

**Lee County Board  
Dixon, Illinois**

**RESOLUTION NO. \_\_\_\_\_**

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***REVISIONS TO THE ZONING AND BUILDING PERMIT FEES***

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WHEREAS, Lee County has in force a County Zoning Ordinance wherein various fees have been established; and

WHEREAS, said Zoning Ordinance provides for changes in said fees when appropriated; and

WHEREAS, the Lee County Board has determined it is necessary to periodically review and update fees charged for any permits, applications, filing fees, certificate fees, or other costs assessed in the administration and enforcement of the Lee County Zoning Ordinance; and

WHEREAS, the fee structure is deliberately excluded as part of the Zoning Ordinance with the intent that said fees may be changed from time to time without an amendment to the Zoning Ordinance; and

NOW, THEREFORE, BE RESOLVED by the Lee County Board that the following pages of structured fees are hereby established and will replace the present fees for Lee County Zoning.

**PASSED BY THE LEE COUNTY BOARD**

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_  
Lee County Board Chairman

ATTEST:

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Lee County Clerk & Recorder

# **LEE COUNTY BUILDING PERMIT FEES**

Lee County Board – \_\_\_\_\_, 2025 Resolution No. # \_\_\_\_\_

## **Structures; Additions & Structural Alterations**

## **Fee**

Floor area above ground (*Living area*) \$ .20/sq. ft. \_\_\_\_\_

Floor area below ground (*Basement*) \$ .20/sq. ft. \_\_\_\_\_

Garages/Accessory buildings \$ .15/sq. ft. \_\_\_\_\_

Pools (*Above ground*) \$ 50.00 \_\_\_\_\_

Pools (*Inground*) \$ 100.00 \_\_\_\_\_

Fences \$ 50.00 \_\_\_\_\_

Shipping containers \$100.00/container \_\_\_\_\_

Commercial Grain Facilities Total construction cost x \$0.001 \_\_\_\_\_

Signs (Non-illuminated)

150 sq. ft. or less \$ 50.00 \_\_\_\_\_

150 but less than 300 sq. ft. \$ 100.00 \_\_\_\_\_

300 or more sq. ft. \$ 250.00 \_\_\_\_\_

Signs (Illuminated)

150 sq. ft. or less \$ 100.00 \_\_\_\_\_

150 but less than 300 sq. ft. \$ 200.00 \_\_\_\_\_

300 or more sq. ft. \$ 500.00 \_\_\_\_\_

*(The square feet shall be measured by the smallest square, rectangle, triangle, circle or combination that will encompass the entire display area. If one side of the sign provides for more display area than another, the measurements will be made on the larger side.)*

Development permit \$ 50.00 \_\_\_\_\_

Temporary permit \$ 50.00 \_\_\_\_\_

Minimum building permit fee (*Any fee less than \$50.00*) \$ 50.00 \_\_\_\_\_

Late fee (*Twice the cost of the building permit*) \$ \_\_\_\_\_

Agricultural building penalty fee \$ 150.00 \_\_\_\_\_

*(Fee will be charged for any agricultural building commenced without an approved permit)*

Reissued building permit \$ 50.00 + permit cost \_\_\_\_\_

*(A building permit will be void one (1) year from the date permit was issued. A building permit may be reissued only once)*

# **LEE COUNTY BUILDING PERMIT FEES**

Lee County Board – \_\_\_\_\_, 2025 Resolution No. # \_\_\_\_\_

## CONTINUED

Commercial/Industrial structures	\$ .25/sq. ft.	_____
*Cell towers	\$ 25.00/foot	_____
Additional equipment to existing cell tower site	\$ 1,200.00	_____
*Meteorological tower/transmission line poles	\$ 25.00/foot	_____
Light Detection and Ranging Systems (LIDAR)	\$ 1,200.00 per unit	_____
Aircraft Detection Lighting Systems (ADLS)	\$ 1,200.00 per unit	_____
Wind turbine or solar (Non-commercial use)	\$ 5.00/per kilowatt/AC side	_____
*Pipeline	\$ 0.50/per inch diameter x feet	_____
*Commercial power generation & energy storage (New construction)		
Up to 10 MW	\$ 10,000/per megawatt	_____
10 up to 50 MW	\$100,000 + \$5,000/per megawatt above 10	_____
50 up to 100 MW	\$300,000 + \$3,500/per megawatt above 50	_____
Greater than 100 MW	\$475,000 + \$1,500/per megawatt above 100	_____
Commercial power generation (Replacement of generator, turbine, blades, or other major components)	\$ 2,000/per megawatt	_____
Commercial power generation (Substation, inverter/transformer pads)	\$ 1,200.00	_____
Zoning Petition (Rezoning, variance, special use)	\$ 750.00	_____
(Per parcel: \$750 up to the first 10 acres then \$25.00 per acre, thereafter)	\$ 750.00 (Extra hearing dates will be charged to the petitioner)	
Subdivision Petition		
Preliminary Plat	\$ 750.00	_____
(\$750 up to the first 10 lots then \$25.00 per lot thereafter)		
Final Plat	\$ 500.00	_____
(\$500 up to the first 10 lots then \$25.00 per lot thereafter)		
Penalty fee	\$500.00 + petition costs	_____
(Fee will be charged for any development in violation of zoning classification)		

\*Formal Decommissioning Plan required

## **Total Building Permit Fee**

\_\_\_\_\_  
Please make check out to: Lee County

All fees paid are non-refundable.

Fees not otherwise classified: If a fee is not specifically provided for in the building permit fees structure, a reasonable fee shall be set by the Lee County Zoning Administrator. No fee is required for any structure or use by any municipality, school, state or federal governmental agency. These agencies must, however, submit an application for a permit.