



BASIC REQUIREMENTS FOR GARAGES

These are only basic requirements. Other codes and regulations may apply to your structure.

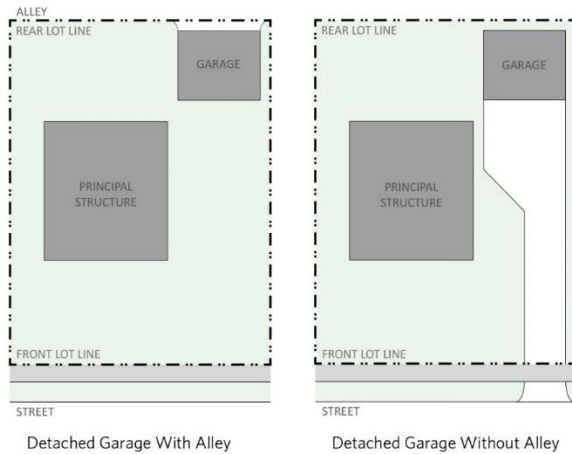
Need to submit:

1. Building permit application filled out completely, including cost of job (page 4).
2. Plat of survey showing:
 - a. All structures on the lot with all set back lines, easements, and dimensions indicated.
 - b. Dimensions from the proposed garage to the primary structure.
 - c. Dimensions from the proposed garage to any other existing structures.
 - d. Dimensions from the proposed garage to all property lines.
 - e. Any proposed or existing driveways and walkways.
 - f. Location of all easements.
 - g. Location of all utilities.
3. Two sets of construction plans, signed and sealed by an Illinois registered design professional. The plans shall include the following information:
 - a. Construction details for the walls including:
 - i. Stud size, stud spacing, and type of insulation
 - ii. Header sizes for door and window openings
 - iii. Type of wall sheathing
 - iv. Type of siding
 - b. Construction details for the roof including:
 - i. Rafter size, spacing, and span
 - ii. Size and span of hip rafters, valley rafters, and ridge board
 - iii. Thickness and type of roof sheathing with type of roof covering
 - iv. Ceiling joists size, spacing, and span
 - c. Construction details for the floor system.
 - d. Any proposed electric for the structure.
 - e. Construction details for the foundation.
 - f. Elevation of the structure including length, width, and height.
4. Completed Impervious Surface Worksheet (page 3).
5. A revised plat of survey of the property is required to be submitted to the building department after the footing/walls have been poured and prior to any wall construction.

Note for applicant: Contact your Homeowner's Association before you begin work. The Village of Oswego has no authority to enforce the covenants or adopted rules of your Homeowner's Association.

Location and Design Requirements:

1. Detached garages are allowed in the rear yard only. Where an alley exists adjacent to the side or rear lot line, all motor vehicle access to a garage must occur through the alley.



2. A maximum of one detached and one attached garage is allowed per zoning district; the cumulative square footage of the garage(s) must adhere to the table below.
3. The height of the garage must adhere to the table below. Building height is measured from the grade at the front building line to the average point between the eaves and the ridge for a building with a hip, gable, or gambrel roof; to the highest point of a flat roof; and to the deck line for a building with a mansard roof.

Table 9.03.3 Garage Size and Height

Dwelling Type	Lot Area	Maximum Garage Area	Maximum Garage Height
Single-Unit Dwelling	21,779 sf or less	720 sf	15 ft
	21,780 to 43,560 sf	960 sf	20 ft
	43,561 sf or greater	1,200 sf	25 ft
Two-Unit Dwelling Townhome Dwelling Multiple-Unit Dwelling	N/A	480 sf per dwelling unit	15 ft



IMPERVIOUS SURFACE WORKSHEET
INCLUDE WITH PERMIT APPLICATION

Residential lots have a maximum impervious surface coverage requirement. “Impervious Surface” refers to surfaces that alter the natural course or rate of absorption of stormwater, and may include, but is not limited to, principal structures, accessory structures, decks, walkways, paved parking lots, and paved driveways.

To assist staff in calculating the impervious surface of your property, please provide the below information with your permit application:

Impervious Surface Type	Impervious Surface Area (sq ft)	
	Existing	Proposed
Building Footprint (including attached garage)		
Driveway		
Walkways		
Decks, Porches, Patios		
Swimming Pools, Hot Tubs		
Detached accessory structures (sheds, gazebos, garages)		
Other		
TOTAL		



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 Website: <http://www.oswego-il.org>
 Building & Zoning Email: BZinfo@Oswegoil.org

RECEIVED _____
 ENTERED _____
 APPROVED _____
 CONTRACTOR REG. _____
 COMPLETE _____

Building Permit Application

Permit No. _____

CUSTOMER/OWNER INFORMATION	Name _____ Project Address _____ Sub-division _____ Lot No. _____ Phone No. _____ Email _____
CONTRACTOR INFORMATION	Name _____ Address _____ City _____ State _____ Zip _____ Phone No. _____ Email _____ Field Contact Name _____ Phone No. _____

Approximate Construction Cost (Including Labor): \$ _____
 All permit applications require supplementary documents for each permit request

EXISTING & NEW STRUCTURE REQUESTS	<input type="checkbox"/> Re-roof <input type="checkbox"/> Siding <input type="checkbox"/> Replacement Windows <input type="checkbox"/> Replacement Doors <input type="checkbox"/> Deck <input type="checkbox"/> Patio/Side Walks <input type="checkbox"/> Driveway <input type="checkbox"/> Radon Mitigation <input type="checkbox"/> Solar <input type="checkbox"/> Fence <input type="checkbox"/> Shed <input type="checkbox"/> Pergola <input type="checkbox"/> Hot Tub <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Above <input type="checkbox"/> Inground <input type="checkbox"/> Temporary <input type="checkbox"/> HVAC <input type="checkbox"/> Water Heater <input type="checkbox"/> Plumbing Work <input type="checkbox"/> Electrical Work <input type="checkbox"/> Additions <input type="checkbox"/> Basement/Remodel • Location _____ <input type="checkbox"/> Lawn Irrigation <input type="checkbox"/> Garage <input type="checkbox"/> Other _____	CHICKEN COOP & TENT	<input type="checkbox"/> Chicken Coop <input type="checkbox"/> Tent
COMMERCIAL & NEW HOME REQUESTS	<input type="checkbox"/> Single Family Residence <input type="checkbox"/> Senior Housing <input type="checkbox"/> Two Family Residence (Duplex) <input type="checkbox"/> Senior Housing <input type="checkbox"/> Multi-Family Residence • (No. Units _____) <input type="checkbox"/> Senior Housing <input type="checkbox"/> Demolition <input type="checkbox"/> Commercial/Industrial Building (NEW) <input type="checkbox"/> Commercial/Industrial Remodeling (Build outs) <input type="checkbox"/> Fire Protection: <input type="checkbox"/> Sprinkler <input type="checkbox"/> Alarm <input type="checkbox"/> Ansul <input type="checkbox"/> Storm Water Connection <input type="checkbox"/> Right of Way	Square Footage of All Areas	1st Floor _____ 2nd Floor _____ 3rd Floor _____ Add. Floors _____ Basement _____ Crawlspace _____ Garage _____ Porch _____ Deck/Patio _____ Outdoor Seat. _____ Outdoor Storage _____ Total _____
	<u>New Residential Only</u> No. of Bedrooms _____ No. of Baths _____	<u>New Construction Only</u> No. of Tenant Spaces _____ No. & Sizes of Water Connect _____ _____	

Certificate:

I HEREBY CERTIFY THE ABOVE STATEMENTS TO BE CORRECT

The applicant agrees to conform to all applicable Federal, State, and Local laws of this jurisdiction. They also agree that all work performed under this permit will be in accordance with plans and specifications accompanying this application, except for changes as may be required by the adopted Building Code and inspection officials.

Applicant's Signature _____

Date _____

Permit Approved By: _____ Date: _____