



Village of La Grange Park
Building Department
447 N. Catherine Avenue
La Grange Park, Illinois 60526
(708) 354-0225 · (708) 354-0241 FAX

Help Guide for Residential Additions

Application Requirements –

- A permit is required for all additions. **Prior to the start of any work**, a properly completed permit application, Reimbursement of Fees Agreement and deposit must be submitted with the following:
 1. Three copies of a current and legal plat of survey
 2. Three copies of complete plans indicating scope of work, compliance with the State of Illinois Energy Conservation Code, layout, plumbing, electrical, HVAC and structural work. All three copies must be signed and sealed by a licensed State of Illinois Architect or Engineer.
 3. Three copies of storm water management and grading plans signed and sealed by a licensed State of Illinois Civil Engineer. (Required only when increasing impervious surface coverage by 250 square feet or more in coverage.)
- 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 Village of La Grange Park applicable codes and ordinances.
- All sewer and water connections, parkway, street, alley, public walk or thoroughfare excavation and repair shall comply with Village of La Grange Park Department of Public Works standards manual.

Zoning Requirements –

- Additions shall comply with all applicable Village of La Grange Park Zoning Ordinances. In most residential areas, the following minimums apply:
 1. Front Yard Setback – 35' from front property line or block face average
 2. Side Yard Setback – 10% of lot width but not less than five feet (5')
 3. Rear Yard Setback – 15% of lot depth.
 4. Maximum Building Lot Coverage = 30% max interior lot; 35% max corner lots which includes any structure thirty or more inches in height as measured from grade.
 5. Maximum Impervious surface coverage = 50%
 6. Maximum Height – 30' or 2 ½ stories

Applicable Permit Fees – (subject to change without notice)

- Deposit - \$1,000.00 – see reimbursement of fees agreement
- 1.75% construction costs – plus all applicable deposit, bond, tap, and meter fee requirements

Required Inspections – Will be outlined in plan review comments issued with approved plans at time of permit issuance

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 any plan denial correspondence.