



Village of Oak Lawn Building Department

9446 South Raymond Avenue, Oak Lawn IL 60453

Phone: 708-499-7800 Fax: 708-499-7823

Email: permits@oaklawn-il.gov

Garage Construction and Demolition Permit Submittal Requirements

Building permits are required for both the demolition of an existing garage and for the construction of a new garage. The following is required to be submitted with the building permit applications in order to obtain permits.

- Plat of survey showing placement of proposed garage (2 copies).
- Detailed plans showing proposed construction. (2 copies).
- Demolition permit fee -- \$50.00 + \$100.00 clean up bond, which is refundable once the site of the demolition is cleaned and inspected by the Village of Oak Lawn.
- Construction permit fee -- \$150.00.

Please note that the plan review process is a minimum of 1 week. Any contractor listed on the permit application is required to meet our license and insurance requirements prior to issuing any permits.

Should you require any additional information, please do not hesitate to contact the Building Department at 708-499-7802.

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**REGULATIONS GOVERNING GARAGE & ACCESSORY BUILDINGS
IN A SINGLE FAMILY ZONING AREA**

1. **WIDTH OR LENGTH:** Shall not exceed 35' (thirty-five feet) in total area nor exceed 840 square feet in area (24'x 35'). Vehicle door opening shall not exceed 8'(eight feet) in height; nor shall total height of building exceed 16'(sixteen feet) to the peak of the roof measured from the driveway apron. A limit of one (1) garage shall be constructed at a residentially zoned lot.
2. **ATTACHED AND DETACHED GARAGES:** A detached garage must be separated a minimum of 3' (three feet) from the principal residence, closer to the residence shall classify the proposed structure(s) as an attached building regardless of whether or not a physical attachment is contemplated. Attached garages shall be required to have a full concrete foundation extending 42" below grade. All attached and detached garages placed within 10'(ten feet) of the residence must be constructed in such a manner as to yield a 1-hour fire rating between the proposed garage and the residence. All openings between the vehicle room and other parts of the building shall be provided with doors and frames carrying 20 minute fire rating (or a 1 3/4 solid core door may be permitted). A metal covering of 22 gauge or heavier shall be applied to wood passage doors between garage and house where garage is located beneath habitable quarters. All attached garages must provide a 6" concrete curb or the garage floor must be 6" lower than dwelling floor.
3. **DISTANCE FROM LOT LINES:** Detached garages located in the rear yard must be located a minimum of 3' (three feet) from the side lot lines and 5' (five feet) from the rear lot lines and completely off any EASEMENTS. Garages or accessory buildings are not permitted to be built over septic tank field lines or sewer lines. No accessory building shall be located within 10'(ten feet) of its rear or side lot line where such line forms part of the front one-half of the side lot line of an adjacent lot. No accessory building shall be located within 15' (fifteen feet) of any street. **CHECK YOUR DEED OR PLAT OF SURVEY** to determine that you are not violating easement agreements in positioning your contemplated structure.
4. **LAND USE:** No building with its accessory building shall occupy in excess of 35% of the area of an interior lot nor in excess of 40% of the area of a corner lot. Additionally, a maximum of 50% impervious lot coverage is permitted
5. **GENERAL CONSTRUCTION:** Piers or posts are not permitted in lieu of foundations. Concrete floating slabs are permitted for detached garages or accessory building but only if placed on level undisturbed soil after all the sod has been removed. This type of foundation consists of a minimum 4" (four inch) slab thickened to 20" (twenty inches) for a width of 10" (ten inches) around the entire perimeter, including the door opening. Aprons are to be separated from the slab. A minimum of 4" (four inches) crushed stone, gravel, or sand well tamped is to be placed under the 4"(four inch) slab; wire mesh reinforcing is recommended.
6. **FOUNDATIONS - MASONRY- TRENCH FOOTING AND FOUNDATIONS:** Foundations for attached garages are to be the same as required for the residence. A trench footing is permitted and must be at least 8"(eight inch) in width and extend 42" (forty-two inches) below finished grade. Above grade the concrete foundation shall be exposed 4" (four inches). The trench shall be BELLED OUT to provide at least 16" (sixteen inch) footing width at bottom. The garage floor shall be a minimum 4" (four inches) concrete slab placed on a 4" (four inch) bed of thoroughly tamped gravel, sand, screens, or crushed rock. The soil shall be leveled; free from sod, grass, wood, debris, etc. and thoroughly compacted. Concrete reinforcing including welded wire mesh or fiber mesh will help confine the cracks to a hairline nature. Pitch the floor so that no water will stand or pool.
7. **FRAME CONSTRUCTION-DETACHED:** A.) Studs maximum spacing 24"on center. B.) Siding may be used without sheathing. C.) Corner post may be two 2"x 4"or 4"x 4". D.) Top plate may be single, provided rafters occur over studs plate at confer is lapped to provide tie. E.) Rafter ties at eaves should be not less than 2"x4" - 6'on center. F.) Corner bracing required; including 1/2" 4'x8' plywood sheathing or 1"x4" board cut diagonally into stud wall.

NOTE: This information is provided as a general guideline for the installation of most garages and accessory buildings; and is NOT to be construed as an all-encompassing summary of Village Building & Zoning Codes. Any questions or unique circumstances should be brought to the attention of the Building Department for decisions; requirements, determinations and orders.

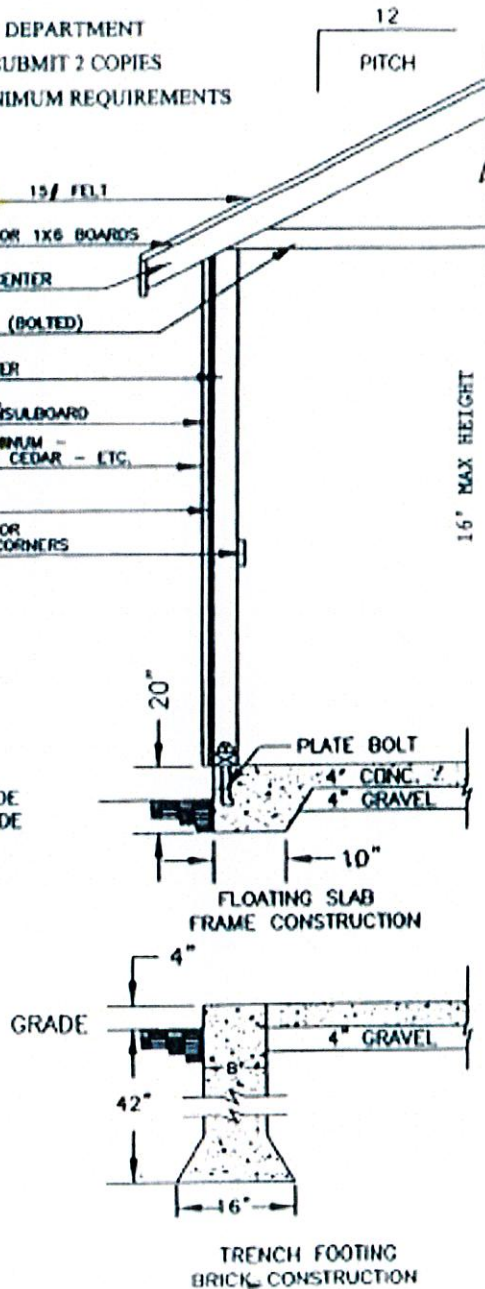
SHEDS: Shall comply with the aforementioned codes with the exception that a shed constructed at 100 square feet or smaller does not require a building permit.

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OAK LAWN BUILDING DEPARTMENT
 DETACHED GARAGE - SUBMIT 2 COPIES
 SAMPLE CROSS SECTION - MINIMUM REQUIREMENTS

| | | |
|--------|-----------------|---|
| 310 | ROOF COVERING | 245# SHINGLES 15# FELT |
| 307J | ROOF SHEATHING | 1/2 PLYWOOD OR 1X6 BOARDS |
| 307E | ROOF FRAMING | 2 X 6 24" ON CENTER |
| 315B1H | RAFTER TIES | 3 MINIMUM 2 X 6's (BOLTED) |
| 307F | FRAMING | 2 X 4 24" ON CENTER |
| 307H | WALL SHEATHING | 1/2 PLYWOOD, GYPSUM OR INSULBOARD |
| 309 | WALL FINISH | BRICK - ALUMINUM - HARDBOARD - CEDAR - ETC. |
| 307I | SHEATHING PAPER | |
| 315B | CORNER BRACING | LET IN 1X4's OR PLYWOOD AT CORNERS |

20" MINIMUM WITH 6" OR MORE ABOVE GRADE
 8" OR MORE BELOW GRADE



NAME: _____
 ADDRESS: _____