

# VILLAGE OF WAYNE

5 N 430 RAILROAD STREET  
PO Box 532  
WAYNE, IL 60184

BUILDING & ZONING DEPARTMENT  
[bldg.zoning@villageofwayne.org](mailto:bldg.zoning@villageofwayne.org)  
PHONE: (630) 584-7760  
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VILLAGE HALL HOURS  
MONDAY -THURSDAY  
8:00 AM - 12:00 NOON

## **RESIDENTIAL ACCESSORY STRUCTURE: PATIO**

### **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: \$5000 refundable deposit, if applicable.
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 patio with distances from lot lines and easement lines. Include all exterior footprint dimensions of the proposed patio structure.
  - d. Location of any well, septic field, floodplain, wetland or waterway buffer on or within 100' of the proposed patio structure site.
  - e. Location of the proposed accessory patio 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 patio structure drawings shall be signed and sealed by an Illinois licensed architect.
  - b. Proposed patio materials, dimensions, thickness, complete drawing(s) detailing construction for the proposed patio 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 Buildings, Structures and Uses – Village Zoning Code Regulations:**

An accessory use patio 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, also in compliance with permitted obstruction regulations [Village Code Section 10-3-5 B. and I.; 10-3-7 1.].

## **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.].