

STATE OF ILLINOIS)
) SS:
COUNTY OF BUREAU)

A RESOLUTION FIXING ZONING APPLICATION AND BUILDING PERMIT FEES

WHEREAS, the County Board of Bureau County is authorized by statute and by the Bureau County Zoning Ordinance to fix zoning fees for applications for rezoning, for conditional uses, for variances and for appeals, and further to fix fees for applications for building permits; and

WHEREAS, Public Act 104-0458, also known as the “Clean and Reliable Grid Affordability Act,” establishes limits on fees the County can charge commercial wind and solar energy facilities and energy storage facilities; and

WHEREAS, the County Board desires to update the County’s fee schedule to come into compliance with Public Act 104-0458.

NOW, THEREFORE, BE IT RESOLVED by the County of Bureau, a body politic and corporate, acting by and through its County Board in regular meeting assembled, as follows:

1. The following fees apply to petitions or applications to rezone, for conditional uses, for variances, and for appeals:

1.1. Applications (excluding Commercial Wind and Solar Energy Facilities and Energy Storage Facilities) made prior to construction of a foundation, erection of any structure, or change of use of property:

Regularly scheduled hearing:

Petition to Rezone\$225.00
Petition for Conditional Use\$225.00
Petition for Variance\$125.00
Petition for Appeal\$125.00

Special Hearing:

Petition to Rezone\$700.00
Petition for Conditional Use.\$700.00
Petition for Variance\$350.00
Petition for Appeal\$350.00

- 1.2. Applications (excluding Commercial Wind and Solar Energy Facilities and Energy Storage Facilities) made after construction of a foundation, erection of any structure, or change of use of property:

Regularly scheduled hearing:

Petition to Rezone	\$725.00
Petition for Conditional Use	\$725.00
Petition for Variance	\$625.00
Petition for Appeal	\$625.00

Special Hearing:

Petition to Rezone	\$1,200.00
Petition for Conditional Use	\$1,200.00
Petition for Variance	\$750.00
Petition for Appeal	\$750.00

- 1.3. Applications for Conditional Use Permits (and related variances) for Commercial Wind and Solar Energy Facilities:

1.3.1. \$5,000 per megawatt of nameplate capacity, up to a maximum fee of \$125,000. Nameplate capacity shall include any energy storage system capacity. Nameplate capacity shall be calculated in terms of direct current nameplate capacity.

1.3.2. Applicants shall pay for and/or reimburse the County for reasonable expenses incurred by the County in processing the Conditional Use permit application.

- 1.4. Applications for Conditional Use Permits (and related variances) for Energy Storage Systems:

1.4.1. \$5,000 per each megawatt of nameplate capacity of the energy facility, up to a maximum of \$50,000.

1.4.2. Applicants shall pay for and/or reimburse the County for reasonable expenses incurred by the County in processing the Conditional Use Permit application.

1.5. In all circumstances, if the hearing on any petition herein listed is continued to a special hearing, Applicants shall pay for and/or reimburse the County for all expenses incurred by the County related to the special hearing, which are in excess of the application filing fee paid by the Applicant.

1.6. Applicants shall also be responsible for the actual cost of the public hearing, including, but not limited to, the cost of the court reporter and the hearing transcript, the cost of a Natural Resource Information Report from the Bureau County Soil and Water Conservation District, the cost to publish the notice of public hearing in the local newspaper, and the cost to mail required notices of the public hearing. Applicants are also responsible for consultations under the Illinois Endangered Species Protection Act and Illinois Natural Areas Preservation Act and for applicable fee(s). Applicants are responsible for obtaining all State and Federal permits, reports, and studies and other consultations as required by State and Federal law. Applicants shall pay all applicable fees as required by State and Federal law.

2. Applications for building permits; mobile home permits; and non-commercial solar installations:

Mobile Home Permit.....\$100.00

Building Permit Fee\$30.00

(for the first \$5,000.00 of the total construction cost and \$3.00 for each additional \$1,000 of the cost of construction, which includes costs of materials and labor)

3. Building permit applications for Small Wind Energy Systems:

\$250.00 per Small Wind Energy Tower.

4. Building permit applications for cellular communications towers and all other commercial towers:

Building Permit Fee\$25.00 per foot of tower height.

Co-locations of additional equipment (i.e., installation of additional equipment) on an existing cellular communications facility or replacement of existing equipment on an existing cellular communications facility shall be a flat fee of \$1,200.00.

5. Building permit applications for Commercial Wind Energy Facilities and Commercial Solar Energy Facilities (including applications for repowering of turbines):
 - 5.1. \$5,000 per each megawatt of nameplate capacity of the energy facility, up to a maximum of \$75,000.
 - 5.2. In addition, Applicants shall pay directly and/or reimburse the County for reasonable expenses incurred by the County in processing the Building Permit in excess of the maximum fee stated herein.

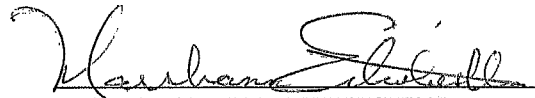
6. Building permit applications for Energy Storage Systems:
 - 6.1. \$5,000 per each megawatt of nameplate capacity of the energy facility, up to a maximum of \$50,000.
 - 6.2. In addition, Applicants shall pay directly and/or reimburse the County for reasonable expenses incurred by the County in processing the Building Permit in excess of the maximum fee stated herein.

7. For untimely permit applications where a permit is issued after any excavation, construction of a foundation or erection of any structure is made, then the building permit fee is double the amount stated above.


8. Applicants are responsible for consultations under the Illinois Endangered Species Protection Act and Illinois Natural Areas Preservation Act and for applicable fee(s). In areas not served by public water and sewer, Applicants shall also be responsible for the cost of a Zoning Evaluation or a septic and well permit, issued by the Bureau County Health Department. Applicants are responsible for obtaining all State and Federal permits, reports, and studies and other consultations as required by State and Federal law. Applicants shall pay all applicable fees as required by State and Federal law.

9. Application fee for Preliminary Plat:.....\$225.00.
10. Application fee for Final Plat..... 225.00 + \$10.00 per lot.
11. The fees stated herein are effective as of June 1, 2026.
12. The fees stated herein replace those set forth in the Fee Resolution dated October 9, 2018.

PASSED, APPROVED AND ADOPTED this 12th day of May, 2026.


MARSHANN ENTWHISTLE,
Chairwoman, Bureau County Board

ATTEST:



MATTHEW S. EGGERS,
Bureau County Clerk