

CHAPTER 1
BUILDING CODES

Section

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§4-1-1: SHORT TITLE; DESIGNATION OF PARTS:

This Chapter, including the rules and regulations it adopts by reference, is entitled *BUILDING CODES*. The number or letter designations used to set off or identify its various parts refer to sections, subsections, paragraphs, rules, regulations or other divisions as the text or arrangement may indicate. Reference to any of these parts may be by such designation alone. (Ord. 66-3, 11-7-1966)

§4-1-2: PERMITS REQUIRED; SCOPE:

(A) Permit And Compliance With Code:

It is hereby required that a permit be obtained in advance and all other requirements of this Code be complied with whenever a building or structure or part or appurtenance thereof, located within the limits of the Village, is erected, installed, altered, converted, remodeled, structurally repaired, moved, demolished or its use or occupancy is established or changed, and in the event of any excavating or earth stripping.

(B) Maintenance:

Each building and/or structure and part and appurtenance thereof, both existing and hereafter erected or installed, shall be so maintained by the owners and occupants that the occupants and users thereof and others are reasonably safe from the hazards of fire, explosion, collapse, contagion and spread of infectious disease.

(C) Occupancy Permit(s):

Except for the purpose of construction and work, no person shall occupy any building, or remodeled portion thereof for which a permit is required pursuant to this Chapter, until an occupancy permit shall have been secured from the Building Officer. A temporary occupancy permit may be issued by the Building Officer where, in the discretion of the Building Officer, the items remaining to be complete do not constitute an unreasonable risk to the public health, safety,

and/or welfare related to persons and/or property. Any such temporary occupancy permit shall expire upon the expiration of the building permit for the project or work, or upon the expiration of any authorized extensions of such building permit for the project or work as authorized by Section 4-1-7 of this Chapter. Any failure by a permittee and/or property owner to obtain a final occupancy permit prior to the expiration of the building permit for the project or work, or prior to the expiration of all authorized extension(s) of such permit, shall constitute a separate violation of this Code, and each day after such expiration and until a final occupancy permit has been issued by the Building Officer shall constitute a separate violation of this Code.

(D) Form Of Permit Application; Required Information, Generally:

1. Application for such permits shall be made to the Building Officer and shall contain the legal description, real estate index number, and street address for the subject property on which the work is to be done. Each application for a building permit shall be accompanied by two (2) sets of plans and specifications showing the work to be done; such plans and specifications shall be verified by the signature either of the owner of the premises or by the architect, engineer or contractor in charge of operations. The application shall contain a general description of the proposed work, its location, the use and occupancy of the subject property not covered by the building, and such additional information as may be required by the Building Officer.
2. The application must also include a current plat of survey prepared by a licensed Illinois land surveyor showing lot dimensions, total area, all existing improvements, and all easements of record. Said plat of survey shall accurately depict the base flood elevation(s) as defined in Title 5, Chapter 6 of this Code, and specifically in Sections 5-6-3 and 5-6-4 of this Code where one or more base flood elevations are applicable to the subject property. Where the application is for a building permit for a structure which will create any additional impervious area, a separate current topographical survey prepared by a licensed Illinois land surveyor or by a registered professional engineer shall be submitted with the application, which topographic survey shall accurately depict the base flood elevation(s), if any, applicable to the subject property.
3. When required by the Building Officer, plans shall be drawn to scale and shall be of sufficient clarity to indicate the nature and extent of the work proposed and shall show in detail that it will conform to the building codes and all relevant laws, ordinances, rules and regulations. Plans shall include a site plan drawn to scale, showing all easements, drainage facilities, adjacent grades, property lines, building and setback lines, the proposed building and every existing building on the subject property. The Building Officer may require the plans and specifications to be certified and stamped by a registered architect or structural engineer licensed by the State of Illinois.

(E) Demolition Permits; Additional Information Required:

A permit shall be required for all demolitions involving all or substantially all of any principal structure or building, with the required application, deposit, and supporting documents as listed below:

1. Application and the required demolition permit fee;
2. Plat of survey;
3. Statement, drawing, and photographs describing the proposed demolition work;
4. Site management plan covering:
 - (a) Structures;
 - (b) Utilities disconnection and protection;

- (c) Easements;
 - (d) Trees;
 - (e) Access, ingress/egress;
 - (f) Refuse;
 - (g) Dust and airborne particles control;
 - (h) Building construction plan, if applicable;
 - (i) Site restoration;
 - (j) Foundation removal.
5. Contractors list;
 6. Other agency approvals, if applicable;
 7. Certificates of insurance covering the site and any contractors; and
 8. A time schedule for stages or milestones and completion of demolition.

There shall be a minimum waiting period of thirty (30) days upon receipt of a completed application for a demolition permit and supporting documents: (1) to allow the review of the application and supporting documents, to ensure that all departments of the Village and other affected agencies have completed review of the application and supporting documents; and (3) to ensure that utility disconnection(s) have been secured, provided, however, notwithstanding the foregoing, said thirty (30) day waiting period may be reduced or waived in its entirety by the Village Board, in its sole discretion, if the Village Board determines that there is good cause for such a reduction of or a waiver of the 30-day waiting period.

(F) Driveway Permits:

Any person who installs or makes any repairs to, or causes to be installed or repaired, any driveway shall secure a driveway permit in advance from the Building Officer, except that any driveway repair which is limited to crack sealing and/or sealcoating of a driveway or a portion thereof, or any driveway repair affecting less than fifty (50) square feet of surface area of a driveway shall not require a permit. For purposes of this Section, a “driveway” shall mean that portion of any lot or parcel used for or designed for use for vehicle ingress and egress and/or for vehicular parking.

(Ord. 2010-004, 8-16-2010; amd. 2014 Code; Amd. Ord. 2019-07, passed 07-15-2019)

§4-1-3: BUILDING CODES, REGULATIONS ADOPTED:

The previously published books or pamphlets described and referred to in this Section and the administrative or building rules, regulations and standards contained therein or described portions thereof, modified in some cases as noted herein, are hereby adopted by reference and made a part of this Chapter. They shall apply to those types and kinds of buildings and structures and parts and appurtenances thereof described or listed below and in said rules:

(A) Building Codes:

1. BOCA Basic National Building Code; Regulations Adopted:

The rules and regulations set forth in the book entitled “The BOCA Basic National Building Code/1993”, twelfth edition, as amended, published by the Building Official And Code Administrators International, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, and available from said organization, are hereby adopted by reference and made a part of this Code as the rules and regulations governing the fabrication, erection, construction,

enlargement, alteration, and repair of buildings and other structures in the Village other than detached one- and two-family dwellings, their appurtenances and accessory structures; and it shall be unlawful for any person, firm or corporation to fabricate, erect, construct, enlarge, alter, repair or cause to be fabricated, erected, constructed, enlarged, altered, or repaired any building or structure in the Village other than detached one- and two-family dwellings, their appurtenances and accessory structures in violation of or without complying with those rules and regulations. At least three (3) copies of said book have been filed in the office of the Village Clerk for inspection and/or copying by the public at least thirty (30) days prior to the adoption of this Chapter.

2. CABO One And Two Family Dwelling Code; Regulations Adopted:

The rules and regulations set forth in the book entitled “The CABO One And Two Family Dwelling Code, 1992 Edition” published by the Building Official And Code Administrators International, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478, and available from said organization, are hereby adopted by reference and made a part of this Chapter as the rules and regulations governing the fabrication, erection, construction, enlargement, alteration, and repair of one- and two-family dwellings, their appurtenances and accessory structures; and it shall be unlawful for any person, firm or corporation to fabricate, erect, construct, enlarge, alter, repair or cause to be fabricated, erected, constructed, enlarged, altered, or repaired any one- and two-family dwellings, their appurtenances and accessory structures in violation of or without complying with those rules and regulations. At least three (3) copies of said book have been filed in the office of the Village Clerk for inspection and/or copying by the public at least thirty (30) days prior to the adoption of this Chapter.

3. Amendments:

Section R-109 of said CABO one and two family dwelling code of the Village is hereby amended as follows:

“PERMIT.

Sec. R-109. A permit shall be obtained before beginning construction, alteration or repair, using application forms furnished by the Building Official. The beginning of construction shall include the commencement of any excavation or alteration of the existing grade which is required as part of the proposed improvement. Permit fees shall be as established by the Village Code or by separate ordinance or resolution.”

(B) Telephone and Electric Service, Electric Wiring And Apparatus:

1. Underground Utility Service:

The customer portion of utility service hereafter provided to any building or structure hereafter erected shall be installed underground from existing utility owned distribution poles or existing underground installations. Any new extension of utility service whether in easements or in public streets, roads and alleys, shall be installed underground, including, without limitation, extension to service a previously subdivided area, to service an unsubdivided area, or to service an area hereafter subdivided, unless otherwise authorized by the corporate authorities.

2. Standards:

Except as herein provided, adopted and applicable to all regulated buildings, structures and developments as rules and regulations, are the standards for electrical wiring and apparatus set forth in the National Electrical Code, 1993 edition, printed by the National Fire Protection Association, Batterymarch Park, Quincy, MA 02269. At least three (3) copies of said Code have been filed in the office of the Village Clerk for inspection and/or copying by the public at least thirty (30) days prior to the adoption of this Chapter.

(Ord. 93-354, 4-19-1993)

(C) Plumbing and Sewage Disposal Systems:

Adopted and applicable to all buildings and structures are the rules and regulations set forth in the current state of Illinois Plumbing Code, and the State of Illinois Private Septic Code as promulgated by the State Department of Public Health from time to time, and the Lake County Health Ordinance and rules and regulations promulgated thereunder and as amended from time to time are also adopted and applicable to all buildings and structures, and in the event of a conflict between the Lake County Health Ordinance and related rules and regulations and the State Plumbing Code and related rules and regulations, the more restrictive provisions shall govern. Private sewage disposal systems shall comply with the Illinois Plumbing Code (77 Ill.Adm.Code 890), the Illinois Private Sewage Disposal Licensing Act (225 ILCS 225), and the Private Sewage Disposal Code (77 Ill.Adm.Code 950), and as amended from time to time, and the applicable provisions of this Code. In the event of any conflict between these various regulations, the most restrictive provisions shall govern. At least three (3) copies of each of the aforesaid regulations have been filed in the office of the Village Clerk for inspection and/or copying by the public at least thirty (30) days prior to the adoption of this Chapter.

(Ord. 93-354, 4-19-1993; amd. 2001 Code; Amd. Ord. 2014-02, passed 4-21-2014)

§4-1-4: REQUIRED PERIODIC MAINTENANCE OF PRIVATE SEWAGE DISPOSAL SYSTEMS:

(A) History, Purpose, and Authority:

1. History:

Historically, failing private sewage disposal systems (“septic systems”) within the Village have been addressed through enforcement of the Lake County Board of Health Ordinance and regulations provided therein relative to private septic systems.

2. Purpose:

In order to protect the public health, safety, and natural environment, this Section establishes required periodic maintenance of septic systems within the Village. Failing septic systems are expensive to repair or replace, and poor maintenance is a common cause of early system failures. A minimum amount of preventative maintenance costs very little in comparison to the cost of replacing a septic system that has failed. Many failures could have been prevented with proper, regular maintenance. Contact with human waste that is not treated or is inadequately

treated can pose significant health risks, and untreated wastewater from failing septic systems poses a threat of contamination of nearby wells, groundwater and drinking water sources.

Failed septic systems can cause property values to decline. Building permits cannot be issued or real estate sales of properties may be delayed until the failed septic systems are repaired or replaced. Failed or inadequately maintained septic systems can contribute to the pollution of local creeks, streams, rivers, lakes, and shorelines that the community uses for recreational activities.

3. Authority:

The Illinois Private Sewage Disposal Licensing Act provides as follows: “This Act does not prohibit the enforcement of ordinances of units of local government that require homeowners who maintain a private sewage disposal system within the unit of local government to provide verification, no more frequently than once every three (3) years, to the unit of local government of a valid contract with a licensed private sewage disposal system installation contractor. However, no additional fee may be charged for such verification.” (225 ILCS 225/10(b))

(B) Verification of Periodic Maintenance of Private Septic Systems Required Not Less Frequently Than Every Five (5) Years:

The owner and/or occupants of any property within the Village served by a septic system shall cause such septic system to be inspected, maintained, repaired, and pumped (collectively referred to in this Section as “maintenance”) not less than once every five (5) years.

The maintenance of private septic systems required periodically by this Section shall include pumping of the septic system’s tank(s), cleaning filters, inspection of the tank inlet and outlet tees and drainage field, and any additional necessary services or repairs to the tank, drainage field lines, or mechanical components of the system identified during the inspection. This maintenance shall be performed by the personnel of a private sewage disposal system installation contractor currently licensed by the State of Illinois Department of Public Health.

(C) Notification and Reporting Requirements:

(1) A “Notice of Private Septic System Maintenance Required” will be mailed by regular U.S. Mail by the Village for each lot or parcel in the Village served by a septic system to the person or persons in whose name the real estate taxes for the preceding year were paid, based upon the on-line records of the Lake County Treasurer, which Notices will be sent at intervals of approximately every five (5) years. Said person or persons will have ninety (90) days from the date that Notice was sent in which to perform the required maintenance of the septic system on the subject property and comply with the other provisions of this Section and, within that same time frame, provide to the Village written evidence thereof.

(2) The owner and occupant of such property shall be jointly and severally obligated to provide verification to the Village of the performance of the maintenance required by this Section in the form of a copy, facsimile, or emailed “pdf” copy of a dated and paid receipt from a currently licensed private sewage disposal system installation contractor stating the date such maintenance was performed and the State license number of such contractor, which receipt shall evidence the required maintenance of such septic system on the property owned and/or occupied by them has been maintained within eighteen (18) months preceding the date that such Notice was sent and/or within ninety (90) days after the date that such Notice was sent.

The maximum five (5) year interval for the periodic maintenance required by this Section shall be measured from the date that any such documented maintenance was most recently performed.

- (3) Failure of the Village to timely mail the Notice as provided for by this Section shall not release any owner(s) or occupant(s) of responsibility to comply with the provisions of this Section and have the required maintenance of their septic system performed by qualified persons in a timely manner as required in this Section, as said Notices are only provided as a courtesy reminder of the requirements of this Section. The Village will endeavor to provide such respective owner(s) and occupant(s) of such lot or parcel a Notice of Required Septic Maintenance within every five (5) years from the date of such most recently documented maintenance.

(D) Repairs:

All maintenance, and/or alterations to any existing private septic system within the Village shall be performed in accordance with the Illinois Plumbing Code (77 Ill.Adm.Code 890), the Illinois Private Sewage Disposal Licensing Act (225 ILCS 225) and the Private Sewage Disposal Code (77 Ill.Adm.Code 950). All required maintenance of private septic systems shall be the joint and several obligation of and at the expense of the owner(s) and occupant(s) of the property in question.

(Ord. 2014-02, passed 04-21-2014)

§4-1-5: ADMINISTRATION AND ENFORCEMENT:

The office of Building Officer is hereby created, in which is vested the power and duty to administer and enforce all the provisions of this Chapter and such related regulations as are assigned to that office by the Board of Trustees. There is also created the position of Deputy Building Officer, in which is vested with the same powers and duties as the Building Officer, subject to supervision by said Building Officer. All reference to “officer” in this Chapter shall mean the Building Officer and all Deputy Building Officers.

The Village President, with the advice and consent of the Board of Trustees shall appoint as Building Officer and Deputy Building Officer, persons who are qualified by professional or practical training and experience to conduct the affairs and carry out the duties of their offices.

(Ord. 74-3.8, 7-29-1974)

§4-1-6: FEES AND DEPOSITS:

Building permit fees and deposits will be in accordance with the following schedule:

(A) Basic Fees:

The fees applicable to all new construction, all alterations, and all remodeling, wrecking, or demolition:

1.	Examination of Plans:	
	(a) Remodeling, \$25,000.00 in costs and cover, and all new construction	\$250.00
	(b) Remodeling under \$25,000.00	\$125.00
2.	Erection of principal building (all habitable and nonhabitable areas)	\$0.25 per square foot, with minimum fee of \$125.00
3.	Additions to buildings	\$0.25 per square foot, with minimum fee of \$125.00
4.	Repairs and alterations	\$12.50 for each \$1,000.00 or fraction thereof, of estimated cost of construction, with minimum fee of \$125.00
5.	Each installation of new siding or roofing	\$125.00
6.	Electrical work	\$0.125 per square foot, with minimum fee of \$125.00
7.	Driveway permit (new, replacement, or repair)	\$125.00
8.	Culvert permit (new, replacement or repair)	\$125.00
9.	Reinspections	\$125.00 per inspection
10.	Permit extensions	\$125.00 per extension
11.	Plumbing, repair or remodeling, or new construction	\$0.125 per square foot, with minimum fee of \$125.00
12.	Water supply, new construction, or repair and/or alteration of an existing supply	\$125.00
13.	Sewage disposal facilities or septic system; new system (no charge for repair)	\$125.00
14.	Each inspection prior to moving, raising, shoring or underpinning of structures, and each inspection for new foundation work for existing structure	\$125.00
15.	Moving, raising, shoring, or underpinning of structures	\$125.00
16.	Wrecking and demolition	\$125.00
17.	HVAC, new construction	\$0.125 per square foot, with minimum fee of \$125.00
18.	Temporary certificates of occupancy	\$125.00
19.	If any work is begun without first having secured any required permit, in such cases, in addition to any regular permit charges required, a surcharge for such permit shall be paid in an amount equal to 100 percent of the regular fees for the required permit, and in any event, the minimum surcharge shall be:	\$325.00
20.	Fences, including sea walls (when permitted by the zoning regulations or a variation thereto)	\$0.1875 per linear foot, with a minimum fee of \$125.00
21.	Postage and handling charge when permit is mailed	\$ 12.50
22.	Pools	\$125.00 for examination of plans, plus \$312.50 for inspection of construction (See Section 4-2-4 of the Tower Lakes Village Code for applicable fees related to swimming pools)

23.	Antenna, dish, tower, etc., over 50 pounds	\$125.00
24.	Decks	\$0.25 per square foot of surface area with a minimum of \$125.00
25.	Certificate of occupancy	\$200.00
26.	Road damage. If the Building Officer finds any damage has occurred to the roads, public ways, or other public property as a result of or by reason of the construction, the Building Officer may require a surcharge fee for issuance of the certificate of occupancy to be paid to the Village prior to the issuance of the certificate of occupancy equal to the estimated cost to repair the damage, but in such event, the minimum surcharge shall be:	\$625.00
27.	Work completed not on approved plans (applicable to new construction only)	\$250.00
28.	Any work or required permit not covered by the above fee schedule, unless otherwise specified in this Village Code.	\$125.00
29.	Site Development Fee	\$250.00
30.	Supplemental building permit fees (all construction and demolitions)	See subsections (B) and (C) of this Section

(B) Supplemental Building Permit Fee For New Construction and Demolitions:

For all new construction projects and all demolition projects (does not apply to repairs, remodeling, additions, or other alterations), the sum of two thousand five hundred dollars (\$2,500.00) shall be paid to the Village as a portion of the building permit fee, in addition to all other charges set forth in this Section, to defray the Village's additional administrative costs associated with these types of permits.

(C) Supplemental Building Permit Fee for All Construction, Earth Grading, and Demolition Projects:

For all construction projects, earth grading work, and/or demolition projects, a sum equal to ten percent (10%) of all other permit fees (i.e., excluding any applicable road bond) shall be paid to the Village and utilized as part of the Village expenditures for street repair purposes, the Village recognizing that all such activity shortens the remaining useful life of the Village's streets, even when no damage is readily apparent.

(D) Reimbursement for Related Expenses:

1. The Village President and/or the Building Official may, at their discretion, retain such professionals, experts, and/or consultants as either of them may deem necessary for a full and complete review and consideration of an application for any building permit, septic permit, driveway permit, site development permit or any other permit or approval required by this Chapter or the other ordinances of this Village. Such professionals, experts, and/or consultants may include, but shall not be limited to: arborists, architects, attorneys, BOCA Code specialists, conservationists, engineers, environmentalists, Fire Code plan review specialists, land planners, landscape architects, soil scientists, structural engineers, surveyors, wetland experts and such other professionals, experts or consultants as the Village deems necessary and the cost of such service shall be borne by the applicant as hereinafter provided.

2. The applicant shall be obligated to reimburse the Village for all expenses incurred by the Village relative to his or her respective application for the services of any and all of the above described professionals, experts and consultants.
3. All such reimbursement shall be made to the Village prior to the issuance of the permit in question or in the event such expenses cannot be finally ascertained, the applicant shall be required to deposit with the Village Treasurer such amounts reasonably necessary to pay the estimated amount of such expenses as determined by the Village President. Any portion of such deposit not expended by the Village shall be refunded to the applicant or petitioner at such time as no further expenditures or charges by the Village are reasonably anticipated.
4. If any applicant fails to comply with any of the foregoing provisions, the Village, in addition to such other remedies as provided by law or the provisions of this Chapter and the other applicable ordinances of this Village and/or any officer, employee, board, committee or commission thereof may:
 - (a) Refuse to process any application for any permit or approval;
 - (b) Refuse to make inspections as otherwise required; and/or
 - (c) Refuse to issue any applicable permits or approval.

In addition to the foregoing remedies, and not by way of limitation, the Village may bring action at law to collect any amounts due under any of the foregoing provisions.

(E) Definition:

The term “new construction” as used in this Chapter shall mean the construction or reconstruction of the entirety of or substantially all of a residence.

(Ord. 2010-004, 8-16-2010; Amd Ord. 2014-02, passed 4-21-2014; amd. 2014 Code)

§4-1-7: TIME LIMITATION ON PERMITS:

- (A) Any new construction project shall be completed within one year from the issuance date of the permit for same, except that the Building Official may, in his discretion, and if there is reasonable cause shown, grant one or more extensions of time for any such permit, all of which extension(s) shall not exceed, in the aggregate, six (6) months in duration. Each day such work remains incomplete after the expiration of such one year period and any authorized extension(s) thereof shall be deemed to be a violation of this Section and a separate offense.
- (B) Any project other than new construction for which a permit is issued shall be completed within six (6) months from the issuance date of said permit, except that the Building Official may, in his discretion, and if there is reasonable cause shown, grant one or more extensions of time for any such permit, all of which extension(s) shall not exceed, in the aggregate, three (3) months in duration. Each day such work remains incomplete after the expiration of such six (6) month period and any authorized extension(s) thereof shall be deemed to be a violation of this Section and a separate offense.

(Ord. 2001-473, 4-2-2001)

§4-1-8: CONSTRUCTION DEBRIS:

A portable waste container shall be placed and maintained on each construction site throughout the construction period for the disposal of all debris. Each construction site shall be kept neat and orderly and free of litter and debris at all times. The burning of any refuse or debris on any construction site is prohibited at all times. (Ord. 2001-473, 4-2-2001)

§4-1-9: BONDS:

(A) Road Bond: Each person who secures a building permit for any new construction, or for any addition to an existing building, and each person who secures a demolition permit, or where otherwise deemed necessary by the Building Official or other appropriate Village officer, shall post with the Village Treasurer a cash road bond of two thousand five hundred dollars (\$2,500.00), which shall be refunded to the permittee when an occupancy permit is issued and/or when the road commissioner finds that said construction has been completed without said permittee, permittee's contractors, subcontractors or materialmen having caused substantial damage to streets, roads and highways and/or any appurtenant drainage structures including, but not limited to, ditches and culverts within the Village, all without prejudice to the rights of the Village to pursue its remedies against the persons responsible for any such damage. Without limiting the generality of the foregoing, the aforesaid cash bond shall ensure the following:

1. The planting of grass and/or sod on the sides of the roads and in drainage ditches and culverts so as to prevent culvert damage and drainage ditch erosion during construction.
2. The removal of all dirt and/or debris from any roadway and drainage ditch.
3. To repair any damage to the configuration and/or pitch of any drainage ditch.
4. To repair any damage to the paved roadway or to the shoulders thereof.
5. To ensure the complete and proper installation of driveway culvert or culverts.

(Ord. 2005-103, 4-18-2005)

(B) Forfeiture: Failure of the permittee or persons acting in association or in combination with permittee to comply with the specifications of this Section, and/or any other applicable provisions of this Code, shall result in the forfeiture of any such cash bond held by the Village; provided, however, that prior to any such forfeiture the Village shall give thirty (30) days' written notice to applicant by U.S. mail, postage prepaid, to the last address shown on the permit application in question that such action is contemplated and that permittee has the right to request a hearing before the corporate authorities on the question of such forfeiture within that time period, and that if the applicant fails to do so, said bond shall be automatically forfeited. If any such cash bond is unclaimed for two (2) years, the same may be forfeited to the Village by resolution adopted by the Village Board; provided, however, that prior to the passage of such a resolution the applicant shall be given thirty (30) days' written notice by U.S. mail, postage prepaid, at the last address shown on the permit application.

(Ord. 2002-005, 5-20-2002)

§4-1-10: FOUNDATION SURVEYS REQUIRED:

(A) A plat of survey (also known as a "spot survey") shall be required when any foundation is completed. A plat of the lot(s) or parcel(s) of land, or parts or portion thereof, drawn to a scale

showing the actual dimensions of the lot(s) or parcel(s), the location of all buildings and improvements, including excavations and foundation walls, and the elevation of all levels of the top of foundation with respect to United States Geological Survey (USGS) datum, and certified by a registered land surveyor licensed by the State of Illinois as a true copy of the lot(s) or parcel(s) shall be submitted to the Building Official for review and approval of the foundation elevation and location immediately after the foundation walls have been completed. Said plat or spot survey must meet the following requirements:

1. Such survey shall be prepared by and certified by a professional land surveyor registered in the State of Illinois;
2. The minimum size sheet shall be eleven inches by seventeen inches (11" x 17");
3. The legal description and street address must be clearly set forth thereon;
4. The minimum size scale of such survey shall be one inch equals twenty feet (1" = 20') (i.e., 1" = 15', 1" = 25' are not acceptable; architectural scales are not acceptable);
5. All information on such plat must be legible;
6. The location of all foundations, buildings and improvements upon the lot or parcel shall be defined by measurements perpendicular to the boundaries;
7. Exterior dimensions of all foundations, buildings and improvements at ground level shall be shown.

(B) Further construction shall not commence on any completed foundation walls until the foundation wall elevations shown on the plat have been reviewed and approved by the Building Official. Acceptance of the location and elevation of foundation walls shall be shown by a stamp on the plat of survey marked "APPROVED, Village of Tower Lakes Building Department", with the date and signature of the Building Official.

(Ord. 2001-473, 4-2-2001)

§4-1-11: FINAL AS-BUILT SURVEYS REQUIRED:

(A) A final as-built topographical survey of the lot grading shall be submitted to and approved by the Building Official. Said surveys shall also be prepared by a registered land surveyor.

(B) Final as built surveys shall show the following information:

1. Property lines (dimensioned), building lines, easements;
2. Lot corners (must be monumented by an iron pipe);
3. Building foundations, including dimensions;
4. Foundation location measurements relative to all property lines showing clearly that no building setback lines or easements have been encroached upon;
5. Bench mark description and elevations;
6. The following elevations shall be shown at USGS datum:
 - (a) Top of foundation elevation for each level, and approximate grade change by scale;
 - (b) Brick ledge, if applicable;
 - (c) Garage floor elevation;
 - (d) Centerline and edge of street or top of curb, if same exists, opposite front corners of property (indicate if final surface or not);
 - (e) Ground at twenty five foot (25') intervals along:
 - (1) Roadside ditch flow line;

- (2) Lot lines;
 - (3) Drainage swale flow lines;
 - (f) Driveway culverts;
 - (g) At locations where proposed elevations are indicated on approved final lot grading plan.
7. A final occupancy permit shall not be issued if the property is not in compliance with the approved foundation plat of survey, the approved site plan, the approved septic plan, and the approved final lot grading plan, and the approved final engineering for the subdivision.

(Ord. 2001-473, 4-2-2001)
(Amd. 2014-02, passed 4-21-2014)