



VILLAGE OF HOMER GLEN
Accessory Structure Application

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

(Please print legibly)

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:

- SHED GARAGE (detached) DECK OTHER (i.e. gazebo, etc.)

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
- Worksheet from the Homer Glen Deck Guide (if applicable)
- Homer Township Highway Department approved Entrance Permit (only for garage permit)
- Grading plan may be required
- Health Department approval if property has a well and septic field
- Will there be any electric in the structure? Yes _____ No _____
 - If yes, a letter of intent from the electrician on company letterhead is required

- Any garage or shed 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 homeowner's 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: _____

Accessory Structure 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.

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 for all Accessory Structures

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

Size

- A storage shed shall be limited to one per residence and shall not exceed the required lot coverage.
- Any accessory structure larger than 225 square feet is required to conform to the Exterior Construction Standards, section 75-76.
- All sheds except pole buildings for hoofed animals must have a concrete floor.

Height

- See attached table – Homer Glen Residential Zoning District Requirements.

Location

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

DETACHED GARAGE

Concrete

- Detached garages shall have a minimum 12” wide by 18” deep trench footing with a minimum 4” slab and 6” stone base.

Floors

- A detached garage shall have a concrete floor per the specifications of the building code.

Construction Plans

- Exterior elevation is required along with scaled drawings and all required building details.

DECK

- See the Homer Glen Deck Guide**worksheet must be included w/ permit submittal**

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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 #: _____

Homer Glen Residential Zoning District Requirements
Accessory Structures
(setbacks, lot coverage, max. heights)

Zoning	District	Side Property Line <750	Rear Property Line <750	Side Property Line >750	Rear Property Line >750
E-1	Single Family Estate	10 ft.	30 ft.	30 ft.	40 ft.
E-2	Single Family Rural	10 ft.	30 ft.	30 ft.	40 ft.
R-1	Single Family Residence	10 ft.	15 ft.	25 ft.	35 ft.
R-2	Single Family Residence	10 ft.	10 ft.	20 ft.	20 ft.
R-2A	Single Family Residence	10 ft.	10 ft.	20 ft.	20 ft.
R-3	Single Family Residence	10 ft.	10 ft.	10 ft.	20 ft.
R-3A	Single Family Residence	10 ft.	10 ft.	N/A	N/A
R-3B	Single Family Residence	10 ft.	10 ft.	N/A	N/A
R-4	Single Family Residence	10 ft.	10 ft.	N/A	N/A
R-5	Single Family Residence	10 ft.	10 ft.	N/A	N/A
R-6	Multi-Family Residence	10 ft.	10 ft.	N/A	N/A
R-6A	General Residence	10 ft.	10 ft.	N/A	N/A

Zoning	District	Max. Height	Max. Lot Coverage %	Max. Size Accessory Structure (total s.f. of all struc.)	Max. Impervious Lot Coverage %
E-1	Single Family Estate	20 ft.	20%	3.5% of total lot but < 10,000 sf	20%
E-2	Single Family Rural	20 ft.	20%	3.5% of total lot but < 10,000 sf	20%
R-1	Single Family Residence	20 ft.	20%	1800 sf	20%
R-2	Single Family Residence	15 ft.	20%	800 sf	30%
R-2A	Single Family Residence	15 ft.	25%	800 sf	25%
R-3	Single Family Residence	15 ft.	30%	800 sf	35%
R-3A	Single Family Residence	15 ft.	40%	650 sf	40%
R-3B	Single Family Residence	15 ft.	40%	650 sf	40%
R-4	Single Family Residence	15 ft.	40%	650 sf	40%
R-5	Single Family Residence	15 ft.	45%	650 sf	45%
R-6	Single Family Residence	15 ft.	50%	650 sf	50%
R-6A	Single Family Residence	15 ft.	45%	650 sf	45%

*see zoning ordinance for full chart