

NEW CONSTRUCTION IN YOUR NEIGHBORHOOD? WHAT TO EXPECT AND WHAT NOT TO...

One afternoon when returning from work, you notice a sign in front of one of the houses on your block. Like the rest of us, you are curious and immediately stroll down the street to read it. This may or may not be your first notice that your neighbors have sold their home to a developer. You know now that the existing home will be torn down and replaced by a much larger model. At this point a lot of questions and speculation will circulate through the neighborhood. Here are some guidelines to help answer some of those questions and prepare you for what is going to happen.

WHAT WILL IT LOOK LIKE?

Many times people are curious about the style of the proposed new home. Because laws governing freedom of information only extend to the exterior drawings of the structure, the Building Department personnel cannot share any information regarding the home's interior. The builder however may be able to do so, especially if the home is not being built for a particular client. Because the Building Department staff is small and we have a lot of homes being built, please call ahead to the Building Inspector and make an appointment if you wish to see these drawings.

DON'T I HAVE TO BE NOTIFIED?

There is no requirement to inform neighbors of the intention to tear down and rebuild a home in their neighborhood, as long as it complies with current zoning restrictions. Neither is there any requirement that the neighbors approve the façade of the new structure.

The only situation in which neighbors must be notified occurs when the proposed home will require a variation from the current zoning restrictions. In that case, all property owners within 250 feet of the subject property must be notified of the public hearing date, time, etc. The date of the hearing with the Board of Zoning Appeals is set by the petitioner with consideration of the legal notification requirements involved and will not be moved to accommodate neighbors' schedules. If you cannot attend a hearing but desire to make your opinion known to the Board, you can write a letter, send it to the Deerfield Village Hall and it will be distributed to all the Board of Zoning Appeals members. Keep in mind that the Board of Zoning Appeals is a recommending body only. The final decision is up to the Mayor and Board of Trustees who will hear the recommendation of the Board of Zoning Appeals several weeks after the zoning hearing.

WHAT HOURS CAN THEY MAKE NOISE?

There are hours during which construction may occur:

Monday through Friday – 7:30 a.m. to 7:00 p.m. Saturday – 8:30 a.m. to 5:00 p.m.

No construction is allowed to take place on Sundays or on the following holidays: New Year's Day (Jan. 1), the day on which Memorial Day is observed, the Fourth of July, Labor Day, Thanksgiving Day and Christmas Day (December 25).

Construction workers may arrive at the site earlier or stay later. The ordinance was developed to enforce noise issues only. Trucks may arrive and construction workers may be parked in them having coffee or chatting prior to 7:30 a.m. This activity is not illegal. Although trucks are sometimes loud even when idling, they are permitted to be on public streets 24 hours a day.

If actual construction noise (hammering, sawing, etc.) is occurring at times other than those approved above, please notify the Deerfield Police Department.

ISN'T FENCING REQUIRED?

Construction fencing (6' chain link) must be in place once work commences on the site or materials are delivered. The fencing does not need to encompass the entire property, however it must enclose the construction area, including the area where materials are being stored. (i.e. piles of stone or lumber) The dumpster is also required to be located within the fenced enclosure and should be kept closed when not in use. It is the contractor's responsibility to maintain the dumpster and see that it is emptied as needed. There should be no gaps in the fencing and it must be locked when no one is on the site. Fencing must be erected whenever there is an excavation or materials are being stored on site. When possible, it will be in place prior to demolition of the existing structure. In cases where the size of the site is small or narrow, however, there may be times when it will go up concurrent with demolition to allow room for the demolition equipment to move around without destroying the fencing.

THIS HOLE LOOKS AWFULLY CLOSE TO THE LOT LINE. HOW DO I KNOW THE HOUSE IS BEING BUILT WHERE IT IS SUPPOSED TO BE?

Construction excavation for new homes is often startling to the neighbors immediately to either side, especially on narrow lots. In fact, the initial hole is larger than the actual outside dimension of the structure. This is called 'over-dig' and allows for placement of the forms for the concrete walls. Dirt will be pushed back into the excavation on the outside perimeter of the foundation once the walls have been poured and the forms have been removed. Once this has happened, a registered land surveyor must survey the property and provide the Village with a sealed drawing vouching for the proper placement of the foundation.

MY STREET IS A MESS!

Especially during wet weather, mud on the streets will always be an issue. Construction crews are well aware they are responsible for keeping the roads as clean as is reasonably

possible. If there is a problem with mud on your street, please notify the Building Department.

CAN THEY PARK ALL THOSE TRUCKS ON MY STREET?

As most building sites are small, construction vehicles will need to be parked on the streets in reasonable proximity to the building site. They may not, however, block any driveways, nor may they park in such a way as to cause the street to be so narrow that normal deliveries or pick-ups may not occur (UPS, garbage trucks, etc.). If there is a problem with trucks blocking the streets or your driveway at any time, please notify the Deerfield Police Department.

I HATE TO SEE ALL THOSE BEAUTIFUL TREES BEING CUT DOWN!

The Village has enacted laws to protect not only trees on the subject property but also on the surrounding properties. Builders must submit tree inventories and protection plan drawings to the Deerfield Engineering Department. If you have any questions about which trees may or may not be cut down, please contact the Deerfield Engineering Department. Conversely, if during the course of construction you fear for the safety of your own trees which grow on or near the property line, please call the Building Department.

A WORD ABOUT SILT FENCING...

Silt fencing is the short, black fabric material you will see placed on the property once the demolition has occurred. It is installed primarily to keep the topsoil in place around the open excavation. In the event of a heavy rain, its primary function is intended to keep the soil in place on the subject property.

CAN THEY DIG IN MY YARD?

New homes require new connections to utilities such as sewer and water. Unfortunately, the connection points for these items are often in an area NOT directly in front of the new home site. They may be in front of a neighbor's home in what may seem to be the neighbor's front yard. This area is actually the Village owned right-of-way, aka parkway. Builders must pay deposits to the Village to be allowed to dig into the right-of-way and disconnect the old home's pipes or reconnect the new home's pipes. The deposit ensures that the builder will return, once the ground has adequately settled (usually 6 mos.), to restore that area by leveling it out and seeding or sodding it.

THE LONG AND THE SHORT OF IT:

Basically, construction is messy, noisy and disruptive. There is just no getting away from that, especially when you consider the size of the equipment needed to do much of the work! A certain amount of dust, mud and noise is to be expected. Rest assured the

Village inspectors continually monitor job sites to check on these issues in addition to safety and of course, the quality of the construction being performed.

Hopefully, some of your questions were answered here. If not, please call us; if we don't know the answers immediately, we'll find them and call you back.

Building Department: 945-5000

Police Department: 945-8636

Engineering Department: 317-2490