



Village of Bull Valley Building
Department
1904 Cherry Valley Rd, Bull Valley, IL 60098
815- 459 – 4833

GUIDELINES FOR ACCESSORY STRUCTURES

Please submit one electronic PDF of the following documents by email to 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). Include all grading and excavating plans.

Proposal or Contract

Must be signed by the property owner

Architectural Plans (Stamped by an Illinois Licensed Architect)

Include all dimensions and elevation drawings.

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 Zoning 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 floor area for all accessory structures:** 1,800 sq ft
- **Max lot coverage (buildings + impervious surfaces):** 5%

Lot Coverage Includes:

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

BUILDING DEPARTMENT REQUIREMENTS

- 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. Once a permit has expired, a new permit will be required to continue with the work.
- Any changes to the plans require resubmittal and review. Additional reviews and/or inspections shall incur additional fees.
- 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.

Road Permit information regarding Village Weight Limit

- Road permits are required for **any vehicles exceeding 16,000 lbs. by registration**, traveling within the Bull Valley jurisdiction on its municipal streets/roads.
- The objective is to manage overweight **vehicle traffic routes**. Providing the safest and shortest routes for vehicles that enter or exit the Village, to and from State and County thoroughfares
- Our 3rd party service (**oxcartpermits.com**) offers several categories for overweight traffic: One Round Trip, Multiple Trips, Seasonal Home Service, Agricultural Commodities, and **Construction Projects**.

Road Permits are available through [Oxcartpermits.com](https://www.oxcartpermits.com)

APPLICABLE BUILDING CODES

- The 2024 International Building Code
- The 2024 International Residential Code
- The 2024 International Mechanical Code
- The 2024 International Fire Code
- The 2024 International Existing Building Code
- The 2024 International Property Maintenance Code
- The 2023 National Electrical Code
- 2024 Illinois Energy Conservation Code
- The Illinois State Plumbing Code, current edition
- The Illinois Accessibility Code, current edition