



600 Harvest Gate
Lake in the Hills, IL 60156

(847) 960-7440
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www.lith.org

DETACHED GARAGE PROCEDURES

PLEASE NOTE: Before you go to any expense for plans, etc., we recommend you bring a copy of your “Plat of Survey” in, and indicate what you would like to do. We’ll be glad to help you determine setbacks and answer other questions you may have regarding your proposed detached garage.

1. Submit a completed application.
2. Submit a copy of your “Plat of Survey” showing the location of the proposed garage. **(The survey must show all existing structures/projects on the property)**
3. Submit a complete set of construction drawings for the proposed garage including new driveway location, all electrical work and overhead electrical service location, if applicable.
4. Submit a copy of your builder’s proposal showing all details.
5. Please allow approximately 5 days after submitting your application, survey and specifications for the review process before the permit will be issued.
6. Your contractor must be licensed by the Village before your permit will be issued.
7. **A FINAL INSPECTION IS REQUIRED FOR YOUR GARAGE PERMIT.**
A garage permit is a 6 month permit and will expire at the end of that time. An approved final inspection of the garage and driveway must be obtained within the 6 month period.

SPECIFICATIONS

8. An accessory building may not be located nearer to any interior lot line than that permitted for the main building. However, when an accessory building is located in the rear yard, it may then be located within 4 feet of the interior lot line, but no nearer than 5 feet of the rear lot line. **In no case may the accessory building encroach onto any easement. (Zoning – Section 13.2-1A)**

9. No accessory building shall be located on a reversed corner lot beyond the front yard required on the adjacent lot to the rear, nor be located nearer than 6 feet to the side lot line of the adjacent building on the lot to the rear. (Zoning – Section 13.2-1B)
10. Accessory buildings may not be erected in front of the main building on a zoning lot. (Zoning – Section 13.2-1C)
11. A detached garage may not exceed **624 sq. ft.** The detached garage can not be more than 16 feet in height (Zoning – Sections 13.3-1, 13.3-2)
- 12. A paved driveway, minimum 12 feet wide, must be installed to the detached garage at the time the garage is built. The driveway will be inspected the same time as the final inspection for the garage.** (Municipal Code, Chapter 24.09)
13. Garage must be completely finished, including painted, before calling for your final inspection.

CAUTION: Contact J.U.L.I.E. 48 hours before you dig. 800-892-0123

CONSTRUCTION HOURS MONDAY THROUGH SATURDAY – 7:30 AM TO 8:00 PM
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Cash, checks payable to Village of Lake in the Hills or credit cards (Master Card, American Express or Discover) are accepted.

HOMEOWNER IS RESPONSIBLE FOR THIS PERMIT IN ITS ENTIRETY. HOMEOWNER TAKES FULL RESPONSIBILITY FOR DAMAGES INCURRED DURING CONSTRUCTION. THIS INCLUDES DAMAGE TO THE PUBLIC RIGHT-OF-WAY, INCLUDING STREETS, CURBS, SIDEWALKS, DRIVEWAYS AND TREES.