



JOLIET BUILDING & INSPECTIONAL SERVICES DIVISION

PERMIT INFORMATION FOR PATIOS

NOTICE: If permit submissions are incomplete, and/or submitted without the required permit information and supporting documents, they will be returned to the applicant.

Patio Permit Checklist:

- An accurate plat of survey with the proposed patio placement clearly marked.
- Completed Patio Permit Application
- Measurements (length & width)
- Plan detailing installation such as slab thickness, fill depth and type of surface material.
- Homeowner's Association approval, if applicable.
- Cost Estimate (including labor & material)
- Copy of the contract, if the work is being completed by a Contractor.

If a Contractor is performing the work, then the Contractor must be the one to pull the permit (per Sec. 8-36 of the City of Joliet Code of Ordinances).

Permit Fee: \$65 for up to \$7,000 worth of work, this includes labor & material.

An additional \$10.00 per \$1,000.00 project cost above \$7,000.00 to be added.

PATIO REQUIREMENTS:

- Patios are not allowed in any public utility or drainage easements. Easements are clearly marked on the plat of survey.
- Patios can be placed 3 ft. from property lines, provided that there is no roof structure over the patio.
- When a patio has a roof structure over it, the patio must meet the same setback requirements of a house or accessory structure, as well as meeting the total lot coverage limit of 30% maximum.
- Concrete patios must have four (4) inches of compacted stone and four (4) inches of concrete. A pre-pour inspection is required for concrete patios.
- Brick paver patios must have four (4) inches of compacted gravel, one (1) inch of leveling sand or gravel, then desired pavers. Brick paver patios must have a gravel base inspection.

COVERED PATIO REQUIREMENTS:

- Covered patios must remain out of all easements.
- Lot coverage must not exceed 30% (includes any structure with a roof).
- Must remain at least 6 ft. from other roofed structures, if unattached.

Corner Lots: No patios are allowed in the 20 ft. corner side yard setback.

Setbacks vary depending principal residence's zoning classification:

ZONING DISTRICT	NUMBER OF STORIES	MINIMUM FRONT YARD	MINIMUM REAR YARD	MINIMUM SIDE YARD	SUM OF SIDE YARDS
R-1	1-1 ½	30 ft.	25 ft.	8 ft.	20 ft.
	2-2 ½	30 ft.	25 ft.	10 ft.	25 ft.
R-1A	1-1 ½	30 ft.	25 ft.	6 ft.	15 ft.
	2-2 ½	30 ft.	25 ft.	8 ft.	20 ft.
R-1B	1-1 ½	30 ft.	25 ft.	6 ft.	15 ft.
	2-2 ½	30 ft.	25 ft.	8 ft.	20 ft.
R-2	1-1 ½	30 ft.	25 ft.	6 ft.	15 ft.
	2-2 ½	30 ft.	25 ft.	8 ft.	20 ft.
R-2A	1-2 ½	25 ft.	25 ft.	5 ft.	10 ft.
R-3 Single-Family	1-1 ½	30 ft.	25 ft.	6 ft.	15 ft.
	2-2 ½	30 ft.	25 ft.	8 ft.	20 ft.
Two-Family	1-1 ½	25 ft.	25 ft.	5 ft.	12 ft.
	2-2 ½	25 ft.	25 ft.	6 ft.	14 ft.

Fire Pit Information

The **Joliet Fire Department** would like to remind residents the criteria for using a commercial fire pit within the city limits.

- Commercially sold steel outdoor fire pits that are on legs attached to a steel bottom, wire mesh sides and a top are approved.
- A fire extinguisher or garden hose must be available to extinguish the fire, if necessary.
- Approved outdoor pits shall be not less than 15 feet away from a structure or fence.
- Fuel (wooden logs, or artificial logs) shall fit inside the confines of the wire mesh, and the top shall be in place to be legal. Wooden pallets, treated deck wood, leaves, dimensional lumber, or garbage shall not be used as fuel in an outdoor fire pit.
- Be aware that although it is legal to burn in an approved outdoor fire pit, if it is believed to be offensive or objectionable by the complainant due to smoke, flames, sparks, or odor omissions, then the homeowner shall extinguish the fire immediately. In addition, a police officer on the scene may issue a compliance ticket to the homeowner for creating a public nuisance or being in violation of the International Fire Code 2003 Section 307.2.2 "Prohibited Open Burning" which states: "Open burning that will be offensive or objectionable because of smoke or odor emissions when atmospheric conditions or local circumstances make such fires hazardous shall be prohibited. The fire code official is authorized to order the extinguishment by the homeowner or the fire department of open burning which creates or adds to a hazardous or objectionable situation."
- Residents are also reminded to verify any restrictions or guidelines with their Home Owners Association, if applicable, because the use of fire pits may be forbidden.

Whenever a project requires digging please contact J.U.L.I.E., in advance, at 811 or online at <http://illinois1call.com> to mark underground utility lines.

Permit # _____

Office Use Only



CITY OF JOLIET

Building & Inspectional Services

150 W. Jefferson Street, Joliet, IL 60432

Phone: 815-724-4070 Email: permitapplication@joliet.gov

Patio Permit Application

If permit applications are incomplete, and/or submitted without the required permit information and supporting documents, they will be returned to the applicant.

All Contractor's must submit a copy of the contract with all permit applications.

Address:		City:	
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Single Family **Multi-Family** - Number of Units _____

Is this property registered with the Neighborhood Services Rental Program? Yes No

Work Being Completed By: Homeowner Contractor

Homeowner's Name:

Address:

Phone:

Email:

Contractor's Name:

Address:

Phone:

Email:

Description of Work

Patio Dimensions: **Length:** ___ ft. ___ in. **Width:** ___ ft. ___ in.

Patio Type: Concrete Brick Pavers Other _____

Details: _____

Patio Roof: Yes No

Dimensions: **Length:** ___ ft. ___ in. **Width:** ___ ft. ___ in. **Height:** ___ ft. ___ in.

NOTE: A detailed roof construction drawing must be attached to your permit submittal!

Total Cost \$

Applicant Signature:

Date:

Office Use Only:

Building Official Signature _____

Date _____

Plat of Survey Requirement

An accurate plat of survey is required for all permits for installation of, replacement of, and additions to fences, decks, pools, patios (with or without a roof), driveways, driveway aprons, sidewalks, garages, pergolas, gazebos, porches and similar structures, and additions. This includes the replacement of flatwork (driveways, aprons, sidewalks) with the same dimensions and location.

If you're having troubles locating your Plat of Survey, refer to these options:

1. Closing Papers from Purchase of Property.
2. Contacting the Mortgage Company.
3. FOIA (Freedom of Information Act) Request with the City of Joliet City Clerk's Office.

Note: This option may only yield results if the plat of survey was provided to the City of Joliet in the past for a building permit or a special zoning approval.

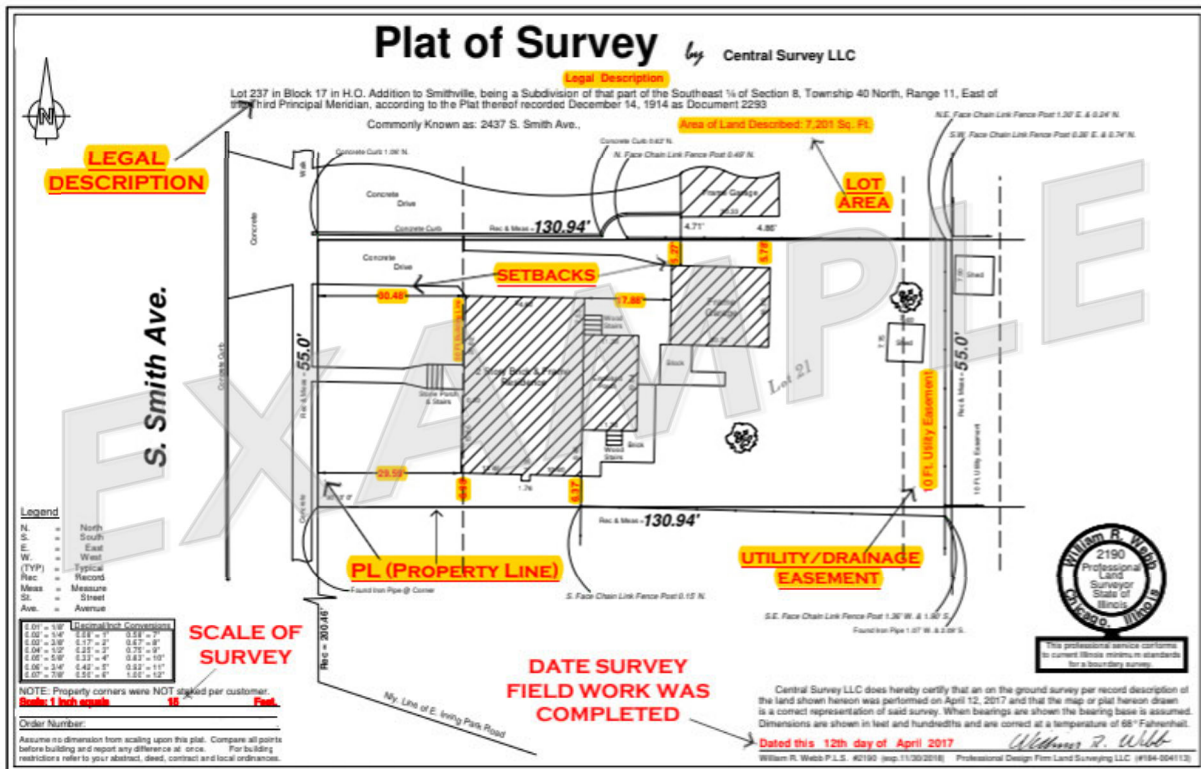
You may also try calling Local Surveying Companies for possibility of a copy.

If none of these options are successful in obtaining the Plat of Survey, you must hire a professional land surveyor to resurvey your lot. If you have any questions or concerns, please call the City of Joliet Building Department at 815-724-4070 or Zoning Department at 815-724-4055.

Note: The City of Joliet is not responsible for keeping plats of survey on file.

Example Plat of Survey

Please do not use the plat below for building permit submittals.

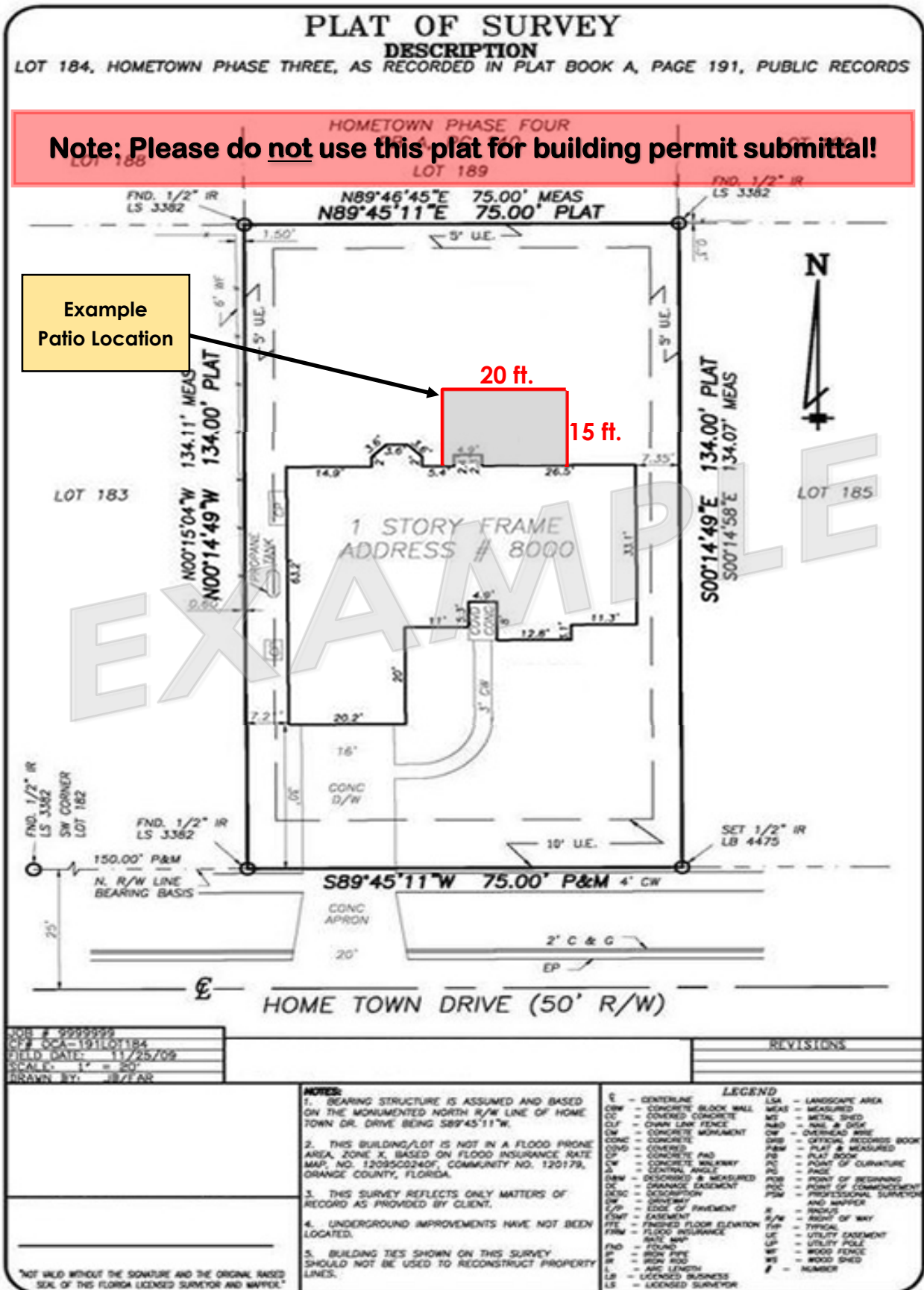


Example Plat of Survey Mark Up

Please mark the placement & measurements of the proposed patio on your plat of survey. The location and size will be reviewed by the Planning Division. The Building Inspector will use the approved plat for the inspection of the proposed work. Please use a writing utensil that is easy to see on the plat of survey.

Planning or Zoning Questions?

Email: zoning@joliet.gov or Call: 815-724-4055



Note: Please do not use this plat for building permit submittal!

Example
Patio Location

20 ft.
15 ft.

JOB # 99999999
 CDA-1911LOT184
 FIELD DATE: 11/25/09
 SCALE: 1" = 20'
 DRAWN BY: JLF/AR

REVISIONS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTES:
 1. BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED NORTH R/W LINE OF HOME TOWN DR. DRIVE BEING S89°45'11"W.
 2. THIS BUILDING/LOT IS NOT IN A FLOOD PRONE AREA, ZONE X, BASED ON FLOOD INSURANCE RATE MAP, NO. 12095C0240F, COMMUNITY NO. 120179, ORANGE COUNTY, FLORIDA.
 3. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY CLIENT.
 4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED.
 5. BUILDING TIES SHOWN ON THIS SURVEY SHOULD NOT BE USED TO RECONSTRUCT PROPERTY LINES.

LEGEND			
CL	CENTERLINE	LSA	LANDSCAPE AREA
CBW	CONCRETE BLOCK WALL	MEA	MEASURED
CC	COVERED CONCRETE	MT	METAL SHED
CLF	CHAIN LINK FENCE	N&D	N&S & D&S
CW	CONCRETE CURB	OW	OVERHEAD WIRE
CONC	CONCRETE	ORB	OFFICIAL RECORDS BOOK
COND	CONCRETE	P&M	PLAY & MEASURED
CP	CONCRETE PAD	PB	PLAY BOOK
CP	CONCRETE CURB	PO	POINT OF CURVATURE
CA	CENTRAL ANGLE	PA	PAGE
DMW	DESCRIBED & MEASURED	POB	POINT OF BEGINNING
DE	DRAINAGE EASEMENT	POC	POINT OF COMMENCEMENT
DECR	DESCRIPTION	PSM	PROFESSIONAL SURVEYOR
EW	EASEMENT	R	RADIUS
E/W	EASEMENT	R/W	RIGHT OF WAY
FTE	FINISHED FLOOR ELEVATION	TYP	TYPICAL
FIM	FLOOD INSURANCE	UF	UTILITY EASEMENT
FM	FLOOD MAP	UP	UTILITY POLE
FND	FOUND	WF	WOOD FENCE
IR	IRON ROD	WS	WOOD SHED
L	ARC LENGTH	#	NUMBER
LB	LICENSED BUSINESS		
LS	LICENSED SURVEYOR		

Homeowner Associations (HOA's) that require prior approval before the City of Joliet will issue a building permit:

Ashford Place	Old Renwick Trail
Aspen Meadows	Prairie Terrace (Condos)
Brighton Lakes	Prairie Trail
Brookside	Regency Ridge (Condos)
Burr Oaks	Reserves @ Cedar Creek
Calla Terrace	Ridgefield Condos
Cambridge Run	Riverside at Ole Caton Farm
Campus Courtyards	Riverside Townes
Caton Ridge	Rock Run Point
Caton Ridge West (effective 3/25/21)	Sable Ridge (effective 10/20/23)
Caton Ridge South (effective 3/25/21)	Saint Paul's Estates
Century Oaks (Condos)	Sanctuary
Citadel on Rock Run	Saratoga West Condos
Clublands	Silver Leaf
Dames Executive Townhomes	Spangler Farms
Deer Run Estates	Springwood Condos
Eagle Ridge	Springwood South
Edgecreek Estates	Squires Mill
Estates @ Cedar Creek	Stone Creek
Fairway Estates II Condos	Theodore's Crossing
Fall Creek	Thorn Creek
Golfview Estates	Thornwood
Grand Prairie (Townhomes)	Timber Oaks (Condos & Townhomes) (9/8/23)
Greywall Club (Detached homes)	Timbers Edge Villas
Hampton Glen	Timberview
Heritage Lake (effective 8/12/24)	Twin Oaks
Hunters Ridge	Twin Oaks West
Inwood Terrace Condos	Waterford Pointe
Kearney Glen (effective 5/11/21)	Wesmere
Kendall Ridge (effective 6/27/23)	Wexford (single-family only)
Lakewood Falls Village (effective 5/4/23)	Wexford West (single-family only)
Lakewood Prairie (effective 5/13/21)	Whisper Glen
LeCarrow Glen Townhomes	Windsor Ridge
Legacy Pointe	Wooded Creek
Neufairfield	Woodland Terrace II
Neustoneshire	Villas @ Cedar Creek
Olde Mill Crossing (Townhomes)(9/8/23)	

Please provide a copy of your homeowner association's approval letter with your building permit submittal information.

UPDATED AUGUST 12, 2024

Permit Fee Payment Options

Once your permit is approved and ready to be issued, you will receive an invoice via email. Please use one of the methods below to complete the payment. When making payments, please reference the Application Reference Number near the top left corner of the invoice you will receive.

Option #1: By Phone (Credit/ Debit Card):

- Call: 815-724-3830 (you will speak with a person)
- Have the credit/debit card number ready
- Provide the application reference number in the upper left corner of the invoice

Option #2: By Mail (Checks)

Send checks to:

Customer Service/ Building Permit
City of Joliet
150 W. Jefferson St.
Joliet, IL. 60432

- Address all checks to **City of Joliet**.
- Include the application reference number from the invoice document on the memo line of your check.
- Include a copy of the invoice with mailed payments.

Option #3: Blue Drop Payment Box (Checks):

The blue drop box is on the west side of Joliet City Hall, 150 W. Jefferson St., Joliet, IL 60432

Please follow the same directions as when mailing. Enclose payment in envelope, address envelope as if mailing. Include Customer Service/ Building Permit on first address line. Place payment in an envelope and address it to Customer Service / Building Permit. Include your application reference number from the invoice on the memo line of your check.

After Payment

Once you have successfully paid for the permit, please notify the Building Department via the **permitapplication@joliet.gov** email address with the application reference number and address. Please note if you would like the permit emailed or mailed to a particular address.

The payment system is not automated and the Building Department does not receive notifications when payments are made. Building permits will not be issued in-person over the counter.

Building & Inspectional Services Division

Phone: 815-724-4070 | Email: permitapplication@joliet.gov

Joliet City Hall
150 W. Jefferson Street, Joliet, IL 60432
First Floor, South Wing