



600 Harvest Gate
Lake in the Hills, IL 60156

(847) 960-7440
Fax: (847) 960-7445
www.lith.org

ACCESSORY STRUCTURE PROCEDURES

Sheds, Gazebos, Pergolas

1. Submit a completed application with all attachments to Village Hall at 600 Harvest Gate or email to cd@lith.org.
2. Homeowners may build their own structures. However, if a contractor is used, the contractor must be licensed in the Village. (Municipal Code – Chapter 38). Your contractor must be licensed by the Village before your permit will be issued.
3. Submit a copy of your plat of survey indicating the location of the proposed accessory structure. (This plat of survey must show all existing structures/projects on the property).
4. Submit a picture or drawing of your proposed accessory structure.
5. Submit a copy of your construction details or your builder's proposal showing details.
6. Sheds located less than 3 feet from dwelling unit on same lot shall have not less than ½" gypsum or equivalent applied to the interior side of exterior walls that are within this area.
7. Please allow approximately business 10 days after submitting your application, survey and specifications for the review process before the permit will be issued.
8. A final inspection is required for your accessory structure permit. Other required inspections will be noted. An accessory structure permit is a 2 month permit and will expire at the end of that time. An approved final inspection must be obtained within the 2- month period.

ACCESSORY BUILDING PROCEDURES

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SPECIFICATIONS

10. Restriction - Only one shed may be built per zoned lot. (Zoning – Section 13.5)
11. An accessory structure may not be located nearer to any interior side lot line than that permitted for the main building. **However, when an accessory structure is located in the rear yard, it may then be located no closer than 4' feet to the interior lot line and no closer than 5' feet to the rear lot line. In no case may the accessory structure encroach onto any easement.** (Zoning – Section 13.2-1A)
12. No accessory structure shall be located on a reversed corner lot beyond the front yard required on the adjacent lot to the rear, nor be located nearer than 6' feet to the side lot line of the adjacent building on the lot to the rear. (Zoning – Section 13.2-1B)
13. Accessory structures may not be erected in front of the main building on a zoning lot. (Zoning – Section 13.2-1C)
14. A shed shall not exceed **120 sq. ft.** Gazebos shall not exceed **150 sq. ft.** (Zoning – Section 13.3-2)
15. The maximum height of an accessory structure is 12 feet. (Zoning – Sections 13.3-1)
16. All accessory structures shall be **permanently anchored at all corners.** (Zoning – Section 13.3-3)
17. Accessory Structures must be completely finished, including painted, before calling for your final inspection.
18. Per Chapter 24, Building Code, the cost of accessory structure permit is as follows:
Up to 120 square feet--\$30.00
120 to 624 square feet—\$45.00

Two business days before you dig, contact JULIE (Joint Utility Locating Information for Excavators) at 8-1-1, 312-744-7000, or online at <https://www.illinois1call.com#>. This is a free service

HOMEOWNER IS RESPONSIBLE FOR THIS PERMIT IN ITS ENTIRETY. HOMEOWNER TAKES FULL RESPONSIBILITY FOR DAMAGES INCURRED DURING CONSTRUCTION. THIS INCLUDES DAMAGE TO THE PUBLIC RIGHT-OF-WAY, INCLUDING STREETS, CURBS, SIDEWALKS, DRIVEWAYS AND TREES.