

VILLAGE OF GLENWOOD

SHED REQUIREMENTS

PERMIT REQUIREMENTS

1. A recent copy of the Plat of Survey of the property owner. Draw the shed on the plat in its exact location. The shed must be five feet from the property lines and ten feet from any other structure.
2. The owner of the property where work is to be performed is responsible for filling out the permit application and obtaining the necessary permit before any construction is started. Property owners may give permission for a contractor or any other party to apply for the permit and obtain it, but is still responsible.
3. All contractors doing work in the Village of Glenwood must be licensed and bonded with the Village prior to starting any work. Permits will not be issued unless all contractors noted on the permit have been licensed.
4. It is the responsibility of the owner to **Call JULIE-1-800-892-0123** 48 hours before any excavation is to be done.
5. Only one shed is allowed per residential lot.

SHED REQUIREMENTS

1. *Sheds of 150 square feet or less.* The foundation of a shed of 150 square feet in area or less must be constructed of treated lumber of not less than two-inch nominal dimension, and set on solid undisturbed earth, or well tamped sand or stone, or on concrete leveling blocks set in the ground, or on concrete piers set into the ground. Such foundation shall serve to support a wooden floor system to serve as a floor for the shed. As an alternative, a thickened concrete slab of not less than four inches in thickness with a drop edge footing of not less than eight by eight inches and a 3000 lb. strength with anchor bolts set not less than six feet on center and 6 inches from each corner shall be considered to meet the requirements of the wooden foundation and floor.
2. *Sheds exceeding 150 square feet in area but less than 700 square feet.* Shed in excess of 150 square feet shall have a foundation consisting of a thickened concrete slab of not less than four inches thick with a drop edge footing of eight by eight inches and 3000 lb. strength. Such slab shall be on undisturbed earth, well-tamped sand or well-tamped stone. Anchor bolts shall be set not less than 6 feet apart and not less than 6 inches from each corner.
3. *Sheds 700 square or more.* Sheds of 700 square feet or more in area shall be considered a storage building or garage and shall meet all the requirements for Use Group S in the ICC-2003 Building Code as adopted in section 22-81.
4. *Light weight sheds.* In all instances where the Building Inspector determines that the total weight of the shed **does not** provide enough weight to prevent movement of the shed by wind force, the inspector shall require anchoring of the shed to prevent such movement.

INSPECTION IS REQUIRED IMMEDIATELY AFTER COMPLETION OF THE SHED

VILLAGE OF GLENWOOD
ONE ASSELBORN WAY
GLENWOOD, ILLINOIS 60425
(708) 753-2416

GENERAL CONTRACTOR'S REQUIREMENTS

1. To supply the name of the General Contractor, address, phone number, fax number, and project name and site address.
2. The name of the superintendent or superintendents who are responsible to oversee the project their phone number, cell number and job fax number if available.
3. It shall be the responsibility of the General Contractor to supply a complete list to the Village of Glenwood's Building Department, of every subcontractor or vender who will be constructing or performing a service in the completion of the job project. To include name of company, business service, address and contact person.
4. It shall be the responsibility of the General Contractor to inform every subcontractor or vender that it will be necessary to obtain a business license to construct or perform any service in the Village of Glenwood.
5. It shall be the responsibility of the General Contractor to obtain the necessary permits and secure the necessary inspections.
6. It shall be the responsibility of the General Contractor to maintain a clean and safe job site. All vehicles when leaving a job site in wet or muddy conditions must be hosed before they are allowed to enter onto the public street.
7. It shall be responsibility of the General Contractor to keep the Building Department informed of any changes in the constructing of the building or changes in the subcontractors or vender performing the services.
8. It shall be the responsibility of the General Contractor to remove all construction debris from the job site and all refuse containers.
9. **Clean-up bond.** Prior to the issuance of any building permit in respect to new work, alteration and repairs to existing building, the party making applications for such permit shall deposit with the Village of Glenwood a cash bond in the amount of \$500.00 for any work with a valuation in excess of \$2000.00, to assure that all refuse, rubbish, building materials or any other items resulting from the work for which the permit was issued, shall be removed from said premises and basic landscaping is completed. Refunded to the party by the Village if approved upon the final inspection by the Building Inspector.

VILLAGE OF GLENWOOD

DEFINITIONS and BUILDING GUIDELINES

PLAT OF SURVEY

The legal description and diagram used to describe your property.

CORNER LOT

A lot having at least two adjacent sides abut for their full length upon a street. Corner lots have two front yard setbacks.

LOT LINES

The property lines bounding your lot from any adjacent lot.

Front Lot line: The line which separates your lot from the street right-of-way. It begins one foot inside your sidewalk.

Rear Lot Line: The lot line which is opposite and most distant from the front lot line.

Side Lot Lines: Lot lines other than the front and rear lot lines,

FRONT BUILDING LINE

No structure can be built past this line.

PUBLIC UTILITY and DRAINAGE EASEMENT

NO decks, sheds, pools, landscaping or garages can be built inside this area. These objects obstruct the flow of water and may cause flooding problems for you and your neighbors. Fences are allowed.

RIGHT-OF-WAY (R.O.W.)

The dividing line between a lot, tract or parcel of land and the dedicated right-of-way on a contiguous street.

ACCESSORY BUILDING

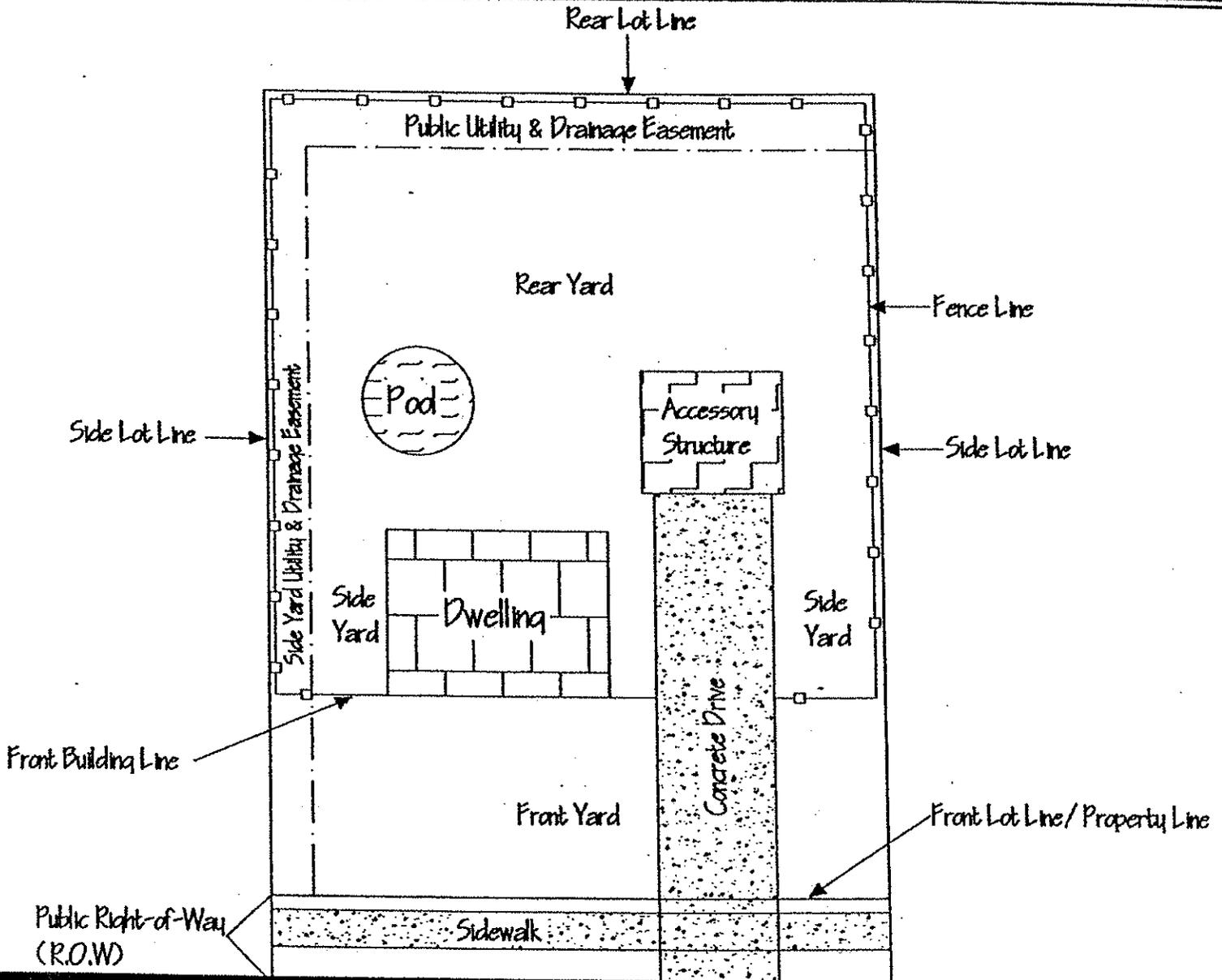
A subordinate building or structure (i.e. garage, shed) on the same lot, not a part of the main building, occupied by or devoted to an accessory use.

CHECK WITH THE BUILDING DEPARTMENT IF YOU WILL NEED TO APPEAR BEFORE THE ZONING BOARD FOR A VARIANCE BEFORE BUILDING ANY STRUCTURE. BRING IN A PLAT OF SURVEY TO SHOW THE BUILDING DEPARTMENT YOUR PROPOSED PLAN.

Glenwood
Illinois

HOW TO READ YOUR PLAT OF SURVEY

Lot in block 1 in Glenwood Manor Estates. A subdivision in the West
½ of Section 32, Township 36 North, Range 15 East of the Fourth
Principal Meridian of Cook County
(sample description)



Contact the Village of Glenwood Building & Planning Department at:
(708) 753-2416 for further questions.