



Single Family Residence

Permit required for all new single family residences and the demolition and rebuild of an existing single family residence

Application Requirements

Submit the following for review: *please review all requirements prior to submittal*

- Completed [building permit applications](#) (separate application required for detached garage & demolition)
- Copy of [Cook County Demolition Permit](#)
- Completed [contractor registration](#) form and all required paperwork
- Completed [reimbursement of fees agreement](#)
- \$2,500.00 ROF deposit
- \$2,500.00 site management bond and \$500.00 demolition fee (\$550.00 with detached garage)
- Copy of a current, legal plat of survey
- Three copies of plans signed and sealed by a licensed State of Illinois Architect
- Three copies of storm water management/grading plans signed and sealed by a licensed State of Illinois Civil Engineer

Submitted plat copy should not be reduced or enlarged, do not submit original. Village is able to make copies of any original documents for application purposes.

Code Requirements

- o Work shall comply with current adopted [Village of La Grange Park Codes](#)
- o Pre-Construction meeting required prior to any demolition or construction
- o Permit fees - 1.75% of constructions costs (min \$75.00) are due at issuance (calculated with review)
- o Plan Review fees related to your project and any fees accrued after permit issuance (usually re-inspection fees or revisions) are deducted from ROF deposit with any remaining funds reimbursed after final inspection approval. Deposit must be replenished if funds are exhausted during project.
- o Front Yard Setback – 35' from front property line or block face average
- o Side Yard Setback – 10% of lot width but not less than five feet (5')
- o Rear Yard Setback – not less than 15% of lot depth
- o Total Lot Coverage – 30% max interior lot; 35% max corner lots (any structure over 30" in height)
- o Maximum impervious surface coverage = 50%
- o Maximum garage square footage – 660 square feet
- o Maximum Height – 16' (measured at mean)
- o [Fire Sprinklers](#) are required for all new construction – separate permit required
- o Required inspections will be outlined in plan review

Questions or clarification? Contact Building & Inspectional Services, (708) 354-0225 or building@lagrangepark.org