



Village of Bull Valley Building Department  
1904 Cherry Valley Rd, Bull Valley, IL 60014  
815- 459 – 4833

## GUIDELINES FOR ACCESSORY STRUCTURES

Please submit one electronic PDF of the following documents by email to [bullvalleyfiles@gmail.com](mailto:bullvalleyfiles@gmail.com). All documents listed below shall be submitted as one comprehensive submission. Incomplete submissions will not be accepted or reviewed. Documents will not be distributed for review until all listed items and bonds have been received. Lead time is 7-10 business days for the first review and each subsequent review. Additional plan reviews and inspections will incur additional fees.

### **SUBMIT PDF via EMAIL:**

#### **Building Permit Application**

Must be fully completed and signed

#### **Plat of Survey (Stamped by an Illinois Licensed Land Surveyor)**

Show all property lines and distances in feet from the proposed structure to the property line

Calculated lot coverage of all impervious surfaces with the new structure included. This includes gravel.

Clearly indicate the location of proposed accessory structure(s)

#### **Proposal or Contract**

Must be signed by the property owner

#### **Architectural Plans (Stamped by an Illinois Licensed Architect)**

Include all dimensions and elevation drawings  \$250 cash performance bond

#### **Stormwater Permit or Statement from Stormwater that a permit is not needed**

All plans submitted shall meet all Village Codes, but specifically, the requirements as set forth by the Village Ordinances.

### **IN-PERSON or ONLINE PAYMENTS:**

- The Final Permit fee is calculated once plans are reviewed and approved

### **Accessory Structure Requirements**

#### **Minimum Lot Size**

- Accessory buildings are **not permitted on lots under 3 acres**
- Must be located on a lot in an Ag-5 or E-5 zoning district or larger

#### **Primary Residence Required**

- **A single-family residence must be constructed first**  
Accessory structures **cannot be built before** the principal home

#### **Setbacks:**

- **Front yard:** 140 ft
- **Rear yard:** 75 ft
- **Total side yard width:** 200 ft (100 ft minimum on either side)
- **Yard abutting street:** 140 ft
- **Max height of accessory structure:** 20 ft / 2 stories
- **Max lot coverage (buildings + impervious surfaces):** 5%

**Lot Coverage Includes:**

- All buildings, structures, patios, drives, pools, decks, and impervious surfaces

**BUILDING DEPARTMENT REQUIREMENTS**

- All inspections are scheduled the prior business day and are scheduled directly through B&F, NOT THE VILLAGE HALL. The phone number is 847-428-7010.
- Permit expires in either 2 or 6 months, depending on the project
  - A maximum of two permit extensions may be granted for half of the original time at ½ of the original fee, and only if applied for prior to the expiration of the original permit.
  - Permits that expired without all inspections and work completed are closed and not refundable.
- Any changes to the plans require resubmittal and review. Additional reviews and/or inspections shall incur additional fees.

**APPLICABLE BUILDING CODES**

The 2018 International Building Code

The 2018 International Residential Code

The 2015 International Mechanical Code

The 2015 International Fire Code

The 2015 International Existing Building Code

The 2015 International Property Maintenance Code

The 2014 National Electrical Code

The Illinois Energy Conservation Code, current edition

The Illinois State Plumbing Code, current edition

The Illinois Accessibility Code, current edition