



Town of Cicero Building Department

DETACHED GARAGE

1. Permit Procedure

All applicants must submit a completed permit application, including the estimated cost of construction. If a contractor will be constructing the garage, the contractor must be licensed and bonded and insured with the Town of Cicero. The garage shall be built in accordance with International Residential Code 2009 (IRC 2009), with local amendments, as adopted by the Town of Cicero. The submittal must include two (2) copies of your plat of survey indicating the size and location of the garage with dimensions from the property lines. Two (2) copies of a detailed framing plan must also be included and should contain the following:

- If the new garage is replacing an existing garage, a demolition permit issued by the Cook County Department of Environment Control must be submitted. Additional information can be found at: <http://www.cookcountyil.gov/service/demolition-permitting>
 - Asbestos and Demolition Policy (outlines the required steps and forms).
 - Environmental Control Residential Demolition Application.
 - Town of Cicero Rodent Control Department: Application for inspection of property.
 - State of Illinois Asbestos Abatement/Demolition Notification Application (4 or more units).
- Completed drawings of proposed garage including size and quantity of materials being used.
- The proposed location of the garage must be staked out for the application inspection.
- An Electrical Contractor that is licensed and bonded with the Town of Cicero, will be required at the time of submittal. Electrician is responsible for an electrician letter on letterhead that all electrical is disconnected. All new electrical must be fed from underground.
- If you belong to a Homeowners Association, a letter of permission is required to be submitted along with the permit application.

2. Zoning Requirements

- TN Single Family District:
 - Lot area must have a minimum lot area of 3,500 square feet for a "standard lot".
 - Lot width must be no less than 25 feet at the buildable area.
 - Lot coverage:

- Interior Lot: no building, including garage, shall occupy more than 50% of lot area.
- Corner Lot: no building, including garage, shall occupy more than 65% of lot area.
- Side Yard Setbacks:
 - Two side yard setbacks having a combined width of not less than 6 feet.
 - Neither side yard shall be less than 3 feet in width.
 - Exception: 25 foot wide lot: side yard shall not be less than 2.5 feet.
 - A corner lot property line that abuts the street shall not be less than 6 feet in width.
- Side Yard Obstructions Permitted: Overhanging eaves and gutters.
- Rear Yard Setbacks:
 - 15 feet wide, minimum.
 - Rear yard open space is required as follows:
 - Shall be either 400 square feet per dwelling unit, or;
 - 6.5% of the total lot area, whichever is lessor;
 - Shall be a minimum of 36 square feet of usable open space per dwelling unit.
 - Rear Yard Obstructions Permitted: Private garages
 - Side Yard Obstructions Permitted: none

3. Accessory Building and uses

- Garage shall be a minimum of 10 feet to the nearest wall of the principal building.
- Garage shall not be located in front or side yard setback of the lot.
- Garages in rear yard shall be a minimum of 5 feet from any property line.
- No accessory building shall encroach upon the side yard of a corner lot which is adjacent to the street.
- No accessory building shall encroach upon the rear yard of a through lot.
- Site plan distances are measured from the garage roof eave and not the foundation.
- All corner properties must have the overhead door facing the street. A “curb cut request” must be applied for if the curb is not existing.
- Garage cannot occupy more than 30 percent of a rear yard.

4. Parking Requirements

- Minimum 10 feet in width and at least 20 feet in length.
- Each required off street parking shall open directly upon a driveway or aisle of such width and design as to provide safe and efficient means of vehicle access to such parking space.
- Each parking area shall have vehicle access to it over a street or driveway, and contain all weather, hard surfaced pavement.
- All corner properties must have the overhead door facing the street. A “curb cut request” must be applied for if the curb does not exist
- No driveway across public property shall have a width exceeding 28 feet, exclusive of curb cut returns.
- Lighting: Illumination shall be arranged so as to not reflect direct rays of light into adjacent residential districts and streets.
- Required Spaces:
 - Single family dwellings: at least 2 parking spaces.
 - Two family dwellings: at least 3 parking spaces.
 - Multifamily dwellings: at least 1.5 parking spaces for each dwelling unit.

5. Height

- Shall not have more than one story in height.
- Shall not exceed 17 feet in height measured from grade at the garage structure to the top of the ridge or highest element.