



At the Heart of Community

Patios

Residential
Concrete & Brick



Concrete Materials

- *6 x 6 #10 wire mesh
- *4" (minimum) of compacted gravel base is required, CA-6.
- *4" (minimum) of concrete is required. A 6-bag mix per cubic yard, with 3%-6% air entrainment is required.

Locations

*Patios cannot be placed within 20 feet of any front, corner side, or rear lot line, and not within 5 feet of any interior side lot line.

***Patios may not be placed in any easements,** regardless if it complies with setbacks.

Rules & Restrictions

- *Plans for patios shall include all measurements of the proposed patio showing all adjacent structures and equipment and setbacks.
- *Proper clearances shall be maintained around all Com Ed service pedestals to allow the removal of the lower front covers.
- *Concrete shall not hinder the natural flow of drainage away from foundations.
- *A gravel base is required.
- *All vegetation shall be removed before the gravel base is installed. Provide grading details if the removed soil is planned to be used on site.
- *All concrete patios shall be formed, with mesh installed and string lines in place at the time of inspection. Provide proper control joints.
- *Call J.U.L.I.E. (800-892-0123) before digging.
- *Provide code compliant graspable handrails for 3 or more risers.

What to Submit (both types)

- *Completed application.
- *1 copy of a Certified Plat of Survey showing all existing structures with the proposed location of the patio and the setbacks (all sides).
- *1 copy of a plan showing all required measurements of the patio with all installation details noted. This includes: change in grade, stairs with tread/riser detail, any hand/guard rails, any electric or gas proposed and fire pit if applicable, and any drainage improvements including sump pump lines. Indicate any seatwalls.

Costs

\$37.00 Plan Review Fee
\$52.00 Permit Fee

Additional fees for electric/plumbing, or engineering may apply depending on the project.

Note:

*Steps- Maximum riser height of a step is 7 ¾" and the minimum depth is 10".

*Maximum riser difference allowed is 3/8".

*If an inspector needs to return more than once for the same phase of any required inspection, a \$100.00 re-inspection fee will be required to be paid before the re-inspection takes place.

Inspections

*Inspections are scheduled for A.M. or P.M. Monday through Friday with 48 hours advance notice 847-540-1696 x8150. Same day re-inspections are not available.

*A Pre-pour/base inspection is required before pouring concrete or installing brick.

*Underground electric/plumbing inspections may be required, depending on project.

*In some cases, a final inspection may be needed by the building and/or engineering department(s).

Additional Paver Brick Rules & Restrictions

- *Submit specifications indicating the amount of base and the amount of bedding. Patios require a minimum of 6-12" of base and 1-1 1/2" of bedding. Install the base in 4" lifts.
- *Edge restraints must be installed.
- *The base, bedding, and paver bricks shall be compacted.

I have read and reviewed these requirements.