (11 to 50 lots)	\$650	\$815	\$815	
Subdivision (51-100 lots)	\$950	\$1,200	\$1,200	
Subdivision (100+ lots)	\$1,300	\$1,625	\$1,625	
<b>Other Fees:</b>				
Application Fees	\$200			
Violations/Prestart Fee:	2x permit fee			
Renewals/Extensions:	25% of permit fee			
Resubmittal Fees:	\$100 per resubmittal			

**(17) Fees for Work Started Without Permits (Residential and Commercial).** All work started without a permit shall cease immediately, with or without a stop work order from the building department, until a permit is applied for and issued and all permit fees are paid, plus:

- (A) On all residential work started without first obtaining a permit, a fee must be paid up to an amount equal to twice the customary permit fee, Minimum One Hundred Dollars (\$100) but not to exceed Seven Hundred Fifty (\$750.00)dollars.
- (B) On all commercial work started without first obtaining a permit, a fee must be paid in an amount equal to two times the customary permit fee, Minimum \$250 but not to exceed one thousand dollars.

5.92.010 - Permit required—General provisions.

- (a) Yard—House—Basement—Rummage—Garage—Estate Sales. All yard, house, basement, rummage, garage and/or estate sales shall be conducted according to the following terms and conditions:
- (1) In the case of an individual wishing to hold a sale of any of the aforesaid types at a single location, the individual will first apply for and obtain a permit from the village, and said application will be submitted to the office of the clerk of the village. The permit application shall contain the following:
    - (A) Name and address of the applicant and/or owner/lessee;
    - (B) Address of location where said sale will occur, if not the same as applicant's address;
    - (C) Acknowledgment that the applicant shall comply with all ordinances contained in the village of Westchester Municipal Code; and
    - (D) Said permit application shall be signed by the person conducting said sale.
  - (2) In the case of multiple individuals wishing to hold a sale of any of the aforesaid types in conjunction with each other, at a single or multiple locations, on the same days and during the same hours, one application will be required to be submitted to the village for a group garage sale permit. The application for the group garage sale permit will be submitted to the office of the clerk of the village. The group garage sale permit application shall contain the following:
    - (A) The names and addresses of each owner/lessee who will participate in the group garage sale;
    - (B) Address or addresses where said sale will occur;
    - (C) Acknowledgment that the applicant has informed each participant of the requirement to comply with all ordinances contained in the village of Westchester Municipal Code; and
    - (D) The group garage sale permit application shall be signed by at least one participant in the group garage sale.
  - [3] A permit, once granted, shall be for a period of not more than three consecutive calendar days. Each address or group of individuals for which a permit is issued shall be limited to two such permits per calendar year.
  - [4] The hours of the sale shall be no earlier than eight a.m. and no later than four p.m.
  - [5] The permit issued by the village shall be posted in a conspicuous place upon the premises where the sale is conducted.

**[6] The permit fee for a garage sale shall be \$10**

(Ord. No. 2010-1871, § 3, 9-14-2010; Ord. 96-1450 § 1 (part), 1996)

5.92.020 - Right of entry for inspection.

In applying for the permit, the applicant agrees to allow any village official to enter upon the portion of the premises where the sale is conducted for purposes of inspecting the premises for compliance with the regulations contained herein. Failure of the applicant to comply with the regulations contained herein may result in the sale being closed by the village.

(Ord. No. 2010-1871, § 3, 9-14-2010; Ord. 96-1450 § 1 (part), 1996)

5.92.030 - Violation—Penalty.

Any violation of any of the provisions of this chapter or any related ordinance shall result in the imposition of a fine as set forth in Chapter 1.12 of the village of Westchester Municipal Code. Each day a violation exists shall be considered a separate violation.

(Ord. No. 2010-1871, § 3, 9-14-2010; Ord. 96-1450 § 1 (part), 1996)

## Chapter 14.52 - CERTIFICATES OF COMPLIANCE

### Sections:

#### 14.52.010 - Title insurance reports.

The requirement of inspection of real estate shall be mandatory on all transfers of ownership of real estate in the village. Said requirement shall further be reflected on all real estate title insurance reports conducted precedent to the transfer of ownership to give public notice of said mandatory inspection. Copies of the ordinance codified in this chapter shall be sent to all title insurance companies with notice that the mandatory inspection is required on any transfer of ownership of real estate in the village.

(Ord. No. 2015-2115, § 1, 4-27-2015)

#### 14.52.020 - Village inspection of real estate—Certificate of compliance required.

- (a) Whenever any owner of real estate or of the beneficial interest in a land trust, or any person or agent acting on behalf of such owner, offers to sell any real estate located within the village, said owner, person or agent shall notify the village of such proposed sale.
- (b) Upon receipt of such notice, the village shall cause an inspection to be made of the building or structure located upon such real estate, in order to determine if it is in compliance with the following provisions of the International Property Maintenance Code of 2012, as adopted as the Property Maintenance Code ("PMC") of the Village of Westchester in Chapter 14.16 of the Westchester Municipal Code, the provisions of the Illinois Smoke Detector Act and the Illinois Carbon Monoxide Alarm Detector Act, and as provided in the Village's Compliance Inspection Checklist.
  - (1) Sec. 304.3 of the PMC - Address on building shall be properly displayed for residence identification by emergency vehicles.
  - (2) Sec. 304.3 of the PMC - Address on detached garage shall be properly displayed for residence identification by emergency vehicles.
  - (3) Sec. 304.6 of the PMC - Exterior walls shall be free of holes or loose or rotting boards.
  - (4) Sec. 304.7 of the PMC - Roof shall be structurally sound and free of defects.
  - (5) Sec. 304.10 of the PMC - Exterior stairs and porches shall be free of hazards and safe for entering and exiting.
  - (6) Sec. 302.7 of the PMC - Any fencing shall be in good repair.
  - (7) All doors provide for unobstructed exiting.
  - (8) Sec. 304.13 of the PMC - Building shall be free of unsafe or broken windows.
  - (9) The residence complies with applicable zoning regulations regarding use (i.e. single-family, multi-family).
  - (10) Sec. 305.3 of the PMC - Floors, walls and ceilings shall be maintained in good condition, free of safety hazards.
  - (11) Sec. 402 of the PMC, Sec. 403 of the PMC - All rooms shall be provided with adequate light and ventilation.
  - (12) Sec. 309.1 of the PMC - Building shall be free of infestation of rodents or insects.
  - (13) Sec. 305.4 of the PMC, Sec. 305.5 of the PMC - Interior stairs and railings shall be free of safety hazards and shall be safe for entering and exiting.

- (14) Sec. 505.1 of the PMC - All sinks, lavatories, bathtubs, and showers shall be supplied with running water and maintained in a usable condition.
  - (15) Sec. 507.1 of the PMC - Downspouts and sump pump shall properly discharge into the yard or storm sewer.
  - (16) Sec. 604 of the PMC - Building shall have electrical panel(s) and all exposed wiring shall be installed and maintained in a safe manner.
  - (17) 425 ILCS 60/3 - Electric or battery operated smoke detector(s) shall be installed in each bedroom and on each floor.
  - (18) 430 ILCS 135/10 - Building shall have properly located and operating carbon monoxide detectors.
  - (19) Sec. 602.2 of the PMC, Sec. 505.4 of the PMC - Building shall have a functioning heating unit and hot water heater.
  - (20) Sec. 302.1 of the PMC, Sec. 302.4 of the PMC - Building shall be free of inside or outside storage which could promote a health, fire or safety problem.
- (c) Upon conclusion of said inspection, the building commissioner, or his or her designee, shall notify the owner or agent of any violations of the Village's Compliance Inspection Checklist, the Village Code or the Illinois Compiled Statutes as specified herein above, and prior to the issuance of the certificate of compliance, a reinspection shall be conducted. A certificate of compliance will be available within forty-eight hours following the inspection or reinspection. Upon presentation of the certificate of compliance, the Village will affix a stamp upon the original deed or document of transfer.
  - (d) If any owner, property agent, tenant, occupant or other person in control of residential property or a dwelling unit contained therein fails or refuses to consent to free access and entry to the property or dwelling unit under his control for any inspection pursuant to this chapter, the village may apply to the Circuit Court of Cook County for an administrative search warrant or other appropriate court order authorizing such inspection.
  - (e) The village does not warrant the condition of any property inspected and shall not be responsible for any claims arising out of the property or the condition thereof. The village does not warrant that all deficiencies are listed in the certificate of compliance and does not warrant anything as to the condition of the property or the liability thereof.

(Ord. No. 2015-2166, § 2, 12-15-2015; Ord. No. 2015-2115, § 1, 4-27-2015)

14.52.030 - Issuance—Payment of village debts required.

The certificate of compliance set forth in Section 14.52.010 shall not be issued until all outstanding debts or obligations due the village from the property in question have been paid in full.

(Ord. No. 2015-2115, § 1, 4-27-2015)

14.52.040 - Fee.

The inspection fee for any such inspection made at the request of any buyer, seller or real estate broker shall be at the following rate schedule, payable in advance at the time of the request:

- (1) Condominium units and single-family units: ~~one-two~~ hundred twenty-five dollars;
- (2) Two-family or three-family dwelling unit buildings: ~~one-two~~ hundred seventy-five dollars;
- (3) Buildings with four or more dwelling units: ~~two-three~~ hundred twenty-five dollars;

- (4) Commercial and industrial buildings: ~~ten-fifteen~~ cents per square foot with a ~~threefour~~-hundred dollar minimum.

The village shall provide an initial inspection and a subsequent reinspection for the fees provided in this section. The initial inspection report shall be valid for a period of six months. For any additional reinspection(s) required beyond the initial and reinspection, an additional fee of one hundred twenty-five dollars shall be charged.

Temporary certificates of compliance: In addition to the fees listed above, the village shall, upon issuance of the temporary certificate of compliance, charge an administrative fee ~~of one hundred of two~~ hundred twenty five dollars.

(Ord. No. 2015-2115, § 1, 4-27-2015)

#### 14.52.050 - Temporary certificate of compliance.

In the event that all code violations are not abated and a certificate of compliance is not issued, prior to closing of said property, an owner may sell, transfer or convey real property upon issuance of a temporary certificate of compliance and completion of the following conditions:

- (1) Written confirmation on the part of the buyer, grantee or transferee certifying to the village that such buyer, grantee or transferee has assumed the obligation to abate all violations of the Westchester Municipal Code that pertain to health and safety within sixty days from the time of the issuance of the temporary certificate of compliance. Failure to abate such violations within sixty days shall be deemed a violation of this section, and the buyer, grantee or transferee shall be subject to code enforcement adjudication pursuant to Chapter 2.92 of the Westchester Municipal Code and a fine of not more than seven hundred fifty dollars. Each such person shall be guilty of a separate offense for each and every day during any portion of which any violation of this section is committed, continued or permitted; and
- (2) Deposit of the reinspection fee with the village as a prepayment for reinspection following the abatement of all violations.

The village shall have the right to deny a request for a temporary certificate of compliance if, in the sole discretion of the village, it is determined that violations exist that threaten the health and/or safety of the occupants or surrounding residents.

(Ord. No. 2015-2115, § 1, 4-27-2015)

#### 14.52.060 - Exempt transfers.

The following transfers are exempt from the provisions of this chapter:

- (1) Transfers involving real property acquired by or from any governmental body;
- (2) Transfers in which the deed, assignment or other instrument of transfer secures debt or other obligations and no new or additional parties take possession of the property;
- (3) Transfers in which the deed, assignment or other instrument of transfer, without additional consideration, confirms, corrects, modifies or supplements a deed, assignment or other instrument of transfer previously recorded or delivered;
- (4) Transfers in which the deed is a tax deed;
- (5) Transfers in which the deed, assignment or other instrument of transfer releases property which secures debt or other obligations;
- (6) Transfers in which the deed is otherwise pursuant to a court decree;

- (7) Transfers between a subsidiary corporation and its parent or between subsidiary corporation of a common parent either pursuant to a plan of merger or consolidation or pursuant to a plan of reorganization providing for the sale of substantially all of the seller's assets;
- (8) Transfers from a subsidiary corporation to its parent for no consideration other than the cancellation or surrender of the subsidiary's stock and transfers from a parent corporation to its subsidiary for no consideration other than the issuance or delivery to the parent of the subsidiary's stock;
- (9) Transfers in which the deed or other instrument of transfer is issued to the mortgagee or secured creditor pursuant to a mortgage or security interest foreclosure proceeding or sale or pursuant to a transfer in lieu of foreclosure;
- (10) Transfers in which an additional party is added to title and the existing or prior title holder remains in title and continues to reside at the property;
- (11) Transfers by an executor or administrator to a legatee, heir or distributee where the transfer is being made pursuant to will or by intestacy;
- (12) Transfers from a decedent to an executor or administrator;
- (13) Transfers from an incompetent to a conservator or similar legal representative, or from a conservator or similar legal representative to a former incompetent upon removal of disability;
- (14) Transfers from a bankrupt or person in receivership due to insolvency to the trustee in bankruptcy or receiver, from such receiver to such trustee, or from such trustee to such receiver or upon redelivery or retransfer by any such transferee or successor thereto;
- (15) Transfers from trustee to surviving, substitute, succeeding or additional trustees of the same trust;
- (16) Transfers upon the death of a joint tenant or tenant by the entirety to the survivor;
- (17) Transfers into or out of a land trust for no additional consideration and where the title holder or beneficial owner retains possession and continues to reside at the property;
- (18) New Construction. Upon the issuance of an occupancy permit to the owner of a newly constructed building or structure which has not been previously occupied, the building commissioner shall also issue to said owner a certificate of compliance.

(Ord. No. 2015-2115, § 1, 4-27-2015)

14.52.070 - Penalty.

Any firm, person or corporation who participates in a sale or transfer in violation of this chapter as sellers, buyers or agent shall be fined not less than five hundred dollars for such offense.

(Ord. No. 2015-2115, § 1, 4-27-2015)

	Bellwood	Broadview	Forest Park	LaGrange Park	Maywood	Downers Grove	Elmhurst	Hinsdale	Lombard	Oak Brook
<b>RESIDENTIAL:</b>										
New Construction Base Fee	<p><b>New:</b> \$312 for 1st 1,000 sf + \$56 for each additional 100 sf + \$165 or 1% Permit fee whichever is greater for Plan Review</p> <p><b>Alterations:</b> \$165 for 1st 500 sf + \$36 for each additional 100 sf + \$40 Plan Review</p> <p><b>Repairs:</b> \$65 for 1st \$2,500 const cost + \$16 for each additional \$1,000 const cost + \$40 Plan Review</p>	based on estimated construction costs: \$10 for jobs under \$1,000; \$10 plus \$10 per \$1,000 for jobs up to \$50,000; and \$5 per \$1,000 thereafter	\$3 per 1,000 cf	1.75% construction costs*	\$500 for residential, public and institutional buildings; \$3,000 for churches and schools	\$140 for first 500 sf, \$35 for each additional 100 sf	\$7,565 for new single family	<p><b>New Buildings/Additions:</b> \$1 per sf of total floor area up to 25,000 sf, \$0.50 for additional sf</p> <p><b>Interior Alterations:</b> 2% of the value of construction, min fee of \$100</p>	based on cf: fees increase from \$98 to \$5,624	<p><b>New:</b> \$775 base fee, plus \$6 per 1,000 cf</p> <p><b>Additions/Alterations/Repair:</b> \$80 base fee, plus \$6 per \$1,000 construction cost plus plan review and inspection fees</p>
Window	\$64	based on estimated construction costs: \$10 for jobs under \$1,000; \$10 plus \$10 per \$1,000 for jobs up to \$50,000; and \$5 per \$1,000 thereafter	\$15 per \$1,000 of cost, min \$25	1.5% construction cost – min. \$75.00	\$25 for the first \$1,000 of cost. \$10 for each additional \$500 incremental increase (all alterations)	\$50 for first \$2,000 of cost, \$15 for additional \$1,000 in costs	1-5 Windows: \$66 6+ windows: \$127	2% of the value of construction, min fee of \$100	based on construction cost: range from \$41 to \$86	\$75 + \$5 per opening
Door	\$64	based on estimated construction costs: \$10 for jobs under \$1,000; \$10 plus \$10 per \$1,000 for jobs up to \$50,000; and \$5 per \$1,000 thereafter			\$25 for the first \$1,000 of cost. \$10 for each additional \$500 incremental increase (all alterations)			2% of the value of construction, min fee of \$100	based on construction cost: range from \$41 to \$86	\$75 + \$5 per opening

	Bellwood	Broadview	Forest Park	LaGrange Park	Maywood	Downers Grove	Elmhurst	Hinsdale	Lombard	Oak Brook
Siding	\$64 + plan review	based on estimated construction costs: \$10 for jobs under \$1,000; \$10 plus \$10 per \$1,000 for jobs up to \$50,000; and \$5 per \$1,000 thereafter	\$15 per \$1,000 of cost, min \$25	1.5% construction cost – min. \$75.00	\$25 for the first \$1,000 of cost. \$10 for each additional \$500 incremental increase (all alterations)	\$70	\$124	2% of the value of construction, min fee of \$100	based on construction cost: range from \$41 to \$86	No permit required currently
Roof	Principal Bldg: \$75 Acc Structure: \$40	based on estimated construction costs: \$10 for jobs under \$1,000; \$10 plus \$10 per \$1,000 for jobs up to \$50,000; and \$5 per \$1,000 thereafter	\$50	New: \$125.00 Repair: \$75.00	\$25 for the first \$1,000 of cost. \$10 for each additional \$500 incremental increase (all alterations)		No Permit Required	2% of the value of construction, min fee of \$100	based on construction cost: range from \$52 to \$86	\$75
Driveway		construction costs: \$10 for jobs under \$1,000; \$10 plus \$10	\$25	\$125	\$25		\$88	\$40.80 + Plan Review	\$53	\$100 + plan review and inspection fees
Patio				\$75	\$50		\$88	\$40.80 + Plan Review		\$75 + 0.50 per sf
Sidewalk				\$75	\$25 for the first \$1,000 of cost. \$10 for each additional \$500 incremental increase (all alterations)					No permit required currently
Fence	\$35 or 1% of cost, whichever is greater	\$10 for jobs under \$1,000; \$10 plus \$10 per \$1,000 for higher costs	\$15 per \$1,000 of cost, min \$25	\$100	Residential: \$35 for 6' fence, Non-Residential: \$55 for 6' fence \$125 for barbed/razor wire fence	\$50	\$62	\$40.80 + Plan Review	\$16	\$130

	Bellwood	Broadview	Forest Park	LaGrange Park	Maywood	Downers Grove	Elmhurst	Hinsdale	Lombard	Oak Brook
Garage	<p><b>New:</b> \$150 for up to the first 1,000 sf + \$36 for each add'l 100 sf</p> <p><b>Alterations/Additions:</b> \$75 for 1st 500 sf + \$18 for each additional 100 sf + \$50 slab (if applicable)</p> <p><b>Repair:</b> \$50 for first \$2,000 construction value and \$12 for each additional \$1,000</p> <p><b>Plan Review:</b> \$40</p>	<p>based on estimated construction costs:</p> <p>\$10 for jobs under \$1,000; \$10 plus \$10 per \$1,000 for jobs up to \$50,000; and \$5 per \$1,000 thereafter</p>	\$3 per 100 cf	1.75% construction costs*	\$100 up to 900 sf; \$200 for over 900 sf	\$70 for first 500 sf, \$15 for each additional 100 sf	\$384	\$1 per sf of total floor area up to 25,000 sf, \$0.50 for additional sf	based on construction cost: range from \$79 to \$152	\$64 + \$0.50 per sf + plan review and inspection fees
Deck	\$64 for the first 500 sf.	<p>based on estimated construction costs:</p> <p>\$10 for jobs under \$1,000; \$10 plus \$10 per \$1,000 for jobs up to \$50,000; and \$5 per \$1,000 thereafter</p>	\$15 per \$1,000 of cost, min \$25	\$175.00 per structure	\$25 for the first \$1,000 of cost. \$10 for each additional \$500 incremental increase (all alterations)	\$100	\$127	\$0.75 per sf of total floor area up to 25,000 sf, \$0.50 for additional sf	based on cf: fees increase from \$98 to \$5,624	\$75 + 0.50 per sf
Electric Revision/Upgrade	<p>\$225 for first 10 circuits</p> <p>\$36 for ever 5 circuits after</p> <p>Repair: \$50</p> <p>Service (up to 200 amps): \$75</p> <p>Plan Review: \$64 or 10% fees, whichever is greater.</p>	\$15 minimum	\$25	1.5% construction cost – min. \$75.00	\$50	\$80 for permit	\$93	\$102 Minimum \$102 per panel \$15.30 per circuit	\$78	\$90 base fee + \$0.75/amp + plan review and inspection fees where applicable
Plumbing	<p>Fixture Replacements: \$60 for the first three, \$40 for each additional</p> <p>Alterations/Repairs: \$48 + \$18/fixture and/or \$48 piping alterations</p>	\$10 per fixture/alteration		1.5% construction cost	\$20 per fixture, minimum fee of \$40	\$225	Repairs: \$88	\$102 base fee, \$30.60 per fixture	\$81	2% Construction Cost+plan review and inspection fees where applicable

	Bellwood	Broadview	Forest Park	LaGrange Park	Maywood	Downers Grove	Elmhurst	Hinsdale	Lombard	Oak Brook
Water Heater		based on estimated construction costs: \$10 for jobs under \$1,000; \$10 plus \$10 per \$1,000 for jobs up to \$50,000: and \$5 per \$1,000 thereafter		1.5% construction cost	\$30				\$31	\$75
Furnace		based on estimated construction costs: \$10 for jobs under \$1,000; \$10 plus \$10 per \$1,000 for jobs up to \$50,000: and \$5 per \$1,000 thereafter	\$25	Replacement: \$75.00 per unit New: 1.5% construction cost - min. \$75.00	\$50 plus \$1.50 per 10,000 BTUs + fee for installing electrical circuit	no permit required		\$40.80		\$75
Air Conditioner	\$80 1st 3 tons + \$12 for each ton in excess			Replacement: \$75.00 per unit New: 1.5% construction cost - min. \$75.00	\$25 + \$10 per 10,000 BTUs + fee for installing electrical circuit		\$65	\$40.80		\$75
Gutters					\$25 for the first \$1,000 of cost. \$10 for each additional \$500 incremental increase (all alterations)					No permit required currently
Soffit					\$25 for the first \$1,000 of cost. \$10 for each additional \$500 incremental increase (all alterations)					No permit required currently
Fascia					\$25 for the first					No permit required
Shed	New: \$150 + \$50 slab (if applicable) + \$40 Plan Review Repair: \$50			\$175.00 per structure	\$100		\$124	\$1 per sf of total floor area up to 25,000 sf, \$0.50 for additional sf		\$75 + 0.50 per sf
Pool:	\$148 + \$75 for every 100 sf over 500 sf + \$40 plan review							\$204		

	Bellwood	Broadview	Forest Park	LaGrange Park	Maywood	Downers Grove	Elmhurst	Hinsdale	Lombard	Oak Brook
Inspection Fee (per inspection)					Inspection fees are included in permit fees					\$75 per inspection
Plan Review	<b>New Buildings &amp; Additions:</b> \$165 or 10% of fee, whichever is higher <b>Alterations/Repairs:</b> \$40	\$40 per hour	\$50 or 10% of fee, whichever is greater	\$100.00 initial hour + \$50.00 each additional hour/resubmittal	Plan review fees are included in permit fees	\$75 or 10% of total permit fee, whichever is greater		\$80 per hour, \$80 min	based on construction cost: range from \$33 to \$476	\$75 per hour, \$75 min
<b>COMMERCIAL:</b>										
New Construction Base Fee	<b>New:</b> \$380 for 1st 1,000 sf + \$75 for each additional 100 sf + \$16 per 100 sf for buildings with sprinklers/alarms + \$165 or 1% Permit fee whichever is greater for Plan Review <b>Alterations/Additions:</b> \$190 for 1st 500 sf + \$56 for each additional 100 sf + \$16 per 100 sf for buildings with sprinklers/alarms + \$40 Plan Review <b>Repairs:</b> \$95 for 1st \$3,000 construction cost + \$24 for each additional \$1,000 construction cost Plan Reviews:	based on estimated construction costs: \$10 for jobs under \$1,000; \$10 plus \$10 per \$1,000 for jobs up to \$50,000; and \$5 per \$1,000 thereafter	\$5 per 100 cf	Under \$1M - 1.5% Cost \$1M - \$5M - 1% Cost Over \$5M - 0.5% Cost *Plus all applicable plumbing, electric, HVAC, tap, occupancy, deposit and bond fees and requirements.	\$1,000 for commercial and storage buildings	\$200 for first 500 sf, \$65 for each add'l 100 sf	The greater of \$11,884 per floor, 1% of construction cost, or \$1 per sf of bldg area	<b>New Buildings/Additions:</b> \$1 per sf of total floor area up to 25,000 sf, \$0.50 for additional sf <b>Interior Alterations:</b> 2% of the value of construction, min fee of \$100	Based on cubic feet: fees increase from \$126 to \$2,100.	New, Additions, Alterations & Repairs: 2% Construction Costs

	Bellwood	Broadview	Forest Park	LaGrange Park	Maywood	Downers Grove	Elmhurst	Hinsdale	Lombard	Oak Brook
Roof	\$75, plus \$4.80 per 1,000 sf	based on estimated construction costs: \$10 for jobs under \$1,000; \$10 plus \$10 per \$1,000 for jobs up to \$50,000: and \$5 per \$1,000 thereafter	\$20 per \$1,000 of cost, min \$100 fee		\$25 for the first \$1,000 of cost. \$10 for each additional \$500 incremental increase (all alterations)		The greater of \$248 or 1% of construction cost	2% of the value of construction, min fee of \$100	Based on cubic feet: fees increase from \$53 to \$110.	2% Cost of Construction + Inspection Fees
Water Heater	\$75	based on estimated construction costs: \$10 for jobs under \$1,000; \$10 plus \$10 per \$1,000 for jobs up to \$50,000: and \$5 per \$1,000 thereafter			\$30		The greater of \$248 or 1% of construction cost			\$75
Fire Protection	\$1.75 per 100 sf for plan review				\$175 for the first 50 heads + \$25 for every 50 heads			\$102 + \$1 per head + plan review		<b>Repair:</b> \$175 plus \$6/head for any new or relocated heads. <b>Hydro Fee</b> if more than 10 heads: \$150 plus plan review and inspection fees
Fire Alarm	\$1.75 per 100 sf for plan review				\$175			\$102 + \$1 per device + plan review		\$175 + \$6/opening plus plan review and inspection fees
Electric Revision/Upgrade	\$550 for first 100 circuits \$56 for every 5 circuits after Repair: \$50 Service (up to 200 amps): \$75 Plan Review: \$64 or 10% fees, whichever is greater.			1.5% construction cost	<b>New Service</b> 200 Amp - \$75 400 Amp - \$100 600 Amp - \$200 800 Amp - \$300 1,000 Amp - \$350 <b>Circuits:</b> 0-50 circuits - \$5 each 51+ circuits - \$3.50 each		The greater of \$248 or 1% of construction cost	\$102 Minimum \$102 per panel \$15.30 per circuit		2% Cost of Construction + Plan Review & Inspection Fees where applicable

	Bellwood	Broadview	Forest Park	LaGrange Park	Maywood	Downers Grove	Elmhurst	Hinsdale	Lombard	Oak Brook
Plumbing	Fixture Replacements: \$60 for the first three, \$40 for each additional Alterations/Repairs: \$48 + \$18/fixture and/or \$48 piping alterations			1.5% construction cost	\$20 per fixture, minimum fee of \$40		Repairs: \$88	\$102 base fee, \$30.60 per fixture		2% Cost of Construction + Plan Review & Inspection Fees where applicable
Low Voltage	\$80				\$25 for the first \$1,000 of cost. \$10 for each additional \$500 incremental increase (all alterations)					2% Cost of Construction + Plan Review & Inspection Fees
Furnace	Furnace: \$80 Boiler: \$148				\$50 plus \$1.50 per 10,000 BTUs + fee for installing electrical circuit		The greater of \$238 or 1% of construction cost	\$40.80		2% Cost of Construction + Plan Review & Inspection Fees where applicable
Air Conditioner	\$80 1st 3 tons + \$12 for each ton in excess				\$25 + \$10 per 10,000 BTUs + fee for installing electrical circuit		The greater of \$238 or 1% of construction cost	\$40.80		2% Cost of Construction + Plan Review & Inspection Fees where applicable
Parking Lot:					\$25 for the first \$1,000 of cost. \$10 for each additional \$500 incremental increase (all alterations)		\$288	\$40.80 + plan review		2% Cost of Construction + Plan Review & Inspection Fees where applicable
Sidewalk					\$25 for the first \$1,000 of cost. \$10 for each additional \$500 incremental increase (all alterations)					No permit required currently
Demolition	\$120 for the first 2,000 sf and \$25 for each additional 1,000 sf + \$40 Plan Review				\$100/story		\$1,782	\$150 + plan review		2% Cost of Construction + Plan Review & Inspection Fees where applicable

	Bellwood	Broadview	Forest Park	LaGrange Park	Maywood	Downers Grove	Elmhurst	Hinsdale	Lombard	Oak Brook
Signs	<b>Non-Illuminated:</b> \$75 for the first 50 sf + \$5.60/sf over 50 sf <b>Illuminated Signs:</b> \$75 for the first 50 sf + \$0.60/sf over 50 sf  <b>There is also \$40            plan review</b>			Illuminated -\$125 Non-Illuminated-\$75 Face Change-\$75	<b>Non-Illuminated:</b> \$35 + 0.25/sf <b>Illuminated Roof            Signs:</b> \$50 + 0.25/sfr		<b>Non-Illuminated:</b> \$119 or 1% Construction Cost, whichever is greater <b>Illuminated:</b> \$239 or 1% Construction Cost, whichever is greater	\$4/sf, \$75 minimum Temp Signs: \$25 + plan review		<b>\$5/sf (\$75 minimum)            Temp Signs:            \$100/week</b>
Plan Review		\$40 per hour	\$100, or 10% of fee, whichever is greater	\$100.00 initial hour + \$50.00 each additional hour/resubmittal	Plan review fees are included in permit fees	\$75 or 10% of total permit fee, whichever is greater		\$80 per hour, \$80 min	Based on construction costs: Fees increase from \$33 to \$476	\$75 per inspection
Inspection Fee (per inspection)	<b>New Buildings &amp;            Additions:</b> \$165 or 10% of fee, whichever is higher <b>Alterations/Repairs:</b> \$40				Inspection fees are included in permit fees		All fees are flat fees which include plan review, permit, and inspection fees.			\$75 per hour, \$75 min
<b>Contractor Registration:</b>										
General Contractor					\$100.00 per year		\$100	\$250		No Registration
Subcontractor					\$70.00 per year		\$100	\$250		No Registration
<b>Penalty/Fee for work without a permit:</b>										
Penalty/Fee for work without a permit:				Double Fees, Max \$750	Double Fee		Double Fee	\$250 minimum, 50% applicable fees		\$750
<b>Other Info:</b>										
Roof Inspection if Roof Permits issued?			Yes, Ice n' water shield		Yes, 2 inspections Ice N' Water Shield and Final					Yes, they do a roof inspection
Miscellaneous notes:	These fees have been updated since 2010.			Lagrange Park just adopted this fee schedule in 2014	These fees have been updated since 2010. **Fees are reduced 50% for seniors 65+		These fees have been updated since 2010. All fees are flat fees which include plan review, permit, and inspection fees.	These fees have been updated since 2010.		This fee schedule went into effect 1/1/16