

Land Use Fees	
Annexation	\$ 500.00 fee per acre
Map amendment (Rezoning)	\$500.00 fee
Special use permit	\$500.00 fee
	\$1,500.00 initial escrow for professional services
Planned Unit Development	\$1,500.00 fee
	\$6,000.00 initial escrow for professional services
Concept plan conference	\$1,000.00 fee, each submittal
Preliminary plan	\$1,000.00 fee, each submittal
	Review fee escrow = \$3,000.00 per each 5 gross acres and increments thereof
Final plat	\$1,000.00 per each 5 gross acres and increments thereof
	Review fee escrow = \$3,000.00 per each 5 gross acres and increments thereof
Performance Guarantee, for site/development improvements	120% of estimated cost of improvements —OR— 110% of actual bid amount
Inspection fee escrow, for site/development improvements	3% of the Performance Guarantee
Engineering review and permit fee	\$500.00 (plus reimbursement of all professional fees)
Cul-de-sac impact fee	\$10,000.00 each
Variance	Single Family= \$150 per lot All Others= \$500 per variance
Special PZC meeting	\$1,500.00
Kane County Road Impact Fee	See http://www.co.kane.il.us/dot/

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
Interior demolition	50.00
Plumbing permit—All new construction	\$0.15 per square foot, \$25.00 minimum
Plumbing permit—All other applicable construction activity	\$10.00 per fixture, \$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
Electric service – new or upgrade	100 amp = \$50.00 200 amp = \$75.00 400 amp = \$200.00 Above 400 amp = \$300.00
Plan review (in-house), each revision review	\$300.00 – new construction. \$25.00 – Additions, remodeling, interior, etc.
Plan review, project with construction cost over \$200,000.00	\$200.00
Residential water connection	1—2 bedroom(s) = \$3,200.00 3—4 bedrooms = \$3,500.00 5+ bedrooms = \$3,800.00
Residential sewer connection	1—2 bedroom(s) = \$3,200.00 3—4 bedrooms = \$3,500.00 5+ bedrooms = \$3,800.00
Water meter, all sizes	Actual material cost of the meter X 2
Commercial/ Industrial water connection	(estimated or actual annual consumption X published water rate of \$5.40) ÷ 52
Commercial/ Industrial fire suppression connection	[(estimated or actual annual consumption X published water rate of \$5.40) ÷ 52] X 0.10
Commercial/ Industrial sewer connection	(estimated or actual annual consumption X published sewer rate of \$5.18) ÷ 57
Elevator	Plan Review = \$75.00 Installation inspection = \$75.00
Inspection and test of fire alarm devices	\$100.00 for 1st 50,000 ft ² , \$50.00 each additional 50,000 ft ²
Fire/Life Safety Plan Review	\$250.00 for 1st 50,000 ft ² , \$50.00 each additional 50,000 ft ²
Review of fire alarm system plans	\$250.00 for 1st 50,000 ft ² , \$50.00 each additional 10,000 ft ²
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

This page provides a summary of applicable fees, as of June 2020. Please refer to the Village of Carpentersville Code of Ordinances – Chapter 20.02 for a list of all fees.

Community Development Department
1200 LW Besinger Drive, Room 206
Carpentersville, IL 60110
847-551-3478
847-426-0864 (fax)



Thinking of starting a new business?
Contact Ben Mason in Community Development, (224) 293-1641 or bmason@cville.org

Development Process

June 2020

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 Community Development Director, Benjamin Mason. 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.

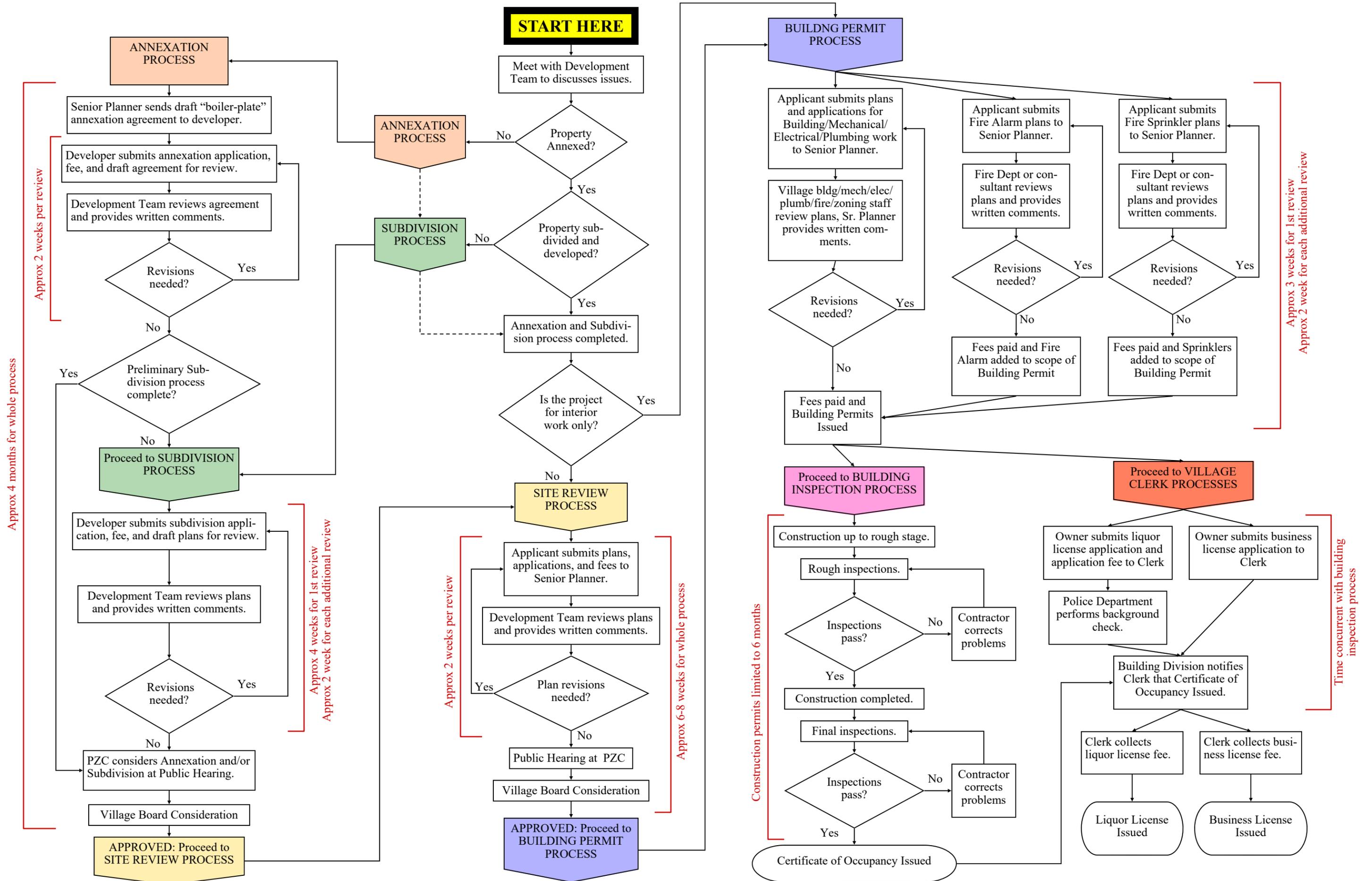
Building Permit Process

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:

- Annexation Application
- Concept Plan Application
- Preliminary Plan Approval Application
- Final Plat Approval Application
- Planned Unit Development Application
- Rezoning/Map Amendment Application
- Special Use Permit Application
- TIF 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 resubmittal of plans by applicants when revisions are needed.