

**VILLAGE OF WESTERN SPRINGS**  
**Community Development Department**  
740 Hillgrove Ave. Western Springs, IL 60558-0528  
Ph. 708.246.1800 Fax 708.246.4871

**Requirements for Patios and Driveways**

**Permit Requirements:**

A building permit is required for installing, expanding, replacing or significant repairs to a Patio or Driveway. Plans must be submitted to the Community Development Department for a review prior to issuance of permit. These plans must include, however not limited to, the following:

1. Plat of survey to scale with the proposed patio / driveway location clearly marked and dimensioned to property lines and details of work scope (e.g. paver details, concrete, etc.)
2. The existing grading and drainage of the property cannot be altered unless approved, proposed changes to existing grades must be reviewed and approved by the Village Engineer, at an additional cost, and requires a grading / topography plan submittal with proposed changes. Contact Community Development Departments for additional details and requirements.
3. Calculation and breakdown of existing and proposed lot coverage elements (buildings, walks, driveway, etc.) of which cannot exceed 50% of total property square footage by code.
4. Completed [building permit application](#), including listing and registering all contractors.
5. In cases where review by the Village Engineer is found to be required by staff, a \$500 deposit is required additional plans may be required and plan review time will be increased. See Village of Western Springs [‘Schedule of Permit, Review and Filing Fees’](#) for additional information.

**Building Permit Fees:**

Building permit fees for patio or driveway work shall be based on the following:

- The fee is 1.75% of the cost of construction with a minimum \$50.00 permit fee.
- In cases where a review by other consultants (e.g. engineer) is found to be required, a \$500 deposit is required and plan review time will be increased. See Village of Western Springs [‘Schedule of Permit, Review and Filing Fees’](#) for additional information.

All construction cost estimates will be prepared by the applicant and verified by the Community Development Department and if any conflict occurs, the amount verified by the Community Development Department staff will be utilized to determine the permit fee.

**Inspections:**

In progress inspections are required for concrete pre-pour or base inspection and a final inspection.

**Special Circumstances:**

Timber Trails Subdivision - Due to development rules there are separate requirements for permit submittals and reviews, please see document available online at [www.wsprings.com](http://www.wsprings.com) that outlines these submittal requirements for decks, patios, hardscaping, etc.

County – IDOT ROW Jurisdiction - Certain streets in the village are regulated by IDOT or the Cook County Highway Department (CCHD), these agencies govern the “right of way” (ROW) which usually includes the sidewalk, parkway, curb/gutter, and roadway. Proposed work within the ROW of these streets requires a permit be issued from the appropriate agency in conjunction with the Village required permit. The applicant is responsible for this permit and the Village will not issue a building permit without a copy of the approved IDOT or CCHD permit submitted in advance for ROW work planned.

Community Development Staff Members are available to answer resident or contractor questions regarding patios and driveways or if there is difficulty locating a plat of survey for permit submission. Please call us at (708) 246-1800, ext. 177 or 180.