



## ENGINEERING REVIEW

For all new commercial or industrial construction improvements and/or grading and fill, you must submit **in quadruplicate** a permit application along with the following documents to the Department of Building & Zoning. **Please note that all drawings must be signed by a registered professional engineer, and/or a registered land surveyor, whichever apply.**

1. Current, one year old or less, **signed and sealed Plat of Survey** of property to be developed.
2. Current, one year old or less, **signed and sealed topographical survey** showing elevations before and after grading.
3. Grading plan showing existing and proposed elevations signed by a professional engineer.
4. \* Storm drainage plan showing sewers, swales and detention systems, following NIPC's Best Management practices.
5. \* A professional engineer's report covering drainage calculations and opinions regarding adequacy of existing structures.
6. \* A professional engineer's estimate of quantities (DOT nomenclature) and cost of the work to be done on the public roadways including excavation, grading, drainage and all related appurtenances.
7. \* Copies of issued permits from all regulatory agencies, such as the IDNR, IEPA, Army Corp of Engineers, USDA-NRCS, soil and water conservation district, etc. and the Metropolitan Water Reclamation District of Greater Chicago covering all sanitary storm sewers and detention systems.
8. \* Bonds to cover the entire cost of work for the construction of the roadways as estimated in item number six, which applies **only** to Planned Unit Developments (P.U.D.)
9. As built drawings and/or final grading survey for subdivisions and/or individual lots upon project completion.
10. Complete erosion control plans and details signed by a professional engineer.
11. \* Driveway/Road Cut Permit.
12. A minimum non-refundable deposit of 1/10 of 1% of the estimated cost of construction or \$25. (whichever is greater) is required for plan review prior to full permit issuance if permit is engineering review only.

\* **If applicable.**

Cook County Department of Building & Zoning, upon examination of your documentation, may request additional information, but the submittal of the aforementioned will help to initiate the processing of your permit application.