

RESIDENTIAL ACCESSORY BUILDINGS–SHEDS

Permit Application Guidelines

1. Submit to Community Development Building Division the following for review:
 - a) Building permit application. **Libertyville Municipal Code (LMC) 6-86(a), (b), (c) & (d)**
 - b) Two copies of the Plat of Survey dimensionally locating the shed with respect to the property lines and any buildings on the site. **LMC 6-86(f)**
 - c) Two copies of the shed framing plan or pre-fabricated unit cut sheet indicating the overall size and materials to be used in construction. **LMC 6-86(e)**
 - d) Two copies of the shed section indicating the overall height from top of grade to top of roof. **LMC 6-86(e)**
 - e) Calculations indicating building and lot coverages.
2. The permit may be issued within 5 business days from date of submittal to Building Division if information submitted is complete. **LMC 6-87(a)**
3. Call **J.U.L.I.E.** at 1(800)892-0123 to locate any underground utility lines before start of construction.

Shed Construction Guidelines

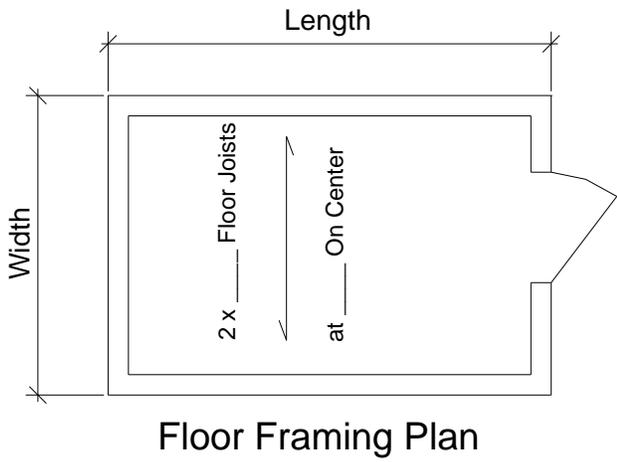
1. Storage sheds may be of wood or metal, but must be of a finished exterior design which is comparable in appearance with the other buildings in the neighborhood. **2015 LMC 6-142(a)1**
2. Pre-engineered, manufactured sheds of one hundred twenty (120) square feet or less shall be structurally self-supporting and adequately anchored with hurricane anchors or into a concrete slab or piers to prevent uplift or overturning by high winds. **2015 LMC 6-142(a)1**
3. Storage sheds that are one hundred twenty (120) square feet or less and frame built on site shall be adequately anchored with hurricane anchors or into a concrete slab or piers to prevent uplift or overturning by high winds and shall comply with the construction requirements of detached garages or better. **2015 LMC 6-142(a)1,**
4. Any shed that is within ten (10) feet or less to the principal building or less than five (5) feet from any property line shall have the encroaching interior walls and roof structure of the shed protected with drywall, but in no case shall a shed be closer than three (3) feet to any other building or structure for maintenance and walkways. **2015 LMC 6-142(b)**
5. Storage sheds with an area of more than one hundred twenty (120) square feet but less than or equal to two hundred thirty (230) square feet shall be provided with an approved foundation and tie-down system of a minimum of a four-sided grade beam slab on grade foundation which is a minimum of 8" below grade, 8" above grade, 8" wide at the base to a 45 degree angle to the bottom of the 4" minimum slab on a minimum 4" gravel base. Add a minimum 6" x 6" #10 wire to the center of the slab into the thickened edges. One-half-inch

diameter anchor bolts shall be placed in the perimeter of the grade beam assembly a minimum of eight (8) inches in depth. The anchor bolts shall be spaced so that there are at least two (2) bolts per section of plate and from each corner or door opening, with intermediate bolts spaced no more than six (6) feet on center. **2015 LMC 6-142(a)2**

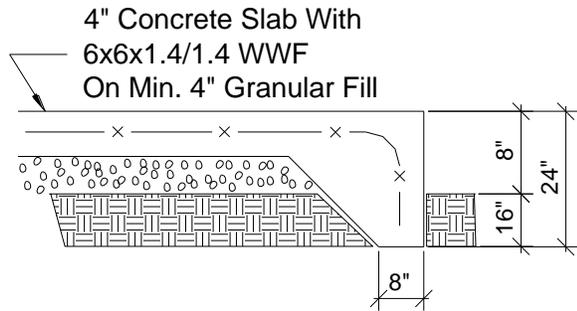
6. Storage sheds over two hundred thirty (230) square feet shall **not** be permitted.
Libertyville Zoning Code (LZC) 9-2.13,
7. The maximum height above grade to the top of the roof shall not exceed fifteen (15) feet.
LZC 4-2.5a, 4-3.5a, 4-4.5a, 4-5.5a, 4-6.5a, 4-7.5a, 4-8.5a & 4-9.5a
8. The addition of a shed shall not exceed the maximum building and lot coverages.
LZC 4-2.5e & f, 4-3.5e & f, 4-4.5e & f, 4-5.5e & f, 4-6.5e & f, 4-7.5e & f, 4-8.5e & f & 4-9.5e & f, LMC 6-142b
9. A detached shed shall comply with the required setbacks of the zoning district but not be located within any easement. **LMC 6-142a**
10. A shed located entirely within the rear fifty percent (50%) of a lot may be located not closer than five (5) feet to any side lot line or rear lot line. **LZC 4-2.5d4ii, 4-3.5d4ii, 4-4.5d4ii, 4-5.5d4ii, 4-6.5d4ii, 4-7.5d4ii, 4-8.5d4ii & 4-9.5d4ii**

Residential District Coverage and Setback Requirements

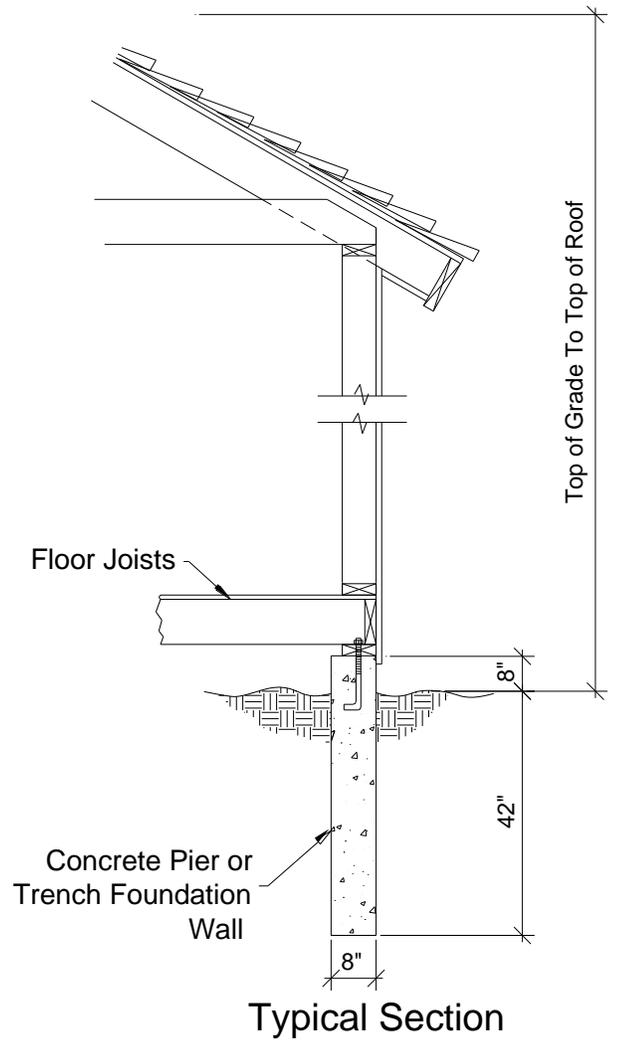
	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8
Minimum Yards (feet)								
Front	50	50	40	30	30	30	30	30
Interior Side	30	20	20	10	10	5	5	5
Interior Side Aggregate	60	40	40	25	20	15	15	15
Corner Side	50	50	40	30	30	30	30	30
Rear	75	60	50	40	40	35	25	20
Maximum Building Coverage (%)								
Interior Lot	15	15	20	25	30	35	35	40
Corner Lot	20	20	25	30	35	40	40	45
Maximum Lot Coverage (%)								
Interior Lot	30	30	35	40	45	45	50	60
Corner Lot	25	25	30	35	40	40	45	55



Floor Framing Plan

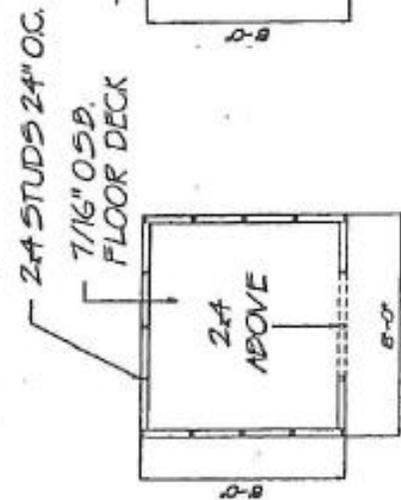


Alternate Grade Beam Foundation

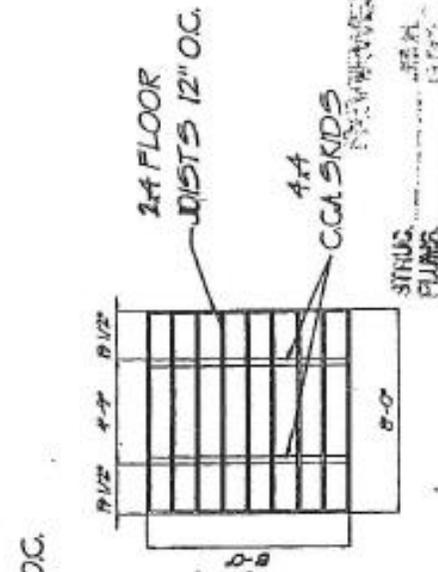


Typical Section

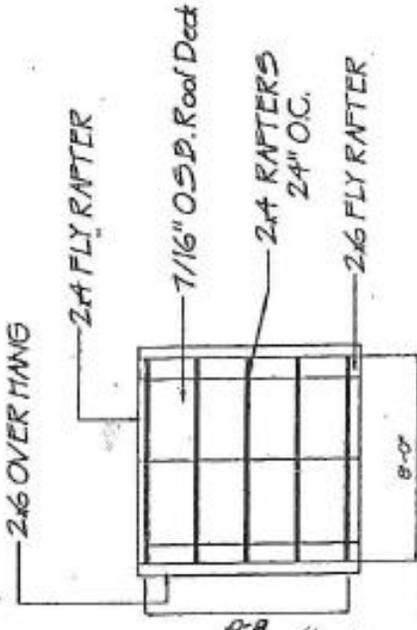
See attached sample for reference only.



FLOOR PLAN



FLOOR FRAMING APPROVED AS WATERPROOF FRAMING



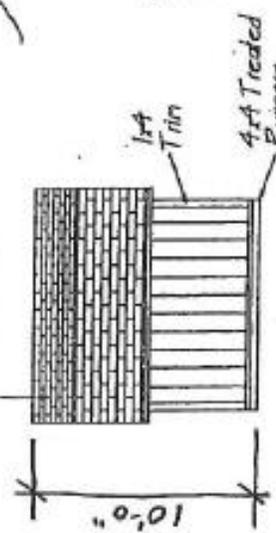
VILLAGE OF LIBERTYVILLE

RECEIVED
SEP 15 1999

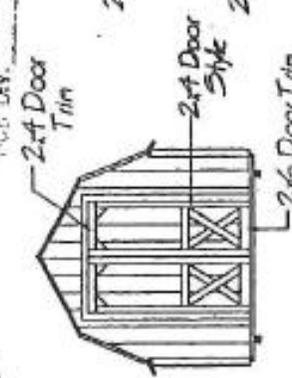
VILLAGE OF LIBERTYVILLE
PERMIT NO. [REDACTED]
ADDRESS [REDACTED]
LOT NO. [REDACTED]
SUB DIV. [REDACTED]

OFFICE COPY

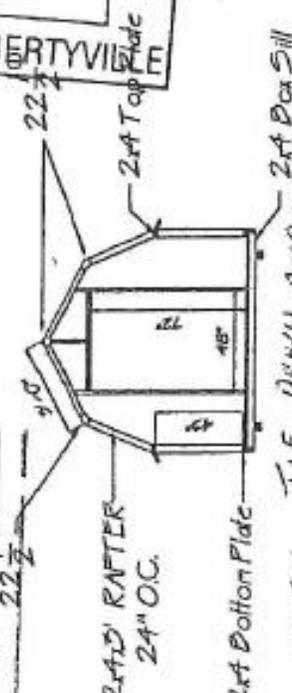
SELF-SEALING SHINGLES



LEFT SIDE ELEVATION



FRONT ELEVATION



FRONT WALL SECTION

8'x8'x8' DELUXE ESTATE	
DRAWN BY	5-11-99
DATE	1/4" = 1'-0"

CONDOMINIUMS
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
TOPOGRAPHIC
FARMS

Plat of Survey

TELEPHONE [REDACTED] FAX [REDACTED]
LAND SURVEYORS

BOOK 91

PAGE 1529

ORDER NO. [REDACTED]

LIBERTYVILLE, August 17, 19[REDACTED]

ORDERED BY [REDACTED]

FOR [REDACTED]

Lot [REDACTED] in Concord Green, Unit 1, being a Subdivision of part of the Southwest 1/4 of Section 22, Township 44 North, Range 11, East of the Third Principal Meridian, and parts of Lots 13 and 14, in Ernst He state Subdivision, according to the Plat of said Concord Green Unit 1, recorded April 27, 1964, as Document 223451, in Book 41 of Plats, Page 11, in Lake County, Illinois.

Commonly Known as: [REDACTED] LANE, LIBERTYVILLE, ILLINOIS.

