



Help guide – Detached garages

Application Requirements –

- A permit is required to demolish a garage, build a garage, repair fire damage, and repairs of an existing garage costing over \$100.00. Prior to the start of any work, properly completed permit applications, reimbursement of fees Agreement and deposit must be submitted with the following, for review:
 1. A La Grange Park demolition permit (local demolition permits cannot be issued prior to the issuance of the required Cook County Demolition Permit) For more details on obtaining a Cook County permit please contact the Department of Environmental Control at (312) 603-8200 or visit www.cookcountygov.com
 2. Three copies of a current and legal plat of survey.
 3. Three copies of a site plan indicating garage size, location, and distance from property lines (this can be sketched onto the plat of survey).
 4. Three copies of a construction plan showing elevations, floor plan, and wall section (see attached sample plan).
 5. Three copies of storm water management and grading plans signed and sealed by a licensed State of Illinois Engineer (Required only when increasing impervious surface coverage by 250 square feet or more in coverage).
 6. A written scope of work shall be required for any significant repairs.
- All contractors are required to be registered with the Village of La Grange Park prior to permit issuance (see contractor registration form).

Building Code Requirements –

- All work shall comply with current Village of La Grange Park codes and amendments and any applicable provisions of the State of Illinois adopted Energy Conservation Code.

Zoning Requirements –

- Garages shall comply with all applicable Village of La Grange Park Zoning Ordinances. In most residential areas, the following minimums apply:
 1. Front Yard Setback – not less than 75' from front lot line
 2. Side Yard Setback – 3' from the side lot line as measured from the eaves
 3. Rear Yard Setback – 5' from the rear lot line
 4. Maximum building lot coverage = 30% max interior lot; 35% max corner lots (includes any structure over thirty inches (30") in height as measured from grade
 5. Maximum impervious surface coverage = 50%
 6. Maximum garage square footage – 660 square feet
 7. Maximum Height – 16' (measured at mean)

Applicable Permit Fees – (subject to change without notice)

- Deposit - \$500.00 – paid at time of application - see reimbursement of fees agreement
- 1.75% construction costs - plus all applicable deposit, bond, tap and meter fee requirements
- Demolition - \$50.00

Required Inspections – (varies by project)

- Footing/foundation pre-pours
- Rough Framing (can be performed at final if no interior finishes are installed)
- Rough Electrical (can be performed at final inspection if no interior finishes are installed)
- Underground Electrical (must be performed prior to backfilling trench)
- Insulation (if applicable)
- Final

