

**COUNTY OF Mc LEAN, STATE OF ILLINOIS**

**ORDINANCE NO. 26-02-01-53**

**AN ORDINANCE ADOPTING THE 2021 INTERNATIONAL  
EXISTING BUILDING CODE**

ADOPTED BY THE CITY COUNCIL OF THE CITY OF LE ROY THIS  
2<sup>nd</sup> Day of February 2026

PRESENTED: February 2, 2026

PASSED: February 2, 2026

APPROVED: February 2, 2026

RECORDED: February 2, 2026

PUBLISHED: February 2, 2026

In Pamphlet Form

Voting "Aye" 5

Voting "Nay" 0

---

The undersigned being the duly qualified and Acting Deputy City Clerk of the City of LeRoy does hereby certify that this document constitutes the publication in pamphlet form, in connection with and pursuant to Section 1-2-4 of the Illinois Municipal Code, of the above-captioned **ordinance** and that such **ordinance** was presented, passed, approved, recorded and published as above stated.

(SEAL)



Anita Corso, City Clerk of the City of  
Le Roy, McLean County, Illinois

Dated: February 2, 2026



**ORDINANCE NO. 26-02-01-53**

**AN ORDINANCE ADOPTING THE 2021  
INTERNATIONAL EXISTING BUILDING CODE**

**WHEREAS**, the City of LeRoy has previously adopted various International Codes incorporated in the LeRoy Municipal Code; and

**WHEREAS**, the City of LeRoy desires to adopt the 2021 International Existing Building Code; and

**WHEREAS**, the City has authority, pursuant to 50 ILCS 2020/0.01 and 65 ILCS 5/1-3-1 to adopt Rules and Regulations, which have been prepared by nationally recognized technical trade or service associations, including but not limited to, building codes, plumbing codes, electrical codes, fire prevention codes and other similar codes; and

**WHEREAS**, it is in the best interests of the health, safety and welfare of the citizens of LeRoy to adopt the 2021 International Existing Building Code with modifications, amendments and deletions as hereinafter set forth.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council for the City of LeRoy, McLean County, Illinois, as follows:

**Section 1.** That the 2021 International Existing Building Code be and the same is hereby adopted with the modifications, amendments and deletions as set forth in Exhibit A, attached hereto and incorporated herein.

**Section 2.** That Section 9-1-9 of the City of LeRoy Municipal Code be and the same is hereby added to read as set forth in Exhibit A, attached hereto and incorporated herein by reference.

**Section 3.** That three copies of the 2021 International Existing Building Code have been kept on file in the office of the Municipal Clerk for a period of thirty (30) days before the adoption of this Ordinance.

**Section 4. Recitals.** The foregoing Recitals are incorporated herein and form a part of this Ordinance.

**Section 5. Publication.** The City Clerk be and is hereby authorized and directed to publish this Ordinance in pamphlet form as provided by law.

**Section 6. Severability.** In the event any part of this Ordinance shall be found and determined to be invalid by a Court of competent jurisdiction, all valid parts that are severable from this invalid part shall remain in full force and effect.

**Section 7. Repealer.** All ordinances or parts of ordinances in conflict herein, are hereby repealed, provided, however, that nothing herein contained shall affect any rights, action, or causes of action, which have accrued to the City of LeRoy, prior to the effective date of this Ordinance.

**Section 8. Effective Date.** This Ordinance shall be in full force and effect ten (10) days following its publication in pamphlet form as provided by law.

## **EXHIBIT A**

### **2021 INTERNATIONAL EXISTING BUILDING CODE City of LeRoy**

Adoption of the International Existing Building Code 2021 with Amendments. There is hereby adopted by the City of Le Roy for the purpose of regulating and controlling the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use of and maintenance of existing buildings, a building code known as the International Existing Building Code, 2021 Edition, published by the International Code Council, as amended thereto with specific additions, deletions, insertions, modifications, and amendments, as set forth in this Chapter which said Code as so amended is hereinafter referred to as the "International Existing Building Code." The provisions of said Code are hereby adopted and incorporated as fully as if set out at length and the provisions thereof as added, deleted, inserted, modified and amended by this Chapter shall be controlling in regard to all matters pertaining to the design, construction, quality of materials, erection, installation, alteration, repair, replacement, addition to, use of or maintenance of existing buildings. Amendments to the International Existing Building Code, The International Existing Building Code, 2021, is amended as follows:

1. Insert the phrase "City of Le Roy, Illinois" in all locations in the International Existing Building Code where parenthetical reference is made to the "name of jurisdiction".
2. Delete Section 101.7 - Correction of Violations of Other Codes.
3. Delete Section 102.4, 102.4.1, and 102.4.2 and substitute the following:  
The codes and standards referenced in this Code shall be considered part of the requirements of this Code to the prescribed extent of each such reference. Where differences occur between provisions of this Code and other adopted codes and standards, the more restrictive provisions shall apply.
4. Delete Section 103 – Code Compliance Agency and insert in lieu thereof the following:  
Section 103.1 – Building and Zoning Department.
5. Section 103.2 – Code Enforcement Officer. The Code Enforcement Officer of the City of Le Roy shall be the "Code Official" as that term is used in this Code.
6. Section 103.3 – Restriction of Employees. The Building Official or employee connected with the Department of Building and Zoning except one whose only connection is that of a member of the Zoning Board of Appeals established under the provisions of SEC. 10-2-1-1 of the Municipal Code of the City of Le Roy, Illinois, as amended, shall not be engaged in or directly or indirectly connected with the furnishing of labor, materials or appliances for the preparation of plans or the specifications therefore, unless he is the owner of the building, nor shall such officer or employee engage in any work which conflicts with his official duties or with the interests of the Department.
7. Section 104.2.2. Replace the word "shall" with the word "may" in this Section and delete the exception.
8. Delete Sections 104.8 and 104.8.1.
9. Delete Section 105.1.1 and 105.1.2.
10. Add a new sentence at the beginning of Section 105.5 Expiration as follows:

Every permit issued shall expire and become invalid 180 days after issuance or a later date if a later date is indicated on the permit by the building official.

11. Add the following Section 105.10 - Additional Permit Requirements:  
Section 105.10 - Miscellaneous Permit Requirements: No building permit shall issue until the following conditions are met:
  - a) No person, firm, corporation, agency, partnership or other entity shall undertake or cause to be undertaken any type of alteration to the exterior of any property designed a historical landmark by the City of Le Roy or any property located within an area designated as a historical district by the City of Le Roy without first submitting plans and obtaining from the City a building permit for such alteration. As used herein, the term alteration means any type of modification or repair including but not limited to maintenance, shoring, repair work, alteration, additions, rejuvenations, rehabilitations, remodeling, or any other action which changes in any manner the existing physical appearance of such property, except for painting.

In addition to the general penalties set forth in this Chapter, any violation of the foregoing shall be subject to the following: (a) Equitable relief as provided by law; or (b) A fine in any amount no more than five hundred dollars (\$500.00) for each offense. A separate and distinct offense shall be regarded each day upon which said violation shall continue after knowledge or notification of the existence thereof to or by the violator.

12. Add at the end of Section 108.2 - Schedule of Permit Fees the following:
  - a) General. The fee for a permit shall be based upon the reasonable cost of the improvements, including material and labor in accordance with the fee schedule of sub-section (b) of this Section. Estimated cost shall include all costs of labor and material given a fair market value. In the absence of a bona fide contract establishing the estimated costs, the values for arriving at the fee for a permit shall be established by the Code Official upon the basis of area and type of construction.
  - b) Fee Schedule. Fees shall be as set forth in Chapter 9-1-3B3 of the Municipal Code of the City of Le Roy.
13. Section 108.4 – Work Commencing Before Permit Issuance. Delete the language of this section and substitute in lieu thereof the following:  
If any person initiates construction without first taking out a permit, such person shall pay, in addition to the regular fees prescribed for permits, an additional amount equal to one hundred per cent (100%) of the fee required, and may be subject to all penalty provisions of this Chapter.
14. Add to the existing language of Section 110.3 – Temporary Occupancy, the following:  
Temporary use or occupancy may be granted by the Code Official for a maximum duration of one (1) month from the date of issuance. Such occupancy may be further extended only by approval of the City Administrator, subject to a favorable safety inspection by the Building Inspection Department.
15. Add to the existing language of Section 111.1 – Connection of Service Utilities the following:  
No utility meters shall be placed on the street side(s) of any commercial or multiple-family building.
16. Delete the existing language of Section 112 – Means of Appeals and substitute therefore the following:  
Section 112 -- Means of Appeals. Decisions of the Building Official may be appealed to the Zoning Board of Appeals pursuant to SEC. 10-2-6 of the Municipal Code of the City of LeRoy except no appeal may be filed after the City has initiated legal or administrative proceedings seeking compliance with this Code or penalties for violation of this Code.

17. Delete Section 113.3 – Prosecution of Violation and substitute therefore the following:  
In case of a violation of any provision of this Code, the Building Official may cause to be instituted the appropriate proceeding at law or in equity or with the City's Administrative Process to obtain penalties or to restrain, correct or abate such violation, or to require the removal or termination of an unlawful occupancy of the structure. The City may take action to abate any violation, and any costs incurred in abating such violations may be charged against the real estate upon which such abatement occurs and shall be a lien upon such property.
18. Delete the existing language of Section 113.4 – Violation Penalties, and insert in lieu thereof, the following:  
Section 114.4 – Penalties. Any person found guilty of violating, disobeying, omitting, neglecting or refusing to comply with, or resisting or opposing the investigation or enforcement of any of the provisions of this Chapter or any of the Codes as adopted and modified hereby may be subject to the penalties prescribed in Title 1 Chapter 1-4 of the Municipal Code of the City of Le Roy, Illinois, as amended.
19. Section 115.4 - Method of Service. Add the following to the end of this Section. Notice sent by regular First-class mail to the last known address of the owner shall be deemed to be proper service.
20. Section 116.5 - Emergency Repairs. Substitute the word "owner" for the word "jurisdiction" in the first sentence of this section.
21. Section 116.6 Hearing. Delete this Section.

PASSED by the City Council of the City of Le Roy, Illinois, upon the motion  
Made by Scott Tucker and seconded by Matt Steffen by roll call vote on the 2<sup>nd</sup> Day  
of February 2026, as follows

Aldermen elected 8

Aldermen Present 5

Voting Aye: Dawn Hanafin, Scott Tucker, Kyle Merkle, Curt Dunafin, Matt Steffen.

Voting Nay: None

Absent: Kelly Lay, Sarah Welte, Ron Legner

Abstain: None

Other: None

and deposited and filed in the office of the City Clerk in said municipality on the 2<sup>nd</sup>  
Day of February 2026.



Anita Corso, City Clerk of the City of Le Roy,  
Mc Lean County, Illinois

APPROVED BY the Mayor of the City of Le Roy, Illinois, this  
2<sup>nd</sup> Day of February, 2026



Steven M. Dean, Mayor of the City of Le Roy,  
Mc Lean County, Illinois

ATTEST:



Anita Corso, City Clerk of the City of  
Le Roy, Mc Lean County, Illinois

(SEAL)



CERTIFICATE

I, Anita Corso, certify that I am the duly appointed and acting municipal City Clerk of the City of Le Roy, of McLean County, Illinois.

I further certify that on **February 2, 2026** the Corporate Authorities of such municipality passed and approved **Ordinance No. 26-02-01-53** entitled:

**AN ORDINANCE ADOPTING THE INTERNATIONAL EXISTING BUILDING CODE**

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of **Ordinance No. 26-02-01-53**, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted at the municipal building, commencing on **February 2, 2026** and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

Dated at Le Roy, Illinois this 2<sup>nd</sup> Day of February 2026.

(SEAL)



Anita Corso, City Clerk of the City of  
Le Roy, McLean County, Illinois



STATE OF ILLINOIS        )  
  ) SS:  
COUNTY OF MCLEAN        )

I, Anita Corso, do hereby certify that I am the duly qualified and acting City Clerk of the City of Le Roy, McLean County, Illinois, and as such City Clerk that I am the keeper of the records and files of the Mayor and the City Council of said City.

I do further certify that the foregoing is a true, correct and complete copy of an ordinance entitled:

**AN ORDINANCE ADOPTING THE INTERNATIONAL EXISTING BUILDING CODE**

I do further certify said *ordinance* was adopted by the City Council of the City of Le Roy at a regular meeting on the 2<sup>nd</sup> Day of February 2026, and prior to the making of this certificate the said ordinance was on file with the permanent records of said City where it now appears and remains as a permanent record of said ordinance in the record books.

**Dated this 2<sup>nd</sup> Day of February 2026**

(SEAL)



Anita Corso, City Clerk of the  
City of Le Roy, McLean County, Illinois

