

**UNITED CITY OF YORKVILLE
KENDALL COUNTY, ILLINOIS**

ORDINANCE NO. 2026-13

AN ORDINANCE OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY,
ILLINOIS AMENDING THE YORKVILLE CITY CODE
(Permit Fee-Plan Review Fee Schedule)

Passed by the City Council of the
United City of Yorkville, Kendall County, Illinois
This 10th day of February, 2026

Published in pamphlet form by the
authority of the Mayor and City Council
of the United City of Yorkville, Kendall
County, Illinois on February 15, 2026.

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ILLINOIS AMENDING THE YORKVILLE CITY CODE
(Permit Fee-Plan Review Fee Schedule)**

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the “*City*”) is a duly organized and validly existing non-home-rule municipal corporation created under the provisions of Article VII, Section 7 of the Illinois Constitution of 1970 and the provisions of the Illinois Municipal Code 65 ILCS 5/1-1-1 *et. seq.* (the “*Illinois Municipal Code*”) as from time to time supplemented and amended; and,

WHEREAS, pursuant to the Yorkville City Code, the City has established regulations and permitting requirements for the construction of all buildings within the boundaries of the City; and

WHEREAS, the Mayor and City Council have determined that it is in the best interests of the City to Amend the City Code to revise permit fees and plan review fees to compensate for the administrative costs incurred to review plans and permits applications and all inspections as deemed necessary during construction, all as hereinafter.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1. That the Yorkville City Code be amended to delete Section 8-10-1A in its entirety and replace it with the following:

8-10-1: Fee schedule; payment fees; fee waiver; miscellaneous fees; surcharge; stop work order; refunds; certificate of occupancy; sewer connection fee:

The hereinafter set forth fee schedule for the Building Department is the applicable fee rate schedule of the United City of Yorkville.

A. *Fee Schedule:*

Building permit fee:	
New commercial	\$750.00, plus \$0.20 per square foot
Data center (new and alteration) per building	\$1,000.00, plus \$5.00 per square foot
Addition commercial	\$500.00, plus \$0.20 per square foot
Alteration commercial	\$350.00, plus \$0.10 per square foot
New multiple-family residential	\$350.00, plus \$0.15 per square foot
Alteration multiple-family residential	\$175.00, plus \$0.10 per square foot
New one- and two-family residential	\$650.00, plus \$0.20 per square foot
Addition one- and two-family residential	\$125.00, plus \$0.10 per square foot
Alteration one- and two-family residential	\$50.00, plus \$0.05 per square foot
Improvements requiring a permit (plan review fee included):	
Commercial/residential roofing	\$50.00
Fence, patio, window replacement, or siding	\$50.00
Deck	\$135.00
Residential driveway	\$50.00
Commercial driveway/parking lot	\$90.00, plus any additional engineering review fees (per Resolution 2002-27), plus any additional consultant fees
Storage shed, pergola, arbor, or gazebo	\$50.00
Inground swimming pool	\$135.00
Above ground swimming pool	\$90.00
Portable (temporary) swimming pool	No charge
Electrical service panel replacement	\$50.00
Electrical alteration (excluding fixture replacement)	\$50.00
Sign permit (without electric)	\$50.00
Sign permit (with electric)	\$100.00
Plumbing alteration (excluding fixture replacement)	\$135.00, plus any additional consultant fees
Detached garage	\$180.00
Demolition permit	\$90.00
Building relocation	\$50.00
Temporary parking (travel trailers)	\$200.00
Tent or similar type structure	\$50.00
Elevator/escalator units	\$50.00 per unit, plus any additional consultant fees
"Other" permits not listed that require code compliance or inspection approval	\$50.00
"Occupancy permit"	\$50.00
"Temporary occupancy permit"	\$200.00
Telecommunication tower	\$750.00

Equipment shelter building for tower	\$750.00
Additional antenna or a single user group of antennas on existing tower	\$250.00
Small wireless facility on an existing utility pole or wireless support structure	\$650.00
Small wireless facility in a consolidated application for more than 1 facility on existing poles or wireless support structure	\$350.00
Small wireless facility installation on a new utility pole	\$1,000.00
Plan review fees:	
New commercial: Plan review fee based on the size of the building in cubic feet	
<u>Building Size</u>	<u>Plan Review Fee</u>
Up to 60,000 cubic feet	\$355.00
60,001 to 80,000 cubic feet	\$400.00
80,001 to 100,000 cubic feet	\$475.00
100,001 to 150,000 cubic feet	\$550.00
150,001 to 200,000 cubic feet	\$650.00
Over 200,000 cubic feet	\$650.00, plus \$6.50 per 10,000 cubic feet over or, any consultant plan review fees
Mechanical, Electrical, Plumbing (MEP): Plan review fee for any non-residential building over 200,000 square feet.	\$0.75 per square foot
New Data Center (new and alteration): Plan review fee based on the size of each building in cubic feet:	
<u>Building Size</u>	<u>Plan Review Fee</u>
Over 200,000 cubic feet	\$950.00, plus \$9.50 per 10,000 cubic feet over or, any consultant plan review fees
Alteration commercial: Plan review fee based on the size of the building in cubic feet	
<u>Building Size</u>	<u>Plan Review Fee</u>
Up to 60,000 cubic feet	\$177.50
60,001 to 80,000 cubic feet	\$200.00
80,001 to 100,000 cubic feet	\$237.50
100,001 to 150,000 cubic feet	\$275.00
150,001 to 200,000 cubic feet	\$325.00
Over 200,000 cubic feet	\$325.00, plus \$3.25 per 10,000 cubic feet over or, any consultant plan review fees
New residential	\$100.00 per "dwelling unit", or any consultant plan review fees
Engineering review fee	See section 11-8-2 of this Code
Fire protection systems:	
Fire detection/alarm systems	\$115.00 per 10,000 square feet of floor area, or any consultant fees
Fire sprinkler systems: This fee based on the following criteria:	
<u>Number of Sprinkler Heads</u>	<u>Permit Fee</u>
Up to 200	\$250.00

201 to 300	\$300.00
301 to 500	\$400.00
Over 500	\$450.00, plus \$0.60 per sprinkler over 500, or any consultant fees
Alternate fire suppression systems:	
Standpipe	\$175.00 per standpipe riser
Specialized extinguisher agent (dry or other chemical agent)	\$125.00 per 50 pounds agent
Hood and duct cooking extinguisher agent	\$150.00 flat rate, per system, or any consultant fees
Solar energy farm	\$7,000.00 per one thousand solar arrays
Wind energy system (commercial purposes)	\$2,000.00
Wind energy system (residential purposes)	\$500.00

Section 2. This Ordinance shall be in full force and effect upon its passage, publication, and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this 10th day of February, A.D. 2026.

CITY CLERK

KEN KOCH	AYE	DAN TRANSIER	AYE
ARDEN JOE PLOCHER	AYE	CRAIG SOLING	AYE
CHRIS FUNKHOUSER	AYE	MATT MAREK	AYE
RUSTY CORNEILS	AYE	RUSTY HYETT	AYE

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this 12th day of February, A.D. 2026.

MAYOR

Attest:

CITY CLERK