

14155 West Wadsworth Road
Wadsworth, Illinois 60083

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Village of Wadsworth
The Village of Country Living

Detached Garage/Accessory Structure

Building Permit Application Package

Detached Garage/Accessory Structure

Please submit the following minimum documentation to the Village of Wadsworth Building Department. The Village will contact you when the permit is ready to be issued. Please note that incomplete or inaccurate application materials will significantly delay the permitting process.

- (1) Building Plans – Two (2) sets. Include the following minimum requirements:
 - Drawn to scale;
 - Provide construction detail for the proposed garage/accessory structure;
 - Show electrical installations per Village Electrical Code requirements (2005 NFPA 70: National Electrical Code);
 - Please refer to Section 8-1 of the Village of Wadsworth Municipal Code to review full list of Village’s adopted building codes and amendments.

- (2) Plat of Survey – One (1) full sized. Include the following minimum requirements:
 - Prepared by Illinois registered land surveyor;
 - Surveyor seal must be shown and signed;
 - Include legal description;
 - Show all current improvements (building, pavements, septic location, fences, etc.) on property;
 - Show all setback distances between structures and property lines;
 - Show all easements and deed restricted areas;

- (3) Site Plan – One (1) copy (One may use a Plat of Survey). Include the following minimum requirements:
 - Drawn to scale;
 - Show the location and size of the proposed garage/accessory structure and all associated structures (walks, buildings, etc.);
 - Dimension the footprint of the garage/accessory structure;
 - Dimension the setbacks of the pool from structures and property lines.

- (4) Complete the information sheet.
 - Licensed plumbing contractors are required per Illinois Plumbing Code;

- (5) When trusses are used, a certified truss design from the manufacturer needs to be at the site when inspection is scheduled.

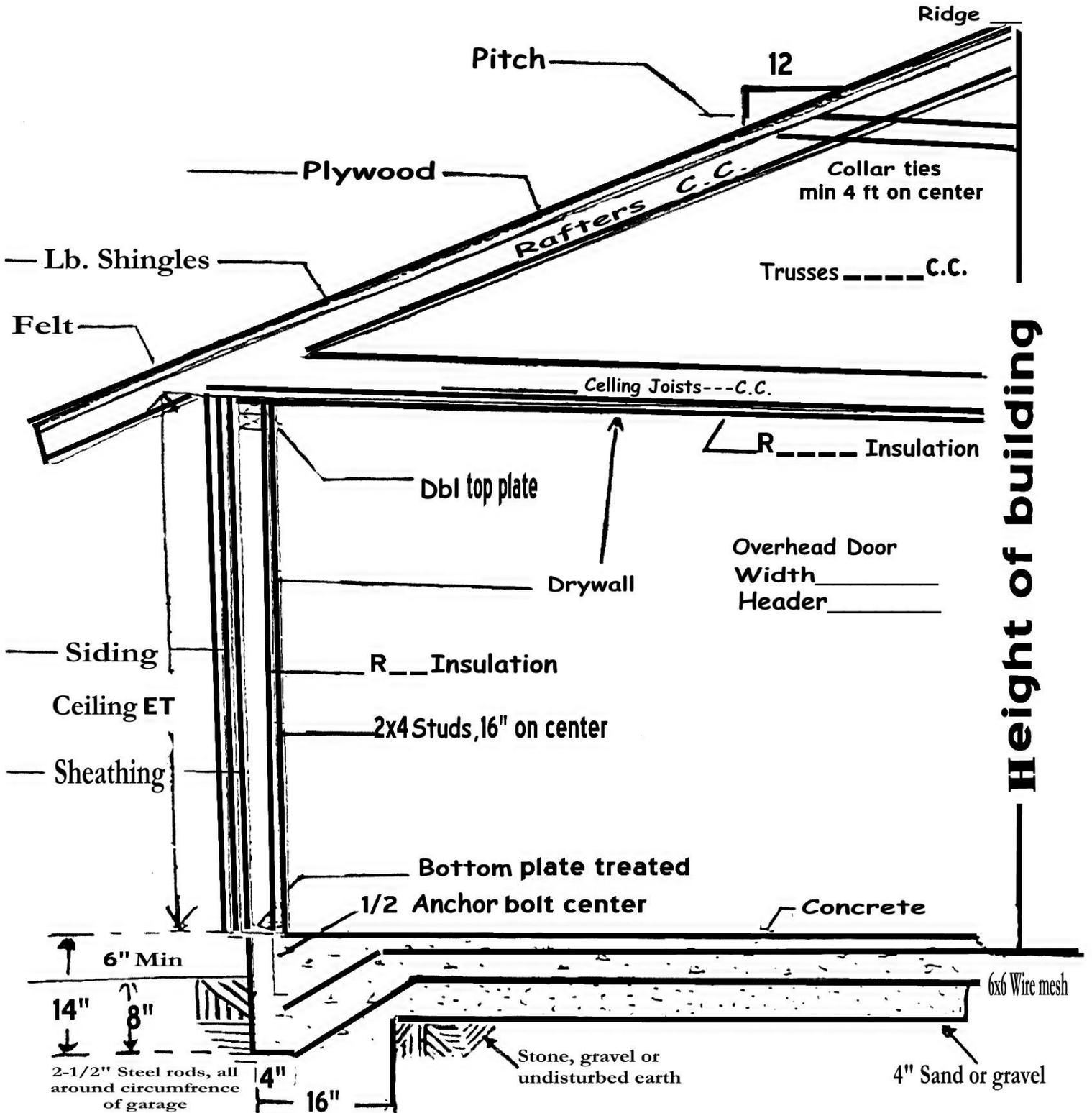
- (6) Copy of Lake County Health Department Permit (847) 377-8020, 500 West Winchester Road, Suite 102, Libertyville, Illinois 60048. The required submittals to the Health Department are the attached Property Alteration/Addition form; three (3) copies of the plat of survey; and, three (3) copies of a site plan showing the location of the garage/accessory structure.

Review and/or approval of these plans does not imply that all errors & omissions are noted herein; nor does it relieve the applicant from adhering to, and complying with all requirements and regulations of the Village of Wadsworth’s Building Code, Zoning Ordinance and other applicable codes, requirements or regulations.

Any building/structure/project that disturbs over 5,000 square feet of area must also apply for and be issued a Watershed Development Permit from the Lake County Stormwater Management Commission, 500 West Winchester Road, Libertyville, Illinois 60048. Phone: 847.377.7700.

Village of Wadsworth Building Dept

Detached Garage



Include plat showing size of proposed building and location of existing buildings

**VILLAGE OF WADSWORTH
BUILDING AND ZONING DEPARTMENT
INFORMATION SHEET**

Permit Number	PIN Number	Subdivision Name	Lot Number	Date

Total Cost of Project: \$	Township: Benton / Newport / Warren	LCHD Permit #:
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Project Description:

Please List:	Name	Address	City, State, Zip	Phone Number	State License
Property Owner					
General Contractor					
<i>Sub Contractor(s)</i>					
Carpentry					
Concrete					
Drywall					
Excavating					
Electrical					
Elevator					
Garage Doors					
Glazing Windows					
Gutters,Sofits,Facia					
Heating					
Insulation					
Landscaping					
Masonry					
Plumbing					
Painters					
Roofing					
Septic					
Siding					
Sign					
Steel					
Well					



LakeCounty

Health Department
and Community Health Center
www.lakecountyil.gov/Health/PHS.htm

Population Health Services
500 W. Winchester Road, Suite 102
Libertyville, IL 60048
ph: 847.377.8020 / fax: 847.984.5622

APPLICATION FOR PROPERTY ALTERATION/ADDITION

PERMIT (A/P) # _____ **DATE RECEIVED** _____

PROPERTY INFORMATION

P.I.N. _____
Street Address _____
Subdivision-Lot # _____
Township _____

APPLICANT

Name _____
Address _____
Phone _____

PROPERTY OWNER/MAILING ADDRESS

Name _____
Address _____
Phone _____

PROPOSED ALTERATION



Health Department
and Community Health Center

Environmental Health Services

<http://health.lakecountyiil.gov/Pages/Environmental-Health.aspx>

INSTRUCTIONS FOR COMPLETING PROPERTY ALTERATION/ADDITION REQUEST FORMS

On properties serviced by an Onsite Wastewater Treatment System or private water well, construction should not be undertaken without the prior written approval from the Lake County Health Department and the governing building department.

Please contact the sanitarian in your area for assistance in obtaining the necessary information.

Plans are reviewed on a first come/first served basis and may require up to 15 working days to complete.

Lake County Health Department staff will review your property alteration request when the following information is submitted along with this completed request form and the appropriate fee:

- 1) Provide the Onsite Wastewater Treatment System (OWTS) permit number or furnish a drawing of the existing seepage field signed by a Lake County licensed septic contractor/designer or registered engineer experienced in septic systems.
- 2) Submit **THREE COPIES** of a plat of survey or scaled lot drawing, showing all **existing** building structures, water wells, driveways, parking areas, etc. located on the property, as well as all components of the septic system. **The plans must be drawn to scale and the scale used must be indicated, i.e. 1:10, 1:20, 1:30.**
- 3) Submit **THREE COPIES** of architectural floor plans of the house, existing and proposed, if working within the current foundation footprint. **NOTE: A change in total number of bedrooms or bathrooms may require a modification or replacement of the septic system to meet current code requirements.**
- 4) If the proposed property alteration extends beyond the present foundation footprint, the proposed addition must be shown on the required scaled drawing.
- 5) If necessary, be prepared to locate and plot all water wells and septic systems on adjacent properties.
- 6) Additional bedrooms or bathrooms will require a soil evaluation, unless current soil information is on file.

Only when the required information has been fully and accurately submitted can this department determine if your existing property meets the applicable requirements, and grant approval for your property alteration request.

An office review may be possible when the submitted information is accurately provided and the septic system meets current code requirements.

Fees: Assessed per Lake County Board of Health Ordinance Article XIII

10-5-7: STANDARDS FOR ACCESSORY USES:

A. Uses Permitted As Accessory Uses: The term accessory use includes, but is not limited to, the following:

1. Generally: Uses which are permitted in a particular zone only as accessory uses as shown in table 1, "Uses Permitted In Zones", section 10-4-4 of this title, even though such uses may be principal uses elsewhere. In the zones indicated, such uses shall not be established as principal uses and must be accessory to a permitted principal use existing and being maintained and operated as such at the time of establishment of the accessory use. Such accessory use may serve a broader public or market than the principal use to which it is accessory. (Ord. 94-397, 4-5-1994)

2. For Residential Uses (SE, SR And SD Districts):

a. Stables, barns, gazebos, private greenhouses, sheds or buildings for domestic storage are accessory buildings to a single-family dwelling. Freestanding garages up to a size of seven hundred twenty (720) square feet will not be considered accessory buildings in homes which lack an attached garage but will be considered part of the principal building. No more than two (2) accessory buildings (freestanding accessory structures) will be permitted. In the event that the detached garage exceeds seven hundred twenty (720) square feet, then any excess over seven hundred twenty (720) square feet shall be included in the total aggregate square footage permitted as accessory buildings.

b. One story detached accessory structures used as tool or storage sheds, children's playhouses, and similar uses may be built without foundation or footing, provided the floor area of the structure does not exceed 120 square feet. A permit from the village will be needed before construction. Tool or storage sheds and children's playhouses under 100 square feet will not be counted against one's accessory buildings allotment, provided that only (1) such structure of said types will receive this exemption.

c. All other accessory buildings must be permanent in nature and built of masonry, wood frame or post frame and must comply with any applicable foundation or footing requirements as specified by the International Residential Code, as it may be amended from time-to-time, as well as applicable permit requirements of the Village Code.

Metal garages, open air buildings such as carports, fabric/Plexiglas or plastic enclosed buildings (greenhouses excepted) and PODS-type storage buildings are not permitted. PODS-type storage buildings may be used on a temporary basis not to exceed thirty

(30) days as long as use of said building I in conjunction with a move or construction project. All accessory buildings must be compatible in appearance with the principal building. Compatibility shall include similar color schemes in agreement with the principal building. All accessory building plans must adhere to village building codes and village zoning codes and must be approved by the Lake County Health Department and the village building inspector.

d. The total square footage of all accessory buildings on a parcel or lot is to be determined by the total square footage of the living space of the single-family dwelling and the size of the lot or parcel.

The maximum square footage that the accessory buildings may aggregate shall be determined as follows:

(1) In the SD (properties over 1 acre in size), SE and SR zoning districts, fifty percent (50%) of the total living space of the single-family dwelling (not including the basement) and an additional percentage of the total living space of the single-family dwelling (not including the basement) as follows:

(A) Less than two (2) acres: No additional square footage is permitted;

(B) Two (2) acres or more but less than three (3) acres: Twelve and five-tenths percent (12.5%) of the living space of the principal building (excluding basement);

(C) Three (3) acres or more but less than four (4) acres: Twenty five percent (25%) of the living space of the principal building (excluding basement);

(D) Four (4) acres or more but less than five (5) acres: Thirty seven and five-tenths percent (37.5%) of the living space of the principal building (excluding basement);

(E) Five (5) acres or more: Fifty percent (50%) of the living space of the principal building (excluding basement).

As an example, on a three (3) acre lot with a principal dwelling consisting of three thousand (3,000) square feet of total living space, the total aggregate square footage of accessory buildings that would be permitted would equal fifty percent (50%) of three thousand (3,000) square feet, or one thousand five hundred (1,500) square feet, plus twenty five percent (25%) of three thousand

(3,000) square feet, or seven hundred fifty (750) square feet, for a total permitted square footage of all accessory structures of two thousand two hundred fifty (2,250) square feet.

(F) No industrial or commercial uses shall be permitted for accessory buildings in residential areas, except as specifically shown in section 10-4-4 table 1, of this title. The maximum allowable area covered by accessory buildings shall never exceed one hundred percent (100%) of the square footage of the living area of the principal building (excluding basement). Accessory buildings must also satisfy all other requirements of this title, including applicable lot coverage limitations.

(2) In the SD (properties less than 1 acre in size) zoning district, the total square footage of all accessory buildings shall be computed in accordance with all of the terms and provisions of section 10-4-4, table 2, of this title. No industrial or commercial uses shall be permitted for accessory buildings in the SD district, except as specifically shown in section 10-4-4, table 1, of this title. (Ord. 2008-759, 6-17-2008)

3. For Business Uses (B And CR Districts):

a. Storage building for merchandise or materials normally carried in stock as part of a principal use, employee training facilities, dining facilities and similar facilities for the exclusive use of the company and its employees, off street parking and loading facilities, garages.

b. All accessory structures shall be permanent structures of conventional construction including a concrete or cinder block foundation. (Ord. 92-368, 7-7-1992)

4. For Industrial Uses (OR, LI, LI-1, And LI-2 Districts):

a. Process, production or maintenance facilities clearly subordinate and incidental to the principal use; employee training facilities, dining facilities and similar facilities for the exclusive use of the company and its employees; guardhouses, garages, off street parking and loading facilities, storage buildings.

b. All accessory structures shall be of conventional construction including a concrete slab floor and concrete foundation. Temporary or semipermanent buildings such as pole barns are prohibited. (Ord. 2004-651, 2-17-2004)

5. For All Uses: Signs as permitted by section 10-5-8 of this chapter, public utility equipment and supporting structures, other uses meeting the definition of an "accessory use" in section 10-2-3 of this title. (Ord. 91-341, 4-2-1991)

6. Agricultural Uses (AG District): Accessory buildings within the agricultural district shall be compatible in use with the principal use. All accessory buildings must be approved by the Lake County health department and the village board. (Ord. 92-368, 7-7-1992)

7. Public Uses (PL District): Accessory buildings and principal buildings within the public land district constructed as a pole barn/post frame construction will be allowed as a permitted use. All buildings with septic systems must be approved by the Lake County health department. (Ord. 2009-780, 4-21-2009)

B. Location Of Accessory Uses:

1. Front Yard: No accessory building may be located in a required front yard in any zoning and no accessory use may be located in a required front yard in a residential zone other than a sign as permitted by section 10-5-8, "Signs", of this chapter.

2. Side Yard: No accessory building may be located in a required side yard in any zone, except that in a business or industrial zone, an accessory building may be located adjacent to a railroad right of way for the purpose of providing a rail loading dock.

3. Rear Yard: No accessory building may be located in a required rear yard in any zone except:

a. No accessory building shall be located within six feet (6') of a principal building. An attached accessory building shall be considered as a part of the "principal building" as defined in section 10-2-3 of this title.

b. In a business or industrial zone, an accessory building may be located adjacent to a railroad right of way but only for the purpose of providing a rail loading dock.

C. Construction Of Accessory Buildings: An accessory building shall not be erected prior to the establishment or construction of the principal building or use to which it is necessary.

D. Standards: All accessory uses shall conform to the definition of an "accessory use" found in section 10-2-3 of this title, and to the regulations of the district in which it is located as shown in section 10-4-4, table 2, "Lot Size, Yard And Bulk Regulations", of this title.

E. Regulations For Specific Accessory Uses:

1. Customary Home Occupations: See section 10-5-10 of this chapter.
2. Fallout Shelters: Fallout shelters are permitted as principal or accessory uses and structures in any zone, subject to the yard and lot coverage regulations of the zone. These shelters may contain or be contained in other structures or may be constructed separately. In addition to shelter use, they may be used for any principal or accessory use permitted in the zone, subject to the applicable zone regulations and all other applicable ordinances, but shall not be used for principal or accessory uses prohibited expressly or by implication in the zone.
3. Signs: See section 10-5-8 of this chapter.
4. Swimming Pools: Private swimming pools for the exclusive use of the residents of the principal use and their guests are permitted in any residential zone, provided that no swimming pool or part thereof, including, but not limited to, aprons, walks and equipment rooms shall protrude into any required yard. Swimming pools must be fenced or otherwise protected against intrusion. All pools having a depth greater than twenty four inches (24") shall be fenced. No private swimming pool accessory to a residence shall be operated as a business or as a private club.
5. Tents: No tent shall be used, erected or maintained as living quarters. Tents used in commercial or industrial zones or tents used for camping purposes, wherever permitted, shall be of a temporary nature. (Ord. 91-341, 4-2-1991)

F. Front Yard Accessory Structure Limitations: Notwithstanding any other provisions contained within this zoning title, no accessory structure shall be constructed between the principal structure and the front building line except as approved by the village board for good cause shown. Each application to the village board for such a structure shall be accompanied by sufficient information such as a site plan and building elevations to enable the village board to determine whether the proposed structure would adversely impact upon adjacent properties or would be otherwise compatible with the existing uses and purpose and intent of this zoning title. (Ord. 2003-618, 2-18-2003)

TABLE 2. LOT SIZE, YARD AND BULK REGULATIONS

Zone	Use	Lot Size				Yard						Bulk			
		Area Sq. Ft.	Width Ft.	Front Ft.	Rear Ft.	Total Side Ft.	Mini- mum Side Ft.	Abutting A Street Ft.	Abutting A Resi- dential Zone Ft.	Lot Cover- age %	FAR	Height Of Principal Use		Height Of Accessory Use	
												Ft.	Stor.	Ft.	Stor.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
AG	Any SFD	200,000	250	60	30	80	40	60	---	10	0.10	35	2.5	35	2.5
	Any other use	200,000	250	60	30	80	40	60	100	10	0.10	35	2.5	35	2.5
SD ¹	Any SFD	40,000	130	30	30	33	13	30	---	20	0.10	35	2.5	25	2.5
	Any other use	40,000	130	30	30	33	13	30	100	20	0.10	35	2.5	25	2.5
SE	Any conditional use or agricultural use with farm animals	200,000	250	60	30	80	40	60	100	10	0.10	35	2.5	35	2.5
	Any other use	80,000	160	60	30	40	20	60	---	15	0.15	35	2.5	25	2.5
SR	Any conditional use or agricultural use with farm animals	200,000	250	60	30	80	40	60	100	10	0.10	35	2.5	35	2.5
	Any SFD	40,000	100	60	20	20	10	30	---	20	0.25	35	2.5	20	1.0
	Any other use	80,000	160	60	30	40	20	60	100	15	0.15	35	2.5	25	1.0
B	All uses	40,000	100	60	20	12	0	30	100	20	0.20	35	2.0	25	1.0
CR	All uses	80,000	160	75	20	40	20	50	100	15	0.15	35	2.0	25	1.0
OR	All uses	200,000	250	100	100	80	40	100	100	15	0.20	35	2.0	25	1.0
LI	All uses	80,000	160	75	50	40	20	50	100	20	0.20	35	2.0	25	1.0
LI-1	All uses	80,000	160	75	50	40	20	50	100	20	0.20	35	2.0	25	1.0

TABLE 2. LOT SIZE, YARD AND BULK REGULATIONS

Zone	Use	Lot Size		Yard						Bulk					
		Area	Width	Front	Rear	Total Side	Minimum Side	Abutting A Street	Abutting A Residential Zone	Lot Coverage	FAR	Height Of Principal Use		Height Of Accessory Use	
												Ft.	Stor.	Ft.	Stor.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
LI-2	All uses	80,000	160	75	50	40	20	50	100	20	0.50	35	2.0	25	1.0
PL	All uses	80,000	160	60	20	20	10	60	100	20	0.20	35	2.0	25	1.0

Note:

1. See subsection 10-6-21 of this title regarding special provisions for nonconforming lots.

(Ord. 98-505, 7-7-1998; amd. Ord. 2006-701, 8-1-2006)