

Permit Submittal Checklist

This checklist is purposely brief. Applicants are responsible for ensuring that their project complies with the Village's adopted ordinances which are available on the Village's website.

The following must be provided

- Completed Permit Application
- General Contractor and Sub Contractors Require a \$10,000 Surety Bond and applicable state licenses
- Current Plat of Survey
- Two (2) sets of Site Plans. The Site Plan may be drawn on an aerial photograph, Plat of Survey, or Septic Plan, as long as it contains all required information.
- All accessory structures shall be properly anchored for safety purposes.
- Two (2) sets of construction documents that clearly identify the intent and demonstrate compliance.

If located in a floodplain, additional submittal information is required.

Inspections

Inspections may be scheduled Monday through Friday between 9am-4pm. Please provide a minimum 24 hour notice when scheduling.

- Soil Erosion and Sediment Control, if necessary
- Foundation, Footings, and Piers
- Backfill, if on full foundation
- Rough Framing
- Rough Electric, if necessary
- Rough Plumbing, if necessary
- Rough HVAC, if necessary
- Insulation, if necessary
- Final

We make every effort to get to your inspection within a 15 minute window of your scheduled time.

Plumbing Inspections are scheduled through the Community Development Department and conducted by the Lake County Plumbing Inspector.

Accessory Structures



Building a Better Community



Community Development
66 Thillen Dr.
(847) 587-3176
Monday-Friday 8am-5pm
www.foxlake.org



General Information

A permit is required to construct any accessory structure.

Accessory structures are subordinate to the primary residence and typically include a garage, shed, pole barn, or carport.

Reconstruction of an existing accessory structure will require a new permit.

No more than 2 accessory structures may be erected on any residential zoning lot with a combined total floor area not to exceed 834 square feet. When 2 accessory structures are installed, one accessory structure shall not exceed 120 square feet of floor area.

No residential detached accessory structure shall exceed 15 feet in height, and no commercial or industrial structure shall exceed 50 feet in height, measured from ground level to its highest point.

The Building Permit shall expire 6 months from the date of issuance.

Permit Fees

200 square feet or less - \$100.

Over 200 square feet - \$250.

This includes the initial plan review.

Additional Plan Review

The cost for additional Plan Review is \$.15 per square foot, with a minimum of \$60.00. (If required)

If located in a floodplain, a watershed development review fee in the amount of \$150.00 for residential and \$180.00 for commercial properties, will apply.

Setbacks

Setbacks from the property lines must comply with the adopted Village Code and Zoning Ordinance.

All setbacks are measured to the wall of the building. Separation distances from structure to structure are a minimum of 3 feet and measured from wall to wall of each structure.

No part of any accessory structure shall be located closer than 5' to the rear or side lot lines.

Corner Lots: On a corner or reversed corner lot in a residential area, no part of an accessory structure shall be located in a rear yard closer than 5' to the rear or side lot line and no closer than five feet 5' to the required yard setback abutting streets.

Lake Front Property: All principal and accessory buildings shall provide and maintain a setback of 30 feet from the shoreline when the zoning lot is located on Pistakee, Nippersink, Grass, Duck, Dunn's, and Fox Lakes and all streams and channels connected to these bodies of water.



General Code Requirements

General code requirements include, but are not limited to:

- Roof design live load must be a minimum 30 lbs. per square foot
- Electrical installed in unfinished and unconditioned accessory structures are required to be protected with GFCI receptacles.
- Detached garages are required to have a service door.
- All accessory buildings must be anchored to the ground. Acceptable anchoring methods can be found on our website.
- Unconditioned (non-heated) accessory buildings will not require ice & water shield protection on the roof.