

BUILDING PERMITS

Village residents planning to build or install an accessory use or structure on their property, or make improvements to their home or property, need to contact the Building and Zoning Dept. prior to the start of the project. The Building and Zoning Dept. is staffed with certified/trained personnel who will be able to determine the various codes, requirements and permits involved with the construction of a specific type of project.

Common projects that require a building permit include, but are not limited to:

Air Conditioning/Furnace Units	Pergolas
Basements (Finished)	Plumbing Work
Decks	Porches
Driveways	Retaining Walls
Electrical Work	Roofs (Repairs and Re-Roofing)
Fences	Room Additions
Fire/Water Damage Repairs	Sewer Repairs
Fireplaces	Sheds
Garages (Attached and Detached)	Sidewalks
Kitchen/Bathroom Remodeling	Siding
Lawn Sprinkler Systems	Swimming Pools (Above & In Ground)
Patios	Water Heaters
	Windows/Door Replacements

The Building and Zoning Dept. provides informational packets which outline the basic requirements for these types of projects. Although these packets provide the basic requirements, each project is unique and residents should consult with the Building and Zoning Dept. at 630-671-5660 prior to the start of the project. Information is also available on our website at www.villageofbloomington.org.

If a contractor is being hired to perform the work on a project, it is advisable that certain precautions are taken prior to signing a contract or work agreement. The precautions listed are recommended and not limited to:

1. Check at least three references of the contractor's work, preferably work you can see and verify that the contractor actually performed the work. If possible, request to speak with the owner of the property where the work was performed to ask about the project and their working relationship and experience with the contractor.
2. Verify that the contractor has adequate insurance coverage specific to the proposed work to be performed (i.e. but not limited to: Products-Completed Operations, Contractual Liability, Underground Hazard Coverage, Personal Injury, Explosion Hazard Coverage, Collapse Hazard Coverage, Worker's Compensation and Employer's Liability, Bodily Injury and Property Damage).
3. Verify that the contractor is licensed to perform the proposed work (i.e. roofing, electrical, plumbing, mechanical, alarm installer, etc.). Verify who will be responsible for obtaining the required permits.
4. Check with the Better Business Bureau for any information or history on the contractor. Contact the Better Business Bureau at 1-312-346-3313 or www.bbb.org.

Once a Building Permit is secured, the yellow permit card is to be clearly posted either in the front door or window of the building or structure until the building inspector approved the project.