
FEES AND CHARGES

ZONING USE PERMITS

NOTE: ALL PERMITS* REQUIRE CERTIFICATES OF COMPLIANCE (ADDITIONAL FEE OF \$33.00)

Single and Two-Family Dwellings	\$12.00/100 sq. ft.
All other Buildings	\$275 + \$15.00/100 sq. ft.
<i>(Note: A Stormwater Drainage Plan may be required with additional fees – contact the Department)</i>	
Other Principal Structures (except towers and signs).....	\$260.00 each
Accessory Buildings (150 sq.ft. or greater; less than 150 sq.ft. have no fee).....	\$16.00/100 sq. ft.
Residential Accessory Structures (decks, swimming pools, freestanding solar arrays, etc.)	\$33.00
Manufactured Home Sites in Manufactured Home Parks	\$33.00
All Other Accessory Structures	\$130.00
Towers:	
up to 50 feet in height	\$33.00
greater than 50 feet in height	\$33.00 + \$40.00/20 feet of height in excess of 50 feet
Signs:	
Wall, Canopy Mounted or Projecting.....	\$33.00
Freestanding.....	\$3.00/sq. ft. but not less than \$33.00
Alter, extend or move:	
Buildings.....	\$16.00/100 sq. ft.
Structures	same as new structures
Establish or Change of Use with no construction.....	\$65.00
Temporary Use	\$65.00

*Except where no construction is involved in registration of a Nonconforming Use, or registration or permit for a Home Occupation, or registering a Change of Use.

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FEES AND CHARGES (continued)

Rural Home Occupation	\$33.00
Neighborhood Home Occupation	No Fee
Register Nonconforming Use	\$33.00
Certificate of Compliance.....	\$33.00
Maximum Fee for any one structure (except Wind Towers or PV Solar).....	\$1,500.00
<i>(Note: Fee may be higher with more than one structure on a lot)</i>	
Wind Farm Tower or Big Wind Turbine Tower	\$10,000.00
Small Wind Turbine Tower	
1. Not over 50 feet in Height	\$100.00
2. Greater than 50 feet in Height	\$100.00 plus \$80 per 20 feet of height in excess of 50 feet
3. Replacement of turbine on existing tower	\$100.00
PV Solar Farm with not more than 7.5-megawatt nameplate rating	\$1,800.00/MW
(includes Community PV Solar Farm and PV Solar Array)	
PV Solar Farm with nameplate rating of more than 7.5 megawatts.....	\$13,500.00 plus \$1,260.00
for each megawatt more than 7.5 megawatts	

ZONING CASE FILING FEES

Variance.....	\$200.00
Administrative Variance.....	\$100.00
Special Use Permits or Zoning Map Amendments (except County Board Wind Farm Special Use Permit and County Board PV Solar Farm/PV Solar Array Special Use Permits)	
a. Two acres or less and Base Fee for larger areas	\$400.00
b. More than two acres but no more than 12 acres	add \$40.00 per acre to Base Fee
for each acre over two acres	
c. More than 12 acres	add \$10.00 per acre for each acre
over 12 acres and add to fees in a. and b. above	
Appeals and Interpretations	\$200.00
Change of Nonconforming Use.....	\$100.00

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FEES AND CHARGES (continued)

Amendment to Petitions (requiring new legal notice).....	\$100.00
County Board Wind Farm Special Use Permit.....	\$34,000.00
	or \$760.00 per Wind Farm Turbine, whichever is greater
Big Wind Turbine Tower Special Use Permit per Big Wind Turbine Tower.....	\$3,300.00
County Board PV Solar Farm Special Use Permit	
PV Solar Farm or Solar Array with not more than 7.5 megawatt nameplate rating.....	\$1,320.00
per megawatt (includes Community PV Solar Farm and PV Solar Array)	
PV Solar Farm with more than 7.5 megawatt nameplate rating.....	\$9,240.00
plus \$102 for each megawatt more than 7.5 megawatts and up to 112.5 megawatts	
(includes Community PV Solar Farm)	
PV Solar Farm with more than 112.5 megawatt nameplate rating.....	\$180.00
per megawatt	

(See Engineering Review Fees below for additional fees that may apply)

ENGINEERING REVIEW FEES

Stormwater Drainage Plan Review fees† shall be based on the cost of the engineering review as follows:

Basic Review Fee	Actual cost not to exceed \$1,500.00 with initial deposit of \$500.00**
Unlimited Review Fee	Actual cost with initial deposit of \$1,500.00**

† Balance of Stormwater Fees must be paid prior to the issuance of a Zoning Compliance Certificate.

** Applicant shall receive a refund should the amount paid be greater than actual cost; however, no refund of less than \$50 shall be given.

SUBDIVISION FILING FEES (PRELIMINARY PLAT)

Basic Fee.....	\$400.00 for first lot, \$100.00 each additional lot
Public Improvement & Engineering Review Fee.....	Actual cost not to exceed \$1,500.00
	with initial deposit of \$500.00**
Stormwater Engineering Review Fee	Actual cost not to exceed \$1,500.00
	with initial deposit of \$500.00**
Stormwater Drainage Plan Review Fee.....	Actual cost not to exceed \$1,500.00
	with initial deposit of \$500.00**
Unlimited Review Fee	Actual cost with initial deposit of \$1,500.00**
Final Plat Fee	\$100.00

** Applicant shall receive a refund should the amount paid be greater than actual cost, however, no refund of less than \$50 shall be given.

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FEES AND CHARGES (continued)

SPECIAL FLOOD HAZARD AREA ORDINANCE

Floodplain Development Permit (in addition to any other fee required).....	\$100.00
Variance.....	\$200.00
Floodplain Determination.....	\$25.00
Base Flood Elevation Estimate:	
If published or previously estimated.....	\$25.00
New estimate	\$250.00

PLANNING AND ZONING DOCUMENTS

Zoning Ordinance	\$10.00
Subdivision Regulations	\$4.00
Special Flood Hazard Ordinance.....	\$1.50
Stormwater Management and Erosion Control Ordinance.....	\$1.00
LESA Manual	\$3.00
Land Use Goals & Policies.....	FREE
Nuisance Ordinance.....	\$3.00

MAPS

Township Zoning Map	\$15.00
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PHOTOCOPIES

1-3	FREE
Over 3	\$0.30 ea.

GENERAL

Make checks out to Champaign County or Champaign County Treasurer.

Payment must be received before application or filing is accepted or service provided.

In most cases fees cannot be refunded.

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