

VILLAGE OF WAYNE

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WAYNE, IL 60184

BUILDING & ZONING DEPARTMENT
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VILLAGE HALL HOURS
MONDAY-THURSDAY
8:00 AM - 12:00 NOON

RESIDENTIAL ACCESSORY PRIVATE STABLE BUILDING/PADDOCK/FENCING

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: \$5,000.00 refundable deposit required.
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 private stable building with distances from lot lines, easement lines, and the principal building on the lot. Include all exterior footprint dimensions of the proposed private stable building. Indicate paddock area and fencing, if applicable.
 - d. Location of any well, septic field, floodplain, wetland or waterway buffer on or within 100' of the proposed private stable building site.
 - e. Location of the proposed accessory private stable building, paddock area and fencing 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 private stable building drawings shall be signed and sealed by an Illinois licensed architect.
 - b. Proposed building materials, dimensions (i.e. structure size, height), complete drawing(s) detailing construction for the proposed private stable building.
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 Use Private Stable Building/Paddock/Fencing - Zoning District Requirements:

Residential private property shall have minimum two (2) acres in lot area in order to have horses [Village Code Sections 10-7A-1 B. (W-1); 10-7B-1 A. & B. (W-2); 10-7C-1 (W-3); 10-7D-1 (W-4); 10-7E-2 (W-5)].

An accessory use private stable building shall be located only in the REAR yard [Village Code Section 10-3-5 B. and 10-3-7 A. 4.].

A private stable building shall be a minimum of 50' from the rear and side lot lines and a minimum of 50' from the principal residence [Village Code Section 10-3-5 E.].

Private stable first floor area shall not exceed maximum area as follows:

- Two (2) acre site but less than three (3) acres - 1,500 square feet in the first floor area
- Three (3) acre site, but less than four (4) acres - 1,700 square feet in the first floor area
- Four (4) acre site, but less than five (5) acres - 1,900 square feet in the first floor area

For each additional acre, the first floor area may be increased not more 225 square feet, to a maximum of 2,800 square feet. The area of any and all building overhangs shall not exceed 35% of the square footage of a private stable building [Village Code Section 10-3-5 E.].

The maximum height of a private stable building shall not exceed a mean height of 24', provided however that the overall height shall not exceed 30', excluding cupolas and decorations [Village Code Section 10-3-5 C. 3. d.].

Stalls in a private stable building shall be a minimum of 10' x 12' [Village Code Section 10-3-5 E.].

Residential accessory buildings/structures are to be architecturally compatible with the design of the principal residence on the lot with respect to roof pitch, eave dimensions, height, window design, door design and other architectural details. Exterior building materials used to construct the accessory building/structure must be architecturally compatible with any existing or proposed principal building on the lot [Village Code Section 10-3-5 H.].

Fencing (paddock) shall be located in the rear yard and not exceed 5' in height [Village Code Section 10-3-7 A. 4.] and also comply with general fence regulations [Village Code Section 10-3-7 B.].