



Village of Itasca

Community Development Department

550 W. Irving Park Rd. Itasca, IL 60143

Phone: 630-773-5568 Fax: 630-773-0852

www.itasca.com

Patio Guideline

Submittal for Permit:

- Plat of Survey
 - Showing location and size of patio/stoop with respect to all lot lines
 - The survey must also show all current condition of lot including all structures (deck, garage, etc.) and flat work (driveway, walks, etc. with dimensions)
 - **Must include three (3) copies**
- Complete set of plans,
 - Drawn to scale
 - Showing all materials to be used
 - **Must include three (3) copies**
- A complete Permit Application
- Homeowner Association approval (**if applicable**)

Item	
<p style="text-align: center;">Plat of Survey (3 copies)</p> <ul style="list-style-type: none"> ▪ Showing location and size of patio/stoop with respect to all lot lines ▪ The survey must also show all current condition of lot including all structures (deck, garage, etc.) and flat work (driveway, walks, etc. with dimensions) 	<input type="checkbox"/>
<p style="text-align: center;">Complete set of plans (3 copies)</p> <ul style="list-style-type: none"> ▪ Drawn to scale ▪ Showing all materials to be used 	<input type="checkbox"/>
Homeowner Association Approval (if applicable)	<input type="checkbox"/>
Complete Permit Application	<input type="checkbox"/>

Patio/Stoop Requirements:

- Existing grade/height must be maintained
- Natural Drainage of lot shall be maintained
- Maximum stair riser is 7.75, tread depth is 10 inches
- Guards shall be located along open-sided walking surface measuring more than 30 inches in height from grade. Required guards shall be 34 to 38 inches in heights & shall not have opening that allow passage of a 4" diameter sphere
- Maximum impervious surface R-1 40% & R-2 50%

Concrete:

- Minimum 4 inches clean compact gravel or sand base
- Minimum 5-inches finished concrete
- If installing against foundation, provide flashing behind any wood and down foundation face
- If installed against brick walls, concrete cannot be placed above weep hole openings

Typical inspection required:

- Pre-Pour or Paver Base
- Final Building
- Additional Inspection may be required and will be determined during review