

ORDINANCE NO. 2026-09
AN ORDINANCE AMENDING CHAPTER 18, SECTION 18-103 OF THE MUNICIPAL CODE,
VILLAGE OF STICKNEY, ILLINOIS REGARDING BUILDING PERMIT FEES

WHEREAS, the Village of Stickney (the "Village") is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs, and to review, interpret and amend its ordinances, rules and regulations; and

WHEREAS, the Village President (the "President") and the Board of Trustees of the Village (the "Village Board" and with the President, the "Corporate Authorities") are committed to ensuring the health, safety and welfare of Village residents; and

WHEREAS, currently, the Municipal Code, Village of Stickney, Illinois (the "Village Code") sets forth the fees to be charged in its existing regulations (the "Existing Regulations") for the application and/or issuance of building permits (collectively, the "Fees"); and

WHEREAS, the Village recognizes the need to update the fees from time to time to keep pace with the rising costs related to processing the applications and inspections related to the Fees charged by the Village, including the increased costs of personnel, products, and other services (collectively, the "Processing Costs"); and

WHEREAS, the Processing Costs related to the current Fees is not reflective of what other similar municipalities in the area charge; and

WHEREAS, based on the foregoing, the Corporate Authorities have determined that it is in the best interests of the Village and its residents to amend certain Fees, as detailed in this Ordinance; and

WHEREAS, based upon the foregoing, the Corporate Authorities have determined that it is necessary, advisable and in the best interests of the Village and its residents to amend Chapter 18, Section 18-103 of the Village Code to amend certain fees as set forth below;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF STICKNEY, COOK COUNTY, ILLINOIS, as follows:

ARTICLE I.
IN GENERAL

SECTION 1. INCORPORATION CLAUSE.

The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preambles to this Ordinance are full, true and correct and do hereby, by reference, incorporate and make them part of this Ordinance as legislative findings.

SECTION 2. PURPOSE.

The purpose of this Ordinance is to amend Chapter 18, Section 18-103 to update and clarify the Existing Regulations and to authorize the President and other Village officials and employees to take all action necessary to carry out the intent of this Ordinance.

ARTICLE II. AMENDMENT CHAPTER 18, SECTION 18-103 OF THE CODE OF ORDINANCES OF THE VILLAGE OF STICKNEY, ILLINOIS

SECTION 3.0. AMENDMENT TO CHAPTER 18, SECTION 18-103.

Chapter 18, Section 18-103 of the Village Code is hereby amended, notwithstanding any provision, ordinance, resolution or Village Code section to the contrary, as follows:

Sec. 18-103. Permit fees.

The fees for permits required by the publications adopted by reference in subsection 18-1(a) and section 18-101 shall be as follows:

(1) *Building permit fees, generally.*

Total Valuation (Cost of Certification or Installation)	Fee
\$2,000.00 or less	\$30.00
Over \$2,000.00 for residential structures	1.5 percent of the total cost of construction, which shall include but not be limited to materials, labor, and profits.
Over \$2,000.00 for commercial structures	2.5 percent of the total cost of construction, which shall include but not be limited to materials, labor, and profits.
Over \$2,000.00 for industrial structures	3.0 percent of the total cost of construction, which shall include but not be limited to materials, labor, and profits.

Permit fees shall be calculated to include any and all additional inspection fees required to complete a project.

The village may, in its discretion, use a third party to conduct any and all necessary inspections for the permits referred to in this section, including but not limited to, plan inspections and project inspections. Any costs associated with a third-party inspection under this section will be borne by the permit applicant, in addition to any other costs required hereunder.

(2) *Other permit fees.* The fees in this section shall only apply if permit or inspection fees pursuant to subsection 18-103(1) are not assessed.

Permit Type	Fee and Additional Requirement
Permit fees for concrete and roofing work	Minimum of \$50.00
Moving of building or structure	\$1,000.00
Pool installation works	Minimum of \$50.00

Windows installation (shall apply to windows of the same size provided there is no alteration of the structure of the building in which they are to be installed)	Minimum of \$25.00
Entry door installation (shall apply to doors of the same size provided there is no alteration of the structure of the building in which they are to be installed)	Minimum of \$25.00
Water heater replacement	Minimum of \$25.00
Tree trimming and removal (private service)	Minimum of \$25.00
Entry door installation (same size)	Minimum of \$25.00

- (3) *Concrete work, defined.* The term "concrete work" as used in this subsection means work involving the laying of cement, asphalt, concrete, or similar material, and includes, but is not limited to, sidewalks, stairs, patios, and garage aprons.
- (4) *Moving of building or structures.* For moving of any building or structure, the fee shall be \$1,000.00. The permit shall state specifically thereon the route to be taken. No variation from such route shall be permitted, except in cases of extreme emergency; or for other good cause shown.
- (5) *Double fees authorized.* Where work, for which such a permit is required, is started, or proceeded with prior to obtaining any permit fee provided for in this section or in chapter 18 generally, the fees specified in this section shall be doubled. The payment of such double fee shall not relieve any persons from fully complying with the requirements of all ordinances in the execution of the work nor from any other penalties prescribed in this section.
- (6) *Plan examination fees.* For purposes of determining the applicable plan examination fee, the term "residential structure" shall include one-family dwellings and two-family dwellings. The term "commercial structure" shall include any structure having a commercial or retail use, and multiple-family dwellings excluding two-family dwellings. The term "addition" shall include any permanent extension or increase in the square footage of a residential or commercial structure. Additional fees may apply for expedited plan reviews. The fee for structural plan reviews shall be \$200.00 for any residential addition; \$250.00 for any new residential structure; and \$300.00 for any new construction commercial structures or rehabilitations of commercial structures, plus the costs of expedited plan reviews, where applicable.
- (7) *Additional inspection fees to be applied to permit.* An additional inspection fee of \$75.00 shall be due for any and all inspections that will be required to complete any permitted work described in this subsection. Any subsequent re-inspections shall be subject to a fee of \$50.00. The re-inspection fees described in this paragraph shall be paid in full before an inspector returns to and reinspects the work site.

SECTION 3.1. OTHER ACTIONS AUTHORIZED.

The officers, employees and/or agents of the Village shall take all action necessary or reasonably required to carry out, give effect to and consummate the amendments contemplated by this Ordinance and shall take all action necessary in conformity therewith. The officers, employees and/or agents of the Village are specifically authorized and directed to draft and disseminate any and all necessary forms or notices to be utilized in connection with the intent of this Ordinance.

ARTICLE III. HEADINGS, SAVINGS CLAUSES, PUBLICATION, EFFECTIVE DATE

SECTION 4. HEADINGS.

The headings of the articles, sections, paragraphs and subparagraphs of this Ordinance are inserted solely for the convenience of reference and form no substantive part of this Ordinance nor should they be used in any interpretation or construction of any substantive provision of this Ordinance.

SECTION 5. SEVERABILITY.

The provisions of this Ordinance are hereby declared to be severable and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

SECTION 6. SUPERSEDER.

All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

SECTION 7. PUBLICATION.

A full, true and complete copy of this Ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

SECTION 8. EFFECTIVE DATE.

This Ordinance shall be effective immediately its passage, approval and publication in accordance with applicable law.

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PASSED this 21st day of July , 2026.

AYES:

NAYS:

ABSENT:

ABSTENTION:

APPROVED by me this 21st day of July, 2026.

Mitch Milenkovic, President

**ATTESTED AND FILED in my
office this 21st day of July, 2026.**

Candace Cetrangolo, Village Clerk