



COMMUNITY DEVELOPMENT DEPARTMENT

200 East Wood Street • Palatine, IL 60067-5339
Telephone (847) 359-9042
www.palatine.il.us

**2026 DETACHED SHED
HANDOUT
100 sq. ft. or less only**



Express permits are exclusively available online at our
Citizen Self Service Portal.

Please visit the link below to register and apply

<https://Citizen.palatine.il.us>

CONSTRUCTION REQUIREMENTS:

- Express permits for detached sheds are limited up to and including 100 sq. ft. in size. If larger, you are required to apply for a standard building permit.
- When storage sheds are built on other than concrete floors, the perimeter of the shed shall be constructed in a manner to discourage rodents from building nests under the structure.
- Regardless of the weight or size of the shed, it must be anchored to the ground using anchors, posts, or a method approved by the Village of Palatine.
- If the shed is built on a wooden floor, the floor shall be constructed of pressure treated lumber or of a decay resistant species of lumber such as cedar.
- If a concrete floor is installed for the shed, the requirements shall be 4 inches of concrete over 4 inches of compacted fill.

ZONING REQUIREMENTS:

- A maximum height of fifteen (15) feet as measured from the ground level to the mean height between the eave and ridge of a roof.
- A detached shed cannot be constructed on utility easements without the written permission of all utility companies. It should be noted that if permission is granted by the utility companies and a patio and/or sidewalk is constructed over an existing easement, the property owner is responsible for replacing the patio and/or sidewalk if damaged by utility companies gaining access.
- All sheds must be located in either the rear or side yards and be situated a minimum of ten (10) feet from the principal structure. In addition, sheds must be located a minimum of five (5) feet from all side and rear lot lines, not in the easements.
- If a rear lot line of a lot abuts the side lot line of a front yard of an adjacent lot, a shed must be setback a minimum of twenty (20) feet from the rear lot line.
- A shed cannot encroach upon the side yard of a corner lot which is adjacent to the street. In addition, a shed cannot encroach upon the corner side yard setback in a rear yard of a corner lot adjacent to the street.
- No portion of a shed shall overhang or be located in an easement.
- Ground floor area

Rear yards: The ground floor area of all accessory structures located in a rear yard shall not exceed the lesser of:

- i. Twenty (20) percent of the area of such rear yard or;
- ii. Seven hundred (700) square feet
- iii. Fifty percent (50) of the floor area of the principal structure

Side yards: Maximum size is 150 square feet

CSS SUBMITTAL REQUIREMENTS

- For construction located in a utility easement, upload letters of approval from the utility companies
- Upload a copy of signed contract.
- Upload a copy of fully dimensioned plat of survey showing location of shed with dimensions and setbacks to lot lines
- Indicate floor material of shed on plat of survey.
- Express permits require a 5-day plan review.
- The permit fee is \$77.00. The permit is good for 90 days from date of issuance.
- Contractor must be registered and bonded with the Village prior to permit issuance.

INSPECTIONS

- Contractor or homeowner to be on site with stamped approved "job copy"
- Schedule your inspections(s) through your CSS account

The following inspections are required:

- Concrete prepour inspection— prior to concrete pour if concrete slab is constructed.
- Final inspection - when job is complete.

ADDITIONAL INFORMATION

Homeowner's Associations (HOA) may have covenants, conditions and restrictions that are more restrictive than the Village of Palatine's Zoning Ordinances. Therefore, it is the responsibility of the homeowner to acquire approval from their Homeowner's Association for any construction proposed under this building permit. The Village does not require HOA approval prior to issuing a permit.



