



VILLAGE OF HOMER GLEN

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

**Phone: 708-301-1301
Fax: 708-301-0417**

(Please print legibly)

Owner's Name: _____ Phone #: _____

Address of Job: _____

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 calculations
- Grading plan may be required
- 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 (for garages -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
- Deposit due at time of submittal (accepted: check, visa/mastercard, money order or debit card)

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

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: _____

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 standard ordinance no. 01-077.
- Any building or structure over 1000 square feet is required to submit an engineering site grading plan.

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.

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 #: _____

Site and Structure Bulk Requirements for Residence District

Table 1B

	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)												
<i>General</i>	5 acres	2.5 acres	60,000	43,560	30,000	20,000	15,000	15,000	12,500	10,000	See Sections 6.12.2	See Sections 6.12.2
<i>Non-Residential Use</i> (Am. Ord. 08-048, passed 09/09/08)											20,000	20,000
Minimum Lot Width (feet) (Am. Ord. 08-048, passed 09/09/08)												
<i>All Uses</i>	300	300	165	150	120	100	100	100	70	70	60	60
<i>Non-Residential Use</i>	-	-	-	-	-	-	-	-	-	-	90	90
Lot Width of Corner Lot (feet) (Am. Ord. 08-048, passed 09/09/08)												
<i>General</i>	347	347	200	180	150	130	130	130	-	-		75
<i>Non-Residential Use</i>	-	-	-	-	-	-	-	-	-	-	105	105
Minimum Lot Frontage (feet) (Am. Ord. 08-048, passed 09/09/08)												
<i>General</i>	270	270	150	135	110	90	90	90	-	-	50	50
<i>Non-Residential Use</i>	-	-	-	-	-	-	-	-	-	-	80	80
Minimum Lot Depth (feet) (Am. Ord. 08-048, passed 09/09/08)												
<i>All Uses</i>	210	210	180	140	140	140	130	130	-	-	-	-
Minimum Yard Requirements (feet)												
Front Yard/Corner Side Yard												
<i>Residential</i>												
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
<i>Non-Residential Use</i> (Am. Ord. 08-048, passed 09/09/08)												
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 (Am. Ord. 08-048, passed 09/09/08)												
												25 for 1 to 1.5 stories, setback increased by 10 feet for each additional story
<i>Residential</i>	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 story	25 for 1 to 1.5 stories, setback increased by 10 feet for each additional story
<i>Non-Residential Use</i>	50	50	50	40	40	25	25	25	25	25	25	25
Rear Yard (Am. Ord. 08-048, passed 09/09/08)												
												40 for 1 to 1.5 stories, setback increased by 10 feet for each additional story
<i>Residential</i>	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 story	40 for 1 to 1.5 stories, setback increased by 10 feet for each additional story
<i>Non-Residential Use</i>	110	110	100	70	70	70	60	60	60	60	60	60
Maximum Height (feet)												
												35, or no more than 3 stories
<i>All Uses</i>	35	35	35	35	35	35	35	35	35	35	35	See Section 6.11
Maximum Lot Coverage (Percentage) (Am. Ord. 08-048, passed 09/09/08)												
<i>Residential</i>	20	20	20	20	25	30	40	40	40	45	50	45
<i>Non-Residential Use</i>	30	30	30	30	35	40	50	50	50	50	50	50
Impervious Surface Coverage (Percentage) (Am. Ord. 09-065, passed 10/13/09)												
<i>Residential</i>	20	20	20	30	25	35	40	40	40	45	50	45
Minimum Landscape Front Yard/Corner Side Yard (feet) (Am. Ord. 08-048, passed 09/09/08)												
<i>Non-Residential Use</i>	30	30	30	30	30	30	30	30	30	30	30	30
Minimum Transition Yard (feet) (Am. Ord. 08-048, passed 09/09/08)												
<i>Non-Residential Use</i>	25	25	25	25	25	25	25	25	25	25	25	25

* Not Available for Development

Site and Structure Bulk Requirements for Residence District

Table 1B

	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 (Am. Ord. 08-048, passed 09/09/08)												
Maximum Size of Accessory Structures												
(total square footage of all detached structures)												
	3.5% of the total lot area**	3.5% of the total lot area**										
<i>Residential</i>			1800	800	800	800	650	650	650	650	650	650
Minimum Yard Requirement for Accessory Structure (Feet) Greater than 750 Square Feet												
No Accessory Structure Maybe located within the Required Front Yard												
<i>Side Yard</i>	30	30	25	20	20	10	N/A	N/A	N/A	N/A	N/A	N/A
<i>Corner Side Yard/Reversed Corner Lots</i>												
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
<i>Rear</i>	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 (Feet) Less than 750 Square Feet												
No Accessory Structure Maybe located within the Required Front Yard												
<i>Side Yard</i>	10	10	10	10	10	10	10	10	10	10	10	10
<i>Corner Side Yard/Reversed Corner Lots</i>												
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
<i>Rear</i>	30	30	15	10	10	10	10	10	10	10	10	10
Maximum Height Accessory Structure (Feet)												
<i>All Uses</i>	20	20	20	15	15	15	15	15	15	15	15	15
Other Provisions												
Section	6.12	6.12	6.12	6.12	6.12	6.12	6.12	6.12	6.12	6.12	6.12	6.12
See Following Section for Regulations on Stables	8.41	8.41	8.41									

Accessory Structures are not permitted in the R6 and R6-A 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