

VILLAGE OF GLENWOOD

UNENCLOSED CONCRETE PATIO

1. Requirements for permit:

- A. A current plat of survey must be submitted to the Building Department with the exact location and dimensions of the patio drawn on it.
- B. The contractor must be licensed and provide a certificate of insurance to the Village of Glenwood listed as certificate holder before the permit can be issued.
- C. The patio can be located in the rear yard or side yard, but no closer than 5 feet from any property line.

2. Site preparation:

- A. The sod/grass or other shall be removed to a sub-grade within the area of the patio/slab which is to be constructed at a **no less** depth than **14 inches or to a depth that reveals good bearing soil whichever is greater.**
- B. Upon completion of site preparation the owner/contractor shall call the Building Department (708) 753-2416, for an **inspection**. Upon receiving the Inspector's approval a layer of **not less than 4 inches** of 2 inch stone or road mix shall be evenly placed over the sub-grade. If road mix is used it shall be placed in lifts of not more than **4 inches and mechanically compacted** between each lift.
- C. When the stone base is completely laid as specified, wire or fiberglass mesh shall be put in place and elevated half-way between the 4 inch slabs.
- D. Upon completion of the slab base preparation the owner/contractor shall call the Building Department for an **inspection**.

3. Specifications:

- A. All patio slabs shall be a **minimum of 4 inches thick**. All forming shall be if 2 inch nominal lumber and not warped and properly braced.
- B. All concrete shall be a **5 bag** mix, and under no circumstances will hand mixed or on the site mixed concrete be used.
- C. Concrete slab patios intended as future enclosed area or room additions, **must have a foundation and footing of 42 inches below finish grade.**

The Village of Glenwood Building Department is open Monday thru Friday from 9:00 am till 5:00 pm, if you have any questions or to schedule an inspection please call, (708) 753-2416

A 24 hour notice has to be given for any inspection.

VILLAGE OF GLENWOOD
ONE ASSELBORN WAY
GLENWOOD, ILLINOIS 60425
(708) 753-2416

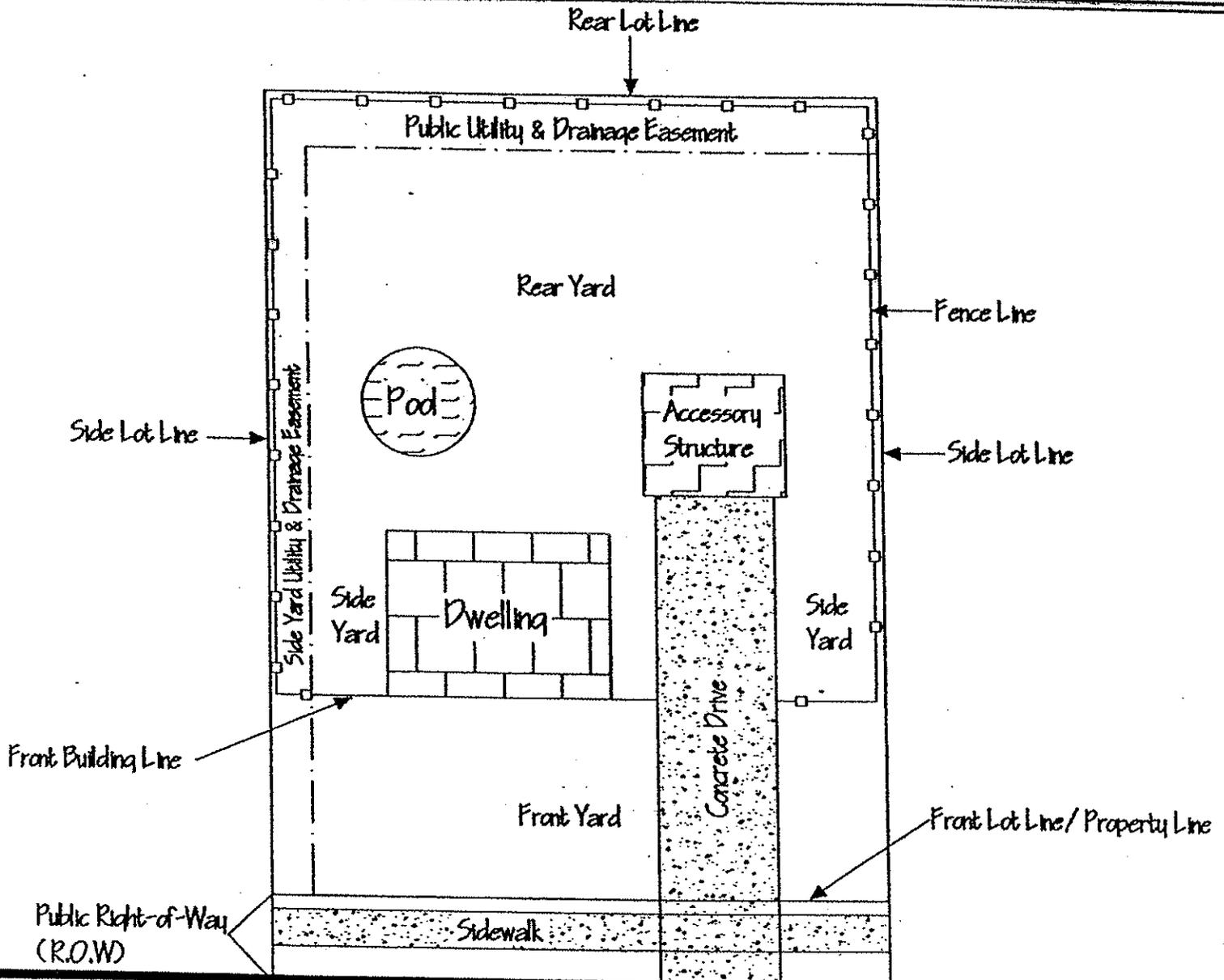
GENERAL CONTRACTOR'S REQUIREMENTS

1. To supply the name of the General Contractor, address, phone number, fax number, and project name and site address.
2. The name of the superintendent or superintendents who are responsible to oversee the project their phone number, cell number and job fax number if available.
3. It shall be the responsibility of the General Contractor to supply a complete list to the Village of Glenwood's Building Department, of every subcontractor or vender who will be constructing or performing a service in the completion of the job project. To include name of company, business service, address and contact person.
4. It shall be the responsibility of the General Contractor to inform every subcontractor or vender that it will be necessary to obtain a business license to construct or perform any service in the Village of Glenwood.
5. It shall be the responsibility of the General Contractor to obtain the necessary permits and secure the necessary inspections.
6. It shall be the responsibility of the General Contractor to maintain a clean and safe job site. All vehicles when leaving a job site in wet or muddy conditions must be hosed before they are allowed to enter onto the public street.
7. It shall be responsibility of the General Contractor to keep the Building Department informed of any changes in the constructing of the building or changes in the subcontractors or vender performing the services.
8. It shall be the responsibility of the General Contractor to remove all construction debris from the job site and all refuse containers.
9. **Clean-up bond.** Prior to the issuance of any building permit in respect to new work, alteration and repairs to existing building, the party making applications for such permit shall deposit with the Village of Glenwood a cash bond in the amount of \$500.00 for any work with a valuation in excess of \$2000.00, to assure that all refuse, rubbish, building materials or any other items resulting from the work for which the permit was issued, shall be removed from said premises and basic landscaping is completed. Refunded to the party by the Village if approved upon the final inspection by the Building Inspector.

Glenwood
Illinois

HOW TO READ YOUR PLAT OF SURVEY

Lot in block 1 in Glenwood Manor Estates. A subdivision in the West
½ of Section 32, Township 36 North, Range 15 East of the Fourth
Principal Meridian of Cook County
(sample description)



Contact the Village of Glenwood Building & Planning Department at:
(708) 753-2416 for further questions.

VILLAGE OF GLENWOOD

DEFINITIONS and BUILDING GUIDELINES

PLAT OF SURVEY

The legal description and diagram used to describe your property.

CORNER LOT

A lot having at least two adjacent sides abut for their full length upon a street. Corner lots have two front yard setbacks.

LOT LINES

The property lines bounding your lot from any adjacent lot.

Front Lot line: The line which separates your lot from the street right-of-way. It begins one foot inside your sidewalk.

Rear Lot Line: The lot line which is opposite and most distant from the front lot line.

Side Lot Lines: Lot lines other than the front and rear lot lines,

FRONT BUILDING LINE

No structure can be built past this line.

PUBLIC UTILITY and DRAINAGE EASEMENT

NO decks, sheds, pools, landscaping or garages can be built inside this area. These objects obstruct the flow of water and may cause flooding problems for you and your neighbors. Fences are allowed.

RIGHT-OF-WAY (R.O.W.)

The dividing line between a lot, tract or parcel of land and the dedicated right-of-way on a contiguous street.

ACCESSORY BUILDING

A subordinate building or structure (i.e. garage, shed) on the same lot, not a part of the main building, occupied by or devoted to an accessory use.

CHECK WITH THE BUILDING DEPARTMENT IF YOU WILL NEED TO APPEAR BEFORE THE ZONING BOARD FOR A VARIANCE BEFORE BUILDING ANY STRUCTURE. BRING IN A PLAT OF SURVEY TO SHOW THE BUILDING DEPARTMENT YOUR PROPOSED PLAN.