

# GAZEBO

Village of Flossmoor, Illinois  
Inspectional Services Department  
2800 Flossmoor Road  
Flossmoor, IL 60422

Monday through Friday 8:30 a.m. – 12:30 pm, 1:30 p.m. – 5:00 p.m.  
Phone: 708-957-4101  
Fax: 708-335-5490

## THIS IS A LIST OF THE MOST FREQUENTLY ASKED QUESTIONS AND ANSWERS REGARDING GAZEBOS

### **Q. What is a gazebo?**

A. A gazebo is defined in the Flossmoor Zoning Ordinance as a free standing, roofed open air structure with more than four sides. The structure may be enclosed for decorative or other design purposes up to a maximum height of four (4) ft. above floor level. The gazebo may not contain enclosed areas, sleeping facilities, kitchens, bathrooms or domestic water service.

### **Q. Do I need a permit?**

A. Yes. The review time frame is 3-5 working days.

### **Q. How much will a permit for a gazebo cost?**

A. \$150.00 – This includes review, permit and two inspections.

### **Q. How do I apply for a gazebo permit?**

A. Complete the building permit application and the “Deck Requirement and Check List” that is available on this website or at the Inspectional Services Department.

Attach a copy of a current Plat of Survey showing the location of the proposed gazebo. The distance from property lines and the dimensions of the gazebo must be noted on the survey.

Attach a detailed framing plan. Show all dimensions, size and depth of all posts. Include the direction, size and span of the roof and floor joists and of the beams supporting the joists.

Indicate the height of the gazebo above grade. If required, show details for railings and/or steps.

### **Q. Can I build the gazebo myself?**

A. Yes; however, if you are hiring a contractor to build your deck, the contractor must have a \$10,000 Surety Bond on file with the Building Department.

### **Q. What is the height limit for a gazebo shed?**

A. The gazebo may not exceed fifteen (15) feet in height measured from the top of the building's foundation.

### **Q. Is there a size limit for a gazebo?**

A. A gazebo may not exceed 150 square feet in area.

**Q. What inspections are required?**

- A. The first inspection is to check the foundation/post hole depth and locations. A final inspections is done to make sure the construction has been completed as approved for the permit

**Q. Are there restrictions if my property is located in a flood hazard area?**

- A. Check with the Public Works Department while planning your project to see if your property is located in a flood hazard area. If so, construction of any type may be limited or banned altogether.

**Q. Where can I put a gazebo in my yard?**

- A. Gazebos are accessory structures so they must comply with setbacks from side and rear property lines. Depending on your zoning district, this will be anywhere from five to fifteen feet.

Refer to the Village Zoning Map on the website and determine your zoning district. The following are required setbacks for the residential zoning districts:

<u>Zoning District</u>	<u>Required Setback in Feet</u>
R-1	15
R-2	15
R-3	15
R-4	7.5
R-5	5
R-6	5
R-5	5

**Q. Are there any other restrictions regarding the placement of a gazebo?**

- A. Gazebos may not be closer to the street than the residence.

Gazebos must be located at least ten feet from the residence and five feet from any other accessory building (deck, detached garage, etc.)

Gazebos may not be placed within utility or drainage easements.

**Q. Must I have the lot line identified?**

- A. The only way to ensure that the gazebo is properly located on your property is to locate the lot corners with stakes or a reference line from corner to corner.

**NOTE:** The property owner is responsible for correct placement of structures upon a parcel of land to comply with the building and zoning laws.

Good luck with your project! Remember we are here to serve and protect you, our residents.

**PLEASE CALL J.U.L.I.E. AT 811 OR 1-800-892-0123 TO PLACE A UTILITY LOCATE REQUEST. THIS SHOULD BE DONE AT LEAST 3 DAYS PRIOR TO STARTING YOUR PROJECT. ONLINE REQUESTS CAN BE MADE AT <http://www.illinois1call.com>.**