



Village of Round Lake Community Development

442 N. Cedar Lake Road, Round Lake, IL 60073

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www.eroundlake.com

DETACHED GARAGE REQUIREMENTS

PERMIT APPLICATION CHECKLIST

- Complete and sign Building Permit Application.
- Provide plat of survey showing size and location of the garage with respect to the property lines and any buildings on the site.
- Provide detailed drawings of the garage showing foundation/slab, framing, electrical and driveway plans.
- Provide materials list showing materials to be used in construction.
- Copy of contract including scope of work from contractor (if applicable).
- Call JULIE at 1-800-892-0123 for location of utilities prior to digging.
- Provide a copy of electrician's license.
- Homeowner's Association approval letter (if applicable).

Permit applications will NOT be accepted without all of the above requirements.

PERMIT FEES

The permit fee is \$90.00 Residential, \$105 Commercial.

Please refer to the Village of Round Lake Municipal Code 20.56.010.

BOND REQUIREMENTS

A \$250.00 refundable cash bond is required.

PERMIT GUIDELINES

- Concrete foundation and floor required.
- Maximum size of detached garage is 720 square feet.
- A landing and exterior lighting is required outside of service door.
- If garage is going to be heated or cooled than it must be constructed to meet 2015 IECC building envelope requirements (must be constructed like an addition).
- At least one receptacle outlet required. All receptacle outlets shall have ground-fault circuit-interruption protection. Exception: Receptacles installed in the ceiling intended for garage door openers.

SETBACK REQUIREMENTS:

- The garage shall be set back ten feet (10') from the rear lot line (not allowed in any easement).
- The garage shall maintain the same side yard setback as is required for the principle structure located on the zoning lot.
- No part of the detached garage shall be located closer than the ten feet (10') to the principle structure.
- No detached garage shall be constructed or occupied on any lot prior to the completion of the principle structure to which it is accessory.
- Ultimate location of garage depends on setback lines shown on plat of survey.

REQUIRED INSPECTIONS:

1. Location.
2. Footing/slab pre-pour.
3. Rough framing & electrical.
4. Final building & electrical.