



At the Heart of Community

Drainage

Sump Pumps, Downspouts, Drain Tiles



Perforated Underdrains for Drainage

- * Perforated underdrains shall be used to assist natural drainage flow, and shall not be used to redirect drainage unless approved by the Village Engineer or Public Works.
- * Must generally be installed outside of utility easements unless otherwise approved by the Village Engineer or Public Works.
- * Pipe shall be surrounded by washed stone, and the trench wrapped with geotextile fabric.

Sump Pumps and Downspouts

- * Sump pump discharge pipes (4" minimum diameter) shall connect directly to a storm structure via a "French drain". Direct connection to a storm pipe is not allowed.
- * If no storm structure exists, the sump pump shall discharge to a point at least ten feet (10') away from the foundation, and no closer than ten feet (10') to any property line.
- * No downspouts shall be permitted to connect to the "French drain" or storm structure.
- * Connection to Village storm structures shall be cored and mortared to create a watertight seal.
- * Downspouts shall be directed away from the building and shall empty into splashblocks or pop-up drains to minimize erosion.

What to Submit

- * Plat of Survey with dimensions, details of proposed drainage improvements, including pipe diameter, length, materials, and a typical trench detail.
- * For re-grading, provide a topographic survey including existing and proposed conditions.
- * Photographs and project narrative letters are not required, but may assist in drainage permit review.

Requirements & Regulations

- * Drainage improvements must conform to the original approved subdivision engineering plan.
- * If a public nuisance is created including water or ice accumulation on a public sidewalk or neighboring property, the system may need to be immediately removed or relocated.
- * Call J.U.L.I.E. (800-892-0123) before digging.
- * Village Code, Illinois Drainage Law

Inspections

- * Pre-Backfill Inspection
For underdrains, after all pipe has been installed with stone bedding, prior to backfill with stone and topsoil.
- * Grading inspection
For general grading activities, after proposed grade has been achieved, prior to restoration with seed and blanket or sod.
- * Final inspection.

Locations

- * Drainage may not be placed within any easements, without permission from the impacted utility company.
- * If there is no existing stormwater structure system, then the stormwater discharge must terminate at least 10 feet from any property line.
- * Any drainage feature (i.e. French Drain, Rain Garden) must be setback at least 3 feet from any property line.
- * If multiple neighbors are submitting a joint drainage project, each neighbor must submit a Plat of Survey, Scope of Work, Permit Application, Signed Drainage Handout.

Grading

- * Provide a topographic survey including existing and proposed conditions.
- * Grading improvements must conform to the original approved subdivision engineering plan.

Costs

Varies based on the project

Note:

* If an inspector needs to return more than once for the same phase of any required inspection, a \$85.00 re-inspection fee will be required to be paid before the re-inspection takes place.

I have read and reviewed these requirements.

Signature of Applicant

Date

Address



Community Development Department

505 Telser Road
Lake Zurich, IL 60047
P: (847) 540-1696 F: (847) 726-2182
www.LakeZurich.org
Permits@LakeZurich.org

Permit Application

Date of Application _____

Project Information

Property Address: _____

Type of Project: _____ Business Name: _____

Owner's Name/Address: _____ (If different from above) _____
(For commercial/industrial applications only)

Owner's Phone: _____

Value of proposed construction/improvements: \$ _____ Owner's Email: _____

Description of Work

Contractor Information

Contractors are required to be registered with the Village of Lake Zurich. Please refer to the Contractor Registration Application.

General Contractor: _____ Phone: _____

Address: _____ E-mail: _____

Other Contractor: _____ Type: _____ Phone: _____

Address: _____ E-mail: _____

Other Contractor: _____ Type: _____ Phone: _____

Address: _____ E-mail: _____

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Printed Applicant Name: _____ Phone: _____

Applicant Signature: _____ Owner or Contractor

Property Owner Signature: _____ (Please Select One)

Application must be signed by the property owner. A signed letter of authorization/contract from the property owner must be submitted with the application in lieu of signature on application.

Director of Building and Zoning Signature: _____ Date: _____