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COMMUNITY DEVELOPMENT DEPARTMENT

SHED

Permit Submittal:

- Permit application. Include the estimated cost of construction and all contractors and their contact information listed.
- Plat of survey. Draw in the shed, showing the length and width, and the distance to the nearest side and rear property lines.
- Lot Coverage calculation. The form is available at Village Hall.
- Plans. Whether these are plans for a kit, installation instructions for a pre-fabricated one or hand-drawn, they must be drawn neatly, to scale, and clearly show how it will be constructed. Must include how it will be anchored to the ground - see 3 options under Construction Requirements.

Permit Process:

- Once a complete submittal is received, staff reviews the documents for compliance with codes and ordinances. Staff will contact you with any questions. Review times are typically 2 weeks.
- When the permit is ready for pickup, staff will call with the permit fee due (cash or check only).

Construction Requirements:

- The maximum lot coverage is 45% for R2/R2A zoned lots. See Zoning Ordinance for other Zoning Districts.
- The maximum area is 120 square feet.
- The maximum height shall be 10'-0". Measured from the ground at the front of the shed to the mean distance between the eaves and the ridge of the roof.
- Shed must be located in the rear yard.
- Shed shall be setback at least 5'-0" from the side and rear property lines.
- Shed cannot be in any easements (drainage, utility, etc.)
- Shall be separated at least 10'-0" from other structures (house, shed, etc.)
- The use of overhead garage doors on sheds is prohibited.
- Shed and the grading for it shall not alter the existing stormwater flow off the property or create a stormwater nuisance for neighboring properties.
- Shed shall be secured to the ground by one of the following methods:
 - 4" concrete floor on 4" compacted gravel base. Top of floor 1" above grade. Secure framing to slab with anchor bolts and washers.
 - 8" diameter concrete piers that are minimum 42" deep below grade. Top of piers 1" above grade. Floor framing shall be designed to support 40 lbs. per square foot (typical deck design loads). Secure framing to concrete piers with correctly sized beam/post connectors.
 - Auger anchors. Remove topsoil, level the ground, lay down a compacted gravel base, install minimum 24" long auger anchors - 1 at each corner. Secure anchors to shed framing with bolts and washers.

Inspections:

- **2-business day notice required** when scheduling inspections:
 - Base / pier holes (**property corners must be identified**)
 - Final (after all work including site restoration is completed)

Reminder:

- State Law requires the actual person doing the digging to contact J.U.L.I.E. for location of underground utilities 48 hours before starting to dig. Call 800-892-0123 or 811.

AUGER ANCHOR



If you have questions on your project, please contact the Community Development Department at 847-639-1100.