

ACCESSORY STRUCTURES



Building permits are required for the installation of all structures including but not limited to sheds, decks, swimming pools, fences, sunrooms, additions, and garages. Applications are available at the Village Hall or on the Village website.

On the back page of the building permit application, draw a site plan of the proposed construction to take place on the property. Indicate location of the house, streets and construction item to be built. Distances from lot lines, septic systems and the house must also be displayed.

All building permits must be displayed during construction.

All contractors working on the job must be registered. Permit process will be delayed until contractors are registered.

Contact the Development Department for an updated list.

GENERAL REQUIREMENTS

If applying for a permit, check the covenants and restrictions for your subdivision before submitting the permit. The covenants cannot be less restrictive than the Village ordinances.

If you reside in The Highlands, Hunters Crossing, Hunters West, Woods of Aux Sable or Wedgewood Highlands you must obtain written approval from the Developer or HOA for any improvements or construction of a structure on your lot.

Permits are **NOT** issued on the same day. Permits for the items on this flyer may take three to five working days to be issued. If the permit is incomplete when submitted, it will delay the processing.

The items on this flyer are just a few that require permits. Brick patios and laying concrete are a few of the projects that do not require permits. Please call to verify if you need a permit before starting construction.

SHEDS

A shed must be located 10 feet from all lot lines (side and rear) and 10 feet from the house. The shed location must be staked out at all four corners and an inspection must be performed by a Channahon Building Inspector prior to construction.

If a septic system is located on the property, the shed must also be 10 feet from the septic tank and 10 feet from the septic lines. You may not place a shed over the top of any part of the septic system. To find the exact location of your septic system, please contact the Will County Health Department at 727-8490.

PERMIT FEES START AT \$50.00.

SWIMMING POOLS

Swimming pools shall be located 10 feet from any side or rear property line, or building. Pumps, filters and pool water disinfection equipment installations shall be located at a distance not less than 8 feet from any side property line.

No above ground swimming pool shall be constructed within 10 feet of a septic absorption field. No in ground swimming pool shall be constructed within 25 feet of a septic absorption field.

Every swimming pool shall have an adequate enclosure either surrounding the property or the pool area. Such enclosure, including gates, must not be less than four (4) feet above the underlying ground, all gates must be self-closing and self-latching with latches placed four (4) feet above the underlying ground or otherwise made inaccessible from the outside.

If the private swimming pool is above ground, the enclosure must be either a property or area fence a minimum of four (4) feet high or a minimum 24 inch high railing on top of the pool perimeter with a locked security ladder. **The enclosure must be installed IMMEDIATELY after the pool is filled with water. An inspection must be performed by a Channahon Building Inspector prior to construction.**

All electrical devices used or connected to all private swimming pools must be grounded and be connected to a ground-fault circuit-interrupter. No overhead or underground electrical conductors shall cross any private swimming pool or be located within 15 feet of any private swimming pool. **An electrical inspection will be needed if you will be connecting electric.**

PERMIT FEES START AT \$100.00

DECKS

A deck may be attached or detached from your house and 10 feet from your property lines (side and rear). The posts for your deck must be 10 feet from any part of your septic system

Post holes must be a minimum of 42 inches deep and inspected by a Channahon Building Inspector after the holes are dug.

PERMIT FEE IS \$50.00

FENCE REQUIREMENTS

FENCES

Be sure to check the covenants for your specific subdivision regarding fence requirements. Some covenants contain more restrictive fence requirements.

No fence may be constructed in a front yard past the front building line. Perimeter fences may be erected in the side and rear yard in back of the front building line. These fences may be either open or solid. If open, they shall not exceed a height of six feet. A perimeter fence may be constructed directly on the lot line of the property within 6 inches.

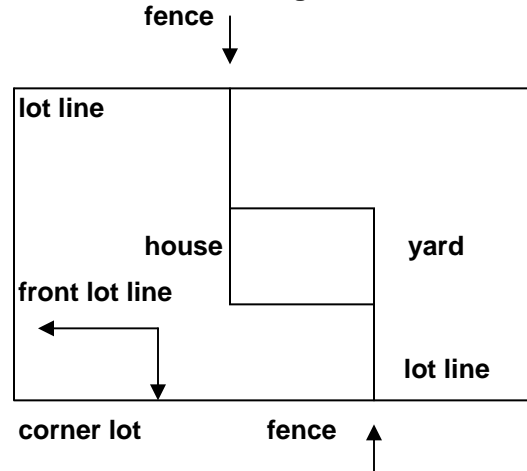
Corner Lots

If your property is zoned R-1 Single Family Residential, no fence shall be erected beyond the building lines of those sides of the building which face the two streets forming the corner lot. If your property is zoned R-2 Single Family Residential, fences may be located in the front yard (exterior side yard only) and rear yard of through lots under the following conditions:

(a) May not exceed four (4) feet in height

(b) Must be 50% or more open (i.e., wrought iron, chain link, split rail)

(c) Must be located entirely to the rear of the rear corner of the dwelling



(Diagram pertains to R-2 zoned property.)

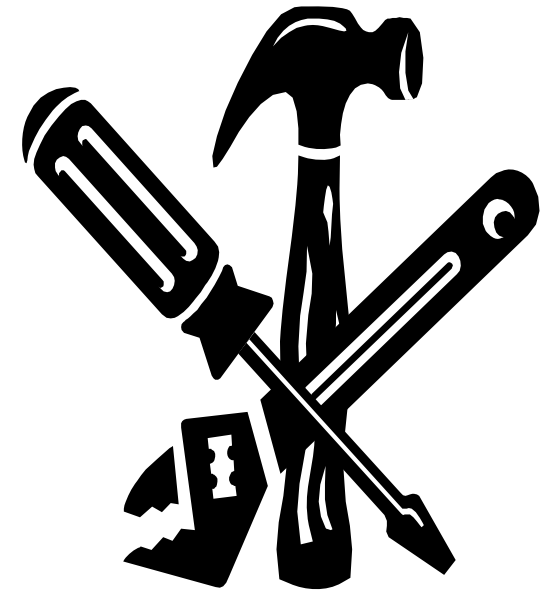
Some subdivisions require written approval from the Developer or HOA.

Please contact the Development Department for fence requirements for Business and Industrial Districts.

FENCE PERMIT FEE - \$50.00

**Village of Channahon
24555 S. Navajo Drive
Channahon, IL 60410**

Village of Channahon Development Department Permit Information



**DEVELOPMENT DEPARTMENT HOURS
MON-FRI 8:30 A.M. - 5:00 P.M. 467-6644**