



Community Development Department

4501 North 25th Avenue, Schiller Park, IL 60176

Phone: 847.671.8555 Fax: 847.671.9783

Email: CD@villageofschillerpark.com

PARKING LOTS

The information below will assist you in answering some questions you may have regarding the installation of residential sidewalks, patios, driveways and other paved areas, and both commercial and residential parking lots. Should you have additional questions, please let us know.

PERMITS	Permits are required for all parking lots when installing asphalt or seal coating. If seal coating is proposed for less than 20% of the total paved area and less than 1200 square feet and the parking stripes are not covered with seal coating, a permit is not required.
BONDS & FEES	Bonds are required for any work that needs to remove Village work, such as street openings, grass in the parkway or curb cutting. Fees are required for plan review time and inspections.
CONTRACTORS	Contractors are required to be licensed by the Village of Schiller Park.
APPLICATION	A completed Building Permit Application, and 2 copies of the Plat of Survey.

An accurate Plat with the proposed construction sketched onto the survey, including:

The size and location of the work with the intended purpose noted.

1. Size and location of all existing paved areas.
 2. Size and location of existing structures.
 3. Drainage pattern noted with arrows showing the drainage to the front or rear.
 4. Distance from the property lines to the proposed work.
 5. Type of material proposed.
 6. Depths or thickness (after compaction) of each material.
 7. Existing asphalt must be removed. Raising the grade is not allowed.
1. Commercial parking areas subject to 1.5 ton and greeter truck traffic must be constructed to IDOT standards in regard to thickness and final surface. A standard lot requires the asphalt surface layer to be a minimum of 2" thick after compaction. The CA6 stone base shall be a minimum of 6" thick after compaction.
 2. Commercial, Multi-Family Residential Parking Lots or ANY parking area in excess of 3000 square feet: provisions must be made for storm water detention or storage to eliminate excessive water run off during heavy storm periods.
 3. You will not be allowed to raise your grade to drain water onto adjacent lots.
 4. Grade must pitch away from foundation walls and fall 6" within the first 10'. Grade adjacent to the foundation at all points must be a minimum of 6" below the top of the foundation.
 5. **INSPECTIONS** - All inspections require minimum 24 hours notice. The required Inspections are:
 1. Pre-pour or rough inspection.
 2. Final – landscaping must be completed with adjustments made for all grading changes, open trenches etc.

Dumpsters must be Village approved licensed waste haulers and may NOT be placed on public property, streets, or alleys.