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**THE VILLAGE OF MATTESON  
COOK COUNTY, ILLINOIS**

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**ORDINANCE  
NUMBER 4502**

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**AN ORDINANCE AMENDING CERTAIN SECTIONS OF THE MATTESON VILLAGE  
CODE AND OTHER PERMIT AND FEE SCHEDULES PERTAINING TO REVISED  
GENERAL BUILDING FEES & FIRE DEPARTMENT FEES**

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**SHEILA Y. CHALMERS-CURRIN, Village President  
YUMEKA BROWN, Village Clerk**

**ROBBIE CRAIG  
PAULA F. FARR  
JUANITA HARDIN  
DONALD MEEKS  
ANDRÈ C. SATCHELL  
ADAM SHORTER III  
Trustees**

VILLAGE OF MATTESON  
COOK COUNTY, ILLINOIS

Ordinance No.: 4502

AN ORDINANCE AMENDING CERTAIN SECTIONS OF THE MATTESON VILLAGE  
CODE AND OTHER PERMIT AND FEE SCHEDULES PERTAINING TO REVISED  
GENERAL BUILDING FEES & FIRE DEPARTMENT FEES

WHEREAS, the Village of Matteson, Cook County, Illinois, has reviewed its current Permit Fee Schedule, General Building Permit Fees Schedule, and General Fire Permit Fee Schedule and has determined that a revised Fee Schedule is needed to address issues related to general building permit reviews and general fire permit reviews, as well as to provide a fees schedule addressing the necessary building permit review processes, and both building and fire inspectional services that ensure the public welfare and safety; and

WHEREAS, the Village of Matteson wishes to remove the requirement of yard waste stickers and sticker fees; and

WHEREAS, the Village of Matteson has determined that it is in the best interests of the Village to adopt the amendments and revised Permit and Fee Schedules set forth below and attached hereto; and

NOW, THEREFORE, BE IT RESOLVED, by the President and Board of Trustees  
of the Village of Matteson, Cook County, Illinois:

**SECTION 1.** That the Revised Permit Fee Schedule and General Building Permit Fees Schedule be and hereby adopted by the Village of Matteson, which schedule is attached hereto marked "Exhibit A", and made a part hereof.

**SECTION 2** That the Revised General Fire Permit Fees Schedule be and hereby adopted by the Village of Matteson, which schedule is attached hereto marked "Exhibit B", and made a part hereof.

**SECTION 3.** That Section 91.03 of the Code of Ordinances of the Village of Matteson, as amended be and is hereby amended to add the underlined language to read as follows.

§ 91.03 FALSE ALARMS.

(A) Within 45 days after each false alarm, the Chief of the Department or his/her designee shall notify the alarm user by mailing a notice to the address (or property owner/ manager office) from which the false alarm was received. An alarm user shall be assessed a fee for each false

alarm in excess of two during any calendar year. The fees shall be assessed as hereinafter set forth. As a condition of any alarm system registration or usage under the provisions of this chapter, the registrant shall pay to the village, on issuance of a citation for any false alarm generated by the alarm user's alarm system. The fee shall be in accordance with § 91.99.

(B) There shall be no penalty assessed for a false alarm when, upon investigation by the Chief of Department, it is determined that the false alarm was caused by an uncontrollable extraordinary circumstance to include an act of God.

(C) An alarm user may appeal to the Chief of Department, or his or her designee, for reconsideration of a designated false alarm if that alarm user presents written documentation to the Chief of Department, or his or her designee, that he or she had undertaken reasonable action to discover and eliminate the cause or causes of any false alarm. The appeal must be made within seven days after the receipt of the citation. If however, the alarm user, by reason of absence from the municipality or any other reasonable basis requests an extension of time to file his or her written report, the Chief of Department, or his or her designee, shall extend the seven-day period for a reasonable period. If the alarm user fails to submit a written report within seven days or within any extended period, or submits such a report and is denied a reconsideration, the false alarm determination shall stand.

(D) Any person issued a citation for any false alarm generated by the alarm user's alarm system by the village for any provision of this chapter may request an administrative hearing in accordance with the municipal code of the village.

SECTION 4. That Section 50.070 of the Code of Ordinances of the Village of Matteson, as amended, be and is hereby amended to remove the stricken language to provide as follows:

§ 50.070 YARD WASTE COLLECTION.

(A) Yard waste shall not be placed for collection unless contained in a "Kraft" type paper bag or durable metal or plastic container, with handles, of not less than 20 gallons or more than 32 gallons in size ~~and on which is affixed a yard waste sticker.~~

(B) If metal or plastic containers are used, the owner must identify the container as a yard waste container with a decal approved by the village.

(C) Yard waste that cannot be placed in an approved container such as brush and branches must be cut in four-foot lengths and tied with twine into bundles weighing not more than 50 pounds, exceed a diameter of two feet, not contain branches exceeding one inch in diameter, not cut by a private contractor ~~and must have a yard waste sticker attached.~~

~~(D) (1) The fee for a yard waste sticker shall be:~~

~~Effective November 1, 2011 to June 30, 2012 — \$1.55~~

~~July 1, 2012 to June 30, 2013 \$1.60~~

~~July 1, 2013 to June 30, 2014 \$1.65~~

~~July 1, 2014 to August 18, 2014 — \$1.70~~

~~August 19, 2014 to February 28, 2015 — \$1.95~~

~~March 1, 2015 to June 30, 2015 — \$2.20~~

~~July 1, 2015 to June 30, 2016 \$2.25~~

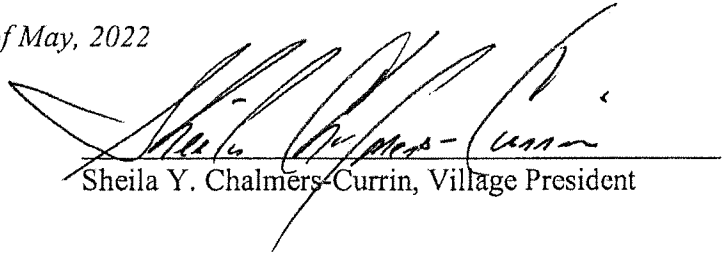
~~(2) If the price the licensed residential scavenger pays for fuel rises above \$4.35 per gallon then the rate shall be increased by \$0.01 for each \$0.08 increase above \$4.35 per gallon.~~

**SECTION 5. Severability.** If any provision of this ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this ordinance is severable

**SECTION 6. Effective Date.** This ordinance shall be in full force and effect upon its passage, approval and publication as provided by law

**SECTION 7. Conflicts.** All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

*Approved and Adopted this 16th day of May, 2022*



Sheila Y. Chalmers-Currin, Village President

AYES: 6

NAYS: 0

ABSENT: 0

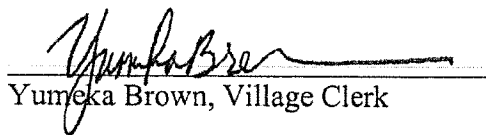
PASSED: May 16, 2022

RECORDED: May 17, 2022

PUBLISHED IN PAMPHLET FORM

by Authority of the Board of Trustees:

May 16, 2022



Yumeka Brown, Village Clerk

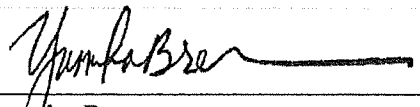
STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK         )

**CERTIFICATION**

I, Yumeka Brown, do here certify that I am the duly qualified and elected Village Clerk of the Village of Matteson, Cook County, Illinois, and that as such Village Clerk I do have charge of and custody of the books and records of the Village of Matteson, Cook County, Illinois.

I DO HEREBY FURTHER CERTIFY that the foregoing is a full, true and correct copy of Ordinance No. 4502 "AN ORDINANCE AMENDING CERTAIN SECTIONS OF THE MATTESON VILLAGE CODE AND OTHER PERMIT AND FEE SCHEDULES PERTAINING TO REVISED GENERAL BUILDING FEES & FIRE DEPARTMENT FEES" adopted and approved by the President and Board of Trustees of the Village of Matteson, Illinois on May 16, 2022.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the Corporate Seal of the Village of Matteson, Cook County, Illinois this 16<sup>th</sup> day of May 2022.

  
\_\_\_\_\_  
Yumeka Brown  
Village Clerk  
Village of Matteson  
Cook County, Illinois

**EXHIBIT A**





<b>General Building Permit Fees</b>	
Residential & Commercial New Construction	1% of construction value as determined by the most recent Permit Fee Schedule published by the International Code Council
Residential & Commercial Repairs, Alterations, Remodeling	1% of construction value as declared by applicant
Manufactured Home	Cost of water meter plus \$130
Minimum Permit Fee	\$75
Doubling of Fees	Permits shall be obtained prior to beginning work or the application fees shall be doubled.
Waiver of Fees	Permits and other fees may be waived for not-for-profit or organizations at the discretion of the Village Board
Re-inspection Fee	\$125
<b>Demolition Fees</b>	
Residential Shed, Garage	\$50
Other Structures or Buildings	\$50 plus \$10 for each 1,000 square feet of gross floor area
<b>Plan Review Fees</b>	
Third Party Review - The Building Commissioner may require that an approved third party review building plans and other construction documents. The cost of such review shall be borne by the permit applicant.	
Construction Value of \$25,000 or more	Cost to Village plus 10% of building permit fee, up to a maximum of \$500
Construction Value of less than \$25,000	Cost to Village plus \$35
In-House Staff Review Construction Value of \$25,000 or more	20% of building permit fee up to a maximum of \$1,500
Construction Value of less than \$25,000	
<b>Electrical Permit Fees</b>	
Residential & Commercial New Construction	20% of the building permit fee (includes all electrical permit fees)

Residential or Commercial Remodeling	20% of the building permit fee or \$75 for residential and \$125 for commercial work when a building permit fee is not required
Commercial Parking Lot Lighting	\$35 per light pole, up to a maximum of \$350
Commercial Permit	\$125 minimum
Garage or Accessory Structure Electric	\$40
Miscellaneous/Low Voltage Systems	\$35
Residential Permit	\$75 minimum
Service (temporary, upgrade or new)	\$40 up to 100 amps, plus \$30/each add' 1,100 amps
Pool Electric	\$40
Re-inspection Fee	\$125

### Miscellaneous Permit Fees

Note: If the proposed work includes a combination of permits, the fee will be the cost of the combined permit fees or one percent (1%) of the work to be performed, whichever is less.

Basketball Court	\$40 plus zoning certificate fee
Deck	\$65 plus zoning certificate fee
Driveway	
New	\$65
Resurfacing	\$40
Extension	\$40
Fence	\$30 plus zoning certificate fee
Garbage Enclosure	\$65 plus zoning certificate fee
Gazebo	\$40 plus zoning certificate fee
Patio	\$65 plus zoning certificate fee
Shed	\$65 plus zoning certificate fee
Swimming Pool Above-ground	\$40 plus zoning certificate fee
In-ground	20% of cost of construction plus zoning certificate fee

Antenna Structures (Private Residence)	\$40 plus zoning certificate fee
Antenna Structures Commercial or Industrial	\$50 plus zoning certificate fee
Construction Water	\$150
Roof (Re-Shingle)	\$40
Roof (Tear-Off, Re-Roof)	\$40
Siding, Soffit, Facia	\$40
Windows	\$40
Gutters	\$40
Mailbox Monument	\$55
Garage Door, Patio Door	\$40
Concrete-Sidewalk or Porch	
New	\$65
Replacement	\$40
Miscellaneous Residential Building Permit	\$75
Miscellaneous Commercial Building Permit	\$125
<b>Mechanical Permit Fees</b>	
Residential & Commercial New Construction	20% of the building permit fee
Residential or Commercial Remodeling	20% of the building permit fee or \$75 for residential and \$125 for commercial work when a building permit fee is not required
Residential Permit	\$75 minimum
Commercial Permit	\$125 minimum
Commercial Boiler, Water Heater or Pressure Vessel (Per Unit)	\$65

Commercial Furnace or Heater (Per Unit)	\$65
Residential Central Air Conditioning	\$40
Residential Furnace	\$40
Residential Water Heater, Boiler	\$40
Re-inspection Fee	\$125

<b>Plumbing</b>	
Residential & Commercial New Construction	20% of the building permit fee
Residential or Commercial Remodeling	20% of the building permit fee or \$75 for residential and \$125 for commercial work when a building permit fee is not required
Lawn Sprinkling System	Residential - \$40 Non-Residential - \$55
Commercial Permit	\$125 minimum
Sewer Clean-Out	\$40
Water Heater, Boiler	\$40
Residential Permit	\$75 minimum
Re-inspection Fee	\$125
<b>Contractor/Sub-Contractor Licenses</b>	
Contractors	\$150
Sub-Contractors	\$150
<b>Health Inspections</b>	
Health Inspection General (excl. Restaurants)	\$125 (annual) \$225 (annual)
Restaurants	
Re-Inspection	\$125
<b>Elevator Inspection Fees</b>	

Elevator Annual Inspection	\$55 plus service contractor fee
Elevator New with Plan Review	\$55 plus service contractor fee
Elevator Re-inspection Fee	\$55 plus service contractor fee

**Proper Maintenance Fees**

Property Maintenance Outsourcing (i.e. grass cutting; board-up)	\$60, plus cost to Village
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**Existing Structure Inspections (ESI)**

Commercial	\$150 - up to 10,000 sq. ft. \$150 + 1% per sq. ft. of total gross floor area > 10,000 sq. ft. (incl. initial inspection only and one re-inspection)
Re-Inspection for Commercial	\$125 -up to 10,000 sq. ft. \$125 +\$.005 > 10,000 sq. ft.
Residential	\$75 (incl. initial inspection and one re-inspection)
Multi Family Annual	\$35 (dwelling unit up to a maximum of \$420 (incl. initial inspection and one re-inspection)
Re-inspection for Residential	\$125
Re-inspect for Multi Family Annual	\$100/dwelling unit up to a maximum of \$1,000

**Residential Cash Bonds  
(for concrete work when homeowner serves as contractor)**

Construction Value	
\$0 to \$2,000	\$ 125
\$2,001 to \$25,000	\$ 250
over \$25,000	\$ 500

**Meters**

Current Price Schedule	
5/8 x 3/4" T10	\$275
1" T10	\$335
1-1/2" T10	\$560
2" T10	\$722
2" T/F Compound	\$2,100
3" T/F Compound	\$3,200
4" T/F Compound	\$4,100
6" T/F Compound	\$7,000

<b>Water/Sewer Fees</b>	
New Construction Water Usage	\$150
Sewer Connection	
Up to 2 inch water service	\$ 400
> 2 inch water service	\$1,000
Water Connection	
Up to 2 inch water service	\$ 400
> 2 inch water service	\$1,000
<b>Sign Permit — refer to Planning &amp; Zoning Fees Schedule</b>	

**EXHIBIT B**







"EXHIBIT B" GENERAL FIRE PERMIT FEES SCHEDULE

FIRE PREVENTION FEES

Minimum permit fee	\$ 100
First Re-inspection	\$ 100
Second Re-inspection	\$ 200
Third Re-inspection	\$ 300
Fourth Re-inspection	\$ 400
Fifth or more Re-inspection	\$ 500 per inspection
General review of Building plans	\$ 100
Smoke detection system review by staff	\$ 250
Fire sprinkler review by staff	\$ 300
Fire sprinkler review by third party – cost of review plus	\$ 250
Fire smoke detection review by third party – cost of review plus	\$ 100
Residential Existing Structure Inspection	\$ 50
Commercial Existing Structure Inspection	\$ 100

FIRE DEVELOPMENT FEE

A Fire Development Fee shall be assessed for all newly developed properties within the Village boundaries as outlined below:

Residential Fire Protection Fee	\$ 349.00 per home
Commercial Fire Protection Fee	\$1,850.00 per acre

