

City of Zion
Building Department
2828 Sheridan Road
Zion, Illinois 60099
(847) 746-4018



REQUIREMENTS FOR PROPERTIES VACANT OVER 180 DAYS

The City of Zion requires all properties that have been vacant for more than 180 days (6 months) to have an occupancy inspection prior to the water being turned on. The fee for this inspection is \$110.00 and must be paid at time of scheduling. The City of Zion will inspect the interior and exterior of the property for code violations. You will receive a report at the end of the inspection indicating the required repairs necessary to occupy the property and the permit necessary, if any.

Permits are required for the necessary repairs and must be obtained by licensed and registered contractors. All contractors must apply for the necessary permits in person and provide a written scope of work, including **all materials and labor costs**, along with the signed proposal. **All** permit applications must be submitted before any permit will be issued. The permit must be posted on the job site for **BEFORE** any work can begin.

Once you have obtained your permit you may apply for temporary water service. The water will be turned on for a maximum of 90 days during construction. During the construction period occupancy is NOT allowed. If work is not completed within the 90 days the water service will be turned off without notice until all work is completed, inspected and occupancy has been given.

All violations on your inspection report must be completed and approved by the Director of Building and Zoning before occupancy will be granted.

For water service; a contract must be signed with the Accounts and Finance Department. You may contact them at (847) 746-4008 to find the amount of the deposit required and the necessary paperwork needed to sign up.

If you have any questions regarding obtaining permits or you would like a list of approved contractors please stop by or call the Building Department at (847) 746-4018.

www.cityofzion.com See section 102-206. (b)(2)