



RESIDENTIAL PATIOS

VILLAGE OF LOMBARD | DEPARTMENT OF COMMUNITY DEVELOPMENT | BUILDING DIVISION

PERMITS REQUIRED? YES

*Permits are required for patios that are 100 sq. ft. or greater, located within a drainage or public utility and drainage easement, or when patios include any electrical, plumbing, or gas fixtures.

REQUIRED INSPECTIONS: PRE-POUR

To apply for a permit or schedule an inspection visit portal PERMITS@VILLAGEOFLOMBARD.ORG/ONLINEPERMITS

SUBMITTAL CHECKLIST (review process will not begin without complete document submittal, please see the list below)

- ONLINE PORTAL PERMIT APPLICATION
- PLAT OF SURVEY (show patio to scale)

SITE PLANNING FOR PATIOS

A property must maintain the minimum open space required by the zoning district in which the property is located. Most single-family residential properties in Lombard are required to maintain 50% of the property as open space. Open space is lawn, garden, wetland, or other natural landscape area, free of impervious surfaces. Patios do not count as open space. The Planning Division will review all patio permit applications to ensure the property will maintain the required open space with the addition of the proposed patio.

DESIGN REGULATIONS

(Section 150.312 of the Lombard Building Code)

- Patios shall be designed in accordance with the following specifications:
 - Concrete Patios: 4" compacted aggregate sub-base (CA-6 gradation) plus 5" concrete, six bag-air entrained mixture with 6" x 6" wire mesh.
 - Asphalt Patios: 6" compacted aggregate sub-base (CA-6 gradation) plus 2" binder/surface course.
 - For all other materials, the construction shall follow the manufacturer's standard specifications. This shall be on site for the inspector.
 - Patios shall have a minimum slope of 1% and a maximum slope of 8%.
 - Drainage not to adversely affect adjoining properties. (Pатios within 5 ft. of a property line may be required to include a 2 in. curb.)
 - Patios with fire pits must be located a minimum of 25 ft. away from any structures or combustibles, such as houses, garages, sheds, wood piles, and wooden fences, unless the fire pit has a spark arrestor screen, then it can be located a minimum of 15 ft.
 - Recreational fire pits shall be no longer than 3 ft. in diameter and no longer than 2 ft. in height.
 - Patio permit issuance only allows for a patio surface to match existing ground surface elevation, unless prior approval from the Private Development Engineer or their designee, in writing.

QUESTIONS OR CONCERNS? PLEASE CONTACT:

VILLAGE OF LOMBARD | DEPARTMENT OF COMMUNITY DEVELOPMENT | BUILDING DIVISION
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