

CHAPTER 1
BUILDING REGULATIONS

- 4-1-1 Building Code Adoption
- 4-1-2 Fee Schedule
- 4-1-3 Street Address Numbers
- 4-1-4 Hours of Construction
- 4-1-5 Carbon Monoxide Detectors
- 4-1-6 Violation, Penalty

4-1-1 BUILDING CODE ADOPTION *Amended, 18-19-948, 07-08-826, 04-05-737; Ord. 518*

The following list of codes is hereby adopted as part of the Building Code of the Village for the control of buildings and structures as therein provided in each code. Except as provided in Section 4-1-2 of this Code, each and all of the regulations, provisions, penalties, conditions and terms contained in each code described below are hereby referred to, adopted and made a part hereof as if fully set forth in this Code:

- A. International Building Code; 2015 Edition
- B. International Residential Code; 2015 Edition
- C. International Mechanical Code; 2015 Edition
- D. International Property Maintenance Code; 2015 Edition
- E. International Energy Conservation Code; 2015 Edition
- F. International Fuel Gas Code; 2015 Edition
- G. National Electric Code; 2014 Edition
- H. The State of Illinois Plumbing License Law Latest Edition
- I. International Fire Code; 2015 Edition
- J. Illinois Accessibility Code Latest Edition
- K. NFPA 13 Fire Sprinkler Code; 2015 Edition
- L. NFPA 72 Fire Alarm Code; 2015 Edition
- M. NFPA 101 Life Safety Code; 2015 Edition

Each and all of the regulations, provisions, penalties, conditions and terms contained in each code described in this Section 4-1-1 are hereby referred to, adopted and made a part hereof as if fully set forth in this Code, except as provided below:

A. All words contained in the Building Code which refer to the municipality or other words of similar meaning shall mean the Village of Hebron.

B. The words “municipal authority” and “government authority” and words of similar meaning shall, for the purposes of this Code, mean the Corporate Authorities of the Village of Hebron.

C. The words “enforcing officer”, “hearing officer”, “building inspector” and “building official” and other words of similar meaning shall refer to the person or entity designated by Corporate Authorities to act in that capacity.

D. In the event there are any other exceptions to the codes described in Section 4-1-1, the Hebron Municipal Code shall prevail.

E. As an exception to 225 ILCS 320/3(2) (Illinois Plumbing License Law), all plumbing installations, alterations and repairs of plumbing systems shall be performed by a licensed plumber or apprentice plumber as defined by the Illinois Plumbing License Law 225 ILCS 320/2. In addition,

1. All words contained in the Plumbing Code which refer to the governmental body political, other than its subdivisions and departments, shall mean the Village of Hebron.
2. The words “department,” “governmental authority” or words of similar meaning shall, for purposes of this Section 4-4-1, mean the Building Inspector of the Village or such other person or agency designated by the Board of Trustees to act in that capacity.
3. Any person who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of the Hebron Plumbing Code, as adopted, or who refuses to remedy a violation of said Plumbing Code found to exist and duly ordered eliminated, shall be punished by a fine not to exceed \$500.00 for any one offense unless a lesser penalty is provided by statute. Each day that the violation continues shall be a separate violation of this Section 4-4-1.

F. With respect to Section 106.4, Violation Penalties, of the International Property Maintenance Code, that Section shall be deleted and replaced with the following: Any person, firm, partnership or corporation who violates provisions of, or fails to comply with any of the requirements of the International Property Maintenance Code shall, upon conviction, be subject to a fine of at least \$250 but not to exceed \$500.00 plus the Village’s cost of prosecution, including attorney’s fees incurred by the Village. Each day that a violation continues to exist shall be deemed a separate offense.

G. Section PM-111.0, MEANS OF APPEAL, of the International Property Maintenance Code, is hereby repealed.

H. The imposition of any penalty pursuant to this Ordinance shall not preclude the Village from instituting additional actions or proceedings in a court of proper jurisdiction to prevent an unlawful repair or maintenance; to restrain, correct or abate a violation; to prevent the occupancy of a building; to require compliance with the provisions of this Ordinance or other applicable laws, ordinances, rules or regulations.

I. National Electric Code: Except as provided herein, all new buildings constructed in the following zoning districts shall be constructed using conduit: Business, Manufacturing, R-3 Single Family Residence and all other Residential Districts, where inside walls are exposed, e.g. garage areas.

J. All references in the NFPA 101 Life Safety Code; 2015 Edition, to Section 24.3.5.1, Extinguishment Requirements, are hereby deleted.

K. The International Mechanical Code is hereby amended as follows:

1. 101.1: In the second line insert “Village of Hebron.”
2. 106.5.2: Replace “as indicated in the following schedule” with “in the fee schedule adopted by the Board of Trustees.”
3. 108.4: Insert “petty offense” the seventh line; insert “\$500.00” in the eighth line; and insert “six months” in the ninth line.
4. 108.5: Insert “\$200.00 and \$500.00” in the 13th and 14th lines.

L. The International Property Maintenance Code is hereby amended as follows:

- A. All words contained in the Existing Structures Code which refer to “municipality”, “governmental authority” or other words of similar meaning shall mean the Village of Hebron.
- B. Whenever the words “Code official” or other words of similar meaning are used, they shall refer to the Building Officer of the Village or other person designated by the Board of Trustees of the Village to act in that capacity.
- C. Section ES-302.3 providing for snow removal on sidewalks and repair is repealed.
- D. Section ES-302.1.1 requiring street numbers is repealed and replaced with the following:

House Numbering Required: All lots, houses, buildings and structures in the Village shall be numbered in accordance with the McHenry County Grid System House Numbering Plan. The numbers shall be assigned by the United States Postal Service Hebron Postmaster.

Occupancy Permit: No occupancy permit shall be issued in connection with any Building Permit until and unless the numbering requirements of this Section are satisfied.

Duties of Property Owners: It shall be the duty of the owner and/or occupant of every building or structure in the Village to have placed and maintained thereon, in a place clearly visible from the street, figures at least two and one-half (2½) inches high, showing the number of the building or structure. Any person, firm or corporation failing to so number a building or structure within

ten (10) days after receiving notice from the Village Clerk shall be subject to the penalties as provided in Section 4-6-1P below.

- E. The following amendments are added to the International Building Code:
 - 1. Any person or entity issued a Building Permit shall commence construction within one hundred twenty (120) days of issuance of the Building Permit.
 - 2. Building Permits shall expire if work is not completed within the time designated after the issuance of the Building Permit as follows:
 - a. New House: 18 months
 - b. Garage: 1 year
 - c. Remodeling, Additions: 6 months to 1 year, depending upon size of the job (as determined by Building Inspector)
 - d. Fences, Patios, Sidewalks, etc.: 60 days
 - 3. If, after the expiration of the Building Permit, the work for which the Building Permit was issued has not been completed, the permit holder must request from the Building Inspector an extension of said Permit. Permits may be extended for no more than ninety (90) days upon a showing by said permit holder that said work was not completed in the prescribed time through no fault of his own. If the permit holder cannot show that the delay was through no fault of his own, the Permit will be extended for no more than thirty (30) days.
- F. Penalty: Any person, firm or corporation who shall violate any provisions of this Code shall, upon conviction thereof, be subject to a fine of up to five hundred dollars (\$500.00). Each day that a violation continues after due notice shall be served, in accordance with the terms and provisions hereof, shall be deemed a separate offense. (*Ord. 415, 6-2-86*)
- M. The International Fire Code is hereby modified to add the following exceptions:
 - 1. All words contained in the International Fire Code which refer to the municipality or other word of similar meaning shall mean the Village of Hebron.
 - 2. The words “municipal authority,” “government authority” or words of similar meaning shall mean the Board of Trustees.
 - 3. The words “enforcing officer,” “hearing officer,” “inspector” or words of similar meaning shall refer to the person or agency designated by the Board of Trustees to act in that capacity.

4. The Hebron Fire Prevention Code is amended as follows:
 - A. 101.1 Title: Insert “Village of Hebron” in the second line.
 - B. 109.3: Insert “petty offense” in the 5th line, insert “\$500.00” in the 7th line; and insert “six months” in the 8th line.
 - C. 111.4: Insert “\$100.00” and “500.00” respectively.
 - D. 307.1: After the words “A person ...” add the following: “and/or property owner.”

N. The International Residential Code is hereby modified to have the following exceptions:

1. Section R101.1: add “Village of Hebron.”
2. Section R103 Department of Building Safety: change references of “Department of Building Safety” to “Village of Hebron Building Department.”
3. Section R105.2: delete building #1 and building #2.
4. Section R103.1.1.2 Under Slab Inspection: add “All plumbing, electrical and mechanical installations under concrete slabs shall be inspected prior to any pour.”
5. Section R103.1.1.3 Backfill Inspection: add “The foundation wall shall be inspected prior to any backfilling.”
6. Section R109.1.3 Flood Plain Inspections: delete in its entirety.
7. Section R110.4 Temporary Occupancy: delete in its entirety.
8. Section R115 Unsafe Structures and Equipment: shall be added with the following subsections:

R115.1 Conditions: All structures or existing equipment which are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed in an unsafe condition. All unsafe structures shall be taken down and removed or made safe, as the code official deems necessary and as provided for in this Section. A vacant structure that is not secured against entry shall be deemed unsafe. Boarding up of a structure is considered a temporary measure until a decision can be made as to what remedy the owner wants to

pursue as provided in this Section. If boarding up is approved by the Village it cannot exceed six months unless a longer time period is approved by the Village.”

R115.2 Record: The code official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

R115.3 Notice: If an unsafe condition is found the code official shall serve on the owner, agent or person in control of the structure a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition or that requires the unsafe structure to be demolished within a stipulated time.

R115.4 Method of Service: Such notice shall be either hand delivered or mailed by certified mail, return receipt requested, to the owner, agent or person in control of the structure at the last known address.

R115.5 Disregard of Notice: Upon refusal or neglect of the person served pursuant to Section 115.4 herein to comply with the requirements of the order to abate the unsafe condition shall be turned over to the Village Attorney for prosecution.

R115.6 Restoration: The structure or equipment determined to be unsafe by the code official is permitted to be restored to a safe condition pursuant to Village ordinances.

9. Section R116 Emergency Measures shall be added with the following subsections:

R116.1 Imminent Danger: When, in the opinion of the code official, there is imminent danger of failure or collapse of a building or structure or any part thereof which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the building or structure, the code official is hereby authorized and empowered to order and require the occupants to vacate the building or structure forthwith. The code official shall cause to be posted at each entrance to such structure or building a notice stating: “This Structure is Unsafe and its Occupancy has been Prohibited by the Village of Hebron Building Commissioner.” It shall be unlawful for any person to enter such structure except for the purpose of making the required repairs or demolition.

R116.2 Temporary Safeguards: When, in the opinion of the code official, there is imminent danger due to an unsafe condition, the code official shall cause the necessary work to be done to render such structure temporarily safe, whether or not the legal procedure herein described has been instituted.

R116.3 Closing Streets: When necessary for the public safety, the code official shall temporarily close structures and close or order the authority having jurisdiction to close sidewalks, streets, public ways and places adjacent to unsafe structures, and prohibit the same from being used.

R116.4 Emergency Repairs: For the purpose of this Section, the code official may employ the necessary labor and materials to perform the required work as expeditiously as possible under authority granted to the Village.

R116.5 Cost of Emergency Repairs: Costs incurred in the performance of emergency work shall be approved by the Board of Trustees. Pursuant to state statute, the Village Attorney shall institute legal action to recover such costs.

R116.6 Unsafe Equipment: Equipment deemed unsafe by the code official shall not be operated after the date stated in the notice unless the required repairs or changes have been made and approved by the Village, or unless a written time extension has been issued by the code official.

R116.6.1 Authority to Seal Equipment: In an emergency the code official shall have the authority to seal out of service immediately any unsafe device or equipment regulated by this Code.

R116.6.2 Unlawful to Remove Seal: Any device or equipment sealed out of service by the code official shall be plainly identified in an approved manner. The identification shall not be tampered with, defaced or removed except by the code official. Such identification shall indicate the reason for such sealing.

10. Table R301.2(1) Climatic and Geographic Design Criteria: add the following:

“25” under Roof Snow Load lbs. per sq. ft.;
“90” under Wind Speed (mph);
“B” under Seismic Design Category;
“Severe” under Weathering”
“42 inches” under Frost Line Depth;
“Moderate to Heavy” under Termite;
“Slight to Moderate” under Decay; and
“-4” under Winter Design Temperature.

11. R302.1 add: “Location of structures on the property is regulated by Title 5A of this Code.”

Exception: remove “Tool and storage sheds.”

12. R309 Garages and Carports: add the following:

R309.7 Service Door: A service door is required for all attached and detached garages. The door must lead directly to the exterior.

R309.8 Gas Curb: A minimum of a 4” tall concrete curb above the garage floor and around all below grade openings.

- 13. Section R310.1: Delete “with habitable space” in the first sentence.
- 14. R403.1.1: The first sentence shall read: Minimum sizes for concrete and masonry footings shall be a minimum 8” x 16” for wood frame construction and 10” x 20” for brick construction, unless soil bearing values are submitted by a registered architect, structural engineer or soil engineer, the Table R403.1 can be used.”
- 15. R403.1.3.2: Add: “Footings shall be a minimum 12” in width and 12” below grade.”
- 16. R403.1.4: Add: “Detached accessory buildings of 150 square feet or less may be allowed to be anchored to a minimum 6” x 6” perimeter concrete curb.”
- 17. Table R404.1.1(1): change all nominal thickness from 6” to 8”.
- 18. R408.4 Removal of Debris: After the first sentence add: “Such material shall be replaced with granular fill or pea gravel with a vapor barrier below.”
- 19. R502.2.1 add:

(1) All ledger boards are required to be lag bolted with a minimum 1/2” diameter bolt staggered in a top and bottom pattern pursuant to the following chart:

Tributary Load	Deck Total Load	Total load per foot on ledger	Total number of lag bolts per foot for			Total number of lag bolts per foot for		
			A 1½ inch ledger			A 1½ inch ledger		
			Hem Fir & SPF			Douglas Fir & Southern Pine		
			½ “	5/8”	¾ “	½”	5/8”	¾”
3	50 p.s.f.	150 pounds	1	1	1	1	1	1
4	50 p.s.f.	200 pounds	1	1	1	1	1	1
5	50 p.s.f.	250 pounds	2	1	1	1	1	1
6	50 p.s.f.	300 pounds	2	2	2	1	1	1
7	50 p.s.f.	350 pounds	2	2	2	2	1	1
8	50 p.s.f.	400 pounds	2	2	2	2	2	1

Note: If ledger is doubled, divide all numbers in half.

- 20. R601.2 Requirements: Add the following: “All exterior walls shall be insulated with material having a total R-Factor of not less than 13. Rim joints shall

be insulated with a minimum R-Factor of 19. Seal all sill plates between the foundation wall and sill plates.”

21. R801.2 Requirements: Add the following: “Ceilings shall be insulated with a material having a R-Factor of not less than 30.”
22. Chapters 25-32 (plumbing) are deleted in their entirety; refer to Chapter 4 of this Title 4.
23. Chapters 33-42 (electrical) are deleted in their entirety; refer to Chapter 3 of this Title 4.

O. Delete all references in the International Residential Code; 2015 Edition, to Section P2904, Dwelling Unit Fire Sprinkler Systems.

P. Delete all references in the International Residential Code; 2015 Edition, to Section R309.5, Fire Sprinklers.

Q. Delete all references in the International residential Code; 2015 Edition, to Section R313, Automatic Fire Sprinkler Systems.

R. Delete all references in the NFPA 101 Life Safety Code; 2015 Edition, to Section 24.3.5.1, Extinguishment Requirements.

4-1-2 FEE SCHEDULE *Amended, 17-18-942, 07-08-826, 98-99-621, 636, 545*

General: Fees for the inspection and issuance of permits shall be as set forth in Sections A through P below. The total permit fees shall be payable in full in advance of the issuance of the permit or service to be performed to the Clerk/Collector, who shall issue the permit.

Clerical: In addition to the fees set forth in Sections A through P below, there shall be a municipal administration fee equal to 10 percent of the total cost of the permit.

A. Building Permit Fees:

1. Residential, Single Family:

- a. New construction and accessory structures, \$1.25 per square foot, which includes electric, plumbing and heating.
- b. Additions, \$1.25 per square foot (which includes electric, plumbing and heating).
- c. Plan review, \$60.00.
- d. Certificate of Occupancy, \$30.00.

- e. Residential street impact fee, \$115.00.
2. Residential Additions/Remodeling:
 - a. Construction fee, \$1.25/sq. ft.
 - b. Detached garage, \$0.55/sq. ft.
 - c. Heating and air conditioning, \$0.35/sq. ft.
 - d. With Plumbing, \$0.35/sq. ft.
 - e. With Electric, \$0.35/sq. ft.
 - f. Plan review, \$60.00.
 - g. Certificate of Occupancy, \$30.00.
 2. Commercial, industrial, storage, business, institutional, public and multiple family:
 - a. New construction, additions and accessory structures, \$.35 per square foot, which does not include electric, plumbing, heating, etc., set forth below.
 - b. Plan review, \$110.00.
 - c. Certificate of Occupancy, \$110.00 for commercial, \$110.00 for industrial, storage, business, institutional, public and multiple family.
 - d. Commercial demolition: \$104.00.
 - e. Commercial plumbing. \$0.30 per square foot, not less than \$90.00.
 - f. Commercial heating and air conditioning, \$0.30 per square feet, not less than \$90.00.
 - g. Commercial electric, \$0.30 per square feet, not less than \$90.00.
 - h. Commercial plan review, \$110.00.
 - i. Commercial street impact fee, \$500.00.
 3. Non-Commercial, Utility and Storage: New construction and additions, \$.55 per square foot plus applicable electric, plumbing and heating fees which are set forth below.

- B. Alterations, Remodeling or Use Change:
 - 1. Building, structure, \$1.25 per square foot, not less than \$90.00.
 - 2. Reroof, \$90.00.
 - 3. Siding, \$90.00.
- C. Electrical: \$.35 per square foot, not less than \$90.00.
- D. Plumbing: \$.35 per square foot, not less than \$90.00.
- E. Heating and air conditioning: \$.35 per square foot, not less than \$90.00.
- F. Moving, raising, shoring or underpinning of structure of foundation: \$90.00.
- G. Electric Service Change Out/Update, \$90.00.
- H. Demolition (except commercial): \$90.00.
- I. Fences: \$90.00.
- J. Swimming Pools Above Ground: \$90.00; Swimming pools below ground includes electric, plumbing and heating, \$1.25/sq. ft.
- K. Reinspection(s) or extra inspection(s) needed or requested: \$52.00 each.
- L. Signs: \$90.00.
- M. Minimum fee: \$90.00.
- N. Dumpster Enclosure: \$90.00.
- O. Wood Decks: \$90.00.
- P. Utility Shed – 144 sq. ft. max.: \$90.00.

4-1-3 STREET ADDRESS NUMBERS 04-05-743

- A. The Superintendent of Public Works or designee shall keep and maintain a chart or similar record showing the proper street address number for every lot and parcel in the Village, which chart shall be open to and available for inspection. The Superintendent of Public works of designee shall assign a street address number to every lot as land is subdivided and lots created.

- B. Every principal structure shall be affixed with street address numbers having a minimum height of three inches and visible from the street on which the principal structure fronts. It shall be the responsibility of the owner of the principal structure to affix said street address numbers.

4-1-4 HOURS OF CONSTRUCTION 05-06-769

No construction or alteration operations shall be conducted before the hour of 7 a.m. or after the hour of 9 p.m. Monday through Saturday, or before the hour of 10 a.m. or after the hour of 5 p.m. on Sundays or legal holidays, if such operation by its nature will alarm or disturb another or create a disturbance of the peace. Legal holidays shall consist of New Year's Day, Memorial Day, the Fourth of July, Labor Day, Thanksgiving Day and Christmas Day. The time restrictions set forth herein may be waived by the Public Works Superintendent or Building Inspector based on the presence of hazardous or emergency conditions and when such construction or alteration operations are necessary to remedy such conditions.

4-1-5 CARBON MONOXIDE DETECTORS 07-21-08

- A. Definitions: For purposes of this Section, terms used in this Section are defined as follows:

“Approved carbon monoxide alarm” or “alarm” means a carbon monoxide alarm that complies with all the requirements of the rules and regulations of the Illinois State Fire Marshal, bears the label of a nationally recognized testing laboratory and complies with the most recent standards of the Underwriters Laboratories or the Canadian Standard Association.

“Dwelling unit” means a room or suite of rooms used for human habitation, and includes a single family residence as well as each living unit of a multiple family residence and each living unit in a mixed use building.

- B. Every dwelling unit shall be equipped with at least one approved carbon monoxide alarm in an operating condition within 15 feet of every room used for sleeping purposes. The carbon monoxide alarm may be combined with smoke detecting devices provided that the combined unit complies with the respective provisions of the Illinois Administrative Code, reference standards and Illinois State Fire Marshal departmental rules relating to both smoke detecting devices and carbon monoxide alarms and provided that the combined unit emits an alarm in a manner that clearly differentiates the hazard.
- C. Every structure that contains more than one dwelling unit shall contain at least one approved carbon monoxide alarm in operating condition within 15 feet of every room used for sleeping purposes.
- D. It is the responsibility of the owner of a structure to supply and install all required alarms. It is the responsibility of a tenant to test and to provide general maintenance for the alarms within the tenant's dwelling unit or rooming unit, and to notify the owner or the

authorized agent of the owner in writing of any deficiencies that the tenant cannot correct. The owner is responsible for providing one tenant per dwelling unit with written information regarding alarm testing and maintenance.

The tenant is responsible for replacement of any required batteries in the carbon monoxide alarms in the tenant's dwelling unit, except that the owner shall ensure that the batteries are in operating condition at the time the tenant takes possession of the dwelling unit. The tenant shall provide the owner or the authorized agent of the owner with access to the dwelling unit to correct any deficiencies in the carbon monoxide alarm that have been reported in writing to the owner or the authorized agent of the owner.

E. The carbon monoxide alarms required under this Section may be either battery powered, plug-in with battery back-up or wired into the structure's AC power line with secondary battery back-up.

F. Violation:

1. Willful failure to install or maintain in operating condition any carbon monoxide alarm required by this Section is a Class B misdemeanor.
2. Tampering with, removing, destroying, disconnecting, or removing the batteries from any installed carbon monoxide alarm, except in the course of inspection, maintenance, or replacement of the alarm, is a Class A misdemeanor in the case of a first conviction and a Class 4 felony in the case of a second or subsequent conviction.

G. Exemptions: The following residential units shall not require carbon monoxide detectors:

1. A residential unit in a building that: (i) does not rely on combustion of fossil fuel for heat, ventilation, or hot water; (ii) is not connected in any way to a garage; and (iii) is not sufficiently close to any ventilated source of carbon monoxide, as determined by the Building Commissioner, to receive carbon monoxide from that source.
2. A residential unit that is not sufficiently close to any source of carbon monoxide so as to be at risk of receiving carbon monoxide from that source, as determined by the Building Commissioner.

4-1-6 VIOLATION, PENALTY 507, 411; Amended, 2012-13-878

A. Penalties: It shall be unlawful for any person to erect, construct, alter, extend, repair, remove, demolish, use or occupy any building or structure or equipment regulated by this Code, or cause same to be done, in conflict with or in violation of any of the provisions of this Code.

- B. Notice of Violation: The Building Official shall serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, removal, demolition, use or occupancy of any building or structure in violation of the provisions of this Code, or in violation of a detailed statement or a plan approved thereunder or in violation of a permit or certificate issued under the provisions of this Code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

- C. Prosecution of Violation: If the notice of violation is not complied with properly, the Building Officials shall request the Village Attorney to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation or to require the removal or termination of the unlawful use of the building or structure in violation of the provisions of this Code or of the order of direction made pursuant thereto.

- D. Violation, Penalties: Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereto or who shall erect, construct, alter or repair a building or structure in violation of the approval plan or directive of the Building Official, or of a permit or certificate issued under the provisions of this Code, shall be guilty of a petty offense punishable by a fine of not less than \$50.00 nor more than \$500.00 and the Village shall be entitled to recover its attorneys' fees and court costs. Each day that a violation continues shall be deemed a separate offense.

- E. Abatement of Violation: The imposition of penalties herein prescribed shall not preclude the Village Attorney from instituting appropriate action to prevent unlawful construction or to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises or to stop an illegal act, conduct, business or use of a building or structure on or about any premises by the utilization of other remedies available at law and in equity.