



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 24 hours advance notice at 847-540-1696. Call before 3:00 P.M. the day 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