



FLAGG CREEK WATER RECLAMATION DISTRICT

(Formerly Hinsdale Sanitary District)

Mailing Address
P.O. Box 179
Hinsdale, IL 60522-0179

Main Facility
6975 Commonwealth Avenue
Burr Ridge, IL 60527

April 27, 2005

TO: RESIDENTIAL AND COMMERCIAL PROPERTY OWNER
FROM: FLAGG CREEK WATER RECLAMATION DISTRICT (formerly Hinsdale Sanitary District)
SUBJECT: DISTRICT BUILDING PLAN CODE REVIEW

Per Ordinance, the Hinsdale Sanitary District requires Building Plan Reviews as they relate to building improvements as follows:

A) The District requires a Building Plan Review of ALL PERMANENT STRUCTURAL CHANGES to a property. This includes, but is not limited to, building additions, building renovations and garage, deck, porch and pool additions or renovations. Commercial properties require review for the same criteria, in addition to any major changes in property use.

A building plan review requires the following:

- 1) Submitting one (1) set of construction plans to the District Office,
- 2) Filing of an District Plan Review Application,
- 3) Payment of a Review Fee. The Residential Plan Review Fees are as follows:
 - a) \$100.00 for Building Additions and Renovations
 - b) \$50.00 for Garage, Porch, Deck or Pool Additions or Renovations

NOTE: Garage, Porch, Deck or Pool additions that are part of a larger building renovation are assessed the \$100.00 fee.

Commercial Building Plan Reviews are nominally \$500.00 plus additional fees dependant on the size of the property.

Per Ordinance, the District requires the following improvements as they relate to building improvement projects:

B) The teardown and rebuilding of a building on a property requires a complete new sewer system, with overhead type plumbing and new sewer service piping from the building, up to and including, the connection to the sanitary sewer main. There are NO EXCEPTIONS to this requirement.

C) For building remodeling projects, the District may require the property owner to replace the sewer service and convert to an overhead sewer system if the building improvements are extensive or if the sewer service has had multiple problems in the past.

Should you have any questions regarding the District's Building Plan Review process or District Permitting requirements, please contact our office at 630-323-3299. Thank you for your cooperation.