



HARDSCAPE REQUIREMENTS

All contractors and subcontractors doing business in the Village of Hawthorn Woods must be registered with the Village. The term “contractor” and “subcontractor” shall include, but not be limited to: any homeowner or company who undertakes to construct, alter, improve, install, repair, remodel, rehabilitate, renovate or move any land, house, building or other structure (of any kind or nature, whether residential or not) or any fixture or any other item that is located on or in the ground and/or attached to something that is located on or in the ground.

The Village of Hawthorn Woods requires that a permit be obtained prior to the installation of a patio, which is subject to the following requirements below. Permit submissions will be accepted either electronically or on paper.

REQUIREMENTS

- The patio must be 10’ from the septic field. Submit septic system layout showing location of existing field
- If patio is adjacent to residence, a positive drainage away from the building must be maintained
- Provide a minimum of 4” compacted granular fill below slab
- All concrete shall be installed in accordance with applicable A.C.I. Standards

CHECKLIST FOR OBTAINING A BUILDING PERMIT

The following information is required to obtain a building permit. Incomplete or inaccurate information will delay the processing of your permit.

- Obtain contractor/subcontractor registration through Village
- Completed building permit application, and proposal/scope of work
- Detailed plan indicating material specifications and dimensions
- Plats of survey showing patio location in relation to home
- Lake County Health Department well and septic approval required if applicable
- Homeowners Association approval

INSPECTIONS

The following inspections may be required:

- Base
- Rough Electric (if applicable)
- Final Electric (if applicable)
- Final Site

To schedule an inspection 24 hours in advance, please contact the Building Department by 3:30pm Monday - Friday at either: 847.847.3586 or 847.847.3537. Our walk-in business hours are Monday - Friday 8am - 4pm. Note: There will be a re-inspection fee if the inspector is unable to provide approval and must perform another inspection. Re-inspection fees will be deducted from the refundable bond.

The information in this handout is intended to be general in nature and is not a substitute for applicable Village codes or ordinances. Please visit our website at www.vhw.org and review our **current building regulations located in section 8-1-1**, prior to construction.