



Village of Westchester

10300 West Roosevelt Road, Westchester, IL 60154
Phone: (708) 345-0199 • Fax: (708) 345-0884 • Email: Building@westchester-il.org

FOR OFFICE USE ONLY	
PERMIT NO:	_____
DATE ISSUED:	_____
PAID:	_____
ZONING:	_____
BUILDING:	_____
CONTRACTORS:	_____
APPROVED BY:	_____
TITLE:	_____

APPLICATION FOR RESIDENTIAL CONCRETE PERMIT

Date: _____ Site Address: _____

CONTRACTOR INFORMATION:

PROPERTY OWNER INFORMATION:

Name: _____

Name: _____

Address: _____

Address: _____

Phone: _____

Phone: _____

E-Mail: _____

E-mail: _____

Cost of Work: _____

DESCRIPTION OF WORK

Permit Fees: Driveway: \$75 Approach: \$25*** Other Concrete: \$50 (stairs, walks, patio etc) Curb Cut: \$15

***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: \$100 (2 inspections @ \$50 each)

Plan Review Fees: Included in permit fee

A street deposit of \$250.00 is required for all curb cuts, approaches and any work adjacent to a street or public sidewalk.

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: _____

THE FOLLOWING MUST ACCOMPANY EACH APPLICATION FOR A BUILDING PERMIT:

- Application Form:** Fill out a copy of this application form.
- Current Plat of Survey:** One copy of the current plat. Plat must be submitted for all driveways & the addition of any flatwork.
- Proposed Site Plan:** Two copies of proposed site plan showing a sketch of the proposed work and all size & setback dimensions.
- Contractor Information:**
 - a. If the owner will be applying for the permit & doing the work, "owner/self" should be written on the "Contractor" line.
 - b. If a contractor is doing the work, Contractor's Bond, Insurance and Licensing form and documents
- Call JULIE (Joint Utility Locating Information for Excavators) at 1-800-892-0123 allowing 48 hours to locate utilities.**

Updated 5/15/19

Concrete Construction Requirements for Westchester

PERMIT PROCEDURE

A permit application must be submitted with the cost shown. If a contractor will be doing the construction that person must be licensed and bonded with the Village of Westchester and show proof of insurance. If the homeowner is doing the building they must sign a sworn statement that they are the only ones who will be doing work on the premises. The following items must be submitted with your application:

1. One copy of the current plat of survey that shows all present buildings and structures on the property.
2. Two copies of a proposed site plan that shows all present buildings on the property and that shows, in pencil or red pen, the size and location of the proposed work.

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. Please note, if a street bond deposit was required, a final inspection must be scheduled to receive a refund.

CODE SPECIFICATIONS:

- **Patio Setbacks:**
 - Front Yard: not permitted
 - Interior Side & Rear Yard: Three (3) feet.
 - Corner Side Yard setback: Five (5) feet.
- **Lot Coverage Requirements:**
 - **Structure Coverage:** Maximum lot coverage of the area of all structures shall not exceed 40% of the lot area.
 - **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.

VIOLATION MAY RESULT IN THE LOSS OF THE GUARANTEE DEPOSIT.