

Village of River Forest– Building Permits For Your Protection

For the protection of the property owner, the neighbors, and the Village, River Forest requires property owners to apply for permits prior to the commencement of work on the property. If a permit is not obtained: the work will be stopped until a permit is issued, a surcharge will be added to the cost of the permit, and any work performed without a permit may be subject to removal at the inspector's determination.

The Village reserves the right to review and require a permit for any proposed work that does not fit into any of the following categories. If you are considering any work that is not specified below, please contact the Village at (708) 714-3552. The following require permits in River Forest:

General:

- Any new building
- Any new addition to an existing building
- Any alteration to a structure
- Structural repairs due to fire or deterioration, including walls, floors, cabinetry and ceilings

Site Work:

- Central air conditioning (new)
- Driveways, patios, walks
- Fences, arbors, trellises, pergolas (new or repair)
- Grading changes
- Swimming pools/spas/hot tubs
- Parking lots, repaving, restriping
- Ramps (for wheelchairs, etc.)
- Retaining walls
- Sheds (see other side of this sheet)
- Tree houses not supported entirely by a tree or trees (see other side)

Carpentry:

- Carport
- Decks and stairs
- Doors (change in size or location)
- Framing (floors, walls, roofs)
- Garages
- Porches (open and enclosed)
- Skylights
- Stairways
- Windows (new or replacement)

Concrete/Flat Work:

- Courts - tennis, basketball, etc.
- Driveways, patios, walks
- Footings, foundation walls, stairs, slabs
- Piers for decks

Demolition:

- Detached garage
- Fuel tank removal
- Interior demolition
- Structure demolition

Electrical:

- Outlets or lights, new, including exterior
- Panel change
- Service, new, upgrade or temporary
- Smoke detectors, directly wired, new

Equipment:

- HVAC equipment (new)
- Fuel tanks and/or piping
- Generators
- Solar panels

Finishes:

- Ceiling and wallboard, new
- Gypsum wall, new
- Plaster, new
- Siding
- Wall shingles

Masonry:

- Chimneys
- Fireplaces and hearth
- Tuckpointing
- Walls

Metals, Chimneys, Flues:

- Structural steel framing
- Flues
- Railings

Plumbing:

- Bath tub/shower replacement
- Boilers, heating units
- Clean outs/sewer repair
- Drain tile (exterior and interior)
- Garbage disposal units
- Hot tubs, Jacuzzi, spas
- Install chemical dispenser
- Interior piping changes
- Lawn sprinkler systems
- New/additional sink(s)
- Relocating fixtures
- Sewage disposal systems
- Sewer service changes
- Sprinkler systems for fire protection
- Street or parkway openings
- Sump or ejector pumps
- Swimming pools
- Water service changes

Public Property:

- Carriage and sidewalks
- Driveway apron (new and repair)
- Dumpsters (temporary)
- Scaffolding on public property
- Street openings/curb openings

Roofs:

- Roofs (new or re-roof)

Special/Miscellaneous:

- Awnings and canopies
- Elevators/wheelchair lifts
- Signs (permanent and temporary)
- Trailers (construction, sales, etc.)
- Gutters or downspouts
- Siding
- Pavers
- Porta-Potty

No permit is required for the following:

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|------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Portable room heaters | <input checked="" type="checkbox"/> Replacing existing hearth |
| <input checked="" type="checkbox"/> Residential driveway seal coating | <input checked="" type="checkbox"/> Wall coverings, painting |
| <input checked="" type="checkbox"/> Residential landscaping/no grade change | <input checked="" type="checkbox"/> Water heater (replacement only) |
| <input checked="" type="checkbox"/> Screens (window and door) | <input checked="" type="checkbox"/> Window air conditioners |
| <input checked="" type="checkbox"/> Cabinets (kitchen, bath, etc.) | <input checked="" type="checkbox"/> Countertop (kitchen, bath, etc.) |
| <input checked="" type="checkbox"/> Floor coverings (tile, carpet, hardwood, etc.) | <input checked="" type="checkbox"/> Garage Service Door |
| <input checked="" type="checkbox"/> Garage Overhead Door | <input checked="" type="checkbox"/> Trim work |
| <input checked="" type="checkbox"/> Tree Removal (private property) | <input checked="" type="checkbox"/> Low voltage wiring |
| <input checked="" type="checkbox"/> Alarm system (registration recommended) | <input checked="" type="checkbox"/> Cable TV/Phone wiring |
| <input checked="" type="checkbox"/> Replacement HVAC equipment (with like kind) | |

No permit may be required, but the following rules still apply.

In an effort to balance the protection of property values and the quality of life in River Forest with the desire to minimize excessive paperwork, some home improvement projects do not require a permit but are still subject to requirements of the Village Code and Zoning Ordinance. If the following work is performed and found non-compliant with the above requirements, the homeowner will be required to remedy the situation.

- Sheds 100 square feet or less do not require a permit, however, they must be placed in the required rear yard or buildable area (conforming to front and side yard setbacks). If located in the required rear yard, they can be no closer than 3' to side and rear lot lines. The maximum number of sheds and other accessory structures depends on the lot size. Sheds over 100 square feet require a permit. If a concrete foundation is to be poured, the shed will require a permit regardless of size. Property owners are asked to bring a copy of their plat to the Building Department to verify that the proposed location meets the above requirements.
- Ponds for landscaping purposes only (not for swimming) may be located no closer than 3' to any lot line. Any grade change, landscaping lighting, electricity, or plumbing associated with the pond requires a building permit.
- Landscaping planters/changes in grade for landscaping may require a grading permit. Please submit a landscape plan to the Building Department for review. The Building Department will advise the applicant if a grading permit is necessary.
- Tree houses supported entirely by a tree or trees, playground equipment, and play houses do not require a permit, however, they must conform to the setback and height requirements of the Zoning Ordinance. They are not permitted in a required front yard or side yard adjoining the street. Contact the Building Department to determine the required setbacks for your property. Property owners are asked to bring a copy of their plat to the Building Department to verify that the proposed plan meets the zoning requirements. Structures must conform to the Building Code.
- Tree removal and landscaping work (private property) does not require a permit, however, work must be performed by a forestry/landscaping contractor that is licensed and bonded with the Village of River Forest. Property owners may contact the Building Department for a list of licensed and bonded contractors.
- HVAC work – replacement with like kind does not require a permit, however, work must be performed by a HVAC contractor that is licensed and bonded with the Village of River Forest. Property owners may contact the Building Department for a list of licensed and bonded contractors.