



Building Department
98 E. Third St.
Manteno, IL. 60950
Phone 815-929-4803
Fax 815-468-8240

DRIVEWAY & PATIO

Building Permit

A building permit is required **before** construction begins.

Contractor Registration

All contractors who work in the Village must be licensed

Information to be submitted when applying for a permit:

1. _____ A plat of survey or accepted equivalent.
2. _____ Indicate location and dimensions of all existing structures on plat and the location and dimensions of all easements, if any.
3. _____ Indicate on survey proposed location and size of all flat work.
(See diagram on the back of this sheet).
4. _____ Be able to locate property pins.

Driveways

Location:

- Driveways for single-family homes shall not be less than nine feet (9') in width.
- Where a driveway leads to a garage, the width shall not be less than the span of the garage door, or if more than one, the total span of all doors.
- The width of the driveway for an attached garage may not extend more than 3 feet (3') beyond the side of the garage closest to the front door.
- The driveway extension farthest from the front door may be extended up to the side yard setback.
- No driveways may be constructed on an easement.
- Driveways shall be a minimum of five feet (5') from the property line. (See the diagram on last page).

Circle Drives:

- No R-1 single-family lot shall have more than one driveway approach to the garage or parking areas, except for approved circle drives.
- Circle drives may be utilized only where adequate lot width is available as determined by the code enforcement officer.

Construction:

- All aprons, (the area from the curb to the property line), shall be made of concrete meeting specifications listed below.
- Driveways may be constructed of either of the two methods listed below:
- **Asphalt driveways:** Material shall be a base course consisting of IDOT gradation CA-6, CA-7, or CA-10, eight inches (8") in thickness, and a surface course consisting of a bituminous surface course, two and a half inches (2 ½") in thickness. All thicknesses shall be measured with base course material in place and compacted.
- **Concrete driveways:** Material shall be a base course consisting of IDOT CA-6, CA-7, or CA-10, four inches (4") in thickness, and Class PV Portland cement concrete, four inches (4") in thickness, reinforced with fiber-mesh. All thicknesses shall be measured with base course material in place and compacted.
- No bituminous surface treatment (oil and chip surfaces) will be allowed.
- Control joints shall be constructed so as to divide the driveway and driveway apron from the sidewalk.
- Control joints or expansion joints are required at the junction of the sidewalk.
- Driveways shall be constructed at a grade ranging between 3% and 6% from the garage to the street unless the Village Engineer specifically approves a greater slope.

Maximum Lot Coverage:

- No more than fifty percent (50%) of the areas in front of the building setback line of a single-family home may be covered by hard surface; unless a circle drive is utilized.

Maximum Area Coverage:

- The total of all buildings, structures, sidewalks, parking areas or other hard surfaces shall not exceed sixty percent (60%).

Patios**Location:**

- No concrete patio shall be located closer than five feet (5') from any property line. Patios can be located on utility easements, provided that the owner shall assume all costs associated with the removal and/or replacement of the patio.
- The owner is required to provide a completed "Waiver & Release of Liability Form" provided by the Village.
- No patio shall be located in a drainage easement for any reason.

Construction:

- Concrete patios shall be constructed of a base course consisting of IDOT CA-6, CA-7, or CA-10, four inches (4") in thickness, and Class PV Portland cement concrete, four inches (4") in thickness.
- All thicknesses measured with material in place and compacted. A building permit is not required for patios built with paving blocks.

Maximum Lot Coverage:

- In all residential districts, the total of all accessory structures shall not exceed ten percent (10%) of the total lot square footage.

Maximum Area Coverage:

- The total of all buildings, structures, sidewalks, parking areas or other hard surfaces shall not exceed sixty percent (60%).

Concrete Restrictions:

- No driveway or other flatwork likely to see road salt as determined by the Building Director may be poured between the dates of November 1 thru April 1 unless otherwise approved by the building director.

