



Construction Permit Fee Schedule Zoning Application Fee Schedule

The Village of Oak Park
Development Customer Services Department
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INSTRUCTIONS

The Village of Oak Park has updated the building permit and zoning fee schedule to better reflect the cost of providing services to our customers. With the exception of large-scale projects, permit fees will now be established as lump sum fees based on the project scope of work in lieu of being charged as a percentage of overall construction cost. The new fee schedule will become effective on June 1, 2015.

DEFINITIONS AND TERMINOLOGY

SF - For new construction, the "SF" is the aggregate gross floor area included within surrounding exterior walls and/or within the horizontal projection of the roof or floor above. For additions and alterations, the "SF" is the aggregate gross floor area within perimeter walls of work areas.

Multiplier - The permit fee multiplier ("Multiplier") is used to determine the cost of providing permitting and construction related inspection services for a given project. The cost of providing services is determined by multiplying this factor times the project area and the project valuation. The Permit Fee Multiplier for 2015 is **0.0284**.

Valuation - The cost/square foot at the time of permit application to construct a building or structure, including additions or alterations thereto, or the installation or modification of any building component or operating system. The cost of land is not included within the project valuation. The valuation is determined by selecting the construction cost per square foot as listed in the attached chart for the given construction type and Use Group. For building or structure uses not specifically listed, the Use Group and/or construction cost shall be determined by the Building Official.

NEW CONSTRUCTION

Accessory structure	SF x Multiplier x Valuation
Garage - residential, 1-story	\$170.00
Garage - residential, 2-story	\$290.00
Non-residential or mixed-use building	SF x Multiplier x Valuation
Pergola	\$90.00
Residential building	SF x Multiplier x Valuation

ADDITIONS

New level to existing primary building	\$750.00
Patio cover	\$240.00
To accessory structures for 1-, 2- and 3-family dwellings	SF x Multiplier x Valuation
To accessory structures for 4-family and larger dwellings	SF x Multiplier x Valuation
To primary building for 1-, 2- and 3-family dwellings: Up to 500 sf	\$630.00
To primary building for 1-, 2- and 3-family dwellings: 501 to 1,500 sf	\$835.00
To primary building for 1-, 2- and 3-family dwellings: Over 1,500 sf	\$1,040.00
To primary building for 4-family and larger dwellings	SF x Multiplier x Valuation
To non-residential or mixed-use building	SF x Multiplier x Valuation

ALTERATIONS - 1-, 2- AND 3-FAMILY DWELLINGS

Attic buildout	\$330.00
Basement alterations/buildout	\$425.00
Bathroom, new or alteration	\$270.00
Deck or Porch replacement/construction, single level	\$115.00
Deck or Porch replacement/construction, multiple levels	\$130.00
Dormer addition	\$130.00
Fire alarm/protection system	\$160.00
Foundation Underpinning	\$300.00
Interior alterations, up to 3 rooms	\$275.00
Interior alterations, 4 rooms to full building level	\$490.00

Interior alterations, 2 building levels	\$980.00
Interior alterations, 3 building levels	\$1,470.00
Kitchen, new or alteration	\$300.00
Miscellaneous construction	\$300.00
Structural repair	\$100.00

ALTERATIONS - MULTI-FAMILY DWELLING

Bathroom alteration	\$270.00
Fire alarm/protection system	\$260.00
Interior alterations to 1 dwelling unit. No plumbing work	\$560.00
Interior alterations to 1 dwelling unit. Plumbing work	\$1,120.00
Interior alterations to 2 to 4 dwelling units, and/or limited common area work.	\$1,680.00
Interior alterations to 5 or more dwelling units, and/or major common area work.	\$2,240.00
Kitchen alteration	\$300.00
Structural modification	\$160.00

ALTERATIONS - COMMERCIAL BUILDINGS

Day Care facility buildout	\$500.00
Food Service Establishment buildout: Up to 1500 sf	\$1,100.00
Food Service Establishment buildout: Over 1500 sf	\$1,500.00
Fuel dispensing stations	\$195.00
Hospital renovations	SF x Multiplier x Valuation
Kitchen exhaust hood/Ansul system	\$115.00
Marquees	\$100.00
Sign, electric	\$100.00
Sign, other than electric or pole mounted	\$50.00
Sign, pole mounted	\$150.00
Structural modification	\$130.00
Tanks, raised or underground	\$150.00
Tenant buildout	\$400.00
Tenant alteration of floor plan layout, up to 500 square feet	\$115.00
Tenant alteration of floor plan layout, over 500 square feet	\$200.00
Tenant alterations to electric distribution system	\$130.00
Tenant alterations to electric lighting system	\$130.00
Tenant alterations to mechanical system	\$130.00
Tenant alterations to plumbing system	\$130.00
Tenant alterations to fire alarm/protection system	\$32.00
Toilet room	\$200.00
White Box buildout	\$400.00
Wireless Telecommunication sites	\$300.00

ALTERATIONS - MISCELLANEOUS

Accessibility modifications	\$80.00
Amusement devices	\$65.00
Canopy, Fixed Awning erection or alteration	\$32.00
Catch basin	\$100.00
Conveyance (elevator, lift, etc.) new construction including modifications	\$45.00
Demolition of accessory structure	\$100.00
Demolition of primary structure - residential	\$175.00
Demolition of primary structure - commercial	\$300.00
Drain tile and sump pit/pump	\$65.00
Fascias and soffits	\$65.00
Fence	\$65.00
Fire alarm/detection system	\$115.00
Fire suppression system, 1-, 2- and 3-family dwellings	\$150.00
Fire suppression system, multi-family, mixed use or commercial	\$200.00
Fireplace or outdoor kitchen	\$65.00
Flatwork; stairs, walkways, patios	\$65.00
Generator	\$100.00
Geothermal systems	\$140.00
Grain/bin dryer	\$170.00
Gutters and downspouts	\$65.00
Hot tub	\$210.00
Manhole	\$100.00
Occupancy Placard	\$80.00
Other structures not listed	\$80.00
Play house, non-manufactured	\$80.00
Restripe parking lot	\$65.00
Retaining wall	\$80.00
Roofing	\$65.00

Sheet metal work, exterior	\$65.00
Shoring, raising, moving of any building	\$430.00
Siding and stucco	\$65.00
Site improvements	\$65.00
Solar system, connection to electric system only	\$250.00
Solar system, connection to electric and plumbing system	\$320.00
Storage tank installation or removal	\$300.00
Storm drain	\$100.00
Swimming pool, spa or hot tub, temporary	\$210.00
Swimming pool, spa or hot tub, permanent	\$350.00
Temporary bleachers, platform, stage or tent	\$80.00
Treehouse	\$150.00
Wind turbine	\$250.00
Window/door replacement	\$65.00

REPAIRS

Grinding/resurfacing pavement	\$130.00
Masonry tuck-pointing	\$65.00
Re-stripping pavement	\$65.00
Sealcoating pavement	\$65.00

HVAC

Air conditioning coil	\$75.00
Air conditioning condenser	\$75.00
Air distribution system	\$65.00
Boiler, high pressure	\$100.00
Boiler, low pressure	\$100.00
Chimney or vent	\$65.00
Chimney re-liner	\$65.00
Fireplace, solid fuel-burning equipment or stove	\$50.00
Fuel gas appliance	\$80.00
Fuel-oil piping	\$50.00
Furnace	\$75.00
Gas piping	\$50.00
Heat pump	\$75.00
Humidification system	\$65.00
Radon system	\$80.00
Refrigeration system	\$150.00
Underground gas line	\$50.00
Ventilation system, other than commercial kitchen	\$75.00

PLUMBING

Cross connection control device	\$80.00
Ejector or sump pump	\$65.00
Fixture replacement, up to 10	\$80.00
Fixture replacement, each additional after 10	\$20.00
Flood/sewer backup control	\$130.00
Grease interceptor	\$80.00
Irrigation systems	\$65.00
Lawn sprinkler system	\$50.00
Modify overhead sewer	\$100.00
Piping alterations	\$100.00
Reconfigure waste/vent system	\$100.00
Sanitary or storm sewer repair	\$200.00
Service disconnection	\$65.00
Water heater, new or replacement	\$65.00
Water service, 1-, 2- and 3-family dwellings	\$115.00
Water service, multi-family, mixed use and commercial	\$160.00
Water service repairs	\$115.00
Water softener	\$80.00

ELECTRICAL

Exit signs	\$160.00
Feeders, up to 200 amps	\$100.00
Feeders, up to 400 amps	\$130.00
Feeders, over 400 amps	\$160.00
Lighting fixtures	\$50.00
Low voltage system	\$50.00
Openings for wiring, each 25 or portion thereof	\$80.00

Re-circuiting, up to 10 circuits	\$80.00
Re-circuiting, each additional 1 to 5 circuits beyond 10	\$30.00
Service upgrade, up to 200 amps	\$100.00
Service upgrade, up to 400 amps	\$130.00
Service upgrade, over 400 amps	\$160.00
Service upgrade, each additional meter	\$30.00
Service panel or sub panel	\$80.00
Temporary service	\$80.00
Transformer	\$80.00
Underground service	\$80.00
Wiring, new garage	\$80.00
Wired connection, appliances	\$50.00
Wired connection, equipment	\$80.00
Wired connection, special equipment governed by NEC Chapter 6	\$150.00

RIGHT-OF-WAY IMPROVEMENTS

Banners	\$32.00
Curb and gutter	\$65.00
Driveway apron	\$65.00
Parkway improvements	\$65.00
Sidewalks	\$65.00

RIGHT-OF-WAY OBSTRUCTIONS

Street, alley or sidewalk obstruction, per 25 feet of obstruction, per day	\$8.00
Street, alley or sidewalk obstruction, per 25 feet of obstruction, per month	\$110.00

RIGHT-OF-WAY OPENINGS

Driveway, sidewalk or curbs	\$65.00
Parkway	\$65.00
Street	\$65.00

RIGHT-OF-WAY RESTORATION DEPOSITS

Building demolition, base deposit	\$500.00
Building demolition, additional per linear foot of adjacent public right-of-way	\$50.00
Parkway within business districts (parkway, pavements, trees, walkways), per linear foot of property frontage	\$40.00
Parkway outside of business districts (parkway, pavements, trees, walkways), per linear foot of property frontage	\$20.00
Street opening (including curb cuts, street cuts and alley cuts), per linear foot of property frontage	\$80.00

CONNECTIONS

Sewer connections	\$130.00
Water connection fee (for contractor tapping Village water main)	
Note: Any tap made in the street larger than 2-inch shall have a precast vault placed around the valve and main)	
3-inch tap	\$1,200.00
4-inch tap	\$1,500.00
6-inch tap	\$1,800.00
8-inch tap	\$2,000.00
10-inch tap	\$2,000.00
12-inch tap	\$2,000.00
16-inch tap	\$2,000.00

TAPPING FEES

Water main tapping fee for Village tapping water main (cost includes sleeve and corporation cock)	
Note: The Village does not perform any taps larger than 2-inch	
1-inch tap	\$800.00
1.5-inch tap	\$1,000.00
2-inch tap	\$1,200.00

CURB-STOPS (Flare to Flare Connection)

1-inch	\$81.00
1.5-inch	\$187.00
2-inch	\$262.00
Buffalo box: 2.5-inch Minneapolis or Chicago pattern	\$55.00

NEW METER COSTS

Disc Meters (e-coder R900i)	
5/8-inch disc meter	\$223.00
3/4-inch disc meter	\$270.00
1-inch disc meter	\$343.00
1.5-inch disc meter	\$545.00

2-inch disc meter	\$723.00
5/8-inch meter couplings (set)	\$12.00
3/4-inch meter couplings (set)	\$14.00
1-inch meter couplings (set)	\$20.00
1.5-inch meter couplings (set)	\$128.00
2-inch meter couplings (set)	\$175.00

Compound Meters (e-coder R900i)

2-inch SRH meter	\$1,890.00
3-inch SRH meter	\$2,632.00
4-inch SRH meter	\$3,357.00
6-inch SRH meter	\$5,465.00
2-inch meter couplings (set)	\$176.00
3-inch meter couplings (set)	\$327.00
4-inch meter couplings (set)	\$522.00
6-inch meter couplings (set)	\$1,038.00

Meter Accessory Parts

Damaged or missing radio transmitter	\$181.00
Labor rate after first hour, per hour	\$42.00

Annual and Periodic Inspections

Elevator or other conveyance, bi-annual	\$21.00
Elevator or other conveyance, re-inspection	\$19.00
Code compliance: 1-, 2- or 3-family dwellings, per request of owner or agent	\$65.00

VAULT AND UNDERGROUND STRUCTURES

Annual fee	\$65.00
Per square foot of surface area in excess of 100 square feet	\$1.25

ADMINISTRATIVE

Document imaging fee, for submittal of documents larger than 11 x 17 in size and not in .pdf format, per sheet	\$5.00
Occupancy of a building or structure without passing final inspection(s) or issuance of Certificate of Occupancy	\$500.00
Plan Review: New construction	
For accessory structures for 1-, 2-, and 3-family dwellings	\$100.00
For 1-, 2-, and 3-family dwellings	\$300.00
For 4-family and larger dwellings, and associated buildings	\$400.00
For non-residential and mixed-use buildings and associated buildings	\$800.00
For buildings over 5,000 sf in total square footage	Contact Department of Development Customer Services
Plan Review: Alterations or additions	
For accessory structures for 1-, 2-, and 3-family dwellings	\$100.00
For 1-, 2-, and 3-family dwellings	\$300.00
For 4-family and larger dwellings, and associated buildings	\$400.00
For non-residential and mixed-use buildings and associated buildings	\$400.00
Plan Review: Fees for a third revision (after 2 free revisions) where necessary and not due to Department error	\$85.00
Plan Review: Fire protection or detection system, per 100 square feet or fraction thereof	\$1.50
Plan Review: Fire protection or detection system, minimum fee	\$100.00
Plan Review: Health Department review of food service establishment: Up to 1,500 sf	\$120.00
Plan Review: Health Department review of food establishment: Over 1,500 sf	\$300.00
Plan Review: Expedited plan reviews	200% of the original review fee
Permit extension	25% of original permit fee
Re-inspection fee	\$30.00
Work exceeding scope of permitted work	300% of original permit fee, minimum \$500.00
Work started without a permit	200% of original permit fee, minimum \$250.00

ZONING APPLICATIONS

Amendments	\$675.00
Appeals	\$165.00
Construction necessitated variations requested after the commencement of construction	\$2,750.00
Planned Development	\$2,000.00
Special uses	\$675.00
Special use renewal	\$165.00
Use variations	\$335.00

Square Foot Construction Costs a, b, c, d

Construction Type	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
Use Group									
A-1 Assembly, theaters, with stage	226.76	219.31	213.96	205.01	192.75	187.2	198.12	176.19	169.52
A-1 Assembly, theaters, without stage	207.79	200.35	194.99	186.04	173.88	168.33	179.15	157.32	150.65
A-2 Assembly, nightclubs	176.13	171.14	166.41	159.9	150.48	146.32	154.26	136.32	131.68
A-2 Assembly, restaurants, bars, banquet halls	175.13	170.14	164.41	158.9	148.48	145.32	153.26	134.32	130.68
A-3 Assembly, churches	209.84	202.4	197.04	188.09	176.18	170.63	181.2	159.62	152.95
A-3 Assembly, general, community halls, libraries, museums	175.12	167.68	161.32	153.37	140.31	135.76	146.48	123.75	118.08
A-4 Assembly, arenas	206.79	199.35	192.99	185.04	171.88	167.33	178.15	155.32	149.65
B Business	181.09	174.44	168.64	160.29	146.09	140.6	153.96	128.21	122.54
E Educational	193.98	187.3	181.81	173.58	161.65	153.1	167.59	141.27	136.67
F-1 Factory and industrial, moderate hazard	107.9	102.96	96.85	93.24	83.53	79.76	89.27	68.81	64.8
F-2 Factory and industrial, low hazard	106.9	101.96	96.85	92.24	83.53	78.76	88.27	68.81	63.8
H-1 High-hazard, explosives	101.01	96.07	90.96	86.35	77.83	73.07	82.38	63.11	N.P.
H-2, -3, -4 High-hazard	101.01	96.07	90.96	86.35	77.83	73.07	82.38	63.11	58.1
H-5 High-hazard, hazardous production materials	181.09	174.44	168.64	160.29	146.09	140.6	153.96	128.21	122.54
I-1 Institutional, supervised environment	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
I-2 Institutional, hospitals	305.47	298.82	293.02	284.67	269.47	N.P.	278.34	251.59	N.P.
I-2 Institutional, nursing homes	211.47	204.82	199.02	190.67	177.47	N.P.	184.34	159.59	N.P.
I-3 Institutional, restrained	206.32	199.67	193.87	185.52	172.82	166.33	179.19	154.94	147.27
I-4 Institutional, day care facilities	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
M Mercantile	131.29	126.3	120.57	115.06	105.29	102.13	109.42	91.13	87.49
R-1 Residential, hotels	180.89	174.58	169.54	162.4	149.39	145.5	162.08	134.22	129.61
R-2 Residential, multiple family	151.7	145.39	140.35	133.21	120.92	117.03	132.89	105.75	101.14
R-3 Residential, one- and two-family	143.18	139.24	135.76	132.27	127.1	123.91	129.53	118.85	111.36
R-4 Residential, care/assisted living facilities	179.48	173.17	168.13	160.99	147.72	143.83	160.67	132.55	127.94
S-1 Storage, moderate-hazard	100.01	95.07	88.96	85.35	75.83	72.07	81.38	61.11	57.1
S-2 Storage, low-hazard	99.01	94.07	88.96	84.35	75.83	71.07	80.38	61.11	56.1
U Utility and miscellaneous	76.35	71.93	67.45	64	57.56	53.75	61.01	45.05	42.9

Notes:

- a. Private Garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$15.00 per sq. ft.
- c. For shell only buildings deduct 20 percent
- d. N.P. = not permitted