



**Village of Oak Park  
Development Services Department  
Permits & Development Division**

# **2026 CONSTRUCTION FEES**

# Village of Oak Park ANNUAL FEE ORDINANCE

## Construction Fee(s) Effective on January 1, 2026

PERMIT APPLICATION DEPOSIT (NON-REFUNDABLE) - DEPOSIT AMOUNT IS APPLIED TO PERMIT	
Residential Permit Deposit	\$100.00
Commercial Permit Deposit	\$200.00
NEW CONSTRUCTION AND ADDITIONS	
New single family, multifamily, non-residential, mixed use, commercial, institutional structures and their accessory structures	<p>Area (SF) x Construction Cost (CC) x .0194 (CC = see International Code Council ("ICC") Square Foot Construction Cost Chart attached hereto)</p> <p>Does not include any exterior work or other required fees for Water Service, Sprinklers, Alarms, Electric Service, Demolition, Plan Review Fees</p>
Demolition of any structure, including right-of-way ("ROW") obstruction	<p>Single family dwelling, multifamily dwelling, non-residential commercial building, mixed use building, institutional building = \$5,000 for each structure or \$.35 x SF, whichever is greater. Accessory structures and Right-Of-Way obstruction = \$.35 x SF plus restoration deposit (\$1,000.00 per opening).</p>
BUILDING ALTERATIONS - IRC (RESIDENTIAL)	
Fencing	\$50.00
Exterior Hardscape: steps, stoops, flatwork/concrete, driveways, sidewalks and similar	\$150.00 per alteration
Alteration – General: Fenestration - door and/or window replacement // roofing // siding - vinyl, wood, stucco // gutters/downspouts // tuck-pointing/brickwork // grading/site development/landscaping // insulation // tile/stonework	<p>\$150.00 per type of work Refer to other trades for applicable fees</p>
Remodel - General: attic, basement, bathroom, dormer, kitchen and other applicable work	<p>SF x CC x .008 (min \$300)</p> <p>Does not include any exterior work or other required fees for Water Service, Sprinklers, Alarms, Electric Service, Demolition, Plan Review Fees</p>
Structural ONLY (building or repair or alteration)	\$200.00
Fire alarm system (new or altered)	\$200.00 each
Fire sprinkler system (new or altered)	\$200.00 each
Interior demolition (removal of non-structural elements/drywall etc.)	\$300.00 per unit or \$.35 x SF, whichever is greater
BUILDING ALTERATIONS - IBC (MULTI-FAMILY, COMMERCIAL, INSTITUTIONAL, INDUSTRIAL...)	
Exterior Hardscape: fencing, steps, stoops, flatwork/concrete, driveways, sidewalks and similar	\$250.00 per alteration
Alteration – General: Fenestration - door and/or window replacement // roofing // siding - vinyl, wood, stucco // gutters/downspouts // tuck-pointing/brickwork // grading/site development/landscaping // insulation // tile/stonework	\$250.00 per type of work
Remodel - General: attic, basement, bathroom, dormer, kitchen and other applicable work	<p>SF x CC x .008 (min \$500)</p> <p>Does not include any exterior work or other required fees for Water Service, Sprinklers, Alarms, Electric Service, Demolition, Plan Review Fees</p>
Fire alarm system (final fire inspection) (new or altered)	\$25.00 per unit or minimum of \$350.00

Fire sprinkler system (rough hydro, acceptance test & final inspection) (new or altered)	\$25.00 per unit or minimum of \$350.00
Interior demolition (removal of non-structural elements/drywall etc.)	\$300.00 per unit or <b>\$.35 x SF, whichever is greater</b>
Parking lot/flatwork/grading/site development (new or resurfacing)	\$250.00
Tenant buildout of non-residential, mixed use, commercial, and institutional structures	<b>SF x CC x .008 (min \$500)</b> Does not include any exterior work or other required fees for Water Service, Sprinklers, Alarms, Electric Service, Demolition, Plan Review Fees
<b>HEATING, VENTILATION, AIR CONDITIONING ("HVAC" / MECHANICAL)</b>	
Miscellaneous (standalone) HVAC alterations, replacements and improvements (ducting, piping, venting, flue lining, fixtures and other applicable work)	\$100.00 per unit
HVAC system installation(s) (new or replacement of a system, unit and/or device) (includes, but is not limited to, furnaces, boilers, heat pumps, radon systems, air distribution system, geothermal systems, air conditioning systems, refrigeration systems, fireplaces, hood/duct systems and other permanent appliance devices)	\$175.00 per system/unit
<b>PLUMBING</b>	
Miscellaneous (standalone) plumbing alteration(s) repair, replacement and improvement (piping, fixtures, and other applicable work)	\$100.00 per unit
Plumbing system installation(s) (new or replacement of a system, unit and/or device) (includes, but is not limited to, water heater, water softener, lawn irrigation, grease interceptor, triple basin, sewer system, drain tile, cross connection control / RPZ device)	\$175.00 per system/unit
Flood control/sewer backup control (interior overhead modification, exterior backwater-valve and other applicable work)	\$200.00 per system/unit
Sanitary or storm sewer new service connection or repair and other applicable work (includes ROW opening permission)	\$250.00 Plus \$1,000.00 restoration deposit, if applicable
Repair and/or replacement of an existing water service (fee includes ROW opening permission and other applicable work)	\$250.00, plus \$1,000.00 restoration deposit, if applicable See Village of Oak Park Water & Sewer Division - 2923 - the most current Schedule of Water Service Cost and Fees, if applicable
New water service - New Connection (fee includes ROW opening permission and other applicable work)	\$250.00, plus \$1,000.00 restoration deposit, if applicable See Village of Oak Park Water & Sewer Division - 2923 - the most current Schedule of Water Service Cost and Fees, if applicable
<b>ELECTRICAL</b>	
Miscellaneous (standalone) electrical alterations - replacements and improvements (wiring, outlets, lighting, fixtures, low voltage, exit signs)	\$100.00 per circuit
Electrical system installation(s) (new or replacement of a system, unit and/or device includes, but is not limited to; services, feeders, alarm systems, panels, sub panels, generators, transformers, low-voltage systems, wind turbine, solar panel, EV Charger, ESS, and other applicable work)	\$175.00 per system / unit
<b>MISCELLANEOUS PERMIT</b>	
Conveyance system (elevator, lift and other applicable work - altered or new)	\$500.00
Construction Cranes, Temporary Construction Trailer, Shoring, Raising and / or moving of a building	\$450.00
Storage tank (installation or removal)	\$200.00
Signage (temporary - per month)	\$150.00 per business

Signage (permanent) (including a canopy or awning with lettering/logo)	\$250.00 per business
Temporary tent / stage	\$100.00 per event / stage
Obstruction of Village block (filming and other applicable work) (maximum allowable timeframe of one (1) week)	<b>\$650.00</b> per 1/2 block (<350 ft.) per day <b>\$1,350.00</b> per whole block (>350 ft.) per day <b>*** High Demand Parking Areas = doubled fee</b>
Obstruction of public sidewalk, parkway, parking space and/or street (Example: dumpster, pod, moving vehicle, scaffolding Fee is per 25' / 1 measured linear (parking space), per day)	1-10 days = <b>\$15.00</b> per day + \$10.00 per day, per meter and/or paid permit spot, if applicable; and/or 11+ days = \$25.00 per day + \$10.00 per day per meter and/or paid permit spot, if applicable
<b>PUBLIC WORKS / RIGHT-OF-WAY &amp; PUBLIC UTILITIES</b>	
ROW restoration deposit (or another amount as deemed necessary by the Village Engineer)	\$1,000.00 Public Works (PW) refundable deposit, for each opening, if applicable as determined by the PW Director
Banners	\$100.00
<b>Oversized Vehicles Only</b>	<b>\$100.00 per round trip</b>
<b>Overweight Vehicles</b>	<b>\$150.00 per round trip (includes Oversized if applicable)</b>
ROW Utility conduit and/cable	\$2,000 minimum fee or \$1/foot of conduit, whichever is greater
ROW parkway construction-related openings (landscaping, lawn irrigation, driveway aprons and other applicable work) (scaffolding, public/private utility work, aerial cables on existing power poles without digging)	\$ 300.00 (per month)
Service disconnects - water or sewer (including ROW opening permission and other applicable work)	\$200.00 each Plus \$1,000.00 restoration deposit, if applicable
Water meter(s) with accessories (sized by the Public Works Dept.)	Reimbursement of Village costs. See Village of Oak Park Water & Sewer Division most current Schedule of Water Service Cost and Fees.
Tapping sleeve, corporation cock, curb stop, b-box, and other misc. parts	Reimbursement of Village costs. See Village of Oak Park Water & Sewer Division most current Schedule of Water Service Cost and Fees.
Small wireless facility on an existing pole	\$650.00 each (Ord. 18-393)
Multiple small wireless facility on existing poles in one permit application	\$350.00 each (Ord. 18-393)
Small wireless facility on new pole	\$1,000.00 each (Ord. 18-393)
Annual fee to collocate a small wireless facility on a Village owner pole	\$200/each/year (Ord. 18-393)
Water system fire flow determination or annual fire pump testing	\$250.00
New water main service connection	Work performed by Public Works. See Village of Oak Park Water & Sewer Division most current Schedule of Water Service Cost and Fees.
<b>CERTIFICATE OF OCCUPANCY / PLAN REVIEW &amp; OTHER FEES</b>	
Issuance of a full Certificate of Occupancy (COO) per dwelling unit, business space, specific addition, renovation, and/or Change of Use	\$150.00
Temporary Certificate of Occupancy (per dwelling unit / business space needing to meet conditions to obtain full COO)	<b>\$300.00</b>
Occupying space without passing all required inspections, without Village approval (per dwelling unit / business space per month or as per court order / daily fee)	\$500.00
<b>*** Third Party Plan Review Fees (when required) are billed at our cost plus the base fee(s) listed below (Ord. 7-8-2 A)</b>	
<b>Plan review for construction for one (1) and two (2) single family dwelling unit:</b>	
Non-roofed accessory structures	\$50.00

Roofed accessory structures	\$100.00
New one (1) and two (2) family dwelling units/additions	\$500.00 per unit
Interior alterations	\$150.00 per floor
<b>Plan review for construction for multifamily, commercial, or institutional:</b>	
Non-roofed accessory structures	\$150.00
Roofed accessory structures	\$200.00
New structure/additions/alterations	\$500.00 per floor
<b>Misc Plan Review Fees:</b>	
Plan Review for a conveyance system	\$400.00
Fire Department fire alarm review	\$200.00
Fire Department fire sprinkler review	\$400.00
Re-review of structural, electrical, plumbing and/or mechanical revisions after a permit has been issued, due to a change in the field and/or after 2 <sup>nd</sup> failed plan review	\$200.00 (or amount shown above if smaller)
<b>Other Fees:</b>	
Re-inspection fee after the second inspection (per inspection) and/or an on-site code consultation	\$100.00
Permit extensions after the permit expires	Half of the original permit fee excluding plan review fees
Work exceeding the approved plans/scope of the approved permitted construction documentation	\$200.00
Allowing work to be conducted by an unregistered contractor(s)	\$200.00
Excessive rescheduling (4 or more reschedule requests)	\$25.00 per reschedule request
Work started without a permit	Minimum \$300 / 2x permit cost (i.e. add all fees = total of fee)
Annual fire pump testing	\$100.00
Changing fire monitoring systems (new & replacement monitoring systems and radio unit(s))	\$100.00
Self-certification program annual fee	\$500.00
<b>ZONING</b>	
Map text amendment	\$1100.00
Appeals	\$165.00
Planned development	\$2,500.00
Special use	\$700.00
Special use renewal	\$165.00
Variance	\$350.00
Adaptive reuse	\$675.00

ICC Square Foot Construction Cost Chart		Building / Construction Type (As listed on permit application & defined by ICC)									
Use Group <sup>1</sup>	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB		
A-1 Assembly, theaters, with stage	340.83	328.70	319.00	306.43	286.33	278.03	295.95	266.82	256.61		
A-1 Assembly, theaters, without stage	312.91	300.78	291.08	278.51	258.66	250.36	268.03	239.14	228.94		
A-2 Assembly, nightclubs	272.09	264.11	255.82	246.06	230.47	224.21	237.62	209.58	201.63		
A-2 Assembly, restaurants, bars, banquet halls	271.09	263.11	253.82	245.06	228.47	223.21	236.62	207.58	200.63		
A-3 Assembly, churches	317.60	305.47	295.77	283.20	263.47	255.18	272.73	243.96	233.75		
A-3 Assembly, general, halls, libraries, museums	266.72	254.59	243.89	232.31	211.46	204.17	221.84	191.95	182.74		
A-4 Assembly, arenas	311.91	299.78	289.08	277.51	256.66	249.36	267.03	237.14	227.94		
B Business	301.40	290.70	280.27	268.41	245.13	236.39	258.10	219.07	209.02		
E Educational	290.11	279.78	270.34	258.97	240.45	228.20	250.06	210.46	203.65		
F-1 Factory and industrial, moderate hazard	165.82	157.82	147.89	142.31	126.72	120.56	135.68	105.08	97.84		
F-2 Factory and industrial, low hazard	164.82	156.82	147.89	141.31	126.72	119.56	134.68	105.08	96.84		
H-1 High Hazard, explosives	154.69	146.69	137.76	131.18	116.91	109.75	124.55	95.27	NP		
H234 High Hazard	154.69	146.69	137.76	131.18	116.91	109.75	124.55	95.27	87.03		
H-5 HPM	301.40	290.70	280.27	268.41	245.13	236.39	258.10	219.07	209.02		
I-1 Institutional, supervised environment	277.74	267.79	258.23	248.47	227.43	221.32	247.95	204.83	197.52		
I-2 Institutional, hospitals	473.85	463.15	452.71	440.86	415.54	NP	430.54	389.49	NP		
I-2 Institutional, nursing homes	326.90	316.19	305.76	293.90	272.12	NP	283.59	246.07	NP		
I-3 Institutional, restrained	318.07	307.36	296.93	285.07	264.31	254.57	274.76	258.10	226.20		
I-4 Institutional, day care facilities	277.74	267.79	258.23	248.47	227.43	221.32	247.95	204.83	197.52		
M Mercantile	203.08	195.10	185.80	177.05	161.11	155.85	168.60	140.22	133.27		
R-1 Residential, hotels	280.94	270.99	261.43	251.67	230.13	224.02	251.15	207.53	200.22		
R-2 Residential, multiple family	234.59	224.64	215.08	205.32	185.03	178.92	204.80	162.43	155.12		
R-3 Residential, one- and two-family <sup>2</sup>	218.08	212.28	207.18	202.76	195.98	189.00	206.85	182.23	170.80		
R-4 Residential, care/assisted living facilities	277.74	267.79	258.23	248.47	227.43	221.32	247.95	204.83	197.52		
S-1 Storage, moderate hazard	153.69	145.69	135.76	130.18	114.91	108.75	123.55	93.27	86.03		
S-2 Storage, low hazard	152.69	144.69	135.76	129.18	114.91	107.75	122.55	93.27	85.03		
U Utility, miscellaneous	122.65	115.66	107.12	102.79	91.57	85.78	97.87	72.88	69.64		

Chart & footnotes from: Building Valuation Data – August 2025 <https://www.iccsafe.org/wp-content/uploads/BVD-BSJ-AUG2025.pdf>

<sup>1</sup> Private Garages use Utility, miscellaneous /// Shell Only Buildings deduct 20% /// NP = Not Permitted

<sup>2</sup> Unfinished basements = \$31.50 per SF

# Village of Oak Park Water & Sewer Division

## 2026 Schedule of Water Service Cost and Fees

### Water Main Service Connections

Physical service tap of water main (1", 1-1/2" & 2") will be performed by Oak Park personnel. Includes tapping sleeve, corporation, curb stop & B-box. Type K Copper furnished by contractor. Contractor to excavate at water main with proper shoring and protected work area.

### Water Main Service Tapping Fee

- Taps larger than 2" shall be performed by the contractor, under the direct supervision of Oak Park personnel. Cast iron tapping sleeves are required for all connections to the water system.
- All new services shall be inspected from main to interior shut off valve.
- 4" and larger DIWM shall have 2 hr. pressure test with no pressure loss and chlorinated, with two consecutive 24hr Bac-T samples.
- Concrete valve vaults are required at all water main connections.

1 Inch	\$ 950.00	6 Inch	\$ 2,000.00
1.5 Inch	\$ 1,250.00	8 Inch	\$ 2,250.00
2 Inch	\$ 1,500.00	10 Inch	\$ 2,350.00
4 Inch	\$ 1,700.00	12 Inch	\$ 2,350.00

### Curb Stops, Service Lines and B-boxes

(Mueller #H-15204 flare x flare Curb Stop standard. Type-K copper service furnished by Contractor.)

1" -- \$150	1.5" -- \$325	2" -- \$450	B-Box -- \$75
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### Water Service Upgrade Costs / Lead Abatement Program (Replacement of lead service only)

Standard Water Service Upgrade (WSU) includes 1" service tap, 1" copper service, 1" curb stop and new B-box. Requests for larger sizes will include charges for increase in material costs.

NEW SERVICE Permit Fee = \$250			WATER SERVICE UPGRADE LEAD ABATEMENT PROGRAM ONLY Repair/Replace Permit Fee = \$250.00*		
SIZE	TAP	CURB STOP	TAP	CURB STOP SHORT SIDE	CURB STOP LONG SIDE
1"	\$ 950.00	\$ 225.00	\$ -	\$ -	\$ -
1.5"	\$ 1,175.00	\$ 400.00	\$ 225.00	\$ 350.00	\$ 525.00
2"	\$ 1,450.00	\$ 525.00	\$ 500.00	\$ 700.00	\$ 1,100.00

\* Permit Fees waived for Emergency Leak Repairs per Ord. 26-1-14. /// All upgraded water services will require a new water meter. All meters shall be Neptune with e-coder R900i type registers purchased through the Village of Oak Park Public Works Department.

### New Water Meter Costs

Meter + Connectors	Mach 10 Ultrasonic
5/8"	\$ 475.00
3/4"	\$ 520.00
1"	\$ 635.00

Meter + Flanges	Mach 10 Ultrasonic
1.5"	\$ 1,600.00
2"	\$ 1,950.00
3"	\$ 4,780.00
4"	\$ 6,220.00
6"	\$ 10,650.00

Any other meters will require special pricing.

Specification sheet for all meters are available from Oak Park Public Works upon request.

## Key Ordinance Sections:

### 7-8-1: ANNUAL FEE ORDINANCE:

The Village Board shall annually adopt an ordinance setting forth the applicable fees and charges due for the various permits, and services authorized by this chapter, including building and construction permit fees and zoning application fees. Whenever reference is made to the "annual fee ordinance", such reference shall mean the most current annual fee ordinance adopted pursuant to this section. By this reference, the annual fee ordinance, as the same may, from time to time, be adopted or amended, is hereby incorporated as if fully set forth herein. (Ord. 15-086, 4-20-2015)

### 7-8-2: ADMINISTRATION:

- A. Plan Review Fee Conditions: Plan review fees shall be nonrefundable. Plan reviews fees shall include the minimum amount and any additional fee charged to the Village if performed by a consultant. In general, all plan review fees shall be reflected in annual adopted fee chart.
  - B. Refunds: No fees shall be refunded when a permit has lapsed after work is started. When a permit is revoked at the request of the applicant prior to lapsing due to time limits, and no work has been done, all but the basic fee and the plan review fee may be refunded.
  - C. Plan Self-Certification Program: Please refer to full ordinance
6. Plan Self-Certification Program Annual Fee: The annual fee for participation in the plan self-certification process shall be five hundred dollars (\$500.00). (Ord. 15-086, 4-20-2015)

### 7-8-3: WAIVER OF FEES:

- A. Fees required pursuant to section 7-8-1 of this article (except cost for plan review, bonds, licenses and construction water) are waived for construction on all property entitled to a real estate tax exemption pursuant to article 15 of the Illinois property tax code, 35 Illinois Compiled Statutes 200/15-5 et seq., as amended.
- B. When property is entitled to a partial exemption, then said fees shall be reduced in the same ratio as the estimated value of the exempt portion bears to the estimated value of the taxable portion of the property. Said fees shall also be waived insofar as they are applicable to that portion of any work undertaken to make building accessible to the handicapped.

The board grants the Development Services Department to waive permit fees for any governmental or quasi-governmental agency, charitable organization, or for construction where grant loan funds of the Village of Oak Park are to be used. (Ord. 15-086, 4-20-2015)

**Section 3. Applicability.** Each fee forth in the Schedule attached hereto as Exhibit A shall apply to the provisions of the corresponding section of the Oak Park Village Code or other ordinances in which reference is made to a building or construction permit fee, including plan review fees, and zoning application fees. Whenever any provision of the Oak Park Village Code or other ordinance refers to the "Annual Fee Ordinance" but no corresponding fee is set forth in the Schedule attached hereto as Exhibit A, the fee shall be the fee most recently in effect prior to the adoption of this Ordinance, notwithstanding any prior repeal of the Ordinance or Village Code provision imposing such fee. This Ordinance shall not apply to nor have any effect on any fee, or any other amount for which there is no express reference in this Ordinance and attached Schedule.

**Section 7. Effective Date.** This Ordinance shall be in full force and effect on and after its passage, approval and publication in pamphlet form as provided by law on January 1, 2026.

**For the Full Ordinance:** [https://codelibrary.amlegal.com/codes/oakparkil/latest/oakpark\\_il/0-0-0-3971](https://codelibrary.amlegal.com/codes/oakparkil/latest/oakpark_il/0-0-0-3971)