

**Before you dig!!
Call J.U.L.I.E.
1 (800) 892-0123**

General Building Information:

Building Codes adopted by the Village of Lily Lake:

- 2015 International Residential Code
- 2015 International Building Code
- 2015 International Existing Building Code
- 2015 National Electric Code
- Illinois State Plumbing Code

New Single Family Residence:

Ground floor area per dwelling:

- 1 story, not less than 1,400 square feet
- 1 ½ story, not less than 1,000 square feet
- 2 story and 2-½ story, not less than 900

Maximum building height not more than 2 ½ stories or 30 feet, whichever is lower

Residential Area Fence: Not more than 4' in height in Front Yard, 6' in Rear and Side Yard (corner lots have 2 Front Yards). Good-side facing out.

Beginning work without a permit is subject to a penalty of 200% of the original permit fee.

Village Phone Numbers	
Village Office Mon- Thu 9:00- 1:00 pm	630-365-9677
Village Fax	630-365-9827
B&F Construction Code	847-428-7010
Kane County Sheriff Non-emergency	630-232-6840
Kane County Dept of Transportation	630- 584-1170
Kane County Health Department (well & septic permits)	630-444-3040

**IN CASE OF
FIRE
MEDICAL
OR POLICE
EMERGENCY

DIAL 911**



Village of Lily Lake

**PERMITS ARE REQUIRED
FOR ANY CONSTRUCTION.**

**WHEN IN DOUBT,
CALL THE BUILDING INSPECTOR.**

What Construction Projects Need Building Permits?

- New structures / buildings
- Additions
- Alterations (structural, electrical, plumbing)
- Decks/Patios
- Pools
- Fences
- Demolitions / relocation of structures
- Fireplaces
- Heating / Air Conditioning
- Signs
- Site Development (excavation)
- Septic Replacement or Repairs
- Sheds>100 sq ft

Check with the Village BEFORE starting your project

Building Permit Requirements:

- Completed Building Application
- Two (2) sets of building plans; stamped
- Two (2) signed and sealed copies of the site plans - 11x17, drawn to scale and including **ALL** information as required by the "Engineering Site Plan Checklist" (when required)
- Completed Engineering Site Plan Checklist (when required)
- Receipt of application or permit from the Kane County Health Department for well and septic (when required)
- Design Review approval (when required)
- Access approval from KDOT or IDOT (when required)
- Elburn & Countryside FPD approval (Commercial/Industrial)
- Culvert Application (when required)
- Road Bond of \$10,000 (when required)
- Deposit: \$1000 (new construction) \$500 (secondary structure)
- Permit valid for 1 year; renewal is 100% of the *original permit fee*

Construction Requirements:

- Culvert and Erosion Control measures will be installed PRIOR to construction activity and MAINTAINED throughout the project.
- Construction hours:
 - 7am – 8pm Mon – Fri
 - 8am – 8pm Sat – Sun
- Vehicle weight restrictions are posted and enforced
- Construction site will be maintained in a safe condition
- Debris will be removed from the site immediately
- NO BURNING OF CONSTRUCTION DEBRIS IS ALLOWED AT ANY TIME
- Stockpiled materials will be stacked properly and safely, or fenced
- No construction materials will be permitted in streets or public right-of-ways
- No assembly of materials will be permitted on streets or right-of-ways
- A toilet must be available to all workers from the first day of construction

Failure to comply with construction requirements will result in a STOP WORK ORDER

Inspection Requirements:

- Inspections are required for all work as marked on the Building Permit. If in doubt, the rule is that NO work shall be covered until it has been inspected and approved.
- Inspections require 24-hour notice
- Inspections should be ordered by Village street address, permit number and approximate time
- **NO INSPECTIONS WILL BE MADE UNLESS:**
- A culver has been properly installed with crushed road gravel to street
- The street address (5" letters - numbers min) and permit are posted. Must be visible from the street and maintained throughout construction
- Safe access is provided for all inspections
- ***Building and site plans are accessible for all inspections***

Completion and Occupancy:

- All work must be completed and pass final inspections before a final occupancy is issued
- Approval of finished grade and elevation by the Village Engineer is required
- No furniture or personal belongings are allowed to be in the building until a final C/O is issued