

# VILLAGE OF ORLAND PARK

DEPARTMENT OF DEVELOPMENT SERVICES

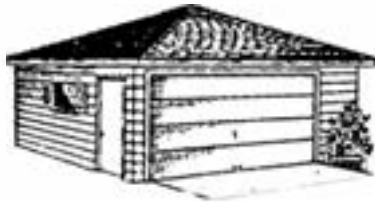
PHONE (708) 403-5300

14700 S. RAVINIA AVENUE

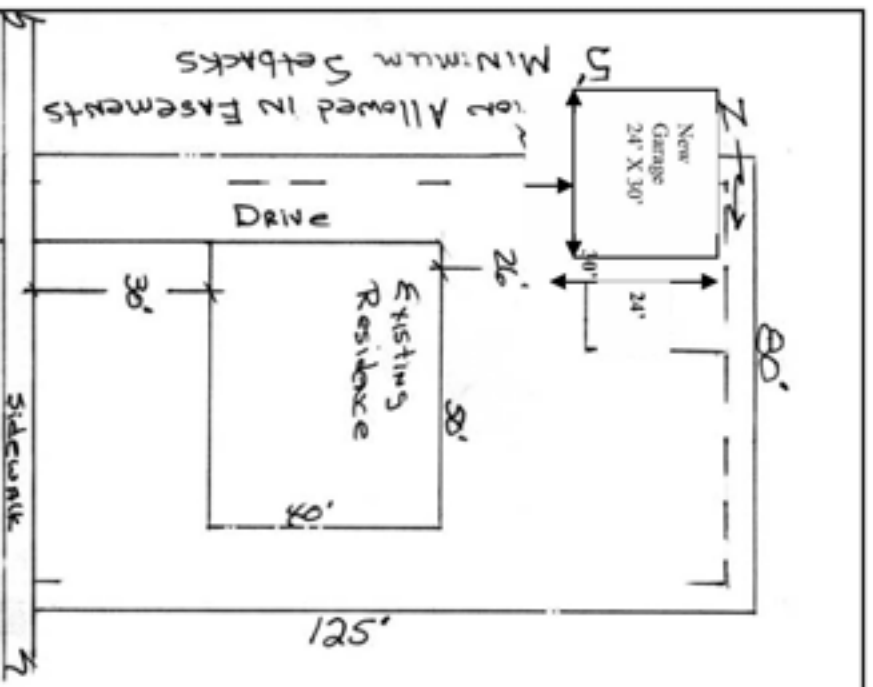
ORLAND PARK, IL 60462

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## GARAGE



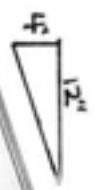
- \* Plat of Survey required showing location and setbacks from property lines.
- \* Drawing of Garage required, specifying materials to be used for rafters, ceiling joists, stud walls, etc.
- \* Building, Zoning and Electrical permits are required.
- \* Separate demolition permit required if tearing down existing detached garage.
- \* Detached Garage can be no closer than 5 feet from side and rear lot lines. 10 feet from the house. Not allowed in any easements.
- \* Overall size of Detached Garage to be no larger than 720 square feet for two or three car garage and no wider than 30 feet, with a 24 foot maximum depth.
- \* Peak of roof - 13 feet for detached garage. Roof heights for attached garage should match house, with maximum of 25 feet high.
- \* Minimum slope for roof (detached garage) - 4/12.
- \* Only One Detached or Attached Garage allowed per Single Family Lot.
- \* Exterior finish must match exterior of home and be of weatherproof material.
- \* Walls - Minimum 2 x 4's, 16" O. C.
- \* Sheathing - Minimum ½" thick.
- \* Corner Bracing - ½" plywood at all corners or let-in bracing.
- \* Header size, overhead doors - Two 2 x 12"s with ¼" steel plate in between, as loading required.
- \* Footings - 20" wide, 10" deep & 42" below finished grade level for attached garage.  
8" wide, 18" deep and 12" below grade for detached garage.
- \* Slab thickness - 5" (6 bag mix), 4" if reinforced wire mesh is used.



Rafter Examples

2x6 @ 16" oc Max 10-7" spans  
 2x8 @ 16" oc Max 14'-0" spans

#230 Asphalt Shingles  
 #15 Felt Paper



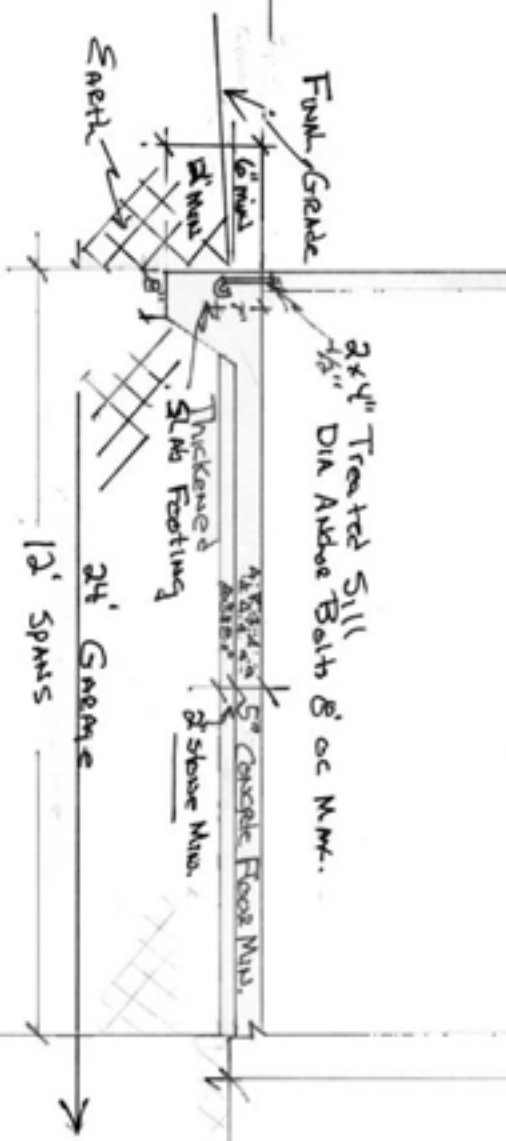
Min Slope

2x10 Rafters  
 2x10 Ceiling Joists - Collar Ties

2x4' Struss like  
 1/2" Shear studs,  
 #15 felt paper  
 Siding

Headers  
 Shall be sized per live & Dead loads  
 2-2x12' w/ 1/2" x 1 1/4" steel plate  
 This case only (16' opening)

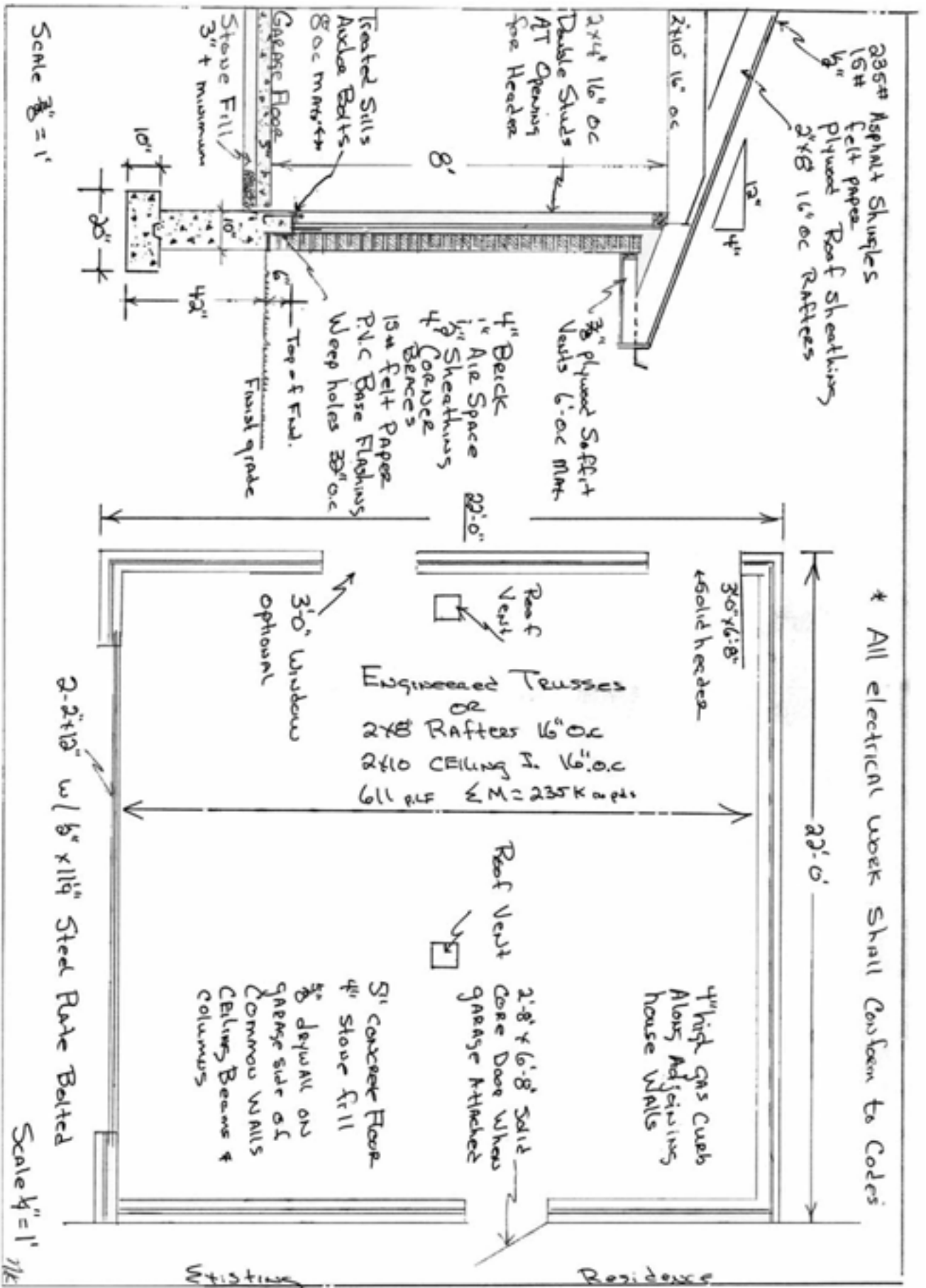
Max  
 13'-0"  
 High



Detached Garage

Examples Only  
 Frame Garage  
 by Mark

CL Tomahawk Drive  
 Address \_\_\_\_\_  
 Owner \_\_\_\_\_  
 Describe Work \_\_\_\_\_  
 Sizes Dimensions \_\_\_\_\_



Scale 3/8" = 1'

Scale 1/4" = 1'

Brick Veneer Garage Illustration Attached or Detached Example Only