PATIO PROJECT SHEET

PROCEDURES AND REQUIREMENTS

1. Submit a completed application.

2. Submit a copy of your Plat of Survey showing the location of the patio.
   - Indicate the location of the proposed patio
   - Indicate dimensions
   - Indicate the type of patio – concrete, stamped concrete, pavers, etc.
   - Indicate the specifications of how the patio will be constructed
   - The survey must show all existing structures/projects on the property

3. Homeowners may install their own patio. However, if a contractor is used, the contractor must be licensed in the Village per Municipal Code, Chapter 38.

4. Submit a copy of your contractor’s proposal showing details of construction. If the homeowner is doing the work themselves, they need to write out their own description of work and attached it to the building permit application.

5. Please allow approximately 10 days for the review process before the permit will be issued.

7. A final inspection is required for your patio permit. Other inspections, if required, will be noted on the approved permit paperwork. A patio permit is a 2- month permit and will expire at the end of that time. An approved final inspection must be obtained within the 2- month period.

1. Concrete patios must have the topsoil removed and a minimum 4 inches of compacted granular fill for a base. The concrete is to be a minimum of 4 inches thick. Wire mesh is required. Paver Patios are to be installed per manufacturer’s specifications.

2. All windows within the patio area must be covered with a removable steel grate or other approved means. (R312.2)

3. All stair risers must be equal in height - not more than 7 ¾ inches inches.
4. All stair treads must be equal in depth – minimum of 11 inches.

5. **HANDRAIL REQUIREMENTS** - Stairs with 4 or more risers must have a handrail on at least one side. (3 steps = 4 risers) SEE DETAIL

6. Patios may not be installed in side yard setbacks or easements
   a. Maximum 3 ft wide paver walkways may be installed within the side yard setback and easement - natural swales must be maintained
   b. Maximum 3 ft wide concrete walkways may be installed within the side yard setback but is not allowed in any easement

7. All landscaping must be restored and project completed before calling for the final inspection.

8. The **FINISHED PATIO ELEVATION MUST BE ADJUSTED TO MAINTAIN PROPER STAIR REQUIREMENTS. ALL STAIR RISERS MUST BE EVEN IN HEIGHT.**

**FINAL APPROVAL WILL NOT BE GIVEN IF THE STAIR RISERS ARE NOT EQUAL IN HEIGHT.**

**CAUTION:** Contact J.U.L.I.E. 7 hours before you dig. 800-892-0123

*HOMEOWNER IS RESPONSIBLE FOR THIS PERMIT IN ITS ENTIRETY. HOMEOWNER TAKES FULL RESPONSIBILITY FOR DAMAGES INCURRED DURING CONSTRUCTION. THIS INCLUDES DAMAGE TO THE PUBLIC RIGHT-OF-WAY, INCLUDING STREETS, CURBS, SIDEWALKS, DRIVEWAYS AND TREES.*
BUILDING PERMIT APPLICATION

Permit No. ____________________________________________________________

Project Address:______________________________________________ Lot:___________ Pin No.:________________________________

Description of Work: ________________________________________________________________________________________________

Estimated Cost: $_______________________________ Sq. Footage:___________________________ Township: Algonquin / Grafton

Fence Lin. Ft.:____________________ Fence Height: ____________________ Fence Style: Picket / Chain Link / Board on Board / Other

Owner’s Information

Name:_________________________________________________________________________________

Applicant’s Information

Name:_________________________________________________________________________________

***ALL CONTRACTORS MUST BE REGISTERED IN THE VILLAGE PRIOR TO PERMIT ISSUANCE***

Name
Address      Phone No.   Email Address

General Contractor:________________________________________________________________________________________________________

Carpenter:_________________________________________________________________________________________________________

Plumber:__________________________________________________________________________________________________________

Electrician:________________________________________________________________________________________________________

HVAC:____________________________________________________________________________________________________________

Roof/Siding:_______________________________________________________________________________________________________

NOTICE: The applicant having read and examined this application and fully understanding the intent thereof declares that the statements made are true to the best of his or her knowledge and belief. The applicant certifies that he or she has read and understands the codes and all provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to the applicant to violate or cancel the provisions of any other federal, state, local law or homeowner association covenant restrictions regulating construction or the performance of construction. The applicant agrees to defend, indemnify and hold harmless the Village, its officials, agents and employees against all injuries, deaths, losses, damages, claims, patent claims, suits, liabilities, judgments (including deficiencies and interest), costs and expenses which may in any way accrue against the Village, its officials, agents, and employees arising in whole or in part or in consequence of the construction of the project as stated herein. Furthermore, the Village of Lake in the Hills assumes no liability, and the owner(s) and the applicant, jointly and severally, agree to indemnify and hold harmless the Village of Lake in the Hills relative to the placement, location or installation of any improvements on the owner’s or other third parties’ property.

Signature of Owner or Applicant:____________________________________________________  Date:______________________________

□ If Applicant, I hereby certify that the proposed work is authorized by the owner of record, and that I have been authorized by the owner to make this application.

CONDITIONS OF APPROVAL   This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.

INSPECTIONS ARE REQUIRED FOR EVERY PERMIT. GO TO WWW.LITH.ORG/CD/PAGE/PUBLIC-PORTAL TO SCHEDULE AN INSPECTION.

FOR OFFICE USE

Fees: Approved By: Issue Date: Permit Duration: Scanned

$ ___________________ Name:____________________ Date:____________________ Date:____________________ □