



VILLAGE OF LAKEWOOD BUILDING DEPARTMENT

2500 LAKE AVENUE • VILLAGE OF LAKEWOOD, IL 60014

815 / 459 – 4671 • FAX 815 / 459 – 3156

GUIDELINES FOR PATIOS (with LIVING SPACE)

Please submit 1 electronic PDF of the following documents by USB thumb drive or by email to building@village.lakewood.il.us. All documents listed below shall be submitted as one comprehensive submission. Incomplete submissions will not be accepted. Documents will not be distributed for review until all listed items and payment are received. Lead time is 10 business days for the first review and each subsequent review. Additional plan reviews and inspections will incur additional fees.

SUBMIT PDF via EMAIL or USB:

- Building Permit Application
- Stormwater Management Permit Application (if 'disturbing the land')
- Grading/Stormwater plans stamped by an Illinois licensed engineer (if 'disturbing the land')
- Plat of Survey stamped by an Illinois licensed surveyor showing existing and proposed scope of work
- Copy of Proposal, Signed by Property Owner
- A General Contractor's Surety bond (License & Permit Bond) from the Contractor's insurance company made to the Village of Lakewood in the amount of \$10,000

All plans submitted shall meet all Village Codes, but specifically the requirements as set forth by the following chapters of Village Code:

- Chapter 17 Zoning Code
- Chapter 19 Building Code
- Chapter 29 Stormwater Management
- Chapter 36 Arch. Review Process

IN-PERSON or ONLINE PAYMENTS:

- Payment at time of application for \$230 plus Stormwater if 'disturbing the land' without special flood hazard or wetlands \$1495; with Flood Hazard or Wetlands \$1820 [Chapter 19 Fees, Chapter 29.14 fees, Chapter 36.03 fees]
- The Final Permit fee is calculated once plans are reviewed and approved [Chapter 19 Fees]
- A \$100 Cash Performance Bond will be added to the permit fee above and refunded upon written request given completion of permit requirements. The Cash Performance Bond shall be forfeited if the permit requirements are not met or the Bond Release Request is not received within 30 days of project completion.

BUILDING DEPARTMENT REQUIREMENTS

- Minimum 7' from side lot line, Minimum 10' from the rear lot line
- Indicate the type of material being used
- Indicate the amount and type of base
- Concrete patios shall be a minimum of 4 inches (102 mm) in thickness. Wire mesh, 6-inch by 6-inch by #10 minimum or fiber reinforced concrete or other reinforcement may be used where approved by the Building Official. Section R506.1
- If stairs are involved, indicate the tread and riser information
- If more than three risers are on the plans, indicate handrail information
- Contact JULIE before you dig, dial 811 or 1-800-892-0123
- All inspections are scheduled the prior business day
- Permit Expires in 6 months if no inspection scheduled- 1 year otherwise. Permit Extension: ½ original fee (2 max). Permit Reinstatement: ½ original fee, but only ½ the time. Permits Expired without work completed are closed and not refundable.
- Any changes to the plans require resubmittal and review. Additional reviews and/or inspections shall incur additional fees.