



Village of Villa Park

Permitting Division

11 W. Home Ave. Villa Park, Illinois 60181

P: (630) 834-8505 F: (630) 834-8509

Email: permits@invillapark.com

SHEDS, GAZEBO, PAVILION AND OTHER ACCESSORY STRUCTURES

PERMIT APPLICATION

The Village of Villa Park requires a permit prior to beginning any construction.

To obtain a permit, the following is required:

- Completed Permit Application
- 2 copies of the Proposed Plat of Survey showing the location of the structure with the minimum 5 ft. setback shown
- 2 Sets of Construction Plans
- Fill permit is required if a concrete slab is being installed if structure is over 100 sf
- Indicate if there is an existing shed that will be demolished

Call JULIE (Joint Utility Locating Information for Excavators) at 1-800-892-0123 or 811 allowing 48 hours to locate utilities.

INSPECTIONS REQUIRED

1 (no charge) inspection is required for pre-fab sheds and a additional fee is required if an concrete slab in being installed.

To schedule an inspection, call the Permitting Department at 630-834-8505 at least 24 hours in advance.

STANDARDS

One (1) accessory structure, other than a garage, shall be permitted per zoning lot.

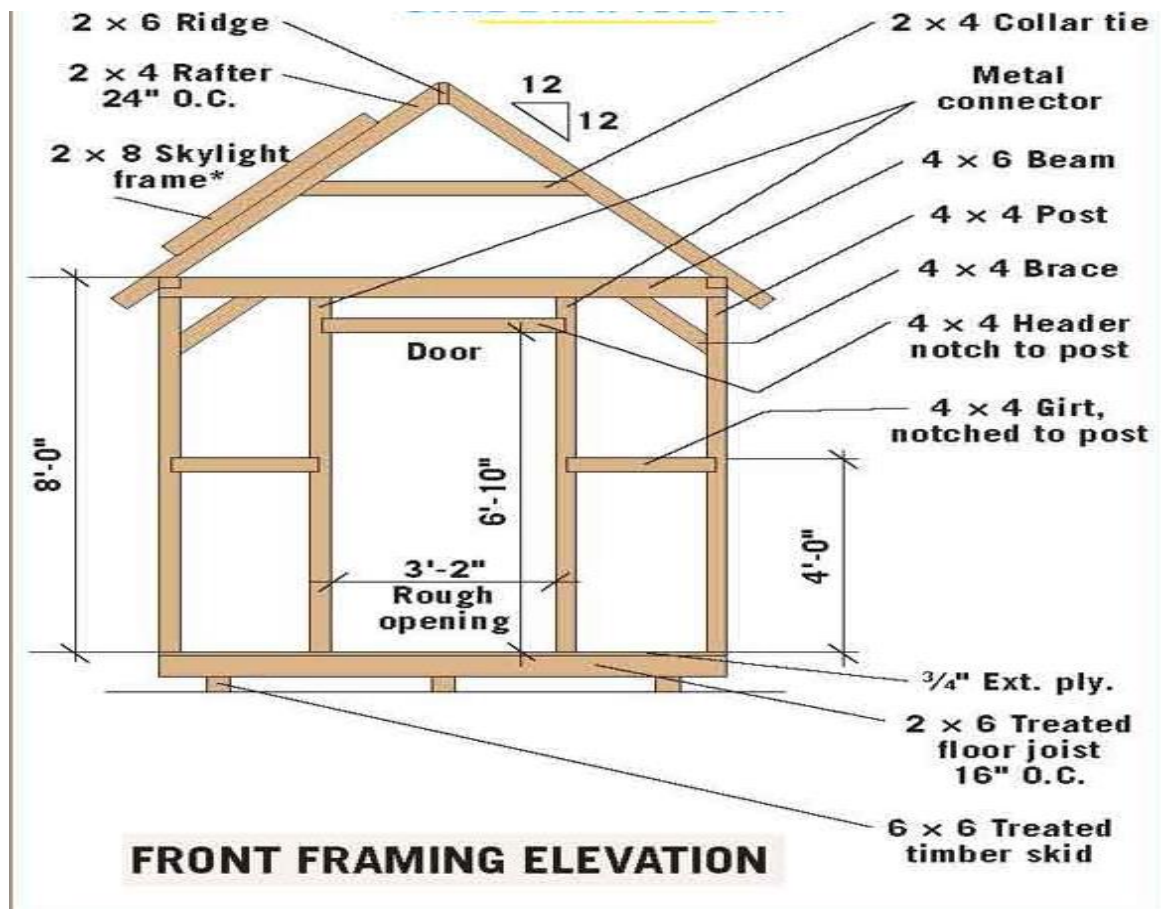
The area shall not exceed 140 square feet.

The height shall not exceed ten (10) feet in height measured from grade to the top of the structure.

Maximum lot coverage of the area of all structures shall not exceed 30% of the lot area. The total of all impervious surfaces, including driveways shall not exceed 50% of the lot area of the premises, 56% for undersized lots (less than 7,500 SF).

An accessory structure shall be located:

- Within the required yards where it is allowed as a permitted yard encroachment.
- A minimum of five (5) feet from the foundation to the side or rear lot line, provided the side or rear lot line does not abut the front or side yard of any adjacent lot. If so, the accessory structure shall be located ten (10) feet from the foundation to the side or rear lot line.
- A minimum of ten (10) feet away from the principal structure.
- Either five (5) feet away from the garage or structurally attached to the garage. If the accessory structure is attached to the garage, it shall meet the individual regulations for both accessory structure and garage.
- Outside of any utility easement.



Gazebo/Pavillion

