

Item #7:

Ordinance Amending Village Code Re: Building Permit Schedule & Fees

VILLAGE OF LONG GROVE

ORDINANCE NO. 2010-O-__

**AN ORDINANCE AMENDING SECTIONS 4-1-2 AND 12-1-2 OF THE LONG GROVE
VILLAGE CODE RELATING TO BUILDING PERMIT DURATION AND FEES**

Adopted by the
President and Board of Trustees
of
the Village of Long Grove
this 9th Day of November, 2010

Published in pamphlet form by direction
and authority of the Village of Long Grove
Lake County, Illinois
this 10th day of November, 2010

VILLAGE OF LONG GROVE

ORDINANCE NO. 2010-O-__

AN ORDINANCE AMENDING SECTIONS 4-1-2 AND 12-1-2 OF THE LONG GROVE VILLAGE CODE RELATING TO BUILDING PERMIT DURATION AND FEES

WHEREAS, on September 8, 2009, the President and Board of Trustees of the Village of Long Grove adopted Ordinance No. 2009-O-32 adopting by reference, *inter alia*, the 2009 International Building Code as the Village's Building Code subject to various amendments, additions, revisions, and deletions codified in Section 4-1-2 of the Long Grove Village Code ("**Building Code**"); and

WHEREAS, Section 105.5 of the Building Code provides that all building permits issued by the Village shall be valid for a period of 18 months; and

WHEREAS, Section 105.5.1 of the Building Code further provides that the term of a building permit may be extended for one 6 month period (for a total maximum term of 24 months) upon application by the permit holder and payment of a \$100.00 extension fee, but thereafter the permit holder must apply for a new permit and pay all fees associated therewith to continue construction; and

WHEREAS, the President and Board of Trustees have determined that, although the Village desires to limit the impacts of construction on people and properties in the vicinity of construction activities, completion of certain large construction projects can require more than the maximum 24-month permit term, and the cost of obtaining a new permit to continue construction beyond 24 months may create financial hardship for Village residents; and

WHEREAS, the President and Board of Trustees have determined that it is in the best interests of the Village and its residents to amend Section 105.5.1 of the Building Code to authorize the Village to grant additional building permit term extensions, up to a maximum term of 30 months, upon application and payment of an additional extension fee; and

WHEREAS, Section 12-1-1 of the Village Code provides the schedule of fees for, *inter alia*, building permits, building plan examinations, and building inspections ("**Fee Schedule**"); and

WHEREAS, the President and Board of Trustees have determined that it is in the best interests of the Village and its residents to change certain aspects of the administration of its building permitting, plan review, and inspection processes; and

WHEREAS, due to these changes, the President and Board of Trustees have determined that it is necessary and appropriate, and in the best interests of the Village and its residents, to revise certain provisions of the Fee Schedule;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LONG GROVE, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

Section 1: Recitals. The foregoing recitals are hereby incorporated herein as findings of the Village Board of Trustees.

Section 2: Amendment to Section 105.5.1 of the Building Code. Section 105.5.1 of the Building Code, entitled "Permit Duration," as codified in Section 2, entitled "Amendments," of Chapter 1, entitled "Building Code," of Article 4, entitled "Building Regulations," is hereby amended and shall hereafter be and read as follows:

Subsection 105.5.1 Permit Duration. A permit may be extended for one additional six (6) month period upon application of the permit ~~applicant~~**holder**, and the payment of a one hundred dollar (\$100.00) permit extension fee. **A permit may be further extended for a second additional period of up to six (6) months upon application by the permit holder and the payment of an extension fee equal to ten (10) percent of the original permit fee (as provided by Section 109.2 and the Village of Long Grove fee schedule) for each month of the requested additional term.** In the event that all construction has not been completed within the eighteen (18) month period, or as may be extended to ~~twenty-four (24)~~**up to thirty (30)** months in accordance with this section, no further construction shall occur, until the permit applicant shall obtain a new permit and pay all fees associated therewith. It is the purpose of this section to provide a reasonable time for the construction activities to occur, but to provide an outside limit to avoid unduly prolonging the disturbing aspects that occur with construction, and in particular the impact on people and properties with the immediate vicinities thereof.

Section 3: Amendment to Section 12-1-2 of the Village Code. Section 12-1-2 of the Village Code, entitled "Fees," of Chapter 1, entitled "Fees," of Article 12, entitled "Fees and Costs," is hereby amended as to Subsections H, I, J, K, L, M, O, and U, and to add a new Subsection LL, and shall hereafter be and read as follows:

12-1-2: FEES:

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(H)	<p>Building Permit Application-Donation Fee: <u>At such time as a person shall submit an application for a building permit for any purpose, the following nonrefundable application fees shall be paid by the applicant. These fees shall be in addition to any other required fees and shall not be applied to the building permit fee cost or otherwise credited to the applicant.</u></p>		
	<u>(a) Any commercial structure</u>		<u>\$ 200.00</u>
	<u>(b) New principal residential structure</u>		<u>200.00</u>
	<u>(c) Accessory building or addition to residential structure in excess of 1,000 square feet</u>		<u>100.00</u>
	<u>(d) All others</u>		<u>50.00</u>
(I)	<p>Building Code; Plans: Building code fees: For the purposes of this section, volume shall be computed by measuring the exterior dimensions of the building and shall include all space above the lowest level of the foundation wall and below the ceiling of the uppermost floor. All computations which yield a fraction five-tenths (0.5) or larger shall be rounded off to the next number, and all computations which yield a fraction less than five-tenths (0.5) shall exclude the fraction for the purposes of computing the fees contained herein.</p>		
	<p>1. Plans; Examination: The fee for examination of plans shall not be refunded.</p>		
	(a)	Any commercial structure	\$ 200.00
	(b)	New principal residential structure <u>of 3,200 square feet or less</u>	<u>200.00-600.00</u>
	<u>(c)</u>	<u>New principal residential structure of greater than 3,200 square feet</u>	<u>600.00, plus \$0.15 per square foot in excess of 3,200 square</u>

			<u>feet</u>
	(e) (d)	Accessory building or addition to residential structure in excess of 1,000 <u>500</u> square feet	100.00 <u>0.15 per square foot, with a minimum fee of \$200.00</u>
	(d) (e)	All others	<u>50.00 for the first trade that is examined and 25.00 for each additional trade examined thereafter.</u>
	(e) (f)	Additional charge on any building permit when the building permit plans are withdrawn, reexaminations are required, or where an application has been approved and more than 30 days have elapsed before the building permit has been drawn by the applicant	100.00
(J)	Principal Buildings: Principal building:		
	1. Commercial per 1,000 cubic feet		134.00
	2. Residential per 1,000 cubic feet		112.00 <u>4,860.00, plus \$1.20 per square foot and \$110.00 per inspection in excess of 26 inspections.</u>
	3. Minimum fee		2,000.00
	4. The applicant shall also be responsible for all costs of review incurred by the village, including review by consultants to the village, such as the village engineer or building plan review services.		
	(Incidental and accessory buildings erected at the same time may be included in the principal building permit.)		

(K)	Additions; Incidental, Accessory Buildings: Additions and incidental or accessory: The higher of:		
	1. Commercial:		
	(a)	Number of required inspections, per inspection	\$ 130.00
	(b)	Per 1,000 cubic feet	134.00
	2. Residential:		
	(a)	Number of required inspections, per inspection	110.00
	(b)	Per 1,000 cubic feet	112.00
	3. The applicant shall also be responsible for all costs of review incurred by the village, including review by consultants to the village, such as the village engineer or building plan review services.		
(L)	Repairs; Alterations: Repairs and alterations: The higher of:		
	1. Commercial:		
	(a)	Number of required inspections, per Each required or requested inspection	\$ 130.00
	(b)	Per \$1,000.00 of estimated cost	40.00
	2. Residential:		
	(a)	Number of required inspections, per Each required or requested inspection	110.00
	(b)	Per \$1,000.00 of estimated cost	20.00
	<u>3. The applicant shall also be responsible for all costs of review incurred by the village, including review by consultants to the village, such as the village engineer or building plan review services.</u>		

(M)	Permit Required Items: Permit required items other than new construction, additions, and incidental or accessory buildings:		
	1. Commercial, per required <u>or requested</u> inspection		\$ 130.00
	2. Residential, per required <u>or requested</u> inspection		110.00
	3. Minimum fee:		
	(a)	Commercial	130.00
	(b)	Residential	110.00
	<u>4. The applicant shall also be responsible for all costs of review incurred by the village, including review by consultants to the village, such as the village engineer or building plan review services.</u>		

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(O)	Special Structures: Radio towers, earth stations, antennas, bleachers, elevators and other structures on which the cubic feet basis of measurement is not practicable: The higher of:		
	1. Per \$1,000.00 estimated cost		\$ 20.00
	2. Number of required inspections, per <u>Each required or requested</u> inspection		110.00
	<u>3. The applicant shall also be responsible for all costs of review incurred by the village, including review by consultants to the village, such as the village engineer or building plan review services.</u>		

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(U)	Construction; Security Deposits: Building security deposit:		
	1. New construction, additions, incidental or accessory buildings exceeding <u>400500</u> square feet, and belowground swimming pools		3,000.00
	2. New construction, additions, incidental or accessory buildings not exceeding <u>400500</u> square feet, aboveground swimming pools, and all other construction or alterations, <u>excluding projects determined by the Village Manager, or his or her designee, to be minor and with a construction value of less than \$1,000.00</u>		1,500.00

	(See title 4, chapter 1A of this code)
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<u>(LL)</u>	<u>Computation of Area and Volume:</u>
	<u>For the purposes of this Section 12-1-2, area (or square footage) shall be computed as provided by the Village of Long Grove Zoning Code. Volume (or cubic footage) shall be computed by measuring the exterior dimensions of the building and shall include all space above the lowest level of the foundation wall and below the ceiling of the uppermost floor. All computations which yield a fraction five-tenths (0.5) or larger shall be rounded off to the next number, and all computations which yield a fraction less than five-tenths (0.5) shall exclude the fraction for the purposes of computing the fees contained herein.</u>

Section 4: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law. The amendments to the Long Grove Village Code Section 105.5.1, as provided in Section 2 of this Ordinance, shall also apply to all building permits issued on or after October 1, 2008 for construction of new principal buildings in excess of 130,000 cubic feet.

PASSED THIS ___ DAY OF NOVEMBER, 2010.

AYES:

NAYS:

ABSENT:

APPROVED THIS ___ DAY OF NOVEMBER, 2010.

Village President

ATTEST:

Village Clerk