



Patios, Service Walks, Stoops

Permit Application Requirements

Complete permit application, online or in-person.

Submit a signed agreement or estimate between applicant and contractor detailing the scope of work and list of all materials that will be used for the construction. If owner is doing the work, then provide a Provide a scope of work summary detailing the work, list of materials and cost.

Submit a plat of survey that indicates the location and size of the area of work in respect to lot lines, house structure, and the public way.

Contractors are required to be registered and bonded with the village.

Please call the Joint Utility Locating Information for Excavators (J.U.L.I.E.) at least 48 hours prior to any digging. Please call 311.

Construction Requirements

Allowable size of paved areas may be restricted depending on total lot coverage and required ratio of lot coverage based on your zoning district and/or the Village's Storm-water Ordinance

Work shall not alter the existing drainage patterns/conditions in such a way that causes stormwater runoff to adjacent properties to increase.

Brick pavers shall be placed on a minimum 6-inch compacted gravel base.

Patios and service walks adjacent to structures shall be pitched to direct stormwater runoff away from the structure.

Concrete patios and service walks shall be constructed of a minimum 4 inch concrete over 4 inch compacted gravel base.

PATIOS

Patios are only permitted in the rear yard.

Patios shall be located at least ten (10) feet from the rear lot line and at least five (5) feet from the side lot line. Note that while walkways may be 2' from the side lot line, they must end at the patio and cannot run along side it to bring the patio within 5' of the side lot line.

On lots 30 feet or less, in width in multifamily residential districts, patios may be constructed, reconstructed, or repaired on interior multifamily units to the full width of the lot.

Patios on end multifamily units may be constructed to the interior side lot line and may not be closer than five feet to the exterior side lot line, unless enclosed by a fence. If there is a common wall, you can build up to the property line.

SERVICE WALKS

Service Walks shall be located a minimum of 2 feet from the side property line.

Service walks may extend to driveways but cannot run alongside them, so not to widen the driveway. The service walk must be separated from the driveway (typically by landscaping) if the combined width of the service walk and driveway exceeds 20'.

All Proposed Service walks shall meet current ADA standards.

STAIRS & STOOPS

Residential steps or a stoop shall have a minimum rise of 4 inches and a maximum rise of 7-3/4 inches and a minimum tread depth of 10 inches.

Commercial steps or a stoop shall have a maximum rise of 7 inches and a minimum tread depth of 11 inches.

If multiple risers are present, the largest riser height shall not exceed the smallest riser height by more than 3/8 of an inch.

Stoops with four or more risers shall have a minimum of one handrail mounted at a height between 34 inches and 38 inches above the diagonal plane connecting the tread nosing.

Guard rails shall be provided on any stoop that is greater than 30 inches above grade or floor below. Required guard rails shall be a minimum of 36 inches tall.

Inspections

A pre-pour inspection is required to verify the work is properly located, sized, and has an appropriate base.

A final inspection is required to verify the site is clean and the work is properly installed with no drainage issues or trip hazards.

A minimum of 24-hour notice is required for inspections. To schedule an inspection, or if you have any questions, please contact Inspectional Services Division at 630-823-5860.