



ORDINANCE NO. 2025/10-21-02

**AN ORDINANCE AMENDING THE PLANNING & ZONING FEE SCHEDULE
THE VILLAGE OF OREANA, MACON COUNTY, ILLINOIS**

**ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF OREANA
THIS 21st DAY OF OCTOBER, 2025**

**Published in pamphlet form by authority of the Village Board of the Village
of Oreana, Macon County, Illinois this 21st day of October, 2025**

**AN ORDINANCE FEE SCHEDULE
THE VILLAGE OF OREANA, MACON COUNTY, ILLINOIS**

WHEREAS, the VILLAGE OF OREANA is a municipality with authority and power to amend Chapter 150, Section 2: Fees and Section 6: Enforcement

WHEREAS, the Board of Trustees of the Village of Oreana finds that it is in the best interests of the Village to Amend Chapter 150, Section 2: Fees; and Chapter 150, Section 6: Enforcement

NOW, THEREFORE, PURSUANT TO THE VOTE TAKEN BY THE BOARD OF TRUSTEES ON OCTOBER 21, 2025 IN FAVOR OF THE PASSAGE OF THIS AMENDMENT TO CHAPTER 150, BE IT ORDAINED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF OREANA, MACON COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 2: Chapter 150 is amended as follows:

§150.02 FEES:

(A) The following fees are established for the issuance of a permit to construct any building, shed, garage, single-family dwelling unit, duplex, multi-family dwelling unit, commercial building, swimming pool, whether raised or recessed, or an addition to any present structure or any other case in which a structure shall be or reconstructed and said permit shall be based on the work value thereof.

<u>PLANNING & ZONING FEE SCHEDULE</u>	
<u>RESIDENTIAL CONSTRUCTION</u>	.3% of Project Cost <i>Example</i> \$250,000 x .3% = \$750.00
<u>FINISHED BASEMENT</u> **Copy of contract required** **Full set of plans required**	\$20.00 Per SF x .3% <i>Example</i> 2200 sf x \$20.00 = 44,000 x .3% = \$132.00
<u>COMMERCIAL CONSTRUCTION</u> **Engineer stamped set of plans required** **Copy of contract required**	.4% of Project Cost <i>Example</i> \$250,000 x .4% = \$1,000.00

<u>ACCESSORY STRUCTURES</u> <u>(DETACHED GARAGES, POST FRAME BARNs,</u> <u>SHEDS, DECKS & PORCHES)</u>	\$25.00 PER SQUARE FEET FOR FOOTINGS, FOUNDATION & STRUCTURE <i>Example</i> 500 SF GARAGE $500 \times 25.00 = \\$12,500.00 \times .005 = 62.50 + 25.00 = \\87.50
<u>CELL TOWERS, WIND ENERGY FACILITIES & SOLAR ENERGY FACILITIES</u>	.75% of Project Cost <i>Example</i> \$350,000 x .75% = \$2,625

<u>IN-GROUND POOL</u>	<u>\$100.00</u>
<u>DEMOLITIONS</u>	<u>\$ 25.00</u>
<u>ELECTRICAL SERVICE OR UPGRADE</u>	<u>\$ 75.00</u>
<u>HOMES MOVED TO ANOTHER LOCATION</u>	<u>\$400.00</u>
(Includes Zoning, Building, Electrical, Mechanical, Plumbing hook-ups)	
<u>ELECTRICAL/HVAC/PLUMBING/FIRE RESTORE</u>	<u>\$ 10.00 per SF x .3%</u>
<u>RE-INSPECTION FEES</u>	<u>\$150.00</u>
<u>INSPECTION OUT OF HOURS</u>	<u>\$150.00</u>
(NORMAL BUSINESS HOURS 8:30 A.M. – 4:30 P.M. MONDAY-FRIDAY)	
<u>CHANGE OF OCCUPANCY WITHOUT BUILDING PERMIT FEE CHANGES</u>	
<u>\$50.00</u>	

<u>MINIMUM BUILDING PERMIT FEE</u>	<u>\$ 25.00</u>
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******* ALL BUILDING PERMITS HAVE A \$25.00 ADMINISTRATIVE FEE ADDED TO THE BASE COST*******

Fees for other types of construction not specifically addressed in the above fee schedule shall be determined by the Village of Oreana Building Inspector and the Village of Oreana Board using acceptable industry resources to determine fair market value.

<u>Zoning Petition Fees</u>		
Rezoning & Special Use	5 Acres or less	\$200.00
	6-10 Acres	\$250.00
	11-25 Acres	\$300.00
	26 Acres and over	\$100.00 plus \$10.00 per acre
Variance	Regardless of property size	\$200.00
Appeals	Regardless of property size	\$200.00
Solar Energy Facility	Regardless of property size	\$ 50,000.00 (Initial fee)
Wind Energy Facility	Regardless of property size	\$150,000.00 (Initial fee)

§ 150.06 ENFORCEMENT.

(A) The Building Inspector shall make or cause to be made such inspections as are necessary to see to the enforcement of the provisions of this chapter, and to make any tests or examinations of materials or methods to be used for the purpose of seeing that the provisions of this chapter are complied with.

(B) Violation Penalties for Building Permits

Anyone who violates a provision of the codes or fails to comply with any of the requirements thereof, or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official or code official, or a permit or certificate issued under the provisions of the codes, is subject to a penalty fee of double the original permit fee. A certificate of occupancy will not be granted until the appropriate penalties are received, and all inspections are made and approved by the Village of Oreana Planning and Zoning Department.

(C) Violation Penalties or Demolition Permits

Anyone who violates a provision of the codes or fails to comply with any of the requirements thereof, or who demolishes a building or structure without an approved construction documents or directive of the building official or code official, or a permit or certificate issued under the provisions of the codes, is subject to a \$250 fine for a first offense, \$500 fine for a second offense, and \$1,000.00 fine for the third and on up offense.

SECTION 3: In all other respects, Chapter 150 shall remain in full force and effect.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

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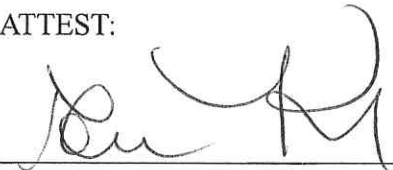
SECTION 5: The Village Clerk of the Village of Oreana shall publicly post or keep available for inspection by any interested party in the main office of the Village of Oreana this Ordinance Amending the Specifically CHAPTER 150.02 FEES and Section 06: ENFORCEMENT.

PRESENTED, PASSED, APPROVED and published in pamphlet form by the President and Board of Trustees of the Village of Oreana, Macon County, Illinois, this 21st day of October, 2025.

NAME	AYE	NAY	ABSTAIN	ABSENT
Trustee Lori Creamer	X			
Trustee Robert Creamer	X			
Trustee Aaron Donath				X
Trustee Judy Runyen	X			
Trustee Angela Ward	X			
Trustee Chelsey White	X			
President Aaron Keathley				
TOTAL	5			0


AARON KEATHLEY, PRESIDENT

ATTEST:


ANNE KIRBY, VILLAGE CLERK

SEAL

STATE OF ILLINOIS)
)SS
COUNTY OF MACON)

CERTIFICATE

I, Anne Kirby, certify that I am the duly elected and acting Village of Clerk of the Village of Oreana, Macon County, Illinois. I further certify that on the 21st day of October, 2025, the Corporate Authorities of such Municipality passed and approved:

ORDINANCE NO. 2025/10-21-02

AN ORDINANCE THE VILLAGE OF OREANA, MACON COUNTY, ILLINOIS, SPECIFICALLY CHAPTER 150: BUILDING REGULATIONS; CONSTRUCTION

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance **2025/10-21-02** including the Ordinance and a cover sheet thereof was prepared and a copy of such Ordinance was posted in the Municipal Offices commencing on the 21st day of October, 2025 and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the Village Clerk.

Dated this 21st day of October, 2025.



ANNE KIRBY, VILLAGE CLERK

SEAL

CERTIFICATION OF ORDINANCE

THE VILLAGE OF OREANA, MACON COUNTY, ILLINOIS

The undersigned duly appointed, qualified and acting Clerk of the Village of Oreana, Macon County, Illinois, does hereby certify that the attached document is a true and correct copy of:

ORDINANCE NO. 2025/10-21-02

AN ORDINANCE AMENDING OF THE VILLAGE OF OREANA, MACON COUNTY, ILLINOIS, SPECIFICALLY CHAPTER 150: BUILDING REGULATIONS; CONSTRUCTION, AND ENFORCEMENT

Dated this 21st day of October, 2025.


ANNE KIRBY, VILLAGE CLERK

SEAL