



Village of Midlothian Building Department

14801 S. Pulaski Road, Midlothian, IL 60445
P: (708) 385-8642 F: (708) 389-0255

buildingdepartment@villageofmidlothian.org

DETACHED GARAGE PERMIT REQUIREMENTS:

- If this is a replacement garage, please complete a demolition permit.
- Submit a completed permit application. Missing information may delay permit approval.
- Submit professional drawings.
 - Details of garage: construction, size, materials, electrical, etc (see attached diagram for additional help in providing required details).
 - Maximum size is 864 sq. ft. except in the Special Flood Hazard Area (SFHA). Size is then restricted to 600 sq. ft. and additional restrictions apply. See the Bldg. Dept.
 - Maximum height is 14 feet.
- Submit a recent Plat of Survey with garage location marked on survey (show all setbacks). Please refer to “Lot Definitions 2021” on the village website.
- Garage setbacks:
 - Side lot line – garage shall be a minimum of one (1) foot from side lot line (measured at the eave)
 - Rear lot line – garage shall be a minimum of five (5) feet from rear lot line (measured at the eave)
 - Other buildings – garage must be a minimum of ten (10) feet from the principal structure and minimum of five (5) feet from all other buildings on the zoning lot or abutting properties (measured at the eave).
 - No garage allowed in easements.
- **INSPECTIONS:** The owner, applicant or contractor is required to call the Building Department a minimum of 24 hours (one business day) in advance for the following inspections. Inspections are only performed M-F during regular working hours. Three (3) inspections are required.
 - Pre-pour slab
 - Underground electric
 - Final building
- All inspections shall be completed before the permit expiration date.

It is understood that approval of plans submitted to the Building Department for review is a conditional approval only and construction shall be subject to compliance with Village of Midlothian Ordinances.

It is further understood that, in the event of conflict between the approved plans and provisions of the ordinances, the ordinance shall be the final authority.

Signature: _____ **Date:** _____

Print: _____

