



## **GENERAL RULES AND REGULATIONS**

### **Failure to comply with these rules and regulations could result in fines and/or penalties being imposed.**

- Applications for permits are available at the Village Hall or on our website at [www.johnsburg.org](http://www.johnsburg.org). No permits will be issued or reviewed until completion of the application and all applicable regulations and building codes are met.
- No construction or excavation shall be started until a building permit is issued or prior approval was granted by the Building and Code Officer.
- No construction or excavation shall take place until all erosion control measures have been met.
- No inspections will be done until all erosion control measures have been met and installed properly.
- No inspections will be done until there is a minimum of 30 feet of gravel, measured from the edge of road into the property, installed for ingress and egress onto the property.
- Burning of construction materials is strictly prohibited.
- Roadways and streets shall be kept clear of construction debris, mud, materials, gravel, etc.
- All jobsites must be free of blowing debris.
- Cutting of the street is prohibited unless a permit is issued and performance bond is posted.
- All permits must be posted on the property and shall be kept in clear view from the street.
- If building lot requires egress to state or county roadways, permits and/or approval letter must be sought before building permits will be issued.
- Sanitary toilet facilities are required on all construction job sites.
- Washing of concrete trucks in ditches or right of way is strictly prohibited.

## **PLAN SUBMITTALS**

- An application fee of \$500 for new construction permits and \$50 for all other permits shall be required at the time of application. If a Flood Plain Review is required, an additional \$500 application fee will be required. No permit application will be taken without this application fee accompanying any and all required submittals. This application fee will be credited towards the cost of the permit.
- Survey - Two copies showing all existing improvements, proposed improvements, location of utilities and easements, and elevations.
- Septic and Well Plans - Approved septic and well plans and permit from McHenry County Department of Health.
- Construction Plans - Two copies showing floor plans with mechanicals, schedules of finishes, windows and doors, foundation plan, typical wall section and details, number of plumbing fixtures, location, type and size of materials and fixtures, and detail and overall dimensions. **An Architect stamp is required on all new construction plans.**
- For garages, sheds, decks, fences and other miscellaneous permits a rough sketch to scale will be sufficient.
- Any changes from plans submitted shall be approved by the Building and Code Officer. These changes shall be accompanied by revised plans.
- A spotted survey will need to be submitted at Final Inspection.

## **CONSTRUCTING IN A FLOOD PLAIN**

A Flood Plain Permit Application and Elevation Certificate are required for any and all construction in a flood plain. A packet including all the necessary paperwork and procedures can be obtained at the Village Hall.

**REQUIRED INSPECTIONS.** All appointments for inspections must be called into the Village Hall, 385-6023, **at least 24 hours in advance. Inspections called in after business hours are not guaranteed for the next business day. No Final Inspections on new construction homes will be done on Fridays. Must have permit number when calling in for an inspection. A re-inspection fee of \$50 will be charged if job is not ready at time of inspection.**

- Before footings are poured.
- Before foundation is poured.
- Before garage and basement slabs are poured.
- Before foundation is backfilled.
- Electrical Service before meter is set.
- Before insulation, a rough inspection on interior plumbing, heating, electrical and framing.
- After insulation.
- Final Occupancy, project must be completed, final grade and seed, hard surface driveway and site cleared of all debris and construction materials. A deposit will be required to be posted if driveway is not hard surfaced and final grading and seeding has not been completed at the time of final inspection.

**CONTRACTOR'S LICENSE** – A copy of the contractor's license is required for all plumbing, electrical and roofing contracted work.

**CONTRACTOR'S SURETY BOND.** A License/Permit Bond in the amount of \$10,000 will be required on any new construction either from the Homeowner or the General Contractor of the project.

**IMPACT FEES - NEW CONSTRUCTION.**

All Impact Fees will be paid at the Village Hall prior to the release of the Building Permit.

**ACCESSORY BUILDINGS AND FENCES**

- Maximum of 168 square feet for sheds. Maximum of 864 square feet for detached garages in R-1 or Estate zoning districts. Maximum of 624 square feet for detached garage in R-2 zoning district.
- Sheds must have at least a 4 foot side yard setback and 10 foot rear yard setback. Setbacks for detached garages vary per zoning district. Please check with the Building and Code Officer for proper setbacks.
- Fences shall be a minimum 30% open and shall not exceed five feet in height. No fences shall be permitted in front yards and shall not exceed building lines on any lot lines abutting a street. Fences are not permitted in drainage easements.

**BUILDING CODES**

The Village of Johnsburg has adopted the following Building Codes:

- 2006 International Building Code
- 2006 International Residential Code
- 2006 International Mechanical Code
- 2006 International Property Maintenance Code
- 2012 International Energy Conservation Code
- 2006 International Fuel Gas Code
- 2006 International Fire Code
- 2005 National Electric Code
- 2014 Illinois Plumbing Code
- 2003 International Wildlife-Urban Interface Code

**Building Department Hours 8:00 AM – 4:30 PM  
815-385-6023**

**SINGLE FAMILY DETACHED DWELLING STANDARDS**

	One Story	Split Level	Two Story
Estate Zoning	1800 sq ft	2000 sq ft	2500 sq ft
R-1	1300 sq ft	1700 sq ft	2000 sq ft
R-2	1000 sq ft	1000 sq ft	1000 sq ft
R-3 Two Family Dwelling	1100 sq ft	1100 sq ft	1100 sq ft
R-4 Multi Family Dwelling	1100 sq ft	1100 sq ft	1100 sq ft

**YARD REQUIREMENTS AND SETBACKS**

Zoning District	Minimum Area	Minimum Width Frontage	Minimum Front Yard	Minimum Rear Yard	Minimum Side Yard
E5	5 Acres	330 ft	40 ft	20 ft	20 ft
E3	3 Acres	250 ft	40 ft	20 ft	20 ft
E2	2 Acres	150 ft	40 ft	20 ft	20 ft
E1	1 Acre	150 ft	40 ft	20 ft	20 ft
R1	½ Acre	100 ft	40 ft	10 ft	10 %*
R2	8400 sf	70 ft	40 ft **	10 ft	10 %*
R3	1 Acre	150 ft	40 ft	20 ft	10 %*
R4	2 Acres	150 ft	40 ft	20 ft	10 %*

\*R1 not less than 12 feet total of both sides  
 R2 not less than 12 feet total of both sides  
 R3 not less than 20 feet total of both sides  
 R4 not less than 20 feet total of both sides

\*\*or as already established.

**PERMITS ARE REQUIRED FOR ALL CONSTRUCTION**

- New Buildings
- Additions and Basement buildouts
- Alterations - Structural, electrical, plumbing
- Decks and Patios
- Re-Siding and Re-Roofing
- Fireplaces
- Demolition
- Driveways and Culverts
- Fences
- Heating and Air Conditioning
- Piers and Seawalls
- Relocation of Structures
- Signs
- Site Development (any moving or adding dirt)
- All underground work
- Pools (above ground and in ground, hot tubs)

**UTILITY HOOKUPS**

Phone – AT&T 800-244-4444  
 Verizon 800-483-4000 (Highland Prairie Only)  
 Electric - ComEd 800-334-7661  
 Cable TV - Comcast 888-824-2273  
 Gas - NiCor 888-642-6748  
 Water - Check with the Village Hall. There are different water companies that service certain areas of Johnsburg.

**BEFORE EXCAVATING CALL J.U.L.I.E.  
 FOR LOCATION OF BURIED UTILITIES  
 1-800-892-0123**