



Community Development Department
 4501 North 25th Avenue, Schiller Park, IL
 60176
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Garage, Detached (not connected to house)

- Permits:** Permits are required for new or rebuilt garages. Permits expire 6 months from the date of approval.
- Bonds and Fees:** Bonds are required whenever heavy equipment drives over public land. Plan review and inspection fees are required per the Village fee schedule.
- Contractors:** General and Electrical Contractors are required by the Village of Schiller Park. Attached garages require Design Professional Drawings.

Application: A building permit application and 2 copies of the following must be included:

1. Accurate plat of survey indicating: the dimensions and the location of the garage drawn in. Show the distance from the garage to the lot lines and to the other structures.
2. Building plans showing details of the proposed garage concrete footprint and slab.
3. Electrical details showing the location of the underground conduit entrance, fixtures, and the amperage and, if any, the number of branch circuits serving the garage and/or sub panels located in the garage.
4. A section drawing showing the foundation, slab, sill plate, wall system, top plates, rafters and roofing system. Show all sizes, spans, dimensions and on center spacing.

Zoning Requirements

1. A detached garage cannot be built on an empty lot (without a principal building).
2. The proposed garage and any sheds cannot occupy more than 50% of the required rear yard.
 - a. This is calculated by multiplying the yard width by the required yard width by the required yard depth, based upon zoning category. (See chart below). Please ask for assistance if needed
3. Sixteen (16) foot maximum height limitation.
4. A three (3) foot clearance between the principal building and a detached garage.
5. Three (3) foot setback from any accessory structure (such as a shed) to the garage.
6. Required minimum setbacks from the property line (based upon location zoning) must comply with the distances listed in the below chart.
7. **Downspouts cannot drain directly onto the adjoining property.**

District	Side	Rear	Corner Side	Minimum Placement
R-1	5'	50'	12'	5' side and 5' rear
R-2	3'	35'	10'	3' side and 3' rear
R-3	5'	10'	35'	5' side and 5' rear
R-4	5'	10'	25'	(Refer to Zoning Ordinance)

Inspections

1. Pre-pour: footing and slab – separately or combined. Electric in ground (conduit and depth of burial).
2. Framing/Final Electric
3. Building Wrap
4. Final Inspection

All inspections require a minimum of 24 hour notice. Call (847) 671-8555 to request inspection.

Minimum Construction Standards

1. Electrical

- a. A residential garage must have at least 1 exterior light fixture controlled by a motion detector or a switch at the entry swing door and a minimum of one electrical outlet. Additional receptacles are acceptable, but all receptacles must be GFCI protected except for dedicated receptacles serving freezers, refrigerators, or washing machines, etc.
- b. Branch circuit conductors running underground must be run in approved PVC conduit.

2. Masonry Foundation, Slab and Framing Standards:

- a. Perimeter footing shall be a minimum of 20 in. wide, 12 in. tall with 6in. below grad and 6 in. above grade.
- b. The garage slab shall be 4 in. thick minimum, over 4 in. of compacted stone.
- c. The concrete used shall be 4000 lbs compressive strength (at 28 days) or 6.1 bag mix and be air entrained. Heated garages shall also have a minimum of 6 mil poly moisture barrier over the stone/under the concrete.
- d. A treated sill plate shall be provided with 10 in. anchor bolts beginning no more than 2 in. from all ends and a maximum 6 ft. apart.
- e. Overhead door entrance for headers that are 9 feet or less shall be double 2x10 or larger, with 3 in. of bearing support at each end. For vehicle entry doors with spans over 9 to 16 ft. a composite flitch plate of 3/8 in. plywood sandwiched between 2 or 3- 2x12's with 4 in. of bearing support at each end. Any spans over 16 ft. must be designed and certified by a licensed structural engineer or laminate veneer lumber of 2- 2x14's.
- f. In addition to the vehicle entrances, there must be a minimum of 1 egress/swing doorway to the exterior.

3. Wood Frame Wall Construction:

- a. Studs spaced no more than 24 in. on center.
- b. Top plates shall be lapped at corners.
- c. All windows and entrance doors shall have approved headers. TYVEK or other approved polyolefin wall wrap is required with all door or window openings J wrapped and all vertical seams taped with waterproof tape.
- d. Structural sheathing, 1in. x 4in. let in corner braces or other approved braces are required at each corner and every 25 feet of wall length.

4. Wooden Roof Framing:

- a. Rood deck exterior grade 1/2" plywood, 7/16" OSB with "plywood clips" or 5/8th T&G or better.
- b. 2x6 Rafters or better (depending on overall dimensions/spans).
- c. 1X6 Collar ties at 4ft. o.c. at mid rafter span.
- d. 4/3 in. "Drip Edge" of sheathing.
- e. 60" of ice and water shield at all drip edges.
- f. Minimum 15 pounds felt over entire roof.
- g. Roofing shingles to be a minimum 240 pounds.
- h. Roof ventilation providing 1 sq. ft. of free ventilated area, for every 150 sq. ft. of garage area. A ridge vent is recommended. Soffit venting is recommended each 32".