



Village of Westchester

10300 West Roosevelt Road, Westchester, IL 60154
Phone: (708) 345-0199 • Email: Building@westchester-il.gov

Date Received

APPLICATION FOR RESIDENTIAL CONCRETE PERMIT

Date: _____ Site Address: _____

Name of Property Owner: _____ Phone: _____

Address: _____ Email: _____

Contractor: _____ Phone: _____

Contractor Address: _____ Email: _____

Description of work: _____

Cost of work: _____

DESCRIPTION OF WORK

Permit Fees: Driveway: \$100 Approach: \$50*** Other Concrete: \$75 (stairs, walks, patio, etc) Curb Cut: \$50***

*****Please note that if the approach is removed it must be replaced in CONCRETE**

Also, when replacing a driveway approach, any mountable (roll over) at the driveway shall be required to be replaced with a depressed curb and gutter. "Sawing off" the top of the curb will NOT be allowed.

Inspection Fees: \$150 (3 inspections @ \$50 each)

Plan Review Fees: Included in permit fee. Any resubmittals are subject to a \$50 re-review fee

Driveway: ☐ Concrete ☐ Asphalt ☐ Paving Bricks ☐ Curb Cut

Flat Work: ☐ Sidewalk ☐ Patio ☐ Stairs ☐ Stone/Brick Wall ☐ Other

No error or omission in either the plans or application, whether said plans or application have been approved by the Building Commissioner or not, shall permit to relieve the applicant from constructing the work in any other manner than that provided for in the Ordinance of this Village relating thereto. The Applicant having read this application and fully understanding the intent thereof declares that the statements made are true to the best of my knowledge and belief.

Signature: _____ **Date:** _____

Print Name: _____

Application Requirements:

- Application Form: Fill out a copy of this application form.
- Provide a signed contract with detail scope of work (all vendors must be registered prior to permit release)
- Current Plat of Survey
- Proposed Site Plan: Two copies of proposed site plan showing a sketch of the proposed work and all size & setback dimensions.
- **Call JULIE (Joint Utility Locating Information for Excavators) at 1-800-892-0123 allowing 48 hours to locate utilities**

Concrete Construction Requirements for Westchester

INSPECTIONS:

You must contact the Building Department (708-345-0199) and schedule the necessary inspections.

- **Pre-pour Inspection:** Before pouring or covering of any flatwork.
- **Final Inspection:** A final inspection is required.
- **ROW Inspection:** An inspection to verify no damage to the public right of way must be scheduled

CODE SPECIFICATIONS:

- **Patio Setbacks:**
 - o Front Yard: not permitted
 - o Interior Side & Rear Yard: Three (3) feet.
 - o Corner Side Yard setback: Five (5) feet.
- **Lot Coverage Requirements:**
 - o **Structure Coverage:** Maximum lot coverage of the area of all structures shall not exceed 40% of the lot area.
 - o **Impervious Surface Coverage:**
 - The maximum coverage of a lot by a principal building, accessory building(s) and accessory structure(s) INCLUDING paved areas such as driveways, patios and sidewalks, shall not exceed fifty percent (50%) of the total lot area. All areas not covered by impervious materials shall be improved with landscaping consisting of grass and other living material.
 - Permeable Pavement: Lot coverage in excess of 50%, but not greater than 60% shall be permitted if permeable pavement is utilized for any area in excess of 50% lot coverage. The permeable pavement shall be installed and maintained per manufacturer's specifications.
 - If a property exceeds the 50% impervious surface lot coverage requirements and it was permitted by the Village, the owner may remove and replace the impervious cover as is.
- **Curbs:** Any mountable (roll over) curb at the driveway shall be required to be replaced with a depressed curb and gutter. Curb removal and replacement shall be accomplished by saw cutting and removing the limits of existing curb and gutter and replaced with a depressed curb and gutter, "Sawing off" the top of the curb will NOT be allowed.
- **Driveway Approaches (portion between sidewalk and curb):** Concrete ONLY
- **Concrete:** All concrete shall be 6 bag mix (4000psi) for flat work and 5 ½ bag mix (3500psi) for footings and foundations. All air entrained.
- **Driveway Pitch:** Driveway must be pitched for proper drainage. If adjacent to foundation, top of driveway to be 4" below top of foundation.
- **Approach, public sidewalk and garage slab:** 5" thick concrete over 4" compacted gravel fill. Welded wire mesh (6 x 6 x W1.4 x W1.4) 2-1/2" below surface. ½ " expansion joints at the sidewalk and curb. (**WWM not required on sidewalk**)
- **Driveway and other flat work:** Minimum of 5" thick concrete over 4" compacted gravel fill. Control joints every 12 to 15 feet. ½ " expansion joints at garage apron, public sidewalk and against house foundation. (**WWM is required on driveway**)
- **Asphalt:** Base course shall be 4" of thoroughly compacted gravel. Surface course 2" minimum
- **Brick Pavers @ drive:** 10" CA6, 1 – 2" sand or limestone.
- **Brick Pavers @ patio:** 6" stone, 1 - 2" sand.

DUMPING OR PLACEMENT OR BROKEN CONCRETE OR GRAVEL ON THE STREET IS NOT ALLOWED.