



Village of Berkeley

5819 Electric Avenue, Berkeley, Illinois 60163

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DETACHED GARAGE

*Please note this information is guideline and informative only. Additional information may be needed, certain lots will have differing requirements.

- Provide legal plat of survey clearly indicating location of garage.
- Maximum impervious surface coverage is 4,500 s.f.
- Maximum coverage is 50% of rear yard area.
- Minimum setbacks are 5' to rear lot line and 3' to side lot lines.
- Maximum height is 15'.
- Maximum wall height is 9'.
- Maximum building coverage is 30% of lot area.
- Maximum square footage is 700 s.f.
- Minimum distance to principal structure is 10'.
- Provide full wall detail continuous from foundation up through roof indicating all proposed materials including but not limited to: treated sill plate, anchor bolts, foundation, framing, headers and finish materials.
- Provide electrical layout indicating conduit sizes/materials, light and GFCI locations.
- Garage requires underground-rough electric, final building and final electric inspections.
- The Village requires a \$1,000 cash bond to be posted for construction of new garages. When the work is complete and a final inspection is performed that confirms no damage to the public way, the cash bond will be refunded.

Contact Village to schedule inspections or for specific questions regarding processes.

Inspections are completed on Monday/Wednesday/Friday between 8am-12pm. Individuals are not required to be on site for inspection as long as garage is accessible. Please have permit displayed in front window or at door and leave approved plans on site.