



## Community Development Department

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# DRIVEWAYS, PATIOS, SIDEWALKS

The information below will assist you in answering some questions you may have regarding the installation of sidewalks, patios, driveways and parking lots. Should you have additional questions, please contact us.

**PERMITS** Permits are required for new and replacement flatwork, resurfacing, expansions, regardless of materials.

**BONDS & FEES** Bonds and fees are required per the Village fee schedule.

**CONTRACTORS** Contractors are required to be licensed by the Village of Schiller Park. If you are doing the work your own hands, on your own house, licensing is not required BUT a 'Certificate of Responsibility' is required.

**APPLICATION** A completed Permit Application, and 2 copies of an accurate Plat of Survey showing the following:

1. Draw onto the survey the location of the flatwork with dimensions.
2. Drainage pattern shown with arrows to front and/or rear, and a note.
3. Distance from the property lines to the flatwork.
4. Size and location of all existing paved areas.
5. Size and location of existing structures.
6. Type of material proposed.
7. Depths or thickness (after compaction) of each material.

**INFORMATION** Single family lots cannot be covered more than 60% with impervious surface, including the house, garage, shed, patio, driveway, etc. Keep all construction under this amount and verify with calculations.

### Construction

1. All driveways, aprons, approaches and parking areas must have an impervious surface, i.e. brick, asphalt or concrete.
2. Asphalt requirements for single family homes and 2 flats the concrete thickness minimum is 4" with a minimum thickness of 4" compacted CA-6 stone. We recommend 10" of stone for brick pavers.
3. Asphalt surface course must be 2 inches minimum after compaction; with a 6-inch thick compacted granular base. A parkway approach must be a minimum of 7 inches thick, 6.1 bag mix of concrete, with a minimum four-inch thick compacted granular base. MESH IS NOT ALLOWED in the approach area.
4. Concrete sidewalks and patios must be a minimum 3 inches thick, 6 bag mix, with a 3-inch thick compacted ca6 stone base.
5. Paver bricks must be installed over a compacted base per the manufacturers' instructions and recommendations. Typically a minimum base of 12" is recommended for motor vehicle surfaces and 8" for non-motor vehicle surfaces.

### Size and Location

1. Driveways must be contiguous from the street/right-of-way to the garage or parking space. Parking is NOT allowed in the front yard.
2. The width of the driveway is based on the size of the garage and the amount of yard coverage.
3. There is a 6" ultimate setback – NO pavement, asphalt or other material within 6 inches of the side & rear lot

lines.

4. The street entrance must have minimum 3' flair on each side of the approach.

### **Drainage**

1. Any driveway, patio, sidewalk etc. must be properly sloped so as to control runoff and minimize its effects on adjacent property.
2. *You will not be allowed to raise your pavement to drain water onto your neighbor's property.*

### **INSPECTIONS**

All inspections require minimum 24 hours notice.

Required Inspections:

1. Pre-pour (after compaction/prep of base layer and framing, if any, is installed)
2. Final

### **OTHER INFO**

Typically, resurfacing is impractical when the stone base has is too thin and is failing. To avoid temporary fixes or merely cosmetic improvements, the damaged area must be inspected to verify that the base material and construction is adequate. Resurfacing over an unsound base area will not be approved. It will be necessary to correct the failed area as part of any re-paving project.

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

***Permits expire 12 months from the date of issue.***

***Please call for a final inspection before this time to avoid a penalty fee.***