

# Evergreen Park Building Department

9418 S. KEDZIE AVENUE

EVERGREEN PARK, IL. 60805 - 2386

TELEPHONE: (708) 229-3335      FAX: (708) 229-3336

## GARAGE PERMIT REQUIREMENTS

For all demolitions of existing garages:

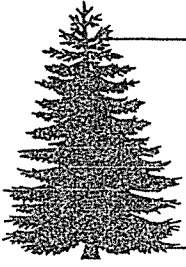
1. A Cook County EPA permit must be obtained and submitted with all applications.
2. A Rodent Control Certification must be submitted which shows "Baited" or "No Activity" listed on the certificate.
3. No permit which contains a demolition of an existing garage will be processed without the above required certificates.
4. The property tax P.I.N. number must be written on the application.

For all new garages:

1. Two sets of drawings. This plan must contain a drawing of the design or style of the garage, the length and width of the proposed garage, all framing details including elevation (height), and the size and location of all doors and windows. (These do NOT have to be stamped architectural plans).
2. Plat of Survey that shows the exact location of the new proposed garage highlighted.
3. Electrical permit application must be filled out and will be issued when the permit is processed.
4. The tax P.I.N. number for the property must be written on the application.
5. All contractors are required to be listed on the application and licensed in the Village before a permit will be issued.
6. Requirements for FOOTINGS – all must be 12" wide, 20" deep and on all four (4) sides of the garage slab. Two #4 bars are required in footings on all new foundation work.
7. Requirement - Roof tie-down/hurricane clips – See Section R802.11 Roof tie-down and R802.11.1.3 Rafter uplift resistance of the International Residential Code.

Fees:

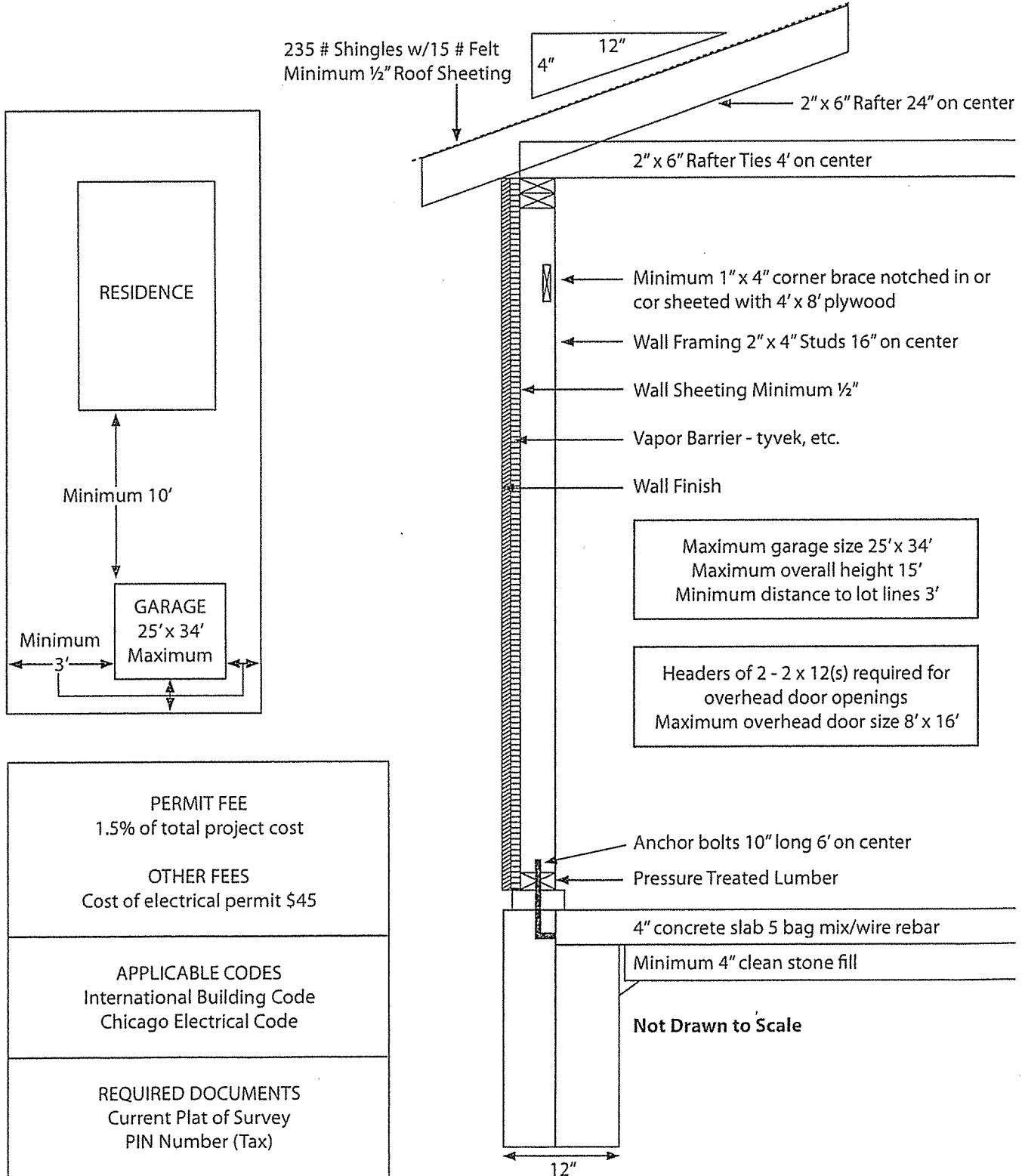
1. 1.5% of the estimated cost of the job. (Total cost of project must be listed on application).
2. \$50 electrical permit.
3. \$500 permit bond (Responsibility of the General Contractor).
4. \$50 for each inspection. (This amount is deducted from the permit bond and the money left from the bond will be refunded when the project is complete and all inspections are passed – including the final electrical inspection).

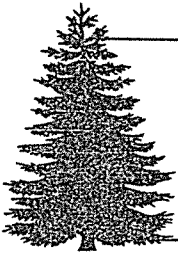


# VILLAGE OF EVERGREEN PARK BUILDING DEPARTMENT

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## MINIMUM STRUCTURE REQUIREMENTS - GARAGE





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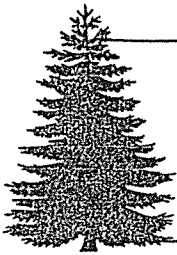
### MINIMUM STRUCTURE REQUIREMENTS - GARAGE

#### Sec. 5-301 Detached garages.

- a) **Zoning Code.** All garages must be located and constructed in compliance with the provisions of the Evergreen Park Zoning Code. The regulations in this division are in addition to any zoning regulations.
- b) **Maximum Size.** No detached garage can exceed 850 square feet in area.
- c) **Maximum Dimension.** No detached garage can exceed 34 feet in width or 25 feet in depth.
- d) **Door Height.** No garage door or opening can exceed 8 feet in height.
- e) **Garage Height.** No detached garage shall exceed 15 feet in height or the height of the main building on the zoning lot, whichever is lesser, but the height of the garage may be at least 12 feet in any event.
- f) **Location.** No detached garage shall be located closer than 10 feet to any structure. No detached garage shall be erected within 3 feet of any side yard or rear yard lot line, within 20 feet of any street right-of-way (except where access to the garage is from an alley), or in any manner that a portion of the garage extends past the front of the principal structure on the lot. A detached garage may be located closer than 10 feet to any structure if separated from such structure by construction providing fire resistance of not less than one hour.
- g) **Multiple Garages.** Only one detached or attached garage is permitted per zoning lot except that a residence with a one car attached garage can have a detached garage not exceeding 576 square feet in area.
- h) **Access.** All detached garages must have access from a public street or public alley.
- i) **Uses.** A detached garage can only be used for the storage of motor vehicles, boats, trailers and other personal property of persons actually residing on the property. Rental of garage space or storage of goods for persons not residing on the property is prohibited.
- j) **Construction Standards.** Floor construction shall be of portland cement concrete.

#### Sec. 5-301 Garages in multi-family residential districts.

- a) **Attached Garages.** All attached garages in multifamily residential districts shall comply with the provisions of Sec. 5-300. All attached garages shall be constructed of solid masonry materials.
- a) **Detached Garages.** All detached garages in multi-family residential districts shall comply with the provisions of Sec. 5-301 except that there is no maximum size or maximum width. All detached garages of greater than 816 square feet shall be constructed of solid masonry materials.



**VILLAGE OF EVERGREEN PARK  
BUILDING DEPARTMENT**

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**Office Use Only**

Permit #: \_\_\_\_\_

Date Issued: \_\_\_\_\_

All information below must be filled out by the General Contractor prior to submission (Please Print)

Project Address: \_\_\_\_\_ Property Owner's Name: \_\_\_\_\_  
 Applicant's Name: \_\_\_\_\_ Property Owner's Address: \_\_\_\_\_  
 Building Use: \_\_\_\_\_ Property Owner's Phone: \_\_\_\_\_  
 Real Estate Index # (PIN): \_\_\_\_\_ Construction Cost: \$ \_\_\_\_\_

Number of Stories: \_\_\_\_\_ Overall Height (in ft.) \_\_\_\_\_ Sq. Ft. of Project \_\_\_\_\_

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> Single "A" Family Residence | <input type="checkbox"/> Multi "B" Family Residence | <input type="checkbox"/> Garage                        | <input type="checkbox"/> Fire Sprinkler |
| <input type="checkbox"/> Fire Alarm System           | <input type="checkbox"/> Commercial Building "C"    | <input type="checkbox"/> Commercial Building Build Out | <input type="checkbox"/> Plumbing       |
| <input type="checkbox"/> Electrical                  | <input type="checkbox"/> Sign                       | <input type="checkbox"/> Mechanical                    | <input type="checkbox"/> Fence          |
| <input type="checkbox"/> Other: _____                |   |  |   |

Illinois Business Tax Regulation #: \_\_\_\_\_

**Structural Design List**

	License #		License #
Architect		Site Engineer	
Mechanical Engineer		Fire Alarm Design	
Sprinkler Design			

**Contractor List**

General		Mechanical	
Carpenter		Painting	
Concrete		Paving	
Drywall		Plumbing (building)	
Electrical		Plumbing (site)	
Excavation		Roofing	
Exterior Finish		Sewer (building)	
Fence		Sewer (site)	
Fire Alarm		Sprinkler	
Insulation		Steel Erector	
Masonry		Tile/Carpet	
Sign			

Issue Permit

More Information Required

Permit Denied

Date Completed: \_\_\_\_\_ Code Official: \_\_\_\_\_

I attest that all information is accurate and complete to the best of my knowledge.

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

Applicant's Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

# PERMIT CALCULATION SHEET

Permit Number: \_\_\_\_\_

ELECTRICAL PORTION		PLUMBING PORTION		PLAN REVIEW FEES		BOND FEES	
SERVICE UPGRADE	CHARGES	SINGLE FAMILY	CHARGES	Residential: No Charge	Commercial (<10,000 gross sq. ft.): \$250	Commercial (>10,000 gross sq. ft.): \$500	
100 Amp. Upgrade: \$50	\$ _____	Total Number of Fixtures _____	\$ _____				All Residential Rehabs: \$10,000
200 Amp. Upgrade: \$100	\$ _____	( \$100 Minimum)					All Commercial Remodels: \$10,000
400 Amp. Upgrade: \$200	\$ _____	New Building: \$100 for Basic Fixture. Count Fee (Includes 7 Fixtures) _____	\$ _____				All Commercial New Construction: \$20,000
600 Amp. Upgrade: \$300	\$ _____						All Commercial Electrical: \$5,000
800 Amp. Upgrade: \$400	\$ _____	New Alterations & Additions	\$ _____				All Commercial Plumbing: \$5,000
		Additional Fixtures Over 7 \$10 each _____	\$ _____				All Residential Electrical: \$500
<b>LIGHTING CIRCUITS AND OUTLETS</b>		<b>MULTI FAMILY</b>					All Residential Plumbing: \$500
<b>15 Amp. Circuit:</b>		Total Number of Fixtures _____	\$ _____				All Residential Electrical: \$500
2 wire: \$15 each	\$ _____	( \$150 Minimum)					All Residential Plumbing: \$500
3 wire: \$20 each	\$ _____	New Building: \$150 for Basic Fixture. Count Fee (Includes 7 Fixtures) _____	\$ _____				All Residential Plumbing: \$500
4 wire: \$35 each	\$ _____						All Residential Demos: \$500
<b>20 - 50 Amp. Circuits:</b>		New Alterations & Additions	\$ _____				All Residential Demos: \$1,000 (Garages \$500)
2 wire: \$30 each	\$ _____	Additional Fixtures Over 7 \$15 each _____	\$ _____				All Commercial Demos: \$5,000
3 wire: \$35 each	\$ _____						
<b>MOTORS</b>		<b>COMMERCIAL</b>					
First Motor: \$30	\$ _____	Total Number of Fixtures _____	\$ _____				
Each Additional: \$15	\$ _____	( \$250 Minimum)					
		New Building: \$250 for Basic Fixture. Count Fee (Includes 7 Fixtures) _____	\$ _____				
<b>MISCELLANEOUS:</b>		New Alterations & Additions	\$ _____				
Panel: \$50	\$ _____	Additional Fixtures Over 7 \$25 each _____	\$ _____				
Relocate Risers: \$50	\$ _____	Lawn Sprinkler Systems \$200	\$ _____				
Meter Changes: \$50	\$ _____	Back Flow Prevention Device Required - Verify or Install	\$ _____				
Change Fuses to Breakers: \$50	\$ _____						
<b>CARNIVALS</b>							
Outlets on Existing Circuits: \$5 each	\$ _____						
Low Voltage Systems: \$100	\$ _____						
Fire Alarm/Burglar Alarm Per System: \$200	\$ _____						
<b>Total of All Charges</b>	\$ _____	<b>Total of All Charges</b>	\$ _____	<b>Total of All Charges</b>	\$ _____	<b>Total of All Charges</b>	\$ _____

**EXISTING RESIDENTIAL BUILDINGS:**  
If the residential building is owner occupied, the amount of the bond shall be \$500 were the amount of the construction work being permitted is \$5,000 or more. For work less than \$5,000 the amount of the bond shall be \$250. An additional plumbing bond of \$500 and an additional electrical bond of \$500 may be required.

**NOTE:**  
The required inspection fees will be paid for with the original permit. If additional inspections are necessary, the remaining charges will be taken from the Cash Bond.

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_