

## CHAPTER 11 ZONING

### 11.01 ZONING REGULATIONS

The zoning regulations of the Village of Bull Valley, established by Ordinance 1979-2, passed and approved April 7, 1979, and subsequent amendments and supplements thereto are continued in full force and effect.

### 11.02 FEES

Fees to be charged under the Bull Valley Zoning Ordinance pertaining to petitions for zoning amendments, use permits, certificates of compliance, variation, and for appeals to the Zoning Board of Appeals are as follows, except as provided in Section 11.03:

A. Zoning Amendments. Under Section 13.7: Two Hundred Fifty (\$250.00) Dollars plus Ten (\$10.00) Dollars for each acre of land, or fraction thereof, up to twenty (20.00) acres, plus Five (\$5.00) Dollars for each acre of land, or fraction thereof, in excess of twenty (20.00) acres.

B. Special Use Permits.

1. Under Section 6.1-1 to 6.1-3 inclusive, and 6.1-5 to 6.1-14 inclusive: Two Hundred Fifty (\$250.00) Dollars plus Ten (\$10.00) Dollars for each acre of land or fraction thereof, in excess of five (5.00) acres;
2. Under Section 6.1-4 (Planned Developments) as provided for in Section 6.4:
  - a. If the real estate is situate within the corporate boundaries of the Village at the time the application is filed, the fees shall be the same as are charged, collected and handled, from time to time, for annexation as set forth in Ordinance No. 1979-5, entitled "An Ordinance Establishing Fees for the Annexation of Territory to the Village of Bull Valley, Illinois," the provisions of which are adopted and incorporated herein by reference;
  - b. If the real estate is situate outside the corporate boundaries of the Village at the time the application is filed, the application for a Planned Development special use permit shall be a part of an annexation agreement proceeding as provided for under Division 15.1 of the Illinois Municipal Code, Illinois Revised Statutes, Chapter 24, Section 15.1 et seq., and the fee for such application shall be a part of, and included in, the fee charged for annexation under said Ordinance No. 1979-5.

C. Variation. Under Section 13.6-4: One Hundred Fifty (\$150.00) Dollars.

D. Appeals. For appeals to the Zoning Board of Appeals under Section 13.6-3: One Hundred (\$100.00) Dollars plus Five (\$5.00) Dollars for each acre in excess of five (5.0) acres.

E. Reimbursement of Fees. Fees pertaining to petitions for zoning amendments, use permits, certificate of compliance, variation, and for appeals to the Zoning Board of Appeals shall be established by action of the Board of Trustees from time to time. Such fees shall be paid to the Village Clerk, who shall give a receipt therefor and account for same at regular intervals to the Board of Trustees. The petitioner shall, in addition to such fees, bear the cost of public notice, publication of ordinances when publication of ordinances is required, and bear the cost of all fees and expenses incurred by the Village, including but not limited to fees charged by a professional land consultant, attorneys, and engineers, when those fees are incurred by the Village regarding any petitions for zoning amendments, use permits, certificates of compliance, variation, and petition for planned development.

F. Deposit. The Village may require a deposit from time to time prior to proceeding with a petition. Any such deposit shall be set by action by the Village board and informing petition of the same.

### 11.03 **FEE EXCEPTION**

No fees shall be charged in the case of any such petition filed in the public interest by the Zoning Board of Appeals or Board of Trustees.