



Village of Itasca
Community Development Department
550 W. Irving Park Rd. Itasca, IL 60143
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www.itasca.com

DETACHED AND ATTACHED GARAGES

ZONING REQUIREMENTS

- R-1 864 SF Maximum
- R-2 792 SF Maximum
- R-3 720 SF Maximum

SUBMITALS

- Four (4) copies of drawings showing building layout, elevations, sections, and any needed details per the attached sketch
- Four (4) copies of the Plat of Survey including location, dimensions, and distances to property lines with all required property setbacks
- Detached garages are to be within required rear and side yard setbacks and must be a minimum of 5' off rear and side yard lot lines, but not within any utility or drainage easements. Corner lots with side yard abutting streets minimum width of setback 30'
- Detached garage concrete floor: 5" minimum thickness with 6x6x10 wire mesh on minimum of 4" stone base, with a minimum of a 6 bag concrete mix. Expansion joint necessary between garage floor and apron or any existing concrete. All attached garages need a minimum 42" deep footing with foundation walls below grade, and 6' above grade. 5/8" fire code GYP. board against house wall adjacent to the garage.
- Side walls to be a minimum 8' in height, maximum height of building 18' above grade to top of building roof ridge line
- Provide minimum one 2'-8"x6'-8" door and one operable window.
- Roofing material: 240 lb. shingles on 15 lb. felt paper, using roofing nails, not staples
- Garage Door Headers: All 16' and 18' doors headers shall have 1/4"x11"x16'-2" or 18'-2" steel plate bolted between 2- 2x12 header. Any larger openings must be approved with the Building Department.
- Garage Electric: All switches, outlets, and lights must be G.F.I. protected. No overhead wiring allowed, all wiring to be run underground. Minimum one outlet, one switch, and one light.

SPECIFICATIONS

- Minimum 2x6 rafters, maximum 16" on center
- Minimum 2x8 hip & ridge rafters
- Minimum 2x4 studs at 16" on center
- 2x6 wall ties 4' on center bolted to (collar ties) 4' on center
- Single 2x4 pressure treated sill plates or any wood in contact with concrete
- 4" gas curb against the dwelling unit side of attached garages, Itasca Ord. 1464-08, 150.21, R309.3
- Double upper plate lapped and laced
- Tie from front to back perpendicular to the wall ties
- Wall sheathing 1/2" plywood minimum
- Plywood corners if used will be 1/2" minimum
- Roof sheathing 5/8" CDX plywood minimum
- Bolt sill plates with 1/2" bolts 4' on center
- Provide 15 lb. felt of breathable type vapor barrier under exterior finish

REQUIRED INSPECTIONS

1. Floor slab pre-pour
2. Rough Framing (if needed)
3. Insulation (if needed)
4. Drywall (if needed)
5. Rough Electric
6. Final

HEIGHT OF BUILDING FROM GRADE TO PEAK ----- X

RIDGE BOARD --- X ---
COLLAR TIE SIZE --- X ---
e ----- DC

PITCH

ROOF SHEATHING
--- X --- X ---

RAFTER SIZE --- X --- e --- D.C.
JOIST / RAFTER TIE SIZE --- X --- e --- D.C.

DISTANCE OF OVERHANG -----

WALL STUDS --- X --- e --- D.C.

INTERIOR FINISH? -----

INSULATION? -----

WILL STRUCTURE BE HEATED? -----

WILL ELECTRIC BE INSTALLED? -----

WALL SHEATHING
--- X --- X ---

SIDING -----

MIN 6"

GRADE

MIN 12"

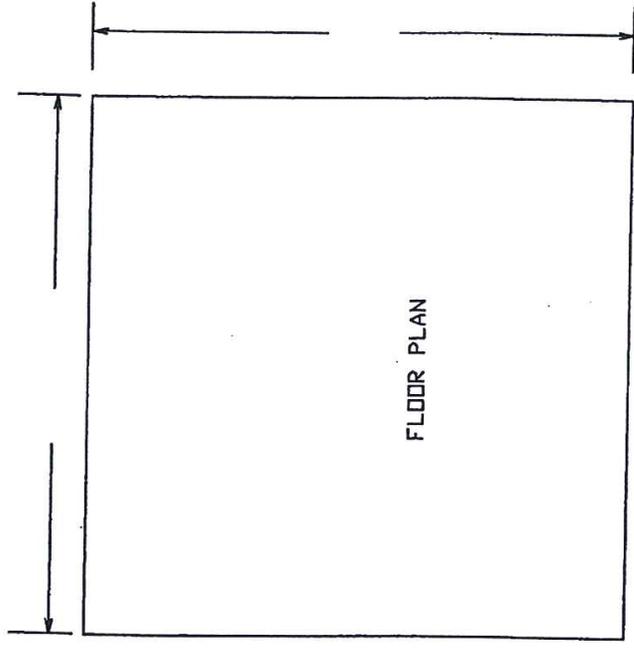
MIN 12"

ANCHOR BOLTS:
7 to 12' FROM CORNERS
AND MAX 4 FT APART

TREATED BOTTOM PLATE

GRADE BEAM FOUNDATION
1-#5 or 2-#4 re-bar in middle
1/3 of grade beam

MIN 5" CONCRETE REINFORCED W/
6 X 6 X #10 WOVEN WIRE MESH OVER
MIN 4" COMPACTED GRANULAR FILL



FLOOR PLAN

INDICATE THE FOLLOWING ON FLOOR PLAN ABOVE
1) dimension (L X W)
2) location and size of windows and doors
3) joist, truss, rafter, tie directions
4) length and size of all headers
a) at service door
b) at overhead door
c) at windows