

VILLAGE OF WESTERN SPRINGS
Community Development Department
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Requirements for Permeable Pavers in Residential Zoning Districts
(A, R-1, R-2 and R-B)

The Village approved the use of permeable paver systems. The new regulations relate to the use of these pavers/systems for patios, driveways, service walks, and elsewhere. Whereas the maximum percentage of total lot coverage remains at fifty percent (50%), the amended Village Code now includes the provision that lots less than 9,000 sq.f.t are allowed a lot coverage increase of up to 52% and lots at 9,000 sq.f.t and above are allowed up to 54% when permeable pavers and a permeable base structure are utilized. So depending on lot size, there is the potential to increase lot coverage to either 52% or 54% as long as the percentage of coverage over 50% meets the Village's adopted (minimum) permeable installation standards (See page 2). If a non-permeable system is utilized, the maximum lot coverage remains at 50%.

Additionally, decks, unless constructed over an impermeable base, are no longer counted toward the impervious surface for the lot. This must be confirmed in all submittals. Each permit request will be evaluated by the Community Development Department and, if necessary, the Village Engineer. Additional regulations may apply.

Permit Requirements:

A building permit is required for installing, expanding, replacing or significant repairs to a patio, driveway, service walks, etc. Plans must be submitted prior to issuance of permit. These plans must include, but are not limited to, the following:

1. Completed building permit application, including listing and registering of all contractors.
2. A current plat of survey to scale indicating all current impervious surfaces as well as new permeable surfaces.
3. An itemized table showing the square footage of all current impervious surfaces as well as all proposed conditions. Such impervious surfaces include, but are not limited to, the principal residential structure, accessory structures, detached garages, driveways, outdoor residential recreational facilities (including all swimming pools or similar structures), private sidewalks, terraces, and patios. Plats that do not clearly identify the proposed work will be rejected.
4. Copy of product specifications (e.g. information/cut sheet) along with any installation instructions.
5. Copy of license for all contractors.
6. Submittal of all documents and plans to permits@wsprings.com
7. Payment of normal permit fees (1.75% of the construction cost)

Inspections:

Inspections are required, as follows:

1. Permeable base, and
2. Final inspection once work is complete.

Building inspections can be scheduled by calling Community Development at (708) 246-1800, ext.191.

Additional Review and Maintenance Notes:

- The Village Engineer may be involved in the review of permeable systems permits and in some cases will require additional pipes or other features to restrict water. Properties (or neighborhoods) known to have flooding issues may require closer scrutiny, which may increase review times.
- The property owner is responsible for properly maintaining all approved permeable systems. The Village reserves the right to adjust approvals based on a lack of maintenance on the approved permeable system.
- Applicants are strongly encouraged to seek professional design services providers who understand the regulations and permit submittal requirements.
- If you utilize a landscape company for yard work, they should also perform the annual maintenance as prescribed by the paver manufacturer.

