

# Village of



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## IMPERVIOUS SURFACE CALCULATIONS

Completion of these forms is required to allow Village staff to confirm compliance with zoning ordinance requirements Impervious Surface.

The attached forms incorporate three main components:

- Section One - Lot Coverage Calculations
- Section Two - Impervious Surfaces Calculations

### SECTION ONE – LOT COVERAGE CALCULATIONS

#### **Step 1: Lot Area**

Using a recent Plat of Survey, calculate the area of the lot in square feet. **Lot Area = \_\_\_\_\_**

#### **Step 2: Maximum Building Coverage Allowed**

Based on the Lot Area, select the appropriate formula to determine Maximum Building Coverage allowed.

For Lot Area 5,715 sq.ft. or less: maximum allowed =  $.30 \times \text{Lot Area} = \underline{\hspace{2cm}}$

For Lot Area 5,716 sq.ft. to 19,999 sq.ft.: max. allowed =  $(.16 \times \text{Lot Area}) + 800 = \underline{\hspace{2cm}}$

For Lot Area 20,000 sq.ft. or more: maximum allowed =  $.20 \times \text{Lot Area} = \underline{\hspace{2cm}}$

**\*Maximum Building Coverage Allowed = \_\_\_\_\_**  
**(A)**

\* Maximum Building Coverage allowed for the lot is reduced by the area of impervious surfaces that exceeds 25% of the Lot Area. (see Section Three, Step 1 & 4)

#### **Step 3: Existing Building Coverage**

Using a Plat of Survey, calculate the area covered by existing buildings, enclosed or roofed porches, balconies and carports. Use the attached worksheets to determine the areas.

**Existing Building Coverage = \_\_\_\_\_**

**Existing Building Coverage**

PIECE NO.

DIMENSIONS

AREA

TOTAL \_\_\_\_\_

**SECTION TWO – IMPERVIOUS SURFACES CALCULATIONS**

**Step 1: Maximum Impervious Surfaces Allowed**

Based on the Lot Area, use the following formula to determine the Impervious Surfaces Allowed.

Impervious Surfaces Allowed =  $.25 \times \text{Lot Area} =$  \_\_\_\_\_

\* If the Total Existing & Proposed Building Coverage (B) is less than the Maximum Building Coverage Allowed (A), the remaining available Building Coverage area is added to the Impervious Surfaces Allowed above.

\*If the Total Existing & Proposed Building Coverage (B) is more than the Maximum Building Coverage Allowed (A), the Impervious Surface Allowed is reduced by the excess Building Coverage.

Maximum Bldg. Coverage Allowed (A) - Total Existing & Proposed Bldg. Coverage (B)  
(from Section One, Step 2) (from Section One, Step 5)  
\_\_\_\_\_ - \_\_\_\_\_ (+/-) = \_\_\_\_\_

Add the Impervious Surfaces Allowed and the Building Coverage difference listed above to determine the Total Maximum Impervious Surfaces Allowed.

**Total Maximum Impervious Surfaces Allowed =** \_\_\_\_\_

**Step 2: Existing Impervious Surfaces**

Using a Plat of Survey or field measurements, calculate the area covered by existing Impervious Surfaces other than buildings on the lot. Use the attached worksheets to determine the areas.

**Existing Impervious Surfaces =** \_\_\_\_\_

**Step 3: Proposed Impervious Surfaces**

Using the proposed Site Plan, calculate the area covered by proposed Impervious Surfaces. Deduct any existing area to be removed. Use the attached worksheets to determine the areas.

**Proposed Impervious Surfaces =** \_\_\_\_\_

**Step 4: Total Existing & Proposed Impervious Surfaces**

Add the Existing Impervious Surfaces and the Proposed Impervious Surfaces,

**Total Existing & Proposed Impervious Surfaces =** \_\_\_\_\_

\* IF THE TOTAL EXISTING & PROPOSED IMPERVIOUS SURFACES EXCEEDS THE MAXIMUM IMPERVIOUS SURFACES ALLOWED, A ZONING VARIANCE WOULD BE REQUIRED.

## **SECTION TWO – IMPERVIOUS SURFACES CALCULATIONS**

Impervious Surfaces includes, but is not limited to:

- Any improvements on a lot, not including buildings, that prohibit or substantially retard the drainage of storm water directly into the soil below
- Includes driveways, sidewalks, open steps, open entry platforms, patios, terraces, paving stones, decks, swimming pools, tennis courts, pergolas, trellises, arbors and similar structures
- Area measured in square feet of ground coverage

**Sketch or Block Diagram of Existing & Proposed Impervious Surfaces**

**Existing Impervious Surfaces**

PIECE NO.

DIMENSIONS

AREA

TOTAL \_\_\_\_\_

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**Proposed Impervious Surfaces**

PIECE NO.

DIMENSIONS

AREA

TOTAL \_\_\_\_\_