



# Detached Garages

## Requirements:

- A completed permit application.
- A site plan showing the following:
  - Size and proposed location of garage.
  - Distance from lot lines and all other structures.
- A detailed set of plans showing the following:
  - Size and spans of all building materials (wall/roof section).
  - Location of utilities, electrical, and lighting fixtures.
  - Comprehensive foundation or slab and details.

## Note:

- Computer generated plans by retail outlets may not provide the required information.

## General Guidelines:

- All Excavation Spoils to be hauled off site and disposed of in an approved manner, or as pre-approved on site by the Building Inspector.
- Garage shall not exceed 1 story or 15 ft. in height or cover more area than the particular zoning district may allow of the required rear yard.
- Garage shall not be closer than 10 ft. to the nearest projection of other structures including overhang.
- Garage shall not be located less than 5 ft. from a side or rear lot line or less than 30' from a front lot line.
- At time of completion, driveway shall be hard surfaced per code.

## Basic Required Inspections (see inspection schedule):

- Pre-pour – After footing is dug and framework is complete and prior to placement of any concrete.
- Rough Electrical – After electric is installed, prior to being covered when underground.
- Rough Framing
- Roof, Siding, and Final – Per inspection schedule and upon completion of all work.

## Permit Fees:

The fee for this permit is based on cost.

**If you have any questions, please contact  
The Village of East Dundee  
Building Department at (847) 426-2822.**

Individual subdivision covenants may have special requirements.

**CONTACT J.U.L.I.E.  
48 Hours Before You Dig!  
1-800-892-0123  
Excluding Saturdays, Sundays, and Holidays**