



Community Development Department  
 1200 L.W. Besinger Drive - Room 206  
 Carpentersville, IL 60110  
 Hours: M-F 8:30 a.m. – 5:00 p.m.  
 Phone (847) 551-3478  
 Fax (847) 426-0864  
<http://vil.carpentersville.il.us>

## Patios, Walkways & Stoops

<b>ADDRESS:</b>	<b>Date Received:</b>
<b>Applicant Name:</b>	<b>Check in by:</b>
<b>Applicant Daytime Phone:</b>	<b>Date Returned to Applicant:</b>
<b>Applicant Email Address:</b>	

I understand that any missing or incomplete items or failure to clearly describe the proposed scope of work will cause this plan review to be delayed until the submittal is complete and/or the work is correctly described. Upon submittal of the remaining items, I understand that the plans are still subject to review by the Village and that corrective measures and/or additional information may be required.

\_\_\_\_\_  
 Applicant Signature

\_\_\_\_\_  
 Date

### Submittal Checklist, minimum requirements:

OK	N/A	Item Description
		Homeowners Association approval letter, if required
		Completed building permit application
		Accurate plat of survey indicating: <ul style="list-style-type: none"> <li>• Length and width of patio. If patio is circular or rounded (i.e. <i>not</i> a rectangle), provide the dimensions of the box that would completely enclose the entire patio</li> <li>• The distance of the patio from the corners of the house</li> <li>• If patio will have a fire pit, indicate how far the fire pit will be from the house and from all side and rear lines</li> </ul>
		Detailed scope of work

### Minimum Requirements:

1. Work cannot encroach on a zoning setback
2. Addition of patio, service walk, or stoop must not surpass maximum level of impervious surface coverage as outlined in the zoning ordinance.
3. Work cannot obstruct or alter the flow of stormwater.
4. Stoops must be at least 36" wide or the width of the door, whichever is greater. The stoop must also be at least 36" deep.

## Minimum Requirements (Cont'd):

5. For concrete:
  - A. 4" compacted gravel base or equivalent, free of organic matter.
  - B. For patios: Construction joints required with a maximum spacing of 12 feet in each direction.
  - C. Wire mesh, fiber mesh, or equivalent required for crack control.
  - D. Concrete must be protected from freezing, rain, and dehydration per code and accepted industry standards.
  - E. 4 inch thick concrete slab.
  - F. Minimum 6 bag cement mix.
  - G. Expansion joints required against buildings and existing concrete.
  - H. Concrete stoops shall have two #4 rebar pinned to the foundation to connect the stoop if possible.
  - I. Stoops built against non-cementitious shall include flashing.
6. For brick or stone pavers:
  - A. 6 inch compacted gravel sub-base with 1 inch sand base on top, or equivalent.
  - B. Pavers shall not be less than 2 3/8 inches thick.
7. All walking surfaces must be pitched away from structures.
8. The maximum single step riser height is 7 3/4 inches.
9. The minimum single step tread depth is 10 inches.
10. All steps must be of uniform dimensions and not present a tripping hazard.
11. Handrails are required for more than 3 step risers.
12. Good workmanship is required per accepted industry standards.
13. All broken out concrete must be hauled off site and disposed of properly.
14. For public sidewalk replacement, contact the Village's Public Works Department.
15. Permit fees: \$35 for patios, \$20 for walkways and stoops, payable at time of permit issuance

### Minimum Required Inspections:

1. Base inspection (Prior to pouring of concrete or brick installation.)
2. Final inspection

### Schedule Inspections With:

Community Development Department  
(847) 551-3478

### Helpful Contact Information:

J.U.L.I.E. 811  
Ameritech (800) 244-4444  
Comcast (800) 226-2278  
Com Ed (800) 344-7661  
Nicor (800) 730-6114  
Public Works Department (847) 551-3480

This list comprises some of the most common code violations when installing a patio, walkway, or stoop. It does not address every possible violation, nor is it intended as an instruction manual.