

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 ACCESSORY USE PRIVATE GARAGE BUILDING/STRUCTURE: ATTACHED TO PRINCIPAL RESIDENCE OR DETACHED

Permit Application Submittal Requirements:

1. Completed 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: \$5,000.00 refundable deposit required.
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 private garage building/structure with distances from lot lines, easement lines, and principal residence if applicable. Include all interior/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 private garage 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 Use Private Garage – Village Code Regulations:

An attached accessory use private garage building/structure addition to a principal residence shall comply with the residential zoning district setback regulations applicable to the principal residence building.

A detached accessory use private garage 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.].

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

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

No more than three (3) single stall garage doors shall face the front yard or corner side yard of a lot. No single stall garage doors shall exceed 10' in width. Double stall doors shall not exceed 18' in width. All garage doors shall be of uniform height but no more than 9' feet in height [Village Code Section 10-3-5 D. 1. and 2.].

Total private garage area square footage shall not exceed twenty percent (20%) of the total square footage of the dwelling unit, with exceptions if the property is located in the Historic District [Village Code Section 10-3-5 D. 4.].

Residential accessory buildings/structures must 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.].

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.].