



*At the Heart of Community*

## Locations

\*Gazebos located within the rear 25% of the depth of the side or rear yard shall not be closer than 5 ft to the lot line. If not in the rear 25% of the property, the gazebo shall maintain the required 23 ft side yard and rear yard setbacks.

\*No accessory structure shall occupy more than 30% of the required side or rear yard.

\*Gazebos located within the front 75% of the lot shall maintain a 23 ft setback, and a 7 ft side yard setback or as the subdivision is platted. In most cases, 10 ft is required.

\*No gazebo shall be located within an easement.

\*Call J.U.L.I.E. (800-892-0123) before digging.

## Materials

\*All framing lumber shall be pressure treated or other natural decay resistant material.



## Rules & Restrictions

\*All work should be done in accordance to the 2012 International Residential Code.

\*Indicate the size and location of all piers. The minimum size shall not be less than 8" in diameter, 42" below grade.

\*If attached to buildings, a minimum 8" wide x 42" deep trench footing wall is required. The new wall is to be attached to the existing wall with #4 re-bar at a maximum 18" on center vertically at all points of connection.

\*Indicate the method of anchoring the posts to the concrete piers. Only galvanized metal anchors designed for the purpose shall be installed.

\*Indicate the method of attaching the beams to the posts. Galvanized metal connectors are required to prevent wind uplift, or minimum 1/2" thru bolts.

\*Indicate the method of attaching the joists to the beams. Joist hangers may be required depending on the design of the gazebo.

\*Indicate whether the posts for the wall construction shall be bolted to the floor joists, the perimeter joist or attached to the gazebo decking. If bolts are to be installed, the minimum size shall not be less than 1/2" thru bolts.

\*Galvanized metal connectors are required to attach the headers and top plates to the wall posts. Rafter ties shall be installed.

\*The rafter spacing shall determine the minimum roof sheathing thickness permitted. Minimum 1/2" sheathing for rafters spaced 16" O.C., 5/8" for 24" spacing and 1 1/2" for rafters spaced at 48" O.C.

\*Gazebos 30" or more above grade shall have guardrails installed to a minimum height of 36" above the floor level. Vertical spacing between spindles shall not exceed 4". Guardrails shall not have an ornamental pattern that would provide a ladder effect.



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# Gazebos & Pergolas

## Costs

- \$72.00 Plan Review Fee
- \$75.00 Permit Fee
- \$75.00 (Min) Electrical Fee (if required)
- \$105.00 Building Deposit - refunded in accordance with Municipal Code Title 8, Chapters 2-6, Sections A-E. Allow 4-6 weeks for refund after final inspection has taken place.

\*If final inspection is not approved prior to expiration date on permit, the building deposit is forfeited to the Village.

## Note:

\*If an inspector needs to return more than once for the same phase of any required inspection, a \$85.00 re-inspection fee will be required to be paid before the re-inspection takes place.

## What to Submit

- \*Completed application.
- \*2 copies of a Certified Plat of Survey indicating the location of the gazebo, the dimensions of the gazebo, and the setbacks from all lot lines to the gazebo.
- \*2 copies of plan details, including sizes and spacing of all framing members, a typical wall section, and elevations showing the finished grade.
- \*Any and all electrical work is to be indicated on the plans.

## Electrical Information

- \*If applicable, submit:
  - \*The type and size of the underground raceway to the gazebo and its burial depth.
  - \*The type and size of the conductors within the underground raceway if conduit is to be used and within the gazebo to outlets and switches.
  - \*The location(s) of all outlets and switches. Note that if a door is to be installed, an exterior light is required at the door and shall be controlled by a three-way switch at the door and in the house. All gazebo outlets shall be GFI protected.
  - \*Any exterior outlets shall be GFI protected and waterproof.
  - \*Indicate whether any new circuits shall be added to the existing panelboard and the size of the overcurrent protection.



## Inspections

- \*Inspections are scheduled for A.M. or P.M. Monday through Friday with 48 hours advance notice. Call before 1:00 P.M. two days before you want your inspection. Same day re-inspections are not available.
- \*Pre-pour inspection is needed for piers, prior to pouring concrete, and/or after trench wall has been excavated, if required, prior to pouring concrete.
- \*Electrical inspection - before electrical wire is buried. (if applicable)
- \*Framing inspection.
- \*Final inspection.

**I have read and reviewed these requirements.**

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date



## Community Development Department

505 Telser Road  
Lake Zurich, IL 60047  
P: (847) 540-1696 F: (847) 726-2182  
www.LakeZurich.org  
Permits@LakeZurich.org

# Permit Application

Date of Application \_\_\_\_\_

### Project Information

Property Address: \_\_\_\_\_

Type of Project: \_\_\_\_\_ Business Name: \_\_\_\_\_

Owner's Name/Address: \_\_\_\_\_ (If different from above) \_\_\_\_\_  
(For commercial/industrial applications only)

Owner's Phone: \_\_\_\_\_

Value of proposed construction/improvements: \$ \_\_\_\_\_ Owner's Email: \_\_\_\_\_

### Description of Work

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Contractor Information

Contractors are required to be registered with the Village of Lake Zurich. Please refer to the Contractor Registration Application.

General Contractor: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

Other Contractor: \_\_\_\_\_ Type: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

Other Contractor: \_\_\_\_\_ Type: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Printed Applicant Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Owner or Contractor

Property Owner Signature: \_\_\_\_\_ (Please Select One)

Application must be signed by the property owner. A signed letter of authorization/contract from the property owner must be submitted with the application in lieu of signature on application.

Director of Building and Zoning Signature: \_\_\_\_\_ Date: \_\_\_\_\_