

Required Inspections:

1. Foundation inspections prior to placement of concrete.
2. Trench for electrical branch circuit, twelve (12) inch depth.
3. Final inspection when completed.

Payment of the Following Fees is Necessary:

1. Permit Fee
 - A. Building—\$50.00
 - B. Electrical—\$65.00
 - C. Demolition (if required)—\$50.00
2. Installation Contractor Requirements:
 - A. Contractor's License Fee—\$55.00
 - B. \$10,000 License/Permit Bond to include Hold Harmless Clause naming the Village of Hillside.
 - C. Certificate of Insurance.

Should you have any questions,

please contact the

Building Services Department

BEFORE DIGGING

CALL

J.U.L.I.E.—1 –800-892-0123

NOTE:

All detached garage permits are issued pending the approval of the Zoning and Building Departments. Any project started before a permit is issued is subject to a fine of double the permit fee.

Village of Hillside

DETACHED GARAGE SPECIFICATIONS

Building Services Department

Village of Hillside

Building Services Department
425 Hillside Avenue
Hillside, IL 60162

Phone: 708-202-3434

Fax: 708-202-3432

www.hillside-il.org

Telephone: 708-202-3434

Detached Garage Specifications

When constructing a detached garage within the Village of Hillside, please address the following requirements.

Permit Application

Requirements/Submittal:

1. Application for Building and Electrical permit .
2. Copy of Plat of Survey: draw the location of the garage, include its size and distance from the side and rear lot lines.
3. Set of drawings: floor plan, side and front elevations and a wall section.
4. Copy of an approved Cook County Demolition Permit if demolishing an existing structure.



Zoning Requirements:

1. Location:
 - A. Detached garages are permitted in the rear and side yard.
 - B. Minimum Setback:
 1. Lot Lines
 - (a) Three (3) feet, side and rear yard only.
 - (b) Adjacent alley-three (3) feet from nearest line.
 2. Easements—unbuildable area.
 3. Minimum ten (10) feet from main structure.
2. Size: Twenty-four (24) by twenty-four (24) feet in area; all accessory structure's combined floor area shall not be greater than ten (10) percent of the lot.
3. Height: Fourteen (14) feet, measured at the highest point of the structure.

Building Requirements:

1. Foundation Requirements:
 - A. Concrete mix design: air entrained and 3500psi design strength.
 - B. Concrete slab: five (5) inch thick monolithic slab with integral perimeter 10"x12" footing. 6x6-#10x#10 W.W.F. in slab.
 - C. Fill: five (5) inches of compacted CA-6 or grade equivalent sub-base.
 - D. 1/2"x10" anchor bolts located a maximum of six (6) feet on

center and within 12" from corners and all openings.

2. Framing:
 - A. Single 2x4 treated sill plate.
 - B. 2x4 studs @ 16" on center.
 - C. Double 2x4 top plate.
 - D. Corner diagonal bracing.
 - E. Exterior wall sheathing with siding.
 - F. 2x6 rafters @ 24" on center.
 - G. 2x8 ridge board.
 - H. 2x4 collar ties, 48" on center.
 - I. 1/2" plywood CDX sheathing.
3. Roofing:
 - A. 15 lbs. felt paper.
 - B. 240 lbs. roof shingles.
 - C. Two (2) roof vents, minimum 1 to 300 area ratio.
4. Electrical:
 - A. One (1) GFCI receptacle outlet.
 - B. Two (2) wall switch controlled light outlets; the interior space and the exterior side of the service door.
5. Exits and Openings:

One (1) exterior 2'-8"x6'-8" door.

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