



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

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www.villageofglencoe.org

Patio Construction Checklist

All patio construction activities require a permit from the Village. This includes new patios, expansion of existing patios and patio reconstructions.

Submittal Requirements

Existing Conditions:

- Current Plat of Survey depicting existing conditions on site
- Impervious surface runoff coefficient (c-value) calculations

Proposed Conditions:

- Proposed layout plan, drawn to scale, depicting the proposed conditions on the site
 - Plan must include dimensions of proposed patio
 - If patio is raised above grade, railings will be required by Code as follows:
 - 8 inches or less: none
 - 8 inches to 30 inches: 36 inch guardrail
 - > 30 inches: 42 inch guardrail
- Impervious surface runoff coefficient (c-value) calculations

Hardscape Restrictions

Total hardscape area on a parcel is limited by the Village Code of Ordinances, subsection 9-83. If the proposed condition C-Value exceeds the limiting C-Value, stormwater detention will need to be provided.

Limiting C-Values

Parcel Area (sq.ft.)	Limiting C-Value
≤ 10,000	0.67
10,000 - 20,000	0.65
> 20,000	0.62

C-Value Calculations Worksheet

Existing Conditions			
Area Type	Area (sq.ft.)	Coefficient	Weighted Area (sq.ft.)
Impervious	<i>Box 1</i> <input style="width: 100%; height: 30px;" type="text"/>	x 0.95	= <input style="width: 100%; height: 30px;" type="text"/> <i>Box 4</i>
Semi-Impervious	<i>Box 2</i> <input style="width: 100%; height: 30px;" type="text"/>	x 0.70	= <input style="width: 100%; height: 30px;" type="text"/> <i>Box 5</i>
Pervious	<i>Box 3</i> <input style="width: 100%; height: 30px;" type="text"/>	x 0.50	= <input style="width: 100%; height: 30px;" type="text"/> <i>Box 6</i>
Total Parcel Area (Box 1+2+3)	= <input style="width: 100%; height: 30px;" type="text"/> <i>Box 7</i>	-	Total Weighted Composite C Value (Box
			= <input style="width: 100%; height: 30px;" type="text"/> <i>Box 8</i>
			= <input style="width: 100%; height: 30px;" type="text"/> <i>Box 9</i>

Proposed Conditions			
Area Type	Area (sq.ft.)	Coefficient	Weighted Area (sq.ft.)
Impervious	<i>Box 1</i> <input style="width: 100%; height: 30px;" type="text"/>	x 0.95	= <input style="width: 100%; height: 30px;" type="text"/> <i>Box 4</i>
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			= <input style="width: 100%; height: 30px;" type="text"/> <i>Box 9</i>

Inspection Requirements

Patio construction requires two inspections, conducted by the Engineering Division of the Public Works Department.

1. *Base Inspection* – to be scheduled when the framing and/or base of proposed layout is complete.
2. *Final Inspection* – to be scheduled when all work on site is complete.

Additional Notes

- Access to the site must be maintained through existing driveways. Any other access route must be reviewed and approved by Village.
- If any public sidewalk is damaged as a result of construction or access to the site, it will need to be replaced at the expense of the contractor.