



Community Development Department
2 Community Boulevard • Wheeling, Illinois 60090
Phone: 847.459.2620 • Fax: 847.459.2656

DETACHED GARAGE PERMIT REQUIREMENTS

If you are replacing an existing garage a Demo Permit issued by the Cook County Department of Environmental Control (see attached packet of information) must be submitted along with the following information:

1. A completed building permit application along with a copy of your plat of survey showing the **exact location and size drawn to scale** of the proposed garage, along with the **exact length of the proposed driveway** must be submitted for review.
2. A completed Detached Garage Specification Form (see attached) along with **four (4)** sets of drawings of the proposed garage including sizes and quantity of materials being used.
3. An Electrical Contractor (with a current license and bond on file in our office) will be required at the time of submittal.
4. A completed Consumer Rights Form, Permit Acceptance Agreement Form and the Affidavit for Building Permit Form must also be completed when the project is submitted for review.
5. It may be necessary to receive approval from our Engineering Department if the garage is located within a floodplain.
6. After the permit is approved, it must be paid for, and on site, prior to beginning the work.

REQUIRED GARAGE/DRIVEWAY INSPECTIONS

1. Grades must be set before the forms are placed. Contact the Community Development Department at **(847) 459-2620** to schedule this inspection.
2. A pre pour inspection is necessary, contact the Building Department at **(847) 459-2620**.
3. All required driveway inspections must be completed (see attached sheets).
4. A final inspection is required with our Building, Electrical and Engineering Inspectors upon completion of the project.

Call twenty-four (24) hours in advance to schedule all inspections.



LOCATION ON THE LOT—No garage shall be located within:

- The required front yard for all districts.
- 10 feet away from the house.
- Six feet of an interior side lot line and six feet on a rear lot line in all residential districts.
- Twenty-five feet of a street right-of-way.

HEIGHT OF GARAGE BUILDING—A garage shall not exceed:

- The height of the principal structure or sixteen feet measured from grade at the garage building, whichever is less.



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NAME: _____

ADDRESS: _____

MINIMUM GARAGE SPECIFICATIONS

- 1) 20"x 10" concrete grade beam required.
- 2) 5" concrete wire reinforced slab/6 bag mix over 4" compacted granular fill.
- 3) The concrete floor shall be pitched to drain towards the overhead doorway.
- 4) 1/2" bolts 7" or more into slab - 6' on centers.
- 5) Treated sole plates shall be used.
- 6) 2"x 4" single bottom plate.
- 7) 2"x 4" double top plate.
- 8) 1"x 4" let in corner bracing.
- 9) 2"x 6" 16" O.C. max. span 13' 9" min. 1/2" sheathing may be used.
- 10) 2"x 6" 4'-0" O.C. crossties.
- 11) Roof 15# felt paper minimum.
- 12) 235# shingles minimum.
- 13) Electrical raceway 3/4" rigid w/90° elbow 2' below grade extending 6" above bottom plate.
- 14) Plat of Survey must be submitted with application.

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A DIMENSIONAL FLOOR PLAN SHALL ACCOMPANY THIS PRIOR TO SUBMITTAL.

NOTE:

If your garage is in a floodplain, waterproof materials are required. This includes vinyl siding, metal doors, wolmanized studs and wood sheathing around the garage. The dollar value of the garage shall also be less than \$10,000, and the maximum size shall not exceed 600 square feet.