



## CONTACT

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Building Department  
(815) 469-2177

## COMMERCIAL/INDUSTRIAL CONSTRUCTION

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### OVERVIEW:

A permit is required for all types of construction in commercial/industrial remodeling, additions, and new construction. The permit fee is based on the cost of construction in accordance with Village ordinance.

### APPLYING FOR THE PERMIT:

The property owner will need to submit the following information when applying for this permit:

- Complete and submit a building permit application.
- Submit (3) sets of plans and specifications signed and sealed by an Illinois State Licensed Architect.
- Submit (3) plat of surveys prepared by an Illinois State Licensed Civil Engineer that indicate the location of the proposed construction in relation to the property lines, top of foundation, etc.
- For new construction, which includes site development, detention, parking lot, etc., complete civil engineered plans need to be submitted to the Village for review.
- New construction and/or remodeling of food establishments will require the approval of the Will County Health Department. Plans and specifications must be submitted directly to Will County Health Department, (815) 727-8480. The Village will not issue permits until approval has been obtained from the Will County Health Department and copies provided to the Building Department.
- Submit developer/owner approval for the proposed construction.
- Submit a complete list of contractors; all contractors must be registered, bonded, and insured prior to issuance of the permit.

- The construction site shall be protected for sediment and soil erosion by a silt fence or other sediment and erosion control devices installed around the entire construction site. For construction projects disturbing land greater than (1) acre a Storm Water Pollution Prevention Plan must be submitted and implemented on site in accordance with the IEPA and Village requirements. This must be installed prior to excavation and maintained throughout the construction process.
- A porta-john must be available at the construction site.
- **Required Inspections:** In accordance with the provisions of the ordinance as outlined in the Commercial Construction Guidelines.