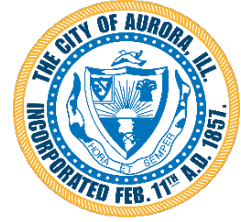


City of Aurora



Zoning & Planning Division

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Development Fee Schedule 2025

Last Revised: 9/11/2025

LAND USE PETITION FILING FEES

ANNEXATION RELATED PETITIONS

- Annexation ... \$750.00 plus \$35.00 an acre over five (5) acres or any fraction thereof with the total fee not to exceed \$4,250.00.
- Annexation Agreement or Annexation Agreement Revision ... \$1,000.00 plus \$40.00 an acre over five (5) acres or any fraction thereof with the total fee not to exceed \$5,000.00.

DEVELOPMENT RELATED PETITIONS

- Preliminary Plat or Preliminary Plat Revision ... \$750.00 plus \$35.00 an acre over five (5) acres or any fraction thereof with the total fee not to exceed \$4,250.00.
- Preliminary Plan or Preliminary Plan Revision ... \$750.00 plus \$35.00 an acre over five (5) acres or any fraction thereof with the total fee not to exceed \$4,250.00. The preliminary plan fee shall be waived in the event that said plan is also being submitted as a preliminary plat and thus subject to the preliminary plat petition fee.
- Final Plat or Final Plat Revision ... \$750.00 plus \$35.00 an acre over five (5) acres or any fraction thereof with the total fee not to exceed \$4,250.00.
- Final Plan, Final Plan Revision, or Church Site Plan ... \$750.00 plus \$35.00 an acre over five (5) acres or any fraction thereof with the total fee not to exceed \$4,250.00. The final plan fee shall be waived in the event that said plan is also being submitted as a final plat or a special use and thus subject to the final plat or special use petition fee.

ZONING RELATED PETITIONS

- Special Use, Special Use Revision or Application for Conditional Use ... \$800.00 plus \$35.00 an acre over five (5) acres or any fraction thereof with the total fee not to exceed \$4,300.
- Special Use Planned Development, Planned Development District or Plan Description Revision ... \$800.00 plus \$40.00 an acre over five (5) acres or any fraction thereof with the total fee not to exceed \$4,800.00.
- Rezoning ... \$800.00 plus \$35.00 an acre over five (5) acres or any fraction thereof with the total fee not to exceed \$4,300.00. The rezoning fee shall be waived in the event that said rezoning is also being submitted as a special use petition and thus subject to the special use petition fee.
- Variance, a residential zoned lot ... \$200.00.
- Variance, a non-residential zoned lot ... \$750.00 The variance fee shall be waived in the event that said variance is also being submitted as a final plan or a special use and thus subject to the final plan or special use petition fee.

OTHER PETITIONS

- Other petitions including but not limited to Agreements (other than Annexation Agreements), De-Annexations, Downzoning, Certificate of Appropriateness, Petitions to the Zoning Board of Appeals, Administrative Variances, Dedications and Vacations shall be charged a fee not to exceed \$200.00.

NON-PROFIT ORGANIZATIONS AND GOVERNMENT AGENCIES: The Land Use Petition and General zoning related fees stated above shall be waived by fifty percent (50%) for non-profit organizations and government agencies, upon request and with proof of said designation by the State of Illinois or the United States Government.

ENGINEERING FILING FEE

- The filing fees shall be based on the area of site disturbance as follows:
 - i) Disturbance less than 1 acre...\$500.00
 - ii) Disturbance from 1 to less than 5 acres...\$650.00
 - iii) Disturbance from 5 to less than 10 acres...\$850.00
 - iv) Disturbance from 10 to less than 20 acres...\$1,000.00
 - v) Disturbance 20 acres and greater...\$1,250.00
- Filing Fee shall not apply to plan submittal for single family home or duplex on a single lot.
- The filing fee shall be due and payable with the initial submittal of any engineering plan.
- The Engineering plan filing fee shall be a credit to the Engineering plan review and site inspection fees (per Table 5 below)

ENGINEERING PLAN REVIEW AND ENGINEERING SITE INSPECTION FEES (Table 5).

All fees as stated below shall be paid to the City prior to final construction plan approval by the City Engineer, unless stated otherwise within. All fees shall be payable to the City by certified check or money order. The fees for engineering plan review and engineering site inspection are hereby established as follows:

- **Engineering Plan Review**
 - a. The review fees shall be based on a fixed rate of two and one-quarter (2.25%) percent multiplied by the engineer's estimate of public improvements costs for the project and the minimum review fee shall be \$750.00.
 - b. The following are exceptions specific to the minimum review fee listed in (a) above:
 - I. Nonresidential or multifamily development that meets ALL the following criteria, (1) through (5) below, the review fee shall be \$300.00
 - 1. No Public Utilities
 - 2. No Right of Way Improvements
 - 3. No Stormwater Permit (<5,000 SF of disturbance)
 - 4. No Floodplain
 - 5. No Wetland
 - II. Single family home or duplex on a single lot, the minimum review shall be \$150.00
- **Engineering Site Inspections**
 - a. The inspection fees shall be based on a fixed rate of two and one-quarter (2.25%) percent multiplied by the engineer's estimate of public improvements costs for the project and the minimum inspection fee shall be \$750.00.
 - b. The follow are exceptions specific to the minimum inspection fee listed in 2)a:
 - I. Non-residential or multifamily development that meets ALL the following criteria, (1) through (5) below, the inspection fee shall be \$300.00
 - 1. No Public Utilities
 - 2. No Right of Way Improvements
 - 3. No Stormwater Permit (<5,000 SF of disturbance)
 - 4. No Floodplain
 - 5. No Wetland
 - II. Single family home or duplex on a single lot, the minimum review shall be \$150.00
- **Certificate of Occupancy Re-Inspection**
 - a. A re-inspection fee of fifty dollars (\$50.00) for the first re-inspection, and one hundred dollars (\$100.00) for each subsequent re-inspection shall be assessed.
 - b. Said fee shall be due and payable to the City prior to a re-inspection taking place.

MISCELLANEOUS FEES

- **Public Works Developmental Impact Fee** \$1.25 per linear foot of NEW roadway being established with each subdivision Section 23-16 of the Municipal Code

- Fire Department Developmental Impact Fee \$325 per acre subdivided (New Subdivisions) Section 23-17 of the Municipal Code
- School District 129, 131, 302, 308 Impact Fees Section 23-18 of the Municipal Code See Resolution number R01-278 for School District 302, Section 23-18 of the Municipal Code See Resolution number R01-279 for School District 129; See Resolution number R03-525 for School District 308; See Resolution number R17-105 for School District 131
- Recording Fees Vary by county, please contact the County Recorder's Office of the respective county for the most current fees
- Fox River Corridor PE Use Fee See Ordinance Number O10-09 available at the following link: [Click Here](#)
- Recapture Fees Dependent upon City Council Ordinance for individual projects Per Section 43-92 of the Aurora Municipal Code
- Bonding Requirements Cash or securities shall be in an amount equal to one hundred (100) percent of the estimated improvement costs as certified by the city engineer.
- Building Permit Fees Based upon 2010 Resolution Number R10-317. Fees update annually with annual index adjustments, and an effective date of January 1st of each year
- Public Hearing Notice Signs To be placed on the property that is subject to a public hearing, there is a \$15 fee for each sign, the number of signs required will be determined by the Planning and Zoning office. The signs themselves will be provided by the Planning and Zoning office prior to the hearing.
- Water Sewer Fee \$250 at the time of permit issuance
- FoxMetro Fees [Click Here](#) To determine the applicable Fox Metro WRD Units for your project based on the document located on the FoxMetro website.
- Building Permit Fees [Click Here](#) For the 2025 Building Permit Fee Schedule.
- School and Park Land Cash Fees Based on Ordinance O01-111 and Resolution R08-192. Fees update annually with annual index adjustments, and an effective date of January 1st of each year. Current Fees are as follows:

2025			
School and Park Standard Fees			
	School Fee	Park Fee	Total
Single Family Detached Unit			
2BDR	\$ 690.76	\$ 3,095.99	\$ 3,786.75
3BDR	\$ 2,544.51	\$ 4,449.81	\$ 6,994.32
4BDR	\$ 4,238.12	\$ 5,777.54	\$ 10,015.66
5BDR or more	\$ 4,238.12	\$ 5,777.54	\$ 10,015.66
Single Family Attached Unit			
1BDR	\$ -	\$ 1,831.19	\$ 1,831.19
2BDR	\$ 619.37	\$ 3,054.54	\$ 3,673.91
3BDR	\$ 1,153.87	\$ 3,671.59	\$ 4,825.47
4BDR or more	\$ 2,279.41	\$ 4,827.41	\$ 7,106.81
Apartment Unit			
Efficiency	\$ -	\$ 1,986.22	\$ 1,986.22
1BDR	\$ 14.11	\$ 2,698.44	\$ 2,712.55
2BDR	\$ 612.36	\$ 2,937.89	\$ 3,550.25
3BDR or more	\$ 1,683.99	\$ 4,686.19	\$ 6,370.18
Land Value Per Acre:		\$ 102,329.81	
Improved Land Value		\$ 153,494.71	
Park Acres per 1000 Population		10	
Population Source: Illinois School Consulting Service/Associated Municipal Consultants, Inc., Naperville, IL 1996			

- **Recording Fees** Are based on the type of document, the number of pages and the applicable County. For more information on the county recording fees see the individual county websites:
 - Kane County Recorder: [Click Here](#)
 - DuPage County Recorder: [Click Here](#)
 - Will County Recorder: [Click Here](#)
 - Kendall County Recorder: [Click Here](#)
- **Water Connection Fees** Based on the following table.

Water Connection Fee Schedule				
Meter Size	Description	Meter Accessories	Connection Fee	Total
3/4"	iPERL/METER HORN/BALL VALVE/ SMART POINT	\$429.20	\$1,265.00	\$1,694.20
1"	iPERL/METER HORN/BALL VALVE/ SMART POINT	\$567.75	\$1,265.00	\$1,832.75
1 1/2"	OMNI R2/ BRASS FLANGE KIT/ SMART POINT	\$740.25	\$2,300.00	\$3,040.25
2"	OMNI 10" LL R2/ BRASS FLANGE KIT/ SMART POINT	\$985.00	\$4,025.00	\$5,010.00
3"	OMNI C2/ BRASS FLANGE KIT/ SMART POINT	\$2,075.00	\$8,975.00	\$11,050.00
4"	OMNI C/ BRASS FLANGE KIT/ SMART POINT	\$3,474.05	\$15,525.00	\$18,999.05
6"	OMNIC2/ BRASS FLANGE KIT/ SMART POINT	\$5,514.00	\$34,500.00	\$40,014.00
Additional \$250.00 For Sanitary Sewer Connection Fee				
Additional \$35 Fox Metro Inspection Fee				