



**STORMWATER MANAGEMENT COMMISSION**

**MEMORANDUM**

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TO: Stormwater Management Commission

FROM: Kurt Woolford, Interim Executive Director/Chief Engineer  
Kelcey Traynoff, Regulatory Supervisor

DATE: March 23, 2021

SUBJECT: Fee Schedule for the Fee-in-Lieu of Storage Above 50-Year, 24-Hour Detention Volume (FIL50) Program and Current Fee Schedule Revisions

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**ACTION REQUESTED: APPROVAL OF FEE SCHEDULE FOR FIL50 PROGRAM AND FEE SCHEDULE REVISIONS**

Over the past three months, SMC staff have been working with the Technical Advisory Committee (TAC) to develop a fee schedule for the FIL50 program. The fee schedule development process included performing a GIS land value query and analyzing current estimated construction costs for detention storage.

During the March TAC meeting, the FIL50 fee schedule was approved (vote tally 10-0-1) and SMC staff have revised the current fee schedule to now include the approved fees. The table below shows the fee per acre-foot for each of the four major watersheds.

<b>Watershed</b>	<b>FIL-50 Fee (Per Ac-Ft)<sup>1</sup></b>
Fox River	\$77,000 <sup>2</sup>
Des Plaines River	\$91,000 <sup>2</sup>
Lake Michigan	\$107,000 <sup>2</sup>
North Branch of Chicago River	\$108,500 <sup>2</sup>
1 Applicable for proposed surface detention systems.	
2 Multiply fee x 2 for proposed underground detention systems.	

Along with the updating the current fee schedule to include the FIL50 fees, SMC staff also updated several other existing fees, which were last revised in 2016. These fee updates include:

- General Permit #3 (Minor Maintenance Dredging Activities)
- PJD for Sites with Only Stormwater Features or Ditches Constructed in Uplands
- Isolated Wetland Boundary Field Verification (IWLC-BV)
- General Permit #2 (Developments <0.1 ac IWLC impacts, <0.023 ac HQAR IWLC)

We are requesting approval of the FIL50 fee schedule and revisions to the 2016 fee schedule.

The revised fee schedule is attached.

Comments or questions can be e-mailed to [ktraynoff@lakecountyil.gov](mailto:ktraynoff@lakecountyil.gov).

## DRAFT - 3/22/2021

Category Code	PERMIT APPLICATION FEE SCHEDULE -- LAKE COUNTY STORMWATER MANAGEMENT COMMISSION	Inspect Fee \$	Review Fee\$	Total Fee \$
10000	SECTION I <sup>(1)</sup> STANDARD REVIEW FEES (Does not include Section II or III of this form)			
10001	INITIAL APPLICATION FEE			\$ 375
11000	A. NON-CERTIFIED/CERTIFIED AREAS			
11010	1. SEDIMENT AND EROSION CONTROL ONLY			
11011	(a) Single Family Home/Development < 5 ACRES	\$ 320	\$ 320	\$ 640
11012	(b) Single Family Home/Development < 5 ACRES w/ Floodplain or Wetlands	\$ 640	\$ 400	\$ 1,040
11013	(c) DEVELOPMENT > 5 ACRES < 20 ACRES	\$ 1,600	\$ 800	\$ 2,400
11014	(d) DEVELOPMENT > 20 ACRES < 100 ACRES	\$ 2,200	\$ 1,360	\$ 3,560
11015	(e) DEVELOPMENT > 100 ACRES	\$ 5,520	\$ 1,720	\$ 7,240
11020	2. MINOR DEVELOPMENT (w/o Detention) <sup>(1)</sup>	\$ 1,080	\$ 1,040	\$ 2,120
11030	3. MINOR DEVELOPMENT (with Detention) <sup>(1)</sup>	<del>\$ 1,600</del>	<del>\$ 1,820</del>	<del>\$ 3,420</del>
11040	4. MAJOR DEVELOPMENT (Streambank/ Shoreline Stabilization Project)	\$ 640	\$ 560	\$ 1,200
11050	5. MAJOR DEVELOPMENT (Detention - No Floodplain)	\$ 2,960	\$ 2,480	\$ 5,440
11060	6. MAJOR DEVELOPMENT (Grading in Floodplain no detention) <sup>(1)</sup>	\$ 2,000	\$ 1,280	\$ 3,280
11070	7. MAJOR DEVELOPMENT (w/ Floodplain < 100 acres) (1)	\$ 4,160	\$ 4,480	\$ 8,640
11080	8. MAJOR DEVELOPMENT (w/ Floodplain > 100 acres) (1)	\$ 6,320	\$ 7,200	\$ 13,520
11090	9. MAJOR DEVELOPMENT (w/ Floodplain > 200 acres) (1)	\$ 7,200	\$ 9,120	\$ 16,320
11100	10. FLOODPLAIN/FLOODWAY ACCESSORY STRUCTURE REVIEW	\$ 120	\$ 320	\$ 440
12000	B. PUBLIC ROAD DEVELOPMENTS			
12010	1. PUBLIC ROAD DEVELOPMENT (Detention and Floodplain Modeling)	\$ 2,960	\$ 2,840	\$ 5,800
12020	2. PUBLIC ROAD DEVELOPMENT (w/ Detention and/or Floodplain Impact)	\$ 2,200	\$ 2,000	\$ 4,200
12030	3. PUBLIC ROAD DEVELOPMENT (No Detention)	\$ 1,120	\$ 1,080	\$ 2,200
12040	4. IN-KIND REPLACEMENT	\$ 360	\$ 400	\$ 760
12050	5. COUNTYWIDE PERMIT #1	\$ 200	\$ 240	\$ 440
13000	C. CERTIFIED COMMUNITY FLOODPRONE AREA BASE FLOOD DETERMINATION <sup>(1)</sup>			
13010	1. FLOOD OF RECORD MAP DETERMINATIONS	\$ -	\$ 560	\$ 560
13020	2. DEVELOPMENT OR TRIBUTARY AREA < 20 - ACRES	\$ -	\$ 2,320	\$ 2,320
13030	3. DEVELOPMENT OR TRIBUTARY AREA < 100-ACRES	\$ -	\$ 4,080	\$ 4,080
13040	4. FLOODPLAIN > 100 ACRES < 640 ACRES TRIBUTARY	\$ -	\$ 6,200	\$ 6,200
13050	5. FLOODPLAIN > 640 ACRES TRIBUTARY OR FLOODWAY MODIFICATION <sup>(1)(1)</sup>	\$ -	\$ 8,240	\$ 8,240
14000	D. FEE-IN-LIEU OF DETENTION > 50-YR-24HR VOLUME REQUIREMENT <sup>(1)</sup>			
14010	1. NORTH BRANCH CHICAGO RIVER WATERSHED			\$108,500/acre-foot
14020	2. LAKE MICHIGAN WATERSHED			\$107,000/acre-foot
14030	3. DES PLAINES RIVER WATERSHED			\$91,000/acre-foot
14040	4. FOX RIVER WATERSHED			\$77,000/acre-foot
15000	E. GENERAL PERMIT #3 (Minor Maintenance Dredging Activities)	\$ 120	\$ 360	\$ 480
20000	SECTION II <sup>(1)</sup> ISOLATED WATERS OF LAKE COUNTY DEVELOPMENT (Does not include Section I or III of this form)			
20010	1. PRELIMINARY JURISDICTIONAL DETERMINATION (PJD)	\$ 720	+180/Ea. Add'l Wetland	
20011	(a) PJD for Sites with Only Stormwater Features or Ditches Constructed in Uplands	\$ 360	+180/Ea. Add'l Const. Feature	
20012	2. ISOLATED WETLAND BOUNDARY FIELD VERIFICATION (IWLC-BV)	\$ 480	+180/Ea. Add'l Wetland	
20020	3. NO IMPACT DETERMINATION			
20021	(a) Single Family Home or Small Site < 5 acres	\$ 440	+180/Ea. Add'l Wetland	
20022	(b) Large Site > 5 acres	\$ 1,040	+180/Ea. Add'l Wetland	
20030	4. IWLC PERMITS			
20031	(a) CATEGORY-I PERMIT (Single Family Home)	\$ 520	\$ 360	\$ 880
20032	(b) CATEGORY-II PERMIT	\$ 1,080	\$ 1,640	\$ 2,720
20033	(c) CATEGORY-III PERMIT	\$ 1,320	\$ 2,320	\$ 3,640
20034	(d) CATEGORY-IV PERMIT	\$ 1,920	\$ 2,480	\$ 4,400
20035	(e) CATEGORY-V PERMIT (< 1 acre)	\$ 520	\$ 920	\$ 1,440
20036	(f) CATEGORY-V PERMIT (> 1 acre)	\$ 1,080	\$ 1,680	\$ 2,760
20038	(g) GENERAL PERMIT #2 (Developments < 0.1 ac IWLC impacts, < 0.023 ac HQAR IWLC)	\$ 120	\$ 360	\$ 480
20040	5. OTHER IWLC FEES (Includes all that apply)			
20041	(a) MITIGATION REVIEW		Add 100% to Section II	
20042	(b) HYDROLOGY REVIEW		Add 25% to Section II	
20044	(c) SAC-APPROVED WETLAND BANK REVIEW		\$400/Acre + \$4220 Bank Review Fee	
20050	6. WETLAND RESTORATION FUND FEES			
20051	(a) NORTH BRANCH CHICAGO RIVER WATERSHED			\$149,800/acre of mitigation
20052	(b) LAKE MICHIGAN WATERSHED			\$144,600/acre of mitigation
20053	(c) DES PLAINES RIVER WATERSHED			\$99,900/acre of mitigation
20054	(d) FOX RIVER WATERSHED			\$94,100/acre of mitigation
30000	SECTION III OTHER FEES			
31000	A. RESUBMITTALS		1/3 Base Review Fee	
32000	B. PERMIT NOT REQUIRED DETERMINATION (Letter)		\$ 240	\$ 240
33000	C. FEMA MAP REVISIONS	\$ -	\$ 2,480	\$ 2,480
34000	D. EARTH CHANGE APPROVAL	\$ 1,000	\$ 720	\$ 1,720
35000	E. VARIANCES		\$ 4,240	\$ 4,240
36000	F. APPEALS		\$ 1,920	\$ 1,920
37000	G. FEE-IN-LIEU OF DETENTION		<del>\$ 1,400</del>	<del>\$ 1,400</del>
38000	H. MISCELLANEOUS STAFF TIME EXPENDITURE <sup>(1)</sup>		\$ 80 / hr	
39000	I. PREARRANGED INSPECTION SERVICES / \$ PER INSPECTION <sup>(1)</sup>		\$240/insp	
39900	J. ENFORCEMENT ACTIONS		Add 50% to Base Fee	
40000	SECTION IV INSPECTION DEPOSITS			
40200	PRE-CONSTRUCTION MEETING DEPOSIT (applies to all Local Units of Government developments)			\$ 240
40300	A. LOCAL UNIT OF GOVERNMENT DEVELOPMENT DEPOSITS			\$ 720
40400	B. FEES ASSESSED FROM INSPECTION DEPOSITS			
40410	1. MODERATE VIOLATION			\$ 240
40420	2. MAJOR VIOLATION			\$ 720
40500	PRE-CONSTRUCTION MEETING DEPOSIT (applies to all development categories below)			\$ 500
41000	A. SINGLE FAMILY HOME - no floodplain/wetland, no deed/plat restrictions required			
41010	1. HOME VALUE less than or equal to \$200,000			\$ 500
41020	2. HOME VALUE between \$200,000 and \$500,000			\$ 750
41030	3. HOME VALUE greater than or equal to \$500,000			\$ 1,000
42000	B. SINGLE FAMILY HOME - adjacent to floodplain/wetland, deed/plat restrictions required			
42010	1. HOME VALUE less than or equal to \$200,000			\$ 1,000
42020	2. HOME VALUE between \$200,000 and \$500,000			\$ 1,500
42030	3. HOME VALUE greater than or equal to \$500,000			\$ 2,000
43000	C. SINGLE FAMILY HOME - impact floodplain/wetland, deed/plat restrictions required			
43010	1. HOME VALUE less than or equal to \$200,000			\$ 2,000
43020	2. HOME VALUE between \$200,000 and \$500,000			\$ 3,000
43030	3. HOME VALUE greater than or equal to \$500,000			\$ 4,000
44000	D. PUBLIC ROAD DEVELOPMENT			\$ 1,800
45000	E. MINOR DEVELOPMENT - no detention			\$ 1,800
46000	F. MINOR DEVELOPMENT - with detention			\$ 2,600
47000	G. MAJOR DEVELOPMENT			\$ 5,000
48000	H. FEES ASSESSED FROM INSPECTION DEPOSITS - NON-PUBLIC PROJECTS			
48010	1. MODERATE VIOLATION		20% of inspection deposit amount	
48020	2. MAJOR VIOLATION		40% of inspection deposit amount	
	9. REVIEW FEES INCLUDE INITIAL APPLICATION FEE			
	(1) MAJOR DEV, MINOR DEV, FLOODPRONE AREA AS DEFINED IN LAKE COUNTY MDO			
	(2) IF ADDITIONAL REVIEW IS REQUIRED DUE TO MAJOR RE-DESIGN OF THE DEVELOPMENT, THE ENTIRE BASE FEE MAY BE REAPPLIED, INSTEAD OF THE ADDITIONAL FEE			
	(3) (STAFF RATE INCLUDES ALL OVERHEAD EXPENSES)			
	(4) (INSPECTION FEES CHARGED FOR REQUESTED OR AGREED SERVICES RENDERED)			
	(5) (INCLUDES THREE FULL REVIEWS AND ALL ASSOCIATED TIME)			
	(6) BASE FEE FOR SURFACE DETENTION - MULTIPLY FEE 2X FOR UNDERGROUND DETENTION SYSTEMS			