

COUNTY OF KANE

DEVELOPMENT DEPARTMENT
Building and Community Services Division
Mark D. VanKerkhoff, AIA Director



County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Phone: (630) 232-3485
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Website: www.co.kane.il.us

RESIDENTIAL SHEDS LESS THAN 200 SF INFORMATION PACKET

**THIS PACKET CONTAINS INFORMATION REGARDING ITEMS THAT NEED TO BE SUBMITTED
AT THE TIME OF APPLICATION FOR A NEW RESIDENTIAL SHED LESS THAN 200 SF
AND OTHER RELATED INFORMATION**

REQUIRED SUBMITTALS AT TIME OF APPLICATION:

- Building Permit Application
- (no plans required for sheds less than 200 SF)
- 3 copies of a survey or site plan drawn to scale - no larger than 11x17
- \$100 permit fee

ADDITIONAL INFORMATION FOR YOUR REFERENCE (enclosed):

- Site Plan Requirements
- Building and Zoning Rules and Regulations
- Shed Anchorage Requirements

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RESIDENTIAL SITE PLAN REQUIREMENTS

Revised August 2008

THREE (3) COPIES OF A CURRENT PLAT OF SURVEY SHOWING PROPOSED CONSTRUCTION OR SITE PLAN DRAWN TO SCALE

- Required with application for permits for any new construction and additions on parcels 5.0 acres or less. (new residences, additions, detached accessory buildings, sheds, pools, decks and fences)
- Plat of survey must be a complete legible copy, drawn at a readable scale (1:10 to 1:30), and include the legal description as well as the surveyor's name and date of survey. A site plan drawn to scale or a reproduction of a plat of survey is acceptable if it includes the surveyor's name, date of survey and includes all easements and other information from the original plat of survey.
- Site Plans drawn at a small scale (1:30 or greater) may be required to show areas at a larger scale in order for the level of detail to be legible.
- Site Plan must include all existing and proposed buildings, driveways, improvements and easements.**
- Proposed new construction must be drawn to scale, list exterior dimensions of proposed new construction and indicate dimensions from property lines.
- Location of existing well and septic system must be shown.
- The site plan copies must be separate from any building plans.

THREE (3) COPIES OF A CURRENT PLAT OF SURVEY SHOWING PROPOSED CONSTRUCTION, SITE PLAN DRAWN TO SCALE OR SITE PLAN FORM*

- Required with application for permits for new construction and additions on parcels larger than 5 acres. (new residences, additions, detached accessory buildings, sheds, pools, decks and fences)
- Plat of Survey, Site Plan or Site Plan Form must include all existing buildings, driveways, improvements and easements.**
- Site Plans drawn at a small scale (1:30 or greater) may be required to show areas at a larger scale in order for the level of detail to be legible.
- Proposed new construction must be drawn, list exterior dimensions of proposed new construction and indicate dimensions from property lines.
- Location of existing well and septic system must be shown.
- The site plan copies must be separate from any building plans.

* Site Plan Forms are available at the Building & Community Services Division.

** For parcels that contain any areas in a flood plain, contact Water Resources Department for additional requirements.

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BUILDING AND ZONING SETBACKS AND REGULATIONS

A. NEW SINGLE FAMILY RESIDENCES – SETBACKS

1. Distance required from any road right-of-way is thirty-five (35) feet unless stipulated greater on zoning map or recorded plat. Some exceptions may exist in older neighborhoods.
2. Distance required from side and back lot lines is ten (10) feet and three (3) feet from any easement. Lots of record of fifty (50) feet or less in width: Distance required from side lot lines is five (5) feet.

B. ADDITIONS TO SINGLE FAMILY RESIDENCES

1. Lot line setbacks apply as stated above.
2. Distance from septic field – ten (10) feet. Distance from septic tank – five (5) feet.

C. DECKS

1. Decks and Patios not over three (3) feet above grade and not roofed over may encroach into a setback area, but must stay three (3) feet from any easement.

D. INGROUND POOLS/ABOVE GROUND POOLS

1. Lot line setbacks apply as stated in A, B, & C above.
2. Distance from septic tank and field – twenty-five (25) feet (Inground Pool) and ten (10) feet (Above Ground Pool).
3. Every person owning land on which there is situated a swimming pool shall erect and maintain adequate enclosure surrounding the property or pool area. Such enclosure must not be less than four (4) feet high with latching gate.
4. IF ABOVE GROUND POOL sides are four (4) feet high and NOT dug into the ground- a fence is not required; however, stairs need to be pulled up when not in use.

E. ACCESSORY BUILDINGS (DETACHED GARAGES/SHEDS/ BARN)

ZONING RESTRICTIONS

1. Not more than two (2) detached buildings accessory to a residence are permitted.
2. On lots of two (2) acres or less in size, the detached accessory buildings or structures shall not exceed a combined total of nine hundred (900) square feet in total floor area under roof.
3. On lots greater than two (2) acres in size, but less than five (5) acres in size, the detached buildings or structures shall not exceed a combined total of one thousand eight hundred (1,800) square feet in total floor area under roof.
4. No accessory or incidental building or structure may be constructed on any lot prior to the time of construction of the principal building to which it is accessory.

SETBACKS

1. Distance required from any road right-of-way is thirty-five (35) feet unless stipulated greater on zoning map or recorded plat.
2. Side and Back Lot Lines
 - a. Distance required from side and back lot line is ten (10) feet and three (3) feet from any easement.
 - b. Lots of fifty (50) feet or less in width require a distance from side lot lines of five (5) feet.
 - c. If accessory building is placed back on lot seventy-five (75) feet or more from the front property line (road right-of-way line), the side and back lot line setback is reduced to a minimum of three (3) feet. If an easement is involved, a three (3) foot distance from the easement is required.
3. Agricultural animals must be housed and yarded no closer than one hundred (100) feet from any residence other than that of the owner or user of the property.

F. FENCES

1. Any privacy fence requires a building permit. A privacy fence is described as one that cannot be viewed through. Chain link or split rail fences do not require permits.
2. A fence can be placed up to the lot line with front side facing either direction. No height limit. Fences placed in drainage or other recorded easements shall not block or alter drainage and are governed by the recorded restrictive language of the easement.
3. Zoning Ordinance: Sec. 7.5-3

Within one hundred feet (100) of the center line of any intersecting road, street, railroad at grade, no fence or hedge which cannot be viewed through or over from a three foot (3') height above the traveled roadway shall be constructed, planted, or allowed to grow nearer to the road or street center line than the dimensions set in forth in Sec. 7.5-2.
4. No fence equipped with or having barbed wire, spikes or any similar device, or any electrically charged fence, sufficient to cause shock, shall be erected, placed or maintained on or within any lot used for residential purposes.

County of Kane

CHAPTER 6, BUILDINGS AND BUILDING REGULATIONS, OF THE KANE COUNTY CODE

ARTICLE IV. FEES – *Effective January 1, 2019*

6-12: FEE SCHEDULE:

The following fee schedule shall be applicable to this chapter:

A. Residential Construction (Not over 2 Single-Family Dwelling Units):

1. New construction, including wiring, plumbing and water supply:

a. Seventy-five dollars (\$75.00) per one hundred (100) square feet, or portion thereof, of overall area of each floor aboveground, and basement area, three thousand dollars (\$3,000.00) minimum fee;

b. Thirty dollars (\$30.00) per one hundred (100) square feet, or portion thereof, of overall crawl space, three hundred (\$300.00) minimum fee.

2. For additions, incidental or accessory buildings and/or structures including wiring and plumbing:

a. Seventy-five dollars (\$75.00) per one hundred (100) square feet, or portion thereof, of each floor and basement, and crawl space, three hundred dollars (\$300.00) minimum fee;

b. For an accessory building less than two hundred (200) square feet in area, two hundred fifty (\$250.00);

c. For accessory buildings two hundred (200) square feet or greater in area, seventy-five dollars (\$75.00) per one hundred (100) square feet, or portion thereof, three hundred dollars (\$300.00) minimum fee.

3. Alterations, remodeling, reroofing, siding or replacing steps not including any addition to existing building which will add to the ground area thereof:

a. One thousand dollars (\$1,000.00) or less of estimated cost, one hundred dollars (\$100.00);

b. Each additional one thousand dollars (\$1,000.00) of estimated cost or portion thereof, ten dollars (\$10.00).

B. All Other Construction:

1. New construction and additions, including wiring, plumbing and water supply:

- a. One hundred dollars (\$100.00) per one hundred (100) square feet or portion thereof, of overall area of each floor above ground, three thousand dollars (\$3,000.00) minimum fee;
- b. One hundred dollars (\$100.00), or portion thereof, of overall basement and crawl space, three thousand dollars (\$3,000.00) minimum fee.

2. Alterations, remodeling, reroofing, siding or replacing steps, not including any addition to existing building which will add to the ground area thereof:

- a. Less than one thousand dollars (\$1,000.00) or less of estimated cost, one hundred dollars (\$100.00);
- b. Each additional one thousand dollars (\$1,000.00) of estimated cost or portion thereof, ten dollars (\$10.00).

C. Towers Including Associated Equipment Structures:

1. New towers, thirty dollars (\$30.00) per each foot of tower height.

2. Collocation of antennas on existing towers or structures, one thousand five hundred dollars (\$1,500.00).

D. Electrical Work:

1. Electrical service upgrade for residential use, one hundred fifty dollars (\$150.00);

2. Electrical service upgrade for nonresidential use, three hundred dollars (\$300.00).

E. Miscellaneous:

1. Moving, raising, shoring or underpinning of structures:

a. Less than one thousand (1,000) square feet ground floor area (outside measurements), five hundred dollars (\$500.00);

b. One thousand (1,000) square feet ground floor area or over (outside measurements), one thousand two hundred dollars (\$1,200.00);

c. Foundation, thirty dollars (\$30.00) per one hundred (100) square feet, or portion thereof, of overall unfinished basement area and crawl space, three hundred dollars (\$300.00) minimum fee plus a plan examination fee that shall be set according to subsection G of this section.

F. Demolition:

1. Building under five hundred (500) square feet, two hundred fifty dollars (\$250.00);
2. Building five hundred (500) square feet or over, five hundred dollars (\$500.00);
3. Residential or commercial building, seven hundred fifty dollars (\$750.00).

G. Plan Examination (Nonrefundable):

1. Building under two hundred (200) square feet, no fee;
2. Buildings two hundred (200) square feet or over, and all other permits except for swimming pools, twenty five percent (25%) of building fee (to nearest dollar).
3. Minimum fee, one hundred dollars (\$100.00).
4. Reexamination of changes to approved plans after a permit has been issued, fifty dollars (\$50.00) per hour of plan review time, fifty dollars (\$50.00) minimum fee, plus additional building fee if square foot area is increased.

H. Swimming Pool:

1. Above ground pool, two hundred fifty dollars (\$250.00).
2. In ground pool, five hundred dollars (\$500.00).

I. Fences:

1. A fence which cannot be viewed through, one hundred dollars (\$100.00).

J. Advertising Signs and Billboards:

1. Fee shall be three hundred fifty dollars (\$350.00).

K. Permit Extension:

1. To extend a permit, the fee shall be one hundred fifty dollars (\$150.00).

L. Assessment of Damage Due To Fire, Wind, Flood Or From Prolonged Periods of Vacancy and Neglect:

1. A minimum fee of two hundred fifty (\$250.00) for the initial assessment of damage. Additional fees shall apply as required by the type of repair, alteration or reconstruction of the damaged building. Additional permits and subsequent fees may be required.

M. Inspection Fees: An inspection fee of one hundred dollars (\$100.00) shall be paid prior to scheduling additional inspections, necessitated by any of the following conditions:

1. All second re-inspections (third time to project site) and subsequent re-inspections.
2. When the construction work to be inspected was incomplete at the time the building inspector arrived at the construction site for a scheduled inspection and the holder of the building permit failed to provide reasonable notice to cancel said scheduled inspection.
3. One or more required inspections were not inspected, and a resolution is approved per the policy for missed inspections.

N. Construction, Alteration, Or Addition Made For Any Public Or Governmental Body: Whenever the construction, alteration or addition is being made for any public or governmental body, there shall be no charge made for any permit issued or any service in connection therewith.

O. Construction, Alteration Or Addition Made For Religious, Educational Or Charitable Purposes: Whenever the construction, alteration or addition is being made for religious, educational or charitable purposes, the maximum fee for each permit issued and for all services in connection therewith shall be two thousand dollars (\$2,000.00).

P. Work Started Before Obtaining A Permit: Where work for which a permit is required by this chapter is started or proceeded with, prior to obtaining said permit, the fees above specified shall be increased by one hundred percent (100%). The payment of such additional fee shall not relieve any persons from fully complying with the requirements of this chapter, in the execution of the work, nor from any other penalties prescribed herein.

Q. Agricultural Exemption Setback Permit Fees: A permit shall be required for agriculturally exempt buildings strictly for the purpose of determining conformance with building setback lines as allowed in 55 Illinois Compiled Statutes 5/5-12001. Such fee shall be two hundred fifty dollars (\$250.00).

R. Permit Or Permit Application Cancellation:

1. A permit application will be considered canceled when the applicant fails to provide requested information that the minimum code requirements have been met within six (6) months from the date of application. The applicant will owe the plan examination fee plus twenty five percent (25%) of the total building fee.
2. When a permit has already been issued, an applicant may only cancel, in writing, within six (6) months of the date of issuance of such permit, if no construction has commenced. The applicant will receive a refund of seventy five percent (75%) of the building permit fee less the plan examination fee and any fees assessed by other departments. If no inspections are scheduled within six (6) months of date of issuance, the permit will be canceled and the entire building fee forfeited.

S. Temporary Structures and Uses:

1. Mobile modular offices and trailers, two hundred fifty dollars (\$250.00) each.
2. Tents, one hundred dollars (\$100.00) each.
3. Structures under roof but not enclosed, one hundred dollars (\$100.00) each.
4. Stages, platforms and band shells, five hundred dollars (\$500.00) each.
5. Bleachers and elevated spectator areas, five hundred dollars (\$500.00) each.
6. Elevated structures for judges, officials, referees, and/or print, radio or television media, one hundred dollars (\$100.00) each.
7. Pedestrian walkways over roads, creeks, or other obstacles, one thousand dollars (\$1,000.00) each.
8. Permits for events with multiple temporary structures and uses will be permitted by structure type and/or vendor and may be reduced, if requested in writing, up to fifty percent (50%) to account for multiple structures on the same site.
9. Inspection fees in accordance with subsection M of this section shall apply.
10. Review of plans are included in the above fees.

T. Establishment of Use for a new business or a change of use in an existing building or space: Five hundred dollars (\$500.00).

U. Solar Equipment Installations:

1. Residential:
 - a. 0-10 kw Two hundred fifty dollars (\$250.00)
 - b. Over 10 kw Five hundred dollars (\$500.00)
2. Non-Residential:
 - a. 0-100 kw Six hundred dollars (\$600.00)
 - b. 101-500 kw One thousand dollars (\$1,000.00)
 - c. 501-1MW Three thousand dollars (\$3,000.00)
 - d. 1MW-2MW Six thousand dollars (\$6,000.00)
 - e. over 2MW Six thousand dollars (\$6,000.00) plus two hundred dollars (\$200) for each additional 100 kw or \$2000 per MW

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ACCESSORY STRUCTURE ANCHORAGE GUIDE

(Note: These details are not intended to "storm proof" the structure)

All structures, without concrete foundation systems, shall be anchored to the ground. Anchors must be permanently attached to the main frame of the structure and so designed and installed to prevent self-disconnection.

