

VILLAGE OF WAYNE

5 N 430 RAILROAD STREET
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WAYNE, IL 60184

BUILDING & ZONING DEPARTMENT
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VILLAGE HALL HOURS
MONDAY -THURSDAY
8:00 AM - 12:00 NOON

RESIDENTIAL USE ACCESSORY BUILDING/STRUCTURE

Permit Application Submittal Requirements:

1. Complete Application for Permit form.
2. Initial minimum Application Fee: \$100.00
Note: The total permit fee may exceed the initial application fee. The balance will be due at time of permit issuance. Village fee schedule is available upon request.
Road Bond: \$5000 refundable deposit, if applicable.
3. Two (2) copies of Plat of Survey showing the following:
 - a. Legal property description.
 - b. Location of principle building and any other existing accessory buildings/structures on the property.
 - c. Location of proposed accessory structure with distances from lot lines and easement lines. Include all exterior footprint dimensions of the proposed building/structure.
 - d. Location of any well, septic field, floodplain, wetland or waterway buffer on or within 100' of the proposed building/structure site.
 - e. Location of the proposed accessory building/structure shall not block any natural drainage.
4. Three (3) copies of construction drawings showing the following:
 - a. If required by the Director of Building & Zoning, proposed building/structure drawings shall be signed and sealed by an Illinois licensed architect.
 - b. Proposed building materials, dimensions (i.e. structure size, height), complete drawing(s) detailing construction for the proposed building/structure.
5. Contractor(s) License and Certificate of Liability Insurance:
 - a. Electrical Contractor, if applicable.
 - b. Mechanical Contractor, if applicable.
 - c. Plumbing Contractor, if applicable, with letter of intent.
6. Health Department approval of proposed work (Municipal Site Evaluation):
DuPage County Health Department: 630-682-7400
(request an Environmental Health Specialist)
<http://www.dupagehealth.org>
Kane County Health Department: 630-208-3801 or 847-888-6450
<http://www.kanehealth.com>
7. Homeowners Association approval, if applicable.
8. Historic Sites Commission approval, if applicable.

Residential Accessory Buildings, Structures and Uses – Village Zoning Code Regulations:

An accessory building/structure shall be located only in the REAR yard, between the minimum required side yards, and shall be a minimum distance from the rear lot line that is equal to the minimum required side yard for the Zoning District in which it is located [Village Code Section 10-3-5 B.].

An accessory building/structure is not to be within 10' of the nearest wall of the principal building [Village Code section 10-3-5 B.].

There shall be a maximum of two (2) attached or detached accessory buildings/structures on any residential zoning lot [Village Code Section 10-3-5 C. 1.].

The total maximum ground floor area of any and all such accessory buildings/structures shall be 10% of the ground floor area of the principal building, but shall in no event exceed 700 square feet in floor area [Village Code Section 10-3-5 C. 2.].

The maximum height of accessory buildings/structures shall not exceed an overall height of 20' [Village Code Section 10-3-5 C. 3. a.].

Residential accessory buildings/structures are to be architecturally compatible with the design of the principal residence on the lot with respect to roof pitch, eave dimensions, height, window design, door design and other architectural details. Exterior building materials used to construct the accessory building/structure must be architecturally compatible with any existing or proposed principal building on the lot [Village Code Section 10-3-5 H.].

Permitted Uses and Purposes for Accessory Buildings and Structures in Residential Areas shall comply with Village Code Section 10-3-5 I.

Residential Zoning District Setback Regulations:

- W-1** Two (2) side yards, each side yard not less than 50' in width, except that on a corner lot a side yard adjoining a street shall be not less than 100' in width [Village Code section 10-7A-4 B.].
- W-2** Two (2) side yards, each side yard not less than 30' feet in width, except that on a corner lot a side yard adjoining a street shall be not less than 60' in width [Village Code section 10-7B-4 B.].
- W-3** Two (2) side yards, each side yard not less than 25' in width with the two (2) side yards totaling not less than 55', except on a corner lot a side yard adjoining a street shall be not less than 40' in width [Village Code section 10-7C-4 B.].
- W-4** Two (2) side yards, each side yard not less than 25' in width with the two (2) side yards totaling not less than 55', except on a corner lot, a side yard adjoining a street shall be not less than 40' in width [Village Code Section 10-7D-4 B.].
- W-5** Two (2) side yards, each side yard not less than 25' in width with the two (2) side yards totaling not less than 55', except on a corner lot, a side yard adjoining a street shall not be less than 40' in width [Village Code Section 10-7E-5 B.].