



## CONTACT

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Building Department  
(815) 469-2177

## DETACHED GARAGES

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### OVERVIEW:

A permit is required for the construction of a detached garage. The current building permit fee is based on the cost of construction.

### APPLYING FOR THE PERMIT:

The property owner will need to submit the following information when applying for this permit:

- Complete and submit a building permit application.
- Submit a plat of survey indicating the proposed location of the garage, driveway, and proposed elevation of the foundation. Setbacks are important to identify not only from a zoning standpoint but also from engineering to ensure drainage swales are not encroached upon. Be sure to provide these dimensions on the plat of survey.
- Provide detailed drawings that clearly identify the size and proposed nature of the work. Drawings should be prepared by an Illinois State licensed Architect that shows the foundation/slab design, exterior wall framing sections, header, joists, sizes and spans, siding, windows, soffits, electrical outlets, lighting. Vinyl and plywood siding are not an approved material per Village Zoning Ordinance.
- Submit Developers approval and or Homeowners Association approval if applicable for your subdivision.
- Contractor registration is required prior to issuance of the permit
- **Required Inspections:** All concrete is subject to inspection prior to placement of the concrete. Rough framing, rough electrical, inspection if outlined on the plans and final building and electric.