

VILLAGE OF ISLAND LAKE

ORDINANCE NO. 1699-25

**An Ordinance Amending the Island Lake Village
Code to Update the Title 1, Chapter 16, Schedule
of Fees, Fines and Penalties**

**ADOPTED BY THE
MAYOR AND BOARD OF TRUSTEES
OF THE
VILLAGE OF ISLAND LAKE
THIS 10th DAY OF APRIL, 2025**

**PUBLISHED IN PAMPHLET FORM BY THE AUTHORITY OF THE MAYOR
AND BOARD OF TRUSTEES OF THE VILLAGE OF ISLAND LAKE ILLINOIS,
THIS 11th DAY OF APRIL, 2025.**

ORDINANCE 1699-25

An Ordinance Amending the Island Lake Village Code to Update the Title 1, Chapter 16, Section 1-16-3, Schedule of Fees, Fines, and Penalties

WHEREAS, the Village of Island Lake is an Illinois municipal corporation in Lake and McHenry Counties and pursuant to the Illinois Municipal Code, the Village has the authority to modify the official Village Code; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Island Lake, Lake and McHenry Counties, Illinois, as follows:

SECTION 1: That the Island Lake Village Code shall be amended to delete Title 1, Administration, Chapter 16, Annual Fee Ordinance, Section 1-16-3, Schedule of Fees, Fines, and Penalties, Title 8, and replace it with the following:

1-16-3 SCHEDULE OF FEES, FINES, AND PENALTIES, Title 8

The Village Board of Trustees or its designee shall, from time to time, set and publish a schedule of the fees, fines, and penalties of the *Village Code* for Title 8. Said schedule shall be made available on the Village of Island Lake website.

SECTION 2: That the Village Board of Trustees hereby authorizes the Mayor and Building Official to jointly increase and/or decrease the fees, fines, and penalties so long as such increase or decrease does not change the fee, fine, or penalty more than One Hundred Dollars (\$100.00).

SECTION 3: Severability. In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

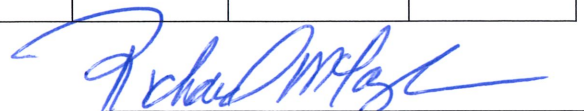
SECTION 4: Repeal and Savings Clause. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 5: Effective Date. This Ordinance shall be in full force and effect from after its passage and approval.

PASSED on the 10 day of April, 2025.

	AYES	NAYS	ABSTAIN	ABSENT
Brittany Alers	X			
Charles Cermak	X			
Steve Deasey	X			
Thadd Lewis	X			
Stacey Pyne	X			
Will Ziegler	X			

APPROVED on the 11th day of April, 2025


Richard McLaughlin, Mayor

ATTEST:


Village Clerk Georgine Cooper

CERTIFICATION

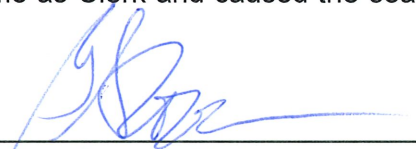
I, Georgine Cooper, do hereby certify that I am the duly qualified Clerk of the Village of Island Lake, Lake and McHenry Counties, Illinois, and that as such Clerk, I am the keeper of the ordinances, records, corporate seal and proceedings of the Mayor and Board of Trustees of said Village of Island Lake.

I do hereby further certify that at a meeting of the Mayor and Board of Trustees of the Village of Island Lake, held on the 11th day of April, 2025, the foregoing Ordinance entitled ***An Ordinance Amending the Island Lake Village Code to Update the Title 1, Chapter 16, Section 1-16-3, Schedule of Fees, Fines, and Penalties***, was duly passed and approved by the Mayor and Board of Trustees of the Village of Island Lake.

The pamphlet form of Ordinance No. 1699-24, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was available from the Village Clerk commencing on the 11th day of April, 2024, and continuing for at least 10 days thereafter.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as the Clerk of said Village for safekeeping, and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have affixed my name as Clerk and caused the seal of said Village to be affixed hereto this 11th day of April, 2025.



Georgine Cooper, Clerk,
Village of Island Lake
Lake and McHenry Counties, Illinois

SEAL



Village of Island Lake Building Schedule of Fees, Fines and Penalties

adopted 4/10/2025



Permit applications must include the following documents where applicable: Plat of Survey/drawing, Homeowners Association Approval Letter, Contractor Registration and Contractor Proposal. Incomplete paperwork will be rejected.

Description <i>Note: The list of fees for each project includes fees for required inspections.</i>		Cost
Permit Application Fee	nonrefundable	\$ 50.00
Permit Extensions	90 days maximum	\$ 100.00
Replace lost Permit Card		\$ 25.00
Stop Work Order		\$ 100.00
Penalty	Working without a permit	\$ 100.00
Penalty	Working without required inspections	\$ 100.00

Impact Fees: New Construction

Per Title 10

Impact Fees: New Construction, E-1, R1 – R-5	School: 2 bedrooms	\$ 1,066.00
	School: 3 bedrooms	\$ 3,317.00
	School: 4 bedrooms	\$ 5,687.00
	Library: per dwelling unit	\$ 266.00
	Fire District: per dwelling unit	\$ 250.00
	Municipal: per dwelling unit	\$ 2,500.00
	Lake Management: per dwelling unit	\$ 500.00
	Park Land/Open Space: per dwelling unit	\$ 1,000.00
	Fire Protection District, per unit	\$ 250.00
Nonresidential	Fire Protection District, \$250 per unit minimum, or \$250 for each 2,000 sq. ft., whichever is greater	\$ 250.00

Shed	Permit: 12' X 12" X 10' maximum	\$ 100.00
	4 insp: set back/base/framing/final (concrete slab or wood base with post 42" deep)	\$ 160.00
Garage	Permit: 24' X 24' maximum	\$ 200.00
	7 insp: set back/footing/walls and slab/rough carpentry/house wrap/final	\$ 280.00
	If electric, 2 insp: rough electric/final electric (outsourced)	\$ 190.00
Temporary Structure	Permit: 12' X 12' X 10' maximum	\$ 100.00
	3 Insp: base/final construction/take down-removal	\$ 120.00
Deck – Gazebos	Permit	\$ 100.00
	5 insp: post holes/ledger-framing/decking/stairs and railing/final	\$ 200.00
Patio / Pavers	Permit	\$ 100.00
	2 insp: base/final	\$ 80.00



Fence	Permit	\$ 100.00
	3 insp: set back-string line/post hole/final	\$ 120.00
Roofs	Permit	\$ 100.00
	4 insp: substructure/in-progress/ice and water/final	\$ 160.00
Siding	Permit	\$ 100.00
	4 insp: substructure/in progress/lhouse wrap/final	\$ 160.00
Windows – Doors	Permit: 3 or more; 1% of cost or minimum	\$ 100.00
	2 insp: with no opening size change, rough carpentry/final	\$ 80.00
	4 insp: with change in opening size and/or dimension, rough framing/house wrap/in progress/final	\$ 160.00
Driveways	Permit	\$ 100.00
	5 insp: driveway measurement/existing material removal/base thickness/penetrometer/final	\$ 200.00
Sidewalks – Porches	Permit	\$ 100.00
	2 insp: base/final	\$ 160.00
Finished Basements	Permit	\$ 100.00
	4 insp: without bathroom, framing-rough carpentry/insulation/rough electric/final electric	\$ 80.00
	6 insp: with bathroom, framing-rough carpentry/insulation/rough electric (outsourced)/final electric (outsourced)/rough/plumbing (outsourced)/final plumbing (outsourced)	\$ 540.00
Fireplaces	Permit: masonry	\$ 200.00
	2 insp: rough/final	\$ 80.00
	Permit: pre-fab	\$ 100.00
	2 insp: rough/final	\$ 80.00
HVAC	Permit	\$ 100.00
	1 insp: final	\$ 50.00
Electric Service - New/upgrade – 100 Amp	Permit, residential	\$ 100.00
	2 insp: rough/final electric (outsourced)	\$ 190.00
	each additional 100 amps	\$ 100.00
Electric Upgrades – Adding new Outlets/Switches/Lights	Permit, residential	\$ 150.00
	2 insp: rough/final electric (outsourced)	\$ 190.00
	1st outlet	\$ 50.00
	each additional outlet	\$ 25.00
	Permit, commercial	\$ 250.00
	2 insp: rough/final electric (outsourced)	\$ 190.00



Solar Panels	1% of cost or minimum*	\$ 125.00
	2 insp: rough/final electric (outsourced)	\$ 190.00
	Reinspection	\$ 95.00
	Review Fee	\$ 325.00
Whole House Power Generator	Permit	\$ 100.00
	2 insp: rough/final	\$ 190.00
	Review Fee	\$ 275.00
Pole Lights – Antenna – Flag Pole	Permit: includes final inspection	\$ 100.00
Plumbing	Water Line Repair Permit: 1% of cost or minimum	\$ 100.00
	3 insp: tap on (outsourced)/backfill/final	\$ 255.00
Under Ground Irrigation	Permit: 1% of cost or minimum	\$ 100.00
	2 insp: trench/final	\$ 120.00
	2 insp, electrical: rough/final (outsourced)	\$ 190.00
	1 insp: RPZ Backflow Preventer	\$ 40.00
Sinks - tubs - showers - toilets	Permit for remodeling, moving or adding	\$ 100.00
	1st additional fixture	\$ 50.00
	Each additional fixture	\$ 25.00
	2 inspections – rough/final (outsourced)	\$ 190.00
NOTE: If remodeling and only replacing fixtures in the same place, no supply lines or drainage lines are moved, hot water tanks are replaced and the same size in the same space, no permits are required.		
Pool	Permit, In Ground	\$ 250.00
	2 insp: plumbing, rough/final (outsourced)	\$ 190.00
	2 insp: electrical, rough/final (outsourced)	\$ 190.00
	Permit, Above Ground	\$ 100.00
	2 insp: plumbing, rough/final (outsourced)	\$ 190.00
	2 insp: electrical, rough/final (outsourced)	\$ 190.00
	2 insp: fence-safety barricade rough/final	\$ 80.00
Hot Tub	Permit	\$ 75.00
	2 insp: plumbing, rough/final (outsourced)	\$ 190.00
	2 insp: electrical, rough/final (outsourced)	\$ 190.00
NOTE: If applying for a pool, you must have a minimum of a 48" fence around the perimeter of the pool or your yard. If you do not have a fence in place, you must have a contract and a fence permit issued before your pool permit will be approved and issued. Your fence must be in before pool is completed and filled with water.		



Sea Wall	Permit	\$ 150.00
	1 insp: final	\$ 40.00
Dock/Pier	Permit	\$ 150.00
	1 insp: final	\$ 40.00
Landscaping Bond Deposit		\$ 500.00
Retaining Wall		\$ 50.00
Replace lost Permit Card		\$ 25.00

Dumpster	30 days	\$ 50.00
Construction Trailers	per 6 months	\$ 250.00
Projects not specifically covered in this Section	1% or minimum	\$ 100.00

Rental Registration

Residential Inspection	Due with application	\$ 50.00
	Re-inspection	\$ 30.00
	Late application fee	\$ 150.00
	Penalty: Not less than \$100 and not more than \$750 per day per violation	\$ 750.00
<u>Vacant Property</u>	Annual Registration	\$ 200.00
	Inspection	\$ 500.00
	Penalty: Not less than \$100, not more than \$750 per day per violation	\$ 750.00

Single Family New Construction: E1, R1-R3	Permit: base fee	\$ 100.00
	Plan review and site engineering	\$ 500.00
	Carpentry: up to 1,300 sq. ft.; additional \$.65 per sq. ft. over 1,300 sq. ft., includes basements and garages	\$ 1,500.00
	2 insp: rough/final	\$ 80.00
	Plumbing	\$ 300.00
	Additional per fixture	\$ 25.00
	2 insp: rough/final (outsourced)	\$ 190.00
	Additional inspections, each	\$ 50.00
	Electrical: 100 Amp Service	\$ 300.00
	each additional 100 amps	\$ 100.00
	2 insp: rough/final (outsourced)	\$ 190.00
	HVAC: per unit	\$ 300.00
	Fireplace: masonry, each	\$ 250.00
	Fireplace: pre-fab, each	\$ 125.00



	Patios/Decks	\$ 150.00
	19 (minimum) insp: soil report review/site engineering review/foundation walls/back fill-drain tile damp proofing/basement slab/garage slab/front stoop-sidwalks/driveway dimensions/electric meter (outsourced)/rough electric (outsourced)/final electric (outsourced)/rough plumbing (outsourced)/final plumbing (outsourced)/rough HVAC/final HVAC/rough shingle-ice water/insulation/housewrap/final	\$ 1,035.00
	Certificate of Occupancy	\$ 200.00

Single Family Additions: E1, R1-R3	Permit: base fee	\$ 100.00
	Plan review and site engineering	\$ 370.00
	Carpentry: up to 400 sq. ft.; additional .65 per sq. ft. over 400 sq. ft.	\$ 400.00
	2 insp: rough/final	\$ 80.00
	Plumbing where applicable	\$ 100.00
	Additional per fixture	\$ 25.00
	2 insp: rough/final (outsourced)	\$ 190.00
	Electrical: 100 Amp Service	\$ 300.00
	Each additional 100 amps	\$ 100.00
	2 insp: rough/final (outsourced)	\$ 190.00
	HVAC: per unit	\$ 300.00
	Fireplace: masonry, each	\$ 250.00
	Fireplace: pre-fab, each	\$ 125.00
	19 (minimum, where applicable*) insp:soil report review/site engineering review/foundation walls/back fill-drain tile damp proofing/basement slab/garage slab/front stoop-sidwalks/driveway dimensions/electric meter (outsourced)/rough electric (outsourced)/final electric (outsourced)/rough plumbing (outsourced)/final plumbing (outsourced)/rough HVAC/final HVAC/rough shingle-ice water/insulation/housewrap/final	\$ 1,035.00
	<i>*Elements not included in the construction will be deducted from inspection cost.</i>	
Certificate of Occupancy	\$ 200.00	

Residential

Multiple Family: New Construction and Additions, R4-R5	Permit: basic fee	\$ 100.00
	Plan review and site engineering escrow (outsourced)	\$ 4,000.00
	Carpentry: up to 1,300 sq. ft.; additional \$.65 per sq. ft. over 1,300 sq. ft., including basements and garages	\$ 1,500.00
	2 insp: rough and final, per unit	\$ 80.00
	Plumbing: base	\$ 300.00
	Additional per fixture	\$ 25.00
	2 insp: rough and final (outsourced) per unit	\$ 190.00
	Electrical: 100 Amp Service, per unit	\$ 300.00
	each additional 100 amps, per unit	\$ 100.00
	2 insp: rough and final (outsourced) per unit	\$ 190.00
	HVAC, per unit	\$ 500.00
	2 insp: rough and final (outsourced) per unit	\$ 190.00
	Fireplace: Masonry, per unit	\$ 250.00
	Fireplace: Pre-fab, per unit	\$ 125.00
	Patios/Decks, per unit	\$ 150.00
1 insp: rough	\$ 90.00	
Certificate of Occupancy	\$ 200.00	



Nonresidential

Commercial / Industrial: New Construction	Permit: base fee	\$ 300.00
	Preliminary plan review	\$ 400.00
	Plan review and site engineering escrow (outsourced)	\$ 4,000.00
	Additional plan review for each 1,000 sq. ft. or fraction thereof over 2,000 sq. ft.	\$ 100.00
	Carpentry: base, \$.65 per sq. ft., minimum	\$ 1,000.00
	2 insp: rough and final, per unit	\$ 160.00
	Plumbing: base	\$ 400.00
	Additional per fixture	\$ 50.00
	2 insp: rough and final (outsourced)	\$ 190.00
	Electrical: 100 amps service	\$ 400.00
	each additional 100 amps	\$ 200.00
	2 insp: rough and final (outsourced)	\$ 190.00
	HVAC, per unit	\$ 400.00
	2 insp: rough and final (outsourced)	\$ 190.00
	Certificate of Occupancy	\$ 200.00