Land Use Fees

- Annexation: $500.00 fee per acre
- Map amendment (Rezoning): $500.00 fee
- Subdivision plat permit: $500.00 fee
- $1,500.00 initial escrow for professional services
- Planned Unit Development: $1,500.00 fee
- Concept conference: $1,000.00 fee, each submittal
- Preliminary plan: $1,000.00 fee, each submittal
- Final plat: $1,000.00 per each 5 gross acres and increments thereof
- Performance Guarantee, for site development improvements: 120% of estimated cost of improvements
- Inspection fee escrow: 3% of the Performance Guarantee
- Engineering review and permit fee: $500.00 (plus reimbursement of all professional fees)
- Cut-out-ac Im pact fee: $10,000.00 each
- Variance: Single Family= $150 per lot
- Special PEC meeting: $1,500.00
- Kane County Road Impact Fee: See http://www.co.kane.il.us/rod/!

Building Permit Fees

- 1 and 2 Family dwellings—New construction: $0.85 per gross square foot, minimum $250.00
- Multifamily—New construction: $0.70 per gross square foot, minimum $250.00
- Commercial and Industrial—New construction: $0.40 per gross square foot, minimum $250.00
- Interior alterations: $20.00 per $1,000.00 of total construction value, minimum $250.00
- Plumbing permit—All new construction: $0.15 per square foot, $25.00 minimum
- Plumbing permit—All other applicable construction activity: $100.00 per floor, $25.00 minimum
- HVAC permit—All new construction: $0.15 per square foot, $25.00 minimum
- HVAC permit—All other applicable construction activity: $0.10 per square foot, $25.00 minimum
- Electric permit—All new construction: $0.15 per square foot, $25.00 minimum
- Electric permit—All other applicable construction activity: $0.10 per square foot, $25.00 minimum
- Elevator: $75.00
- Fire/Life Safety Plan Review: $250.00 for 1st 50,000 ft2, $50.00 each additional 50,000 ft2
- Review of fire alarm system plans: $250.00 for 1st 50,000 ft2, $50.00 each additional 10,000 ft2
- Review of sprinkler drawings: $125.00 for the 1st 100 sprinkler heads, $1.00 for each additional sprinkler head
- Review of standpipes: $150.00
- Sprinkler system hydrostatic testing: $100.00
- Smoke management system: $250.00 plan review fee, $100.00 testing fee

The Village of Carpentersville takes pride in being a business-friendly community. The Village has set up a process to guide projects through the system as quickly and efficiently as possible.

**Project Manager**

A Project Manager will be assigned to your case. Prior to submittal of a formal application, your Project Manager will be the Assistant Village Manager / Community Development Director, Marc Huber. After submittal of a formal application, your Project Manager will be the Senior Planner, John Svalenka. The Project Manager will be your main contact and will guide you through the approval process from the initial meeting until the project is complete.

**Development Team**

The Village offers a one-stop development review. The Development Team, which includes representatives from Economic Development, Planning & Zoning, Engineering, the Fire Department, the Village Clerk’s office and Public Works, meets on a regular basis to review and discuss projects. The Development Team is available to meet with applicants every week.

**Simultaneous Site Reviews**

Site development plans will be reviewed by all members of the Development Team at the same time so that the applicant receives one unified plan review comment letter without any contradictions or inconsistencies.

**Building Permit Process**

The Building Division recommends applying for all permits at once and naming a contact person to coordinate with the Village. The Village, however, will work with a developer on separate permits for shell construction and build-outs if necessary to meet contractual obligations.

**Application Materials**

Please reference the following forms when preparing to submit applications:

- Application for Building Permit
- Application for Mechanical Work
- Application for Electrical Work
- Application for Plumbing and Sewer Work
- Variance Application
- Application for Registration of Business
- Application for Retail Liquor License
- Application for Building Permit
- Application for Mechanical Work
- Application for Electrical Work
- Application for Plumbing and Sewer Work
- Variance Application
These pages provide a summary of the development process. Please contact the Village Project Manager for more detail. These pages provide approximate timelines that are based on prompt submittal of plans by applicants when revisions are needed.