

SHEDS UNDER 200 SQ FT & ACCESSORY STRUCTURES OVER 200 SQ FT (GARAGES, ETC.)

**Village of Sugar Grove – Building Division
601 Heartland Drive
Sugar Grove, IL 60554
630-466-8954-phone 630-466-1083-fax
Monday – Friday 8:00 a.m. - 4:30 p.m.
permits@sugar-grove.il.us**

BUILDING PERMIT - Allow 7 (seven) to 10 (ten) working days for processing.

PLAN REVIEW

Please submit a completed permit application, a scaled plan showing accurate dimensions of the building to be erected and an elevation drawing (photo copy of brochure, if under 200 sq. ft.) of what the building will look like with dimensions indicated. Also, on a recent plat of survey show the building location to scale with reference to all lot lines and other existing buildings.

REQUIRED CONTRACTOR INFORMATION

All private contractors that perform any installation shall be licensed with the Village of Sugar Grove. If the contractor is not currently licensed with the Village, an application can be obtained from the http://www.sugar-grove.il.us/Dept_CD/BP_contractor.pdf or by contacting the Building Division at 630-466-8954. The contractor's fee is \$165 and is valid for one year from the date of application.

INSPECTIONS

Inspections are required prior to pouring any concrete, after the forms are erected but before pouring and a final inspection is required as well.

Please call 630-466-8954 ext. 35 to schedule an inspection. Be prepared to give contact name and phone number, address, permit number, type of inspection, as well as the date and time (am or pm) of day you would like the inspection. **A 24-HOUR NOTICE MUST BE GIVEN.**

PERMIT FEE

- Permit fees are paid when the permit is picked up after review and approval and are based on square footage for an accessory building over 200 square feet:
 - \$27.00 per 100 square feet for an accessory building with a minimum fee of \$60.00, plus 10% of the cost of the permit is then added for plan review.
 - Sheds 200 square feet or less are a flat fee of \$60.00.
- **NO WORK CAN COMMENCE UNTIL THE PERMIT HAS BEEN ISSUED. WORK STARTED PRIOR TO ISSUANCE OF PERMIT, WILL INCUR A PENALTY OF DOUBLE THE PERMIT FEE.**

MISCELLANEOUS INFORMATION

- Construction shall be a minimum of five feet from the rear property line and 5 feet from the interior side property lines and not on any easements.
- Depending on the property location, there are certain limitations to lot coverage area that include all improvements (house, accessory structures, paving, decks, etc.) on the property.
- Detached garage is limited to a maximum of 700 square feet.
- Structures less than 30 square feet in area and no more than 5' in height, no matter what it is constructed of, does not require a permit.
- Accessory use must be compatible with the principal use of the structure already on the lot.
- No accessory building shall be constructed upon a lot until the construction of the principal building has commenced and may not exceed the height of the principal building or 15 feet, whichever is less. Please see the definition of building height.
- Homeowner Association's may have regulations, please check with them to ensure compliance.
- According to Ordinance #614 the erection, demolition, alteration or repair may only occur between the hours of **6:30 a.m. and 8:30 p.m.**