

CITY OF LE ROY

PERMIT HANDBOOK

**207 S. EAST ST.
LE ROY, ILLINOIS 61752**

**PHONE NO. 309-962-3031
<http://www.leroy.org>**

**FAX NO. 309-962-3300
Code Officer: buildingzoning@leroy.org**

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CITY OF LEROY – DIRECTORY

BUILDING/ZONING DEPARTMENT

Main Office	City Hall	309-962-3031
Sean Spencer	Code Compliance Officer	309-846-2607 (mobile)
Larry Luka	Plumbing Inspector (State of Illinois)	217-402-3334 (mobile)

ZONING BOARD OF APPEALS

Larry Bruning (Chairman)
Mark Guymon
Jim Spratt
Tyler Elmore

Ken Taylor
Craig Cahan
William O’Brien
Jeff Baker (Alternate)

PUBLIC WORKS DEPARTMENTS

Scott Bryant	Superintendent Waste Water Treatment (Sewer)	309-275-3573
Dan Lush	Superintendent Street Department	309-962-3941
Perry Mayer	Superintendent Water Plant	309-445-9859

ADMINISTRATION

David Jenkins	City Administrator	309-962-3031
Anita Corso	City Clerk	
	Assistant to City Administrator	309-962-3031
Jessica Carroll	Billing Clerk	309-962-3031

MAYOR

Steve Dean **309-660-3866**

COUNCIL MEMBERS 2023 - 2024

Ward 1	Patricia Welander	Ward 1	Kelly Lay
Ward 2	Ron Legner	Ward 2	Kyle Merkle
Ward 3	Justin Morfey	Ward 3	Matthew Steffen
Ward 4	Sarah Welte	Ward 4	Dawn Hanafin

INTRODUCTION

This booklet is designed to serve as your guide to the City of Le Roy's construction policies, procedures, and miscellaneous requirements. This booklet does not contain a complete listing of ordinances, but only a general description of information and procedures which will assist you in obtaining permits and inspections in a timely fashion.

In January 2024 the Le Roy City Council adopted the International Residential Code 2021 Edition, International Building Code 2021 Edition and the NEC 2020. The purpose of the adoption of the building code was to provide public safety, health and welfare insofar as they are affected by building construction, through structural strength, adequate means of egress facilities, sanitary equipment, light and ventilation and fire safety; and in general to secure safety to life and property to all hazards incident to the design, erection, repair, removal, demolition or occupancy of buildings, structures or premises.

Under Title 8 (Water & Sewer), Title 9 (Building Code), Title 10 (Zoning), Title 11 (Subdivision) of the City of LeRoy Municipal Code, a Building Code and a Building Department has been established. The functions of the building department will be the enforcement of the Building and Zoning Ordinances. The building department shall by all appropriate means enforce all the laws and ordinances of the City relating to the condition, construction, repair, alteration, addition, or demolition of buildings or structures including codes regarding related work such as plumbing, electrical, mechanical and the like. Department personnel shall make all appropriate inspections and engage in related activities in connection therewith.

The ordinances containing the rules and regulations for the City of LeRoy are on file and may be inspected at LeRoy City Hall, 207 S East Street, LeRoy, IL. 61752.

All rules and regulations contained in the City of Le Roy's Ordinances are subject to change by authorization of the City Council. This handbook will be updated annually.

PERMIT REVIEW AND INSPECTIONS

REQUESTED TIME SCHEDULE - Inspections are required to be performed by the appropriate city officer and the applicant is requested to follow the time allowance schedule. All times listed below are considered as business hours or business days.

<u>PERMIT</u>	<u>ALLOW FOR APPROVAL</u>
Building Permit/Plan Review	5 days (minimum)
Electrical Inspection	72 hour notice
Water Inspection Permit	48 hour notice
Sewer Inspection Permit	48 hour notice
Street Cut Permit	48 hour notice
Driveway Permit	48 hour notice
Sidewalk Permit	48 hour notice

The city will make every attempt to act promptly with the inspection and approval of permits.

CALL JULIE 48 HOURS BEFORE YOU DIG!

Julie (Operates 24 hours every day) 1-800-892-0123

The following is a general range of typical building permit inspections

Layout	Rough – In (Electrical, HVAC, Plumbing)
Foundation	Driveway
Framing	Final Occupancy
Sewer Tap	Water Meter Installation
Water Tap	

BUILDING PERMITS REQUIREMENTS

Building Permit Requirements:

- Submit plans
- Submit a site plan
- Plan review by the Building Department
- Submit construction costs
- Pay all applicable fees
- Site inspection

After completion of these requirements, the Building Department will either issue or deny a building permit.

Scope: The provisions of the International Residential Code 2021 and the International Building Code 2021 shall apply to the construction, alteration, repair and maintenance of all one and two family dwellings as well as their accessory structures. The provisions for International Residential Code 2021 and the International Building Code 2021 shall apply to the construction, alteration, repair and maintenance of non-residential/commercial buildings. For non-residential/commercial buildings plans, a registered Illinois architect seal and signature will usually be required. Questionable situations should be confirmed with this office.

Submit Plans: A complete set of plans must be submitted to this office. This requirement shall apply to all new construction, additions, and structural alterations. (It is not necessary to submit plans for fences and accessory structures smaller than 250 feet.) All new construction, additions and structural alterations must meet the building code adopted by the City of LeRoy. Below is a list of information necessary for plan approval:

- Foundation plan, floor plans, elevations as requested, wall sections.
- Foundation, wall and roof construction type.
- All pertinent dimensions.
- Door and window sizes and locations.
- Other information as required by this department.
- Electrical Plans

Site Plan: A site plan must be submitted for every type of construction. Below is a list of the items which must be included on the site plan:

- Lot number, subdivision and the common address.
- All lot and building dimensions, all setbacks from property lines.
- Driveway width and location, air conditioner and deck or patio location.
- All existing structures, lot drainage information.
- Other information as requested by this department.

Plan Review: After plans are submitted, a building and zoning review will be made. The permit holder will be responsible for comments made and changes requested in the review. If questions or concerns arise, please contact our office as soon as possible.

Site Inspection: Prior to any type of excavation or construction, a site inspection will be performed. At least two of the property pins shall be exposed and clearly marked for this inspection. The code compliance officer is not responsible for determining locations of property lines. If you cannot locate your property pins or measure from property pins in an adjacent lot to properly mark your property lines, a survey of your property needs to be performed before your permit will be approved.

The city recommends that all lots should be surveyed. This will eliminate any present or future questions concerning actual lot size. The city accepts no responsibility or liability in lot measurements. That is the full responsibility of the property owner. (A survey may be required if you cannot locate your lot pins.)

Permit: A permit shall be required for the scope, submit plans, site plan and plan review sections addressed above. A permit shall be obtained by the contractor, owner or agent prior to the start of any type of work. To obtain the building permit the applicant shall supply our department with the following construction costs; General construction, Electrical, Plumbing and HVAC. These costs are to be based on fair market values of material and labor. When in question this department will use valuations as determined by the International Residential & Building Codes 2021 Edition. All applicable fees will be paid at the time of permit application.

The building permit will become invalid if the work has not commenced within 180 days of permit issuance, or if the work stops for a period of 180 days. The building official is authorized to grant one extension, in writing, not to exceed 180 days. Any additional extensions must be approved by the City Council. The extension(s) shall be requested in writing and justifiable cause demonstrated. The permit will expire at the end of one year.

FEE SCHEDULE

<u>Estimated Cost</u>	<u>Fee</u>	
\$ -0- - \$1,000	\$ 30.00 Flat Fee	
\$1,001 - \$ 5,000	\$ 55.00 Flat Fee	
\$5,001 - \$10,000 Plus \$0.42 per hundred or part thereof of the estimated cost over \$5,000	\$ 63 Minimum	Maximum \$84
\$10,001 - \$50,000 Plus \$0.315 per hundred or part thereof of the estimated cost over \$10,000	\$ 84 Minimum	Maximum \$210
\$50,001 - \$ 100,000 Plus \$0.27 per hundred or part thereof of the estimated cost over \$50,000	\$ 210 Minimum	Maximum \$346.50
\$100,001 - \$500,000 Plus \$0.24 per hundred or part thereof of the estimated cost over \$100,000	\$ 346.50 Minimum	Maximum \$1,312.50
\$500,001 - \$1,000,000 Plus \$0.21 per hundred or part thereof of the estimated cost over \$500,000	\$ 1,312.50 Minimum	Maximum \$2,362.50
\$1,000,001 - \$5,000,000 Plus \$0.18 per hundred or part thereof of the estimated cost over \$1,000,000	\$ 2,362.50 Minimum	Maximum \$9,502.50
\$5,000,001 - \$10,000,000 Plus \$0.16 per hundred or part thereof of the estimated cost over \$5,000,000	\$ 9,502.50 Minimum	Maximum \$17,377.50
\$10,000,001 - \$50,000,000 Plus \$0.13 per hundred or part thereof of the estimated cost over \$10,000,000	\$ 17,377.50 Minimum	Maximum \$67,777.50
\$50,000,001 - \$100,000,000 Plus \$0.11 per hundred or part thereof of the estimated cost over \$50,000,000	\$ 67,777.50 Minimum	Maximum \$120,277.50
\$100,000,001 & Over Plus \$0.05 per hundred or part thereof of the estimated cost over \$100,000,001	\$ 120,277.50	

NOTES:

1. This schedule is applicable to each detached and independent building or structure on a lot considered separately. For purposes of this Section, any structure under one roof shall be considered as one building.
 2. Permits and fees will be required for electrical services and electrical panels. (Temporary services are exempt.)
 3. No permit shall be required for the installation of siding, windows, roofing or for guttering work on residential properties.
 4. No permit shall be required for minor repairs, including maintenance or remodeling not to exceed \$5000 in cost (labor and materials) on existing structures for residential properties within one calendar year. **Any work involving structural members, wiring, or pipes requires a permit.**
 5. Any new construction will require a permit, but a homeowner or contractor has the option to take out a permit to ensure that improvements, demolitions, repairs, & minor remodeling are being done according to building code specifications. Any structure replacement will require a permit. (Example: *If you raze a structure and rebuild or replace it, a permit is required...even though the structure previously existed.*)
-

1. Estimated cost shall include all cost of labor and material given a fair market value. A contractor-owner contract or letter of acceptance, certified architect-engineer estimate or accepted bid, or equivalent shall be acceptable as estimated cost adjusted only as allowed by other provisions of this Section.
2. For the purposes of clarification, the following costs are included in the estimated cost:
 - a. Excavation work for foundations and sub-grade structures;
 - b. Rough grading for drainage;
 - c. Dust proofing of parking lots/spaces including drainage. Paving of parking lots.
 - d. Work required by zoning, rezoning, or annexation conditions under the Building Department's supervisory jurisdiction;
 - e. Required screening and or landscaping;
 - f. All mechanical work cost including electrical, heating, ventilation, air-conditioning, plumbing, elevator, energy conservation, and the like;
 - g. Structural support for free standing signs.
3. Allowed exclusions from the estimated cost for fee consideration are the cost of the following:
 - a. Painting
 - b. Nonstructural embellishments
 - c. Cabinetry or shelving not affecting exiting or fire rating requirements.
 - d. Fixtures not regulated by the Code and intended only for aesthetic purposes
 - e. Landscaping not required by statute
4. The estimated cost for permit and fee consideration of temporary buildings/structures shall be the labor cost of assembling, disassembling, and disposal or moving without affecting regular street traffic.

DEFINITIONS

Definitions: For clarity, the following definitions and guidelines are herein incorporated:

Moving of Buildings

A permit to move a building or structure shall be issued by the Code Compliance Officer only after clearances are obtained from the Police Department and the Water and Street Departments. Issuance of a moving permit does not relieve the permittee from any obligation of complying with all other applicable codes of the City. The moving permit shall not be construed as a building permit. The moving permit fee shall be calculated based on the estimated cost of moving including loading and/or unloading within the city limits. If unloading is related to a building permit, the same will be excluded from the estimated moving cost. The fee to be charged for such permit shall be as shown on the Fee Schedule plus \$25.00 for each building/structure moved (modular buildings/structures included).

Demolition and Fees

The fee for a demolition permit shall be based on the estimated cost of demolition per building/structure including work on filling, grading, cleaning or safeguarding of the site. A permit shall be issued only after clearance from the utility companies has been obtained. The Fee Schedule shall apply for each building/structure to be demolished that has been connected to city water or sewer.

Sign Permit and Fees

Application for permits shall be filed with the Code Compliance Officer together with a permit fee which shall be based on the reasonable cost of the sign and supporting structure which includes cost of material and labor in accordance with the Fee Schedule pg. 8

Mechanical Works Fees (Electrical, HVAC, Etc.)

See Fee Schedule pg.8

Crematory/Incinerator Inspection Fees

The fee for annual crematory/incinerator inspections shall be \$100.00.

Electrical Permit Fee

A permit will be required for all electrical services and circuit panels installed on existing structures and all new construction. See Fee Schedule pg. 8

Plumbing Permit Fee

See Fee Schedule pg. 8

Roofing Permit

A permit for commercial roofing done by a roofing contractor as defined in the Illinois Roofing Industry Licensing Act shall be issued by the Code Compliance Officer upon ascertaining that the contractor to do the work is duly and currently certified as a roofing contractor by the State of Illinois. See Fee Schedule pg. 8

Building Inspections: Below are listed the minimum building inspections required for construction. Depending on the nature of the work, some may not apply:

1. Site Zoning Inspection prior to excavation, verify necessary zoning restrictions.
2. Foundation Inspection including foundation wall and water/damp-proofing of the same prior to backfilling of basement, crawl space or slab work.
3. Framing Inspection of floor, wall, and roof systems.
4. Rough-in Inspection of electrical, HVAC, plumbing systems prior to being covered/concealed.
5. Final Inspection to include floor, wall, ceiling finishes, mechanical works, fixtures, smoke detectors, house numbers, guttering, sump pump, etc. Completed electrical, HVAC, plumbing systems, inspection made at this time.

NOTE: Depending on the size of the project, several inspections for each phase may be necessary.

This office requires 48 - 72 hours notice for inspections.

Re-inspection Fees: The Code Compliance Officer may impose a re-inspection fee if it is necessary for him to return to a site. The fee shall be paid prior to the re-inspection and a fee of \$50 will be charged for each re-inspection.

Final Inspections/Occupancy Certificate Issuance:

1. Temporary occupancy letter. This may be issued to projects not in full completion, but with required safeguards provided.
2. Occupancy letter. When all work is completed and found to be in code compliance, an Occupancy Certificate may then be issued.
 - * It will be the builder's responsibility to ensure that the following remain or are restored to proper working order at the proper elevation prior to issuance of occupancy certificate:
 - ✓ Water Main
 - ✓ Valves
 - ✓ Hydrants
 - ✓ Manhole casting and lid (If disturbed, must be resealed and restored to original condition.)
 - ✓ Ditches
 - ✓ Sidewalks
 - ✓ Storm Sewer

Refunds: In the case of revocation of a permit or abandonment or discontinuance of a work project, no fees shall be subject for refund. Where a refund is justified and approved by the Code Compliance Officer the same will be permitted less \$25 for services.

Expiration of Permits: The permit will expire at the end of 1 year.

Other Required Permits: If your proposed construction is one which will require a new or replacement water or sewer service and/or construction of a new or replacement driveway, you will be required to obtain other city permits at the time of application for the building permit. All fees are due when you submit your building permit application.

Construction Appeals: Any person may appeal to the Construction Board of Appeals from a decision of the Code Compliance Officer refusing to grant a modification to the provisions of the Code covering the manner of construction or materials to be used in the erection, alteration or repair of a building or structure. Application for appeal may be made when it is claimed that the true intent of this Code or the provisions of the Code do not fully apply or an equally good or better form of construction can be used.

Construction Appeal Fees: Any petition for a variance/interpretation from the Construction Board of Appeal shall be filed with the Building Department, accompanied by a fee of One Hundred Dollars (\$100), payable to the City of Le Roy. Each extra petition in a multiple petition shall be charged a fee of Ten Dollars (\$10).

Construction debris: The builder is required to supply a roll-off container or other means for debris removal. The City or the City's garbage contractor will not pick up construction debris. No wood products, shingles or other such material are allowed to be buried at a building lot. No burning (except for landscape waste) is allowed within the city limits.

Ditches: No ditches may be altered or filled with dirt or other material without the approval of the Street Superintendent. After construction is completed all ditches shall be re-graded or repaired to original condition.

Snow Load: Buildings and structures shall be designed for a 30 pound per square foot snow load.

Design for Basic Wind Speed: All exposed structures or parts of structures shall be designed to resist pressures in any direction. The basic minimum wind speed for the design of structures shall be based on location of the structure determined by 80 m.p.h. wind factor.

Frostline: All foundations that may be affected by freezing shall be built at least 40" below grade for frost protection.

Plumbing: The design and installation of plumbing systems, including sanitary and storm drainage, sanitary facilities, water supplies, storm water, and sewage disposal in buildings shall comply with the requirements of the City of LeRoy Building Code, City of LeRoy Ordinances and accepted engineering practices as defined in the Illinois State Plumbing Code.

Electrical: The design and installation of electrical systems shall be based on the National Electrical Code 2020 Edition.

Conflicting Provisions: In the event of any conflict between or among any codes or between any provisions of the Municipal Code of LeRoy or between any State Law, the provision setting the highest standard for health and safety shall prevail.

VARIATIONS

Procedure: An application for a variation (signed by the property owner and applicant) shall be filed with the city clerk, who shall forward such application to the zoning board of appeals for processing in accordance with applicable statutes of the state. NO variation shall be made by the zoning board of appeals except after a public hearing before the zoning board of appeals, for which hearing there shall be notice given to the public by publication, as to the time and place and purpose of the hearing, published at least once, not more than thirty (30) days nor less than fifteen (15) days before the hearing, or, if no newspaper is published within the city, then in one or more newspapers with a general circulation within the city, which is published in McLean County.

A variance in front, side and rear yard requirements not exceeding 25% of the required depth may be granted by the Zoning Board of Appeals. If the variance requested exceeds 25% of required front, side, or rear year, the Zoning Board must recommend the approval or denial of the variance to the City Council. The City Council meets the first and third Mondays of the month at 7:00 P.M.

Variances as well as Map or Text Amendments, Special Use and Additional Permitted Use are covered in detail in the City of Le Roy's Zoning Ordinance.

VARIANCE FEES - (due upon application)

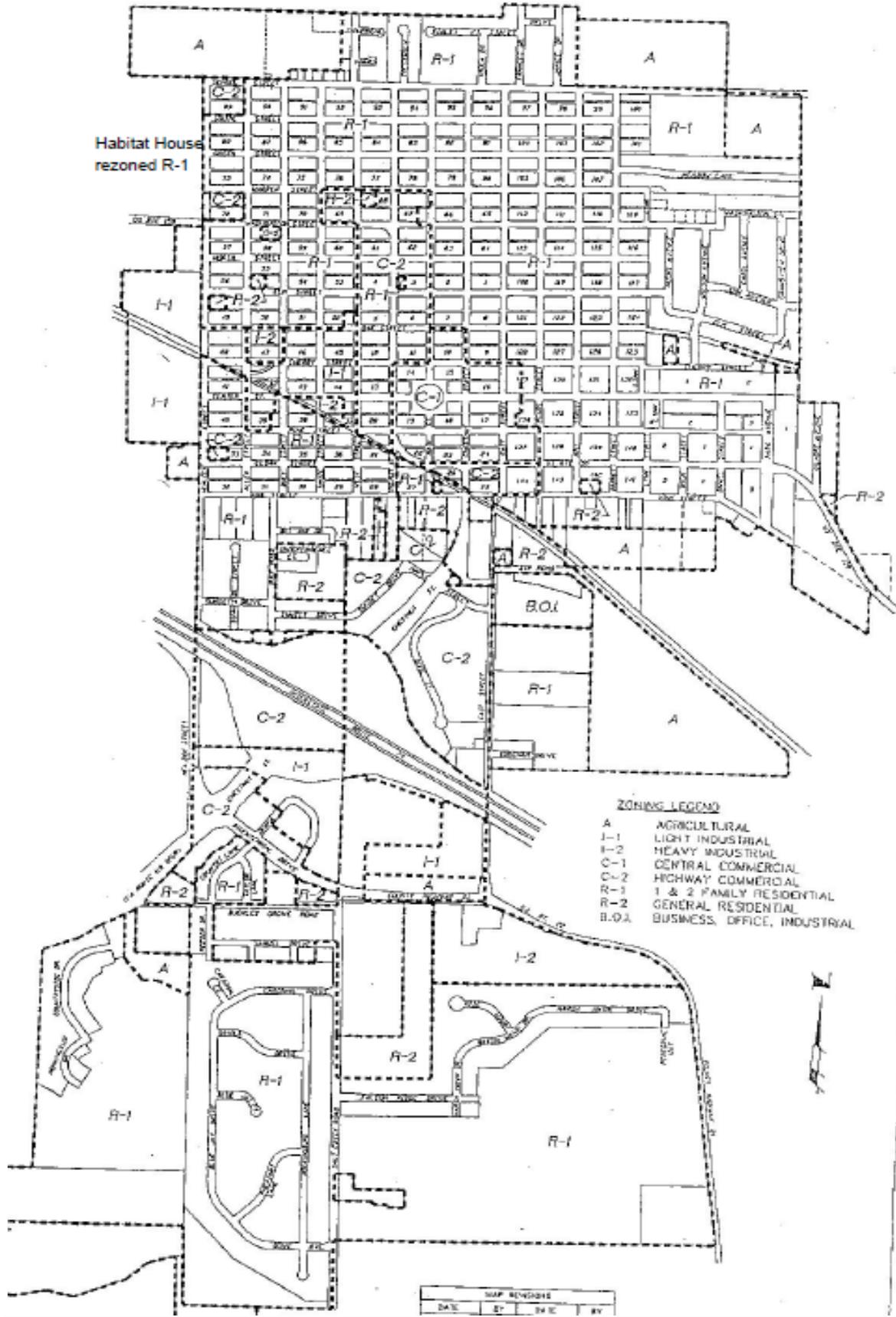
Variation fee	\$ 100.00
For each additional request	\$ 10.00
(Each additional request must be done at the time of the original variation request)	
Map or Text Amendment	\$100.00
Special Permitted Use	\$100.00

Applicants are required to pay for the publication fee for the notice of the zoning hearing before the hearing is held. They will be notified of the amount of this fee as soon as it becomes known to the City Clerk's Office.

***** All variances granted are good for one year. If the project has not been completed within one year of the date of the granting of the variance, the variance will be voided.

***** A representative of the entity requesting a variance must attend the Zoning Board of Appeals and the City Council meeting when the variance is discussed.

Zoning Map for the City of LeRoy



ZONING

ZONING DISTRICTS

A Agricultural District (Title 10-5-2)

Permitted Uses:

Agricultural uses

Parks and recreation areas

Single-family residences accessory to agricultural operations.

R-1 1 and 2 Family Residential District (Title 10-6A-2)

Permitted Uses:

Residential uses: Single-family and Two-family residences

Non-residential uses: Accessory buildings, structures, and uses

Churches & Synagogues

Community Center

Home occupations

Libraries

Noncommercial museums and art galleries

Parks, playgrounds, and noncommercial public open space

R-2 General Residential District (Title 10-6B-2)

Permitted Uses:

All permitted uses in the R-1 residential district

Apartment houses

Clubs and lodges, private

Funeral homes & mortuaries

Hospitals

Multiple-family dwellings

Nursery schools

Nursing homes

Rooming houses

R-3 Mobile Home District (Title 10-6C-2)

Permitted Uses: Mobile Home Parks

Park & Recreation areas

C-1 Central Commercial District (Title 10-7A-2)

Permitted Uses:

Appliance Store

Bakery, Retail Only

Barbershop & Beauty shop

Bank

Bicycle Shop

Bus and/or cab depot

Clothing Store

Department Store

Dry cleaning and/or laundry pickup station

Drug Store

Dwellings, above first floor only in the case of structures consisting of two (2) or more stores, not including any basement; no dwelling in a basement area; dwellings permitted on the first floor (of a one story building only – basement level not counted as a story); provided, that Title 10-7A-2 (A through I) are met.

Fire and/or Police Station

Food market

Furniture Store

Gift Shop

Government Offices

Hardware Store

Insurance and/or Real Estate Office

Laundromat

C-1 Central Commercial District (Title 10-7A-2) Continued

Law Offices	Medical and/or Dental Office
Newspaper or printing shop	Parking Lot
Places of amusement and assembly	Restaurant
Shoe repair shop	Sporting goods store
Tavern and/or liquor store	Variety Store

C-2 Highway Oriented Commercial District (Title 10-7B-2)

Permitted Uses: All permitted uses in the C-1 district, except taverns and liquor stores (unless by additional permitted use in accordance with this title).

Auto & truck sales	Auto service station
Building material sales (no assembly, construction, millwork or manufacture).	
Concrete productions sales (no assembly, construction, millwork or manufacture)	
Drive in establishments, except drive in theatres, drive in taverns and drive in liquor stores	
Express, cartage and trucking facilities	Farm implement sales & service
Frozen food lockers	Garages and auto servicing
Hotels and motels	Laundry and dry cleaning plants
Metal products sales	Motorcycle sales and service
Plumbing and heating shop	Theatres, except drive in type
Truck Stop	

I-1 Light Industrial District (Title 10-8A-3)

Permitted Uses:

Box and carton manufacturing	Clothing manufacturing
Electrical equipment manufacturing	Food products manufacturing
Furniture manufacturing	Glass manufacturing
Hardware manufacturing	Public utility and service uses
Toy manufacturing	Warehouse & storage operation
Other manufacturing uses of a light nature, free from any excessive odors, fumes, dirt, vibration or noise detectable at the lot line.	

I-2 Heavy Industrial District (Title 10-8B-3)

Permitted Uses:

Alcoholic beverage distilling and manufacturing	Chemical manufacture
Cement and stone products manufacture	Feed mills
Fertilizer plant	Forging plant
Foundry and metal fabrication	Grain storage elevator
Junkyard or salvage yard	Petroleum storage and kennels
Slaughterhouse and/or stockyard	

B-O-I Business/Office/Industrial District (Title 10-9-2)

Permitted Uses:

Air conditioning and heating sales and service	
Animal hospitals & Veterinarian offices	
Antique shops, art shops or galleries	Automated teller machines
Automobile parts and accessories stores	
Automobile sales and service shops conducted wholly within a completely enclosed building and as one integrate business operation.	

Banks and financial institutions
 Beverage distributors, but not including bottling plants
B-O-I Business/Office/Industrial District (Title 10-9-2) (Permitted Uses -- Continued)

- Bicycle sales, repair and rental shops
- Blueprinting, Photostatting and copying establishments
- Boat sales, rentals, storage and repair, including sales and service of marine motors, boat parts and accessories
- Book binderies
- Box and carton manufacturing
- Business machine sales, rental and service, including computer stores
- Camera and photographic supply stores
- Carpet and rug stores (retail sales)
- Child daycare centers
- Clothing manufacturing
- Commercial advertising and business sign shops
- Commercial schools for music, dance, business or trade
- Dentist's and doctors' offices
- Department, furniture and home appliance stores
- Equipment rental establishments
- Fire stations
- Furniture manufacturing
- Garden supplies, tools and seed stores, including lawn mower, snow blower, and snowmobile sales and service
- Greenhouses and nurseries
- Gunsmiths
- Hobby shops, for retail sale of items to be assembled or used off premises
- Hospitals, clinics, nursing homes, group homes and mental health centers, and retirement institutions
- Hotels and motels
- Jewelry and watch sales and repair shops
- Laboratories, medical, dental, research and testing
- Laundry and dry cleaning establishments, coin operated, self-service only; or hand laundry and dry cleaning establishments, employing not more than six (6) persons in addition to one owner or manager.
- Mail order houses
- Mini-warehouses
- Monument establishments, including accessory open sales lots
- Musical instrument sales and repairs
- Newspaper distribution agencies form home delivery and retail trade
- Off street parking lots, public garages or storage garages
- Office supply stores
- Offices – business, professional, government, political and institutional
- Outdoor amusement establishments, including archery ranges, miniature golf and similar facilities
- Packing and crating establishments
- Parks, playgrounds and other noncommercial public open space
- Phonographic, record, tape, sheet music, video stores
- Picture framing shops
- Printing and publishing establishments
- Radio and TV stations and studios
- Bowling alleys
- Camping equipment sales
- Catering establishments
- Churches and Synagogues
- Clubs and lodges, private
- Community centers
- Electrical showrooms in shops
- Employment agencies
- Farm implement sales & service
- Funeral homes and mortuaries
- Graphics and drafting services
- Grocery stores
- Hardware stores
- Insurance offices
- Libraries
- Meeting and union offices
- Museums and art galleries
- Paint, tile and wallpaper stores
- Police stations
- Post office
- Radio and TV towers

Real estate sales offices
Restaurants, eat in or carry out

Recording studios

B-O-I Business/Office/Industrial District (Title 10-9-2) (Permitted Uses -- Continued)

Roller skating and ice skating rinks – entirely indoor
Schools – public, private or parochial
Sporting good stores
Studios for artists, musicians and photographers
Telephone exchanges, telephone transmission equipment buildings
Toy manufacturing
Transportation ticket offices
Variety stores
Warehouse & storage operations
Other manufacturing of a light nature, free from any excessive odors, fumes, dirt, vibration or noise detectable at the lot line

Swimming pool sales
Theatres, indoor
Toy stores
Travel bureaus
Water softener service
Yard goods and sewing stores

ZONING DISTRICT TABLES (SETBACKS, HEIGHT AND LOT SIZES)

	FY	RY	CSY	SY	SY	STY/HGHT	FRONTAGE/SQ FT
A	50'	50'	25'	50'	20'	2 / 35'	75' / 9,000
R1	25'	25'	25'	10'	10'	3 / 35'	75' / 9,000
R2	25'	25'	25'	10'	10'	3 / 35'	75' / 9,000
R3 (multiple)	25'	25'	25'	10'	10'	3 / 35'	75' / 3,000/per unit
C1	00'	10'	00'	00'	10'	3 / 35'	NO MINIMUM*
C2	27'	10'	27'	00'	10'	3 / 35'	NO MINIMUM*
I-1	27'	10'	27'	00'	10'	3 / 35'	NO MINIMUM*
I-2	27'	10'	27'	00'	10'	3 / 35'	NO MINIMUM*
B-O-I	27'	10'	27'	00'	10'	3 / 35'	NO MINIMUM*
1973 (Prior)	25'	25'	25'	10'	10'	3 / 35'	66' / 8,000

*NO MINIMUM except where adjoining residential district

FY=Front Yard RY=Rear Yard CSY=Corner Side Yard SY=Side Yard STY=Story HGHT=Height

FRONT, REAR, AND SIDE YARD SETBACK REQUIREMENTS APPLICABLE TO THOSE LOTS PLATTED BEFORE DECEMBER 13, 1973 AND LESS THAN 75 FT. IN WIDTH

Yards: Front yard to be that distance from the front lot line to the front foundation (excluding the front porch step or stoop) of the house which would be the average distance of all existing dwellings on that side of the block, in any event not less than 15 ft.; rear yard - 25 ft.; side yard to be not less than 10 percent of the lot width for each side yard, in any event not less than 5 ft.

Lot area - 8,000 square feet for lots platted prior to December 13, 1973.

Lot width - 66 square feet for lots platted before December 13, 1973.

Setback – The minimum horizontal distance permitted between the front line of a building, disregarding steps and the nearest property line, street or alley right-of-way line.

Residences, Attached Garages, Roofed Porches and Other Structures:

All structures (except fences and those included under accessory structures) are required to meet the setback, height and lot sizes listed in the zoning district tables.

Definition of Structure: Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground. Among other things, “structures” include buildings, walls, fences (portable type fencing capable of enclosing an areas of up to 100 square feet shall not be considered a “fence” or “structure”), billboards and poster panels, but in no case shall be deemed to include mobile homes or awnings when such awnings are attached to a principal or accessory structure located on the premises.

Definition of Front Yard: All sides of a lot adjacent to streets. For example, a corner lot has two sides adjacent to a street. Therefore, it has two front yards.

Fences: Fences may be located in the rear and side yards. Fences are required to have a 25 ft. front yard setback from the lot pins in residential areas. All parts of the fence must be located on your property and may not be higher than 6 ft. tall. Fence construction must be sound, stable, compatible and consistent throughout. A fence having a decorative or finished side must face the decorative or finished side to the outside of the property.

Ornamental and decorative fencing is allowed in the front yard as long as it does not cause a visual obstruction. Ornamental and decorative fences may be placed on the corners of front yards in an "L" shaped pattern with each side no longer than 10 ft. A decorative fence located in the front yard may not be longer than 10 ft. or higher than 4 ft.

Portable fencing (typically used for dog kennels) 100 square ft. or less does not require a building permit, and must be located in rear or side yard.

No barbed wire or electric fences are allowed.

Sheds, Detached Garages, Satellite Dishes and Other Accessory Structures: These structures must have a 5 ft. setback from the rear property line. You must setback 10 ft. from the side yard lot lines and 25 ft. from the front property line(s) which are adjacent to the street. If your lot is located on an open alley you may build up to the alley lot line. No part of the structure (including your roof and gutter) may extend into the alley. No accessory structure shall exceed one story or a maximum height of fifteen feet (15 ft). as a vertical distance from finished floor to: The highest point of a flat roof; The deck line of a mansard roof; The average height between top wall plate and ridge of gable, hip and gambrel roof's, or more than 950 square ft. Sheds built on skids require a building permit and must meet setback requirements. All accessory structures except garages must be in the rear yard. (If your lot is less than 75 ft. in width and platted before December 13, 1973, see applicable setback requirements.)

Satellite dishes less than 2 ft. in diameter do not require a building permit and may be located in side yard or rear yard. Satellite dishes larger than 2 ft. in diameter require a building permit and must be located in the rear yard. Roof mounted satellite dishes may not exceed 3 ft. in diameter and must withstand a wind force of 80 mph.

Setbacks for Golden Eagle Sub: Front yard setbacks for lots 24, 25, 26 & 27 are 25 ft.; side yard - 15 ft.; rear yard - 25 ft. All other lots are front yard - 40 ft.; side yard - 15 ft.; rear yard - 25 ft.

Setbacks for Falcon Ridge Sub: Front yard setbacks are 30 ft.; side yard -10 ft.; rear yard - 25 ft.

The below is Exhibit A-1, showing front yard setback examples for fencing.

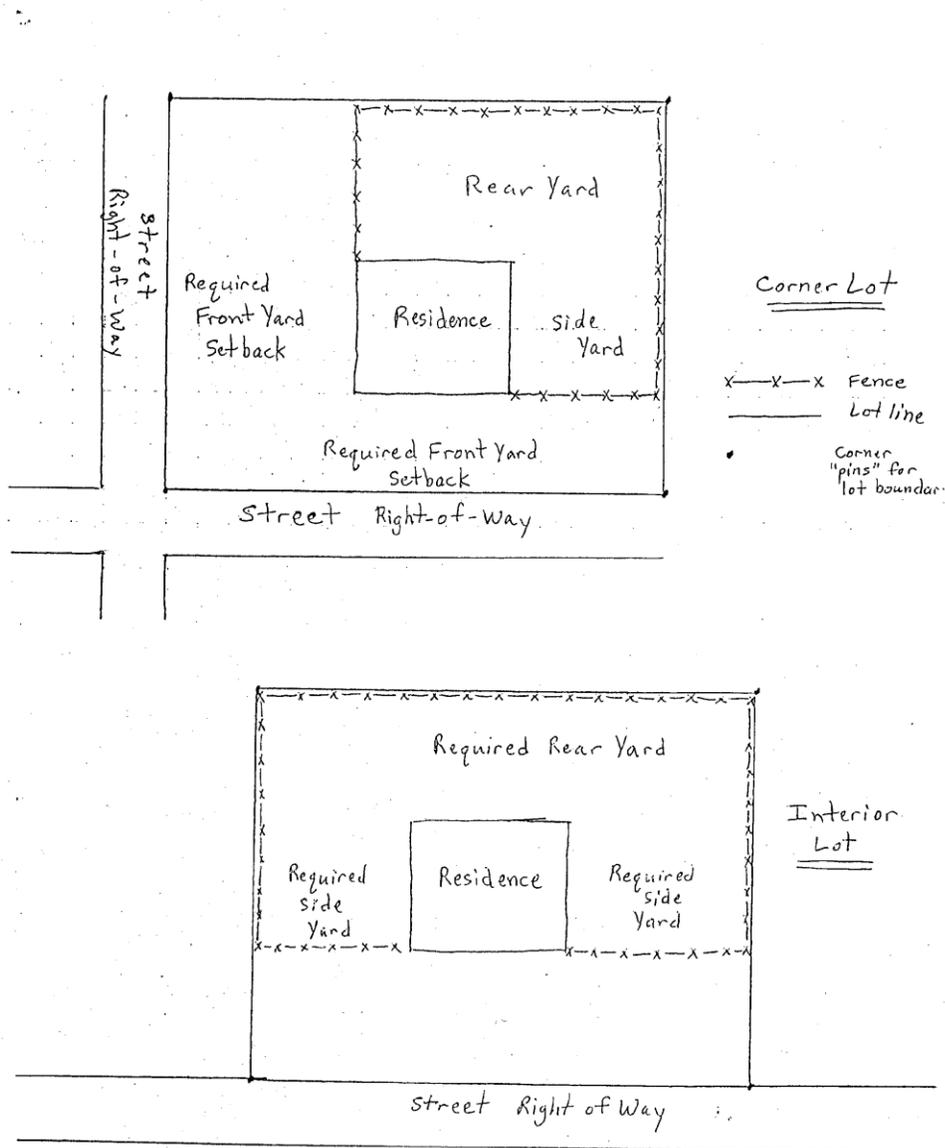


Exhibit A-1

SWIMMING POOL REGULATIONS

Swimming Pool: Any permanent structure intended for swimming or recreational bathing that contains water over 24 inches (610 mm) deep. This includes in-ground, above ground and on-ground swimming pools, hot tubs and spas.

Swimming Pool Barrier Requirements

Outdoor swimming pool. An outdoor swimming pool, including an in-ground, above ground or on-ground pool, hot tub or spa shall be provided with a barrier which shall comply with the following:

1. The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an aboveground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm)
2. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.
3. Solid barriers which do not have openings, such as a masonry or stone wall, shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.
4. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1.75 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.
5. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.
6. Maximum mesh size for chain link fences shall be a 1.25-inch (32 mm) square unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to not more than 1.75 inches (44 mm).
7. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal member shall not be more than 1.75 inches (44 mm).
8. Access gates shall comply with the requirements of Section AG105.2, Items 1 through 7, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism and openings shall comply with the following:

- 8.1. The release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate, and
 - 8.2. The gate and barrier shall have no opening greater than 0.5 inches (12.7 mm) within 18 inches (457 mm) of the release mechanism.
9. Where a wall of a dwelling serves as part of the barrier one of the following conditions must be met:
 - 9.1. The pool shall be equipped with a powered safety cover in compliance with ASTM F1346; or
 - 9.2. All doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and its screen, if present, are opened. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door is opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, such as touchpad or switch, to temporarily deactivate the alarm for a single opening. Such deactivation shall last for not more than 15 seconds. The deactivation switch(es) shall be located at least 54 inches (1372 mm) above the threshold of the door; or
 - 9.3. Other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body, shall be acceptable so long as the degree of protection afforded is not less than the protection afforded by Item 9.1 or 9.2 described above.
10. Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then:
 - 10.1. The ladder or steps shall be capable of being secured, locked or removed to prevent access, or
 - 10.2. The ladder or steps shall be surrounded by a barrier which meets the requirements of Section AG105.2, Items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

WATER REQUIREMENTS

The City of Le Roy's water supply system is a public water service that must be properly maintained for the protection of life, health, property, and environment and for the safety and welfare of the general public. For this reason, a water permit will be required before any connection or reconnection is made to a service line or water main within the City of Le Roy.

Water Permit Requirements

- Fill out Water Permit Application
- Supply the City with plans, specifications or other information.
- Pay all fees

After completion of these requirements, the City will review your application and either issue or deny the water permit. (Please allow 48 hours for approval.). No connections or reconnections to a service line or water main are allowed without an approved permit.

Materials: Only materials approved by the City may be used for water main extensions or services. All costs and expenses for the installation and connection to the City of LeRoy water system shall be borne by the contractor or owner.

Inspection: An inspection by the City is required before any water service, valve, or water main is covered or backfilled.

Construction Site: All excavations for water installation shall be adequately guarded with barricades and lights to protect the public from hazard.

Restoration of City Right-of-Way: The property owner / contractor is responsible for the restoration of streets, sidewalks, parkways and other public property disturbed in the course of the work and shall be restored in the manner satisfactory to the Street Superintendent.

Ditches: No ditches may be altered or filled with dirt or other material without the approval of the Street Superintendent.

PERMIT FEES AND EXPENSES

Residential Tap Fee

All connections and taps shall be made and all such work done at the expense of the applicant, who shall also furnish or pay for materials necessary for such work. All water lines and connections to the city water mains shall be laid at the expense of the consumer. Fees will be as follows.

RESIDENTIAL TAP	\$ 500.00
COMMERCIAL TAP	\$ 750.00*
INDUSTRIAL TAP	\$ 1500.00*
INSTITUTIONAL TAP	\$ 750.00*

** Requires a minimum tap fee as described, plus the cost of all materials provided.*

INSPECTION FEE	\$ 50.00
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SEWER REQUIREMENTS

The City of Le Roy's sewer system is a public service that must be properly maintained for the protection of life, health, property, environment, and for the safety and welfare of the general public. For this reason, a sewer permit will be required before any connection or reconnection is made to a sewer system within the City of Le Roy.

Application for a sewer permit is required for a new sewer service; repair/replacement of an old sewer service; or the disconnecting, removal or bypassing of a septic tank.

Sewer Permit Requirements

- Fill out Sewer Permit Application
- Supply the Sewer Superintendent with plans, specifications or other information.
- Pay all fees

After completion of these requirements, the Sewer Superintendent will review your application and either issue or deny the sewer permit. (Please allow 48 hours for approval.). No connections or reconnections to a sewer line are allowed without an approved permit.

Construction Materials & Methods: A separate and independent sewer shall be provided for every building. The sewer shall be constructed of polyvinyl chloride (PVC) pipe ASTM D-3034 (minimum standard dimension ratio [SDR] shall be 35) with solvent welded joints ASTM D-2855. All joints shall be watertight. Size and slope of the building sewer shall be subject to the approval of the sewer superintendent, but in no event shall the diameter be less than six inches (6") and slope less than one-eighth inch (1/8") per foot.

Elevation: Whenever possible, the building sewer shall be brought to the building at an elevation below the basement floor. In all buildings in which any building drain is too low to permit gravity flow to the public sewer, sanitary sewage carried by such building drain shall be lifted by a means which is approved by the city.

Connections to Public Sewer: The connection of the building sewer into the public sewer shall be made at the "Y" or "T" branch, if such branch is available at a suitable location. If no properly located "Y" or "T" branch is available, the contractor or owner shall at his expense install a "Y" or "T" branch in the public sewer at the location specified by the Sewer Superintendent. Special fittings may be used for the connections only when approved by the superintendent. The applicant for the building sewer permit shall notify the superintendent when the building sewer is ready for inspection and connection to the public sewer. The connection shall be made under the supervision of the superintendent or his/her representative.

Roof downspouts, exterior foundation drains, areaway drains, or other sources of surface runoff or groundwater may not be connected to a public sanitary sewer.

All costs and expenses for the installation and connection of the sewer shall be borne by the contractor or owner.

When a public sewer becomes available and is within 75 ft. of your property, you are required to connect to the sewer system. Also the private sewage disposal system shall be cleaned of sludge, bypassed, and filled with clean bank-run gravel or dirt.

Materials: Only materials approved by the Sewer Superintendent may be used for sewer service.

Inspection: An inspection by the Sewer Superintendent or another designated employee is required before any sewer service or septic tank is covered or backfilled. Regular inspections will be conducted Monday through Friday during business hours (7:30 a.m. – 4:30 p.m.)

Construction Site: All excavations for sewer installation shall be adequately guarded with barricades and lights so as to protect the public from hazard.

Restoration of City Right-of-Way: The property owner / contractor is responsible for the restoration of streets, sidewalks, parkways, and other public property disturbed in the course of the work and shall be restored in the manner satisfactory to the Street Superintendent.

Ditches: No ditches may be altered or filled with dirt or other material without the approval of the Street Superintendent.

PERMIT FEES AND EXPENSES

There shall be a sewer connection (reconnection) fee for the City of LeRoy sewage collection system charged to each customer who connects into the sewer system. This fee is intended to reimburse the City for maintenance and other expenses involved with the operation of the sewer system. The schedule of fees shall be as follows:

RESIDENTIAL CONNECTION FEE	\$ 500.00
COMMERCIAL CONNECTION FEE	\$ 1000.00
INDUSTRIAL CONNECTION FEE	\$ 2500.00
INSTITUTIONAL CONNECTION FEE	\$ 300.00
SEWER INSPECTION FEE	\$50.00

Conditions of Permit: The charges described above, except as otherwise provided, pertain to each single family, commercial or industrial connection. In the event any particular building or premises shall contain more than one dwelling, commercial or industrial unit, there shall be an additional sewer connection fee of \$50.00 for each additional residential, commercial or industrial unit to be served. All fees due upon application for Sewer Inspection Permit.

Separate Building Sewers Required: A separate and independent building sewer shall be provided for every building; except, that where one building stands at the rear of another on an interior lot and no private sewer is available or can be constructed to the rear building through an adjoining alley, court, yard, or driveway, the building sewer from the front building may be extended to the rear building and the whole considered as one building sewer. Golden Eagle residents do not pay the additional sewer connection tap-on fee as described above. See section 8-5-1 of the City of Le Roy Municipal Code for required fees.

STREET CUT REQUIREMENTS

Street Cut Permit Requirements

- Fill out Street Cut Permit Application
- Supply the Street Superintendent with plans, specifications or other information.
- Pay all fees

After completion of these requirements, your application will be reviewed. The superintendent will either issue or deny the street cut permit. (Please allow 48 hours for approval.)

Streets Cuts: No street shall be cut unless approved by the Street Superintendent. No unnecessary cuts will be allowed to any streets. All streets will be cut with approved methods as follows.

Typical Pavement Repair Detail for Excavation Beneath Existing A-3 Surface (Oil & Chip) Over Aggregate Base

3" bituminous class 1 surface

Existing A-3 bituminous surface over aggregate

8" aggregate base

saw cut both sides

trench backfill (sand) water or sewer service

Sewer: Trench backfill must be 3/8" pea gravel

Typical Pavement Repair Detail for Excavation Beneath Existing Bituminous Concrete (Hot Mix) Over Aggregate Base

3" bituminous class 1 surface

existing bituminous concrete over aggregate

8" aggregate base

saw cut both sides

trench backfill (sand) water or sewer service

Typical Pavement Repair Detail for Excavation Beneath Existing Bituminous Concrete (Hot Mix) Over Brick or Concrete

3" bituminous class 1 surface

12" both sides

existing bituminous concrete over brick or concrete

6" concrete (3500 psi)

saw cut both sides

trench backfill (sand) water or sewer service

Ditches: Ditches act as a retention area for storm water during rains and allow the water to drain from the roadway reducing maintenance of the road surface. Therefore, no ditches may be altered, filled with dirt or other materials; culverts may not be blocked or plugged, and gravel cannot be placed along the right-of-way for a parking area without the approval of the Street Superintendent.

Construction Site: All excavations shall be adequately guarded with barricades and lights to protect the public from hazard.

Restoration of City Right-of-Way: : The property owner / contractor is responsible for the restoration of streets, sidewalks, parkways, and other public property disturbed in the course of the work and shall be restored in the manner satisfactory to the Street Superintendent.

PERMIT FEES AND EXPENSES

FEE TO CUT A-3 SURFACE \$7 per square ft. beyond 4 ft. width	\$ 250
FEE TO CUT HOT MIX OVER AGGREGATE BASE \$10 per square ft. beyond 4 ft. width	\$ 500
FEE TO CUT HOT MIX OVER BRICK/CONCRETE BASE \$10 per square ft. beyond 4 ft. width	\$ 500
FEE TO CUT BRICK PAVEMENT/SURFACE \$15 per square ft. beyond 4 ft. width	\$ 750

*Permitted applicant is responsible for providing granular backfill

DRIVEWAY REQUIREMENTS

The City of Le Roy must ensure the proper connection of a driveway when connecting to a public street, alley, or other public way in order to assure safety of vehicular traffic and city equipment during snow removal. The culvert must be correctly installed to maintain proper drainage of a public street, alley or other public way.

Driveway Permit Requirements

- Fill out Driveway Permit Application
- Supply the Street Superintendent with plans, specifications or other information.

After completion of these requirements, the Street Superintendent will determine the diameter and length of the corrugated metal pipe culvert. The pipe culvert, if required, shall be installed at a depth and grade in accordance with the requirements. The Street Superintendent will review your application and either issue or deny the driveway permit. (Please allow 48 hours for approval.)

No driveways shall be built, moved, widened or resurfaced to a public street, alley or other public way without an approved permit.

Corrugated metal pipe culverts are the only type of culvert allowed and may be purchased through the City.

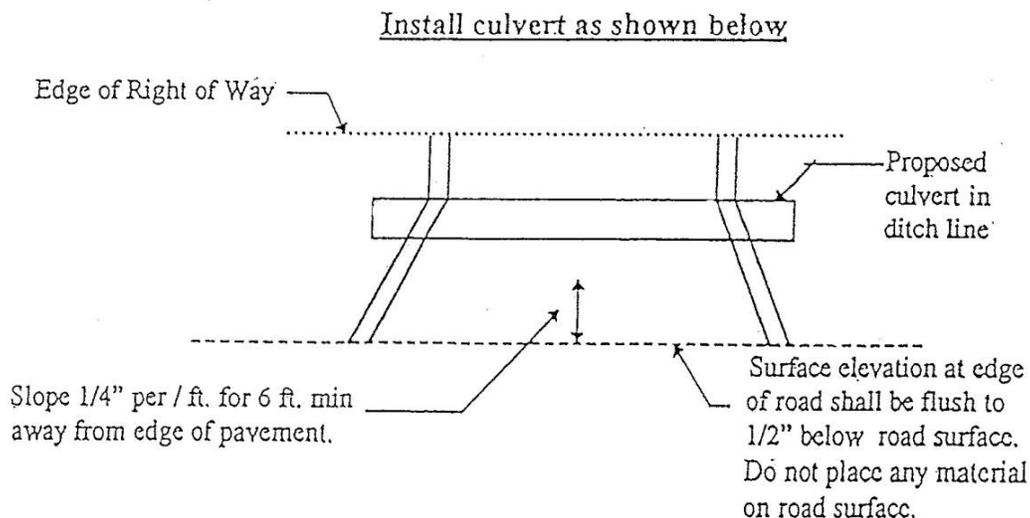
Restoration of City Right-of-Way: The property owner is responsible for the restoration of streets, sidewalks, parkways, and other public property disturbed in the course of the work and shall be restored in the manner satisfactory to the Street Superintendent.

Ditches: No ditches may be altered or filled with dirt or other material without the approval of the Street Superintendent.

Permit Fees and Expenses:

Driveway Permit

No fee



SIDEWALK REQUIREMENTS

The City of Le Roy must ensure the proper installation of sidewalks when they are constructed in new or existing subdivisions in order to assure safety of use. The sidewalk must be correctly installed to maintain proper drainage of public streets, alley or other public way as well as the configuration of sidewalks through driveways.

Sidewalk Permit Requirements

- Fill out Sidewalk Permit Application
- Supply the City with plans, specifications or other information.
- Pay all fees

After completion of these requirements, the Street Superintendent will determine all requirements to construct the sidewalk per city specifications. The sidewalk shall be installed at a depth and grade in accordance with the requirements. The Street Superintendent will review your application and either issue or deny the sidewalk permit. (Please allow 48 hours for approval.)

No sidewalk shall be built, moved, widened or resurfaced without an approved permit.

Restoration of City Right-of-Way: The property owner is responsible for the restoration of streets, sidewalks, parkways, and other public property disturbed in the course of the work and shall be restored in the manner satisfactory to the Street Superintendent.

Sidewalk Requirements:

- All sidewalks required to be constructed in any subdivision or development within the City of Le Roy shall be Portland Cement Concrete Sidewalk.
- The sidewalk shall be four (4) inches thick.
- Driveway areas must be six (6) inches thick.
- All regular sidewalks must be at least four (4) feet wide and shall be placed six (6) inches from the street right of way line.
- The concrete shall have a minimum compressive strength of 4000 P.S.I. with fiber at 14 days.
- The subgrade shall be tamped or rolled until thoroughly compacted and at the proper line and grade as shown on the plans.
- All sidewalks shall be constructed in accordance with section 424 of the Illinois Department of Transportation Standard Specifications for Road and Bridge Construction adopted January 1, 2002 and any subsequent revisions or editions.

Ditches: No ditches may be altered or filled with dirt or other material without the approval of the Street Superintendent.

Permit Fees and Expenses:

Sidewalk Permit

No fee