



# VILLAGE OF LINCOLNWOOD

6900 Lincoln Ave. | Lincolnwood, IL 60712 | Phone: 847-673-7402  
 www.lincolnwoodil.org | commdev@lwd.org

## Patio, Sidewalk or Landing Handout & Form

A permit is required to install, replace or repair an exterior patio, sidewalk, landing or step/stair. If applying for a patio or side/front walk permit, first determine if an exterior landing, step or stair is required as part of that permit project. Patios or sidewalks are **not** allowed to be poured or installed as part of a driveway permit and are required to be submitted separately. This permit type also covers garage floors, stoops/steps, retaining walls or any other flat work not included found in the driveway and apron handout.

The permit application must include the following information:

- Homeowner's name, address, telephone number and email address
- Name, address, telephone number and email address of the general contractor
- Type(s) of flat work material that is being installed along with the proposal showing the total cost of the job

Provide one (1) copy of the plat of survey (**not** a Google Earth image nor a site plan) noting the location and dimensions for all existing as well as proposed flatwork. Also, include the size, area and dimensions for all existing sidewalks, front walks, driveways, stoops or landings or patios in the front, rear and side yards. Use the worksheet below for maximum “hard surface” coverage.

Engineering Note: If the new area of impervious surface exceeds 500 sq. ft., refer to the handout “Backyard Drainage and Stormwater Management” for more information. One of two standards needs to be met:

1. Stormwater from a new impervious area is redirected to an appropriate location that does not negatively impact neighboring properties or the Public R.O.W.
2. Stormwater from a new impervious area is captured at the volume equal to the first one (1) inch of rain over that area and dissipated via soil infiltration or dry weather discharge.

Questions regarding either of these standards can be directed to the Village Engineering Department at 847-745-4862

<b>BUILDING COVERAGE</b>	Currently Existing	Proposed Change Amount	Total Proposed Coverage
Main Building	Square Feet	Square Feet	Square Feet

<b>Front yard Lot Coverage</b>	Currently Existing	Proposed Change Amount	Total Proposed Coverage
Driveway/apron	Square Feet	Square Feet	Square Feet
Sidewalks	Square Feet	Square Feet	Square Feet
Porches/Steps	Square Feet	Square Feet	Square Feet
Other Coverage*	Square Feet	Square Feet	Square Feet
<b>TOTAL FRONT COVERAGE</b>	Square Feet	Square Feet	Square Feet

\*Identify Other Front Yard Coverage \_\_\_\_\_

<b>Side/Rear Yard Lot Coverage</b>	Currently Existing	Proposed Change Amount	Total Proposed Coverage
Driveway/apron	Square Feet	Square Feet	Square Feet
Sidewalks	Square Feet	Square Feet	Square Feet
Porches/Steps	Square Feet	Square Feet	Square Feet
Other Coverage*	Square Feet	Square Feet	Square Feet
<b>TOTAL FRONT COVERAGE</b>	Square Feet	Square Feet	Square Feet

\*Identify Other Front Yard Coverage \_\_\_\_\_

### **Landings, Stoops and Steps:**

- A floor plan and a complete cross section of the landing or stair with all dimensions indicated, including height above ground. Include all required notes on this plan and section.
- Location, depth, and size of piers (minimum depth of forty-two (42) inches below existing approved grade). If the existing support walls are to be reused, indicate on the plan as such.
- At no time shall an old concrete or brick paver landing be used as fill for the new landing.
- Riser height, tread depth and width of stairs; riser height cannot exceed seven and three quarters (7 ¾) inches, tread depth cannot be less than ten (10) inches with a one (1) , measured from nosing to nosing and the width of stairs cannot be less than thirty-six (36) inches.
- Height, width and depth of landings - The landing at the exterior of an exterior doorway shall not be more than seven and three quarters (7 ¾) inches below the top of the threshold. The minimum landing size shall be thirty six (36) inches by thirty six (36) inches. There shall be a landing on each side of an exterior door.
- Brick pavers being installed over an existing step, landing and stairs shall be required to comply with this code.

### **Required Handrails or Guardrails:**

- Guardrails are required when a drop of thirty (30) inches or more occurs from top of landing/step to grade below. Guardrails shall be required on porches, balconies, ramps and raised floor surfaces of not less than thirty six (36) inches in height. Balusters shall be spaced such that a sphere with a diameter of four (4) inches cannot pass through any opening.
- Handrails shall be installed a minimum of thirty four (34) inches to a maximum of thirty eight (38) inches above the stairs, measured vertically from the nosing of the tread, and shall be located on at least one side of stairways of four (4) or more risers and shall be continuous the full length of the stairs.

### **Fire pits, gas fire features (Walls, torches, tabletops etc.) and exterior fireplaces:**

- Wood burning exterior fireplaces or fire pits must be shown a minimum distance of twenty five (25) feet away from any structure, including sheds, gazebos or neighboring homes.
- Fire pits shall not exceed three (3) feet in diameter nor two (2) feet in height.
- Exterior fireplaces shall be professionally designed and will include a floor plan, cross section and vertical section. All notes, dimensions and heights shall be supplied.
- Gas features shall be professionally designed and include length and size of gas pipe, burners, valves, shut-offs, connections etc.

For all flatwork installations, call J.U.L.I.E at either 811 or 1-800-892-0123 forty-eight (48) hours before you dig per Illinois State law. This is to verify the location of underground utilities in the area. The service is provided to you at no charge.

Work must begin within 180 days of permit issuance. Work must be completed within 1 year. The permit card must be posted in a visible location to the street and must remain posted until final Village inspections are approved. Permit does not confer any approval or right to disregard any property covenant or a condominium/ homeowner's association restrictions. Please call 847-673-7402 at least 24 hours prior to requested inspection time. A failed inspection may require additional re-inspection fees.

Per Village of Lincolnwood ordinance for Site Management chapter 14.15.10(M) Permissible hours of construction:

Monday through Friday: 7:00 am to 6:00 pm

Saturday: 7:00 am to Noon

Sunday: Construction prohibited

**CONSTRUCTION STANDARDS FOR PATIO or WALKS:**

- Concrete: Four (4) inches of compacted CA-6 Gravel and a min. of three and one half (3 1/2) inches of concrete.
- Brick: Four (4) inches of compacted CA-6 Gravel with a one (1) inch compacted sand setting bed and a minimum 2 3/8 inch thick paver or as found in the manufacturers specifications and installation guidelines.

**CONSTRUCTION STANDARDS FOR GARAGE SLABS:**

- Concrete: Five (5) inches of compacted CA-6 Gravel and five (5) inches of concrete.

**Provided Samples of Landings**

