

# Residential Driveways



*This handout is for informational purposes only it should not be viewed as comprehensive.  
The provisions of the City's adopted codes prevail.*

## **Document Submittal List**

- Permit application.
- One copy of a recent plat of survey (to scale) showing the location
- and dimensions of all existing structures and improvements on the property, and markings indicating the location of the proposed driveway or resurfacing area.
- A copy of a signed contract for driveway work including proposed materials (concrete, asphalt, etc.), thickness of driveway, thickness of base, etc. If homeowner will be performing the work a copy of the contract is not required, but the scope should be clearly defined.

**Failure to provide any of the above documents may result in processing delays.**

## **General Information and Fees**

- A permit is required for the construction, alteration, or replacement of driveways.
- The application review period averages two weeks. The applicant will be contacted via email when the permit is ready for payment and issuance.
- If work commences prior to permit issuance, the permit fee shall be doubled.
- A list of required inspections is provided on the reverse side of the permit. Inspections must be scheduled at least one day prior to the desired inspection date by calling the Warrenville Community Development Department (630-393-9050) or online [here](#).
- A permit may become invalid if work does not begin within 180 days of issuance, or if construction has been halted and not resumed for a period of 180 consecutive days.
- Homeowners Association (HOA) approval may be required before commencing work. The issuance of a permit does not exempt HOA rules and regulations.
- It is the homeowner/contractor's responsibility to have underground utilities located no less than 48 hours prior to digging by calling J.U.L.I.E (811).
- Fees: Building permit \$100.00
- Bond: \$100.00 building bond may be required at the time of building permit issuance and will be refunded upon completion and approval of the project in accordance with all applicable City Ordinances. The refund will be paid in the manner in which it was initially submitted.
- Approved construction documents shall be available on site.

- Any changes to the approved plans must be submitted to the Building Department in writing for review and approval prior to construction.
- Alterations to the approved plans must be resubmitted to the Chief Code Official in writing for review and approval prior to construction.

## **Engineering Requirements**

The City of Warrentville adopted the [DuPage County Stormwater and Floodplain Ordinance](#) and administers its requirements in the review of permits. The requirements below may apply to your permit and a [Stormwater Management Certification Application](#) may be required.

- If 2,500 square feet or more of net new impervious area has been constructed on your property since 2013, a Post Construction Best Management Practice for stormwater (examples include dry wells, rain gardens, bioswales) will most likely need to be installed as part of your project.
  - A licensed professional engineer/land surveyor or other design professional may be required to create a site plan and BMP design.
  - An as-built plan/final survey may also be required as part of the project.
- If your property contains **floodway, floodplain, wetlands or buffers**, contact engineering staff for requirements at The Community Development Department 630-393-3050.

## **Driveway Specifications and Requirements**

- General guidelines for maximum width, zoning setbacks and coverage requirements for driveways are as follows:

Zoning District	Min. /Max. width at the property line	Max. width on the property	Minimum interior side yard setback	Minimum corner side yard setback
R-1, R-1A, R-2, R-3	10 / 24 feet <sup>1,2</sup>		3 feet	3 feet
R-4 and R-5	10 / 24 feet <sup>1,2</sup>		To property line	To property line
Summerlakes with lot size 7500 square feet or large <sup>4</sup>	28 feet	36 feet	6 inches	15 feet
Summerlakes with lot size 7499 square feet or less <sup>4</sup>	50% of lot width up to 24 feet		5 feet or 6 inches <sup>3</sup>	15 feet
Summerlakes Townhomes <sup>4</sup>	18 feet	18 feet	To property line	20 feet

<sup>1</sup> Semi-circular driveways shall not exceed 31 feet in cumulative width at the property line.

<sup>2</sup> The maximum allowable paving coverage of the required front yard is 50%.

<sup>3</sup> A five-foot setback is required; however, may be reduced to six inches provided a five-foot separation is maintained between the driveway and the side yard setback of the home on the adjacent lot closest to said driveway.

<sup>4</sup>Surface material required to be the same for entire driveway.

- Driveways shall not be less than ten feet in width.
- Driveways are subject to review by the City Engineer to confirm compliance with the applicable requirements of the DuPage County Stormwater Management and Flood Plain Ordinance.
- Cutting of brick, stone, and/or concrete must be done using the “wet-saw” method, or under the protection of an enclosed tent that completely contains the air-borne particulates produced by cutting.

Non-permeable driveways (asphalt or concrete) are regulated through lot coverage.

Lot size	Maximum Lot coverage, whichever is greater
>= 30,000 sf.	28% or 9,599 sq. ft.
>= 14,000 sf. and < 30,000 sf.	32% or 5,039 sq. ft.
>= 10,000 sf. and < 14,000 sf.	36% or 3,999 sq. ft.
>= 7,000 sf. and < 10,000 sf.	40% or 3,080 sq. ft.
< 7,000 sf.	44% without limitation on the number of sq. ft.

Lot coverage measures the cumulative ground coverage of all non-permeable surfaces on a lot (driveways, house, shed, patio, deck, etc.)

### **Minimum Construction Standards:**

- **Asphalt driveways:** Eight inches of compacted gravel and three inches of compacted asphalt.
- **Concrete driveways:** Two inches of compacted gravel and five inches reinforced concrete with either fiber mesh or welded wire.
- **Paving Block:** Eight inches of compacted gravel, one inch sand bed, and 2-3/8 inch thick block.
- **Structural gravel driveways:** Shall be constructed in accordance with the following specifications:
  - Have permanently installed edging such as, but not limited to, concrete, paving brick, cut stone, or steel, as approved by the Community Development Department;
  - Have a structural number of at least 1.8;
  - Be constructed with 12 inches of stone and geogrid or similar structural reinforcement as approved by the Community Development Department;
  - Be located on private property and setback a minimum of ten feet from the edge of the adjacent road pavement and two feet from public sidewalk;
  - The portion of the driveway located within the adjacent right-of-way shall be concrete, asphalt, or paving bricks.
  - Property owners are responsible for regular maintenance and removal of any gravel from public right-of-way.

**\*Note: Some subdivisions may have varied or additional requirements for setbacks, maximum front yard coverage, and/or acceptable materials.**

## Utility and Public Right-Of-Way Requirements

- B-box valves and utility structures located in the driveway must be inspected by Public Works.

A. Where a public sidewalk passes through a driveway, a minimum of seven inches (7") of fiberized concrete must be provided over two inches (2") of CA-6 aggregate. Expansion joints on both sides of the sidewalk through the driveway must be provided for total thickness of the concrete.

B. For public sidewalks located outside of driveways, a minimum five inches (5") of fiberized concrete must be provided over two inches (2") of CA-6 aggregate.

C. All new or replacement private single family residential driveway aprons and approaches constructed in the public right-of-way shall be constructed so that the lesser of: 1) the first fifteen feet (15') of driveway measured from the edge of the road, or 2) the driveway section located between the edge of the road and a parallel public sidewalk shall provide seven inches (7") of fiberized concrete over two inches (2") of CA-6 aggregate or eight inches (8") of CA-6 aggregate with three inches (3") of compacted hot-mix asphalt surface course.

D. All new or replacement private driveway aprons and approaches constructed in the public right-of-way that are not for single family residential homes, shall be constructed so that the lesser of: 1) the first fifteen feet (15') of driveway measured from the edge of the road, or 2) the driveway section located between the edge of the road and a parallel public sidewalk shall provide seven inches (7") of fiberized concrete over two inches (2") of CA-6 aggregate or a full-depth asphalt cross-section matching section [7-2-3-4](#) of this chapter.

Fiberized concrete shall be Class SI with a minimum 6.1 bag mix, in accordance with section 1020 of the "Standard Specifications for Road and Bridge Construction", latest edition, published by the Illinois Department of Transportation, and ASTM C-1116, and shall include fibrous reinforcement. Fibrous reinforcement is one-half inch ( $\frac{1}{2}$ ") length synthetic fiber, added at a rate of 1.5 pounds per cubic yard of concrete. (Ord. O2018-26, 6-18-2018)

