

## PERFORMANCE STANDARDS: SITE DEVELOPMENT ACTIVITY

Building Department

- (1) The regulations pertaining to site development activity are found in Chapter 3 of the Building Code. See [Section 4-3-4 \(A\)2](#) for those activities exempt from the site development permit process.
  - a. Site development building permit is required for the following:
    1. When earth movement by excavation, fill, or any combination thereof, will exceed 300 cubic yards.
    2. When earth movement by excavation, fill or any combination thereof, will disturb an area exceeding 5,000 square feet.
    3. When plant cover is to be removed from an area exceeding 20,000 square feet on any vacant parcel of land or on any parcel of land exceeding ten (10) acres.
- (2) To apply for a site development building permit, please submit the following documentation:
  - a. Application for building permit: Complete all relevant portions of this form which must include real estate index number, the total cost of construction, and the signature of the owner or owner's agent. All contractor names, addresses, telephone numbers, and license numbers (where shown) are required before building permit issuance.
  - b. Plat of survey: Three (3) copies of a current plat of survey signed and sealed by an Illinois licensed surveyor. The plat must show the legal description, the interior angles or property line bearings, and the property corners staked.
  - c. Site plan: Three (3) copies of the site development plan showing existing and proposed topography, regrading, land clearing, and all other relevant landscaping features. This plan must be signed and sealed by an Illinois licensed engineer or landscape architect.
- (3) An overweight permit is required if vehicles over 36,000 lbs. gross weight must travel on roads maintained by the Village. The Overweight Permit application may be submitted online via [OxcartPermits.com](http://OxcartPermits.com).
- (4) Call J.U.L.I.E. at 811 or 1-800-892-0123: Notify J.U.L.I.E. 72 hours prior to the start of work to mark utility locations.
- (5) Open burning: Only landscape waste and untreated wood may be burned. On-site supervision is required at all times. See [Village Code Title 7, Chapter 6](#) for regulations on allowable open burning. Contact, as may be required, QuadCom Police Dispatch for non-emergencies: 847-428-8784, or for emergency calls, dial 9-1-1.
- (6) Notify the Village Building Department upon the completion of work 847-551-3003.