

ORDINANCE 1542-16

An Ordinance Amending Title 8, Building Regulations, and Title 1, Administrative, of the Island Lake Village Code

WHEREAS, the Village of Island Lake is an Illinois municipal corporation in Lake and McHenry Counties and pursuant to the Illinois Municipal Code, the Village has the authority to modify the official Village code; and

WHEREAS, the Board of Trustees set the building regulations within the Village; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Island Lake, Lake and McHenry Counties, Illinois, as follows:

SECTION 1: In Title 8, Chapter 1, Building Codes, the following paragraph shall replace the currently “reserved” paragraph 8-1-5, as follows:

8-1-5 OWNERSHIP TRANSFER INSPECTION

No later than seven (7) days prior to the transfer of ownership of any real estate property within the village, the transferor shall schedule an inspection of the property with the Building Department. Violations of code requirements as adopted by the village will be noted and if a re-inspection is required, an additional inspection fee must be paid before the closing. A Certificate of Compliance will be issued for an inspection which has passed before closing. If the property is being sold “*as is*” the buyer will be required to submit a letter of intent representing that the violations will be corrected within 90 days of closing and a re-inspection shall be scheduled with the Building Department. See Section 1-16-3 for the required inspection fee.

SECTION 2: Title 8, Chapter 12, paragraph 8-12-11C is deleted, in its entirety.

SECTION 3: Title 1, Chapter 16, paragraph 1-16-3, Schedule of Fees, Fines, and Penalties, shall be amended as follows, in section numerical order, as follows:

Corresponding section of the Island Lake village code	Description	Amount
* * *		
Sec. 8-1-3	Building Permit Fee Schedule RESIDENTIAL (Single and multiple family)	<u>New construction permit fees</u> Habitable space \$0.65 s.f. Basement or crawl space \$0.35 s.f. Garage or parking structure \$0.40 s.f. Accessory Building (\$50 min) \$0.06 s.f. Alterations or remodeling: Conversion or Change in use, all buildings or structure 1% of cost (\$50 min)

		<p><u>Other Building Permits</u> Permit fees are calculated on 1% of the Project cost plus review and inspection Fees. \$50 minimum permit fee unless otherwise noted.</p> <table> <thead> <tr> <th></th> <th style="text-align: right;"><u>Minimum Fee</u></th> </tr> </thead> <tbody> <tr> <td>Electric new or alteration</td> <td style="text-align: right;">\$50</td> </tr> <tr> <td>Plumbing new or alteration</td> <td style="text-align: right;">\$80.00</td> </tr> <tr> <td>Hot water heater</td> <td style="text-align: right;">\$25.00</td> </tr> <tr> <td>Demolition with dumpster</td> <td style="text-align: right;">\$100.00</td> </tr> <tr> <td>Dumpster only</td> <td style="text-align: right;">\$50.00</td> </tr> <tr> <td>Boat dock or pier</td> <td style="text-align: right;">\$75.00</td> </tr> <tr> <td>Shoreline permit</td> <td style="text-align: right;">\$75.00</td> </tr> </tbody> </table> <p><u>Inspection fees</u></p> <table> <tbody> <tr> <td>Plumbing inspection each</td> <td style="text-align: right;">\$60.00</td> </tr> <tr> <td>Other first building inspection</td> <td style="text-align: right;">\$50.00</td> </tr> <tr> <td>Each additional or failed building inspection</td> <td style="text-align: right;">\$30.00</td> </tr> <tr> <td>Outside regular hour inspection additional fee</td> <td style="text-align: right;">\$30.00</td> </tr> <tr> <td>Temporary buildings and construction trailer fee, each</td> <td style="text-align: right;">\$60.00</td> </tr> <tr> <td colspan="2">Plus a deposit of \$2,000 each trailer</td> </tr> <tr> <td>Permit application deposit</td> <td style="text-align: right;">\$30.00</td> </tr> <tr> <td>For Seniors</td> <td style="text-align: right;">\$5.00</td> </tr> <tr> <td>Certificate of Occupancy</td> <td style="text-align: right;">\$70.00</td> </tr> <tr> <td>Temporary occupancy permit</td> <td style="text-align: right;">\$50.00</td> </tr> <tr> <td colspan="2">This temporary permit will require a letter of intent with stipulations signed by the seller and buyer.</td> </tr> </tbody> </table>		<u>Minimum Fee</u>	Electric new or alteration	\$50	Plumbing new or alteration	\$80.00	Hot water heater	\$25.00	Demolition with dumpster	\$100.00	Dumpster only	\$50.00	Boat dock or pier	\$75.00	Shoreline permit	\$75.00	Plumbing inspection each	\$60.00	Other first building inspection	\$50.00	Each additional or failed building inspection	\$30.00	Outside regular hour inspection additional fee	\$30.00	Temporary buildings and construction trailer fee, each	\$60.00	Plus a deposit of \$2,000 each trailer		Permit application deposit	\$30.00	For Seniors	\$5.00	Certificate of Occupancy	\$70.00	Temporary occupancy permit	\$50.00	This temporary permit will require a letter of intent with stipulations signed by the seller and buyer.	
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Sec. 8-1-5	Ownership Transfer Inspection OTI	Fire and life safety inspection: \$50 Reinspection \$30																																						
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SECTION 4: Severability. In the event that any section, clause, provision, or part of this

Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

SECTION 5: Repeal and Savings Clause. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.


SECTION 6: Effective Date. This Ordinance shall be in full force and effect from after its passage and approval.

PASSED on the 13th day of October, 2016.


	AYES	NAYS	ABSTAIN	ABSENT
Eberhard Becker	x			
Mark Beeson	x			
John Burke	x			
Sandy Hartogh				x
Debra Jenkins	x			
Keith Johns	x			

APPROVED on the 14th day of October, 2016

ATTEST:



Village Clerk Georgine Cooper



Charles R. Amrich, Mayor

CERTIFICATION

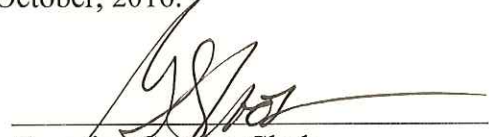
I, Georgine Cooper, do hereby certify that I am the duly qualified Clerk of the Village of Island Lake, Lake and McHenry Counties, Illinois, and that as such Clerk, I am the keeper of the ordinances, records, corporate seal and proceedings of the Mayor and Board of Trustees of said Village of Island Lake.

I do hereby further certify that at a meeting of the Mayor and Board of Trustees of the Village of Island Lake, held on the 13th day of October, 2016, the foregoing Ordinance entitled *An Ordinance Amending Title 8, Building Regulations, and Title 1, Administrative, of the Island Lake Village Code* was duly passed and approved by the Mayor and Board of Trustees of the Village of Island Lake.

The pamphlet form of Ordinance No. 1542-16, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was available from the Village Clerk commencing on the 14th day of October, 2016, and continuing for at least 10 days thereafter.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as the Clerk of said Village for safekeeping, and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have affixed my name as Clerk and caused the seal of said Village to be affixed hereto this on the 14th day of October, 2016.



Georgine Cooper, Clerk
Village of Island Lake
Lake and McHenry Counties, Illinois

