

## **DuPage County Building Permits & Zoning**

**<http://www.dupageco.org/buildingzoning/>**

### **Do I need a permit?**

Virtually every improvement on a residential lot requires some type of permit—fences, decks, swimming pools (above ground and in-ground), garages, sheds, stables, cable TV and short wave antennas, patios, terraces, retaining walls, driveways, excavation or filling etc. With the Illinois Energy Conservation Code in effect replacing windows, air conditioners, furnaces, water heaters now require permits as well. If in doubt about a particular improvement, call the Regulatory Services Division at 630.407.6700.

### **Are permits available online?**

No. We cannot issue permits online. However, you can download the permit application form as well as other building forms by visiting our web page at [www.dupageco.org/edp](http://www.dupageco.org/edp). Permit applications must be sub-mitted to the department in person.

### **Is the Building Code available online?**

Yes. Click [here](#) to access DuPage County's Building Code online.

### **I want to build a garage (or shed). How large can it be?**

There is a limit to the area of accessory buildings (detached garages, sheds, pool changing house etc.) that can be placed on a lot. Any lot with an area of 40,000 square feet or less may have 650 square feet of accessory buildings. If the house does not have an attached garage, the lot may have an additional 200 square feet of accessory buildings. When the lot has more than 40,000 square feet, the amount of accessory building area is based on a percentage of the total lot area. Call the Department of Economic Development and Planning Regulatory Services Division at 630.407.6700 to find out how large your accessory buildings can be.

### **What kind of a fence can I build and where can I put it?**

Fences are allowed to be 3 inches off of any property line. The finished, or “good” side of the fence must face outwards. Within the front yard setback (most properties in unincorporated DuPage have a front yard setback of 30 ft.), fences are required to be no taller than 4 ft. and open (i.e. you can see through it). On corner lots, any portion of a fence that is less than 10 ft. from the corner property line must also be 4 ft. tall and open. Elsewhere on the property (i.e. along the sides and rear), fences can go up to 6 ft. tall and can be completely enclosed (i.e. you cannot see through it). Please contact the zoning staff at 630-407-6700 if you have any further questions.

### **Can I build in a utility easement?**

Utility easements are commonly found along the side and rear lot lines of single family houses. The purpose of a utility easement is to provide space for sewers, drainage, telephone lines, electrical lines, cable TV, etc. All utility companies, public and private, which have the right to use the utility easement, must give their approval before any accessory building can be built in an easement. It is the property owner's responsibility to contact the utility companies for approval. If you want to build a fence in a utility easement, call the Department of Economic Development and Planning at 630.407.6700. They issue fence permits and can give you all the information you will need.

### **My neighbor is filling part of his property with dirt which may cause water to pond on my property. What can I do about it?**

State law prohibits damming up a stream or drainage swale to prevent off-site from draining onto your property. Most filling or excavating work done on a residential property requires a permit from the Department of Economic Development and Planning before starting to move dirt. To be on the safe side, you should assume that the earth moving on your property will require a permit. Call the Regulatory Services Division at 630.407.6700 to get all the information you will need to submit for a permit.

### **Am I responsible for violations created by a previous owner?**

Please be aware that all zoning and building code violations are the responsibility of the current owner of the property when the violations are discovered. The violations “run with the land”, even if the violation occurred 20 or more years ago. When the county inspector has determined that a zoning or building code violation exists, the current owner is responsible for correcting the violation. For information about building code violations call the Department of Economic Development and Planning Regulatory Services Division at 630.407.6700.

### **During what hours is construction permitted?**

No construction or alteration operations shall be carried on prior to six o'clock (6:00) a.m. or after eight o'clock (8:00) p.m. if such produces loud or annoying noises. Construction and/or alteration operations shall not be permitted on Sundays if such produces loud or annoying noises.

### **Is my contractor required to be registered with DuPage County?**

Yes. Since March 3, 2008 all contractors performing work in the unincorporated areas of DuPage County are required to be registered. Click here for forms and details regarding contractor registration. There is a list of contractors who are currently registered with the county.

### **My neighbor has not mowed the yard and the grass is very high. Who should I call?**

Call your Downers Grove Township office at 630.719.6610

### **What is my property zoned?** To find out the zoning district for your property, call Zoning at 630.407.6700.

### **Do I need a permit?**

Virtually every improvement on a residential lot requires some sort of permit – fences, decks, swimming pools (above ground and in-ground), garages, sheds, stables, short wave antennas, patios, terraces, retaining walls, digging or filling on a pond, etc. If in doubt about a particular improvement, call the Regulatory Services Division at 630.407.6700.

### **What about junk and debris on my neighbor's lot?**

Junk and debris and derelict vehicles are not allowed on residential properties. A complaint can be reported by contacting Regulatory Services at 630-407-6700.

### **How many cars can I have on my property?**

No more than six (6) vehicles are allowed on a residential lot, either parked within a garage or not.

### **Can I park my commercial vehicle on my lot?**

One vehicle that is used for commercial purposes that is also owned by the owner of the lot and that is a First Division vehicle as defined by the Illinois Vehicle Code is allowed on a lot. Please contact the zoning staff at 630-407-6700 for further assistance.

**Where can I park my recreational vehicle?** Recreational vehicles, including trailers used to haul recreational equipment, must be parked on a hard surface (i.e. on pavement or on blocks) within the zoning setbacks and must be behind the front wall of the house. Please contact the zoning staff at 630-407-6700 for further assistance.

**How many recreational vehicles can I have on my lot?** A space that is 5% of the lot size or 500 sq. ft. whichever is less is the maximum space allotted for the parking of recreational vehicles on a lot.

**I want to build a detached garage (or shed), how large can it be?** Call Zoning at 630.407.6700

### **Can I have a horse on my property?**

Horses are allowed on properties that are 40,000 sq. ft. or greater for the first horse, and additional 20,000 sq.ft per additional horse.

### **What kind of fence can I build and where can I put it?**

Fences are allowed to be three (3) inches off of any property line. The finished, or “good” side of the fence must face outwards. Within the front yard setback (most properties in unincorporated DuPage have a front yard setback of 30 ft.), fences are required to be no taller than 4 ft. and open (i.e. you can see through it). On corner lots, any portion of a fence that is less than 10 ft. from the corner property line must also be 4 ft. tall and open. Elsewhere on the property (i.e. along the sides and rear), fences can go up to 6 ft. tall and can be completely enclosed (i.e. you cannot see through it). Please contact the zoning staff at 630-407-6700 for further assistance.

**Can I run a business in my home?** Please contact the zoning staff at 630-407-6700.

**Can I take care of other children in my home?** Please contact the zoning staff at 630-407-6700.

**My neighbor is filling part of their property with dirt which may cause water to pond on my property. What can I do about it?** A complaint can be reported by contacting Regulatory Services at 630-407-6700.

**Can I burn grass clippings and leaves?** Landscape waste, including grass clippings and leaves are not allowed to be burned in the unincorporated areas. Only clean and dry firewood is allowed to be burned. Please contact the environmental specialist staff at 630-407-6700 for further information.