

**VILLAGE OF LODA  
IROQUOIS COUNTY, ILLINOIS**

ORDINANCE 2015-3

**AN ORDINANCE PERTAINING  
TO REQUIREMENTS OF BUILDING PERMITS AND AMENDING OF  
CHAPTER 7 OF THE LODA VILLAGE CODE**

**BE IT ORDAINED**, by the President and Board of Trustees of the Village of Loda, Iroquois County, Illinois;

***SECTION I***

That Chapter 7 of the code be and is hereby Amended to read in words and figures as follow:

**CHAPTER 7 Building Permits**

- 3-7-1** Issuance: Building permits are issued by the Village Board President with the advice and consent of the Village Board.
- 3-7-2** Permit Required: **A.** It shall be unlawful to construct or alter any building or structure in the village where the effect of such alteration is to enlarge the capacity of the structure to change or modify the bearing walls of any structure, building, or roof thereof or where the cost of such structure or alteration exceeds the amount of five thousand dollars \$5000.00 without first having secured a permit therefor.
- B.** A record of all permits and applications shall be kept on file in the Village Office and copies shall be furnished on request to any person having a proprietary or tenancy interest in the building affected.
- 3-7-3** Application: **A.** Applications for building permits shall be made to the village board, and shall be accompanied by plans and specifications in duplicate detailing the project to be completed. Said plans shall indicate the location of the structure making reference to lot lines and set back lines. All such plans will be verified by the signature of the either the owners of the premises or a duly authorized agent, architect or contractor in charge of the construction or alteration.
- B.** Each application for a building permit shall be accompanied by a plat, drawn to scale showing the actual dimensions of

the lot to be built upon, the size of the building to be erected, its location on the lot or lots

- 3-7-4 Fees:** Residential construction in R-1 and R-2 Districts, the permits shall be as follows:
1. New home construction, \$100.00
  2. All exterior modifications to a structure or property that alters the appearance of the structure or property, including decks, \$25.00
  3. Garages, \$50.00
  4. Portable Buildings, (portable building defined as a structure not in excess of 10'x10'x13' and not placed upon a foundation) Limited to 2 per property, \$25.00 each
  5. Storage Buildings that are placed on permanent foundation, \$25.00
  6. Permanent in ground swimming pools and above ground pool, (must have at least a four foot fence or deck fence that can be secured to keep children or adults out) \$25.00
  7. Fences, \$25.00
- 3-7-5 Amended Permits:** Should the owner or contractor wish to make changes in the plans or specification after of the issuance of a permit, an application for an amended permit shall be submitted to the Village Board and it shall be unlawful to vary from the plans approved without the approval by such amendment.
- 3-7-6 Permits:** All permits issued under this Ordinance or any prior Ordinance shall be valid only for one (1) year from the date of issue, unless the applicant has commenced construction pursuant to said permit. All permits under which construction has not commenced within one year after issuance thereof are hereby invalidated. If actual construction was lawfully begun prior to the expiration of the building permit, and actual building construction has been diligently carried on during the pendency of such permit, such building construction shall be completed within two years from the date of issuance of the building permit.
- 3-7-7 Fees:** All building permit applications shall be accompanied with the appropriate funds.
- 3-7-8 Penalty:** Any person, persons, firm or legal entity violating any provision of this chapter shall, be guilty of a misdemeanor and fined not less than one hundred dollars (100.00) and no more than seven hundred and fifty dollars (\$750.00) for each offense, together with the cost of the proceedings for each offense. A separate offense shall be deemed committed on each day on which the violation occurs or continues

## SECTION II

That all ordinances and parts of ordinances of said Village of Loda, Illinois insofar as they conflict with the provisions of this ordinance, be and the same are hereby repealed, but otherwise to remain in full force and effect.

SECTION III

This Ordinance shall be effective as of its passage and approval and as provided by law.

PASSED AND ADOPTED by the President and Board of Trustees of the Village of Loda, Iroquois County, Illinois on the \_\_\_\_\_ day of \_\_\_\_\_ 2015.

APPROVED: \_\_\_\_\_  
Ronald Dudley, Village Board President

[SEAL]

ATTEST:

\_\_\_\_\_  
Village Clerk