



At the Heart of Community

Single Family Home

Plan Review Requirements

Locations

*A room addition built after completion of the main building must maintain single-family residence lot line distances, including rear, sides and building line setbacks.

*Rear yard setbacks are 30'. A minimum of 7' side yard setback for subdivisions prior to 1991 or as the subdivision was platted (whichever is greater) and 10' side yard for subdivisions after 1991 must be maintained.

*The existing grade and drainage of this property can in no way be changed from the original plan as approved by the Village Engineer.

*Call J.U.L.I.E. (800-892-0123) before digging.

Costs

The plan review fees and permit fees are based on square footage.

\$500.00 Building Deposit -refunded in accordance with Municipal Code Title 8, Chapters 2-6, Sections A-E. Allow 4-6 weeks for refund after final inspection has taken place.

*If final inspection is not approved prior to expiration date on permit, the building deposit is forfeited to the Village.



Inspections

*Inspections are scheduled for A.M. or P.M. Monday through Friday with 48 hours advance notice. Same day re-inspections are not available.

Required Inspections (Refer to Inspection Summary handout for more detail)

*Footing

*Foundation

*Rough Inspections, including underground, framing, electrical, mechanical and plumbing.

*Final inspections, including building, plumbing, and engineering.

Note:

*If an inspector needs to return more than once for the same phase of any required inspection, a \$100.00 re-inspection fee will be required to be paid before the re-inspection takes place.

Code Requirements

*Plans shall include all items required by the 2018 Codes, including but not limited to the items listed on the attached checklist.

What to Submit

*Completed application.

*1 copies of a Certified Plat of Survey

*2 complete sets of building plans, site/engineering plans, and construction materials.

I have read and reviewed these requirements.

Signature of Applicant

Date