



THE VILLAGE OF
OAK LAWN

**DEPARTMENT OF COMMUNITY DEVELOPMENT
AND GROWTH MANAGEMENT**

Divisions of: Engineering & Transportation
Planning, Building & Zoning
Property Maintenance, Health & Environmental Services

Garage Construction and Demolition 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 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 -- \$30.00 + \$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 -- \$125.00.
- 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.

DEM/mn



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REGULATIONS GOVERNING GARAGE & ACCESSORY BUILDINGS
SINGLE FAMILY ZONING AREAS

1. **WIDTH OR LENGTH:** Shall not exceed 35' (thirty-five feet) nor total area to exceed 840 square feet - (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 TOTAL of no more than one (1) garage shall be constructed on one residential zoned lot.

2. **ATTACHED AND DETACHED GARAGES:** By ordinance 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 vehicle room and other parts of the building shall be provided with doors and frames carrying 1 hour 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.

5. **GENERAL CONSTRUCTION:** Piers or posts 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 placed under the 4" (four inch) slab; wire mesh reinforcing is strongly recommended.

6. **FOUNDATIONS - MASONRY - TRENCH FOOTING AND FOUNDATIONS:** Foundations for attached garages are to be the same as required for the residence. If the soil will stand without crumbling a trench footing may be permitted. A trench footing 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. Welded wire mesh is always a good investment and will help confine the cracks to a hairline nature (6" x 6" - #8x#8 mesh, lap splices). 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 and plate at corner is lapped to provide tie. E.) Rafter ties at eaves should be not less than 2"x4" - 6' on center. F.) Corner bracing required, except where sheathing is used, may be applied on inside of studs.

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 Planning and Zoning Administrator for decisions, requirements, determinations and orders.



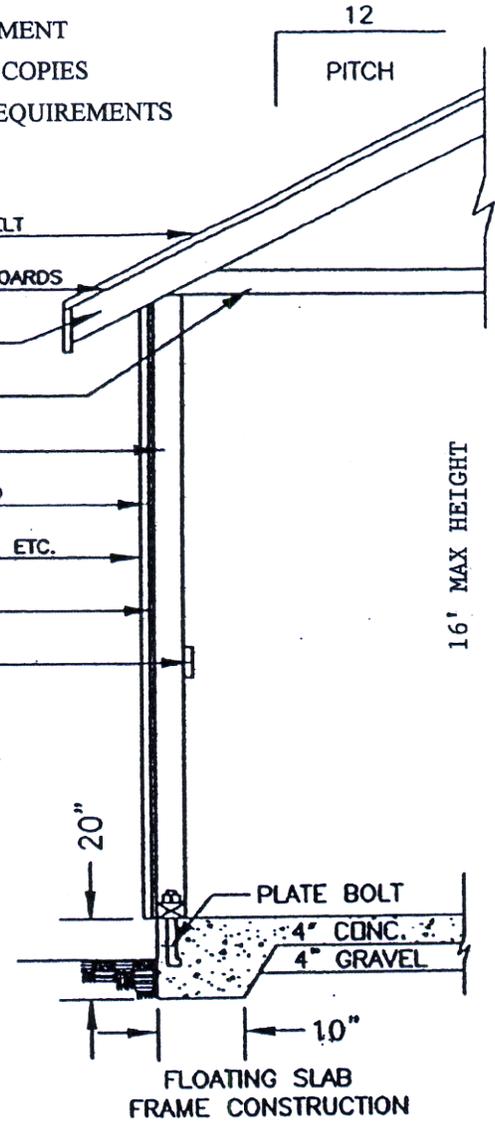
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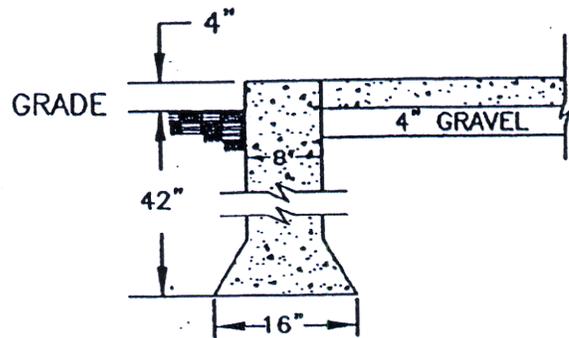
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OAK LAWN BUILDING DEPARTMENT
DETACHED GARAGE – SUBMIT 2 COPIES
SAMPLE CROSS SECTION – MINIMUM REQUIREMENTS

- 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



TRENCH FOOTING
BRICK CONSTRUCTION

NAME: _____

ADDRESS: _____