



Village of Clarendon Hills

5/1/08

SINGLE-FAMILY DEMOLITION PROCESS and SUBMITTAL REQUIREMENTS

DEMOLITION NOTICE

- A) Prior to the Village issuing a **DEMOLITION NOTICE**, the following shall be submitted:
1. **DETAILED GRADING PLAN** - (4 full sized copies signed and sealed by a Professional Engineer) These plans will also be used for any proposed new residence. (see Section "D" below for requirements)
 2. **STORMWATER CALCULATIONS** - (2 copies, see Section "D")
 3. **SOIL EROSION AND SEDIMENTATION CONTROL COST ESTIMATE** - The Professional Engineer (P.E.) must provide a cost estimate of the proposed soil erosion and sedimentation control features.
 4. **INSURANCE and BOND** - Must be maintained from DEMOLITION NOTICE application to issuance of a final CERTIFICATE OF OCCUPANCY of any new residence. (see Section "D" for details)
 5. **PARKWAY/STREET/Right-Of-Way (R-O-W) OPENING PERMIT** - If work is to be done in the parkway (connect or disconnect water or sewer, new driveway, etc.) a permit, \$88.25 fee, and \$500 cash bond are required. (see attached application and Section "D" for details)
 - a) Information regarding the disconnection and connection of the utilities and location of a new driveway must be provided on the DETAILED GRADING PLAN.
 - b) A letter, from the contractor or utility company who disconnects the utility, indicating that proper disconnection has been done must be submitted to the Village prior to issuance of the DEMOLITION PERMIT.
 6. **NOTICE TO ADJOINING PROPERTY OWNERS** – Applicant must obtain names and addresses of all adjoining property owners and mail the attached letter, certified mail, return receipt requested, at least three weeks prior to the planned demolition date. A copy of the completed letter and all white mailing receipts shall be submitted to the Village With the demolition permit application.
 7. The Applicant must sign and have notarized the **DEMOLITION TERMS AND CONDITIONS CERTIFICATE** and **COST RECOVERY FORM**.

DEMOLITION PERMIT

- B) Prior to the Village issuing a **DEMOLITION PERMIT**, the following shall be completed/submitted:
1. The applicant must post the **DEMOLITION NOTICE** sign in a visible location on the subject property for **at least 48 hours before work of any kind can be started**.
 2. **REQUIRED FENCING** - Install and maintain construction-protective fencing around entire site of demolition/construction and around Village owned parkway to protect the parkway from heavy machinery during all work, including underground work. The fencing around the site must be six feet ((6') tall, chain-link, with a locking gate. Install erosion control fencing around entire site of demolition/construction during all work and until vegetation is reestablished. The fencing cannot be removed, relocated or altered in any way, once approved by the Village.
 3. **DISCONNECTION OF UTILITIES** - A qualified contractor or the Utility Company must **DISCONNECT** all of the utilities that are connected to the structure. Disconnections for water can be completed on a temporary basis if approved by the Village Water Department, but final disconnection at the main must be accomplished before final completion of the project. This must be **witnessed, inspected and approved by authorized Water Department Personnel of the Village**.

NOTE: WHEN DISCONNECTING THE WATER SERVICE, ELECTRIC LINES, CABLE T.V. LINES, FLAGG CREEK WATER RECLAMATION DISTRICT (FCWRD) SERVICE, GAS LINES, TELEPHONE LINES, ALL PARKWAY TREES, EXISTING DRAINAGE WAYS, STREETS, SIDEWALKS, AND PARKWAYS MUST BE PROTECTED.

4. **CONSTRUCTION INGRESS/EGRESS TO SITE** - Wherever possible the existing driveway must be used for ingress and egress. Otherwise, install a culvert pipe in the ditch in the approved location and cover with stone. This protects underground utilities and reduces the depositing of mud on streets from vehicles leaving the site.
 - a) Information regarding the location of construction ingress/egress must be provided on the DETAILED GRADING PLAN.
 - b) The horizontal clearance from ingress/egress to parkway trees must be a minimum of 10 feet.
5. Approval of the **DETAILED GRADING PLAN** and approval of field inspection of the **EROSION AND SEDIMENTATION CONTROL** features. Call the Community Development Department in advance for the field inspection.
6. Provide either a **LETTER** approving the disconnection of the sanitary sewer service or a **SANITARY CONNECTION PERMIT** from the **Flagg Creek Water Reclamation District**

7. **DEMOLITION FEE AND BOND:**
 - a) Pay the \$1,210.00 Demolition Fee
 - b) Deposit the \$500.00 Public R-O-W Facility Protection Bond (Refundable)
 - c) Pay the \$88.25 R-O-W Opening Fee
8. Submit a **WRITTEN STATEMENT** testifying that the utilities have been properly disconnected and that the required erosion control and construction safety fences, as per Section 21.9C, have been installed.
9. If a new residence will be built immediately after the demolition of the existing residence, a completed **BUILDING PERMIT APPLICATION** and three (3) sets of **ARCHITECTURAL PLANS** must be submitted.

C) Following the completion of the demolition:

1. **NOTIFY** the Village of the completion of the demolition.
2. If the applicant is NOT building a new residence, then provide a **WRITTEN REQUEST** for the release of the \$500 R-O-W Facility Protection Bond. The process for inspection of the premises involves the Public Works Department and Community Development Department. After approval of the inspection of the premises, the Village Board, who meet twice a month, grants final approval of the release of the cash bond.

D) The following is **REQUIRED DOCUMENTATION** as specified above:

1. **DETAILED GRADING PLAN** - The plan must include details from the far side of the right-of-way and the closest 20' of all adjacent properties. The plan must include, but not limited to:
 - a) All existing utilities and easements and locations of proposed utilities;
 - b) Location, setbacks, and top of foundation elevation of existing residences, proposed residence, and adjacent residences;
 - c) Existing and proposed 1 foot grade contour lines on subject property and adjacent properties;
 - d) All public parkway trees of any size and private trees with trunks of 4 inches or more in diameter;
 - e) Required soil erosion and sedimentation control features;
 - f) Existing and proposed ingress/egress (driveway);
 - g) Construction fencing on public an private property; and
 - h) Type, size, and location of all culverts, fences, accessory structures, and sidewalks
2. **STORMWATER CALCULATIONS** (prepared by a Professional Engineer (P.E.)) - A stormwater calculation sheet showing the existing and proposed stormwater run-off from the subject property. Use the NRCS TR-20 or TR-55 method of analysis only.

3. **R-O-W FACILITY PROTECTION BONDS** (\$500 cash bond) - Contractor and all Subcontractors and Suppliers must protect the roadway edges and surfaces and drainage of public roads, Village parkway trees, Village sidewalks, Village water mains, Flagg Creek Water Reclamation District sewers; gas, telecommunications, and electric facilities.
4. **INSURANCE AND BONDS** – Village Code Section 21.9C requires the following of the Applicant:
 - a) **BOND:** A surety bond of a minimum of \$10,000.00 shall be supplied to the Village by the Applicant and shall remain in full force and effect throughout the entire project from Demolition to Final Certificate of Occupancy. (The demolition contractor who leaves after the initial phase of the project shall not be considered to be the Applicant as it relates to Section 21.9C). The bond will be held by the Village to assure that money is available for settlement in the event that Village property is physically damaged.
 - b) **INSURANCE:** The applicant (and demolition contractor, if not the same) shall supply a Certificate of Insurance from an "A" rated insurance company (rating by A.M. Best) of an amount no less than \$1,000,000 to protect and to provide full payment to the Village or other affected persons in the event of damage to their property/facilities. Failure of the Village to anticipate the said damages shall not relieve the applicant of his obligation to compensate for said damages as required under Section 21.9C. The Village shall be listed as "**Additional Insured**" on an **original Certificate of Insurance**. The Applicant and the Applicant's Insurance Company both agree that the Village will be supplied with a copy of the **Endorsements** of the insurance policy and/or the **Insurance Policy** itself within 15 days of receipt of such a written request for said endorsements/policy from an Officer of the Village.
 - c) **DEMOLITION WITH RECONSTRUCTION** - If construction commences following the demolition, the Insurance and Bond required by Section 21.9C will be retained until the Final Certificate of Occupancy is issued by the Village. If the demolition contractor is separate from the general contractor for the new building, separate insurance certificates will be required for the demolition contractor and the general contractor.
 - d) **DEMOLITION WITHOUT RECONSTRUCTION:** If the construction halts and only the lot remains, the bonds and insurance will only be released following the completion of grading, soil compacting and the establishment of a successful stand of erosion controlling vegetation. As long as the backfill has potential for substantial settling, the bonds will be retained.

DEMOLITION TERMS AND CONDITIONS CERTIFICATION

As the Applicant, General Contractor, Owner, or Individual/Corporation in responsible charge of this project at _____ in the Village of Clarendon Hills, I/We have read, understand, and agree to uphold the terms and conditions outlined within this summary documentation. I also agree that if for some reason I do not remain in responsible charge of this project, I will notify the Village of this fact so that the Village can obtain the necessary insurance and bonds from the individual/corporation that assumes the responsibility for the completion of the project.

Date: _____

Signature: _____

Print Name: _____

Company/Corporation _____

Notary Public:

Signed: _____

(seal)

**NOTICE OF PROPOSED DEMOLITION
ON ADJOINING PROPERTY**

Date: _____

Re: Property located at: _____, Clarendon Hills, Illinois

Dear Sir or Madam:

Pursuant to Village of Clarendon Hills requirements, notice is hereby provided that the undersigned is requesting a permit to demolish _____
(type of building or structure)

located at _____ with / without reconstruction. The applicant
(site address) (circle one)

for the demolition permit is

(name) _____

(address) _____

(phone) (____) _____

The estimated date of demolition (pending approval by the Village of Clarendon Hills) is

(date)

Please feel free to call the applicant if you have any questions about the proposal. A copy of the proposed site grading plan is on file at the Building Department at Village Hall, 1 N. Prospect Avenue, Clarendon Hills, Illinois 60514 (phone (630) 323-3500 ext. 6). Please note that violations of construction rules should be reported to this number during regular office hours (9:00 a.m. to 5:00 p.m., Monday through Friday). During other hours, please call the Police emergency number (911).

Sincerely,
