City of St. Charles
Checklist for New Commercial & Industrial Plan Submittal

All submitted plans must be no greater than the paper size of 36x48

The following items must be included for submittal and review of any plans to the City of St. Charles Building and Code Enforcement Division.

- ☐ A **filing fee of $375.00** (all payment is to be made by check, cash, or money order) is to be paid at time of submission of application and plans. Additional fees for your permit are to be paid at the time the permit is approved and ready to be obtained. Additional fees for utility connections, if required, such as electric, water, sewer connections or water meters are to be paid at the time the permit is approved.
- ☐ A Building Permit Application must be completely filled out and signed.
- ☐ An Electric Service Application form must be completely filled out and signed.
- ☐ An Automatic Fire Sprinkler System Technical Submission document – Completely Filled Out is be included at the time of the submittal .
- ☐ Prior to the issuance of a building permit a **RECORDED** Plat of Survey, which has the **stamp and recording number** on the survey is to be provided to the Building & Code Enforcement Division. The Plat is to be sealed by a licensed Illinois surveyor. Each plat is to have the building or addition drawn to scale with all setbacks indicated including dedications/general provision and all easement. Ten (10) sets of copies are to be submitted.
- ☐ A complete project/construction schedule is to be submitted with the applications and plans.
- ☐ Submit two (2) energy conservation reports. (i.e. Com-Check, Summary Report, ASHRAE 90.1)
- ☐ Complete set of mechanical, plumbing, and HVAC plans, signed and sealed by a mechanical engineer or qualified architect, **including signed and sealed shop drawings of engineered trusses with layout (3 copies).** If for a new building or addition, ten (10) sets are required.
- ☐ Complete set of electrical drawings, **signed and sealed by a professional engineer or qualified architect,** including a one-line service building riser diagram, electrical panel schedules with estimated circuit loading and site location plan for the utility transformer, the primary and also secondary electric service cable. If for a new building or addition, ten (10) sets are required.
- ☐ Complete set of civil plans if work outside the building or within the ROW is necessary ten (10) sets showing existing and proposed utilities.
- ☐ One- PDF document file for the Design Review.
- ☐ Four (4) complete sets of plans for the fire sprinkler system are to be submitted with the application.
- ☐ Four (4) complete sets of plans for the fire alarm system are to be submitted with the application.
- ☐ If necessary, a storm water management plans including a brief narrative and all supporting calculations and data.
- ☐ IEPA Permit (sanitary and/or water) may be required for the project.
- ☐ For new construction or an addition, ten (10) sets of landscaping plans are required to be submitted for review.
- ☐ If the business is food related, confirmation that plans and menu have been submitted to the Kane County Health Department.

There are three meetings required for any new project. These meetings are held on Tuesday and Thursday mornings at 9:00am or 9:30am. You will need to contact the Building and Code Enforcement Division at 630/377-4406 to schedule these meetings. The meetings are as follows:

1) **Plan Submittal Meeting** must be scheduled and attended by the owner, or owner's representative, project architect and general contractor. You will need to bring all of the necessary plans, applications, documents and your payment of $375.00.
2) **Permit Release Meeting** will be scheduled by our office with your applicant once all of the reviews have been completed and the permit is approved. The attendance should include project manager, general contractor and any sub-contractors as well as the owner and the project architect.
3) **Pre-Occupancy Meeting** will be scheduled by our office with the project manager approximately 8 weeks prior to completion to review the remaining items that are required to complete the project. The attendance should include the owner, project manager, general contractor, sub-contractors, architect, and engineer.

NEW INDUSTRIAL-COMMERCIAL BUILDING INFORMATION PACKET

City Of St. Charles/Community Development Dept./Building and Code Enforcement Division
2 East Main Street, St. Charles, IL 60174 (630/377-4406)

ST. CHARLES
SINCE 1834

Please direct any and all questions to the Building & Code Enforcement Division:
Monday through Friday (8 AM to 4:30 PM) at 630/377-4406

A building permit is required prior to any construction of a new industrial or commercial building. The following are guidelines and comments for obtaining a building permit.

Application and Drawings Procedures

- ❑ An application is to be filled out and submitted to the Building and Code Enforcement Division. The contractors names, addresses, phone numbers and, if required, their license numbers are to be filled out when submitting the application.
- ❑ An Automatic Fire Sprinkler System Technical Submission document – Completely Filled Out is be included at the time of the submittal.
- ❑ Ten (10) sets of **drawings**, sealed by an Illinois registered architect are to be submitted with the application. These drawings are to include one line diagram of plumbing, HVAC and electrical.
- ❑ Ten (10) copies of the **plat of survey showing** the building and the measurements to all of the lot lines are to be submitted with the drawings and application.
- ❑ Ten (10) copies of the **landscape plans** are required at time of submitting the application and plans.
- ❑ Two (2) energy conservation reports (i.e. Com-Check, Summary Report, ASHRAE 90.1) are required at the time of submittal.
- ❑ Two (2) copies of a **topographical survey** must be submitted no less than five (5) working days prior to the final inspection. The Development Engineering Division will review this survey. Please call them at (630) 443.3677 should you have any questions.
- ❑ One-PFD document file for the Design Review.
- ❑ **The St. Charles Municipal Electric Utility application** for electrical service must be completed and submitted with the application. Ten (10) sets of drawings showing the complete electrical service, including a one line service diagram, electric panel schedules and site location of utility transformer, sealed by a professional engineer or qualified architect are to be submitted with the original application. St. Charles Municipal Electric Utility Application must be original; no fax copies are acceptable.
- ❑ The Building & Code Enforcement Division (630/377-4406), Fire Prevention Bureau (630/377-4457), Development Engineering Division (630/443-3677), Engineering Department (630/377-4486), and Electric Departments (630/377-4407) will conduct the reviews for this construction. Questions for any of these different department, please contact them at the appropriate telephone number that is listed.

Application – Permit Fees: (*All payments are to be made either in the form of cash, check, or money order)*

⇒ A **filing fee of $375.00** is to be paid at time of submission of application and plans.
- o **Additional fees for your permit are to be paid at the time the permit is approved and ready to be obtained.**
- o **Additional fees for utility connections, if required, such as electric, water, sewer connections or water meters are to be paid at the time the permit is approved.**

⇒ **Re-inspection fee**. During the construction of your project should you fail any of the required inspections there is a re-inspection charge. The fees are due prior to certificate of occupancy. The fee schedule is as follows;
- ▪ $65.00 per Building Department re-inspection for all types of inspections during construction (excluding finals)
- ▪ $80.00 per Fire Department re-inspection for all types of inspections during construction (excluding finals)
- ▪ $170.00 per re-inspection for all industrial, commercial, business and other non-residential final inspections.

⇒ **Temporary certificate of occupancies**. $170.00 is due prior to issuance of a temporary certificate of occupancy for all industrial, commercial, business and other non-residential final inspections.

Building Codes

The following are the Building Codes, which the City of St. Charles has adopted:

- ❑ St. Charles Municipal Code
- ❑ 2015 Int'l Building Code w/revisions
- ❑ 2015 Int'l Mechanical Code w/revisions
- ❑ 2014 Nat'l Electrical Code w/revisions
- ❑ 2015 Int'l Fuel and Gas Code w/revisions
- ❑ 2014 IL State Plumbing Code
- ❑ 2015 Int'l Fire Codes w/revisions
- ❑ 2015 Int'l Energy Conservation Code
- ❑ IL Accessibility Codes
- ❑ NFPA Life Safety Code 2015 Edition

Inspections

The following is a list of inspections, which might be required for your project.

- Δ Electric *
- Δ Frame *
- Δ Footing
- Δ Foundation
- Δ Sewer
- Δ Water
- Δ Storm Piping
- Δ Underground Plumbing
- Δ Floor and Slab
- Δ Ceiling Grid
- Δ Rough Plumbing
- Δ Insulation
- Δ Mechanical/HVAC
- Δ Insulation
- Δ Landscaping
- Δ Final

*Frame and/or electric inspections will only be scheduled after all required plans have been submitted to the Fire Marshall for review.

Overtime Inspections:

The Building & Code Enforcement Division Manager or his designee may approve requests for overtime inspections for unique circumstances. The charge for an overtime inspection will be a separate charge and will be invoiced to the individual contractor or company who requested the overtime inspection.

Fire Prevention Inspections

- ▽ Full flow flush
- ▽ Underground fire supply pressure test
- ▽ Above ground sprinkler test(s)
- ▽ Kitchen fire suppression system
- ▽ Fire alarm test
- ▽ Final Occupancy Inspection

Development Engineering Inspections

- □ Public water main
- □ Public sanitary sewer (air, mandrel, TV)
- □ Sidewalk, driveway and parkway
- □ Roadway repair/construction
- □ Grading – only after as – built received

General Comments

1. Site must have street address posted and visible from a public street at all times.
2. The plan review and stamped "FIELD COPY" of the plans are to be on the job site.

3. A minimum of 24-hour notice is required when scheduling any inspections.
4. It is the responsibility of the general contractor to provide all sub-contractors with copies of all review comments and the required inspections, which are needed.
5. Two (2) copies of a topographical survey of the construction site subsequent to final grading and landscaping shall be prepared and certified by a professional land surveyor or a registered professional engineer, which demonstrates
compliance with approved plans, and that adequate provisions for drainage have been constructed. This topographical survey shall depict the location of the structure and the grade elevations designed for the site. The "as-built" elevation contours shall be at one (1) foot increments minimum and shall provide sufficient detail to adequately determine the proper final grading of a parcel as determined by the City Engineer or his designee. Additionally, a registered
professional engineer shall certify the final grading of the site is in substantial compliance with the approved grading plan. These topographical surveys are to be submitted not less than five (5) working days prior to final inspection. They are to be submitted to the Building and Code Enforcement Division, who will forward them to the Development Engineering Division for their review. If there are any questions, please contact them at 630/443.3677.
6. Location of the electric service and transformer to be approved by the city Electric Department (630/377-4407).
7. Electric water cooler shall comply with ANSI Section 4.15 and the 2014 Illinois State Plumbing Code.
8. Each building/tenant space shall have one (1) main means of disconnecting the electrical service conductors from the building/tenant space.
9. Where an external main disconnect is not "readily accessible", an additional main disconnect must be installed inside building.
10. Utility conduit to be no less than five (5") inches per City's specification.
11. One (1)-line riser diagram of electric service to be posted by main switchgear inside building.
12. Conductors entering the transformer shall be below the manufacturers mark line on the inside front panel of transformer. If the manufacturers mark has been removed, the conductors are to be below coils of transformer.
13. Provide a 15 or 20 amp G.F.I. receptacle outlet in an accessible location on the roof for serving the HVAC roof top units. The receptacles shall be on the same roof level and within 25 feet of the units. The receptacle outlets shall not be connected to the load side of the equipment disconnecting means.
14. Potable water piping system shall be disinfected in accordance to Section 890.1180 of the Illinois State Plumbing Code, 2014 Edition.
15. Provide a by-pass with locking valve around all water meters larger than one (1") inch. By pass to be same size as domestic water service, but in no case less than one (1") inch.
16. A reduced pressure backflow preventer (RP-BFP) listed by and bearing a label or seal of a nationally recognized testing laboratory as listed in Section 890 Appendix A Table A 39 of the Illinois State Plumbing Code 2014 Edition shall be installed between the potable water supply and the fire sprinkler system. (RP-BFP) to be installed inside building as close to the entrance of the potable water supply as possible and shall be placed so that it is readily accessible for inspection, testing, maintenance and/or replacement. A floor drain sized to accommodate any discharge from the (RP-BFP) shall be installed as close as possible to the (RP-BFP). The drain line from the reduced pressure backflow preventer shall waste into the sanitary drainage system through an air gap.
17. Any lawn sprinkler system connected to the municipal water supply shall be equipped with a RP-BFP listed and bearing a label or seal of a nationally recognized testing laboratory as listed in Section 890 Appendix A Table A39 of the Illinois State Plumbing Code 2014 Edition installed on the service side of the water meter serving the lawn sprinkler system.
18. A (RP-BFP) listed by and bearing a label or seal of a nationally recognized testing laboratory as listed in Section 890 Appendix A Table A 39 of the Illinois State Plumbing Code 2014 Edition shall be installed in the potable water supply inside the building as close to the entrance of the potable water service as possible and shall be placed so that it is readily accessible for inspection, testing and maintenance and/or replacement.
19. Floor level area electric outlets are to be minimum 15-inches from bottom of outlet to finished floor,
20. All reduced pressure backflow preventers (RP-BFP) shall waste to a floor drain sized to accommodate any discharge from the (RP-BFP). The drain line shall waste into the sanitary drainage system through an air gap.

21. Plumbing fixtures shall comply with Section 890 Appendix A Table A "Approved Materials and Standards for Plumbing Fixtures an Fixture Fittings."
22. Plumbing fixtures shall comply with Section 890.610 General Requirements - Material and Design."
23. Underground DWV system shall be tested with no less than a ten-foot (10') head of water.
24. Above ground DWV system shall be no less than schedule 40 or cell core PVC and shall be tested to top of stack or point of the connection into existing stack.
25. Domestic water supply to boilers to be equipped with a backflow preventer Section 890.1220 hot water supply and distribution.
26. All mechanical equipment, such as HVAC units, refrigeration units, and pool equipment located on the roof of any structure in any zoning district shall be screened from view from public streets and adjoining residential dwellings by its location on the roof (away from the parapet), by an architectural element of the building (e.g. a parapet), by a screening wall that is compatible with materials of the building, or a combination thereof.
27. All required easements because of public or private storm water detention or public utility (water, sanitary or storm) construction prior to occupancy
28. An occupancy certificate shall not be issued until all items listed on the Building & Code Enforcement Division, Fire Department, and Development Engineering Division plan review sheets have been addressed and approved by the various departments involved.

J.U.L.I.E.: Joint Utility Location Information for Excavators 1-800-892-0123

Dig Number:_____ **Date Notified:**_____

One phone call to J.U.L.I.E. 48 hours prior to digging will notify all of the following public utilities. These service utilities need to be located and marked by utility representatives prior to starting any excavation, grading, or other work that is below the ground surface. You will receive a Dig Number, which you should record above along with the date of notification.

Utility	Color Code Marker
Electric Utilities	Red
Comcast	Orange
Northern Illinois Gas (NICOR)	Yellow
Sewer Utilities	Green
Telephone Utilities	Orange
Water Utilities	Blue

01.2019

Memo

ST. CHARLES
SINCE 1834

Date: **October 26, 2010**

To: **St. Charles Developers and Builders**

From: **Development Engineering Division**

(630) 443-3677 Fax: (630) 762-6922

RE: As-Built Grading Surveys and Certificate of Occupancy Permits – General Guidelines

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This memorandum is being sent to all current developers and homebuilders within the City of St. Charles. The intention of this correspondence is to clarify any misconceptions with the scheduling of lot as-built lot grading inspections and issuance of Certificate of Occupancy permits (CO).

The developer or builder shall schedule a final inspection with the Building and Code Enforcement Department. This schedule will then be forwarded internally to the Development Engineering Division. Unlike most inspections, these inspections must be scheduled 5 working days in advance.

At the time of scheduling the inspection, the developer or builder must submit an as-built grading survey. This survey shall contain all information on the attached checklist. **The Development Engineering Division Office will not schedule or perform Lot Grading inspections without the receipt of TWO as-built grading survey.** The as-built grading survey may be submitted to the Building and Code Enforcement Department, or brought directly to the Development Engineering Division. If an as-built grading plan has not been submitted, the lot will not be inspected and the Certificate of Occupancy will be withheld.

NOTE: All erosion control, silt fence, silt blanket, and/or straw bales shall be in place at time of inspection.

After the grading inspection has been completed, the developer will receive a verbal approval, or a written notice of non-conformance from the Development Engineering Division. This notice will detail items to be corrected prior to approval. This notice will be sent to the developer or builder within a maximum of 48 hours after the inspection has been completed. A verbal notice will be provided if this cannot be accomplished within the time constraints.

The Development Engineering Division will issue conditional or temporary approval during winter months **only** if the following conditions are met.

- **ROUGH GRADING** must be in place and only minor issues, as determined by the Development Engineering Division, remain unresolved (i.e., small areas of ponding water, debris or material left on site or minor grading)

- The developer shall provide the City of St. Charles Development Engineering Division with a $5,000 check as determined by the city, **for each lot**, as a financial guarantee for the completion of the outstanding items. The Development Engineering Division will send a reminder notice on May 15 of the following year (30 days prior to the winter expiration date). **Temporary Development Engineering approval during winter months shall expire June 15 of the following year.**

1. If a check is used, it shall be made payable to the City of St. Charles and have the subdivision name, lot number and street address written on the check. This check will not be cashed unless the developer or homebuilder fails to correct all items prior to the expiration of temporary Development Engineering approval.
2. The Development Engineering Division must receive the financial guarantee prior to the issuance of temporary approval or occupancy permit.

The Development Engineering Division will monitor the submission, release and execution of all financial guarantees relative to lot grading.

After the outstanding items have been corrected, the developer or homebuilder shall reschedule an inspection with the Development Engineering Division (630) 443-3677. This must be done a minimum of 24 hours in advance. The builder or developer will be notified of the inspection results.

- **Pass:** If the outstanding items have been corrected, to the satisfaction of the Engineer, the Development Engineering Division will return the financial guarantee with a letter noting Engineering Division Approval.
- **Fail:** A written or verbal notice will be supplied to the homebuilder or developer detailing all remaining deficiencies. (Items to watch for: B- boxes, clean outs to grade, erosion control devices in place.)

In the event that the improvements are not completed prior to the expiration of the temporary approval, the City of St. Charles will cash the check and use these funds to complete the improvements. The builder or developer will receive the remainder of the financial guarantee with an itemized invoice of work completed within thirty days (30) of completion of work activities. A 10% administrative fee will be added to the direct services provided.

Please contact the City of St. Charles Development Engineering Division with any questions or concerns at (630) 443-3677.

POLICY SUMMARY

RE: AS-BUILT GRADING SURVEY/PLAN

The intent of the as-built grading survey requirements set for in the ordinance is to obtain a record document of a residential site plan as a comparison to the approved design and for future reference. The following information shall be included to provide the desired information concerning grading, drainage, and utilities.

1. Building numbers and street name. If multi-family please include all addresses to the building unit (multi-family lot inspections will be done as one lot only).

2. Lot lines with dimensions drawn to scale no smaller than 1" = 50'.

3. Approved vs. constructed foundation, garage, and window well elevations. Include location of foundation elevation change (upper and lower elevation at each change).
   (Highlight lowest structure opening).

4. Spot elevations at all property corners, side lot lines (25' min. spacing), break points, drainage swales and building corners.

5. One-foot contours throughout the property (depict landscape berms or swales).

6. Rim and invert elevations at utility structures.

7. Top-of-curb and centerline pavement elevations along property frontage.

8. Calculated maximum driveway slopes.

9. Clearly defined site benchmark.

10. Topographic features including structures, all window well locations, and permanent water surface levels.

11. Identify 100-year floodplain and floodway lines, when applicable.

12. Depict drainage patterns and emergency overflow routes with arrows.

13. Signature and seal of an Illinois registered land surveyor

This document must be reviewed and approved along with a satisfactory site inspection prior to final occupancy approval.

Kane County Road Improvement Impact Fee

Please contact the County to determine If your project requires that an Impact Fee be paid. See additional information below for further details:

General Information:

In accordance with Kane County Ordinance No. 17-92 (are hereinafter collectively referred to as the "Ordinance"), all persons, corporations, organizations, or other legal entities undertaking New Development, as defined by the Ordinance, within the boundaries of Kane County are required to pay an Impact Fee. New Development shall have the same definition as set forth in the Highway Code (605 ILCS 5/5-903). In addition, it shall constitute a structure or group of structures that require submittal of plans to and development approval by a municipality, including a final development plan, a final subdivision plat, a conditional or special use permit or a building permit. New development may also be defined through the terms of an impact fee payment agreement. A detailed definition of "New Development" can be found in Section Three of the Ordinance.

Residential New Development

Residential New Development typically involves structures designed for human habitation. Each dwelling unit within a structure shall be assessed an impact fee. Additions to or modifications of existing dwelling units that do not generate additional traffic are not required to pay an impact fee, but are nonetheless required to submit a completed impact fee application. Construction of accessory buildings to residences (garages, storage sheds, fences, gazebos, decks, pool houses, and the like) are not required to pay an impact fee, as long as no additional dwelling units are constructed.

Non-Residential New Development

Impact fees are required for construction of and additions to nearly all non-residential buildings. Exceptions are based on whether the resulting building space could be expected to generate additional vehicular traffic, whether immediately or at some point in the future. Non-residential buildings that do not generate additional traffic include unattended parking garages and utility facilities that are not staffed on a regular basis (electrical substations, cellular towers and the like) but are nonetheless required to submit a completed Impact Fee Application. Non-residential building additions will be assessed a fee based on square footage, even though the developer may claim that he does not plan to add more employees, or that the addition is to be used only for storage.

Payment Location and Contact Information

Kane County Division of Transportation
Jerry Dickson- Impact Fee Program Coordinator
41W011 Burlington Road
St. Charles, Illinois 60175
Office Hours: 8:00 a.m. -4:00 p.m.

Email: dicksonjerry@co.kane.il.us
Direct Line: (630) 845-3798
Fax: (630) 584-5265

Additional Information and Fillable Application Can Be Found at the Kane County DOT's Website:

http://www.co.kane.il.us/DOT/impactFees.aspx

Road Impact Fee Application – Instructions – Please read carefully before completing

General:

In accordance with Kane County Ordinance #17-92, all developers of new development in the County shall pay an impact fee to the County.

This form is available as a fillable .pdf form on the County's website at www.co.kane.il.us/dot/roadimpact. You may download this form and use the free Adobe Acrobat Reader software to fill out and print the form. After printing, sign, date and either mail or fax the form to the Kane County Division of Transportation. If you have the full version of Adobe Acrobat or another pdf editor, you can save the completed form with a digitized signature and e-mail it to the Division of Transportation. DO NOT SEND PAYMENT. Upon receipt of the completed application, the County will assess the impact fee and respond to the contact identified on the impact fee application. Additional information can be found in the Impact Fee Procedures Guide, which can be found on the County's website.

I. Applicant Information

- Please complete all fields
- The contact should be a person who can answer questions regarding the application
- Please provide an e-mail address to facilitate communications regarding the application

II. Property Information

- Provide Parcel Identification Number (PIN) and subdivision name as applicable for recorded subdivisions or PUD's
- Section, township and range information can be found on your plat of survey. You must Include a copy of the plat of survey with your completed impact fee application.
- New development that received "Site Specific Development Approval" prior to January 1, 2008 will be assessed an impact fee under Kane County Ordinance #04-22, which generally results in a lower fee. Site specific development approval generally refers to the approval of a preliminary plat of subdivision, preliminary PUD plat, or preliminary development plan by a unit of local government, provided the final plat or plan is consistent with the preliminary plat or plan. Please provide the date of the board or council meeting at which the document was approved, and a copy of the document.

III. Principal Building Use

- Unless a building has both residential and non-residential areas, please check only one box.
- The principal use of the building should be identified. For example, an industrial building with a nominal amount of office space would be considered industrial, and the office portion should be included in the gross square footage of the building. A multi-unit retail building that could include a restaurant would be considered general retail. Buildings located on outlots in a retail center should be identified by the principal use of the building.
- Land use definitions can be found in the Procedures Guide, which is available on the County's website.
- For non-residential buildings, provide a copy of the site plan, the building architectural floor plan, and a letter from the architect, signed and sealed, certifying the square footage of the building and the land use.

IV. Optional Data for Assessment

- In accordance with Kane County Ordinance #17-92, the following uses are exempt from payment of an impact fee: (1) Alteration of an existing dwelling unit where no additional dwelling units are created and the use of the unit is not changed; (2) The internal alteration of a non-residential unit of less than 25,000 square feet where (a) no additional useable square feet of space are added, (b) where the construction or expansion of square footage does not require a zoning change, or (c) where the alteration is required by the County's or a Municipality's building code; (3) The construction of accessory buildings which are not dwelling units and which do not constitute an increase in intensity of use; (4) The replacement of a destroyed or partially destroyed building with a new building of the same size and use; (5) Publicly owned and operated school buildings; (6) Public buildings owned, operated and occupied by government agencies; (7) Temporary structures; (8) Affordable housing; and (9) Private schools. Even though these uses are exempt, an impact fee application must still be submitted (for specific requirements, see the Procedures Guide).
- If the applicant has previously entered into an Impact Fee Payment Agreement or Improvement Credit Agreement with the County, and desires to apply credits against this application, please so note and identify the agreement number.
- Buildings solely owned and solely occupied by a 501(c)(3) charitable organization may be eligible for a reduction in impact fee, if the subject building qualifies. See the Procedures Guide for documentation requirements.
- If there are existing buildings on the development site that are to be demolished, the development may be eligible for demolition credits. See the Procedures Guide for documentation requirements.
- If the development is a mixed-use development and meets other stringent traffic management requirements, it may qualify for the impact fee discount program. Please contact Jerry Dickson at (630) 845-3798 to discuss.

Kane County Division of Transportation
41W011 Burlington Road
St. Charles, IL 60175
Phone: (630) 845-3798 Fax: (630) 584-5265
dicksonjerry@co.kane.il.us

(FOR OFFICE USE ONLY)
DATE RECEIVED:
APPLICATION #:

Road Impact Fee Application – Please read instructions on back before completing

Applicant Information (please type or print clearly)

Name:			
Address:			
City, State, Zip:			
Contact:		E-mail:	
Phone:		FAX:	

Property Information (please answer all):

Attach a copy of the plat of survey to the Application

Lot:	Block:	Subdivision:	
Quarter/Half Sec:	Section #:	Township #:	Range #:
Tax Parcel Index Number(s) (e.g., 09-01-100-014):			
Site Address:			
Building Permit Issuing Agency:		Development Approval Date:	

Principal Building Use (please check one per Application)

	Residential	Number of Dwelling Units:		Non-residential	Gross Sq. Ft. of Bldg.:	
	Single Family Detached			General Retail		
	Single Family Attached			Supermarket		
	Multi-Family Attached			Convenience Market		
	Age-restricted Housing			Service Station	Number of fueling positions:	
	General Office			Medical-Dental Office		
	Office Park			Business Park		
	Warehousing/Distribution Terminal			Light Industrial/Industrial Park		
	Fast Food Restaurant			Other Restaurant		
	Day Care Center			Hospital	Number of beds:	
	Nursing Home	Number of beds:		Hotel/Motel	Number of rooms:	
	Religious Institution			Other (specify):		

Optional Data for Assessment (attachments required)

	New development is an exempt use (identify):			Advance payment under Impact Fee Agreement	FA#:
	New development will be solely owned and solely occupied by a charitable organization			Existing building(s) on site to be demolished – applying for impact fee credit	
	Apply to credits under Credit Agreement	CA#:		Applying for Impact Fee Discount Program	

Remarks:

Signature:_____ Date:_____

CITY OF ST CHARLES
AUTOMATIC FIRE SPRINKLER SYSTEM
TECHNICAL SUBMISSION

Project Name:_____

Project Address:_____

_____

Owner:_____

Occupant:_____

Design Professional Contact Information:

Name:_____

Phone#: _____

Fax#:_____

E-mail:_____

Applicable Codes and Standards:

2015 International Building Code, 2015

International Fire Code, 2015 NFPA 13,

2013 NFPA 14, 2013 NFPA 20, 2012 NFPA 30, 2013 NFPA 72

Water Flow Test Information:

Date:_____ Location:_____

Static Pressure:_____ Residual Pressure:_____ Flow:_____

Water Source:_____ Seasonal or local adjustment:_____

Witness:_____ Backflow Device(s) Required:_____

Water Quality Investigation (MIC or other):_____

Building Information:

Building Footprint (per square foot):_____ Building Height:_____

Number of stories:_____ Floor to floor height:_____ Basement:_____

System Requirements:

Fire Pump:_____ GPM:_____ Back-up power:_____

Water Storage Tank:_____ Standpipes:_____ Hose Stations:_____

** DESIGN PROFESSIONAL SHALL SIGN, SEAL AND DATE ALL PAGES **

Area #1

System Type: Wet | Dry | Pre-action | Antifreeze | Other_____

Description of use of area or hazard:

Hazard Class:_____

Design Criteria:

Density:_____ Sprinkler head: K-_____ Sprinkler Temperature:_____

Area and spacing per sprinkler (per square feet):_____ Spacing:_____

Provide indication if applying any density reduction i.e. Figure 16.2.1.3.4 or Fig 11.2.3.2.3.1

In rack or special sprinklers:_____

Use separate sheet to provide outline of commodity classification, packaging, storage height, storage arrangement, aisles size, open top containers.

Area #2

System Type: Wet | Dry | Pre-action | Antifreeze | Other_____

Description of use of area or hazard:

Hazard Class:_____

Design Criteria:

Density:_____ Sprinkler head: K-_____ Sprinkler Temperature:_____

Area and spacing per sprinkler (per square feet):_____ Spacing:_____

Provide indication if applying any density reduction i.e. Figure 16.2.1.3.4 or Fig 11.2.3.2.3.1

In rack or special sprinklers:_____

Use separate sheet to provide outline of commodity classification, packaging, storage height, storage arrangement, aisles size, open top containers.

Area #_____

System Type: Wet | Dry | Pre-action | Antifreeze | Other_____

Description of use of area or hazard:

Hazard Class:_____

Design Criteria:

Density:_____ Sprinkler head: K-_____ Sprinkler Temperature:_____

Area and spacing per sprinkler (per square feet):_____ Spacing:_____

Provide indication if applying any density reduction i.e. Figure 16.2.1.3.4 or Fig 11.2.3.2.3.1

In rack or special sprinklers:_____

Use separate sheet to provide outline of commodity classification, packaging, storage height, storage arrangement, aisles size, open top containers.

Area #_____

System Type: Wet | Dry | Pre-action | Antifreeze | Other_____

Description of use of area or hazard:

Hazard Class:_____

Design Criteria:

Density:_____ Sprinkler head: K-_____ Sprinkler Temperature:_____

Area and spacing per sprinkler (per square feet):_____ Spacing:_____

Provide indication if applying any density reduction i.e. Figure 16.2.1.3.4 or Fig 11.2.3.2.3.1

In rack or special sprinklers:_____

Use separate sheet to provide outline of commodity classification, packaging, storage height, storage arrangement, aisles size, open top containers.

City of St. Charles

Municipal Electric Office

1405 S 7th Avenue, St. Charles, IL 60174

630/377-4407

Electric Service Application – New Service/Upgrade

(Each individual service will require a complete and separate application)

Name:_____ Phone:_____

Original Signature:_____ Fax:_____

Contact Name:_____ Phone:_____

Email Address:_____

Application Date:_____ Requested Service Date:_____

Note: This application will be null and void if work is not completed within 6 months from said application date.

Existing Building
- ____ Residential
- ____ Commercial
- ____ Industrial
- ____ Upgrade Service
- ____ Relocate Service
- ____ Convert OH to UG

Other
- ____ Temp Connection
- ____ Street Lights
- ____ Traffic Signals
- ____ New Service
- ____ Relocate
- ____ Antenna Site
- ____ Signage Lights

New Building
- ____ Residential: Single family
- ____ Residential: Multi Family estimated # of units____
- ____ Commercial
- ____ Commercial: Multi Family estimated # of units____
- ____ Industrial
- ____ Other

Service Voltage Requested
- ____ Single Phase 120/240
- ____ Three Phase
  - ____ 120/208
  - ____ 277/480
  - ____ Other

Service Panel:

Present Rating (amps)_____ Proposed Rating (amps)_____ Proposed Connected KW:_____

Present Peak KW (Demand)_____ Estimated Peak KW (Demand)_____

SERVICE ADDRESS

(A complete and accurate service address is required before service may be installed)

Street Address:_____

Subdivision:_____ Lot #_____Real Estate Permanent Tax #_____

Legal Description (attach sheet if necessary):_____

Record Titleholder of property:_____

If property is held in trust, identify beneficial owner (s):_____

Address:_____

CUSTOMER BILLING INFORMATION

(This information will be used for utility billing purposes)

Name:_____

Street Address:_____

City/State/Zip_____ Phone:_____

Authorized representative or agent:_____

Title:_____ Phone:_____

Note: Only Cash or Check can be used for payment.

BUILDING DIVISION OFFICE USE

Application Accepted By:_____ Date Application Received:_____

Date Payment Received:_____ Method of Payment:_____

Building Permit No.:_____

ELECTRIC DEPARTMENT CHARGES

Charges Calculated by:_____ **Date:**_____

ITEM	ACCOUNT #	CHARGES ($)	AMOUNT PAID
Project Cost:	- 200999 45405		
SOCC: VACANT	200999 48500		
SECC: VACANT	200999 48501		
SOCC:	200999 48502		N/A
SECC:	200999 48503		
Upgrade Charges:	200999 48504		
Engineering:	200999 45206		
Temp Connection:	200999 45407		
Electric Improvement:	200999 45404		
Relocation			
Subtotal			N/A
Less contribution- if applicable			N/A
Total Amount of Charges:			

Electric Project No.:_____

CITY OF ST CHARLES

Application for Building Permit for New Commercial or Industrial Building

DEPARTMENT: Building & Code Enforcement Division PHONE: (630) 377-4406

Application Date: _____ **Parcel No.** _____ **Permit No.** _____

PLEASE PRINT ALL INFORMATION

I, _____**, do hereby apply for a permit for the following described work**

located at _____ **Estimated Cost:**_____

Description of proposed work: _____

Subdivision Name:_____ **Lot No.**_____

Square feet of building:_____ **No & Size of electric meter** _____ **No & Size of water meters:**_____

Name of business at this location:_____

► **All items on the Checklist for New Commercial and Industrial Plan Submittal are to be submitted at the Plan Submittal Meeting.**

× Is your property located in the Historic Preservation District? (Yes – No) If yes, your application and plans will need to reviewed by the Historic Preservation Committee.

× Along with the documents from the Checklist you will need:

× Letter of Intent – A Letter of Intent from the Plumbing Contractor is required. The letter must be on company letterhead indicating they are the plumbing contractor conducting the plumbing work for this job. The Letter of Intent is to have the company seal or be notarized. We will also need a copy of the plumbing contractor Illinois State Plumbing License and their Illinois State Contractor License.

× Roofing License. We will need a copy of the Illinois Licensed Roofing Contactor's State License.

× Refer to Information Packet for Detailed Information.

× Submittal fee of **$375.00 – PAYMENT IS BY CASH OR CHECK PAYABLE TO CITY OF ST. CHARLES.**

Owner of the Property:

Name:_____
Address:_____
City/State/Zip Code:_____
Email:_____
Telephone NO._____

Applicant:

Name:_____
Address:_____
City/State/Zip Code:_____
Email:_____
Telephone NO._____

General Contractor:

Name:_____
Address:_____
City/State/Zip Code:_____
Email:_____
Telephone NO._____

Electrical Contractor:

Name:_____
Address:_____
City/State/Zip Code:_____
Email:_____
Telephone NO._____

New Commercial/Industrial Construction Application - Page 2

Plumbing Contractor:

Name:_____
Address:_____
City/State/Zip Code:_____
Email:_____
Telephone NO._____
Illinois License No._____

Roofing Contractor:

Name:_____
Address:_____
City/State/Zip Code:_____
Email:_____
Telephone NO._____
Illinois License No._____

Concrete Contractor:

Name:_____
Address:_____
City/State/Zip Code:_____
Email:_____
Telephone NO._____

HVAC Contractor:

Name:_____
Address:_____
City/State/Zip Code:_____
Email:_____
Telephone NO._____

Sewer and Water Contractor:

Name:_____
Address:_____
City/State/Zip Code:_____
Email:_____
Telephone NO._____

Contractor:_____

Name:_____
Address:_____
City/State/Zip Code:_____
Email:_____
Telephone NO._____

I, the undersigned, certify that if a permit is issued to me, I will comply with all provisions of the building, plumbing, electric and other applicable ordinances of the City of St. Charles and shall perform all work, or cause all work to be performed according to the provisions of said ordinances. I, or my agent, shall personally supervise the work and shall do, or cause to have done, said work according to plans, specifications and other written information supplied as a part of this application. I am familiar with the applicable ordinances and the provision thereof and in signing this application do willingly become responsible for all work accomplished under the permit by all contractors, tradesmen and workmen, and shall call for inspections as required at a minimum of 24-hours before they become due.

PRINT NAME:_____ **SIGNATURE:**_____

REPORT OF THE BUILDING OFFICIAL

Remarks:_____

_____

Accepted: _____ **Rejected:** _____ **Date:** _____

Signed:_

For Office Use

Received _____

Fee Paid $_____

Receipt # _____

Check #_____

Copies of application distributed to:

Electric:_____ **Development Engineering:**_____ **Fire:**_____

Planning:_____ **Engineering:**_____ **Historic Preservation:**_____