

IMPROVEMENT LOCATION PERMIT STRASBURG ILLINOIS

From Ordinance 94-1
Effective April 14, 1994

- (1) Within the Village of Strasburg a structure may be altered, changed, placed or erected on platted or unplatted lands only when said structure and its location conforms with this Ordinance and other applicable ordinances of the Village. An Improvement Location Permit for such structure must have been issued.
- (2) The individual or individuals appointed by the Village Board as a Building Commissioner shall issue an Improvement Location Permit upon written application and according to the directions contained in this Ordinance, when the proposed structure and its location conforms in all respects to this Ordinance.
- (3) Any decision of the Building Commissioner concerning the issuance of an Improvement Location Permit may be appealed to the Village Board of Trustees.
- (4) Any person who shall make application for an Improvement Location Permit shall furnish the Building Commissioner with a site plan of the real estate upon which said application for an Improvement Location Permit is made. Said site plan shall be drawn to scale, or as nearly to scale as possible, showing the following items:
 - (a) Legal or site description of the real estate involved
 - (b) Location and size of all buildings and structures
 - (c) Width and length of all entrances and exits to and from said real estate
 - (d) All adjacent and adjoining roads or highways.
- (5) The Building Commissioner may require the relocation of any proposed building or structure or exit or entrance shown on said site plan and/or the location of new exits or entrances not shown on said site plan before issuing an Improvement Location Permit when such action is necessary to carry out the purpose and intent of these regulations.
- (6) The Building Commissioner may take ten (10) days in which to review the application, during which time he may consult with appropriate technical consultants. If, after the ten day period, the Building Commissioner has not required any additional information or stated any objections in writing, he shall issue the Improvement Location Permit,
- (7) One copy of such permit shall be securely posted in a place in the front of the premises to which such permit applies, and such permit shall remain so posted until the erection, repair, alteration or change of use shall have been completed.
- (8) Application for an Improvement Location Permit for the construction location of a new building shall be accompanied by a fee of fifty dollars (\$50.00). (Payable to the Village of Strasburg)
- (9) Failure to make application for an Improvement Location Permit before any manual work begins on that Improvement shall triple the cost of said permit.
- (10) Upon completion of the Improvement covered by the Improvement Location Permit, the Building Commissioner shall inspect the premises, and, if his inspection shall reveal that the Improvement has been completed in substantial conformity with the site plan.

REMEDIES AND BREACH

- (A) **REMEDIES:** In case any residential building or structure is constructed, reconstructed, located, relocated, or any residential building, structure, or land is used in violation of the Ordinance or Building Commissioner with the advice and consent of the Village Board of Trustees, or the Village Board of Trustees, in addition to other remedies, may institute any appropriate action or proceeding (1) to prevent the unlawful construction, reconstruction, location or relocation, or use, (2) to prevent the occupancy of the residential building, structure, or land, (3) to restrain, correct, or abated the violation.

In any action of proceeding for a purpose mentioned in this section, the court with jurisdiction of such action or proceeding has the power and in its discretion may issue a restraining order, or a preliminary injunction, as well as permanent injunction, upon such terms and under such conditions as will do justice and enforce the purposed of this Ordinance.

If a permanent injunction in any action proceeding for a purpose mentioned in this section, the court in its decree may, in its discretion, allow the plaintiff a reasonable sum of money for the plaintiff's attorney. This allowance shall be a part of the costs of the litigation assessed against the defendant, and may be recovered as such.

- (B) **BREACH:** Any person or corporation who shall violate any of the provisions of this Ordinance or fail to comply therewith or with any of the requirements thereof, or who shall alter the use of land or build, reconstruct or structurally alter any residential building in violation of any detailed statement or plan submitted and approved thereunder, or who shall occupy such altered land use or have structurally altered residential building prior to securing a permit, shall, for each and every day of each and every violation nor non-compliance be guilty of a misdemeanor and shall be fined in a sum not to exceed Five Hundred Dollars (\$500.00) for each day of such violation.

PROBITIONS

No residential structure or building, including manufactured or mobile homes and modular homes or dwellings, shall be permitted in the Village of Strasburg, Illinois, unless the following minimum building requirements are met:

- (A) The structure designed as living area shall be not less than 900 square feet in area.
- (B) The front yard shall be not less than 25 feet in depth.
- (C) The rear yard shall be not less than 15 feet in depth.
- (D) The side yard shall be not less than 15 feet in depth.
- (E) All residential dwelling shall have not less than 1 off-street parking place for every two (2) adults residing therein.
- (F) All off-street parking shall not be located within the front yard area of the lot and shall be of gravel or crushed rock not less than 2 inches in depth.
- (G) All manufactured homes or mobile homes shall be securely fastened or anchored to the ground by means of straps or other devices designed for that purpose and shall be skirted or placed upon a foundation of concrete block.

(H) No more than 1 residential building or dwelling shall be permitted on any one (1) lot.

CERTIFICATE OF IMPROVEMENT LOCATION PERMIT, STRASBURG, ILLINOIS

Name of Applicant _____ Date _____

Phone Number for Applicant _____

Location of Improvement _____

Type of Structure to be built _____

Signature _____

Date of Approval _____

Signature of Commissioner _____