

City of St. Charles, Illinois

Ordinance No. 2002-Z-17

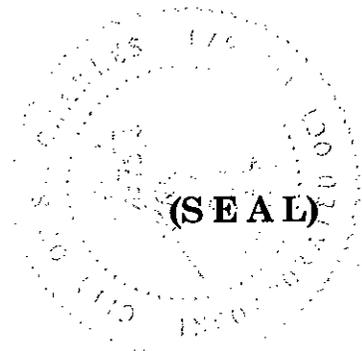
**An Ordinance Amending Chapter 17.42
of the St. Charles Municipal Code
(Zoning Fee Schedule)**

**Adopted by the
City Council
of the
City of St. Charles
August 19, 2002**

**Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, August 23, 2002**



City Clerk



ORDINANCE NO. 2002-Z-17

PRESENTED AND PASSED BY THE
CITY COUNCIL ON August 19, 2002

**AN ORDINANCE AMENDING CHAPTER 17.42
OF THE ST. CHARLES MUNICIPAL CODE
(Zoning Fee Schedule)**

WHEREAS, an application has been filed to amend Chapter 17.42 "Administration" of the St. Charles Municipal Code; and

WHEREAS, the Plan Commission has held a public hearing to consider the proposed amendment, and has recommended approval; and

WHEREAS, the City Council deems it is in the best interest of the City to amend the provisions of Chapter 17.42 "Administration" of the St. Charles Municipal Code with respect to fees for applications, publications, and services provided in connection with processing zoning and annexation applications.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, AS FOLLOWS:**

Section 1: That Chapter 16.42, "Administration" of the St. Charles Municipal Code, be and is hereby amended by deleting the provisions of Sections 17.42.090, 17.42.100, and 17.42.105, and by substituting the following respective provisions therefor:

"17.42.090 Fees.

Any person, firm, corporation or agent who files a petition for amendment or an application for appeal, variation, special use, or planned unit development, or, pursuant to such petition or application, has plans or documents reviewed by or on behalf of the City, or has improvements required under the terms of this title inspected by or on behalf of the

City, shall be charged a fee in accordance with a schedule of fees established by the City. Fees shall be paid regardless of whether the application or petition filed is approved, disapproved or withdrawn.

17.42.100 Fee Schedule.

The following schedule of fees is established:

- A. Filing and Review Fees: Filing fees are intended to cover the cost of providing information to the public about an application, preparing notices, distributing plans to City departments and other agencies, preparing agenda packets and minutes for the Board of Zoning Appeals, Plan Commission, Historic Preservation Commission, City Council, and other applicable review bodies, and other administrative tasks. They are also intended to cover the cost for City staff (not including Public Works Department personnel) to participate in meetings, visit the site, review plans, prepare reports, conduct inspections, and any other activity pertaining to review of the application. Filing and review fees are hereby established as follows:

Appeals:	\$150
Variations:	\$500
General (Text) Amendment:	\$500
Zoning Map Amendments:	\$750
Special Use and Amendment to Special Use	\$1,000
Annexation of property:	\$1,000
Annexation Agreement:	\$2,000
Special Use as a Planned Unit Development (PUD):	\$2,000
Site Plan Review (O-R Districts):	\$1,000

- B. Reimbursement for Public Works Department Review: The applicant shall reimburse the City for the cost per productive work hour for the City Engineer and each Public Works Department staff member involved in review, meetings, and associated tasks relative to any application or petition.
- C. Reimbursement for Professional Services: The applicant shall reimburse the City for the direct cost of the following:
1. Fees for landscape architect's review and consultation in connection with review of the petition or application, and inspection of construction, including meetings and associated tasks.

2. Fees for traffic analysis performed by a member of the Institute of Transportation Engineers and approved by the City Engineer, when such traffic analysis is requested by the City.
 3. Fees for city attorney's review and negotiations in connection with the petition or application.
 4. Fees for professional engineering consultant's review of plans and documents and construction inspection including meetings and associated tasks.
 5. Fees for planning consultant's review and consultation in connection with review of the petition or application, and inspection of construction, including meetings and associated tasks.
- D. Reimbursement for Miscellaneous Expenses: The applicant shall reimburse the City for miscellaneous costs incurred relative to any application or petition, including but not limited to:
1. Publication of legal notices
 2. Court reporter and transcript fees
 3. Mailing (postage) Costs
 4. Recording fees
- E. Engineering Inspection. The applicant shall reimburse the City for the cost per productive work hour of the City Engineer and each Public Works Department staff member involved in inspections, plan review, meetings, and associated tasks relative to inspection of construction.

17.42.105 Payment.

The petitioner or applicant shall pay the full filing and review fee for each category of petition or plan submitted. For example, if an applicant files an application for a map amendment and an application for a special use as a planned unit development, he shall pay both the map amendment and the PUD special use petition fees. However, a single category of application may include multiple requests, and a separate fee shall not be required for each request. For example, an application for special use may include two requested special uses. The fees set forth herein shall be in addition to those payable under any other provision of the St. Charles Municipal Code, as amended. Filing fees are payable upon filing of the application or petition. All reimbursements and other fees are due and payable as follows:

- A. Appeals and variations: Prior to issuance of any permit in connection with the requested action.
- B. General amendments, map amendments, special uses, PUD's and annexations: Prior to final action by the City Council, such as passage of an ordinance approving the application or a resolution disapproving it."

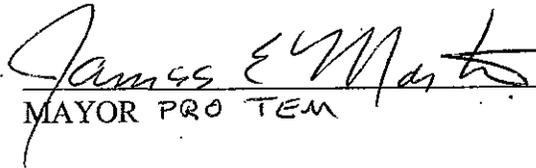
Section 3: That this ordinance shall become effective from and after its passage and approval as provided by law.

Section 4: That after the adoption and approval hereof this Ordinance shall be (i) printed or published in book or pamphlet form, published by the authority of the City Council; or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

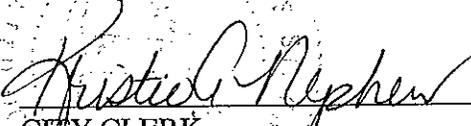
PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 19th day of August, 2002.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this 19th day of August, 2002.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois, this 19th day of August, 2002.


MAYOR PRO TEM

ATTEST:


CITY CLERK

1874 53

Ordinance No. 2002-Z-17

Page 5

COUNCIL VOTE:

Ayes: 9

Nays: 0

Absent: 1

Approved as to form: Timothy D. O'Neil

Date: 8/19/02

By: Tim O'Neil, City Attorney

RESOLUTION NO. 29-2002

**RECOMMENDING APPROVAL OF A PETITION
TO AMEND CHAPTER 17.42 REGARDING FEES**

Passed by Plan Commission July, 16, 2002

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for amendments to Title 17, "Zoning"; and

WHEREAS, the Plan Commission held a public hearing and has reviewed the petition for a general amendment to Sections 17.42.090 "Fees"; 17.42.100 "Fee Schedule"; 17.42.110 "Payment"; 17.42.120 "Publications" and 17.42.130 "Penalty for Violations – Enforcement Authority"; and

WHEREAS, the Plan Commission finds approval of said amendment to be in the best interest of the City of St. Charles;

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of the petition for a general amendment to Title 17, "Zoning" Chapter 17.42; Sections 17.42.090 "Fees"; 17.42.100 "Fee Schedule"; 17.42.110 "Payment"; 17.42.120 "Publications" and 17.42.130 "Penalty for Violations – Enforcement Authority."

Roll Call:

Ayes: Murphy, Carlson, English, Spear, Armstrong

Nays: None

Absent: Carrignan, McCracken, Smith

Motion Carried.

PASSED, this 16th day of July, 2002.

Chairman
St. Charles Plan Commission

Secretary
St. Charles Plan Commission

State of Illinois)
)
) ss.
Counties of Kane and DuPage)

Certificate

I, KRISTIE A. NEPHEW, certify that I am the duly elected and acting municipal clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

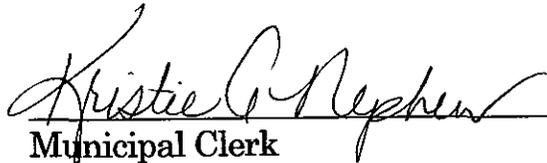
I further certify that on August 19, 2002, the Corporate Authorities of such municipality passed and approved Ordinance No. 2002-Z-17, entitled

"An Ordinance Amending Chapter 17.42
of the St. Charles Municipal Code
(Zoning Fee Schedule),"

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2002-Z-17, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on August 23, 2002, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 19th day of August, 2002.


Municipal Clerk

