

**COUNTY OF Mc LEAN, STATE OF ILLINOIS**

**ORDINANCE NO. 24-02-02-53**

**AN ORDINANCE AMENDING SECTION 9-1-3  
BUILDING CODE**

ADOPTED BY THE CITY COUNCIL OF THE CITY OF LE ROY THIS  
**19<sup>th</sup> Day of February 2024**

PRESENTED: **February 19, 2024**

PASSED: **February 19, 2024**

APPROVED: **February 19, 2024**

RECORDED: **February 19, 2024**

PUBLISHED: **February 19, 2024**

In Pamphlet Form


Voting "Aye" 7

Voting "Nay" 0

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The undersigned being the duly qualified and Acting Deputy City Clerk of the City of LeRoy does hereby certify that this document constitutes the publication in pamphlet form, in connection with and pursuant to Section 1-2-4 of the Illinois Municipal Code, of the above-captioned **ordinance** and that such **ordinance** was presented, passed, approved, recorded and published as above stated.

(SEAL)

  
\_\_\_\_\_  
Anita Corso, City Clerk of the  
City of Le Roy, McLean County, Illinois

Dated: February 19, 2024



**ORDINANCE NO. 24-02-02-53**

**AN ORDINANCE AMENDING SECTION 9-1-3  
BULIDING CODE**

**WHEREAS**, the City of Le Roy has authority, pursuant to the Illinois Municipal Code, to adopt building codes; and

**WHEREAS**, the City of Le Roy has adopted the International Building Code 2006 with amendments thereto; and

**WHEREAS**, the City desires to amend Section 9-1-3B, subsections 1 and 4(b), as provided herein; and

**WHEREAS**, it is in the best interests of the health, safety and welfare of the citizens of Le Roy to amend the City Building Code, as provided herein.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council for the City of Le Roy, McLean County, Illinois, as follows:

**Section 1.** That Section 9-1-3B(1) of the Le Roy Code of Ordinances, is hereby deleted and the following subsections under subsection B are renumbered accordingly.

**Section 2.** That Section 9-1-3B4(b) be and the same is hereby amended by deleting the following language in the Fee Schedule chart contained in said Section:

~~“\$0 to \$5,000 ——— Property owner or contractor not required but wishing to obtain a permit voluntarily for improvements or demolition work estimated to total less than \$5,000 to \$25 fee.~~

**Section 3. Publication.** The City Clerk be and is hereby authorized and directed to publish this Ordinance in pamphlet form as provided by law.

**Section 4. Severability.** In the event any 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 this invalid part shall remain in full force and effect.

**Section 5. Repealer.** All ordinances or parts of ordinances in conflict herein, are hereby repealed, provided, however, that nothing herein contained shall affect any rights, action, or causes of action, which have accrued to the City of Le Roy, prior to the effective date of this Ordinance.

**Section 6. Effective Date.** This Ordinance shall be in full force and effect ten (10) days following its publication in pamphlet form as provided by law.

**EXHIBIT A**

**§9-1-3. Building Code**

(Stricken Sections)

City of Le Roy, IL  
Monday, February 12, 2024

## Chapter 9-1. Building Code

### § 9-1-3. Building Code.

[Ord. 619, 8-7-1995; amended by Ord. 688, 7-15-1996; Ord. 706, 11-4-1996; 2003 Code; Ord. 07-04-01-51, 4-2-2007; Ord. 10-07-02-53, 7-19-2010; Ord. 19-08-01-53, 8-5-2019]

- A. Code Adopted: There is hereby adopted by the City Council for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment installation, use and occupancy, location and maintenance of buildings and structures, including permits and penalties, a building code known as the International building code/2006 published by the International Code Council, Inc., and the whole thereof, hereinafter referred to as the international building code, save and except such portions as are deleted, modified, or amended in Subsection B of this section. The provisions of said code are hereby adopted and incorporated as fully as if set out at length, and the provisions thereof shall be controlling in regard to all buildings and structures within the corporate limits of the City, except as provided in Subsection 9-1-2B of this chapter. Three copies of said code are on file in the office of the City Clerk for public use and inspection.
- B. Amendments To Code: The provisions of this subsection represent changes to the international building code/2006 or correspond to the sections of said code which are completed, modified, deleted, and/or added as shown as follows:

~~1. Section 105: Section 105 of the international building code is hereby amended by addition of new sub-subsection 105.1.3, Permits Not Required, in words and figures as follow:~~

~~105.1.3: Permits Not Required: Permits for the estimated value of improvements to or demolition of a structure, such improvements or demolition amounting to not more than \$5,000, are not required and a fee is not required to be paid nor an application submitted since no permit is required. However, in the event a property owner or contractor wishes to apply for a permit in accordance with this Code and obtain a permit, they may do so in accordance with this Code as though this Sub-subsection 105.1.3 was not applicable. In such case, the fee and application process, as well as permit issuance process and inspections, shall be in accordance with all other applicable provisions of this Code.~~

2. Demolition Work Bond, being an addition to the international building code is adopted as follows:

#### Demolition Work Bond:

- (a) Requirement. Before any permit required by this Code is issued granting authority to demolish or remove a building or structure, the person engaged in the work of demolishing or removing the same shall file with the City Clerk a copy of a performance bond with a surety company as surety naming the person for whom the work is done as obligee to guarantee faithful performance of the terms and conditions of the permit and all applicable federal, state or local regulations and to correct or complete a demolition or removal operation when the demolition contractor or contractor undertaking the removal fails or is unable to do the same upon written notice from the City. Such bond may be written for one or more demolition or removal projects and shall be in an

(3) ~~The demolition or structure removal permit is being sought by the owner of the structure.~~

4. Fee Schedules, is hereby deleted and the following language is substituted therefor as new section of the international building code:

**Fee Schedules:**

- (a) **General.** The fee for permits for work regulated by any code adopted by reference into the City of Le Roy Municipal Code, Title 9, Chapter 9-1, shall be as provided in this section. The fee for a permit shall be based on the reasonable cost of the improvement, including material and labor, in accordance with the fee schedule of Subsection (b) of this section. If the code compliance officer determines that the applicant's estimate of the cost of improvement is unreasonable, the permit fee shall be based on the construction contract or detailed bill of materials and cost of labor. The code compliance officer's determination of the reasonableness of the applicant's estimate shall be appealable as provided in this Code.
- (b) **Fee schedule based on estimated value of improvements:**

Estimated Cost	Fee
<del>\$0 to \$5,000</del>	<del>Property owner or contractor not required but wishing to obtain a permit voluntarily for improvements or demolition work estimated to total less than \$5,000 to \$25 fee</del>
\$0 to \$1,000	Flat Fee of \$30
\$1,001 to \$5,000	Flat Fee of \$55
\$5,001 to \$10,000	\$63 plus \$0.42 per hundred or part thereof of the estimated cost over \$5,000. Maximum - \$84
\$10,001 to \$50,000	\$84 plus \$0.315 per hundred or part thereof of the estimated cost over \$10,000. Maximum - \$210
\$50,001 to \$100,000	\$210 plus \$0.27 per hundred or part thereof of the estimated cost over \$50,000. Maximum - \$346.50
\$100,001 to \$500,000	\$346.50 plus \$0.24 per hundred or part thereof of the estimated cost over \$100,000. Maximum - \$1,312.50
\$500,001 to \$1,000,000	\$1,312.50 plus \$0.21 per hundred or part thereof of the estimated cost over \$500,000. Maximum - \$2,362.50
\$1,000,001 to \$5,000,000	\$2,362.50 plus \$0.18 per hundred or part thereof of the estimated cost over \$1,000,000. Maximum - \$9,502.50
\$5,000,001 to \$10,000,000	\$9,502.50 plus \$0.16 per hundred or part thereof of the estimated cost over \$5,000,000. Maximum - \$17,377.50
\$10,000,001 to \$50,000,000	\$17,377.50 plus \$0.13 per hundred or part thereof of the estimated cost over \$10,000,000. Maximum - \$67,777.50
\$50,000,001 to \$100,000,000	\$67,777.50 plus \$0.11 per hundred or part thereof of the estimated cost over \$50,000,000. Maximum - \$120,277.50
\$100,000,001 & Over	\$120,277.50 plus \$0.05 per hundred or part thereof of the estimated cost over \$100,000,001.

**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.

PASSED by the City Council of the City of Le Roy, Illinois, upon the motion  
Made by Kelly Lay and seconded by Kyle Merkle by roll call vote on the 19<sup>th</sup> Day  
of February 2024, as follows

Aldermen elected 8

Aldermen Present 7

Voting Aye: Dawn Hanafin, Justin Morfey, Kyle Merkle, Patti Welander, Ron Legner,  
Matt Steffen, Kelly Lay.

Voting Nay: None

Absent: Sarah Welte

Abstain: None

Other: None

and deposited and filed in the office of the City Clerk in said municipality on the 19<sup>th</sup>  
Day of February 2024.



Anita Corso, City Clerk of the City  
of Le Roy, Mc Lean County, Illinois

APPROVED BY the Mayor of the City of Le Roy, Illinois, this  
19<sup>th</sup> Day of February, 2024



Steven M. Dean, Mayor of the City of  
Le Roy, Mc Lean County, Illinois

ATTEST: (SEAL)



Anita Corso, City Clerk of the City of  
Le Roy, Mc Lean County, Illinois



CERTIFICATE

I, Anita Corso, certify that I am the duly appointed and acting municipal Clerk of the City of Le Roy, of McLean County, Illinois.

I further certify that on **February 19, 2024** the Corporate Authorities of such municipality passed and approved **Ordinance No. 24-02-02-53** entitled:

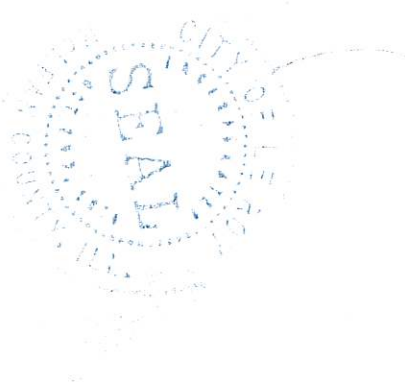
**AN ORDINANCE AMENDING SECTION 9-1-3  
BUILDING CODE**

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of **Ordinance No. 24-02-02-53**, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted at the municipal building, commencing on **February 19, 2024** and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

Dated at Le Roy, Illinois this 19<sup>th</sup> Day of February 2024.

(SEAL)



A handwritten signature in blue ink, appearing to read "Anita Corso". The signature is written in a cursive style and is positioned above a horizontal line.

Anita Corso, City Clerk of the  
City of Le Roy, McLean County, Illinois

STATE OF ILLINOIS        )  
  ) SS:  
COUNTY OF MCLEAN     )

I, Anita Corso, do hereby certify that I am the duly qualified and acting City Clerk of the City of Le Roy, McLean County, Illinois, and as such City Clerk that I am the keeper of the records and files of the Mayor and the City Council of said City.

I do further certify that the foregoing is a true, correct and complete copy of an ordinance entitled:

**AN ORDINANCE AMENDING SECTION 9-1-3  
BUILDING CODE**

I do further certify said *ordinance* was adopted by the City Council of the City of Le Roy at a regular meeting on the 19<sup>th</sup> Day of February 2024, and prior to the making of this certificate the said ordinance was on file with the permanent records of said City where it now appears and remains as a permanent record of said ordinance in the record books.

**Dated this 19<sup>th</sup> Day of February 2024**

(SEAL)



A handwritten signature in blue ink that reads "Anita Corso".

Anita Corso, City Clerk of the  
City of Le Roy, McLean County, Illinois