



CITY OF STREATOR
204 South Bloomington Street
Streator, Illinois 61364
Phone (815) 672-2517
Fax (815) 672-7566

**Before Digging
Don't forget to call for
J.U.L.I.E. locates
1-800-892-0123**

Permit # _____

ACCESSORY BUILDING APPLICATION
(GARAGES, SHEDS, & CARPORTS)

Applicant hereby certifies to the correctness of the information below and agrees to conform to all regulations of the Streator Municipal Code of Ordinances.

Application Date: _____ **Permanent Parcel Tax ID#:** _____

_____ **\$** _____
Project Location Address **Cost of Project**

_____ **Owners Name** _____ **Mailing Address** _____ **Phone Number** _____

_____ **Contractor/Sub-Contractor Name** _____ **Contractor/Sub-Contractor Address** _____ **Contractor/Sub-Contractor Phone #** _____

_____ **Contractor City Registration Number**

FRAME TYPE _____

DIMENSIONS OF PROJECT:

LENGTH: _____ **WIDTH:** _____ **HEIGHT:** _____

*****PLEASE NOTE: A SITE PLAN IS REQUIRED PRIOR TO ANY REVIEW OF THE PROJECT – To assist you; a sample has been attached to this form. ALSO If the building will have electrical connection an electrical permit will be required.**

_____ **Applicant's signature**

_____ **Printed**

FEE: \$ _____

PAID STAMP

APPROVED: _____

Issue Date

_____ **Building Inspector**

YOU MUST HAVE YOUR PROPERTY LINES MARKED PRIOR TO SITE INSPECTION

GARAGES AND ACCESSORY BUILDINGS

1. ATTACHED GARAGES:

- a. Attached garages are a part of the dwelling and must meet the same zoning requirements as the residence. In "A" District the side yard is seven (7) feet. In all other residential districts the side yard is five (5) feet. Corner lots have two front yards. If the garage is facing the side street, it may be no closer to the street than the main portion of the residence.
- b. Construction requirements are also the same as the residence. In addition, the garage must be completely separated from the residence with one-half (1/2) inch drywall, taped and sealed. The door between the garage and residence must be flush solid core wood, or steel. There is to be no glass in the door. The garage floor must also drain.

2. DETACHED GARAGES OR ACCESSORY BUILDINGS:

- a. The front of the garage must be a minimum of sixty (60) feet from the front property line. If the garage is more than ten (10) feet from the residence the side yard may be a minimum of two (2) feet from the side property line. If the garage is less than ten (10) feet from the residence minimum side yard is the same as required for the residence. A garage located on a corner lot it may be no closer to the side street than the residence. Garages entered directly from the alley must be a minimum of ten (10) feet from the rear property line. If entered from the side (door perpendicular to the alley) the garage may be two (2) feet from the rear property line. The garage and other buildings in the rear yard may occupy no more than thirty (30) percent of the area of the rear yard. If the building is located at or near the minimum setback, you must be able to show the building inspector the property corners.
- b. Structural requirements.
 1. Garage walls and roof to be designed for a minimum of twenty (20) pounds per square foot wind/snow loading.
 2. Finish construction material must be new or in like new condition. All used materials must be inspected and approved by the building inspector before use.
- c. Foundation depth.
 1. Accessory building up to 160 square feet, not required.
 2. Wood frame, garage or accessory building, over 160 square feet, foundation wall to extend a minimum of one (1) foot below exterior finish grade.
 3. Masonry or steel frame garage or accessory building over 160 square feet, foundation wall to extend a minimum three feet and four inches (3 ft.- 4 in.) below exterior finish grade.
- d. Drainage

Garage drainage must be designed to prevent discharge of additional water onto the adjoining property. Gutters, downspouts and drainage lines should be installed as required to control drainage.

3. SETBACK REQUIREMENTS FOR GARAGES AND ACCESSORY BUILDINGS

1. No garages or accessory buildings may be erected on a lot until the primary building is erected or in process of construction.
2. No detached garages or accessory buildings are to be located in the front yard.
3. Garages or accessory buildings located in side yards must comply with the same setback requirements as the main building.
4. Garages and accessory buildings located in the rear yard must meet the following requirements.
 - a) Minimum side yard is three (3) feet.
 - b) Eave line, including gutters, must be a minimum of two (2) feet from any property line.
 - c) Minimum rear yard is three (3) feet, except if garage is entered directly from alley; minimum rear yard is ten (10) feet.
 - d) Eave height must be no more than ten (10) feet above finish grade or eave height of main building, whichever is less.
 - e) Maximum rear yard coverage by accessory buildings shall not exceed thirty (30) percent of the area of the lot.
 - f) Secondary buildings in residential districts shall not be considered an accessory building if they have a floor area greater than one thousand two hundred (1,200) square feet.

4. BUILDING HEIGHT LIMITATIONS.

1. For the purposes of this section:
 - a. The height of a building shall be the vertical distance measured from the mean elevation of the finished grade at the front of the building to the highest point of the building.
 - b. A point of access to a roof shall be the top of any parapet wall or the lowest point of a roof's surface, whichever is greater. Roofs with slopes greater than 75 percent are regarded as walls.
 - c. Subject to the remaining provisions of this section, building height limitations in the various zoning districts shall be as follows:

<u>Zone</u>	<u>Height Limitation (in feet)</u>
AG, RE, R-1A, R-1B	35
R-2, R-3md	35
R-3	60
C-1	35
C-2	35
C-3	60
CBD	None
M-1, M-2	85

5. APPLICATION AND RELATED INFORMATION REQUIRED:

- a. Application submitted on standard form furnished by the city.
- b. Site plan.
 1. Show the north direction, size of the lot and locate streets that border the lot.
 2. Locate the dwelling on the lot showing size of dwelling and distances to property lines. Locate and show size of any other buildings on the lot.
 3. Locate the garage or accessory building and showing size and distances to property lines.
- d. Construction drawings that show size of garage, location of doors, location of roof ridge, foundation details and cornice height. Show any provisions for drainage.

6. BUILDING PERMIT FEES

<u>PROJECT COST</u>	<u>FEE AMOUNT</u>
\$0-\$1,000	\$50.00
\$1,001 -\$5,000	\$75.00
\$5,001 -\$10,000	\$100.00
\$10,001 -\$20,000	\$125.00
\$20,001 -\$40,000	\$150.00
\$40,001 -\$60,000	\$210.00
\$60,001 -\$100,000	\$330.00
\$100,001 - \$150,000	\$450.00
\$150,001 - \$200,000	\$600.00
\$200,001 - \$300,000	\$750.00
\$300,001 - \$600,000	\$1,200.00
\$600,001 - \$1,000,000	\$1,800.00
\$1,000,001 - \$1,500,000	\$2,700.00
Over \$1,500,001	.0018 x cost

7. INSPECTIONS:

- a. Preliminary Inspection of location of building on site. Building is to be staked showing approximate location of corners.
- b. Foundation inspection after excavation is complete and before concrete is poured.
- c. Final inspection for issuance of certificate of completion. Building may not to be used until you receive this certificate.
- d. Call city hall to make arrangements for inspections a minimum of 48 hours before it is needed or make separate arrangements with the building inspector. There is a penalty for failure to call for inspection.