

ORDINANCE NO. 3533

AN ORDINANCE ESTABLISHING BUILDING PERMIT
FEES AND REGULATIONS

WHEREAS, the City Council of the City of Peru, an Illinois home rule municipal corporation, (hereinafter "City") determines it necessary to increase building permits fees for any construction within the jurisdiction of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PERU, LASALLE COUNTY, ILLINOIS, A HOME RULE MUNICIPALITY, AS FOLLOWS:

SECTION 1: Permit Required. It shall be unlawful for any person, firm, partnership, or corporation to construct or alter any building or structure within the jurisdiction of the City when the fair market value of such construction exceeds \$500.00 and where the effect of such construction or alteration is to:

- (a) Enlarge the capacity of the building or structure;
- (b) Affect any bearing wall of the building or structure;
or
- (c) Affect the roof line or structural support of the roof of the building or structure,

without first having secured a permit therefore.

SECTION 2: Application. Application for such permit shall be made to the Building Inspector of the City and shall be accompanied by plans and specifications in duplicate showing the work to be done; such plans shall be verified by the signature of

either the owner of the premises or by the architect or contractor in charge of the proposed construction.

SECTION 3: Approval of Plans. The Building Inspector shall examine the application to determine whether the proposed construction or alteration will comply with City Ordinances relative thereto. Upon approval, one set of the plans shall be returned to the applicant with a permit, and the other shall be retained by the Building Inspector. No permit shall be issued until after approval of the plans.

SECTION 4: Variations. It shall be unlawful to vary materially from the submitted plans and specifications unless such variations are submitted in an amended plan to the Building Inspector and approved by the Building Inspector.

SECTION 5: Enforcement of Provisions. The Building Inspector may make or cause to be made such inspections as are necessary to see to the enforcement of the provisions of all City Ordinances, and to make any tests or examinations of materials or methods to be used for the purpose of compliance with City Ordinances.

SECTION 6: Fees. The fees for building permits shall be as follows:

- (a) \$3.00 for each \$1,000.00 of the fair market value of the labor and materials to be expended for such construction, with a minimum building permit fee of \$25.00;
- (b) If any construction begins on a proposed project without first having obtained a building permit therefore, the building permit fee shall be 110% of the aforesaid determined fee plus \$25.00.

- (c) Where related construction work is being performed prior to or concurrent with the permitted construction, all site development costs, including, but not limited to, grading, base and surface work, utility costs, and any other real estate improvements shall be included in the determination of "fair market value" for assessment of fees.
- (d) Where applicable, all fees for water services, acreage fees, and/or other impact fees shall be due and payable at the time of building permit issuance.

SECTION 7: Penalties. Any person, firm, partnership, or corporation violating any provision of this Ordinance shall be fined not less than \$50.00 nor more than \$500.00 for each offense. Each day on which an offense occurs or continues shall be deemed a separate offense.

SECTION 8: Effective Date. This Ordinance shall be effective from and after January 1, 1999.

PRESENTED, PASSED, AND ADOPTED at a regular meeting of the City Council of the City of Peru, Illinois, by an aye and nay roll call vote, with 6 voting aye, 0 voting nay, 0 ^{1 passing} absent, and Mayor Baker not voting, which meeting was held on the 26th day of October, A.D., 1998.

APPROVED: October 26, 1998



ATTEST:

Judith A. Heuser
Judith A. Heuser, City Clerk

Donald L. Baker Mayor
Donald L. Baker, Mayor

<u>Aldermen</u>	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Passing</u>
Sadowski	x			
O'Beirne	x			
Witczak	x			
Potthoff				
Piotrowski	x			x
Biolchini	x			
Wren	x			

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