



Residential Detached Garage

Permit required to demolish a garage, build a garage, or repair an existing garage

Application Requirements

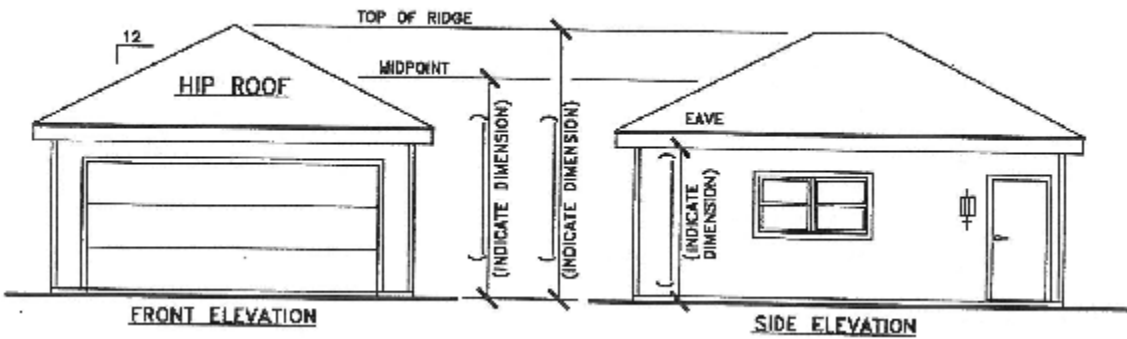
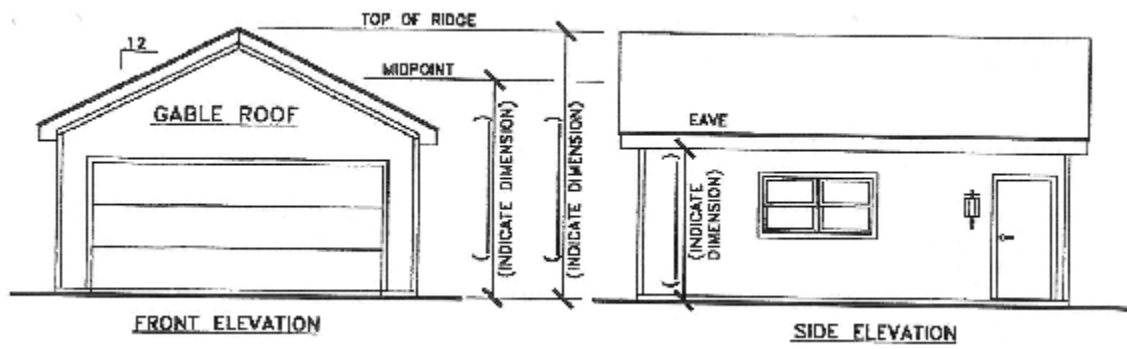
Submit the following for review: *please review all requirements prior to submittal*

- Completed [building permit application](#) (separate required for demolition, if applicable)
- Copy of [Cook County Demolition Permit](#)
- Completed [contractor registration form](#) and all required paperwork
- Completed [reimbursement of fees agreement](#) (reverse of permit application)
- \$500.00 application deposit
- Copy of a current, legal plat of survey
- Three copies of a current, legal plat of survey with size, location and distance from property lines clearly marked
- Three copies of plans showing elevations, floor plan, and wall section (see below)
- Three copies of storm water management/grading plans signed and sealed by a licensed State of Illinois Civil Engineer. (Required when increasing impervious surface coverage by 250 square feet or more.)
- Copy of contract or proposal

Submitted plat copy should not be reduced or enlarged, do not submit original. Village is able to make copies of any original documents for application purposes.

Code Requirements

- Work shall comply with current adopted [Village of La Grange Park Codes](#)
- Permit fees - 1.75% of constructions costs (min \$75.00) are due at issuance (calculated with review)
- Plan Review fees related to your project and any fees accrued after permit issuance (usually re-inspection fees or revisions) are deducted from ROF deposit with any remaining funds reimbursed after final inspection approval. Deposit must be replenished if funds are exhausted during project.
- Side Yard Setback – three (3) feet as measured to the eave
- Rear Yard Setback – five (5) feet as measured to the eave
- Corner Side Yard Setback – fifteen (15) feet or average of block face
- Distance to Principal Structure – ten (10) feet as measured to the walls
- Total Building Coverage – 30% of lot area; 35% for corner lots (count all structures over 30" in height)
- Maximum Impervious Surface Coverage – 50% of lot area
- Maximum Garage Square Footage – 660 square feet
- Maximum Height – 16' (measured at mean)
- Must be consistent with principal building architecture; materials, roofing, roof pitch, trim and color
- Required inspections will be outlined in plan review



ELEVATIONS

sample
submittal

FLOOR PLAN

