



Village of Mount Prospect

Community Development Department – Building Division

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DETACHED GARAGE SUPPLEMENT

COPY OF CONTRACT/PROPOSAL IS REQUIRED WITH THIS APPLICATION

Required Permit Submittal Information

- 4 complete sets of plans, including foundation, framing, siding, roofing, wall sections, and electrical information.
- 4 copies of plat survey, with the garage drawn to scale.
- 4 copies of the zoning checklist/worksheet

The electrical work must be done by a Village of Mount Prospect Licensed Electrician. If the homeowner can provide verification of adequate knowledge and experience, they may perform the electrical installation.

Permitted Garage Locations

Detached Garages (Sec. 14.306.)

The following required setbacks must be maintained:

- Lots which are greater than 55' in width - at least 5' from the rear and interior side property lines.
- Lots which are 55' in width or less - at least 3' from any interior side or rear lot lines.
- Detached garages must be at least 20' from the exterior side property line (25' in RX District).
- Detached garages cannot be constructed in any easement.
- Detached garages must be at least 10' from the principal structure (can be up to 3' from the principal structure if the garage is provided with 5/8" drywall on the interior walls and ceiling).

Other Requirements:

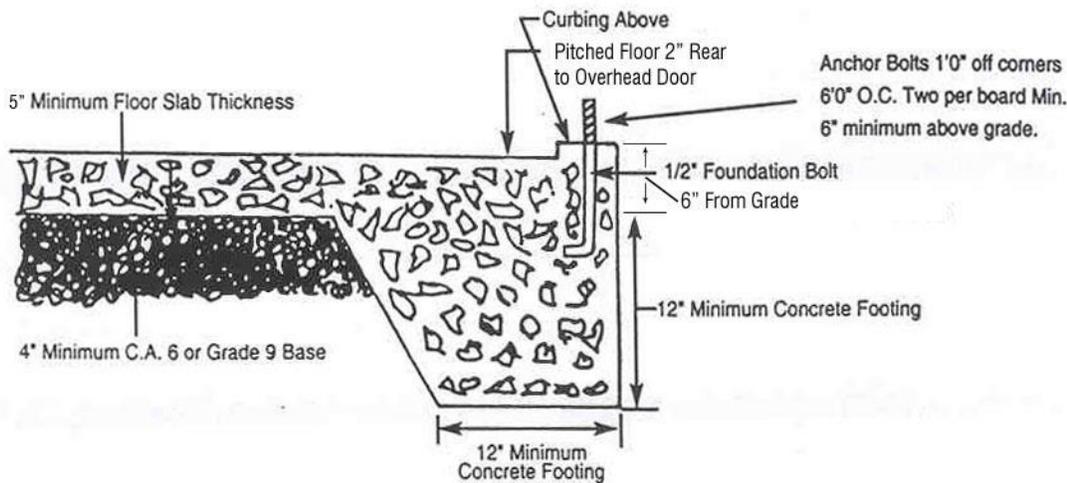
- Maximum height above grade is 12 feet (height is measured at midpoint of a gable or hip roof from grade).
- Maximum allowable size is 672 square feet.

CONSTRUCTION STANDARDS (Sec. 21.106.) code excerpt

Detached Garages

- Garage floors must be a minimum of 5" thick concrete, reinforced with #10 wire mesh, and installed on a minimum sub-base of 4" crushed stone. They must be constructed so as to provide a minimum 2" slope from the rear to the front.
- Footings must be not less than 12" in depth and width, and must extend around the entire perimeter of the slab for frame construction. Brick construction walls require a full foundation not less than 42" deep. All footings and sub-base must be placed on undisturbed, inorganic soil capable of bearing the designed loads.
- Roof sheathing of not less than 1/2" thick plywood or 1" thick nominal size tongue and groove sheathing.
- Floor drains are not allowed, unless connected to a triple basin interceptor.
- Sill plated connecting the walls to the floor must be bolted to the foundation and must be pressure treated to resist decay. Bolts must be not less than 1/2" in diameter and spaced at 6' centers and not more than 1' from each corner. Bolts must extend into the concrete 8" or more.
- Wall studs must be spaced at not more than 24" on center and securely fastened to the bottom plate. A double top plate is required and all wall studs and plates must be a minimum of 2" by 4". Doubling of studs is required at all corners and jambs of opening more than 3' in width. Each corner is to be wind-braced outward in 2 directions to a minimum of 4' from corner. Wind bracing must be either plywood sheathing or a minimum of 1" x 4" and notched into the studding.

- All roof rafters must be at least 2" x 6" and spaced not more than 16" o.c. Ridge board of a size not less than 2" x 6" is required. Ceiling ties of at least 2" x 6" spaced evenly with a minimum of three collar ties at more than 4' centers are required on all common after spans more than 12' in width and of a size not less than 2" x 6". Double 2" x 8" headers required over main doors 9' or less in width and double 2" x 12" headers on doors up to 17' in width for non-bearing walls. Bearing walls must be provided with headers designed to support the loads imposed. A service door of not less than 2'6" x 6'8" and at least one window with a minimum opening area of 5 square feet is required on all garages.
- Garages must contain a minimum of the following electrical equipment:
 - One GFCI protected receptacle
 - One ceiling or wall light fixture
 - One switch for light fixture.



ALL FRAMING MINIMUM 16 INCHES ON CENTER

