

ACCESSORY BUILDINGS, SHEDS, & PLAYHOUSES

BUILDING PERMIT

A building permit is required for these types of structures, **before** construction begins.

CONTRACTOR LICENSING

All contractors who work in the Village must be licensed.

Information to be submitted when applying for a permit:

1. _____ A plat of survey or accepted equivalent.
2. _____ Indicate location and dimensions of all existing structures on plat and the location and dimensions of all easements, if any.
3. _____ Show location of the proposed structure on the lot, specifying distances to the lot lines, house and any other structures on the property.
4. _____ Show the dimensions of the proposed structure.
5. _____ Show location of existing utilities, overhead or underground.
6. _____ Provide details of electrical installation, if any.
7. _____ Submit a completed plan / data sheet.

Subdivision Covenants:

- The owner is responsible for any covenants your subdivision may have regarding accessory buildings or sheds.
- Please check with your Homeowner's Association prior to obtaining the building permit.

Number Allowed:

- No more than one storage building shall be allowed on any lot within a residential area.

Maximum Size Allowed:

- No accessory building or shed shall be more than two percent (2%) of the total lot square footage, not to exceed a maximum of 350 square feet regardless of the total square footage of the lot. Please note all areas under roof are included in the square footage requirement and calculations.

Maximum Lot Coverage:

- In all residential districts, the total of all accessory structures shall not exceed ten percent (10%) of the total lot square footage.

Maximum Area Coverage:

- The total of all buildings, structures, sidewalks, parking areas, or other hard surfaces shall not exceed sixty percent (60%).

Playhouses:

- No accessory building being a playhouse that is over 80 square feet shall be constructed or added onto without first obtaining a building permit. One playhouse being less than 80 square feet and having a maximum height no greater than 8 feet (ground to peak of structure) shall be permitted in addition to another accessory building.

Location:

- All accessory buildings or sheds must be placed behind the primary structure in the rear yard.
- In the case of a corner lot, placement in the side yard shall be permitted.
- All structures must be located a minimum of five feet (5') from any property line.
- No structures shall be located on any drainage easement or placed in such a manner that would impede the neighborhood drainage.
- Pre-fabricated sheds not constructed or placed on a concrete slab, shall be allowed to be placed in a public utility easement not considered an overland drainage easement, provided the owner completes the Easement Waiver provided by the Building Department. The Easement Waiver acknowledges owner notification that in the event the shed is placed in a public utility easement, the owner shall assume all costs associated with the removal or location modification by any utility company for access to the easement. The village shall not be held responsible for any subsequent damages to said shed or its contents by permitting the shed to be placed in the easement. The owner shall assume the responsibility to notify all utility companies of the intent to place a shed in a public utility easement.

Ord. #14-48, 4-6-2015

Maximum Heights:

- The maximum height of the walls for accessory buildings or sheds shall be eight feet (8').
- No accessory building or shed shall exceed an overall height of twelve feet (12').

Construction:

- Accessory buildings and sheds must have an approved floor of concrete, wood or other similar surface.
- A minimum of 2" x 2" framing is required.
- Metal siding cannot be used.

Concrete Specs:

- Accessory buildings or sheds constructed on concrete slabs must have a turned down "integral footing" measuring twelve inches (12") deep and six inches (6") wide.
- The required base material shall be IDOT gradation CA6, CA7 or CA10 stone, four inches (4") thick and properly compacted.
- The concrete slab shall be a minimum 4" thick.

Exterior Materials:

- All accessory buildings or sheds over 120 square feet shall be sided with comparable materials to the primary structure.
- No metal siding shall be allowed on any structure.

Specific Prohibitions:

- No fabric, temporary, tent style sheds are allowed.
- No shipping containers of any size shall be allowed.
- No accessory offices/buildings are allowed.
- No treehouses are allowed.
- No greenhouses are allowed.
- No chicken coops are allowed.
- No rabbit hutches are allowed.

Anchorage:

- All accessory buildings or sheds shall be anchored to avoid uplift from wind.
- Structures not stick built on a concrete slab, shall be required to have at least two (2) attached ground anchors at opposite corners of the building. (See examples below).
- For stick built structures on a concrete slab, ½" anchor bolts shall be required, spaced a maximum of six feet (6') on center and not more than twelve inches (12") from each corner. Anchor bolts should be attached to the sill plate with washers & nuts.

Ideas for anchoring to ground:

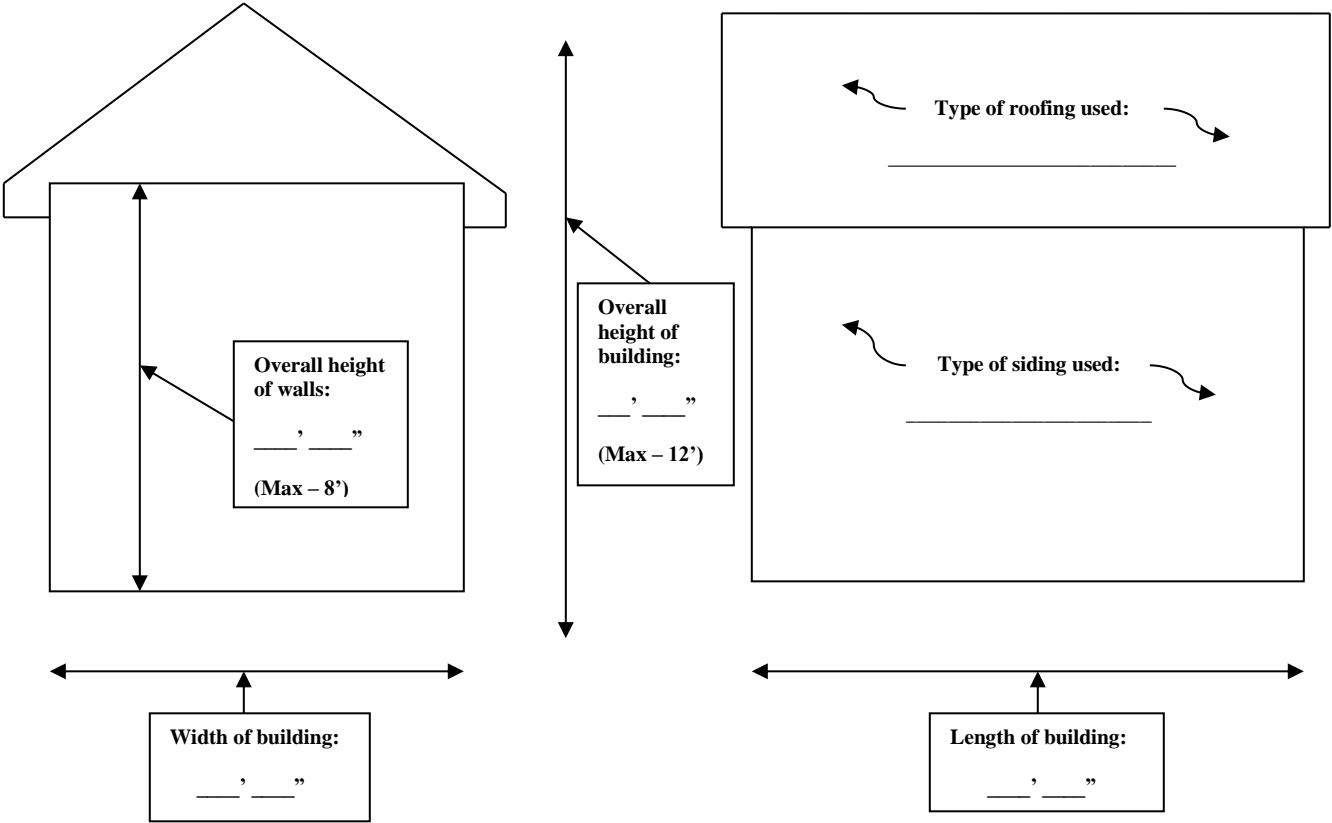


Set 2- 4x4's on **opposite** corners. Attach to shed using square-shape brackets.

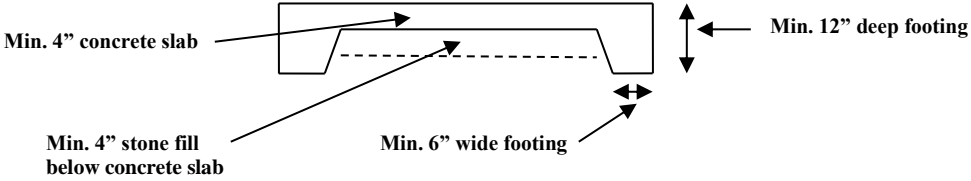


Shed Drawing - Submit with Permit Application

Your address: _____



Concrete Floor Construction



- Specify floor construction: (wood or concrete) - _____
- Describe any electrical work - _____