



Residential: Single-Family Detached Accessory Buildings and Uses:

(Such as: Basketball Stanchion, Dog Run, Outdoor Fireplace/Kitchen, Patio, Shed, Tennis Court):

1. Verify and indicate Historic Preservation Status. Historic Preservation Commission approval is required for any scope of work to a building deemed to be historic. For questions please call the Planning Division at (847) 432-0867
2. Verify whether subject lot is a Floodplain site- see City's website www.cityhpil.com, Interactive Maps. If applicable, then scope of work shall comply with the City's Floodplain Regulation, Article XVIII
3. Verify whether subject lot is a Lake Bluff or Ravine site- see City's website www.cityhpil.com, Interactive Maps. If applicable, then scope of work shall comply with the City's Steep Slope Ordinance, Article XIX
4. Permit Submittal Requirements-
 - a. (3) sets of Architectural drawings (with Owner's signature/date), with sufficient information to convey the building scope of work.
 - i. Architectural drawings shall include:
 1. Zoning Analysis- regarding applicable zoning regulations and yard setback requirements.
 2. Site Plan- complete with dimensions, applicable zoning ordinance setback dimensions, impervious surface area calculations and site scope of work clearly noted.
 - a. For allowable locations of detached accessory buildings and uses, see City's Zoning Ordinance, Section 150.707- Special Yard Considerations.
 - b. Pending amount of impervious surface area: (3) sets of Drainage & Grading/Civil Engineering drawings (with Design Professional's signature/seal and license expiration date), with sufficient information to convey the site scope of work.
 - c. (3) copies of current Plat of Survey.
 - d. Copy of Subdivision Covenants/Copy of Homeowners Association Approval Letter (if applicable).
 - e. Proof of Ownership: copy of Owner's Title Policy, a Warranty Deed or a Trustee's Deed and a copy of the Trust Agreement.
 - f. Building, Drainage & Grading, Electrical and Plumbing permit applications (or as required based on scope of work).
 - g. Tree preservation/removal permit application.
 - i. (2) copies of Site Plan with tree survey/inventory (indicating size, location and condition of all trees 6" diam. or greater- measured at breast height, within construction zone), and tree preservation fence plan per the Tree Preservation Ordinance. For questions please call the Forestry Section at (847) 926-1179