

TAHOE VILLAGE



1771 TAHOE CIRCLE DRIVE
WHEELING, ILLINOIS
60090

Email tahoe_village@comcast.net
Ph 847-392-7637 Fax 847-392-7638

CONDOMINIUM ASSOCIATION

EXTERIOR MODIFICATION IMPROVEMENT FORM

TAH-_____

REQUEST FOR PATIO

DATE RECEIVED

NAME _____

ADDRESS _____

YOUR PHONE# _____

YOUR EMAIL _____

I am requesting a patio.
See S42) Specifications for patio

Please provide the following information

- 1 Patio must be concrete Color : Gray
- 2 Attach a picture, diagram or brochure of proposed patio location and dimensions
- 3 Attach a certificate of insurance from your installer
- 4 Attach a copy of Village of Wheeling permit
5. Provide proof of Contact with J.U.L.I.E. for digging
- 6 List any other items subject for approval as needed



All above items must be included with this application. The Board of Directors has up to 30 days to respond to this request. Any missing or incorrect information may cause a delay in the approval process.

HOLD HARMLESS DECLARATION

In consideration of permitting the above requested exterior modification improvement, I hereby release, indemnify and forever discharge the Tahoe Village Condominium Association, its officers, members of its Board of Directors, and its employees against loss, damage, or cost from any and all claims, demands, rights, repair work, maintenance and causes of action of what ever kind and nature arising from and by reason any and all known and unknown, foreseen and unforeseen, including but not limited to all construction and maintenance of the above described exterior improvement. I further agree to maintain this improvement at my sole expense and if required will remove upon sale of the home. I understand that I must disclose this improvement to any future buyer **I HAVE READ ,UNDERSTAND, and AGREE to all of the above.**

Homeowners Signature

Date

Management Review	Approve <input type="checkbox"/>	Disapprove <input type="checkbox"/>
Grounds Commission	Approve <input type="checkbox"/>	Disapprove <input type="checkbox"/>
Final Inspection	Approve <input type="checkbox"/>	Disapprove <input type="checkbox"/>

OFFICIAL SEAL

APPROVAL DATE*

*This Form and /or permission expires in 60 days from date of APPROVAL. If modification is not complete within that time, please submit a new form for consideration.

S5) Specifications for Patios

Prior to construction, unit owner must have received an approved Tahoe Village Exterior Modification Form (Appendix A-1). Work may not begin until you have received authorization

Copy of Wheeling Village permit must be presented to the office before construction begins.

J.U.L.I.E. must be called to locate any utility in the area.

Patios must abut the patio door stoop and/or the foundation.

Layout:

- Patios may be of any shape or design, provided that the maximum width of the patio does not exceed fifteen (15) feet at its widest point, and the patio does not extend more than fifteen (15) feet from the foundation of the unit at any point.

Material:

- Concrete slab
- Pre-cast concrete blocks
- Flagstone
- Brick

Sub-grade preparation and grading:

- All sod, vegetation, wood, and large rocks must be removed and the area under the patio must be leveled.
- Loose soil or fill material must be tamped and rolled into place.
- Granular fills of sand, gravel, crushed stone, or slag are recommended for bringing the site into uniform bearing or grade.

Requirements for concrete slabs:

- Cement content of at least 564 lb. per cubic yard (6 bag mix).
- Maximum size aggregate of one (1) inch.

Air content of 6% +/- 1%.

Slump of not greater than four (4) inches.

Minimum slab thickness of four (4) inches.

An isolation joint, constructed of ¼' or ½' prefabricated joint material must be placed between the patio slab and the foundation and stoop.

If a down spout or sump pump discharge is located in the area where a slab is to be installed, underground drainage must be provided to extend beyond the slab.

All concrete patios must be made to slope away from the unit.

If the patio is more than twelve (12) feet by ten (10) feet, a joint control must be installed, sectioning the slab into at least two equal sections.

Other requirements:

The top edge of the patio must not extend above the top edge of the metal window well.

The top of the patio must be flush with the surrounding ground surface. If, due to the contour of the ground, there is a slope where the patio is to be located, then a step(s) must be installed to reach the proper elevation. No changes in the grading of the area which might cause water to drain toward the foundation will be permitted.

The area surrounding the patio must be restored if construction of the patio has caused any damage, and must be graded to present a gentle slope that can be mowed without scalping the grass.

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General Information for Tahoe Village Residents For Information purposes only

- For Concrete Patio Installation
New Patio or Replacement

Joe's Concrete & Paving LLC Joe's also does front or back step railing installation.

- For Divider Fence Installation
New Fence or Replacement

Joe's Concrete & Paving LLC

Darrell Horcher
910 McHenry Road
Wheeling IL. 60090
847-561-7667

(JOE'S DOES DIVIDER FENCE WORK FOR TAHOE VILLAGE) You may select any fence vendor of your choosing.
(JOE'S DOES CONCRETE WORK FOR TAHOE VILLAGE) You may select any concrete vendor of your choosing.

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- For a Tahoe Village Certificate of Insurance; Please contact:

Call Candos Insurance Agency

Rick Pederson-Commercial Division 1-708-361-2700

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- Tahoe Village Maintenance Staff Inspection Services: Please call
Mr. Calderon Maintenance Supervisor to set up an appointment at 1-224-715-5657
Please call during regular business hours 8:00am to 4:00pm Monday thru Friday
Holidays are excluded.

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- Village of Wheeling Police Dept- file a police report on line

www.wheelingil.gov/751/File-a-Police-Report-Online

VOW Municipal Code violation Code 7.10 "Clean up after pets" 847-459-2633

VOW Public Works 847-279-6900 Call for sanitary sewer overflow etc

VOW Police Dept non-emergency 847-459-2632

VOW Fire Dept non-emergency 847-459-2662