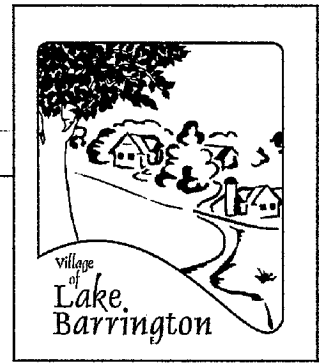


VILLAGE OF LAKE BARRINGTON

Building Permit Coordinator Erica Rezula
23860 Old Barrington Rd.
Barrington, IL 60010
Phone: 847-381-6010
Fax: 847-381-8557
Email: erezula@lakebarrington.org



NEW S.F. Homes - Building Permit Submittal Requirements

1. Required Applications and Forms

- Building Permit Application Form
- Contractor Registration Forms
- Lake County Health Department approval – call 847-377-2600
- Watershed Development Ordinance Permit Application
- Acknowledgement of Possible Covenants, Conditions and Restrictions of Record - Signed and dated

2. Required Plan Sets – Pre Construction

Building and Foundation

- Building Plans** - five (5) sets stamped by Illinois licensed architect
- Plat of Survey** – five (5) (1) originals, (4) copies
- Septic Plans** - five (5) sets
- Soil Reports** - three (3) sets
- Sprinkler Drawings** - three (3) sets
- Topographical Site Plans** - Five (5) sets top of foundation elevations; all existing and proposed buildings including underground facilities and the location of each; driveway/culvert location; accurate dimensions, lot boundaries and distances between all improvements

3. Required Plan Sets – Post/During Construction

After Foundation - Prior to Building

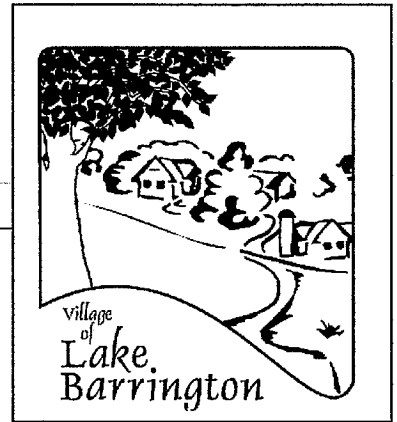
- Foundation “Spot” Survey** - three (3) copies sealed and signed by a Professional Land Surveyor registered in Illinois to be approved by the Village Engineer before building framing.

After Building - Prior to Occupancy

- As Built Plat of Survey** - three (3) copies sealed and signed by a Professional Land Surveyor registered in Illinois, to be approved by the Village Engineer.

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Plat of Survey Checklist

1. General

- Submit two originals.
- Certified with the original seal and signature of Professional Engineer or Professional Land Surveyor registered in the State of Illinois. All information on the plan must be certified.
- Title to be "Permit Site Plan".
- Minimum size sheet is (24 X 36 – Standard Plan Sheet).
- Legal description and street address shall be shown.
- Maximum scale is one inch equals 20 feet. (Architectural scale not acceptable).
- "Location Plan" or a "Vicinity Plan" for the property must be included.
- The developer's engineer shall confirm that the proposed design correlates with the approved subdivision grading plan. Compliance with that plan, by specific reference, shall be a part of the Professional Land Surveyor's or Professional Engineer's Certification.
- This checklist relates to minimum requirements and may not be complete for every individual property.
- This checklist is independent of the requirements for the septic system.

2. Locations, Indicate All

- Property lines with bearings and dimensions. (Included arc length, radius, PC, PT, and included angle for curves).
- Lot corners (must be monumented and indicate monument type).
- Building setback lines and building lines (located with dimensions from lot lines).
- All easements (purpose must be identified).
- Potable water well (with 75-foot radius).
- All components of the septic system.
- Driveways (include type of surface).
- Driveway culvert (include material, pipe bedding detail, size [minimum 12-inch], and length).
- Retaining walls (include upper and lower grades and material).
- Gas service, electrical service, private drains (sump pit required).

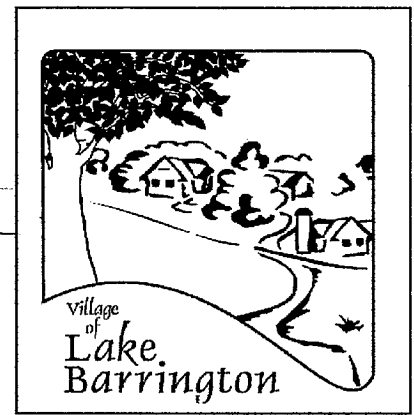
- Topographical features in R.O.W. fronting property including swales, shoulders and culverts.
- Floodplain, floodway, and wetland delineation as applicable.
- Topographical features within at least 100 feet of the property that may bear on the proposed development.

3. Elevations

- Benchmark description and elevation.
- All elevations must be to USGS datum.
- Indicate the existing topography and elevation of the following:
 - ✓ Floodway or floodplain if applicable.
 - ✓ Nearby high water/normal water elevation of detention facilities.
 - ✓ Lot corners.
 - ✓ Invert of all nearby roadway and driveway culverts.
 - ✓ Roadway centerline, edge of pavement, and swale invert fronting property and within 100 feet of property.
 - ✓ Topographical features and grades within at least 100 feet of the property that may bear on the proposed development.
 - ✓ Spot grades and contours at one-foot intervals.
- Indicate the proposed elevation of the following with a line and letter quality differing significantly from "existing":
 - ✓ Side and rear lot lines including high points, low points, berms, and swales.
 - ✓ Top of building foundation, sill of lookouts, sill of walkouts, sill of lowest opening into foundation, and garage floor.
 - ✓ All elements of the septic system.
 - ✓ Area surrounding septic area to show adequate drainage away from area.
 - ✓ Grades adjacent to the foundation including specific location of look-outs, walk-outs, and other openings.
 - ✓ Driveway culvert at both ends including grades above the culvert. Grading of lot using six-inch contours for gradients of less than two percent and one foot contours for gradients of more than two percent.

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Requirements for Spot Survey - Submit Prior to Framing

1. **Spot Survey:** required after foundation is completed prior to framing, see below

Checklist for Spot Survey - Submit Prior to Framing

1. General

- Submit original and two copies for a total of three (3)
- Certified with the original seal and signature of a Professional Land Surveyor registered in the State of Illinois.
- Title to be "Foundation Survey".
- Minimum size sheet is 11 inches by 17 inches.
- Legal description and street address shall be shown.
- Maximum scale is one inch equals 20 feet. (Architectural scales are not acceptable).

2. Locations

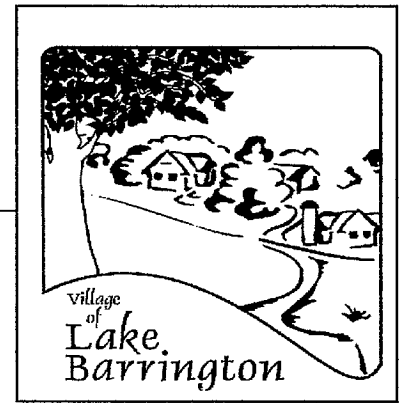
- Property lines with bearings and dimensions.
- Building setback lines and foundation lines (located with dimensions from lot lines).
- Easements (purpose must be identified).

3. Elevations

- Benchmark description and elevation
- All elevations must be to USGS datum.
- Indicate elevation of the following:
 - a) Top of foundation, sill of lookouts, sill of walkouts, sill of lowest opening into the foundation.
 - b) Brick ledge where applicable.
 - c) Garage floor.

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Requirements Prior to Final Occupancy

1. All Final inspections approved (building, mechanical, electrical, plumbing, engineering).
2. A complete "As Built" Plat of Survey must be turned in to the Village for the Village Engineer's approval and will be used for the final engineering inspection (see requirements below).
3. Well and Septic Approval: from Lake County Health Department
4. A water analysis report must be turned in to the Village.
5. The sprinklers must be approved by the appropriate Fire Department.

Checklist for "As Built" Plat of Survey - Prior to Occupancy

1. General

- Submit one original and two copies for a total of three (3)
- Certified with the original seal and signature of a Professional Land Surveyor registered in the State of Illinois.
- Title to be "Plat of Survey, Final As-Built Survey".
- Minimum size sheet is 11 inches by 17 inches.
- Legal description and street address shall be shown.
- Maximum scale is one inch equals 20 feet. (Architectural scales are not acceptable).
- FEMA Flood Zone limits in accordance with the elevation certificate instructions per FEMA National Flood Insurance Program.

2. Locations, indicate all

- Property lines with bearings and dimensions (include arc length, radius, PC, PT, and included angle for curves).
- Lot corners (must be monumented and indicate monument type).
- Building setback lines and building lines (located with dimensions from lot lines).
- Easements (purpose must be identified).
- Impervious areas on lot, including:

- Driveways (include type of surface), sidewalks, patios, and retaining walls (with upper and lower grades, and material).
- Topography in R.O.W. fronting property at one foot contour spacing, including:
 - Swales, shoulders, roadway culverts, driveway culverts (for culverts include material, existence of F.E.S., size, elevation of inverts, and grades above culvert), information required within entire width of R.O.W.
- Utilities, including septic area, necessarily accessible components of septic system, water well (with 75-foot radius), gas service, electrical service, and private drain lines (including sump pit).
- Floodplain or flood way elevations and delineation in one foot intervals. (If applicable).
- Wetland delineation. (If applicable).

3. Elevations

- Final elevations shall be provided to confirm substantial compliance with the approved Permit Site Plan, and shall include the following:
 - Benchmark description and elevation, (from approved Permit Site Plan).
 - All elevations must be to USGS datum.
 - Indicate elevation of the following:
 - ✓ Street centerline, shoulders, and swales at front property corners and at minimum 50-foot spacing. (Indicate if roadway elevations are finish, binder, or aggregate surface).
 - ✓ All lot corners and property lines at minimum 50-foot spacing.
 - ✓ All building top of foundations, sill of look-outs, sill of walk-outs, garage floor, and sill of lowest opening into foundation.
 - ✓ Grades adjacent to the foundation including driveway at garage.
 - ✓ Grades on and around septic area to show adequate drainage away from area.
 - ✓ Brick ledges.
 - ✓ All impervious grading features.
 - ✓ All necessarily accessible components of the septic system.
 - ✓ Grading of lot shall be shown as as-built contours on pervious areas. For gradients of less than two percent, six-inch contours shall be shown; for gradients of more than two-percent, one foot contours shall be shown.
 - ✓ Information must be included to indicate whether the elevations are on finished sodded surface or on finish graded topsoil.

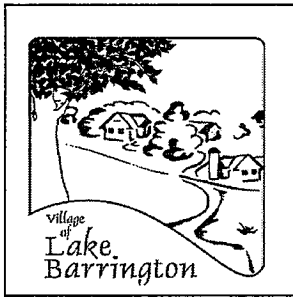


EXHIBIT A
CONDITIONS OF APPROVAL
For New Single Family Homes - Building Permits

Your building permit for a new single family home has been conditionally approved based on the following applicable codes – 2009 IRC and IBC as amended, 2008 NEC as amended, current Illinois Plumbing Code as amended, 2009 ICC International Mechanical Code as amended, other 2009 I.C.C. series codes, Village of Lake Barrington Zoning regulations and Title 8 of the Lake Barrington Municipal Code, and subject to the following:

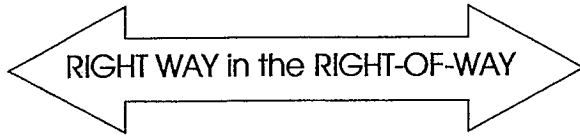
1. Approval from your Subdivision Architectural Control Committee
2. Approvals from the local Fire Protection District, Lake County Health Department, and Village Engineer
3. Maintain minimum required setbacks
4. Foundation survey is required after the foundation is completed and before work shall proceed
5. A soil test is required for every new building after the excavator has dug the hole
6. Protect all footings from frost
7. Customer copy of plans must be kept on job site at all times
8. Portable privy in functioning capacity is required during construction
9. Portable waste container must be on site during construction; burning is prohibited at all times
10. Keep job site clean
11. Keep roads and ditches clean
12. Do not drive over ditches
13. **Construction hours** are 7:00 a.m. to 7:00 p.m. Monday through Saturday; no work is allowed on Sundays
14. Culvert is required; culvert must be approved in advance by the building inspector before any site development begins
15. It is the general contractor's responsibility to ensure that all subcontractors are aware of the pertinent rules and regulations

Conditions of approval - sf homes exhibit a

Page 2

16. Any changes to the approved plans must be submitted to the building department for review and approval prior to beginning construction
17. All other mechanical, electrical or structural installations of any kind or for any equipment not shown on the original plan requires a subsequent permit
18. Permit is subject to all markings on the plans
19. A final as-built topographical survey shall be submitted and approved before Certificate of Occupancy will be issued
20. Final approval is subject to fire department inspections and approval of the sprinkler system
21. Final approval based on inspector on-site inspections
22. Building may not be occupied before final inspection is approved and Certificate of Completion has been issued
23. NO GUARANTEE IS RENDERED AS TO THE COMPLETENESS OF THE PLAN REVIEW AND THE RESPONSIBILITY FOR FULL COMPLIANCE WITH STATE, COUNTY, AND LOCAL ADOPTED CODES, STANDARDS AND/OR REGULATIONS RESTS WITH THE DEVELOPER, HIS AUTHORIZED AGENT, OR SUBCONTRACTOR. ERRORS AND/OR OMISSIONS BY THE LAKE BARRINGTON BUILDING DEPARTMENT IN ITS PLAN REVIEW SHALL NOT BE CONSTRUED AS AUTHORITY TO VIOLATE, SET ASIDE, OR CANCEL ANY PROVISION(S) OF ANY CODE(S).
24. An RPZ is required on the fire suppression system to protect the potable water supply. A copy of the RPZ test report is required to be submitted to the building department.
28. Smoke detectors shall be installed per code.
29. Reference the 2009 I.E.C.C. (International Energy Conservation Code)

Newsletter Article



The public right-of-way areas include roads and a portion of the land along the roads. That portion of the land in the R-O-W typically begins from the outer edge of the pavement of a road and extends approximately 10 to 12 feet into one's yard. The exception for this formula is for property along cul-de-sacs or any circular ending road. In this circumstance, the R-O-W area is measured from the center point of the circle and extends approximately 22 to 25 feet outward. Personal property begins after that point.

It is important to recognize that any alterations or construction in the R-O-W is strictly prohibited. Any exceptions to this must be approved in writing from the Village Administrator and prior to commencement of said project. Please note, the following items are examples of what cannot be put in the R-O-W:

- Brick pavers
- Brick or concrete mailbox assemblies
- Electric Fences
- Lawn sprinkler heads

Any damage to such items, or any other items deemed in violation, are the responsibility of the property owner of the contiguous parcel. The Village further claims that said items should be removed immediately as they can cause damage to snow plows or create a safety problem. The Village is not liable for any costs incurred for the removal of such items.

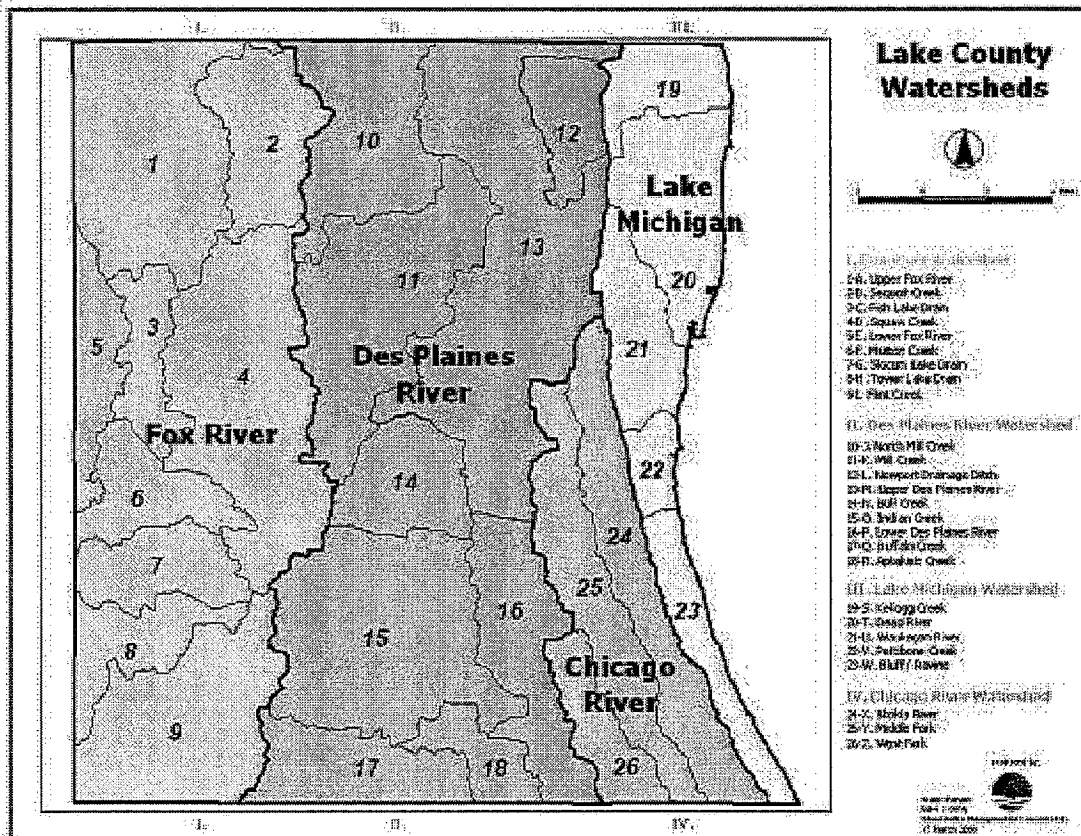
THIS PERMIT is subject to the following conditions:

- (a) This permit does not convey title to the permittee or recognize title of the permittee to any submerged or other lands, and furthermore, does not convey, lease or provide any right or rights of occupancy or use of the public or private property on which the project or any part thereof will be located, or otherwise grant to the permittee any right or interest in or to the property, whether the property is owned or possessed by the County of Lake or by any private or public party or parties.
- (b) This permit does not release the permittee from liability for damage to persons or property resulting from the work covered by this permit, and does not authorize any injury to private property or invasion of private rights.
- (c) This permit does not relieve the permittee of the responsibility to obtain other federal, state or local authorizations required for the construction of the permitted activity; and if the permittee is required by law to obtain approval from any federal or state agency to do the work, this permit is not effective until those approvals are obtained.
- (d) The permittee shall, at his own expense, remove all temporary piling, cofferdams, false work, and material incidental to the construction of the project, from the floodprone area, river, stream or lake in which the work is done.
- (e) The execution and details of the work authorized shall be subject to the approval of the SMC. SMC representatives shall have right of access to accomplish this purpose.
- (f) Application for permit will be considered full acceptance by the permittee of the terms and conditions of the permit.
- (g) The SMC in issuing this permit has relied upon the statements and representations made by the permittee; if any statement or representation made by the permittee is found to be false, the permit may be revoked at the option of the SMC; and when a permit is revoked all rights of the permittee under the permit are voided.
- (h) If the project authorized by this permit is located in or along Lake Michigan or a meandered lake, the permittee and successors shall make no claim whatsoever to any interest in any accretions caused by the project.
- (i) In issuing this permit, the SMC does not approve the adequacy of the design or structural strength of the structure or improvement.
- (j) Noncompliance with the conditions of this permit will be considered grounds for revocation.
- (k) If the work permitted is not completed within three years of the permit issuance date, this permit shall be void.

THIS PERMIT is subject to further special conditions as follows:

PROVIDE PRIOR NOTIFICATION OF THE PRE-CONSTRUCTION MEETING TO SMC (TIM COOK AT (847) 918-7691 OR PERRY DANLER (847) 918-7695 TO ENABLE SMC ATTENDANCE.

PROVIDING AS-BUILT PLANS OF THE STORMWATER MANAGEMENT SYSTEM PRIOR TO FINAL SEEDING.



Village of Lake Barrington Tree Removal Application & Permit

23860 Old Barrington Road, Lake Barrington, IL 60010 EMAIL vlchristm@aol.com FAX 847-381-8557

Application Date			
Applicant			
Name			
Subject Address			
Home Phone Number			
Other Phone			
Email			
Tree(s) To Be Removed	Tree 1	Tree 2	Tree 3
Common Name			
Diameter of Trunk at 54" High			
Reason (dead, diseased, nuisance)			
Removal Date			
Arborist or Contractor			

Diagram of Trees to be Removed - Use Numbers Noted Above (trees to be removed must be marked with a ribbon)



Do Not Complete Below This Line

Replacement Required	Yes	No	Number	
Fee In Lieu of Replacement			\$0.00	
Replacement Required by (date)				

Notes: replacement species listed in ordinance, size of replacement trees minimum 3" diameter at 54" in height.

Permit Deposition		Notes and/or Reason for Denial
Approved	Yes No	
Denied	Yes No	
Other	Yes No	
Approved By and Signature		
Disposition Date		
Permit Expiration (30 days)		Permit Number

VILLAGE OF LAKE BARRINGTON

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Lake Barrington, Illinois 60010
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E-mail: lakebarrington@lakebarrington.org

PRESIDENT

Kevin C. Richardson

TRUSTEES

Andrew F. Burke
Lauren D. DeJesu
Christopher D. Mitchell
David B. Raclaw
John M. Schaller
Dorothy H. Schofield

VILLAGE ADMINISTRATOR

Christopher A. Martin

VILLAGE ACCOUNTANT

Deborah E. Vernon

VILLAGE CLERK

Loretta A. Peterson

TREASURER

James E. Purcell

PERMIT COORDINATOR

ADMINISTRATIVE ASSISTANT

DEPUTY CLERK

Erica A. Rezula

ACKNOWLEDGEMENT OF POSSIBLE COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD:

The undersigned, having applied to the Village of Lake Barrington for a building permit, acknowledges:

1. That there may be private covenants, conditions and restrictions running with the title to the property which is the subject of their permit application which regulate, govern, control, and/or affect what type of improvements may be made on the subject property.
2. That the Village, by issuance of a building permit has no power to and does not abrogate, vary, terminate, waive or release any such covenants, conditions and restrictions of record, which may be applicable to the subject property.
3. That the undersigned remains obligated to comply with such covenants, conditions and restrictions of record, notwithstanding the fact that they have received a building permit from the Village of Lake Barrington.
4. That the undersigned and their attorney should review a title insurance policy or title insurance commitment for the subject property to determine what covenants, conditions and restrictions of record are in fact applicable to the subject property.
5. That, in consideration for the issuance of a building permit, the undersigned further agree to hold harmless and indemnify the Village, its officers, employees and agents, from any cost, claim, expense or liability to the village, resulting directly or indirectly from, or related to, any violation by the undersigned of such covenants, conditions and restrictions or record as may be applicable to the subject property, including reasonable attorneys' fees and other costs of defense.

Date: _____

Signature: _____

Village of Lake Barrington Building Permit Bond Refund Form

23860 Old Barrington Road, Lake Barrington, IL 60010
lakebarrington@lakebarrington.org fax: 847-381-8557

TO BE COMPLETED AFTER FINAL INSPECTION



Application Date	
Permit Number	
Applicant (mailing address for repayment)	
Name	
Address	
Phone Number	
Email	
Permit Information	
Permit Number	
Permit Issue Date	
Property Address	
Lot Number (if applicable)	
Description of Work	
Date of Final Inspection	
Lead Contractor	
Phone Number	
Bond Information	
Amount	
Signature	

Do Not Complete Below This Line

Warrant Date	
Check #	
Approved By Signature	<div style="float: right; width: 100px;">Date</div>