



Community Development Department
Building Services Division
4900 Village Commons
Matteson, IL 60443
(708) 481-8313

PATIO & WALKWAY PERMIT TIP SHEET

- Submit Completed Building Permit Application
- Submit a Copy of your Plat of Survey showing the location of the patio, dimensions of the patio and measurements from the property lines.
- Submit a list of ALL materials to be used (a separate list is not required if this information is provided on the drawing).
- Homeowner's Association permission, if applicable.
- Permit may be obtained by either the homeowner or contractor. If a contractor then must be licensed and registered with the Village of Matteson.
- Permit fee to be paid upon issuance of the building permit.

Notify J.U.L.I.E. at 1-800-892-0123 to locate all public utilities for underground lines BEFORE any digging.

- To expedite the review process, please refer to items listed below when preparing your permit submission:
 1. A patio may be located in a rear yard and side yards, and must maintain a minimum setback of two (2) feet from any property line.
 2. A minimum of 30% of the total rear yard area shall remain a green, landscaped area.
 3. A patio with rails, walls and/or fences three (3) or greater in height, shall maintain a minimum interior side yard setback as follows (refer to subdivision in which you live):

FIVE FOOT SIDE YARDS

Applewood
Butterfield Creek
Oakwood
Pattersonville

Brookmere
Glenridge
O'Connor North/South
218th Street

SEVEN FOOT SIDE YARDS

Butterfield Place	Cedar Creek	Creekside
Cricket Hill	Feathercreek	Glen Eagle Trail
Golf View Estates	Holden Park	Lincoln Terrace
Matteson Farms	Matteson I.C. Estates	Matteson Station
Michael-John Manor	Newbury	Old Matteson
Oxford Estates	Providence Manor	Ridgeland Manor
The Pointe	Trinity Creeks	Virginia Estates
Woodgate		

4. A patio cannot be located within a public utility, drainage or landscape easement.
5. All vegetation and black dirt to be removed.
6. **Concrete Patio** - Poured concrete slabs shall have edges eight (8) inches deep, six (6) inches wide at the bottom with a 45 degree angle to meet the finished slab of four (4) inches depth that is placed on four (4) inches of sand or stone.
7. **Brick & Stone Paver Patio** – Paver Bricks/Stone shall be installed per brochure or factory specifications; a sand bed sub-base shall have a minimum of 1.5” depth; a crushed stone sub-base shall have a minimum of 4” depth.

FUTURE ENCLOSURES OR ROOM ADDITIONS OVER CONCRETE PATIOS

1. Requires a separate permit submittal, review and approval.
2. Concrete slab patios intended as future enclosed areas or room additions shall have a frost line footing of forty-two (42) inches below grade.
3. Enclosed areas or room additions shall maintain a minimum setback from any property line in accordance with the setback requirement for the principal structure (home). **Contact the Planning Division at (708) 283-4940 for minimum setback requirements.**

INSPECTIONS

The following inspections are required for construction of a patio:

1. Inspection is required prior to pouring concrete, and
2. Final inspection is required upon completion of the patio.

Contact the Building Services Division at (708) 481-8313 to schedule required inspections.

Last Revised: 7/7/10