



VILLAGE OF LAKEWOOD BUILDING DEPARTMENT

2500 Lake Avenue • Village of Lakewood, IL 60014

PH (815) 459-3025 • FAX (815) 459-8346

PERMIT #: _____

INFO@VILLAGE.LAKEWOOD.IL.US

PROJECT ADDRESS: _____

PROPERTY PIN: _____ **LOT #:** _____ **TOWNSHIP#** _____

PROJECT TYPE: New Residential Multi-Family Residential New Commercial Addition Alteration/Remodel

Electrical HVAC Sidewalk Driveway Windows Deck Addition Porch

Plumbing Pool Garage Siding Roof Accessory Structure

Other _____

Fence Length _____ Height _____ Type _____

NEW/AFFECTED SQUARE FOOTAGE:

--VITALS--	-- Habitable Sq. Ft. --	----- Non-Habitable Square Footage -----		
Project Value (\$): _____	Basement: _____	Basement: _____	Deck: _____	Sidewalk: _____
# of Bathrooms: _____	1 st Floor: _____	Crawlspace: _____	Patio: _____	Driveway: _____
# of Bedrooms: _____	2 nd Floor: _____	Attic Storage: _____	Courtyard: _____	Garage: _____
	Other: _____	Porch: _____	Stoop: _____	Other: _____
	Existing	Proposed	Total	
Floor Area Ratio (FAR): _____	_____ + _____ = _____			See reverse side for Maximum FAR, Lot Coverage & Impervious for each zone
Lot Coverage: _____	_____ + _____ = _____			
Impervious: _____	_____ + _____ = _____			

PROJECT DESCRIPTION: _____

Owner's Name: _____

Mailing Address: _____

Phone (Home): _____

Phone (Office): _____

Email Address: _____

General Contractor: _____

Address: _____

Phone: _____

Fax: _____

Email Address: _____

Plumber: _____

Address: _____

Phone: _____

Electrician: _____

Address: _____

Phone: _____

No error or omission in either the plans or application, whether said plans or application has been approved by the building inspector or not shall permit or relieve the applicant from constructing the work in any other manner than provided for in the ordinances of this municipality relating thereto. Failure to comply with Village of Lakewood, IL Codes and Ordinances may result in suspension or revocation of this permit or other penalty. The applicant having read this application and fully understanding the intent thereof declares that the statements made are true to the best of my knowledge and belief.

SIGNATURE OF APPLICANT: _____

PRINT NAME: _____

DATE: _____

Contractor Property Owner
APPLICANT PICK ONE

****For Internal Use Only****

PERMIT FEE: \$ _____ Paid # _____

ARP FEE: \$ _____ Paid # _____

CPB FEE: \$ _____ Paid # _____

PERMIT EXPIRATION 90 Days 1 Year Other _____

SWM FEE: \$ _____ Paid # _____

BOND PAYOR: _____

PERMIT ISSUED BY MUNICIPAL AGENT: _____ **DATE** _____

Building Lot Coverage, Impervious Surface Coverage and FAR

Zoned

	<u>Max. FAR</u>	<u>Max. Lot Coverage</u>	<u>Max. Impervious</u>
B1 & B2			
Less than 10,000 sq. ft.	.5	55%	60%
Greater than 10,000 sq. ft.	.4	65%	70%
R1, R2 & R3			
Less than 10,000 sq. ft.	.4	35%	35%
Greater than 10,000 sq. ft.	.5	35%	40%

WHAT IS FAR?

Floor area ratio (FAR) is the measurement of a building's floor area in relation to the size of the lot/parcel on which the building is located. FAR is expressed as a decimal number, and is derived by dividing the total area of the building by the total area of the parcel (building area ÷ lot area). FAR is an effective way to calculate the bulk or mass of building volume on a development site, and is often used in conjunction with other development standards such as building heights, lot coverage and lot area to encourage a community's desired arrangement and form of development.

EXAMPLE: Calculating FAR

A development company is planning to build a two-story building on a rectangular parcel that has 100 feet of street frontage and 200 feet of depth. The first story measures 50 feet by 200 feet, and the second story measures 50 feet by 200 feet. There are no public rights-of-way, or other exceptional development limitations on the parcel.

Step 1. Determine the total BUILDABLE LAND AREA for the site.

$$(B) = (\text{Parcel Width} \times \text{Parcel Depth})$$

$$(B) = 100 \text{ ft.} \times 200 \text{ ft.}$$

$$(B) = 20,000 \text{ ft}^2$$

Step 2. Determine the FLOOR AREA of each story of the building.

$$\text{Story 1 Floor Area} = 50 \text{ ft.} \times 200 \text{ ft.} = 10,000 \text{ ft}^2$$

$$\text{Story 2 Floor Area} = 50 \text{ ft.} \times 200 \text{ ft.} = 10,000 \text{ ft}^2$$

Step 3. Determine the GROSS FLOOR AREA of the Building.

$$(G) = 10,000 \text{ ft}^2 + 10,000 \text{ ft}^2 = 20,000 \text{ ft}^2$$

Step 4. Calculate the FLOOR AREA RATIO.

$$\text{FAR} = G/B$$

$$\text{FAR} = 20,000 \text{ ft}^2 / 20,000 \text{ ft}^2 = 1.0$$

What is Lot Coverage?

Lot coverage is the amount of area your property covers on a zoning lot when viewed from above. Allowable lot coverage varies based on your zoning designation. For example, if your lot is 2,000 SQFT and your allowed lot coverage is 60%, you'd be able to cover your lot with 1,200 SQFT of building.

What is Impervious?

Impervious surfaces are surfaces that allow little or no stormwater infiltration into the ground. Examples of impervious surfaces: Streets, roofs, parking lots, most patios, decks, driveways, sheds, fences, walkways, pools or anything else that does not allow water to flow through and into the ground (asphalt, concrete, plastics).