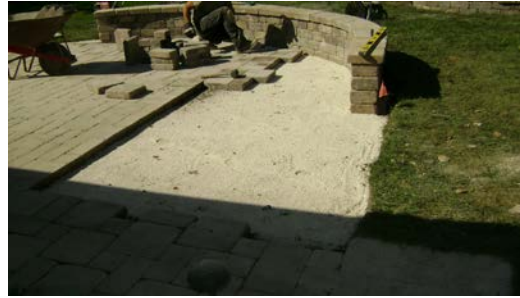




Patios

Residential
Concrete & Brick



What to Submit (both types)

- *Completed application.
- *Plat of survey (3 copies)
- *Provide three site plans showing:
 - the exact location of the new patio
 - setbacks to property lines
 - width and length
- *Provide three sets of complete construction documents. Provide detailed measurements and a detail of the proposed materials used. Provide:
 - Plan must include typical cross section showing material to be used
 - Base materials and proposed depth
 - Patio material and proposed thickness
 - Drainage detail
- *Confirm or clarify in writing that this proposed structure is NOT in a floodplain, easement, or floodway

Rules & Restrictions

- *Slab Size shall be a minimum of 4" thick over a 5" base
- *Stairs:
 - Risers shall be a maximum of 7 ¾" high
 - Treads a minimum 10' deep
 - Handrails are required on all steps w/ 3 or more risers
 - Guardrails shall be a minimum of 42" high
- *Electrical shall be in conduit, all switches, outlets and light fixtures shall be GFCI protected (Ord. 210.8A)
- *Grades shall slope away from the home toward the rear/front of the property as not to negatively affect the neighboring property(s).
- *Fire-Pits shall be greater than 25 feet of a structure or combustible material
- *Charcoal burners and other open flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction
- *Propane grills with propane capacity greater than 1 pound shall not be operated on combustible balconies or within 10' of combustible construction
- *Wet saw required for all cutting
- *Call J.U.L.I.E. (800-892-0123) before digging.

Zoning Requirements

- *Location: No part of SLABS (patios, driveways, sidewalks, etc.) shall be a min. of 5' from the lot line along such side yard and within one hundred twenty (120) feet of the front lot line. When a rear yard is required, no part shall be located closer than five (5) feet to the rear lot line or to those portions of the side lot line abutting such required rear yard. The total area of all accessory buildings or structures shall not occupy more than twenty (20) percent of the area of a required rear yard.
- *Height: By Zoning Definition: Terrace or Patio: An open paved area designed as access to a building entrance or as an open outdoor living space. Such construction may be level with the surrounding grade or not more than one and one-half (1 ½) feet above such grade.

Applicable Codes

City of Prospect Heights
Municipal Ordinance
(<http://www.prospect-heights.il.us/>)

Inspections

*Inspections are scheduled for A.M. or P.M. Monday through Friday with 24 hours advance notice at 847-398-6070. Call before 5:00 P.M. the day before you want your inspection.

*Base and Final inspections are required

Department of Building & Zoning

**8 North Elmhurst Road
Prospect Heights Illinois,
60070-6070**

Office: 847/398-6070 x 211

Fax: 847/590-1854

<http://www.prospect-heights.il.us/>

I have read and reviewed these requirements.

Signature of Applicant

Date