

ORDINANCE NO. 1711-14

**AN ORDINANCE AMENDING THE BUILDING CODE
TO PROVIDE FOR TIME LIMITS FOR BUILDING PERMITS**

WHEREAS, the Village of Itasca utilizes building permits for construction projects within the Village; and

WHEREAS, the corporate authorities of the Village of Itasca desire to amend the Village of Itasca's Code of Ordinances to place time limits on building permits issued in the Village of Itasca.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: Chapter 150, Section 150.90 of the Village of Itasca Municipal Code is hereby added as follows:

§ 150.90 Building Permit Time Limits

- A. A building permit, once issued, shall be valid for a period of one year for all residential construction except multi-family construction. The Community Development Director or his/her designee may grant extensions for additional periods not to exceed six months each, provided a fee of 25 percent of the original cost of the permit shall be paid at the time each extension is granted. Where, under authority of a permit or extended permit, work has been started, and has been abandoned for a continuous period of 12 months, all rights under such permit shall thereupon terminate by limitations, and the permit fee shall be forfeited.
- B. For all commercial, industrial and multi-family construction of less than 100,000 square feet, a building permit once issued shall be valid for 12 months. For construction projects greater than 100,000 square feet but less than 200,000 square feet, a permit once issued shall be valid for 18 months. For construction projects greater than 200,000 square feet, a permit shall be valid for 24 months. The Community Development Director or his/her designee may grant extensions for additional periods not to exceed six months each, provided that ten percent of the original building permit fee has been paid at the time each extension is granted. Any additional plan review fee or associated fee shall be charged according to the building permit fee schedule and will be in addition to the ten percent extension fee charge.
- C. Any permitted work that is not completed by the permit expiration date(s), including extensions, shall be maintained in a safe condition. Any unsafe conditions that may exist, as determined by the Community Development Director or his/her designee shall, after notice provided to the property owner or permit holder, be immediately

made into a reasonably safe condition, including the possible removal of any dangerous structure or portion thereof, as determined at the discretion of the Community Development Director or his/her designee. Should the owner or permit holder fail to remedy the unsafe condition, a contractor selected by the Community Development Director or his/her designee shall make the structure, the site or portion thereof safe, at the owner's expense. All costs associated with making the structure, the site or portion thereof safe, including but not limited to legal fees, staff hours, and any contractual work, shall be the responsibility of the owner. If all costs associated with making the structure, the site or portion thereof safe are not paid within 30 days of receipt of invoice from the Village, a lien shall be placed upon the property.

SECTION TWO: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION THREE: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FOUR: EFFECTIVE DATE. This Ordinance shall be in full force and effect on January 1, 2015.

AYES: Trustees Hower, Leahy, Aiani, Madaras, Latoria and Santorsola

NAYS: None

ABSENT: None

ABSTAIN: None

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 4th day of November, 2014.

APPROVED:



Village President Jeffery J. Pruyne

ATTEST:




Village Clerk Melody J. Craven