COMMUNITY AND ECONOMIC DEVELOPMENT
1420 Miner Street
Des Plaines, IL 60016
P: 847.391.5380
desplainesil.gov

RESIDENTIAL HARD SURFACES

(PATIO, PAVER BRICKS, WALKWAY, SLAB ON GRADE)

Apply online for building permits at www.desplainesil.gov/buildingpermits. In the Customer Self Service Portal after registering or signing in select ***Apply***. Search for or select ***Concrete/Pavers/Asphalt (Residential)*** and complete the application.

Submittal Requirements:

- ❑ Upload a Plat of Survey with the location and dimensions of the hard surface work to be installed or replaced clearly marked. Also indicate the distance from all property lines. The Plat of Survey should be current, showing all buildings and accessory structures. (See ***Residential Hard Surface Example Site Plan***)
- ❑ Upload a Signed Contract for the work if it is being completed by a contractor.
  - All contractors must be added to the application and registered with the city.
  - If any work is to be completed in the city right-of-way (sidewalk/apron) an original signed $20,000 surety bond is required.

Key Requirements:

Permitted Locations and Setbacks:

1. A patio may only be located in the rear yard of the house minimum 5 feet from the property line and minimum 3 feet from a driveway or parking area.
2. A walkway must be minimum 1 foot from the property line.

Area, Width, and Design Requirements:

3. Properties in the R-1 district cannot exceed 60% rear yard lot coverage. This includes the area of walkways, patios, and other hard surfaces located in the rear yard.
4. Walkways located in the front and side yards cannot exceed 4 feet in width.
5. Walkways located in the rear yard and corner-side yard cannot exceed 6 feet in width.
6. A patio may be connected to another hard surface by a walkway that diverges from the patio and other hard surface. (i.e. A patio may not directly connect to a driveway or other hard surface. Any connection must be by walkway.)
7. A walkway must diverge from another hard surface, i.e. may not run along-side, except for small pads for garbage cans and mechanical equipment.

Other Regulations:

8. All concrete must be a minimum of 4 inches below top of building foundation and pitch away from building at ¼ inch per foot. Drainage cannot be directed onto neighboring properties.
9. The minimum thickness for concrete patios shall be 4 inches over 4 inches of CA-6 compactable gravel (NO PEA GRAVEL). 6 bag mix concrete is the minimum required concrete mix.
10. Concrete stairs with four or more risers must have handrails. Guardrails are required when 30 inches or more above grade.
11. Wire mesh is not allowed on any concrete replacement in the city right-of-way, such as aprons and sidewalks except where they span utility trenches.

12. Brick-pavers are only allowed in the city right-of-way with a License Agreement. An application for a License Agreement can be obtained from the Planning and Zoning Division.

The information presented in this handout is not all inclusive. Please refer to the Zoning Ordinance or contact zoning staff at zoning@desplainesil.gov

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Permit Fees:
A permit fee of $100 will be invoiced after review of the application.

Inspections:
Call 847-391-5382 to schedule inspections. At least two (2) inspections are required: a ***Pre-Pour Inspection*** and a ***Final Inspection*** when the work is completed.

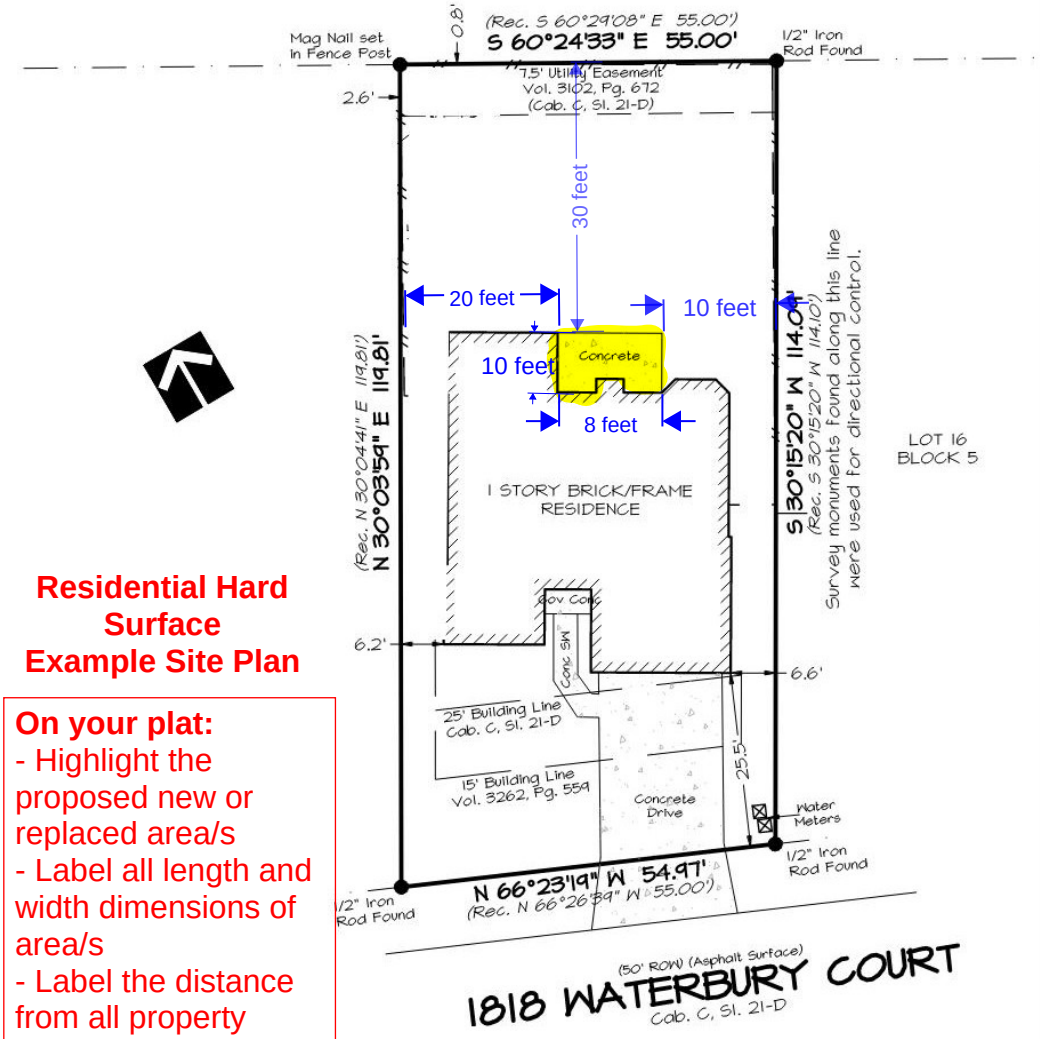
Work Hours:
Work is permitted 7 a.m. to 7 p.m. Monday through Saturday; 10 a.m. to 6 p.m. on Sunday.

Other Guidance:
Call JULIE, Joint Utility Locating Information for Excavators, at 1-800-892-0123 for utility line information. JULIE is a free service.

Be advised that the above-mentioned are guidelines. Each permit is treated individually, and certain other requirements may apply. Once the above-mentioned information is submitted, the correct determination can be made. Any exceptions to the above may require a Variation.

Plat of Survey

Survey showing LOT FIFTEEN (15), BLOCK FIVE (5), of CANYON CREEK, PHASE IX, an addition in the City of Temple, Bell County, Texas, according to the plat of record in Cabinet C, Slide 21-D, Plat Records of Bell County, Texas.



Residential Hard Surface Example Site Plan

On your plat:
- Highlight the proposed new or replaced area/s
- Label all length and width dimensions of area/s
- Label the distance from all property lines.

COUNTY SURVEYING, INC.

123 Main St.

Everytown, IL 60457

Survey completed: 08-20-2019
Scale: 1" = 20'
Job No.: 190851
Dwg No.: 190851
Drawn by: SLW
Surveyor: CCL # 4636