
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: KARIN JOHNS, FINANCE DIRECTOR
SUBJECT: GENERAL FUND BUDGET FOLLOWUP
AGENDA: APRIL 7, 2026
DATE: APRIL 3, 2026

ISSUE

During the Board Discussion of the General Fund Budget on March 31, 2026 there were a couple of items that Staff was requested to follow up on.

DISCUSSION

General Fund Revenues

- Interest Income (01-00-3810) This line item was increased \$5,000.

General Fund Expenses

- Boards and Commissions Marketing (01-57-6521) This line item was increased \$5,000.

Fee Adjustments

As there were several questions regarding potential fee adjustments, Staff is recommending that a Fee Review Committee be established to review a variety of fees including Water and Sewer charges, Building Related Charges, and other miscellaneous fees.

Specifically from the last meeting, there was a request for additional information regarding the New Home Maximum Permit Fee recommended to increase by CPI from \$17,850 to \$18,360. The attached survey shows that many communities do not set a maximum permit fee. However, with the proposed increase, the New Home Permit would be similar to their average. *Recommendation: Staff recommends increasing the New Home Maximum Fee to \$18,360.*

There was also a request for more information regarding an increase in the permit application fee to cover costs associated with online applications. Many of the surrounding communities did not require this fee.

Recommendation: Staff recommends that this item be reviewed further with the Fee Review Committee. Staff is looking at online submittals through BS&A and this could be revisited during that roll out.

COST

There is no cost to discuss General Fund Follow-Up Items

RECOMMENDATION

Review attached materials and provide feedback on items to be brought before the Board at April 21, 2026.

Permit Fee Comparisons April 2, 2026

Village/City	Max. Fee	Application fee	
Sugar Grove	Current \$17,850 Proposed \$18,360	\$260	
Batavia	No Max	None	Approx. \$25,000
Channahon	No Max	None	Based on sq ft and bedrooms
Elburn	No Max	None	\$17,000 -18,000
Geneva	No Max	None	\$0.26 per sq ft
Hampshire	No Max	None	Based on sq ft
Huntley			
Lisle	No Max	None	
Minooka	No Max	None	Fees attached \$0.70 per sq ft + all other fees
Montgomery	No Max	None	Approx. \$14,599.81 Fees attached
North Aurora	No Max	None	Based on sq ft
Oswego	No Max	None	
Pingree Grove	No Max	None	Fees attached
South Barrington	No Max	\$500 app fee + \$500 deposit for plan review	
South Elgin	No Max	None	Fees attached \$1 per sq ft
Sycamore	No Max	None	Fees attached \$0.15 per sq ft + review fee + each inspection
Warrenville			
West Chicago			
West Dundee	No Max	None	Fees attached for 3, 4, and 5 BR Homes (\$22,699.24- \$24,929.70)
Winfield	No Max	\$1,000 deposit to start the building reviews and \$2,450 deposit for grading and storm water reviews	Approximately \$16,500

Permit Fee Comparisons April 2, 2026

Yorkville	No Max	None	Fees attached \$25,974 + \$13,250 sanitary dist.
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VILLAGE OF PINGREE GROVE

ORDINANCE No. 2025-O-26

**AN ORDINANCE AMENDING TITLE 10, CHAPTER 4 OF THE VILLAGE CODE
PERTAINING TO FEES IN CONNECTION WITH BUILDING PERMITS
FOR THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS**

PASSED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS
THIS 17TH DAY OF NOVEMBER 2025

PUBLISHED IN PAMPHLET FORM BY AUTHORITY
OF THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS
THIS 17TH DAY OF NOVEMBER 2025

ORDINANCE No: 2025-O-26

**AN ORDINANCE AMENDING TITLE 10, CHAPTER 4 OF THE VILLAGE CODE
PERTAINING TO FEES IN CONNECTION WITH BUILDING PERMITS
FOR THE VILLAGE OF PINGREE GROVE, KANE COUNTY, ILLINOIS**

WHEREAS, the Village of Pingree Grove (the "Village") is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ICLS 5/1-1-1 *et seq.*; and

WHEREAS, updating the permit fees charged by the Village is necessary and advantageous and supports the public health, welfare, safety, and morals;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Pingree Grove, Kane County, Illinois, as follows:

SECTION ONE: PERMIT FEES AMENDED

The permit fees associated with the following activities, outlined in Section 10-4-1, 10-4-3, 10-4-4, 10-4-5, and 10-4-6, shall be assessed as follows:

10-4-1: NEW CONSTRUCTION:

Each application for a building permit for new construction shall be accompanied by payment of building permit fees equal to the sum of the following:

A. Residential: Base Fee for Gross Floor Area:

1. The base fee shall be computed on the basis of the number of square feet of gross floor area (outside dimensions) of all floors in accordance with the following schedule (for all floors including basements and garages):

a. Detached and attached single-family and multi-family residences: One dollar twenty five cents (\$1.25) per square foot for the first two thousand (2,000) square feet of gross floor area, and fifty cents (\$.50) for each additional square foot of gross floor area.

B. Commercial and Industrial- Percentage of Construction Cost:

1. Commercial and industrial uses shall be charged a permit fee of .20% of the construction cost for the building.

C. The fee schedule in this subsection does not include plan review or the utilization of outside consultants, such as building plan review and/or inspections, engineering plan review and/or inspections, planning plan review and/or inspections, or other consultants as determined by the village. All fees incurred by such consultants shall be paid by the owner/permit applicant.

D. Additional Fees: In addition to the base building permit fee in subsections A. and B. of this section, the building permit fee shall include the aggregate of the following:

1. Sanitary Sewer And Water System Connection Fee For Residential Units: A fee for connecting to the village sanitary sewer and water systems for a residential unit shall be one thousand five hundred dollars (\$1,500.00) for each connection.

2. Sanitary Sewer And Water Connection Fee For Nonresidential Units: A fee for connecting to the village sanitary sewer and water system for a nonresidential unit shall be one thousand dollars (\$1,000.00) per population equivalency, the amount of which shall be determined by the village engineer based on project use.

10-4-3: BUILDING PERMIT FOR REMODELING; ELECTRICAL, HVAC AND PLUMBING WORK:

Prior to permit issuance, the permit applicant shall pay a non-refundable permit fee as provided for in this section.

Permit Type	Residential
Remodeling less than \$5,000	\$50.00
Remodeling \$5,000-\$25,000	\$150.00
Remodeling over \$25,000	\$250.00
Building work only (non-structural)	\$35.00
Electrical work only	\$35.00
HVAC work only	\$35.00
Plumbing work only	\$35.00

Permit Type	Non-Residential
Remodeling	.20% of Construction Cost
Building work only (non-structural)	.20% of Construction Cost
Electrical work only	.20% of Construction Cost
HVAC work only	.20% of Construction Cost
Plumbing work only	.20% of Construction Cost

Any costs incurred by the Village for the utilization of outside consultants and not listed in this section may be charged to the permit applicant.

10-4-4: MISCELLANEOUS PERMIT FEES-RESIDENTIAL:

All miscellaneous permit fees are inclusive of permit and plan review fees. Certain inspection fees are included as noted, all other inspection fees are charged per 10-4-11. Each application for a miscellaneous permit shall be accompanied by payment of the non-refundable miscellaneous permit fee identified in this section

Permit Type: Residential	Permit Fee
A Demolition Permits	
Residential	\$87.50
B Swimming Pools	
Inground pools (includes up to 8 inspections)	\$710.00
Above ground pools	\$145.00
Spas/hot tubs	\$100.00
C Fence (includes 2 inspections)	\$135.00

D	Deck (includes 2 inspections)	\$185.00
E	Patio (includes 2 inspections)	\$135.00
	Fireplace	\$135.00
	Prefabricated	\$115.00
	Masonry (includes up to 5 inspections)	\$300.00
G	Shed	\$115.00
H	Residential Hot Water Heater Replacement, Furnace and A/C Condenser Replacement (includes 1 inspection)	\$75.00
I	Detached Garage	\$142.50
J	Roof	
	Residential - replacement/additional layer (includes 2 inspections)	\$110.00
K	Storage Tank (above ground or underground)	\$450.00
L	Lawn Sprinkler System	\$115.00
M	Residential Fire Sprinkler System (includes 2 inspections)	\$180.00
N	Signs	
	Nonilluminated	\$87.50
	Illuminated	\$115.00
O	Elevator	\$325.00
P	Temporary Electric Service	\$55.00
Q	Generators and Motors	
	Residential Base Fee	\$55.00
	10HP and less – all occupancies	\$24.00
	Plus each additional HP over 10 – all occupancies	\$2.00
R	Solar Panels	
	Residential – Roof Mount (includes 1 inspection)	\$570.00
S	Temporary Occupancy Permit	

Any costs incurred by the Village for the utilization of outside consultants and not listed in this section may be charged to the permit applicant.

10-4-5: PLAN REVIEW FEES:

Each application for permits shall be accompanied by payment of a non-refundable plan review fee equal to the sum of the following:

Residential Plan Review Type	Residential
New Construction	\$0.30 / Sq. Ft.
Residential Remodeling	\$0.20 / Sq. Ft.
Building Review (non-structural)	\$25.00
Electrical Review	\$25.00
Mechanical Review	\$25.00
Plumbing Review	\$25.00
Fire Safety Review	--
Fire Suppression System (water, foam, etc.)	\$100.00
Zoning	

New Structures	\$125.00
Existing Structures	\$75.00
Structural Engineer Review (where required)	\$150.00/hr.
Re-review	\$65.00

Commercial Plan Review Type	Commercial
New Construction/Remodeling (Includes building, electric, mechanical, and plumbing plan reviews)	.30% Construction Cost, Minimum \$300
Electrical Review	Included in Commercial Plan Review
Mechanical Review	Included in Commercial Plan Review
Plumbing Review	Included in Commercial Plan Review
Fire Safety Review	\$500.00
Fire Suppression System (up to 2,500 sf) (water, foam, etc.)	\$750.00
Fire Suppression System (over 2,500 sf) (water, foam, etc.)	\$1,500.00
Alternate Fire Suppression System	\$500.00
Fire Alarm Systems (up to 2,500 sf)	\$500.00
Fire Alarm Systems (over 2,500 sf)	\$1,000.00
Hood & Duct Fire Suppression	\$500.00
Fire Standpipe - non-combination system	\$500.00
Life Safety Code Review (state minimum)	\$500.00
Zoning	
New Structures	\$500.00
Existing Structures	\$250.00
Structural Engineer Review (where required)	\$150.00/hr.
Re-review/Resubmittals (when the initial plan review is charged at .30% of the construction cost)	\$300.00
Re-review/Resubmittal - (when initial plan review is charged at the minimum, \$300)	\$150.00
Fire Re-Review/Resubmittal	\$250.00

Any costs incurred by the Village for the utilization of outside consultants and not listed in this section may be charged to the permit applicant.

10-4-6: INSPECTION FEES:

Prior to permit issuance, the permit applicant shall pay non-refundable inspection fees as provided for in this section:

Inspection Type	Residential
New Construction	\$0.30 / Sq. Ft.
Remodeling	\$0.20 / Sq. Ft.
Elevator	\$150.00
Building (non-structural)	--
Electrical	--
Mechanical	--

Plumbing	--
Fire Safety	--
Fire Suppression System (water, foam, etc.)	--
Fire Alarm Systems	--
Life Safety Code Review (state minimum)	--
All inspections not listed, including signs	\$45.00
Reinspection	\$75.00

Inspection Type	Commercial
Building	\$100.00
Elevator	\$150.00
Electrical	\$100.00
Mechanical	\$100.00
Plumbing	\$100.00
Fire Safety	\$600.00
Fire Suppression System (water, foam, etc.)	\$600.00
Fire Alarm Systems	\$600.00
Fire Re-Inspection	\$300.00
Life Safety Code Review (state minimum)	\$600.00
All inspections not listed, including signs	\$100.00
Reinspection	\$100.00

Any costs incurred by the Village for the utilization of outside consultants and not listed in this section may be charged to the permit applicant.

SECTION TWO: GENERAL PROVISIONS.

All building permits opened prior to effective implementation of this Ordinance shall be billed under the previous Fee Schedule.

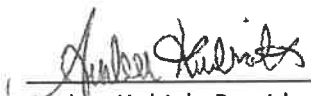
REPEALER: All Ordinances or portions thereof in conflict with this Ordinance are hereby repealed, amended to be consistent with this requirement, or superseded by this requirement.

SEVERABILITY: Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction; the remaining provisions will remain in full force and effect, the same as if the invalid provision had not been a part of the Ordinance.

EFFECTIVE DATE: This Ordinance shall take effect as provided for under Illinois law.

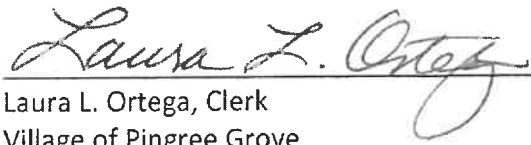
PASSED AND APPROVED by the President and Board of Trustees of the Village of Pingree Grove, Kane County, Illinois, this 17th day of November 2025 by roll call vote.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
President Amber Kubiak	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Luke Hall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Adam Hagg	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Ed Tarnow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Kevin Pini	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Trustee Robert Wangles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Andrew McCurdy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



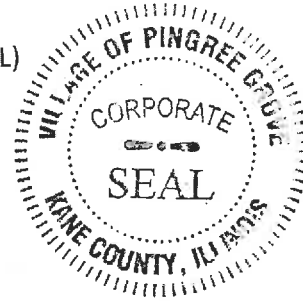
 Amber Kubiak, President of the Board of Trustees
 Village of Pingree Grove

ATTEST:



 Laura L. Ortega, Clerk
 Village of Pingree Grove

(SEAL)



S. ELGIN

2026 Developer Donation Analysis

Projected Units

Detached SF		Attached SF		Apartments	
2 bedroom	0	1 bedroom	0	Efficiency	0
3 bedroom	1	2 bedroom	0	1 bedroom	0
4 bedroom	0	3 bedroom	0	2 bedroom	0
5 bedroom	0	4 bedroom	0	3 bedroom	0
Total	1	Total	0	Total	0
Total Unit:	1				

Estimated Populations

Pre-school, Age 0-4	0.29
Elementary K-6, Age 5-11	0.37
Junior High 7-8, Age 12-13	0.17
High School 9-12, Age 14-17	0.18
Adult Age, 18+	1.88
Total	2.90

Required Donations

School Site	0.01 acres	or	\$2,184.28
School Impact			\$726.00
Park Site	0.03 acres	or	\$4,434.38
Park Development			\$913.19
Administrative/Police/Street			\$724.75
Fire			\$289.90
Library			\$289.90
TOTAL FEES			\$9,562.40

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ESTIMATED STANDARD FEES (2026) - 4 Bedroom - Single Family Unit

Sequence	Fee Description	Quantity Based On	Quantity	Calculated	Notes
5	NEW RESIDENTIAL (SQ FT)	\$1 per SF of GFA	3000	\$3,000.00	\$1 per SF of GFA
10	UNFINISHED BASEMENT	\$0.50 per SF of GFA	1000	\$500.00	\$0.50 per SF of GFA
15	GARAGE ATTACHED	\$0.50 per SF of GFA	0	\$0.00	\$0.50 per SF of GFA
20	CONSULTANT PLAN REVIEW				
22	PLAN REVIEW	25% of permit fees	5&10	\$875.00	25% of permit fees (sequence 5&10)
24	PLUMBING INSPECTION (PER INSPECTION)		6	\$330.00	\$55 per Inspection
25	INSPECTION (PER INSPECTION)				
26	WATER INSPECTION			\$50.00	
32	WATER/SEWER VILLAGE			\$4,800.00	
35	WATER REMOTE RTR			\$30.00	
40	WATER METER NEW		1	\$585.00	
50	VILLAGE	4 bedroom		\$941.00	(Street, Police & Administration)
55	FIRE FOX RIVER	4 bedroom		\$0.00	Sequence 55 or 60
60	FIRE SOUTH ELGIN	4 bedroom		\$376.40	
65	LIBRARY GAIL BORDEN	4 bedroom		\$376.40	Sequence 65 or 70
70	LIBRARY ST. CHARLES	4 bedroom		\$0.00	
75	PARK DEVELOPMENT	4 bedroom		\$1,185.66	
80	PARK SITE	4 bedroom		\$5,757.51	
90	SCHOOL DEV 303	4 bedroom		\$0.00	Sequence 90 or 95
95	SCHOOL DEV U46	4 bedroom		\$1,188.00	
100	SCHOOL SITE 303	4 bedroom		\$0.00	Sequence 100 or 105
105	SCHOOL SITE U46	4 bedroom		\$3,618.41	
980	REINSPECTION			\$75.00	
985	WORK WITHOUT PERMIT				
				\$23,688.38	

2026 Developer Donation Analysis

Projected Units

Detached SF		Attached SF		Apartments	
2 bedroom	0	1 bedroom	0	Efficiency	0
3 bedroom	0	2 bedroom	0	1 bedroom	0
4 bedroom	1	3 bedroom	0	2 bedroom	0
5 bedroom	0	4 bedroom	0	3 bedroom	0
Total	1	Total	0	Total	0
Total Unit:		1			

Estimated Populations

Pre-school, Age 0-4	0.42
Elementary K-6, Age 5-11	0.53
Junior High 7-8, Age 12-13	0.30
High School 9-12, Age 14-17	0.36
Adult Age, 18+	2.16
Total	3.76

Required Donations

School Site	0.02 acres	or	\$3,618.41
School Impact			\$1,188.00
Park Site	0.04 acres	or	\$5,757.51
Park Development			\$1,185.66
Administrative/Police/Street			\$941.00
Fire			\$376.40
Library			\$376.40
TOTAL FEES			\$13,443.38

ESTIMATED STANDARD FEES (2026) - 5 Bedroom - Single Family Unit

Sequence	Fee Description	Quantity Based On	Quantity	Calculated	Notes
5	NEW RESIDENTIAL (SQ FT)	\$1 per SF of GFA	3000	\$3,000.00	\$1 per SF of GFA
10	UNFINISHED BASEMENT	\$0.50 per SF of GFA	1000	\$500.00	\$0.50 per SF of GFA
15	GARAGE ATTACHED	\$0.50 per SF of GFA	0	\$0.00	\$0.50 per SF of GFA
20	CONSULTANT PLAN REVIEW				
22	PLAN REVIEW	25% of permit fees	5&10	\$875.00	25% of permit fees (sequence 5&10)
24	PLUMBING INSPECTION (PER INSPECTION)		6	\$330.00	\$55 per Inspection
25	INSPECTION (PER INSPECTION)				
26	WATER INSPECTION			\$50.00	
32	WATER/SEWER VILLAGE			\$4,800.00	
35	WATER REMOTE RTR			\$30.00	
40	WATER METER NEW		1	\$585.00	
50	VILLAGE	5 bedroom		\$942.50	(Street, Police & Administration)
55	FIRE FOX RIVER	5 bedroom		\$0.00	Sequence 55 or 60
60	FIRE SOUTH ELGIN	5 bedroom		\$377.00	
65	LIBRARY GAIL BORDEN	5 bedroom		\$377.00	Sequence 65 or 70
70	LIBRARY ST. CHARLES	5 bedroom		\$0.00	
75	PARK DEVELOPMENT	5 bedroom		\$1,187.55	
80	PARK SITE	5 bedroom		\$5,766.69	
90	SCHOOL DEV 303	5 bedroom		\$0.00	Sequence 90 or 95
95	SCHOOL DEV U46	5 bedroom		\$893.00	
100	SCHOOL SITE 303	5 bedroom		\$0.00	Sequence 100 or 105
105	SCHOOL SITE U46	5 bedroom		\$2,756.00	
980	REINSPECTION			\$75.00	
985	WORK WITHOUT PERMIT				
				\$22,544.74	

2026 Developer Donation Analysis

Projected Units

Detached SF		Attached SF		Apartments	
2 bedroom	0	1 bedroom	0	Efficiency	0
3 bedroom	0	2 bedroom	0	1 bedroom	0
4 bedroom	0	3 bedroom	0	2 bedroom	0
5 bedroom	1	4 bedroom	0	3 bedroom	0
Total	1	Total	0	Total	0
Total Unit:		1			

Estimated Populations

Pre-school, Age 0-4	0.28
Elementary K-6, Age 5-11	0.35
Junior High 7-8, Age 12-13	0.25
High School 9-12, Age 14-17	0.30
Adult Age, 18+	2.59
Total	3.77

Required Donations

School Site	0.02 acres	or	\$2,756.00
School Impact			\$893.00
Park Site	0.04 acres	or	\$5,766.69
Park Development			\$1,187.55
Administrative/Police/Street			\$942.50
Fire			\$377.00
Library			\$377.00
TOTAL FEES			\$12,299.73

Village of South Elgin
Residential Permit Fact Sheet



MINIMUM REQUIREMENTS:

All residential structures are subject to all current Zoning regulations as adopted and amended. Further information can be obtained from the Village of South Elgin web site at www.southelgin.com. Building regulations are as follows:

- **2018 INTERNATIONAL MECHANICAL CODE**
- **CURRENT ILLINOIS ENERGY CONSERVATION CODE**
- **2018 INTERNATIONAL FUEL GAS CODE**
- **2018 INTERNATIONAL RESIDENTIAL ELECTRICAL CODE**
- **2017 NFPA 70 NATIONAL ELECTRICAL CODE**
- **CURRENT ILLINOIS PLUMBING CODE**
- **2018 INTERNATIONAL RESIDENTIAL CODE**

Ground Snow Load	Wind Design				Seismic Design Category	Subject to Damage From			Winter Design Temp	Ice Barrier Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed (mph)	Topographic effects	Special wind region	Wind-borne debris zone		Weathering	Frost Line Depth	Termite					
25 lb	115	NO	NO	NO	A	Severe	42"	Moderate Heavy	Minus 4	Yes	Yes *	2000	50

Covenants are regulated by your Homeowners Association; covenants are not enforced by the Village.

PERMIT FEES:

1. Each application for a building permit for new construction shall be required payment of building permit fees equal to the sum of the following.
 - a. The base fee shall be computed based on \$1.00 per square foot of gross floor area (outside dimensions) of all floors.
 - b. Garages and unfinished basements are computed based on \$.50 per square foot of gross floor area (outside dimensions) including crawl space.
2. In addition to the base building permit fee above set forth, the building permit fee shall include the aggregate of the following:
 - a. Sanitary sewer and water system connection fee for single family residential units is \$4,800 per connection.
 - b. Sanitary sewer and water system connection fee for multifamily residential units is \$1,400 per population equivalent.
 - c. Plan review fee. A preliminary and/or plan review fee by the village staff shall be charged at 25% of permit fees.
 - d. Village impact fees to cover costs associated with police and fire protection, park development, and administration also apply. Fees vary based on location, contact the Community Development Department with any questions.
 - e. Consultant fees. The applicant shall reimburse the village for all fees and expenses charged the village by consultants retained by the village to review plans, building systems and to perform testing where deemed necessary by the village.
 - f. Water meter fees shall be charged pursuant to the following:

Inspection \$ 50

Disc Meters:

Size	Charge
1 inch	\$585
1½ inch	\$1,092

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Fee	Details	Fee Amount	Rate
MISCELLANEOUS PROVISIONS			
State Gift Ban Act	Reference penalty provisions as provided in sections 60, 65, and 70 of the Act		
BOARDS AND COMMISSIONS			
PLANNING AND ZONING COMMISSION			
Filing of matters heard by PZC	requiring publication of pre-annexation agreements, PUD, etc.	\$300.00	per filing
	not requiring publication	\$150.00	per filing
BOARD OF FIRE AND POLICE COMMISSIONERS			
Bond upon appointment to Board of Fire and Police Commissioners	Conditioned upon the faithful performance of the duties of the office	\$1,000.00	
LIBRARY BOARD			
Violation of Library Board Rules and Regulations	Reference penalty as provided in 1-4-1 (General)	\$100.00	per offense
BUILDING FEES			
GENERAL PENALTY			
Violation of provisions regarding Building Regulations	Reference penalty as provided in 1-4-1 (General)	\$100.00	for the first offense, \$200 for each subsequent offense
FEES			
Plan Review Fees	Single-story new residential, Detached	\$100.00	per review
	Two-story new residential, Detached	\$150.00	per review
	Single-family (1- and 2-Story Duplex), Attached	\$50.00	per unit, per review
	Multi-family, Attached	\$50.00	per unit, per review
	Residential Remodeling/Alteration/Additions, 150 sq. ft. or more	\$50.00	per review
	Commercial/Industrial/Public/Miscellaneous - New Construction, Additions, and Remodeling	Valuation x 0.0005	
	Miscellaneous Review	\$30.00	per review

Fee	Details	Fee Amount	Rate
	Minimum Fee for any Building Permit		\$30.00 per permit
	Residential New Construction and Additions - Single-Family, Two-Family, Apartment Buildings, Townhouses and Quadra Homes and any attached additions to residential buildings	\$0.15 per sq. ft. or total living area of all floors, based on exterior dimensions (round up to the nearest dollar)	per permit
	Residential Construction - Alteration/Remodeling	\$5.00 for each \$1,000 of estimated cost of improvement (Maximum fee of \$150/building)	per permit
	Commercial/Industrial/Public/Miscellaneous - New Construction and Additions	\$0.05 per sq. ft. or total living area of all floors, based on exterior dimensions (round to the nearest dollar)	per permit
	Commercial/Industrial/Public/Miscellaneous - Alterations or Remodeling	\$5.00 for each \$1,000 of estimated cost of improvement	per permit
	Deck	\$60.00	per permit
	Demolition, accessory structure	\$50.00	per permit
	Demolition, primary structure	\$300.00	per permit
	Driveway Approach	\$50.00	Per permit
	Fence	\$50.00	Per permit
	Garage - Detached (No Electric)	\$80.00	per permit
	Gazebo	\$60.00	per permit
	Pergola	\$60.00	per permit
	Shed	\$60.00	per permit
	Sidewalk	\$50.00	per permit
	Sign - New and Replacement	\$50.00	per permit

Fee		Details		Fee Amount		Rate		
Building Permit Fees (Continued)	Solar PV - Commercial Rooftop			\$150.00 + Commercial Plan Review Fee		per permit		
	Solar PV - Residential Rooftop			\$150.00		per permit		
	Right-of-way Excavation (Street/Alley/Parkway)			\$75.00		per permit		
	Right-of-way Restoration (Street/Alley/Parkway)			\$10,000.00		Bond and Certificate of Insurance		
	Swimming Pool / Hot Tub (In- and above-ground greater than 42")			\$150.00		per permit		
	Swimming Pool / Hot Tub (Storable 24" to 42")			\$100.00		per permit		
	Residential - New Service			\$75.00		per service		
	Residential - Upgrade of Service			\$75.00		per service		
	Residential - Electrical Revisions			\$50.00		per permit		
	Commercial/Industrial/Public/Miscellaneous - New Service			\$75.00 plus \$3.75 per 1,000 sq. ft.		per service		
Electrical Inspection Fees	Commercial/Industrial/Public/Miscellaneous - Upgrade of Service			\$75.00		per service		
	Commercial/Industrial/Public/Miscellaneous - Electrical Revisions			\$50.00 plus \$3.75 per 1,000 sq. ft.		per permit		
	Commercial/Industrial/Public/Miscellaneous - Hotel and Motel			\$75.00 plus \$30.00 per guest room		per permit		
	Residential/Commercial/Industrial/Public/Miscellaneous - Fixtures include water closet, lavatory, urinal, bidet, shower, kitchen sink, dishwasher, clothes washer, laundry sink, baptistry, basin, water heater, garbage disposer, water conditioner, floor drain, sillcock, future rough-in fixtures or any other appurtenance that is connected to the drainage or water system in a building.			\$5.00 per fixture (\$30.00 minimum)		per permit		
Plumbing Inspection Fees	Residential/Commercial/Industrial/Public/Miscellaneous - Revisions			\$30.00		per permit		
	From Corp stop			\$75.00		per permit		
	From Main/Curb stop			\$50.00		per permit		
	Repair/Replacement			\$50.00		per permit		
	Outside Corporate limits			\$75.00		per permit		
	1" tap, within City limits			\$100.00		per permit		
	1" tap, outside Corporate limits			\$150.00		per permit		
	Water meter			Varies by size		per meter		
	Water Service Inspection Fees							
Water Service Tap Fees								

Fee	Details	Fee Amount	Rate
Water Connection Fees \$485/person/unit, \$1,698/residence	Single-family home	\$1,698.00	per permit
	1-bedroom apartment	\$970.00	per unit
	2 or more bedroom apartment	\$1,698.00	per unit
Sanitary Sewer and Storm Sewer Inspection Fees	Sanitary Sewer - New connection	\$75.00	per permit
	Sanitary Sewer - Stub at property line	\$50.00	per permit
	Sanitary Sewer - Repair/Replacement	\$50.00	per permit
	Storm Sewer - New/Replacement	\$50.00	per permit
Sewer Connection Fee \$733/person/unit, \$2,565/residence	Single-family home	\$2,565.00	per permit
	1-bedroom apartment	\$1,466.00	per unit
	2 or more bedroom apartment	\$2,565.00	per unit
Fire Protection Fees	Fire Suppression System and Fire Alarm System - Review, Inspection, and Testing	\$100.00	per system
	Plan Review - Subdivision and Planned Unit Development (Non-refundable deposit to be credited to final accounting upon approval)	\$350.00	per review
Engineering Fees	Plan review and inspection of all required public and private land improvements, excluding buildings and other structures	2.5% of total estimated cost of public and private improvements	per review
Annexation Fees	See Municipal Code 8-4-2-F		All annexation fees payable at time of final plat.
Re-Inspection Fee	Work for which an inspection has been scheduled and is not completed to the extent that approval can be granted	\$100.00	per inspection
Illegal occupancy	In an event where structure is occupied before a Certificate of Occupancy has been issued or after expiration of a Temporary Certificate of Occupancy	\$100.00	per offense
Permit Refund Policy if permit fee exceeds \$300.00 and no work has commenced	Request for refund must be within 1 year from date the permit was issued	Permit fee minus 15% administrative fee	per permit
CONTRACTOR REQUIREMENTS			
Electrical Contractor Registration Fee	Initial registration	\$50.00	per application
	Annual renewal	\$50.00	annually

Fee		Details		Fee Amount		Rate	
MOVING BUILDINGS							
Inspection of shoring, raising, underpinning or moving of a building	Base fee			\$30.00		per inspection	
	In addition to base fee			\$15.00 for each 1,000 sq. ft. of affected building over 2,000 sq. ft.		per inspection	
	Moving of building upon or across a public right of way		Buildings greater than 15' load width and over 300 sq. ft. Buildings less than 15' load width and less than 300 sq. ft.	\$250.00 \$30.00		per building per building	
Fee for occupying any such portion of a public place when moving a building		Within permitted timeframe Longer than time stated on permit		\$5.00 \$10.00		per day per day	
SUBDIVISION DEVELOPMENT							
City's Attorney Fees		Payment of city's attorney fees for legal work and expenses on submission of annexation, planned unit development or subdivision petitions		Determined by City Attorney		per submittal	
		Subdivision and Planned Unit Development Filing Fee (Non-refundable deposit to be credited to final accounting upon approval)		\$350.00		per review	
Engineering Fees		Plan review and inspection of all required public and private land improvements, excluding buildings and other structures		2.5% of total estimated cost of public and private improvements		per review	
IMPACT FEES (Sycamore Municipal Code, Chapter 10)							
Sycamore School District 427 Impact Fees	Single-family, detached, 2-bedroom			\$567.00			
	Single-family, detached, 3-bedroom			\$2,291.00			
	Single-family, detached, 4-bedroom			\$3,892.00			
	Single-family, detached, 5-bedroom			\$2,998.00			
	Single-family, attached, 2-bedroom			\$535.00			
	Single-family, attached, 3-bedroom			\$1,034.00			
	Single-family, attached, 4-bedroom			\$2,069.00			
	Apartment, 2-bedroom			\$554.00			
Apartment, 3-bedroom			\$1,494.00				

Fee	Details	Fee Amount	Rate
	Single-family, detached, 1-2 bedroom	\$1,054.00	
	Single-family, detached, 3-bedroom	\$1,340.00	
	Single-family, detached, 4-bedroom	\$1,626.00	
	Single-family, detached, 5-bedroom	\$1,988.00	
	Single-family, attached, 1-bedroom	\$502.00	
	Single-family, attached, 2-bedroom	\$879.00	
	Single-family, attached, 3-bedroom	\$1,285.00	
	Single-family, attached, 4-bedroom	\$1,145.00	
	Multi-family, Efficiency	\$678.00	
	Multi-family, 1-bedroom	\$883.00	
	Multi-family, 2-bedroom	\$961.00	
	Multi-family, 3+-bedroom	\$1,533.00	
	Mobile home, 1-2-bedroom	\$1,004.00	
	Mobile home, 3+-bedroom	\$1,606.00	
	Single-family, detached, 2-bedroom	\$193.00	
	Single-family, detached, 3-bedroom	\$246.00	
	Single-family, detached, 4-bedroom	\$298.00	
	Single-family, detached, 5-bedroom	\$346.00	
	Single-family, attached, 2-bedroom	\$92.00	
	Single-family, attached, 3-bedroom	\$161.00	
	Single-family, attached, 4-bedroom	\$236.00	
	Single-family, attached, 5-bedroom	\$210.00	
BUSINESS AND LICENSE REGULATIONS			
GENERAL LICENSING PROVISIONS			
Violation of General Licensing provisions	Reference penalty as provided in 1-4-1 (General)	\$100.00	per offense
LIQUOR CONTROL			
Liquor License: Fingerprinting upon application			
Liquor License: Initial application fee	Applies to persons or firms that do not currently hold a valid City liquor license	\$2,500.00	per application
Liquor License: Class (A) annual fee	Applies to restaurants	\$1,750.00	annually
Liquor License: Class (B) annual fee	Applies to bars	\$2,000.00	annually
Liquor License: Class (B) additional fee for sale of package goods		\$250.00	annually
Liquor License: Class (B) additional fee for annual indoor catering permit		\$100.00	annually

W DUNDEE

Fees for a 2 or 3-Bedroom Detached S-F Home	
<i>Permit-related Item</i>	<i>Fee</i>
Building Permit	\$2,000.00
Plan Review	\$850.00
Fire Suppression	\$400.00
Water Meter (1")	\$665.00
Water Tap-on	\$5,248.00
Sewer Tap-on	\$6,325.00
School Impact	\$2,851.69
Park District Impact	\$1,739.40
Municipal Impact	\$2,512.47
Library Impact	\$107.68
Total without KDOT Impact Fee	\$22,699.24
Kane Co. (KDOT) Road Impact*	
<i>*To be paid directly w/ proof to VWD.</i>	
Fees for a 4-Bedroom Detached S-F Home	
<i>Permit-related Item</i>	<i>Fee</i>
Building Permit	\$2,000.00
Plan Review	\$850.00
Fire Suppression	\$400.00
Water Meter (1")	\$665.00
Water Tap-on	\$5,248.00
Sewer Tap-on	\$6,325.00
School Impact	\$4,865.95
Park District Impact	\$2,258.40
Municipal Impact	\$3,262.13
Library Impact	\$139.81
Total without KDOT Impact Fee	\$26,014.29
Kane Co. (KDOT) Road Impact*	
<i>*To be paid directly w/ proof to VWD.</i>	
Fees for a 5-Bedroom Detached S-F Home	
<i>Permit-related Item</i>	<i>Fee</i>
Building Permit	\$2,000.00
Plan Review	\$850.00
Fire Suppression	\$400.00
Water Meter (1")	\$665.00
Water Tap-on	\$5,248.00
Sewer Tap-on	\$6,325.00
School Impact	\$3,772.34
Park District Impact	\$2,262.00
Municipal Impact	\$3,267.33
Library Impact	\$140.03
Total without KDOT Impact Fee	\$24,929.70
Kane Co. (KDOT) Road Impact*	
<i>*To be paid directly w/ proof to VWD.</i>	

Revised:

\$25974 YKV1
\$13250 YBSD

UNITED CITY OF YORKVILLE
DEVELOPER and BUILDING PERMIT FEES
SAMPLE – RESIDENTAL

- 1. SCHOOL TRANSITION FEE:** **\$7,000/unit**
A paid receipt from the School District Office, 602-A Center Parkway, Yorkville must be presented to the City prior to issuance of permit.
(School Transition Fee Ordinance 2025-52, 2006-68, 2002-04, 2000-11, 1993-24)

- 2. YORKVILLE-BRISTOL SANITARY DISTRICT CONNECTION FEE:** **\$1,950/unit**
At time of permit issuance, a separate check made payable to YBSD for this amount.

- 3. YORKVILLE-BRISTOL SANITARY DISTRICT ANNEXATION FEE:** **\$5,650/unit**
At time of permit issuance, a separate check made payable to YBSD for this amount.

- 4. YORKVILLE-BRISTOL SANITARY DISTRICT INFRASTRUCTURE FEE:** **\$5,650/unit**
At time of permit issuance, a separate check made payable to YBSD for this amount.

- 5. BUILDING PERMIT:** **\$650 + \$0.20**
(Ordinance 2002-05, 1994-21, Resolution 1994-04) **per square ft.**

- 6. WATER CONNECTION FEES:**

Single Family Home	\$7,555
Two plus Bedroom Duplex, Townhome, Condo or Apartment	\$6,761
One Bedroom Townhome, Condo or Apartment	\$4,381
Efficiency or Studio Apartment	\$3,587

(Ordinance 2023-28, 2017-52, 2006-32, 2003-79, Resolution 1994-04)

- 7. WATER METER COST:**

<i>(Ordinance 2017-52, 1974-69, Resolution 2006-24)</i>	Meter Size	
<i>Ordinance 2017-39</i>	¾ inch	\$550
	1 inch	\$700
	1.5 inch	\$2,300
	2 inches	\$2,500
	3 inches	\$3,100

- 8. SEWER CONNECTION FEE:** **\$2,000/unit**
(Ordinance 2020-38, 1996-11)

- 9. WATER AND SEWER CONNECTION FEE:** **\$25**
(Resolution 1994-04)

- 10. PUBLIC WALKS/DRIVEWAY INSPECTION FEE:** **\$35**

(Ordinance 2003-67)

11. DEVELOPMENT FEES:		\$8,159/unit
	Public Works	\$ 700
	Police	\$ 300
	Building	\$5,509*
	Library	\$ 500
	Bristol-Kendall Fire	\$1,000*
	Engineering Capital Fee	\$ 100
	Park & Recreation Capital Fee	\$ 50
	TOTAL	\$8,159

* **Effective 3/14/06 The Building Fee will be: \$5,509.00 if paid at the time of building permit, however, if said fee is paid for the entirety of the annexed development at the time of the first final plat – the fee will be \$3,288.00 per residential dwelling for each unit annexed, zoned and platted for residential development.**

* **Effective 1/01/05 The Bristol-Kendall Fire Department Fee will be: Single-family and Single-Family attached (duplexes and townhomes) - \$1,000.00; any Multifamily structure (apartment buildings) - \$500.00 per unit. All other occupancy classifications: a. 15 cents per square foot with a minimum fee of \$1,500 effective 5/01/07.**

(Ordinance 2014-73, 2006-19, 2004-55, 2003-31, 2001-34, 1990-24)

12. LAND CASH FEES, PARK & SCHOOL: **\$101,000/acre**
(Ordinance 2006-91, 2005-37, 2004-22, 2003-12, 1996-03)
For calculation, refer to Ordinance

13. WEATHER WARNING SIREN FEE: **\$75/acre**
(Resolution 2002-36)

14. TRANSPORTATION DEVELOPMENT FEES FOR KENDALL COUNTY HIGHWAYS:

15. ROAD CONTRIBUTION FUND: **\$2000/unit**

16. DEVELOPER'S FEES:

Annexation Fee	\$250 + \$10 per acre for each acre over 5
Preliminary Plan Fee	\$500
Planned Unit Development	\$500
Final Plat Fee	\$500
Engineering Review Fee	5.5% of the approved engineer's estimate of cost of all land improvements
Coordination Fee	

Development Administration Fee

Developer Deposit

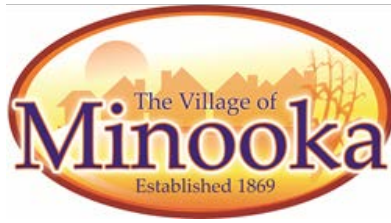
Development Deposit for Outside Consultants

YKVL



Village of Minooka Building Guide for New Homes

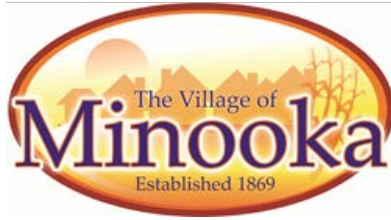
Current as of May 1, 2025



NEW HOME CONSTRUCTION GUIDELINES

This packet is designed to provide information regarding the current requirements /policies for the construction of residential homes in the Village of Minooka:

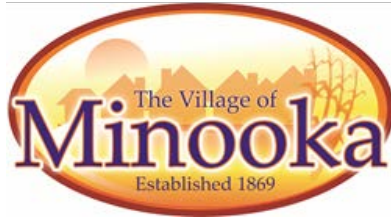
1. **Application:** The application must be complete and all required documents, including Site Grading Plan, Manual J, and Res Check, along with payment for water and sewer tap-on fees, must be included for submittal. Incomplete application packets will not be accepted.
2. **Building Plans:** One complete set of paper plans as well as a PDF file is required.
3. **Energy Audit:** Must conform to 2021 Energy Conservation Codes.
4. **Engineering Review:** The Village Engineer must review and approve the site grading plan. The Engineering requirements are included in your packet.
5. **Building Codes:** Included in this packet.
6. **Plan Review:** Plan Review is a service that is included in the permit fees
7. **Public Works:** Public Works requirements are sewer, water tap, and B-Box inspections.
8. **Sidewalk Requirements:** Included in this packet.
9. **Inspections:** A full list of required inspections is included in this packet.
10. **Landscape Requirements:** Included in this packet.



VILLAGE OF MINOOKA BUILDING CODES

- International Building Code - 2018
- International Residential Code – 2018
- International Fire Code - 2021
- International Fuel Gas Code – 2018
- International Mechanical Code - 2018
- Illinois Energy Conservation Code – 2024
- International Property Maintenance Code – 2018
- International Existing Building Code - 2018
- National Electric Code – 2017
- Illinois State Accessibility Code – Current Edition
- State of Illinois Plumbing Code - Current Edition

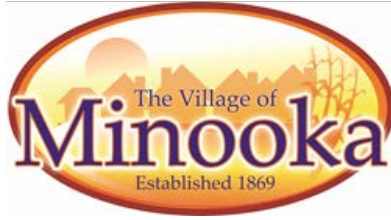
* All current Minooka Building Codes can be viewed at Minooka.com



SITE GRADING PLAN RECOMMENDED CONTENT

Site Grading Plans submitted in support of a Building Permit Application shall include, but not be limited to, the following:

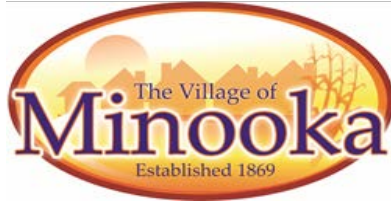
1. Building footprint with dimensions.
2. Proposed top of foundation elevation.
3. Existing topographic information for the subject lot as well as fifty (50) foot overlap on adjacent lots and right of ways.
4. Existing utility structures and appurtenances with elevations.
5. Property lines with dimensions.
6. Front yard, side yard, and rear yard setbacks.
7. All existing easements on the subject lot and adjacent to the subject lot.
8. Bench mark.
9. Overland flood routes.
10. Legal description.
11. North arrow and scale.
12. Date of preparation and subsequent revision dates.
13. Identify the entity that prepared the plan and the entity that the plan was created for.
14. Driveway location and dimensions.
15. Proposed elevations at all lot corners, changes in slope, and where shown on approved subdivision grading plan.
16. Location of existing sanitary sewer service stub.
17. Location of existing water service and B-Box.
18. Location of proposed water and sanitary sewer service routes to the building.
19. Indicate sump pump connection to storm sewer.
20. Location of existing and proposed storm sewer structures.
21. Flood prone areas shall provide 100-year flood plain elevations including top of foundation and basement floor elevations



SAMPLE BUILDING PERMIT FEES

- *Estimates only, prices will vary based on area
- *Water & Sewer tap-on fees shall increase by 5% annually beginning May 1, 2025. Tap-on fees are due at time of application.

Permit Fee	\$0.70/square foot
Plan Review	\$100.00
Public Works Inspection	\$220.00
Water Meter	\$406.00
Water Tap On	\$5,145.00
Sewer Tap On	\$5,145.00
Public Improvement Fee	\$2,300.00 (varies)
Fire Department Fee	\$100.00
Library Fee	\$58.00
School District Impact Fees	\$1,700.00 (varies)
Plumbing Inspector Fee	\$220.00
Engineering Fee	\$150.00
Park Fees	\$4,000.00 (varies)
Traffic Signalization	\$367.00



VILLAGE OF MINOOKA NEW HOME INSPECTIONS & FINAL PROCESS FOR OCCUPANCY

REQUIRED INSPECTIONS:

1. Erosion Control (Perimeter silt fence, construction entrance and storm sewer inlet protection)
2. Footing
3. Foundation
4. Backfill
5. Water and Sewer Service
6. Electrical Service
7. Underground Plumbing
8. Basement Floor
9. Garage Floor
10. Rough Framing & HVAC
11. Rough Electrical
12. Rough Plumbing (Water meter installation & stack test required)
13. Insulation & Firestopping
14. Patio & Stoops
15. Service & Village Walks
16. Driveway
17. Final Plumbing
18. Final Electrical & Heat Detector
19. Final Building
20. Final B-Box Inspection/Install Remote Water Meter Reader
21. Final Grading Survey
22. Insulation Certificate, Blower Door Test Report submitted
23. Final Payments: Engineering, Failed Inspections, Water Usage, Completion Bond
24. Occupancy Given

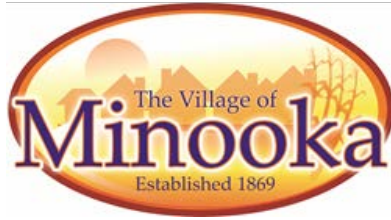
-Contact the Building Department at 815-467-2151 to schedule by 3:00pm the day before the required inspection. Plumbing inspections are performed on Tuesdays and Thursdays ONLY.

-Building re-inspection fee is \$40.00, Plumbing re-inspection fee is \$55.00

-An open-ended section of ½" conduit shall be installed flush to the outside wall of each unit (close to the gas meter if possible) continuous to within 1 foot of the inside water meter.

-Sewer clean-outs shall be placed 5 feet from the foundation wall.

-B-Boxes poured into concrete or paved into asphalt shall be left 3 inches below final grade, protected by either a valve box top section or valve box lid marked 'WATER SERVICE'.



VILLAGE OF MINOOKA LANDSCAPE GUIDELINES

PLANTINGS

1. Tree Sizing: Shall be two (2) inches in diameter.
2. Number of Trees:
 - a. Interior Lots – 2
 - b. Corner Lots – 4
 - c. Cul-de-sac Lots – 1
3. Location: Trees should be planted halfway between the curb and sidewalk, no less than thirty (30) feet apart, and at least ten (10) feet from all driveways, streetlights, and fire hydrants.
4. Species: All parkway trees shall be selected from the Village approved tree list.
5. Turf Grass: Shall be appropriate to suite conditions to be established by seed or sod.

APPROVED PARKWAY TREES

- | | |
|--|--|
| 1. American Hackberries | 12. Macho Amur Corktree |
| 2. Amur Maackia | 13. Oaks |
| 3. Baldcypress | a. Bur, Pin, Red, Sawtooth, Scarlet,
White, Swamp White |
| a. Shawnee Brave | 14. Sycamore |
| 4. Elm | 15. Tulip Tree |
| a. Accolade, Triumph Elm | 16. Zelkova |
| 5. Ginkgo (Male only) | a. MUSASHINO, Japanese |
| 6. Golden Raintree | |
| 7. Honeylocust | |
| a. Thornless, Skyline, Shademaster | |
| 8. Hornbeam | |
| a. Upright European, American | |
| 9. Ironwood | |
| 10. Kentucky Coffeetree (Male only) | |
| 11. Lindens | |
| a. Little Leaf, Redmond American,
Sterling Silver | |

Village of Minooka

Construction Standards for Concrete Sidewalks

The sidewalks shall be constructed in accordance with the requirements of the Standard Specifications for Road and Bridge Construction in Illinois, latest edition; all Federal and State statutes or regulations; Village of Minooka Subdivision Regulations; in addition, the following specifications shall apply. In case of discrepancy, the Village of Minooka Subdivision Regulations shall govern.

Concrete Sidewalk Specifications

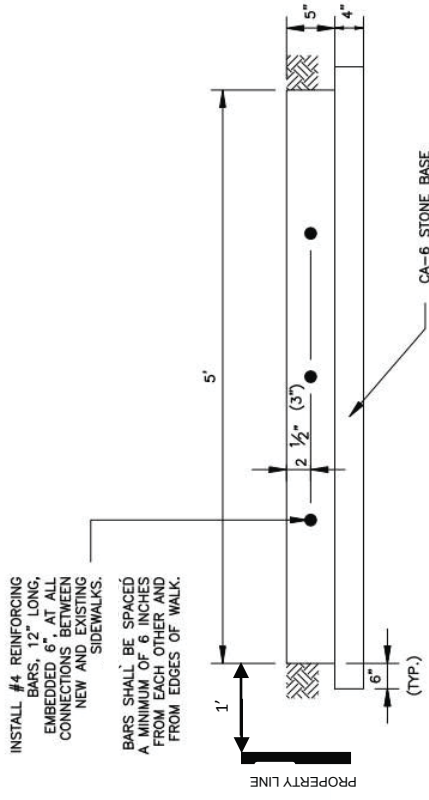
- Sidewalk shall be constructed in accordance with Section 424 of the Standard Specifications.
- Shall be four feet (4') or five feet (5') in width in residential zones as directed by the Village.
- Shall be a minimum of five inches (5") thick.
- If a public sidewalk crosses a driveway the minimum thickness shall be six inches (6") thick.
- Concrete shall be class SI.
- The base course shall be a minimum of four inches (4") thick of compacted CA-6 and shall be included in the price bid for concrete sidewalk.
- Form boards are required to be a minimum dimension of 2" x 6".
- The sidewalk shall be struck off, finished to a true and even surface with floats and trowels, leaving a smooth even surface.
- The surface shall be given a final finish by a brush drawn across the sidewalk at right angles to the edge of the walk, producing a uniform slightly roughened surface with parallel brush marks.
- The surface shall be divided by grooves constructed every five feet (5'), at right angles to the edge of the walk. These grooves shall extend to one quarter (1/4) the depth of the sidewalk and shall be no less than one eighth inch (1/8") nor more than one quarter inch (1/4") in width.
- The sidewalk shall be edged with an edging tool having a one-quarter inch (1/4") in width.
- One half-inch (1/2") full depth expansion joints consisting of preformed joint filler shall be placed between the sidewalk and adjoining sidewalks, driveways, ramps.
- Two number four 1/2" smooth tie bars 12" long, embedded 8" at all connections between new and existing sidewalks and ramps and curbs for 4-foot-wide sidewalks. Three number four 1" smooth tie bars will be required for sidewalks 5-foot-wide and greater. Bars shall be spaced a minimum of 6" from each other and 12" off each edge. A 1/2" plastic cap shall be placed on each end of the tie bar adjacent to the expansion joint.
- An IDOT APPROVED 1600-WHITE membrane curing compound shall be used to protect the sidewalk during curing.
- Handicap sidewalk ramps shall be constructed in accordance with section 424 of the Standard Specifications. The ramp shall be Type B and shall be required where ever sidewalks or bike paths meet curb and gutter Etc., railroad crossing etc.
- Cold weather protection shall be required if the ambient air temperatures drop below 32-degrees Fahrenheit and left on until an acceptable length time to allow for curing.

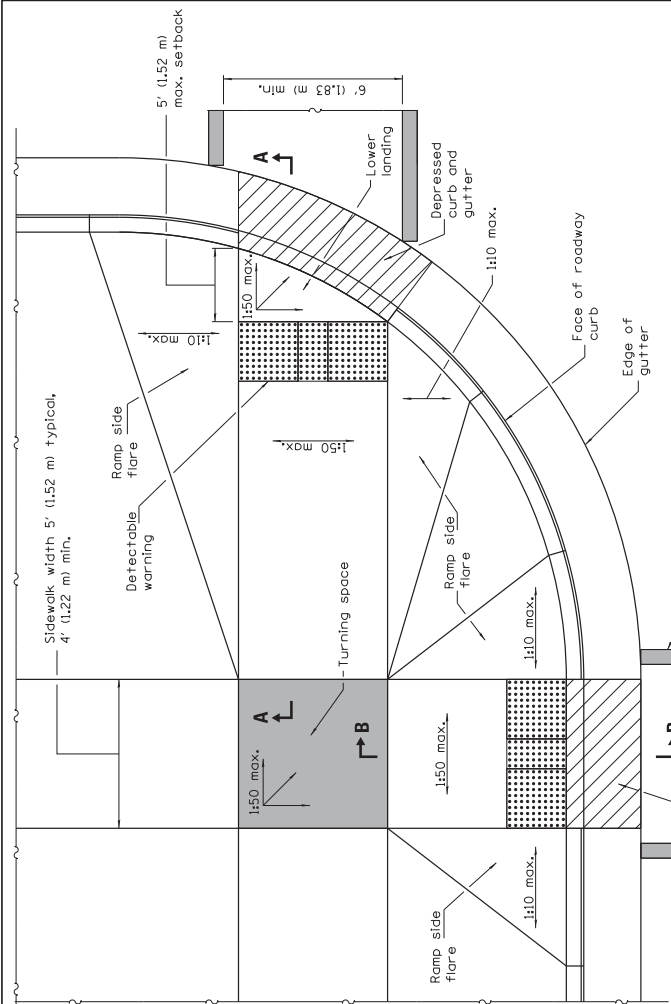
SIDEWALK

SIDEWALK CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, THE CURRENT VILLAGE CODE AND THE FOLLOWING SPECIFICATIONS.

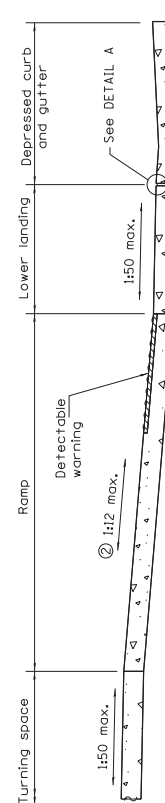
1. DIMENSION WIDTH SHALL BE 5 FEET . RESIDENTIAL SUBDIVISIONS APPROVED PRIOR TO 2016 MAY HAVE SIDEWALK WIDTH OF 4 FEET IF APPROVED
2. MINIMUM SIDEWALK THICKNESS IS 5 INCHES AND ACROSS DRIVEWAYS IS 6 INCHES
3. 4 INCH AGGREGATE BASE COURSE SHALL BE COMPACTED CA-6
4. ½ INCH PREMOULDED EXPANSION JOINTS SHALL BE PROVIDED:
 - A. 1 AT PROPERTY LINES
 - B. 1 AT SIDEWALK INTERSECTIONS
 - C. 1 AGAINST DRIVEWAYS, CURB AND GUTTERS, AND BUILDINGS.
 - D. 1 OR INTERVALS EVERY 100 LINEAR FEET
5. TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT 5 FOOT INTERVALS.
6. W 6 x 6 WELDED WIRE FABRIC SHALL BE USED THRU DRIVEWAY
7. TWO #4 REBAR 15 FEET LONG SHALL BE PROVIDED AT ALL UTILITY TRENCHES AND ANY LOCATION WITHIN 8 FEET OF A TREE CENTERED ON THE ROOT BALL CONCRETE SHALL BE CLASS SI
9. FORMBOARD REQUIREMENTS: MINIMUM 2 INCHES X 6 INCHES
10. FIBER MESH CONCRETE WILL BE ALLOWED IN LIEU OF WELDED WIRE FABRIC IF APPROVED PRIOR TO POUR
11. MAXIMUM CROSS SLOPE IS 2% AND MINIMUM IS 0.5%
12. SIDEWALK TIE BARS SHALL CONSIST OF THREE 12 INCH x ½ INCH SMOOTH BARS WITH ½ INCH PLASTIC DOWEL CAPS ADJACENT TO THE EXPANSION JOINT THAT ARE 100MM LONG
12. AN IDOT APPROVED EQUAL 1600-WHITE MEMBRANE CURING COMPOUND SHALL BE USED TO PROTECT THE SIDEWALK DURING CURING
13. THE MAXIMUM LONGITUDINAL SLOPE ON A PUBLIC SIDEWALK SHALL BE 5.0%. WHERE 5.0% OR LESS LONGITUDINAL SLOPES CANNOT BE ACHIEVED, RAMPS MUST BE DESIGNED TO CONFORM TO THE STATE OF ILLINOIS ACCESSIBILITY CODE, THE ILLINOIS ENVIRONMENTAL BARRIERS ACT, AND ADA.
14. SIDEWALKS SHALL BE CONSTRUCTED IN A MANNER TO FACILITATE PROPER DRAINAGE, IN NO CASE SHALL SIDEWALK OBSTRUCT THE NECESSARY DRAINAGE OF THE SURROUNDING AREA
15. COLD WEATHER PROTECTION SHALL BE REQUIRED IF THE AMBIENT AIR TEMPERATURES DROP BELOW 32-DEGREES F AND LEFT ON UNTIL CURED

TIE BAR DETAIL



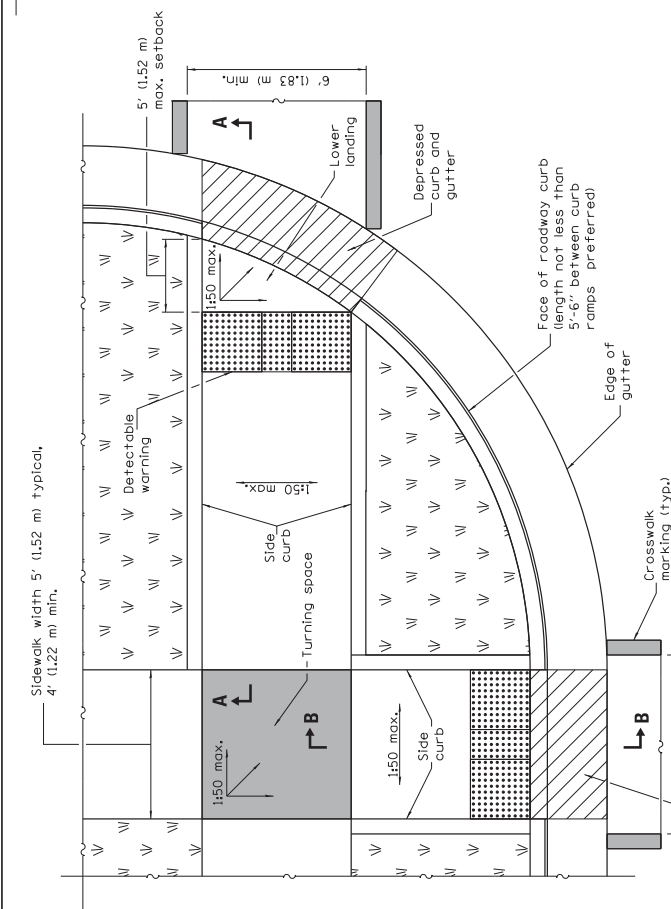


RAMPS IN LANDSCAPED AREA
SETBACK ≤ 5'

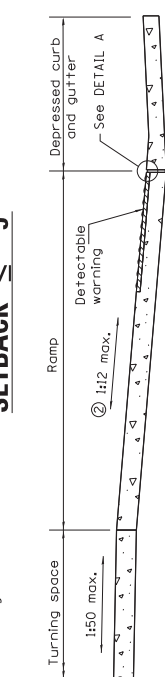


SECTION A-A

② The running slope of the curb ramp shall not require the ramp length to exceed 15' (4.5 m).

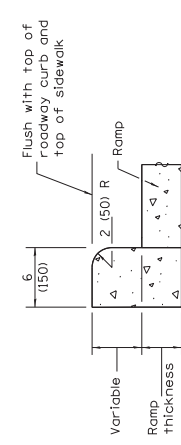


RAMPS IN PAVED AREA
SETBACK ≤ 5'

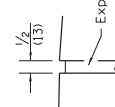


SECTION B-B

② The running slope of the curb ramp shall not require the ramp length to exceed 15' (4.5 m).



SIDE CURB DETAIL



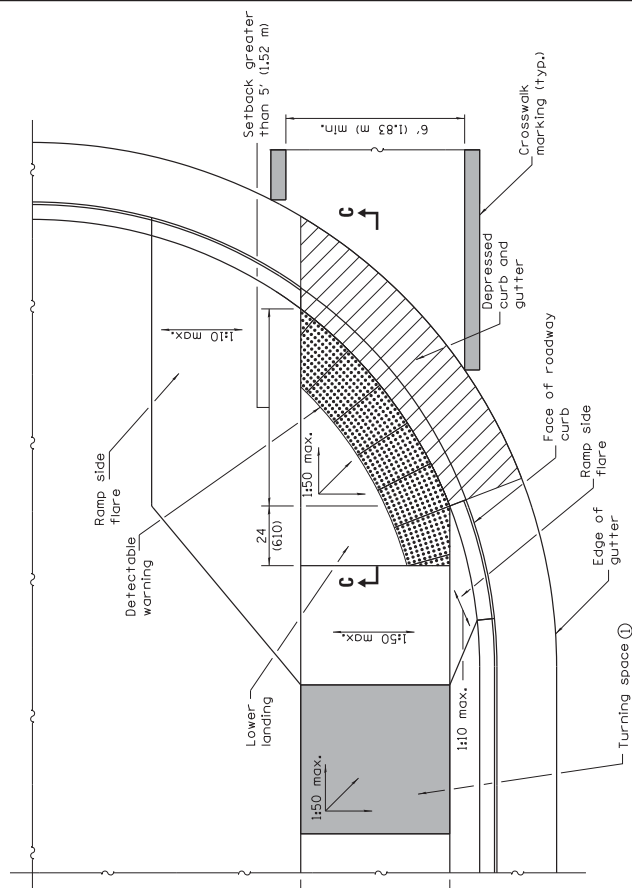
DETAIL A

See Sheet 2 For GENERAL NOTES.

DATE	REVISIONS
1-1-17	Added 2' dimension to det. warnings for setbacks greater than 5'.
1-1-15	① not appl. to int. sidewalks. Rev. gen. notes, Ch'd Upper landing to Turning space.

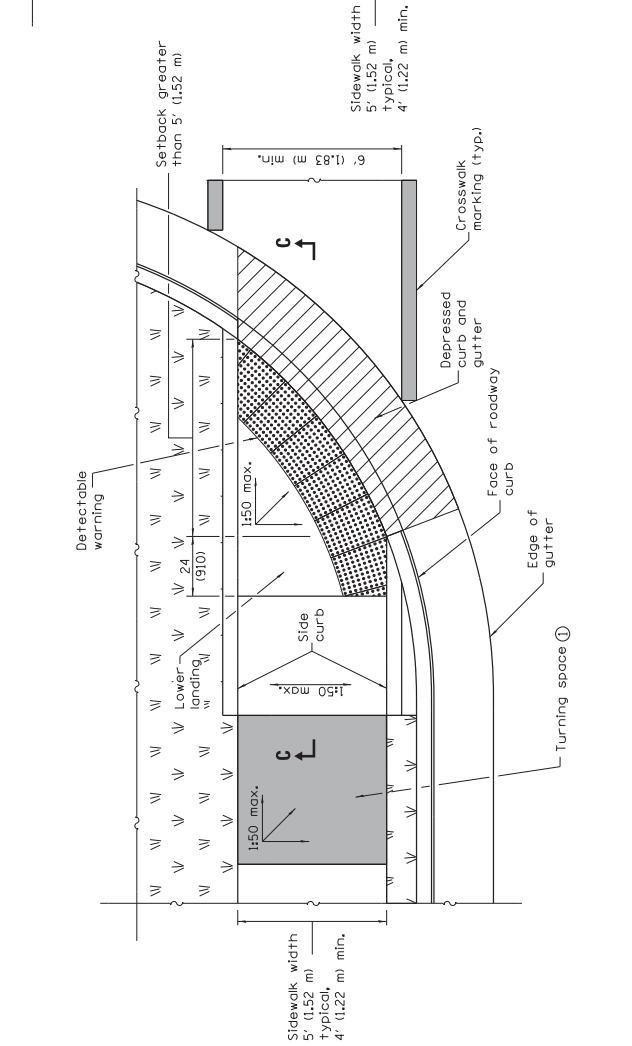
PERPENDICULAR CURB RAMPS FOR SIDEWALKS
 (Sheet 1 of 2)
STANDARD 424001-09

Illinois Department of Transportation
 PASSED JANUARY 1, 2017
 ENGINEER OF POLICY AND PROCEDURES
 APPROVED MICHAEL BRADY
 JANUARY 1, 2017
 ENGINEER OF DESIGN AND ENVIRONMENT
 ISSUED 1-1-97



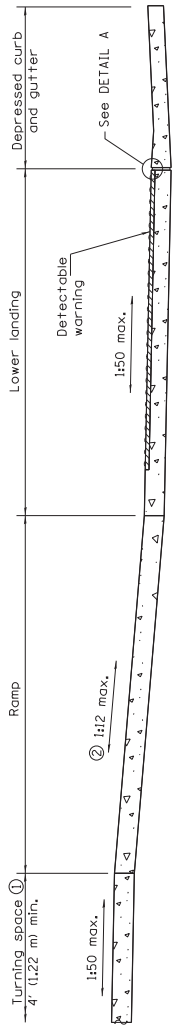
RAMP IN LANDSCAPED AREA

SETBACK > 5'



RAMP IN PAVED AREA

SETBACK > 5'



SECTION C-C

- ① Turning space not required for ramp slopes flatter than 1:20.
- ② The running slope of the curb ramp shall not require the ramp length to exceed 15' (4.5 m).

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation PASSED Michael Board ENGINEER OF POLICY AND PROCEDURES APPROVED January 1, 2017 DESIGN AND ENVIRONMENT	JANUARY 1, 2017 ISSUED 1-1-97
	2017 DESIGN AND ENVIRONMENT

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 2 of 2)

STANDARD 424001-09

Village of Minooka

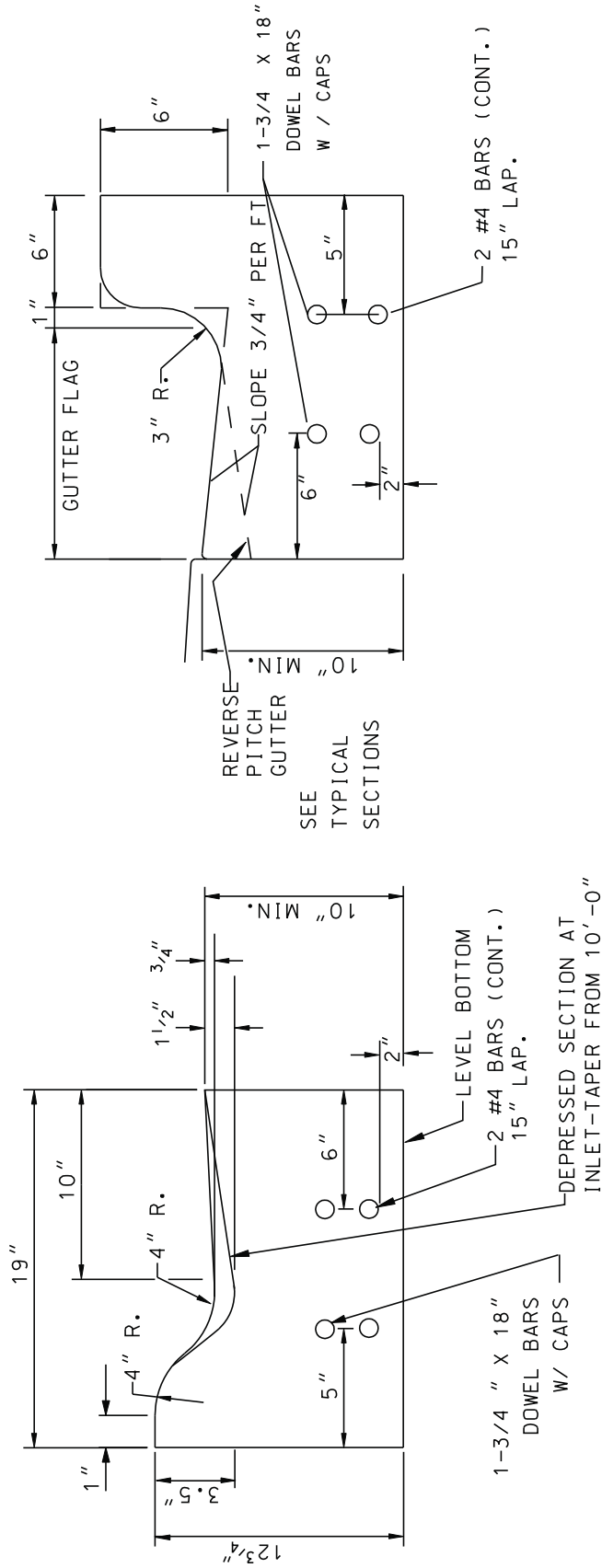
Construction Standards for Curb and Gutter

The curb shall be constructed in accordance with the requirements of the Standard Specifications for Road and Bridge Construction in Illinois, latest edition; all Federal and State statutes or regulations; Village of Minooka Subdivision Regulations; in addition, the following specifications shall apply. In case of discrepancy, the Village of Minooka Subdivision Regulations shall govern.

Concrete Curb Specifications

- Concrete Curb and Gutter shall be constructed in accordance with Section 606 of the Standard Specifications.
- Shall be barrier curb & gutter Concrete Curb Type B-6.12.
- Concrete shall be class Sl.
- The base course shall be a minimum of eight inches (4") thick of compacted CA-6. The aggregate base shall be compacted in no more than four inch (4") lifts and shall be included in the price bid for concrete curb.
- Form boards are required to be a minimum dimension of 2" x 10" front boards and 2" x 12" back boards
- Two number four (#4) re-bar shall be laid continuous throughout the curb, lapping fifteen inches (15") over the other bar and wire tied together.
- Two number six ¾" x 18" long dowel bars with caps between all new and existing connections.
- The surface shall be given a final finish by a brush drawn across the curb at right angles to the edge of the curb, producing a uniform slightly roughened surface with parallel brush marks.
- A control joint shall be saw cut every fifteen feet (15'), at right angles to the front and rear edge of the curb. These cuts shall extend to one quarter (1/4) the depth of the curb and shall be no less than one eighth inch (1/8") nor more than one quarter inch (1/4") in width.
- After the control joints are cut a rubberized caulk shall be applied to each control joint.
- One three-quarter-inch (3/4") full depth expansion joints consisting of preformed joint filler shall be placed between all connections between new and existing curb and gutter.
- One half-inch (1/2") full depth expansion joints consisting of preformed joint filler shall be placed between all connections between curb and ramps.
- An IDOT APPROVED 1600-WHITE membrane curing compound shall be used to protect the curb during curing.
- Handicap sidewalk ramps shall be constructed in accordance with section 424 of the Standard Specifications. The ramp shall be Type B and shall be required where ever sidewalks or bike paths meet curb and gutter Etc., railroad crossing etc.
- Cold weather protection shall be required if the ambient air temperatures drop below 32-degrees Fahrenheit and left on until an acceptable length time to allow for curing.

COMBINATION CONCRETE CURB & GUTTER



MOUNTABLE CURB & GUTTER (M-3.12) BARRIER CURB & GUTTER

FORMBOARD REQUIREMENT:
MINIMUM OF 2" X 10" FRONT, 2" X 12" BACK.

THE SURFACE OF THE CURB SHALL NOT BE EXCESSIVELY WETTED PRIOR TO OR DURING FINISHING.
THE CONTRACTOR SHALL DISCUSS WITH THE VILLAGE HIS FINISHING METHODS PRIOR TO CONSTRUCTION.

EXPANSION JOINTS SHALL BE A DISTANCE OF NOT LESS THAN EIGHT FEET NOR MORE THAN TWELVE FEET ON EITHER SIDE OF STORM STRUCTURES. EXPANSION JOINTS ARE NOT ALLOWED IN HANDICAP RAMPS.

SEE TYPICAL SECTIONS FOR ROADWAY TYPES WHICH REQUIRE GREATER THAN A 10" FLAG.

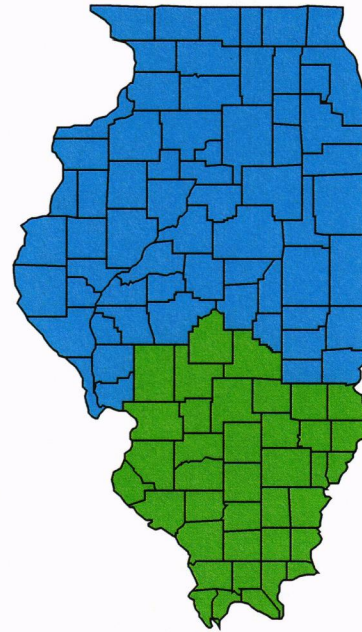
MINOOKA STANDARD

IECC Compliance Guide for Homes in Illinois

Code: 2018 International Energy Conservation Code

Step-by-Step Instructions

- Using the climate zone map to the right, match the jurisdiction to the appropriate IECC climate zone. Use the simplified table of IECC building envelope requirements (below) to determine the basic prescriptive requirements for the thermal envelope associated with the jurisdiction.
- Use the “Outline of 2018 IECC Requirements” printed on the back of this sheet as a reference or a categorized index to the IECC requirements. Construct the building according to the requirements of the IECC and other applicable code requirements.



The 2018 International Energy Conservation Code

The 2018 IECC was developed by the International Code Council (ICC) and is currently available to states for adoption. The IECC is the national model standard for energy-efficient residential construction recognized by federal law. Users of this guide are strongly recommended to obtain a copy of the IECC and refer to it for any questions and further details on compliance. To obtain a copy of the 2018 IECC, contact the ICC or visit www.iccsafe.org. IECC compliance training is also available from many sources.

Limitations

This guide is an energy code compliance aid for Illinois based upon the simple prescriptive option of the 2018 IECC. It does not provide a guarantee for meeting the IECC. This guide is not designed to reflect the actual energy code, with amendments, if any, adopted in Illinois and does not, therefore, provide a guarantee for meeting the state energy code. For details on the energy code adopted by Illinois, including how it may differ from the IECC, please contact your local building code official. Additional copies of this guide are available on www.reca-codes.com.

CLIMATE ZONE 5

Adams	De Witt	Jo Daviess	McDonough	Sangamon
Boone	Douglas	Kane	McHenry	Schuyler
Brown	DuPage	Kankakee	McLean	Scott
Bureau	Edgar	Kendall	Menard	Stark
Calhoun	Ford	Knox	Mercer	Stephenson
Carroll	Fulton	La Salle	Morgan	Tazewell
Cass	Greene	Lake	Moultrie	Vermilion
Champaign	Grundy	Lee	Ogle	Warren
Clark	Hancock	Livingston	Peoria	Whiteside
Coles	Henderson	Logan	Piatt	Will
Cook	Henry	Macon	Pike	Winnebago
Cumberland	Iroquois	Marshall	Putnam	Woodford
DeKalb	Jersey	Mason	Rock Island	

CLIMATE ZONE 4

Alexander	Fayette	Johnson	Perry	Union
Bond	Franklin	Lawrence	Pope	Wabash
Christian	Gallatin	Macoupin	Pulaski	Washington
Clay	Hamilton	Madison	Randolph	Wayne
Clinton	Hardin	Marion	Richland	White
Crawford	Jackson	Massac	Saline	Williamson
Edwards	Jasper	Monroe	Shelby	
Effingham	Jefferson	Montgomery	St. Clair	

	Windows			Insulation				Foundation		
	Fenestration U-Factor	Skylight U-Factor	Glazed Fenestration SHGC	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement Wall R-Value	Slab R-Value and Depth	Crawl Space Wall R-Value
Zone 5	0.30	0.55	NR	49	20 or 13 + 5	13/17	30	15/19	10, 2 ft	15/19
Zone 4	0.32	0.55	0.40	49	20 or 13 + 5	8/13	19	10/13	10, 2 ft	10/13

NR indicates No Requirement

Outline of 2018 IECC Requirements for Illinois Homes

The simplified table of building envelope requirements (on the previous page) applies to new residential buildings, as defined in the IECC, with wood framing and/or mass walls. For steel-framed buildings, the same window requirements apply; however, refer to IECC section R402.2.6 for specific insulation R-value requirements. The table also applies to all additions, alterations and replacement windows. The table is based upon the thermal envelope requirements in the 2018 IECC's prescriptive compliance option for the appropriate climate zones (Table R402.1.2) and does not reflect any state-specific amendments to the IECC.

Fenestration (IECC Sections R303.1.3, R402.3, R402.5)

- Fenestration (including all windows and doors) and Skylight U-factors are maximum acceptable levels. The Glazed Fenestration SHGC maximums apply to all windows, skylights and glazed doors. An area-weighted average of fenestration products is permitted to satisfy these requirements. (See IECC section R402.3.)
- Window, door and skylight U-factors and SHGCs must be determined by an accredited, independent laboratory, and labeled and certified by the manufacturer, in accordance with a National Fenestration Rating Council (NFRC) rating. Products without an NFRC label must use the default values in IECC section R303.1.3. See www.nfrc.org for more details on the NFRC rating system.
- Windows, skylights, and sliding glass doors must also be labeled in a manner to show that they meet the IECC's air infiltration requirements.
- Up to 15 square feet of glazed fenestration is permitted to be exempt from the U-factor and SHGC requirements. One side-hinged opaque door assembly up to 24 square feet is exempted from the Fenestration U-factor requirement. Special exceptions may apply for Fenestration U-factor requirements in thermally isolated sunrooms. (See IECC section R402.3.5.)

Insulation (IECC Sections R303.1.4 and R402.2)

- Insulation R-values are minimum acceptable levels and must be determined according to Federal Trade Commission rule.
- R-values for walls represent the sum of cavity insulation plus insulated sheathing, if any. The second R-value for mass walls applies when more than half the insulation is on the interior of the mass wall.
- The insulation for basement walls must be from the top of the wall down 10 feet below grade or to the basement floor, whichever is less. Basement wall insulation is not required in warm-humid locations as defined in IECC Figure R301.1 and Table R301.3(1). Insulation requirements for crawl space walls are further specified in IECC section R402.2.11.
- Floor insulation must be installed to maintain contact with the underside of the subfloor decking. Refer to the code for details allowing insulation to be installed on the lower side of the ceiling cavity.
- Access doors from conditioned spaces to unconditioned spaces (e.g., attics and crawl spaces) shall be weatherstripped and insulated to a level equivalent to the insulation on the surrounding surfaces. Vertical access doors are permitted to meet the fenestration requirements in Table R402.1.2.
- Insulation requirements for slab on grade floors are further specified in IECC section R402.2.10. R-5 insulation shall be provided under the full slab area for heated slabs, in addition to slab edge insulation R-values.

- Special Insulation exceptions related to ceilings with or without attic spaces, masonry veneer and thermally isolated sunrooms are set forth in IECC section R402.

Ducts (IECC Section R403.3)

- Ducts must be tested and verified to have total leakage of no more than 4cfm/100 sq. ft. (or 3cfm if air handler is not installed), except where air handler and all ducts are located inside conditioned space. Air handlers and filter boxes must also be properly sealed.
- Supply and return ducts shall be sealed and insulated as follows:

Duct Location	< 3 inches in diameter	≥ 3 inches in diameter
Attic	R-6	R-8
Other portions of the building	R-4.2	R-6
Completely inside conditioned space	Exempt	Exempt

- Special provisions apply to ducts buried within ceiling insulation. (See IECC section R403.3.6.)

Air Sealing (IECC Section R402.4)

- The building envelope is required to be properly sealed and tested, and verified as having an air leakage rate no higher than 3 ACH at 0.2 inch w.g. (50 Pascals) in climate zones 4 and 5. Recessed lighting must also be sealed to limit air leakage.

Documentation (IECC Sections R103, R303.3, R401.3)

- The appropriate construction documents and preventative maintenance information must be provided, along with a permanent certificate listing certain insulation, window and HVAC performance information.

Systems (IECC Section R403)

- HVAC system must be properly sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual J or other approved methodologies. New or replacement heating and cooling equipment must meet or exceed federal minimum efficiency requirements for geographic location in which it is installed.
- Temperature controls must be installed, including a programmable thermostat where required.
- Mechanical system piping must be insulated to a minimum of R-3. Hot water piping must be insulated to R-3, with certain exceptions.
- Specific requirements apply to circulating hot water systems, mechanical ventilation, snow melt systems, and pools.

Lighting (IECC Sections R202 and R404.1)

- A minimum of 90% of permanently installed fixtures must contain only high-efficacy lamps as defined in the IECC.

**TABLE R402.4.1.1
AIR BARRIER and INSULATION INSTALLATION**

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. Exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stair or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim Joists shall be insulated.
Floors (including above-garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of the subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl Space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided, instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.

Facts about garage fires:

- Every year, there are 6,600 garage fires in homes that result in an average of:
 - o 30 deaths.
 - o 400 injuries.
 - o \$457 million in property loss.
- Of these fires, 93 percent occurred in 1- and 2-family homes.
- Electrical malfunction is the leading cause of garage fires. These fires can start because of shorts in wires, damaged wires, and overloading electrical outlets.

Information about heat alarms:

- Heat alarms (detectors) respond to fire, not smoke. They are another useful part of any home fire safety plan.
- Smoke alarms in garages can sound because of a change in temperature and humidity, as well as dust, fumes and insects. Heat alarms are made to not be affected by these conditions.
- Smoke alarms are not required, or designed for use, in garages. Many heat alarm models can be connected to a home's fire detection system so that if the heat alarm sounds, the smoke alarms will as well.

Tips for buying and installing heat alarms:

- Purchase a heat alarm that is:
 - o Hard-wired with a battery backup.
 - o Capable of interconnecting with your home's smoke alarms.
 - o Rated for temperatures between 175-250 degrees Fahrenheit. Alarms with lower temperature ratings may sound because temperatures in garages rise above 100 degrees Fahrenheit. Alarms with higher temperature ratings may sound too late to warn you of a fire.
- Have your hard-wired heat alarm installed by a qualified electrician.
- Don't install heat alarms near fluorescent lights. Electrical noise and flickering from the lights may affect the alarm's operation.
- Always follow the manufacturer's instructions.

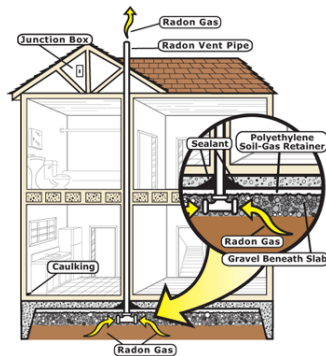
Source: The U.S. Fire Administration https://www.usfa.fema.gov/prevention/outreach/garage_fires.html

The corresponding sections are highlighted below for your reference.

Section 907.2.11 Single and multiple-station smoke alarms Add as an additional paragraph: Heat detectors shall be added in attached garages and shall be interconnected by hardwire to single and multiple-station smoke alarms.

Section 907.2.9 Group R-2 Add as an additional paragraph: Heat detectors shall be added in attached garages and shall be interconnected by hardwire to smoke detectors

Radon-Resistant Construction Techniques

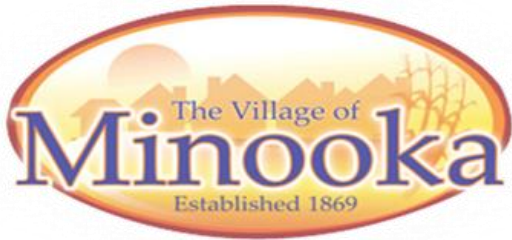


All of the techniques and materials described below are commonly used in home construction. No special skills or materials are required when adding radon-resistant features as a new home is being built.

While the techniques may vary for different house foundations and building site requirements, the five basic features that builders should include to prevent radon from entering a home are:

1. **Gravel:** Use a 4-inch layer of clean, coarse gravel below the “slab,” also called the foundation. This layer of gravel allows the soil gases, which includes radon, that occur naturally in the soil to move freely underneath the house. Builders call this the “air flow layer” or “gas permeable layer” because the loose gravel allows the gases to circulate. **NOTE:** In some regions of the country, gravel may be too expensive or unnecessary. Alternatives are allowed, such as a perforated pipe or a collection mat.
2. **Plastic Sheetting or Vapor Retarder:** Place heavy duty plastic sheeting (6 mil. polyethylene) or a vapor retarder on top of the gravel to prevent the soil gases from entering the house. The sheeting also keeps the concrete from clogging the gravel layer when the slab is poured.
3. **A Vent Pipe:** Run a 3-inch or 4-inch solid PVC Schedule 40 pipe, like the ones commonly used for plumbing, vertically from the gravel layer (stubbed up when the slab is poured) through the house’s conditioned space and roof to safely vent radon and other soil gases outside above the house. (Although serving a different purpose, this vent pipe is similar to the drain waste vent, DWV, installed by the plumber.) This pipe should be labeled "Radon System." Your plumber or a certified radon professional can do this. For more information visit:
 - o the National Radon Proficiency Program (NRPP), the National Radon Safety Board (NRSB), or your state radon coordinator for service providers in your area.
4. **Sealing and Caulking:** Seal all openings, cracks, and crevices in the concrete foundation floor (including the slab perimeter crack) and walls with polyurethane caulk to prevent radon and other soil gases from entering the home.
5. **Junction Box:** Install an electrical junction box (outlet) in the attic for use with a vent fan, should, after testing for radon, a more robust system be needed.

A new home buyer may ask the builder about these features, and if not provided, may ask the builder to include them in the new home. If a home is tested after the buyer moves in and an elevated level of radon is discovered, **the owner's cost of fixing the problem can be much more.**



Village of Minooka
 121 E. McEvilly Road, Minooka, Illinois 60447
 Phone 815-467-2151 Fax 815-467-3599

BUILDING PERMIT APPLICATION

REQUIREMENTS: [1]ONE PLAT OF SURVEY indicating (a)location of all existing structures (b)dimensions of all existing structures (c)distance of all existing and proposed structures from each lot line and adjacent structures [2]ONE COMPLETE SET OF DRAWINGS & SPECIFICATIONS [3]APPROVAL LETTER FROM HOMEOWNERS ASSOCIATION

Every building permit shall expire and become null and void: (a) on the expiration date or (b) if the work authorized by such permit has not been commenced within one hundred eighty (180) days or (c) the work is not completed within one (1) year, unless otherwise extended.

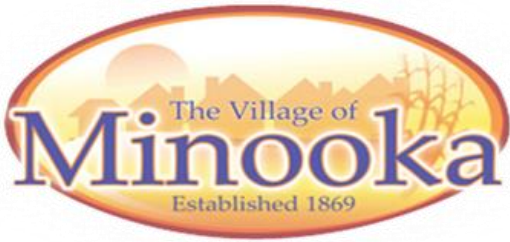
OWNER INFORMATION			
NAME:		PHONE:	
JOBSITE ADDRESS:		LOT #:	EMAIL:
SUBDIVISION:		COUNTY:	
TYPE OF BUILDING:		Single Family	Multi Family
		Townhouse	Commercial
BUILDING:		New	Addition
		Alteration	
PROJECT DESCRIPTION:		TOTAL SQUARE FEET:	CONSTRUCTION COST:
NEW HOMES: Bedrooms: _____ Bathrooms: _____ Basement: _____ Garage: _____ Garage Hand: _____ Model: _____			
CONTRACTOR INFORMATION: All trades & subcontractors MUST be registered by the Village prior to the issuance of this permit. If more than two trades/subcontractors are involved with this project, the Contractor list on the back of this application MUST be completed.			
BUSINESS NAME:		CONTACT PERSON:	
ADDRESS:			
OFFICE PHONE:		CELL:	EMAIL:
<p><i>I hereby certify that I am the owner or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect, the permit or approval may be revoked. I also understand that all work shall be completed in compliance with the Village of Minooka Codes and Ordinances and the statutes of the State of Illinois. I understand that state law requires notification of JULIE at least two (2) business days before any digging project.</i></p>			
_____		_____	
APPLICANT SIGNATURE		DATE	
-----NOTIFY JULIE BEFORE YOU DIG. SIMPLY CALL 811-----			

****OFFICE USE ONLY****			
BUILDING PERMIT FEES	\$ _____	REVIEW AND APPROVED BY:	
MISC FEES _____	\$ _____		
MISC FEES _____	\$ _____		
TOTAL PERMIT FEE \$ _____		_____	DATE
		BUILDING OFFICIAL	

CONTRACTOR INFORMATION

	NAME	ADDRESS/PHONE/EMAIL
Architect/Engineer		
General Contractor		
Excavation		
Concrete		
Carpentry		
Electrical		
Plumbing		
Sewer/Service		
Mechanical		
Roofing		
Masonry		
Drywall		
Sprinkler		
Paving		
Fire Alarm		
Water/Service		
Insulation		
Waterproofing		

****LIST ANY ADDITIONAL TRADES ON A SEPARATE SHEET AND SUBMIT WITH APPLICATION****



Village of Minooka
121 E. McEvilly Road, Minooka, Illinois 60447
Phone 815-467-2151 Fax 815-467-3599
www.minooka.com

GENERAL CONTRACTOR REGISTRATION APPLICATION

REQUIREMENTS

Completed application must be returned with the following:

1. General Contractor yearly registration fee-\$100.00
2. Original, signed Surety Bond-\$10,000.00
3. Certificate of Insurance including:
 - General Liability-\$500,000.00
 - Automobile-\$500,000.00
 - Workers Comp-\$500,000.00
4. Copy of state license, if applicable

CONTRACTOR INFORMATION

BUSINESS NAME: _____

ADDRESS: _____

OFFICE PHONE: _____ **CELL:** _____

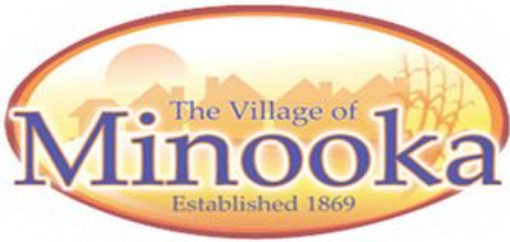
EMAIL: _____ **FAX:** _____

OWNER NAME: _____ **JOB SITE:** _____

-All trades and subcontractors **MUST** be registered with the Village of Minooka prior to the issuance of any permit. Submit the attached form with subcontractor information, if applicable
-24 hour notice is required for all inspections
-Plumbing inspections are performed Tuesday and Thursday **ONLY**

I hereby declare that all of the above information given is true to the best of my knowledge and belief. I agree to comply with all Village and State codes, ordinances, and laws that are now in force, and any others that may be enacted during the duration of requested license. I further understand that during this licensing period, should any of the required insurance/licensing documents expire, this license becomes null and void.

Authorized Signature: _____ Date: _____



Village of Minooka
121 E. McEvilly Road, Minooka, Illinois 60447
Phone 815-467-2151 Fax 815-467-3599
www.minooka.com

SUBCONTRACTOR REGISTRATION APPLICATION

REQUIREMENTS: Completed application must be returned with the following:

1. Subcontractor yearly registration fee-\$50.00
2. Original, signed Surety Bond-\$5,000.00
3. Certificate of Insurance including:
 - General Liability-\$500,000.00
 - Automobile-\$500,000.00
 - Workers Comp-\$500,000.00
4. Copy of state license, if applicable

CONTRACTOR INFORMATION

BUSINESS NAME: _____

ADDRESS: _____

OFFICE PHONE: _____ **CELL:** _____

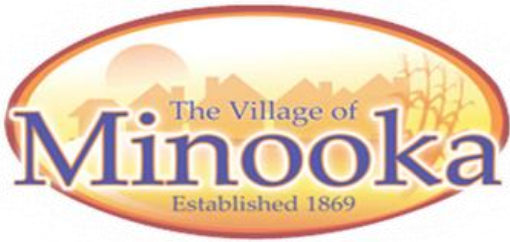
EMAIL: _____ **FAX:** _____

OWNER NAME: _____ **TRADE:** _____ **JOB SITE:** _____

- All trades and subcontractors **MUST** be registered with the Village of Minooka prior to the issuance of any permit.
- 24 hour notice is required for all inspections
- Plumbing inspections are performed Tuesday and Thursday **ONLY**

I hereby declare that all of the above information given is true to the best of my knowledge and belief. I agree to comply with all Village and State codes, ordinances, and laws that are now in force, and any others that may be enacted during the duration of requested license. I further understand that during this licensing period, should any of the required insurance/licensing documents expire, this license becomes null and void.

Authorized Signature: _____ **Date:** _____



Village of Minooka
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www.minooka.com

PLUMBING/IRRIGATION CONTRACTOR REGISTRATION APPLICATION

REQUIREMENTS: Completed application must be returned with the following:

1. Certificate of Insurance including:
 - General Liability-\$500,000.00
 - Automobile-\$500,000.00
 - Workers Comp-\$500,000.00
2. Copy of state issued *055 State Plumbing Contractor's license or *060 State Irrigation License
3. Official Letter of Intent on Company Letterhead required

CONTRACTOR INFORMATION

BUSINESS NAME: _____

ADDRESS: _____

OFFICE PHONE: _____ **CELL:** _____

EMAIL: _____ **FAX:** _____

OWNER NAME: _____ **TRADE:** _____ **JOB SITE:** _____

-All trades and subcontractors **MUST** be registered with the Village of Minooka prior to the issuance of any permit.
-24 hour notice is required for all inspections
-Plumbing/Irrigation inspections are performed Tuesday and Thursday **ONLY**

I hereby declare that all of the above information given is true to the best of my knowledge and belief. I agree to comply with all Village and State codes, ordinances, and laws that are now in force, and any others that may be enacted during the duration of requested license. I further understand that during this licensing period, should any of the required insurance/licensing documents expire, this license becomes null and void.

Authorized Signature: _____ Date: _____



INSULATION CERTIFICATE

ADDRESS: _____ LOT #: _____

ROOF

Material:	Brand Name:
Thickness (inches):	Thermal Resistance (R-value):

CEILING

Batt or Blanket:	Brand Name:
Thickness (inches):	Thermal Resistance (R-Value):
Loose Fill Type:	Brand Name:
Contractor's Minimum Installed Weight/Sq Ft (lbs):	Minimum Thickness (inches):
Manufacturer's Installed Weight/Sq Ft (lbs) to achieve Thermal Resistance (R-Value):	

EXTERIOR WALL

Material:	Brand Name:
Thickness (inches):	Thermal Resistance (R-Value):

RAISED FLOOR

Material:	Brand Name:
Thickness (inches):	Thermal Resistance (R-Value):

SLAB FLOOR

Thickness (inches):	Thermal Resistance (R-Value):
Material:	Brand Name:
Width (inches):	

FOUNDATION WALL

Material:	Brand Name:
Thickness (inches):	Thermal Resistance (R-Value):

I hereby certify that the above insulation was installed in the building at the above location in conformance with the current Building Energy Efficiency Standards for new residential buildings.

GENERAL CONTRACTOR: _____

SIGNATURE: _____ DATE: _____

INSULATION INSTALLER: _____

SIGNATURE: _____ DATE: _____



**CONSTRUCTION COMPLETION BOND SHEET
FOR SUBMITTAL AND RELEASE**

The intent of the construction completion bond is to allow occupancy for the resident without certain non-life safety issue items completed. These items include grading, trees, and unfinished concrete/asphalt flatwork items. The construction completion bond amount is determined by multiplying 125% by the estimated amount of the job to complete the work. All construction completion work shall be finished within a six (6) month period or the depositor will forfeit the money that was deposited.

Address: _____ Occupancy Date: _____

Subdivision: _____ Lot #: _____

Company: _____ Phone #: _____

The following is a listing of the bonded work. Please save this sheet and complete/return to the Village in order to release these bonds.

ITEM TO BE BONDED	AMOUNT	SUBMITTAL DATE	RELEASE DATE
Grading (final survey required)			
Driveway			
City walks			
Damaged curbs			
Misc.			
TOTAL AMOUNT TO BE RELEASED			

The above listed construction completion work is expected to be completed by: _____

Signature of person submitting bond: _____

Name: _____ Date: _____



INVOICE

Print Date: 04/03/2026

Permit Number: 26-0099

Permit Type: Residential New Construction

Location: 992 SAPPHIRE LN

DR HORTON MIDWEST
 1750 E GOLF RD STE 925
 SCHAUMBURG, IL 60173-5067

Pay by Account in Full

Total Balance Due: \$0.00

Invoice/Reference #: BD-26-1142

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	BD-26-1142	03/20/26	04/19/26	\$0.00	\$14599.81	<u>\$0.00</u>
Quantity	Category	Description		Billed		
1.00	Permits	Certificate of Occupancy Fee		100.00		
1.00	Permits	Land Cash (4 BR)		2661.92		
1.00	Permits	Oswego Fire District		304.39		
1.00	Permits	Oswego Library		292.00		
1.00	Permits	Res Engineering Fee		400.00		
3400.00	Permits	Res New Construction		1020.00		
1.00	Plan Review	Res Plan Review		125.00		
4.00	Permits	Res Plumbing Inspection		360.00		
1.00	Water	Res Water Tap Single Family Home (3.5PE)		6283.00		
1.00	Impact	Village of Montgomery (Impact) Fee		2545.00		
1.00	Water	Water Meter 1"		478.50		
1.00	Permits	Water Service Inspection		30.00		
Total Balance Due:						\$0.00