



CONTACT

Building Department
(815) 469-2177

RESIDENTIAL NEW CONSTRUCTION, ADDITIONS & REMODELING

OVERVIEW:

A permit is required for all types of construction in the residential zoning districts **remodeling, additions, and new construction**. The permit fee is based on the cost of construction in accordance with village ordinance.

APPLYING FOR THE PERMIT:

The property owner will need to submit the following information when applying for this permit:

- Complete and submit a building permit application.
- Submit (3) sets of plans and specifications signed and sealed by an Illinois State Licensed Architect. For step-down foundations, the architectural plants must reflect the step-downs in the plans. Additionally, plans must provide for the 2015 International Energy Code as it relates to all phases of construction.
- Submit a plat of survey prepared by an Illinois State Licensed Civil Engineer that indicate the location of the proposed construction in relation to the property lines, top of foundation, drainage swales etc. Grading plan must match the approved subdivision-grading plan.
- Submit residential anti-monotony form and colored pictures of adjacent properties.
- Submit Developers approval and or Homeowners Association approval if applicable for your subdivision.
- Submit a list of all contractors; all contractors must be registered, bonded, and insured prior to issuance of the permit.
- The construction site shall be protected for sediment and soil erosion by a silt fence or other sediment and erosion control devices installed adjacent to the right-of-way, developed adjacent properties, stormwater detention areas and catch basins. This must be installed prior to excavation and maintained throughout

the duration of the construction process. Additionally, the construction access must be stoned and maintained throughout the construction process.

- A porta-john must be available at the construction site.
- **Required Inspections:** In accordance with the provisions of the ordinance as outlined in the Construction Guidelines.