



VILLAGE OF SKOKIE

RESIDENTIAL CONSTRUCTION

The construction of new homes, condominiums and commercial buildings occurring throughout Skokie reflects the Village's strong economy and its desirability as a place to live and work. New construction also adds significantly to the value of properties and helps hold down property taxes; however, construction activity can be disruptive if not properly controlled. Thus, the Village has put many development controls into place to assure that all new construction is safe, compatible with existing development in an area, and not disruptive beyond what is necessary. As a property owner you should know what to expect when a new building or addition is constructed in your neighborhood.

The Village requires that all new construction and building additions have the following approvals and meet the following requirements:

- The Village's Appearance Commission must review and approve all building designs.
- Prior to the demolition of a building, a Demolition Permit must be obtained from the Village and applicable county and state permits must be obtained. Prior to the issuance of a permit the property must be fenced and trees that will be preserved must be properly protected.
- A Building Permit must be obtained before the start of any construction. For existing homes and businesses the permit must be displayed on the building so as to be visible from the street. For new homes and businesses the construction permit must be posted on a fence, tree, post or other prominent location on the property.
- Prior to the issuance of a Building Permit a drainage/grading plan and tree preservation plan must be submitted by the developer and approved by the Village. New construction sites must be fenced for safety purposes.
- Construction work can only occur between the hours of 7 a.m. to 6 p.m. Monday through Saturday. Construction is prohibited on Sundays and holidays.
- The construction site must be kept clean and all construction waste materials must be removed from the site or placed in a construction dumpster. The dumpster must be located on private property, unless the property is too small in which case it may be placed on a public right of way. The Village has standards for the location of a dumpster on the public right of way.
- Prior to the occupancy of new building or addition it must be inspected to determine that it is in compliance with all required plans, that all landscaping and trees have been planted, that missing public sidewalks have been installed or broken sidewalks replaced, and that the site drainage has been construct in compliance with approved plans.

The Building and Zoning Division of the Community Development Department is responsible for issuing all Building Permits and inspection of new construction work. If you have any questions regarding the construction and permit processes please call the Building and Zoning Division at (847) 933-8223.

Frequently Asked Questions

Q. The house next door was recently sold and I was told it would become a teardown. How can I find out what the new house will look like?

A. Prior to the issuance of a Building Permit for the construction of a new home or addition the Appearance Commission must approve its design. Adjacent property owners will be notified by the Village of the date and time of the Appearance Commission meeting when the plans will be reviewed. Plans may be viewed prior to the hearing by visiting the Planning Division office at Village Hall, 5127 Oakton Street. Please call the Planning Division in advance at (847) 933-8447 to make an appointment.

Q. Why doesn't Skokie ban teardowns?

A. Under Illinois law, a property owner has the right to tear down a structure on their property provided that they are not in violation of any local historic district and they follow local demolition guidelines.

Q. A new house that is being constructed on my street looks too large for the lot. Does the Village have requirements that restrict the size of a new home?

A. Yes. Prior to the issuance of a Building Permit plans for each new home or addition are reviewed to determine that they meet the requirements of the Zoning Chapter of the Village Code. These requirements include a height restriction, yard setbacks, lot coverage standards, impermeable surface coverage and floor area ratio (FAR). Over the past few years the Village has made these standards more restrictive. During the construction process the Village inspects the construction to assure compliance with these regulations.

Q. I am concerned that the construction of the new house next door will cause flooding on my property. What can the Village do to prevent flooding problems?

A. In addition to regulations restricting lot coverage by buildings and the amount of the lot covered by impermeable surfaces such as driveways, sidewalks, patios, etc. the Village requires that all new construction over 400 square feet in area have an approved drainage plan. This plan will assure that water does not run off the site onto neighboring property and is properly directed to the street or alley where it will drain away.

Q. Does the Village require the protection of trees at construction sites?

A. Yes. For any construction over 600 square feet in area a tree preservation plan must be submitted. This plan must indicate the preservation of all trees over eight inches in diameter that are not included in the construction area. During construction the trees on the site and along the neighboring property lines must be protected from construction work and material storage. Although the Village cannot prevent trees from being removed any trees over eight inches in diameter that are removed must be replaced on site or a payment made into a tree planting fund.

Q. I am concerned that children may be injured playing by construction sites. Does the Village have safety requirements for construction sites?

A. Yes. All demolition and new construction sites where there is an open foundation must be fenced. Sidewalks must also be kept open and be in a safe clean condition. Only in rare situations does the Village allow the closing of a public sidewalk.

Q. Who do I call if construction work is taking place after the allowed work hours or on a Sunday or holiday?

A. After-hour construction work should be reported to the Police Department by calling the non-emergency number at (847) 982-5900

Q. The movement of vehicles on and off of a construction site has left mud on the street. Who do I call to get the street cleaned?

A. It is the responsibility of the contractor to keep the site and street clean. Please report any site or street maintenance problems related to the construction to the Building and Zoning Division at (847) 933-8223.

Q. Who do I call to report the burning of construction materials at a site?

A. The burning of construction materials is specifically prohibited by Village regulations. If you observe any burning of construction materials at a construction site it should be reported to the Fire Department by calling the non-emergency number at (847) 982-5300.

Q. Who do I call to have a trash dumpster removed that is full or a traffic hazard?

A. The Village has strict standards regarding the placement and use of trash dumpsters on a public street. If there is a dumpster that is full, blocking a fire hydrant, more than 12 inches from the curb,

does not have reflective stripes/tape visible to drivers or has graffiti on it call the Building and Zoning Division at (847) 933-8223.

Q. What if there is damage to my home from construction at a nearby site?

A. The construction company must assure the protection of properties near to the work site. If there is damage to your home you should contact the construction company and explain the problem. An insurance claim will be sent to the contractor's insurance company. The problem should also be reported to the Building and Zoning Division at (847) 933-8223.

Q. Construction materials are being stored by a contractor in the public alley making vehicle access difficult. Who should I call to report the problem?

A. The Village prohibits the storage of construction materials on streets, sidewalks, the parkway or public alley. On weekdays from 8:30 a.m. to 5:00 p.m. please contact the Building and Zoning Division at (847) 933-8223 to report any problems. After hours, on weekends, or on holidays call the Police Department non-emergency number at (847) 982-5900 to report a problem.

Q. Are construction workers allowed to park their vehicles on residential streets?

A. The Village generally works with contractors on large construction projects to find parking lots for the vehicles of construction workers. In residential areas there generally are no parking lots or convenient locations for workers to park their vehicles other than the street. These vehicles must be legally parked and all construction vehicles must be removed over night.

This information is meant as a basic guideline. Please contact the Building and Zoning Division at (847) 933-8223 if you have any questions about construction activity or Village of Skokie building regulations.