

# DRIVEWAY, PATIO, SIDEWALK

Village of Flossmoor, Illinois  
Inspectional Services Department  
2800 Flossmoor Road  
Flossmoor, IL 60422

Monday through Friday 8:30 a.m. – 12:30 pm, 1:30 p.m. – 5:00 p.m.  
Phone: 708-957-4101  
Fax: 708-335-5490

## THIS IS A LIST OF THE MOST FREQUENTLY ASKED QUESTIONS AND ANSWERS REGARDING ELECTRICAL PERMITS

**Q. Do I need a permit?**

A. Yes. A permit is required for any new, replacement or widening a driveway, sidewalk or patio. The review time frame is 1-2 working days.

**Q. How much will a permit cost?**

A. \$100.00 - This includes review, permit and inspection.

**Q. How do I apply for a permit?**

A. Complete the permit application that is available at the Building Department or on this website. Attach a copy of a current Plat of Survey showing the location of the existing or proposed work. If your project includes any dimensional changes, indicate that.

**Q. What paperwork should my contractor submit to the Village?**

A. The contractor must have a \$10,000 Surety Bond and a copy of a license from a town that gives a test on file with the Building Department.

**Q. Are there restrictions if my property is located in a flood hazard area?**

A. Check with the Public Works Department while planning your project to see if your property is located in a flood hazard area. If so, there may be restrictions.

**Q. Sidewalks - Public Property or Private Service Walks**

A. Replacement or installation must comply with Village Ordinances. Concrete thickness must be at least 5-inches, placed on 4-inches of compacted granular base. Expansion joint must be placed every 50 feet and at transitions to existing concrete.

**Q. Driveways**

A. The number, width and location of driveways must comply with the regulations of the Flossmoor Zoning Ordinance, Sections 23-10i 11 and 24-107. Driveways can be widened up to 5' out from the garage, but must taper to not exceed 20' at the sidewalk. Driveways may be asphalt, brick paver or concrete. The public sidewalk crossed by the driveway must remain concrete if the driveway is asphalt or pavers.

**Q. What if I replace an existing driveway that does not conform to current regulations?**

A. If the driveway was in existence prior to 6/1/97, it may continue as a legal non-conforming driveway. It can be maintained, repaired or replaced. No replacement driveway may exceed the original dimensions or deviate from the original location of the prior non-conforming driveway. All asphalt/concrete maintenance, repair or replacement work must be completed in accordance with Village Ordinances

**Q. Patios**

A. Concrete or brick paver patios are accessory structures and must comply with setbacks from side and rear property lines. Depending on your zoning district, this will be anywhere from five to fifteen feet. Refer to the Village Zoning Map on the website and determine your zoning district. The following are the required setbacks for the residential zoning districts:

<u>Zoning District</u>	<u>Required Setback in Feet</u>
R-1	15
R-2	15
R-3	15
R-4	7.5
R-5	5
R-6	5
R-5	5

**Q. Must I have the lot line identified?**

A. The only way to ensure that the improvement is properly located on your property is to locate the lot corners with stakes or a reference line from corner to corner.

**NOTE:** The property owner is responsible for compliance with all Village codes.

Good luck with your project! Remember we are here to serve and protect you, our residents.

**PLEASE CALL J.U.L.I.E. AT 811 OR 1-800-892-0123 TO PLACE A UTILITY LOCATE REQUEST. THIS SHOULD BE DONE AT LEAST 3 DAYS PRIOR TO STARTING YOUR PROJECT. ONLINE REQUESTS CAN BE MADE AT <http://www.illinois1call.com>.**