



HOMER GLEN

Addition, Attached Garage, Remodel & 3-Season Room Permit Application

(Please print legibly)

Phone: 708-301-1301

Fax: 708-301-0417

Owner's Name: _____ Phone #: _____

Address: _____

Owner's E-Mail: _____ Property I.D. #: _____

Contractor's Co. Name: _____ Phone #: _____

Contractor's E-Mail: _____

Dimensions of Structure: _____ Total Cost of Improvement: \$ _____

Please check the applicable box(s) for the work to be completed:

Addition Attached Garage Remodel 3 Season Room Other

Submittal Requirements:

- Plat of Survey indicating the following:
 - All structures, drives, concrete, walks, decks and patios shown
 - All dimensions and drainage/utility easements marked
 - Add proposed structure to survey with dimensions & setbacks marked
 - Total lot coverage/impervious calculations
- Grading plan may be required (2 copies)
- Health Department approval if property has a well and septic field
- List of Contractors (if applicable)
- A letter of intent from the electrician/plumber on company letterhead
- A copy of the plumbing contractors 055-state plumbing license

- Illinois Registered Structural Engineer Signature and Seal (if applicable)
- Any garage larger than 20' x 20' in any dimension requires stamped drawings or as approved by A.H.J. (if applicable)
- Three sets of detailed plans of sufficient clarity to fully define the work to be performed
- Permit fee due at time of submittal (accepted: Visa/Mastercard/Discover, check, debit card, money order)

*It is the responsibility of the property owner to contact their homeowner's association for their approval (if applicable) for covenants and restrictions beyond those enforced by the village.

Structure/Remodel Guidelines

Contractor Registration:

- All contractors working within the Village of Homer Glen are required to be registered (when a permit is required). No permits will be issued if the contractor is not registered.
- If you are doing work as the homeowner/property owner, registration will not apply.
- A signed affidavit for electrical/plumbing will apply if homeowner completing work.

Construction Hours:

All construction work performed within the Village of Homer Glen, including building and development activities, clearing of land, excavation, repair, maintenance and demolition, loading and unloading of materials and equipment, are restricted to the following hours:

Monday to Saturday: 7:00 AM to 7:00 PM

Sunday: 8:30 AM to 5:00 PM

Legal Holidays: 8:30 AM to 5:00 PM

See Construction Hours Ordinance --- Available at www.homerglenil.org

Inspection Requirements:

- Two working days' notice is required for all inspections, and must be requested by 2:00 PM to receive a next day inspection (if available.) Please have your permit number available when you call for an inspection.
- The first inspection must be completed within 6 months or the permit is void.
- A final inspection is required for all building permits and must be completed within a year's time. If the final inspection is not done within a year, the permit will expire and must be renewed.

CALL JULIE:

Please call JULIE (811) to locate and mark all underground facilities on the property prior to any type of digging.

Zoning Requirements

** Does not include all code requirements, this only acts as a guideline**

Size

- Any accessory structure larger than 225 square feet is required to conform to the Exterior Construction Standards, section 75-76.

Height

- See attached table – ‘Site and Structure Bulk Requirements for Residence District’

Location

- Structure may not be placed in any easements.
- Structure may not inhibit or alter on-site or off-site drainage.
- Structures may be located in either a side or rear yard provided it meets setback requirements.
- See attached table for setbacks.

NOTE: All building permits are pursuant to the Village of Homer Glen Building, Zoning and Stormwater Ordinances. If you have not begun construction within one hundred and eighty (180) days from issuance or if construction is not complete within one (1) year of issuance, your permit is void. A monetary penalty will be assessed, if Final Inspections are not scheduled. Final inspections must be scheduled and passed to complete your permit within the year that your permit is valid. If the job is not complete within the time frame, you will need to file for an extension.

The Building Permit Fee is non-refundable.

I hereby certify that I have read, understand, and agree to conform to all governing information and regulations set forth by the Village of Homer Glen.

Signature: _____ Date: _____

**LIST OF CONTRACTORS
VILLAGE OF HOMER GLEN**

Architect/Engineer: _____

Address: _____

Phone #: _____ Fax #: _____

General Contractor: _____

Address: _____

Phone #: _____ Fax #: _____

Carpentry Contractor: _____

Address: _____

Phone #: _____ Fax #: _____

Concrete Contractor: _____

Address: _____

Phone #: _____ Fax #: _____

Damproofing Contractor: _____

Address: _____

Phone #: _____ Fax #: _____

Eifs/Siding/Stucco Cont.: _____

Address: _____

Phone #: _____ Fax #: _____

Drywall Contractor: _____

Address: _____

Phone #: _____ Fax #: _____

Electrical Contractor: _____

Address: _____

Phone #: _____ Fax #: _____

Excavator Contractor: _____

Address: _____

Phone #: _____ Fax #: _____

HVAC Contractor: _____

Address: _____

Phone #: _____ Fax #: _____

Insulator Contractor: _____

Address: _____

Phone #: _____ Fax #: _____

Masonry/Brick Contractor: _____

Address: _____

Phone #: _____ Fax #: _____

Plumbing Contractor: _____

Address: _____

Phone #: _____ Fax #: _____

Roofing Contractor: _____

Address: _____

Phone #: _____ Fax #: _____

Water Service Contractor: _____

Address: _____

Phone #: _____ Fax #: _____

Other Contractor: _____

Address: _____

Phone #: _____ Fax #: _____

Table 1B Site and Structure Bulk Requirements for Residence Districts
 [Amended 9-9-2008 by Ord. No. 08-048; 10-13-2009 by Ord. No. 09-065]

	E-1	E-2	R-1	R-2	R-2A	R-3	R-3A	R-3B	R-4*	R-5*	R-6*	R-6A
MINIMUM LOT SIZE (square feet)												
General	5 acres	2.5 acres	60,000	43,560	30,000	20,000	15,000	15,000	12,500	10,000	See § 220-612B	See § 220-613
Nonresidential use											20,000	20,000
MINIMUM LOT WIDTH (feet)												
All uses	300	300	165	150	120	100	100	100	70	70	60	60
Nonresidential use	—	—	—	—	—	—	—	—	—	—	90	90
LOT WIDTH OF CORNER LOT (feet)												
General	347	347	200	180	150	130	130	130	—	—	—	75
Nonresidential use	—	—	—	—	—	—	—	—	—	—	105	105
MINIMUM LOT FRONTAGE (feet)												
General	270	270	150	135	110	90	90	90	—	—	50	50
Nonresidential use	—	—	—	—	—	—	—	—	—	—	80	80
MINIMUM LOT DEPTH (feet)												
All uses	210	210	180	140	140	140	130	130	—	—	—	—
MINIMUM YARD REQUIREMENTS (feet)												
Front yard/corner side yard												
Residential												
Non-dedicated right-of-way	100	100	90	80	80	80	80	80	80	80	80	80
Dedicated right-of-way	67	67	50	40	40	40	40	30	40	40	47	47
Nonresidential												
Non-dedicated right-of-way	130	130	120	110	110	110	110	110	110	110	110	110
Dedicated right-of-way	97	97	80	70	70	70	70	70	70	70	70	70
Side yard												
Residential	30	30	25	20	20	Total of 25 (not less than 10 on any side)	Total of 25 (not less than 10 on any side)	Total of 25 (not less than 10 on any side)	10	5	25 for 1 to 1.5 stories, setback increased by 5 feet for each additional	25 for 1 to 1.5 stories, setback increased by 10 feet for each additional story
Nonresidential use	50	50	50	40	40	25	25	25	25	25	25	25
Rear yard												
Residential	80	80	70	40	40	40	30	30	30	25	25 for 1 to 1.5 stories, setback increased by 4 feet for each additional	40 for 1 to 1.5 stories, setback increased by 10 feet for each additional story
Nonresidential use	110	110	100	70	70	70	60	60	60	60	60	60
Maximum height (feet)												
All uses	35	35	35	35	35	35	35	35	35	35	35, or no more than 3	See § 220-611
Maximum lot coverage												
Residential	20%	20%	20%	20%	25%	30%	40%	40%	40%	45%	50%	45%
Nonresidential use	30%	30%	30%	30%	35%	40%	50%	50%	50%	50%	50%	50%
Impervious surface coverage												
Residential	20%	20%	20%	30%	25%	35%	40%	40%	40%	45%	50%	45%
Minimum landscape front yard/corner side yard (feet)												
Nonresidential use	30	30	30	30	30	30	30	30	30	30	30	30
Minimum transition yard (feet)												
Nonresidential use	25	25	25	25	25	25	25	25	25	25	25	25

	E-1	E-2	R-1	R-2	R-2A	R-3	R-3A	R-3B	R-4*	R-5*	R-6*	R-6A
ACCESSORY STRUCTURES#												
Maximum size of accessory structures (total square footage of all detached structures)												
Residential	3.5% of the total lot area**	3.5% of the total lot area**	1,800	1200	800	800	650	650	650	650	650	650
Minimum yard requirement for accessory structure greater than 750 square feet (feet)												
No accessory structure may be located within the required front yard.												
Side yard	30	30	25	20	20	10	N/A	N/A	N/A	N/A	N/A	N/A
Corner side yard/reversed corner lots												
Non-dedicated right-of-way	100	100	90	80	80	80						
Dedicated right-of-way	67	67	50	40	40	40	N/A	N/A	N/A	N/A	N/A	N/A
Rear	40	40	35	20	20	20	N/A	N/A	N/A	N/A	N/A	N/A
Minimum yard requirement for accessory structure/use less than 750 square feet (feet)												
No accessory structure may be located within the required front yard.												
Side yard	10	10	10	10	10	10	10	10	10	10	10	10
Corner side yard/reversed corner lots												
Non-dedicated right-of-way	100	100	90	80	80	80	80	80	80	80	80	80
Dedicated right-of-way	67	67	50	40	40	40	40	40	40	40	47	47
Rear	30	30	15	10	10	10	10	10	10	10	10	10
Maximum height accessory structure (feet)												
All uses	20	20	20	15	15	15	15	15	15	15	15	15
Other provisions												
Section	§ 220-612	§ 220-612	§ 220-612	§ 220-612	§ 220-612	§ 220-612	§ 220-612	§ 220-612	§ 220-612	§ 220-612	§ 220-612	§ 220-612
See following section for regulations on stables	§ 220-840	§ 220-840	§ 220-840									

NOTES:

Accessory structures are not permitted in the R-6 and R-6A Districts, with the exception of existing single-family detached residential developments.

** Area of accessory structures may at least total 650 square feet, regardless of the size of the lot; however, in no case shall the total square footage of accessory structures exceed the lesser of 10,000 square feet or 3.5% of the lot size.

* Not available for development.