



At the Heart of Community

Locations

*A 5' side and rear yard setback is required on any shed located in the rear 25% of the lot.

*Not allowed in any front or corner side yard.

*Cannot be placed in any drainage ways or easements.

*Sheds in other allowed areas shall maintain a minimum 7' side yard setback for subdivisions prior to 1991 or as the platted (whichever is greater) and 10' side yard for subdivisions after 1991.

*Any wall perpendicular and located within 3' of another structure shall be a minimum of one-hour fire rated construction. Install 1/2" gypsum board to the adjacent interior wall of the shed. Joints must be taped.

Costs

\$44.00 Plan Review Fee
\$75.00 Permit Fee
\$75.00 Electrical Fee (if necessary)
\$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 scheduled and approved prior to expiration date on permit, the building deposit will be forfeited to the Village.

Sheds

Residential Only
Ask for info on Commercial Sheds



Materials

*Sheds shall be constructed of wood frame, plastic resin, or masonry construction.

*Supports, floor framing, decking and sill plates shall be pressure treated lumber.

****NO fiberglass materials or metal are allowed****

Rules & Restrictions

*Only one storage shed is allowed per lot.

*Treated wood, concrete or masonry floors are required. All lumber used for the floor must be treated, including the plywood sheathing.

*Concrete slabs shall be a minimum of 4" thick on top of a minimum of 4" CA-6 gravel.

*Every shed shall be secured to the ground at all corners to prevent lateral movement and uplift.

*All sheds must be ventilated.

*All trim and siding shall be sealed or painted before the final inspection.

*Remove all vegetation and install moisture barrier before placing shed floor. 2" of stone is required before floor is placed.

*Maximum allowed size is 10'x 12' or 120 sq ft.

*Maximum allowed height is 12' above grade to the highest point of the shed.

*Any electrical work shall be detailed on the plans at the time of submittal.

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

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 showing all existing structures with the proposed location of the shed drawn to scale, including dimensions and setbacks.

*2 copies of plan details indicating stud sizes, floor joist size, rafter size and spacing.

*Indicate what type of flooring will be used.

*Indicate what surface type the shed will be placed on (concrete, gravel or ground) and how it will be secured to the ground.

Inspections

*Inspections are scheduled for A.M. or P.M. Monday through Friday with 48 hours advance notice at 847-540-1696. Call before 1:00 P.M. two days before you want your inspection. Same day re-inspections are not available.

*Final inspection (required on all sheds). Shed needs to be unlocked and empty.

*Pre-pour inspection is needed for sheds being placed on a concrete slab.

*Electrical inspection is needed if shed will be equipped with any electric.

*Setback inspections may be scheduled as needed per the zoning inspector if questions exist regarding location placement.

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: _____