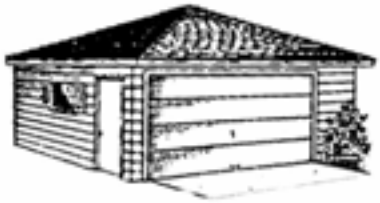
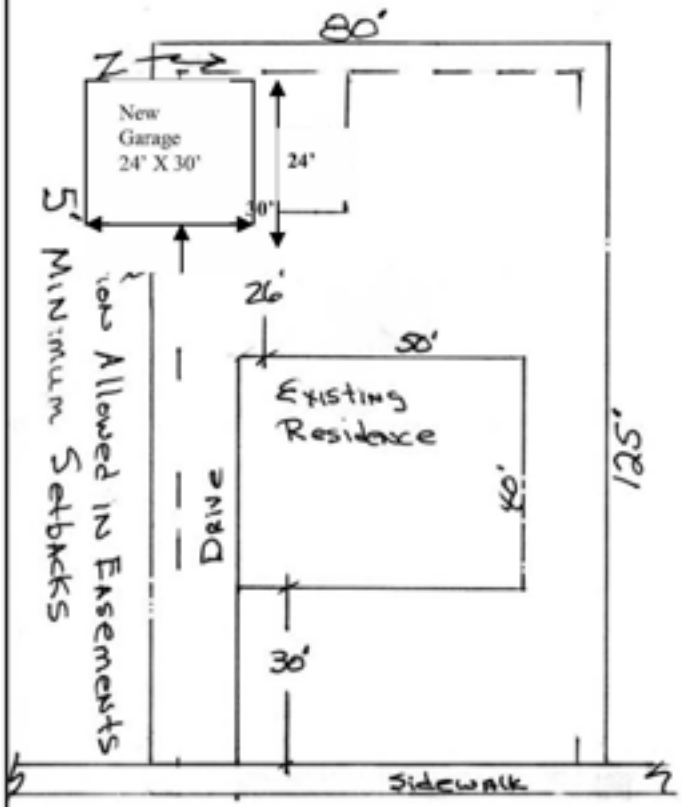
VILLAGE OF ORLAND PARK

DEPARTMENT OF DEVELOPMENT SERVICES PHONE (708) 403-5300
14700 S. RAVINIA AVENUE FAX (708) 403-6215
ORLAND PARK, IL 60462

GARAGE



- Plat of Survey required showing location and setbacks from property lines.
- Drawing of Garage required, specifying materials to be used for rafters, ceiling joists, stud walls, etc.
- Building, Zoning and Electrical permits are required.
- Separate demolition permit required if tearing down existing detached garage.
- Detached Garage can be no closer than 5 feet from side and rear lot lines, 10 feet from the house. Not allowed in any easements.
- Overall size of Detached Garage to be no larger than 720 square feet for two or three car garage and no wider than 30 feet, with a 24 foot maximum depth.
- Peak of roof - 13 feet for detached garage. Roof heights for attached garage should match house, with maximum of 25 feet high.
- Minimum slope for roof (detached garage) – 4/12.
- Only One Detached or Attached Garage allowed per Single Family Lot.
- Exterior finish must match exterior of home and be of weatherproof material.
- Walls – Minimum 2 x 4's, 16" O. C.
- Sheathing – Minimum ½" thick.
- Corner Bracing – ½" plywood at all corners or let-in bracing.
- Header size, overhead doors – Two 2 x 12"s with ¼" steel plate in between, as loading required.
- Footings – 20" wide, 10" deep & 42" below finished grade level for attached garage.
  8" wide, 18" deep and 12" below grade for detached garage.
- Slab thickness – 5" (6 bag mix), 4" if reinforced wire mesh is used.



Tomahawk Drive

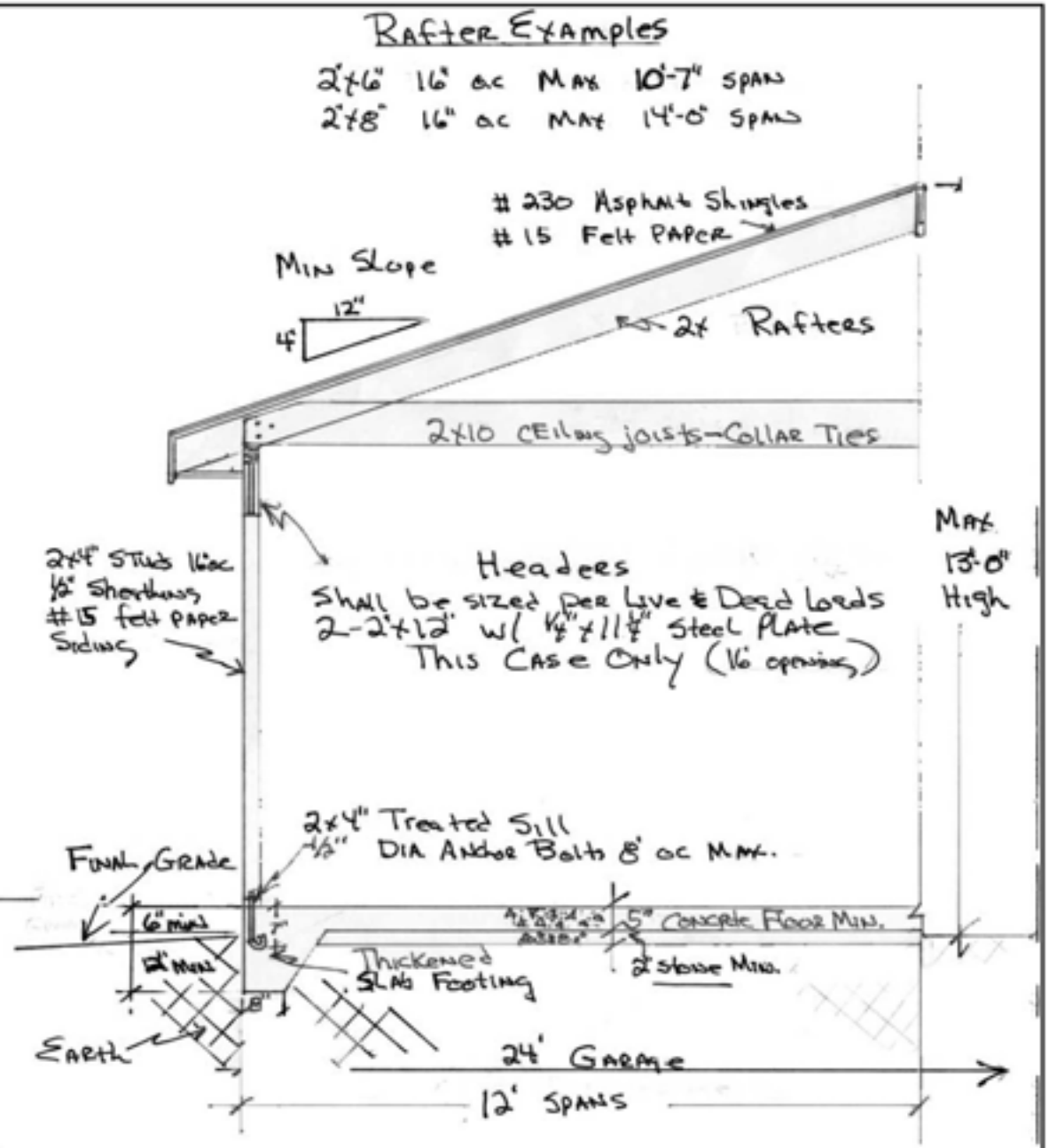
CL

Address _____

Owner _____

Describe Work _____

Sizes Dimensions _____



Detached Garage Examples Only

Frame Garage

by Rich

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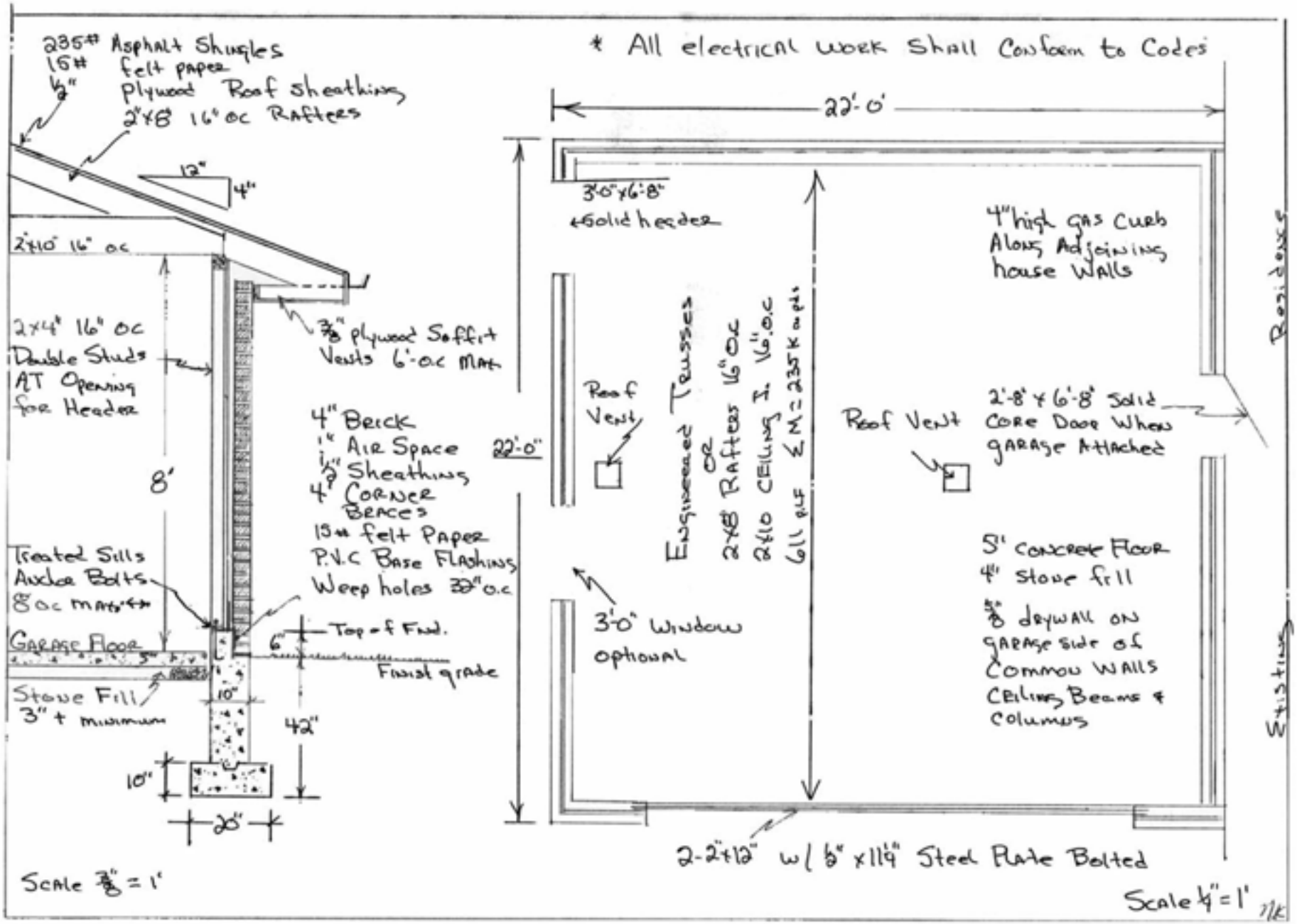

Brick Veneer Garage Illustration Attached or Detached

Example Only

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