

ORDINANCE NO. 2025- 001

AN ORDINANCE AMENDING FEES FOR SITE PLAN REVIEW, CONSTRUCTION INSPECTIONS, AND OUTDOOR FESTIVAL INSPECTIONS PROVIDED BY THE SOUTH ELGIN AND COUNTRYSIDE FIRE PROTECTION DISTRICT

WHEREAS, the South Elgin and Countryside Fire Protection District, Kane and DuPage Counties (the "District") is a fire protection district duly organized under the laws of the State of Illinois including but not limited to the Fire Protection District Act (the "Act," 70 ILCS 705/0.01 *et seq.*); and

WHEREAS, Section 1 of the Act (70 ILCS 705/1), provides that the District was created in the public's interest to promote and protect the health, safety, welfare, and convenience of the public and to, therefore, engage in the establishment, maintenance and operations of facilities for the prevention and control of fires and the establishment of regulations with respect thereto; and

WHEREAS, Section 6 of the Act (70 ILCS 705/6) provides that the District's Board of Trustees ("Board") has full power to pass all necessary ordinances, and rules and regulations for the proper management and conduct of the business of the board for carrying into effect the objects and purposes for which the District was formed; and

WHEREAS, Section 11 of the Act, (70 ILCS 705/11) provides that the District's Board of Trustees ("Board") has express power to adopt and enforce fire prevention codes and standards parallel to national standards to promote fire prevention; and

WHEREAS, the District is empowered by the Act to provide reasonable safeguards through Fire Prevention Codes to protect the Public Health and Safety against the hazards of fire in buildings and structures; and

WHEREAS, the District has established a Fire Prevention Bureau which is charged with the responsibility of reviewing, analyzing and approving plans and specifications for all new construction and or alterations to all existing property within the District, and to provide for the inspection of

property and events to ensure conformity with the fire prevention codes and ordinances of the District; and

WHEREAS the Board finds and determines that the charges and fees of Ordinance No. 10-0146, are no longer sufficient to recover the costs and expenses for services provided; and

WHEREAS, the Board has determined that it is in the public interest of the District that a part of the costs of this review and inspection process should be borne by the property owner, business owner, lessee and/or building permit applicant seeking the review, analysis and approval of new and existing construction plans and for the ongoing annual fire inspection process to ensure conformity with the fire prevention codes and ordinances adopted by the District.

NOW, THEREFORE, be it Ordained by the Board of Trustees of the South Elgin and Countryside Fire Protection District, Kane and DuPage Counties, Illinois, as follows:

Section One: The Board finds the facts and statements contained in the preamble to this Ordinance to be true and correct and are hereby adopted as part of this Ordinance.

Section Two: The schedule of fees to be charged in connection with the administration and enforcement of the District's Fire Prevention Code, various others ordinances and services provided by the District is attached hereto as "Exhibit A, Fire Prevention-Plan Review and Inspection Fees" incorporated herein as fully set forth.

Section Three: Any person, business, firm, corporation, entity, business owner, lessee or property owner seeking District review and/or approval and conformity with the fire prevention codes and ordinance of the District shall be responsible for the payment of all fees and costs adopted in this Ordinance.

Section Four: That the Secretary of the South Elgin and Countryside Fire Protection District is hereby directed to publish this ordinance at least once in a newspaper published in the District. Publication shall take place at least ten (10) days prior to the implementation of this Ordinance.

Section Five: Should any sentence, exception, clause, part or provision of this Ordinance, be declared by a court of competent jurisdiction, to be invalid, the same shall not affect the validity of the Ordinance as a whole or any part thereof other than the part declared to be invalid.

Section Six: Neither the enactment of this Ordinance nor the repeal of any ordinance or parts of any ordinance provided for herein shall be construed to affect or abate any action or cause of action for violation of said prior ordinances or codes, including but not limited to Ordinance No. 10-0146.

Section Seven: Any person violating any provision of this Ordinance, unless a different fine is established, shall be fined not less than two-hundred dollars (\$200) nor more than five-hundred dollars (\$500) for each offense. A separate offense shall be deemed committed each day during or on which a violation continues or occurs.

Section Eight: The failure to pay a fine imposed pursuant to this ordinance shall be deemed a separate violation subject to the same fine as the other violation. In addition, any person who fails to pay a fine imposed shall be liable to the District for any and all collection costs encountered by the District including court costs and attorneys' fees.

Section Nine: All buildings within the Fire District shall be required to have a certificate of occupancy permit in accordance all sections and subsections of this ordinance along with the District's adopted and approved building and life safety codes.

1. All buildings/tenant spaces are required to have certificate of occupancy permits issued by the Fire Prevention Bureau to verify that such buildings meet the requirements of this ordinance, the District's approved codes, ordinances, and proper occupancy type of the structure and/or space.

2. No certificate of occupancy permit shall be issued unless there is conformance with the requirements of this ordinance and all adopted codes.

3. Occupancy Fees shall be outlined in the Exhibit A.

Section Ten: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in accordance with the law.

ADOPTED this 9th day of September, 2025, by the following roll call vote:

AYES: 5

NAYS: 0

ABSENT: 0

Diana Cornelissen
President, Board of Trustees
South Elgin and Countryside
Fire Protection District

ATTEST:

Ronald R. Bohman

Secretary, Board of Trustees
South Elgin and Countryside Fire Protection District



STATE OF ILLINOIS)
)
COUNTY OF KANE)

SS

SECRETARY'S CERTIFICATE

I, Ronald Bohlman, the duly qualified Secretary of the Board of Trustees of the South Elgin and Countryside Fire Protection District, Kane and DuPage Counties, Illinois, do hereby certify that the attached hereto is a true and correct copy of a Resolution entitled:

RESOLUTION NO. 2025-001

AN ORDINANCE AMENDING FEES FOR SITE PLAN REVIEW, CONSTRUCTION INSPECTIONS, AND OUTDOOR FESTIVAL INSPECTIONS PROVIDED BY THE SOUTH ELGIN AND COUNTRYSIDE FIRE PROTECTION DISTRICT

which Resolution was adopted by the Board of Trustees of the South Elgin and Countryside Fire Protection District at a public meeting held on this 9th day of September, 2025.

I do further certify that a quorum of the Board was present at the meeting, and that the Board complied with all requirements of the Illinois Open Meetings Act.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the South Elgin and Countryside Fire Protection District this 9th day of September, 2025.



Ronald R. Bohlman
Secretary, Board of Trustees
South Elgin and Countryside
Fire Protection District



SOUTH ELGIN & COUNTRYSIDE FIRE PROTECTION DISTRICT

Headquarters Station 21 1090 W. Spring Street, South Elgin, IL 60177



William Luchsinger, Fire Chief
Justin Cox, Assistant Fire Chief

EXHIBIT A

Fire Prevention – Plan Review and Inspection Fees

Commercial and Industrial Construction or Projects

<u>Certificate of Occupancy Permits</u>	<u>Costs</u>
Occupancy Permit	\$50
<u>Fire Alarms (Review or modification existing system)</u>	<u>Costs</u>
Fire Alarm Permit**	\$150
1-5 Devices	\$275
6 or more-Consultations Review	fees*
<u>Fire Alarms (New Construction/New Alarm)</u>	<u>Costs</u>
Fire Alarm Permit **	\$150
Consultations Review	fees*
<u>Sprinkler Systems (Review or Modification Existing System)</u>	<u>Costs</u>
Sprinkler Permit Required ***	\$200
1-10 Heads	\$275
11 or more-Consultations Review	fees*
<u>Sprinkler Systems (New Construction/New Systems)</u>	<u>Costs</u>
Sprinkler Permit Required ***	\$150
Consultations Review	fees*
<u>Construction (Review of existing building or buildout)</u>	<u>Costs</u>
1-10,000 square feet	\$0.15/sqft
10,001-50,000 square feet	\$0.075/sqft
50,001 square feet and above	\$0.05/sqft
<u>Construction (New Construction or New Building)</u>	<u>Costs</u>
Consultations Review	fees*
<u>Conceptual Plan Review (non-submitted plans)</u>	<u>Costs</u>
Review single conceptual plan (only site plan)	\$125
<u>Solar Panels</u>	<u>Costs</u>
Plan Review (includes two on-site inspections)	\$150
<u>Fireworks Application Review</u>	<u>Costs</u>
Plan Review (includes one on-site inspection)	\$200



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Cooking Hood Suppression Systems Costs
Consultations Review *fees**

Inspections and Re-Inspections Costs
All inspections not included in permit pricing are as follows:

- *Inspections* *\$150 / hr. minimum 1 hour*
- *Re-Inspections* *\$125 / hr. minimum 1 hour*

~~~Permits and inspections are assigned per residential, commercial, or industrial unit. Multi-family, strip-mall, or joint tenant units shall be assigned individual permits and fees applicable to each unit.~~~

\*Consultants fees plus 15% administrative processing fee

\*\*Fire Alarm Permit includes two inspections

\*\*\*Includes Hydro test and Final Inspection



# SOUTH ELGIN & COUNTRYSIDE FIRE PROTECTION DISTRICT

Headquarters Station 21 1090 W. Spring Street, South Elgin, IL 60177



William Luchsinger, Fire Chief  
Justin Cox, Assistant Fire Chief

## Residential Plan Review and Inspection Fees (Multi-Family)

|                                                                   |                      |
|-------------------------------------------------------------------|----------------------|
| <u>Multi-Family Townhome Dwellings (3-6 units)</u>                | <u>Costs</u>         |
| <i>Construction Permit*</i>                                       | \$250                |
| • <i>Per Residential Unit Inspection**</i>                        | \$275                |
| • <i>Consultant Review Building</i>                               | Fees^                |
| <br><u>Multi-Family (7 or more units and Apartment Dwellings)</u> | <br><u>Costs</u>     |
| <i>Construction Permit*</i>                                       | \$250                |
| • <i>Per Residential Unit Inspections**</i>                       | \$275                |
| <i>Consultations Review Building</i>                              | Fees^                |
| <i>Consultations Review Sprinkler</i>                             | Fees^                |
| <i>Consultations Review Fire Alarm</i>                            | Fees^                |
| <br><u>Re-Inspections</u>                                         | <br><u>Costs</u>     |
| <i>Unit Re-Inspections</i>                                        | \$125/hr. (min. 1hr) |

\* Includes one (1) building.

\*\*Inspections per unit (residential units) include two (2) rough framing inspections and one (1) final inspection by South Elgin Fire District Staff.

^Consultants fee plus 15% administrative processing fee by South Elgin Fire District.