

ORDINANCE NO. O-14-028

**AN ORDINANCE AMENDING CHAPTER 1, ARTICLE VII
RELATIVE TO FEES APPLICABLE TO ANNEXATIONS
AND OTHER ZONING RELIEF**

WHEREAS, the City of Wood Dale is a body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*; and

WHEREAS, the City of Wood Dale is authorized and empowered, under the Municipal Code and the Code of Ordinances of the City of Wood Dale, to annex property which is unincorporated into any other municipal, and to regulate properties located within the municipal boundaries of the City; and

WHEREAS, in furtherance of this authorization, the City of Wood Dale has set forth a schedule a fees applicable to annexations, which has not been modified since the City Council adopted the Unified Development Ordinance, and desires to codify fees applicable to other zoning relief which may be applied for in the City; and

WHEREAS, the City staff has recommended amendment to Chapter I Administration, Section VII Annexation to update it in compliance with the Unified Development Ordinance and to set forth fees for securing zoning relief, all of which are proposed to be adopted as amendments to the City Code; and

WHEREAS, the proposed Text Amendment, as recommended for approval by the City Staff has been considered by the Planning, Zoning and Building Committee of the City Council of the City of Wood Dale, which has also recommended approval of the Text Amendment; and

WHEREAS, the City Council of the City of Wood Dale has reviewed the matter herein and has determined that the same is in the best interests of the City of Wood Dale.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS, as follows:

SECTION ONE: The recitals set forth above are incorporated herein and made a part hereof.

SECTION TWO: That Chapter I Administration, Article VII Annexations is hereby amended as follows:

Article VII
ANNEXATIONS/ZONING RELIEF APPLICATION FEE
REQUIREMENTS

1.701. ANNEXATION PETITIONS:

1.702. ANNEXATION FEES:

1.703. FEES FOR ZONING REVIEW:

1.704. REIMBURSEMENT OF FEES:

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Sec. 1.702. Annexation Fees.

Provided there is no annexation agreement to be entered into by the City and the property owner, all annexations of real property to the City shall be made upon the payment of an annexation fee to the City of Wood Dale. The following shall be the required minimum annexation fee for the zoning classifications indicated below:

R-1 Single Family Residence District	\$ 500.00/acre -
R-2 Single Family Residence District	500.00/acre
R-3 Single Family Residence District	500.00/acre
R-4 Single Family Residence District	500.00/acre
R-5 Two Family Residence District	500.00/acre
R-6 Town House Residence District	750.00/acre
R-7 General Residence District	750.00/acre
R-8 General Residence District	750.00/acre
B-1 Local Retail Business District	1,000.00/acre
B-2 Retail and Limited Service Business District	1,000.00/acre
B-3 Service, Automotive and Wholesale Business District	1,000.00/acre

M-1 Limited Manufacturing District	1,000.00/acre
M-2 General Manufacturing District	1,000.00/acre

(1993 Code)

A. For one single family lot: No fee.

B. All other annexations: Minimum fee of \$600.00, plus \$50.00 per acre to be annexed.

1.703 Fees for Zoning Review.

The following fees shall be applied to the review of all plats of subdivision, consolidation or resubdivision, appeals, and petitions for special use, and planned developments:

A. Variation

1. Variation requests for single family residential lot: \$300.00 for first variation; \$100.00 for each additional variation requested in the same application;

2. Variation requests for all other type of properties: \$650.00 for first variation; \$100.00 for each additional variation requested in the same application.

B. Special Use: Special Use requests: \$650.00 for first request; \$100.00 for each additional request in the same application.

C. Text Amendment: \$650.00

D. Appeals of Administrative Decisions: \$300.00

E. Major Site Plan Review: \$300.00

F. Planned Developments: \$600.00 plus \$50.00 per acre

G. Map Amendments (Rezoning) for a single family lot: \$300.00; all others: \$600.00 plus \$50.00 per acre

H. Subdivisions, Lot Consolidations: \$500.00 per lot

1.704 Reimbursement of Fees.

A. When a petition is withdrawn prior to publication of a legal notice, the fee paid in accordance with section 1.703 shall be refunded, minus \$50.00 to cover the cost of check reimbursement.

B. When a petition is withdrawn after the publication of a legal notice, but prior to the public hearing, the fee paid in accordance with section 1.703 shall be refunded minus \$250.00 to cover the cost of check reimbursement, newspaper publication fee, and mailing of public notices.

C. When a petition is withdrawn after a public hearing, no refund of fees paid in accordance with section 1.703 shall be given.

SECTION FOUR: That the City Clerk of the City of Wood Dale be and is directed hereby to publish this Ordinance in pamphlet form, pursuant to the statutes of the State of Illinois.

SECTION FIVE: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this 2nd day of October, 2014

AYES: Aldermen Catalano, Jakab, Lazzara, E. Wesley, R. Wesley, and Woods

NAYS: None

ABSENT: Alderman Susmarski

Abstained: Alderman Winger

APPROVED this 2nd day of October, 2014

SIGNED: Annunziato Pulice
Annunziato Pulice, Mayor

ATTEST: Shirley J. Siebert
Shirley J. Siebert, City Clerk

Published in pamphlet form October 2nd, 2014.