

City of Rockford, Illinois

Planning and Zoning Division
425 East State Street, Rockford, IL 61104
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Web Site: www.rockfordil.gov



2026
ZONING APPLICATION FEE SCHEDULE
All fees are non-refundable

ZONING MAP AMENDMENT

		Fee	Tech Fee	TOTAL
RE, R-1, R-1U, R-2				
Less than ½ acre		\$589.00	\$58.90	\$647.90
½ - 2 acres		\$682.00	\$68.20	\$750.20
2 – 5 acres		\$828.00	\$82.80	\$910.80
Plus \$25 for every acre or portion thereof over 5 acres		No maximum		
R-3, R-4				
Less than ½ acre		\$838.00	\$83.80	\$921.80
½ - 2 acres		\$950.00	\$95.00	\$1045.00
2 – 5 acres		\$988.00	\$98.80	\$1086.80
Plus \$25 for every acre or portion thereof over 5 acres		No maximum		
C-1, C-2, C-3, C-4				
Less than ½ acre		\$850.00	\$85.00	\$935.00
½ - 2 acres		\$991.00	\$99.10	\$1090.10
2 – 5 acres		\$1079.00	\$107.90	\$1186.90
Plus \$40 for every acre or portion thereof over 5 acres		No maximum		
I-1, I-2, I-3				
Less than ½ acre		\$1005.00	\$100.50	\$1105.50
½ - 2 acres		\$1080.00	\$108.00	\$1188.00
2 – 5 acres		\$1175.00	\$117.50	\$1292.50
Plus \$50 for every acre or portion thereof over 5 acres		No maximum		

SPECIAL USE PERMIT

RE, R-1, R-1U, R-2				
Less than ½ acre		\$589.00	\$58.90	\$647.90
½ - 2 acres		\$682.00	\$68.20	\$750.20
2 – 5 acres		\$828.00	\$82.80	\$910.80
Plus \$25 for every acre or portion thereof over 5 acres		No maximum		
R-3, R-4				
Less than ½ acre		\$838.00	\$83.80	\$921.80
½ - 2 acres		\$950.00	\$95.00	\$1045.00
2 – 5 acres		\$988.00	\$98.80	\$1086.80
Plus \$25 for every acre or portion thereof over 5 acres		No maximum		
C-1, C-2, C-3, C-4, PUD				
Less than ½ acre		\$850.00	\$85.00	\$935.00
½ - 2 acres		\$991.00	\$99.10	\$1090.10
2 – 5 acres		\$1079.00	\$107.90	\$1186.90
Plus \$40 for every acre or portion thereof over 5 acres		No maximum		
I-1, I-2, I-3				
Less than ½ acre		\$1005.00	100.50	\$1105.50
½ - 2 acres		\$1080.00	\$108.00	\$1188.00
2 – 5 acres		\$1175.00	\$117.50	\$1292.50
Plus \$50 for every acre or portion thereof over 5 acres		No maximum		
MURAL		\$200.00	\$20.00	\$220.00

<u>MODIFICATION OF SPECIAL USE PERMIT</u>	\$554.00	\$55.40	\$609.40
<u>RENEWAL OF SPECIAL USE PERMIT</u>	\$554.00	\$55.40	\$609.40
<u>APPEAL OF ZONING OFFICER DETERMINATION</u>	\$596.00	\$59.60	\$655.60

PLANNING AND ZONING FEES (Continued)

	<u>Fee</u>	<u>Tech Fee</u>	<u>TOTAL</u>
<u>VARIATION</u>			
RE, R-1, R-1U, R-2	\$454.00	\$45.40	\$499.40
R-3, R-4	\$574.00	\$57.40	\$631.40
C-1, C-2, C-3, C-4	\$682.00	\$68.20	\$750.20
I-1, I-2, I-3	\$760.00	\$76.00	\$836.00
<u>ZONING TEXT AMENDMENT</u>	\$547.00	\$54.70	\$601.70

FASTRAC TEXT AMENDMENT: Accepted one week from standard filing deadline.

FasTrac zoning applications shall include a one hundred percent (100%) surcharge on the application fee. All filing fees include publication costs, unless the publication costs exceed one-third (1/3) of the filing fee, in which case, that amount of the publication cost that is in excess of two-thirds (2/3) of the filing fee shall be billed to the applicant by the Zoning Office on or before the date of the Zoning Board of Appeals meeting for which the notice was published and shall be due and payable within ten (10) days. The City Council may refuse to take action on an application for which additional publication costs have not been paid.

COMBINED ZONING APPLICATION: The fee for a combined application shall be the single highest fee, of any one of the individual zoning requests within the combined application.

FILING FEE EXEMPTIONS OR REFUNDS FOR ZONING APPLICATIONS: Exemptions or refunds from required filing fees shall be authorized only in accordance within the combined application.

- A. Whenever the applicant is a department, division, or office of the City of Rockford, then no application filing fee shall be required
- B. Whenever an application has been accepted in error, then the situation shall be explained to the Zoning Board of Appeals and the Board may direct the filing fee be refunded to the applicant.
- C. In those situations not covered by the provisions of the Subsections A and B, above, City Council, by adoption of a Resolution, may direct the Zoning Officer to accept an application without requiring payment of the filing fee, or direct the filing fee to be refunded.
- D. No zoning application fee shall be charged to any property owner who is required to file a zoning application to add a parking area on the property when the need for parking area is caused by the City removing parking from an adjacent arterial or collector street.