

# City of Crystal Lake

## Community Development Department

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100 W. Woodstock Street  
Crystal Lake, IL 60014  
[www.crystallake.org](http://www.crystallake.org)



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## SHEDS

Please provide the following information when applying for a permit:

- Apply online using [City of Crystal Lake ez APP](#) **OR** submit a [Building Permit Application](#)  
Applications are available at City Hall or online at the City's website, [www.crystallake.org](http://www.crystallake.org).
- Two copies of a current Plat of Survey showing the location of the shed, setback dimensions, existing site improvements and the distance between the shed and principle structure. **All recorded easements must be shown on the Plat.**
- Two copies of construction details including building materials, foundation, floor, wall and roofing details, size of framing members, and electrical details.
- Homeowners association approval may be required.

### Inspections

Please schedule all inspections by 4:00 P.M. the day before the inspection.

The following inspections may be needed for construction of a shed:

- Pre-pour concrete: flatwork or piers
- Gravel base
- Underground electrical (if applicable)
- Rough framing
- Rough electric (if applicable)
- Final inspection

Please provide the following when requesting an inspection:

- Inspection type
- Address
- Date and time frame (am or pm)
- Permit number
- Name and telephone number of homeowner/contractor requesting inspection

### General Requirements

- Permitted sheds shall be placed either on a concrete slab, concrete piers or four inches of compactable gravel based on shed size. This requirement includes all wood, metal, and plastic sheds. Permitted sheds are required to be anchored to the concrete slab, piers or ground. Please see the following chart for shed size and foundation requirements.
  - **Exception:** Sheds less than 20 square feet do not require a building permit however all zoning regulations shall apply.

- Sheds over 120 square feet must use exterior siding materials of wood, cement board, vinyl or other similar materials and shall complement the residential character of the area.

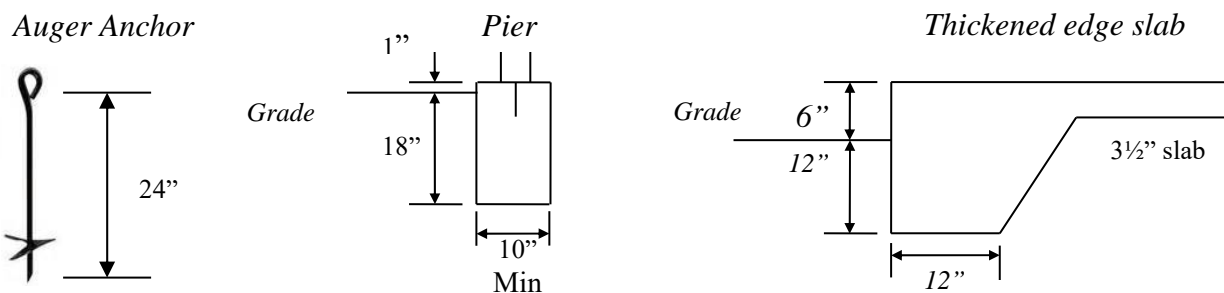
Shed Size	Shed Base Options
<b>Not Exceeding 120 Square Feet</b>	1. Minimum 4" Compacted gravel base 2. 3-1/2" Concrete slab 3. Platform on piers
<b>Over 120 Square Feet</b>	1. Thickened edge slab 2. Full frost proof foundation 3. Platform on piers

### General Placement

- Rear yard setback is 5 foot minimum.
- Side yard setback is 5 foot minimum.
- Sheds located less than 5 feet from the principal structure shall meet the principal structure setbacks.
- Sheds are prohibited in a required front yard setback, required corner yard setback or restricted easements.
- Sheds may not obstruct or change lot grading or drainage without Engineering Department approval.
- For lots on Crystal Lake, the front yard setback is lakeside.

### Concrete slabs, piers and gravel bases

- Concrete slabs for sheds not exceeding 120 square feet shall have a minimum thickness of 3 ½ inches.
- Concrete slabs for sheds over 120 square feet shall have a thickened edge width a minimum width of 12 inches and be located 12 inches below undisturbed soil.
- Wood decks placed on piers shall have a minimum floor load design of 40 psf.
- Piers must have a minimum depth of 18 inches below grade.
- Piers must have a minimum dimension of 10 inches
- Sheds placed on a compacted gravel base shall be anchored to the ground using 24 inch auger anchors at each corner (larger sheds may require additional anchors).



### Carpentry for wood sheds

- Walls framing members shall be spaced 24 inches on-center maximum.
- All corners of walls shall be braced with plywood sheathing, let-in bracing, or other approved methods.
- Headers above doors and windows shall comply with the International Residential Code.
- Rafters must be stacked over wall studs unless a double top plate is constructed.
- 1 inch by 4 inch collar ties are required 4 feet on-center in the upper 1/3 of the rafter space.
- Rafters and trusses shall be connected to the top plates of the walls with roof tie downs (hurricane clips).
- Wood sheds placed on a gravel base shall have a floor consisting of pressure preservative material.
- Sheds placed on wood floor structures shall be anchored.

Please note that the information provided in this handout is general in nature. If you have specific questions or need additional information, please contact a Community Development Department representative at (815) 356-3605 or [building@crystallake.org](mailto:building@crystallake.org).