



THE CITY OF BERWYN
THE CITY OF BERWYN, ILLINOIS

ORDINANCE 26-002

**AN ORDINANCE AMENDING PART FOURTEEN, TITLE FOUR,
CHAPTER 1444, SECTIONS 1444.01 AND SECTION 1444.03 OF THE
CODIFIED ORDINANCES REGARDING GENERAL BUILDING
AND RELATED FEES FOR THE CITY OF BERWYN, COUNTY OF
COOK, STATE OF ILLINOIS**

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**Published in pamphlet form by authority of the Mayor and City Clerk of the City of
Berwyn, Illinois on February 10, 2026.**

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AN ORDINANCE AMENDING PART FOURTEEN, TITLE FOUR, CHAPTER 1444, SECTIONS 1444.01 AND SECTION 1444.03 OF THE CODIFIED ORDINANCES REGARDING GENERAL BUILDING AND RELATED FEES FOR THE CITY OF BERWYN, COUNTY OF COOK, STATE OF ILLINOIS

WHEREAS, the City of Berwyn (the “City”), Cook County, Illinois is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois, and

WHEREAS, the City has the authority to adopt ordinances and promulgate rules and regulations that pertain to its government affairs, and to review, interpret, and amend its ordinances, rules, regulations in accordance with its home rule powers; and

WHEREAS, the Mayor and the City Council of the City of Berwyn (the “Corporate Authorities”) are committed to ensuring the health, safety, and welfare of the residents of the City and to the efficient operation of government; and

WHEREAS, the Corporate Authorities recognize the need to update and clarify the City of Berwyn Municipal Code from time to time; and

WHEREAS, the Corporate Authorities have determined that it is in the best interests of the City and its residents to amend Part Fourteen, Title Four, Chapter 1444, Sections 1444.01 and 1444.03 of the Berwyn Municipal Code as set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF BERWYN, COOK COUNTY, ILLINOIS, AS FOLLOWS:

**ARTICLE I.
IN GENERAL**

SECTION 1. INCORPORATION CLAUSE

The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preambles to this Ordinance are in full, true and correct and do hereby, by reference, incorporate and make them part of this Ordinance as legislative findings.

SECTION 2. PURPOSE

The purpose of this Ordinance is to amend Part Fourteen, Title Four, Chapter 1444, Sections 1444.01 and 1444.03 of the Berwyn Municipal Code as set forth herein and authorize the Mayor or his designee to take all action necessary to carry out the intent of this Ordinance.

ARTICLE II.
AMENDMENT OF PART FOURTEEN, TITLE FOUR, CHAPTER 1444,
SECTIONS 1444.01 AND SECTION 1444.03 OF THE CODIFIED ORDINANCES

SECTION 3. AMENDMENT CHAPTER 1444, SECTIONS 1444.01 AND SECTION 1444.03.

That the City Ordinance is hereby amended, notwithstanding any provision, ordinance or resolution of the City Ordinance section to the contrary, by amending Chapter 1444, Sections 1444.01 and 1444.03 by striking said chapters in their entirety and replacing them the same as set forth herein:

§ 1444.01 GENERAL FEES AND INSPECTION FEES.

- (A) Whenever a person wishes permission to build, remodel or do other related work under these Codified Ordinances, the person shall first pay a fee.
- (B) The following fees are applicable:

<i>Activity – General Fee and Inspection Fee</i>		<i>Fee</i>
(1)	<u>Local Improvement and Building Permits. Fees for all local improvements and building permit fees will be based off the value of work at a rate of the following</u>	
	<u>A. First \$2,000 of the value of the work</u>	<u>\$30</u>
	<u>B. Every additional \$1,000 after the first \$2,000 will be charged at a rate of 1.5% (value will be rounded up to the nearest thousand)</u>	<u>1.5 %</u>
	<u>*Permit fees are subject to change in line with surrounding municipalities without notice.</u>	
(2)	<u>Plan review deposit. A non-refundable plan review deposit shall be required when submitting architectural plans. The plan review deposit will be required at first submittal with the permit application for the following:</u>	
	<u>A. Residential</u>	
	▪ <u>New Construction</u>	<u>\$500</u>
	▪ <u>Additions</u>	<u>\$250</u>

		▪ <u>Minor Repairs/Remodeling</u>	<u>\$150</u>
		<u>Commercial</u>	
		▪ <u>New Construction</u>	<u>\$5,000</u>
		▪ <u>Additions</u>	<u>\$2,500</u>
		▪ <u>Minor Repairs/Remodeling</u>	<u>\$500</u>
(3)	<u>Consultant and Inspection Fees. Fees incurred by the City for consultants/inspectors, but not limited to the fees and costs to review plans by architects, engineers, externally hired subcontracted inspector's inspections, and processing. Reviews shall be additional fees included in the overall cost of the permit.</u>		<u>\$50</u> <u>Per visit</u>
(4)	<u>Certificates of Compliance and Occupancy. Fees for certificates of compliance and occupancy are as follows:</u>		
	<u>A.</u>	<u>Single-family residential property</u>	<u>\$100</u>
	<u>B</u>	<u>Multi-family residential property</u>	
		<u>Two units and up to 3 units</u>	<u>\$125</u>
		<u>Four units and up to 6 units</u>	<u>\$175</u>
		<u>For each additional unit over 6</u>	<u>\$70</u>
	<u>C.</u>	<u>Nonresidential buildings</u>	
		<u>Up to 3,000 square feet</u>	<u>\$150</u>
		<u>3,001 square feet and up to 5,000 square feet</u>	<u>\$200</u>
		<u>5,001 square feet and up to 10,000 square feet</u>	<u>\$300</u>
		<u>For each additional 1,000 square feet, or fraction thereof, over 10,000 square feet</u>	<u>\$70</u>
(6)	<u>(Dumpsters and Pods). The fee for placing a dumpster or pod on a public way, street, alley or parkway (only allowed for two weeks.) Flashing barricades are also required at the rear of the dumpster or pod on the side of incoming traffic.</u>		<u>\$50</u>

(7)	Water Meters and Taps. The fees for water meters and taps are as follows:		
	<u>Size</u>	<u>Tap Fee</u>	<u>Meter Fee</u>
A.	<u>New Regular meters</u>	<u>(Minimum 1 inch)</u>	
	<u>5/8 inch</u>		<u>\$350</u>
	<u>3/4-inch</u>		<u>\$465</u>
	<u>1-inch</u>	<u>\$1,000</u>	<u>\$535</u>
	<u>1-1/2-inch</u>	<u>\$1,500</u>	<u>\$1,900</u>
	<u>2-inch</u>	<u>\$2,000</u>	<u>\$3,150</u>
B.	<u>New Compound meters</u>		
	<u>2-inch</u>	<u>\$2,000</u>	<u>\$1,925</u>
	<u>4-inch</u>	<u>\$4,000</u>	<u>Special Order</u>
	<u>6-inch</u>	<u>\$6,000</u>	<u>Special Order</u>
	<u>8-inch</u>	<u>\$8,000</u>	<u>Special Order</u>
C.	<u>Street and alley openings</u>		
	<u>Restoration deposit. The amount of the restoration deposit shall be 5% of the total project, but no less than a minimum of \$5,000, whichever is greater, plus the permit fee.</u>		
D.	<u>Parkway</u>		
	<u>Restoration deposit. The amount of the restoration deposit shall be 5% of the total project, but no less than a minimum of \$5,000, whichever is greater, plus the permit fee.</u>		
E.	<u>Water meter use for construction</u>		
	<u>Hydrant meter deposit</u>		<u>\$3,000</u> <u>plus</u>

			<u>cost of water</u>
(8)	<u>Replacement of Water Meter. For replacement of a water meter (including frozen), a property owner shall pay a fee based on the size of the meter, as follows:</u>		
		<u>Meter Size</u>	<u>Charge</u>
		<u>5/8-inch</u>	<u>\$195</u>
		<u>3/4-inch</u>	<u>\$225</u>
		<u>1-inch</u>	<u>\$325</u>
		<u>1-1/2-inch</u>	<u>\$1,400</u>
		<u>2-inch</u>	<u>\$2,400</u>
		<u>MXU Radio Reading Device</u>	<u>\$195</u>
(9)	<u>Parkway Use. The fees for use of a parkway are as follows:</u>		
	<u>A.</u>	<u>Single-family residence</u>	<u>\$50</u>
	<u>B.</u>	<u>Commercial buildings and multi-family residences</u>	<u>\$100</u>
	<u>C.</u>	<u>Restoration deposit. The amount of the restoration deposit shall be 5% of the total project, but no less than a minimum of \$5,000, whichever is greater.</u>	
	<u>D.</u>	<u>In addition, a bond in the penal sum of \$50,000 in favor of the city must be posted by the applicant for the time necessary to complete the work and the same shall indemnify the city against any responsibility in case of an accident. All bonds must state "sidewalk, parkway, alley and/or street opening."</u>	
(10)	<u>Street Openings. The fee for a street opening is:</u>		
	<u>A.</u>	<u>Basic fee</u>	<u>\$75</u>
	<u>B.</u>	<u>Restoration deposit. The amount of the restoration deposit shall be 5% of the total project, but no less than a minimum of \$5,000,</u>	

		<u>whichever is greater.</u>	
	C.	<u>In addition, a bond in the penal sum of \$50,000 in favor of the city must be posted by the applicant for the time necessary to complete the work and the same shall indemnify the city against any responsibility in case of an accident. All bonds must state “sidewalk, parkway, alley and/or street opening.”</u>	
(11)		<u>Furnishing of Line and Grade. The fee for locating a street, alley or curb line or grade for any frontage is \$1 per linear foot of frontage, with a minimum charge of \$300</u>	
(12)		<u>Removal of Public Walkways. The fee for the removal of a public walkway is:</u>	
	A.	<u>Basic fee</u>	<u>\$75</u>
	B.	<u>Restoration deposit</u>	<u>\$5,000</u>
	C.	<u>In addition, a bond in the penal sum of \$50,000 in favor of the city must be posted by the applicant for the time necessary to complete the work and the same shall indemnify the city against any responsibility in case of an accident. All bonds must state “sidewalk, parkway, alley and/or street opening.”</u>	

§ 1444.03 ANNUAL AND PERIODIC INSPECTION FEES.

<u>Inspection</u>		<u>Fee</u>
(A)	<u>Elevators, Escalators, Lifts, Hoists and Dumbwaiters.</u>	
	(1)	<u>The annual inspection fee per unit</u> <u>\$100</u>
	(2)	<u>Each additional reinspection</u> <u>\$50</u>
(B)	<u>Gondolas and Refuse Containers. The monthly, or any part thereof, fee per gondola or refuse container on public rights-of-way, including but not limited to an alley</u> <u>\$36</u>	

(C)	<u>Canopy and Awnings (Nonresidential). The annual inspection fee for canopies and awnings shall be as follows. The linear footage of canopies and awnings shall be calculated by combining the linear footage of all canopies and awnings erected on any structure.</u>		
	(1)	<u>30 linear feet or less</u>	<u>\$35</u>
	(2)	<u>31 to 50 linear feet</u>	<u>\$50</u>
	(3)	<u>51 to 100 linear feet</u>	<u>\$75</u>
	(4)	<u>101 linear feet or more</u>	<u>\$100</u>
(D)	<u>Signs. The minimum annual inspection fee per zoning lot containing at least one sign specified in this chapter</u>		<u>\$35</u>
	(1)	<u>Nonilluminated signs. The annual inspection fee for all nonilluminated wall, pole-mounted, marquee, projecting, billboard, ground, legal nonconforming, swinging freestanding and rooftop signs, but specifically excluding public interest signs, shall be as follows. The square footage for double faced signs shall be calculated using only the larger of the sign faces. Each sign on a structure shall be calculated separately.</u>	
		<u>A.</u>	<u>50 square feet of area or less</u> <u>\$25</u>
		<u>B.</u>	<u>51 to 100 square feet of area</u> <u>\$50</u>
		<u>C.</u>	<u>101 to 200 square feet of area</u> <u>\$75</u>
		<u>D.</u>	<u>201 or more square feet of area</u> <u>\$100</u>

(2)	<u>Illuminated signs. The annual inspection fee for all illuminated wall, pole-mounted, marquee, projecting, billboard, ground, legal nonconforming, swinging freestanding and rooftop signs, but specifically excluding public interest signs, shall be as follows. The square footage for double faced signs shall be calculated using only the larger of the sign faces. Each sign on a structure shall be calculated separately.</u>		
	<u>A.</u>	<u>25 square feet of area or less</u>	<u>\$25</u>
	<u>B.</u>	<u>26 to 50 square feet of area</u>	<u>\$50</u>
	<u>C.</u>	<u>51 to 150 square feet of area</u>	<u>\$75</u>
	<u>D.</u>	<u>151 to 300 square feet of area</u>	<u>\$100</u>
	<u>E.</u>	<u>301 to 450 square feet of area</u>	<u>\$150</u>
	<u>F.</u>	<u>451 square feet of area or more</u>	<u>\$250</u>

SECTION 3.1. OTHER ACTIONS AUTHORIZED

The officers, employees and/or agents of the City of Berwyn shall take all action necessary or reasonably required to carry out, give effect to and consummate the amendments contemplated by this Ordinance and shall take all action necessary in conformity therewith.

SECTION 4. HEADINGS.

The headings of the articles, sections, paragraphs, and subparagraphs of this Ordinance are inserted solely for the convenience of reference and form no substantive part of this Ordinance, nor should they be used in any interpretation or construction of any substantive provision of this Ordinance.

SECTION 5. SEVERABILITY.

The provisions of this Ordinance are hereby declared to be severable and should any provision of this Ordinance be determined to be in conflict with any law, statute, or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable, and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid, and in full force and effect.

SECTION 7. SUPERSEDER.

All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

SECTION 8. PUBLICATION.

A full, true, and complete copy of this Ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the City as provided by the Illinois Municipal Code, as amended.

SECTION 9. EFFECTIVE DATE.

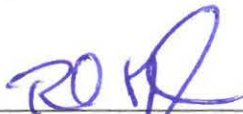
This Ordinance shall be effective in full force ten (10) days after its passage, approval, and publication in accordance with applicable law.

[INTENTIONALLY LEFT BLANK]

ADOPTED by the City Council of the City of Berwyn, County of Cook, State of Illinois on this 10th day of February 2026, pursuant to a roll call vote as follows:

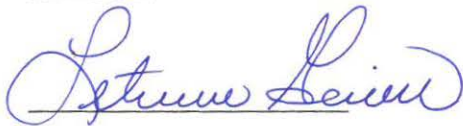
	YES	NO	ABSENT	PRESENT
Caldwell	✓			
Bowman		✓		
Leja	✓			
Fejt	✓			
Pabon	✓			
Polashek	✓			
Bruckmann	✓			
Carmichael	✓			
(Mayor Lovero)				
TOTAL	7	1		

APPROVED by the Mayor on this 10th day of February 2026.



Robert J. Lovero
MAYOR

ATTEST:



Leticia Garcia
CITY CLERK