



**Board of Commissioners of Cook County
Zoning and Building Committee**

SUPPLEMENTAL AGENDA

Wednesday, September 9, 2015

**10:00 AM Cook County Building, Board Room, Rm. 569
118 North Clark Street, Chicago, Illinois**

NOTICE AND AGENDA

There will be a meeting of the Committee or Subcommittee of the Board of Commissioners of Cook County at the date, time and location listed above to consider the following:

PUBLIC TESTIMONY

Authorization as a public speaker shall only be granted to those individuals who have submitted in writing, their name, address, subject matter, and organization (if any) to the Secretary 24 hours in advance of the meeting. Duly authorized public speakers shall be called upon to deliver testimony at a time specified in the meeting agenda. Authorized public speakers who are not present during the specified time for public testimony will forfeit their allotted time to speak at the meeting. Public testimony must be germane to a specific item(s) on the meeting agenda, and the testimony must not exceed three minutes; the Secretary will keep track of the time and advise when the time for public testimony has expired. Persons authorized to provide public testimony shall not use vulgar, abusive, or otherwise inappropriate language when addressing the Board; failure to act appropriately; failure to speak to an item that is germane to the meeting, or failure to adhere to the time requirements may result in expulsion from the meeting and/or disqualify the person from providing future testimony.

15-4039

Sponsored by: PETER N. SILVESTRI, County Commissioner

PROPOSED ORDINANCE AMENDMENT

REVISED FEE SCHEDULE (Ch. 32, sec. 32-1)

BE IT ORDAINED, by the Cook County Board of Commissioners, that Chapter 32 FEES, Sec. 32-1 - Fee Schedule, Chapter 102, is hereby amended as follows:

**PART E. PERMIT FEE SCHEDULE FOR COOK COUNTY DEPARTMENT OF
BUILDING AND ZONING**

BUSINESS OCCUPANCY FEE

Fee for initial occupancy of all businesses* shall be two hundred fifty (\$250.00) dollars, which sum shall be paid by Applicant in advance and upon filing application.

All registrations will run concurrent to the County fiscal year, December 1st to November 30th.

* All businesses with a use of structure or use of land located in unincorporated Cook County shall be required to obtain a Business Occupancy.

After the initial occupancy period, businesses shall be subject to Annual Inspection and related fees as provided in this code.

3-B. ALTERATIONS, REMODELING AND MISCELLANEOUS ITEMS OF CONSTRUCTION

Minimum Fee is \$73.50 plus \$21.00 for each additional \$1,000.00 of estimated cost in excess of \$5,000.00. The estimated cost shall be based on the cost ~~as shown on contracts signed between the owner and all contractors for the actual cost of the project of materials, upon determination of the Commissioner of Building and Zoning.~~

10-B. ~~FENCES OVER FIVE (5) FEET IN HEIGHT~~

Minimum Fee is ~~\$315.00~~100.00.
Plus ~~\$2.10~~2.00 for each 10 lineal feet in excess of 100 lineal feet.

13-B. ROOF RECOATING OR COVERING

~~Residential, Single-Family SFR \$75.00~~
~~Residential, Multi-Family \$150.00~~
~~Commercial fee for 1,000 square is Non-residential, Minimum \$210.00~~
~~Each additional 100 Plus \$21.00 for each 200 square feet above 1,000 square feet \$42.00.~~

18-B. ENGINEERING AND SITE PLAN REVIEW

A. Engineering Review.

Residential Uses-Typical: \$150.00

Residential Uses-Floodplain, wetlands, or other restricted uses: \$300.00

Non-residential Uses-Typical, Less than one acre: \$250.00

Non-residential Uses-Typical, One acre to five acres: \$350.00

Non-residential Uses-Typical, More than five acres to ten acres: \$500.00

Non-residential Uses-Typical, More than ten acres: \$750.00

Non-residential Uses-Floodplain, wetlands, or other restricted uses, Less than one acre: \$350.00

Non-residential Uses-Floodplain, wetlands, or other restricted uses, One acre to five acres: \$500.00

Non-residential Uses-Floodplain, wetlands, or other restricted uses, More than five acres to ten acres: \$750.00

Non-residential Uses-Floodplain, wetlands, or other restricted uses, More than ten acres: \$1,000.00

B. Architectural Site Plan Review.

Residential Uses-Typical: \$75.00

Non-residential Uses-Typical, Less than one acre: \$100.00

Non-residential Uses-Typical, One acre to five acres: \$150.00

Non-residential Uses-Typical, More than five acres to ten acres: \$200.00

Non-residential Uses-Typical, More than ten acres: \$250.00

2-M. REFRIGERATION

A. Cooler unit per each \$105.00

B. Freezer unit per each \$157.50

C. Single family dwelling air conditioning \$63.00

Minimum to 3½ tons & \$21 each ton above 3½

D. Multiple family dwelling air conditioning each unit \$63.00

Minimum to 3½ tons & \$21 each ton above 3½

E. Non-residential air conditioning \$31.50 per ton, Minimum \$210.00, maximum of \$3,150.00

4-T. TEMPORARY CERTIFICATE OF OCCUPANCY

A. Temporary Certificates of Occupancy Fees for properties without Occupancy solely because of grading issues shall be \$37.50 for one dwelling unit, \$40.50 for two dwelling units or \$15.00 \$100.00 per month for each unit in structures with more than two dwelling units.

B. Temporary Certificates of Occupancy Fees for properties without Occupancy because of non-grading issues other than residential structures shall be: a minimum of \$37.50; and \$22.50 per hour or fraction thereof for those inspections lasting more than one (1) hour.

1. Certificates for up to six consecutive months shall be \$200.00 per month for each unit.

2. Certificates for more than six consecutive months but no more than twelve consecutive months shall be \$500.00 per month for each unit.

3. Certificates for more than twelve consecutive months shall be \$1,000.00 per month for each unit.

4. The number of months shall be computed consecutively, beginning with the initial date such temporary certificate is requested.

Effective date: This ordinance shall be in effect immediately upon adoption

Legislative History: 7/29/15 Board of Commissioners referred to the Zoning and Building Committee

15-4041

Sponsored by: PETER N. SILVESTRI, County Commissioner

PROPOSED ORDINANCE AMENDMENT

COOK COUNTY BUILDING AND ENVIRONMENTAL ADOPTING ORDINANCE

BE IT ORDAINED, by the Cook County Board of Commissioners, that Chapter 102 BUILDINGS AND BUILDING REGULATIONS, ARTICLE III - BUILDING CODE, Section 102-105 is hereby amended as follows:

Certificate of Compliance

102-105(3)3a. Contents of Certificate

d. Certificate for Change of Occupancy

(1) No change of occupancy shall be made in a building, land or structure, including the change of ownership or the change of the use of any building, land or structure for which a business license has been issued, unless a ~~new certificate of compliance~~ Business Occupancy Certificate is secured.

(2) The occupancy of a building or structure shall not be deemed to have changed because of a vacancy of six (6) months or less so long as the identical occupancy is re-established.

(3) Any change in occupancy or new occupancy of a business with a use of structure or use of land located in unincorporated Cook County shall be required to obtain a Business Occupancy Certificate; fee shall be charged as provided by Section 32.1 of the Code.

(4) After the initial occupancy period, businesses shall be subject to Annual Inspection and related fees as provided in this Code.

Methods of Enforcement

102-105(4)3a. Registration for Building Work

b. Inspection

The Building Commissioner shall provide for preliminary, final, and periodic inspections of such buildings, structures, equipment, sites, or parts thereof as shall be provided by this Section or as otherwise required in the provisions of this ordinance, or as may be prescribed by an administrative rule of the Building Commissioner.

(3) Periodic Inspection

The Building Commissioner shall cause to be inspected annually, semi-annually, or otherwise, such buildings, structures, equipment, sites, or parts thereof, as shall be provided in this Section, or as may otherwise be required in the Code.

(a) Periodic Re-Inspection for Permits

(i) At each stage of construction, as defined in the permit application, it shall be the duty of the permit holder to notify the appropriate inspector when work completed for each stage is ready for inspection.

(ii) If the inspection reveals that there are violations of the approved plans, the holder of the permit shall be notified of the violations, and it shall thereupon become the joint and several duty of such permit holder, owner, agent, lessee, or occupant to proceed forthwith to make whatever repairs, changes, or alterations may be necessary to make such stage of construction comply in all respects with the requirements of this ordinance and the approved plans, and to complete such repairs, changes, and alterations within 30 days after the receipt of such notice.

(iii) At each stage, if a re-inspection is required due to failure to notify or failure to conform to the approved plans, a re-inspection fee shall be charged as provided by the Field Inspection Fee Schedule in Section 32.1 of the Code.

(iv) Where a re-inspection is required, it shall be at the sole discretion of the inspector whether work on other stages of the construction may commence.

~~(a)~~ (b) Periodic Inspection of Buildings

Effective date: This ordinance shall be in effect immediately upon adoption.

Legislative History: 7/29/15 Board of Commissioners referred to the Zoning and Building Committee



Matthew B. DeLeon, Secretary

Chairman: Silvestri
Vice-Chairman: Murphy
Members: Committee of the Whole

* The next regularly scheduled meeting is presently set for 10/7/2015