



Help Guide for New Single Family Residence

Application Requirements –

- A permit is required for all new single family residences. **Prior to the start of any work**, properly completed permit applications, Reimbursement of Fees Agreement and deposit must be submitted with the following:
 1. If demolishing an existing structure prior to the construction of a new one, a Village of La Grange Park Demolition permit is required. Please be aware that a Village demolition permit cannot be issued prior to the issuance of the required Cook County Demolition Permit. For more details on obtaining a Cook County permit please contact the Department of Environmental Control at (312) 603-8200 or visit www.cookcountygov.com
 2. Three copies of a current and legal plat of survey.
 3. Three copies of a detailed site plan (this can be incorporated into plans below)
 4. Three copies of detailed plans scope of work, layout, plumbing, electrical, HVAC, structural work and compliance with the State of Illinois Energy conservation Code. All copies must be signed and sealed by a State of Illinois Licensed Architect or Engineer.
 5. Three copies of storm water management and grading plans signed and sealed by a licensed State of Illinois Engineer.
 6. Three copies of fire sprinkler plans submitted by a State of Illinois licensed Sprinkler Contractor
- Please note: a separate application must be completed for each of the following: demolition, new residence, new garage, and fire sprinkler system.
- All contractors are required to be registered with the Village of La Grange Park prior to the issuance of any permit. (see contractor registration form)

Building Code Requirements –

- All work shall comply with current adopted Village of La Grange Park building, electric, mechanical and fire codes and amendments in addition to state mandated plumbing and energy conservation codes.
- All sewer and water connections, parkway, street, alley, public walk or thoroughfare excavation and repair shall comply with the Village of La Grange Park Department of Public Works standards manual.
- A mandatory pre-construction meeting must take place before any site demolition or building may commence.

Zoning Requirements –

- All work shall comply with all applicable provisions of the current adopted Village of La Grange Park Zoning Ordinance. In most residential areas, the following minimums apply:
 1. Single Family Residence with attached garage
 2. Front Yard Setback – 35' from front property line or block face average
 3. Side Yard Setback – 10% of lot width but not less than five feet (5')
 4. Rear Yard Setback – 15% of lot depth
 5. Maximum building lot coverage = 30% for interior lots and 35% for corner lots. The maximum includes any structure located thirty inches or more above grade.
 6. Maximum allowed Impervious surface = 50%
 7. Maximum Height – 30' or 2 ½ stories

Applicable Permit Fees – (subject to change without notice)

- Deposit - \$2,500.00 – paid at time of application - see reimbursement of fees agreement
- 1.75% construction costs
- Demolition - \$500.00
- Temporary or Conditional Occupancy (when requested)- \$100.00 per
- Water Tap - \$750.00
- Sewer Tap - \$750.00
- Meter & Connection - \$500.00
- Water Use During Construction - \$300.00
- Site Management Bond - \$2,500.00 (refundable after final occupancy issued)
- Rules Sign - \$50.00 (required to be posted at site)
- Sprinklers - \$50.00 plus review fees

Required Inspections – (varies with scope of project)

- Concrete pre-pours (foundations, footing, walls, driveways, walkways, etc...)
- Electric Service
- Water/ sewer taps and services
- Rough framing
- Rough electric
- Rough HVAC
- Rough plumbing
- Rough grading and or drywell installation
- Outside envelope (pre exterior finishes)
- Roofing (Ice and water shield and underlayment)
- Insulation/fire stop
- Fire Sprinkler – Hydrostatic, Pipe, & Layout
- Fire Sprinkler - Final
- Any inspections required by the Department of Public Works
- Final for Occupancy (Building, Electric, Plumbing, and Engineering)

Note: This guide is informational only and DOES NOT contain all requirements for construction. Additional requirements that apply will be outlined in the plan review comments or in plan denial correspondence.