

Residential Driveways

*This handout is for informational purposes only.
The provisions of the City's adopted codes prevail.*



Document Submittal List

- [Permit Application for Construction or Use.](#)
- One copy of 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 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).
- 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 \$60.00
- 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 in the manner in which it was initially submitted.
- The fees listed in this document are for general guidance and not necessarily comprehensive. Required utility upgrades, changes made to the approved permit, or items not mentioned will be assessed accordingly.
- All work performed shall comply with the 2015 International Residential Code and all local amendments.

- Approved construction documents shall be available on site at all times.
- Alterations to the approved plans must be resubmitted to the Chief Code Official in writing for review and approval prior to construction.

Driveway Specifications and Requirements

- Driveways shall not be less than ten feet in width. Maximum cumulative width measured at the property line of semi-circular driveways is 31 feet.
- 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.
- Minimum Construction Standards:*
 - **Asphalt driveways:** Eight inches of compacted gravel and three inches of compacted asphalt.
 - **Concrete Driveways** Four inches of compacted gravel and five inches reinforced concrete
 - **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 owner is 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.**

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 ^{1,2}		3 feet	3 feet
R-4 and R-5	10 / 24 feet ^{1,2}		To property line	To property line
Summerlakes with lot size 7500 square feet or large ⁴	28 feet	36 feet	6 inches	15 feet
Summerlakes with lot size 7499 square feet or less ⁴	50% of lot width up to 24 feet		5 feet or 6 inches ³	15 feet
Summerlakes Townhomes ⁴	18 feet	18 feet	To property line	20 feet

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

² The maximum allowable paving coverage of the required front yard is 50%.

³ 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.

⁴Surface material required to be the same for entire driveway.

Utility and Public Right-Of-Way Requirements

- Public sidewalks passing through a driveway require a minimum of seven inches of reinforced concrete over four inches of compacted gravel. Expansion joints on both sides of the sidewalk through the driveway must be provided for total thickness of the concrete. Concrete sidewalks may be reduced to five inches thick on either side of the driveway.
- The portion of driveway within the right-of-way must provide seven inches of fiber mesh concrete or eight inches of compacted gravel with two inches of compressed asphalt.
- B-box valves and utility structures located in the driveway must be inspected by Public Works.

