



Lake County Illinois

Legislation Text

File #: 10-1031, **Version:** 1

Joint resolution adopting an amendment to the One and Two Family Building Ordinance of Lake County, Illinois, and adopting a corresponding amendment to the Land Development Fee Schedule of Lake County, Illinois, and requests its adoption.

- Staff has analyzed residential building permit types with the goal of simplifying the administration of certain types that may need only registration.
- The report recommends several residential building types no longer require permits if certain conditions are met. Those include: Sheds under 100 sq. ft. (completed last June), Residings, Re-roofings and perimeter fencing for internal lots.
- The attached report lists the conditions necessary to allow the applicant to register one of the projects listed above. Instead of paying for a building permit, the applicant would pay a \$25 registration fee.
- If approved by the Committee, this recommendation would be forwarded to the Finance & Administration Committee and the full Board for approval.

WHEREAS, the Lake County Board had heretofore adopted the One and Two Family Building Ordinance of Lake County, Illinois; and

WHEREAS, the One and Two Family Building Ordinance requires a building permit for any structure in unincorporated Lake County; and

WHEREAS, in June, 2010, Lake County Board approved elimination of the building permit requirement for certain small residential storage structures (containing 100 square feet or less of area); and

WHEREAS, since the implementation of this program, Planning, Building and Development Department has processed registrations for 23 sheds meeting this criteria; and

WHEREAS, the implementation of this program has been successful and has added convenience to Lake County customers; and

WHEREAS, Lake County wishes to expand this program and eliminate the building permit requirement for certain additional improvements as noted herein: re-roofings (not involving structural work) performed by Illinois licensed roofers to existing residential structures, residing existing residential structures, and fence installation on perimeters of parcels zoned or used for residential purposes and not located at street intersections; and

WHEREAS, Lake County believes that the elimination of permit requirement would make the development process for its customers more efficient and less costly; and

WHEREAS, certain safeguards will be in place to ensure that all applicable regulations continue to be met; and

WHEREAS, a nominal registration fee in the amount of \$25 will be charged to such customers in conjunction with these improvements; and

WHEREAS, these changes necessitate an amendment to the One and Two Family Building Ordinance of Lake County, Illinois and an amendment to the Land Development Fee Schedule of Lake County, Illinois; and

NOW THEREFORE BE IT RESOLVED by the Lake County Board that the amendment to the One and Two Family Building Ordinance of Lake County, Illinois, as reflected in Exhibit A, and the Land Development Fee Schedule of Lake County, Illinois, be adopted effective immediately.

DATED at Waukegan, Illinois this 16th day of November, 2010.