



Building & Zoning Department
109 W. Bangs Street, Wauconda, IL 60084
Phone (847) 526-9609 ~ Fax (847) 526-8967

Driveway & Parking Area Permit Requirements

§ 98.14 CONSTRUCTION OF DRIVEWAYS, PERMITS.

No person shall construct a driveway on any public parkway or sidewalk in the village without a permit being issued pursuant to authority granted by the corporate authorities of the village in accordance with the following provisions. The person desiring to construct such a driveway shall first file with the Superintendent of Streets of the village an application in writing for such a permit and a sketch or drawing showing the location of the proposed driveway, setting forth the nature of the title or interest of the applicant in the premises to be serviced and material to be used in such driveway and also setting forth an express agreement whereby the applicant, on behalf of himself and his successors in title or interest, agrees to maintain the driveway in good condition at his own expense. No one shall be personally liable under such agreement for the maintenance of such driveway in good condition after he ceases to have any right, title or interest in or to the premises serviced by the driveway. The Superintendent of Streets of the village shall have power to authorize the Collector to issue a permit for the construction of a driveway on a public parkway, at a specific location, when he finds that the applicant has title to the premises to be serviced by the proposed driveway or such right to use the premises as will make such driveway reasonably necessary for the enjoyment thereof and finds that the proposed location will not constitute a hazard to traffic or interfere with public improvements and when the proposed construction is of a material as it crosses the parkway similar to that of the street to which it leads so as to not likely cause injury to the street or sidewalk. Each driveway so authorized shall be properly maintained in good condition so long as it remains in use by the owner of the abutting property. If the Superintendent of Streets at any time finds that any such driveway is not in good condition, he shall post a notice at or near the same condemning and prohibiting the use thereof; and thereafter no person shall drive or cause to be propelled any automobile, truck, trailer or similar vehicle across the driveway unless and until the Superintendent of Streets finds that it is restored to good condition. It shall be unlawful for anyone other than the Superintendent of Streets or someone duly authorized by him to remove any notice posted as aforesaid and whenever the Superintendent of Streets finds that any such driveway is not in good condition he shall endeavor to give personal notice thereof to the owner or occupant of the abutting property which has been serviced by the driveway. Failure of the Superintendent of Streets to give such personal notice shall in no way impair the validity of any action taken by him hereunder. Neither shall it validate the use of the driveway in violation of any of the provisions hereof nor relieve anyone from any responsibility therefor or from the imposition of any penalty hereunder.

(1978 Code, § 10-1-14) Penalty, see [§ 98.99](#)

§ 98.45 DEFINITIONS.

For the purpose of this subchapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

DIMENSIONS OF A DRIVEWAY. The length and width of a driveway.

DRIVEWAY. A path for vehicular traffic and parking which connects the traveled portion of a public street or road to a garage, house, or portion of a parcel of land.

DWELLING UNIT, FRONT YARD OR SIDE YARD. The same meaning as that which is ascribed to them in [§ 155.002](#).

LOCATION OF A DRIVEWAY. The position or placement of the footprint of a driveway upon a parcel of land.

MOTOR VEHICLE. The same meaning as that which is ascribed to it in the Illinois Vehicle Code, ILCS Ch. 625, Act 5, § 1-146.

NONRESIDENTIAL DRIVEWAY. A driveway serving a property used in whole or part for other than residential purposes.

RESIDENTIAL DRIVEWAY. A driveway serving a property used exclusively for residential purposes.

(1978 Code, § 4-10-1) (Ord. 2002-O-44, passed 7-16-2002)

§ 98.46 PERMITS REQUIRED.

No person shall pave or repave any existing residential driveway with asphalt, concrete, or gravel, or otherwise improve any existing residential driveway in any way, or alter the dimensions or location of any existing residential driveway, without paying a permit fee as may be set by the village from time to time and obtaining a permit from the Building and Zoning Department. Any such paving, improving or altering of such existing residential driveway shall be performed in accordance with Section 2.03(A)(8)(j)(1) of the development ordinance with Appendices I, II and III of the village, and any such paving or repaving of a driveway with asphalt or concrete shall also be performed in accordance with Section 2.03(A)(8)(j)(2) of the development ordinance with Appendices I, II and III of the village.

(1978 Code, § 4-10-2) (Ord. 2002-O-44, passed 7-16-2002)

§ 98.47 CONSTRUCTION STANDARDS.

No residential driveway or parking area shall be constructed for a residential dwelling unless the residential driveway conforms to the standards set forth in Sections 5.3.2(a)8.i and applicable illustrations, of the development ordinance, as amended, of the village. No driveway or parking area for a residential dwelling shall be constructed in such a way that the area of such a driveway exceeds 60% of the dwelling unit front or side yard width of a maximum of 40 feet; exceeds 50% of the dwelling unit front or side yard width of a maximum of 50 feet; exceeds 40% of the dwelling unit front or side yard width of a maximum of 65 feet; or exceeds 30% of the dwelling unit front or side yard width of a maximum of 90 feet.

From the Village of Wauconda Development Ordinance

i. *Driveways and Parking Areas*

- 1) Driveways for single family residential buildings shall be a minimum of twelve (12) feet in width for one (1) car garages and a minimum of eighteen (18) feet in width for two (2) car garages as measured at the right of way line. All driveways shall extend to the curb or edge of pavement and shall be three (3) feet wider at the curb.

The maximum width of driveways when measured at the property line in residential areas shall not exceed twenty-four (24) feet, except in cases of houses with three (3) car garages facing the street, the driveway width at the property line may be increased to thirty-two (32) feet. A recommendation from the Enforcement Officer and approval from the Village Board are required for more than one (1) driveway per lot. All materials must be in accordance with standard specifications for road and bridge construction latest edition as published by IDOT.

- 2) Driveways and parking areas for residential uses shall be constructed of:
 - a) Minimum six (6) inch concrete with a minimum four (4) inch compacted aggregate base course, or
 - b) Minimum one and one-half (1½) inch Hot Mix Asphalt Surface Course, and 1 ½" Hot Mix Asphalt Binder Course with a minimum eight (8) inch compacted aggregate base course.
- 3) Light commercial and industrial driveways and parking areas shall have a width equal to the approved driveway width at the property line. The driveway approach shall have a minimum fifteen (15) foot radius return at the street and shall be constructed of:
 - a) Minimum eight (8) inch concrete with a minimum four (4) inch compacted aggregate base course, or
 - b) Minimum one and one-half (1½) inch Hot Mix Asphalt Surface Course, and one and one-half (1½) inch Hot Mix Asphalt Binder Course with either a minimum eight (8) inch compacted aggregate base course or a minimum six (6) inch Hot Mix Asphalt Binder Course.
- 4) Heavy commercial and industrial driveways and parking areas or when, in the opinion of the Enforcement Officer, the driveway and parking area will be required to support heavy loads, shall have a minimum fifteen (15) foot radius return at the street. Where larger equipment (semi-trucks) is in use, the radius return may be increased to thirty-five (35) feet to prevent damage to the parkway. The driveway shall be constructed of:

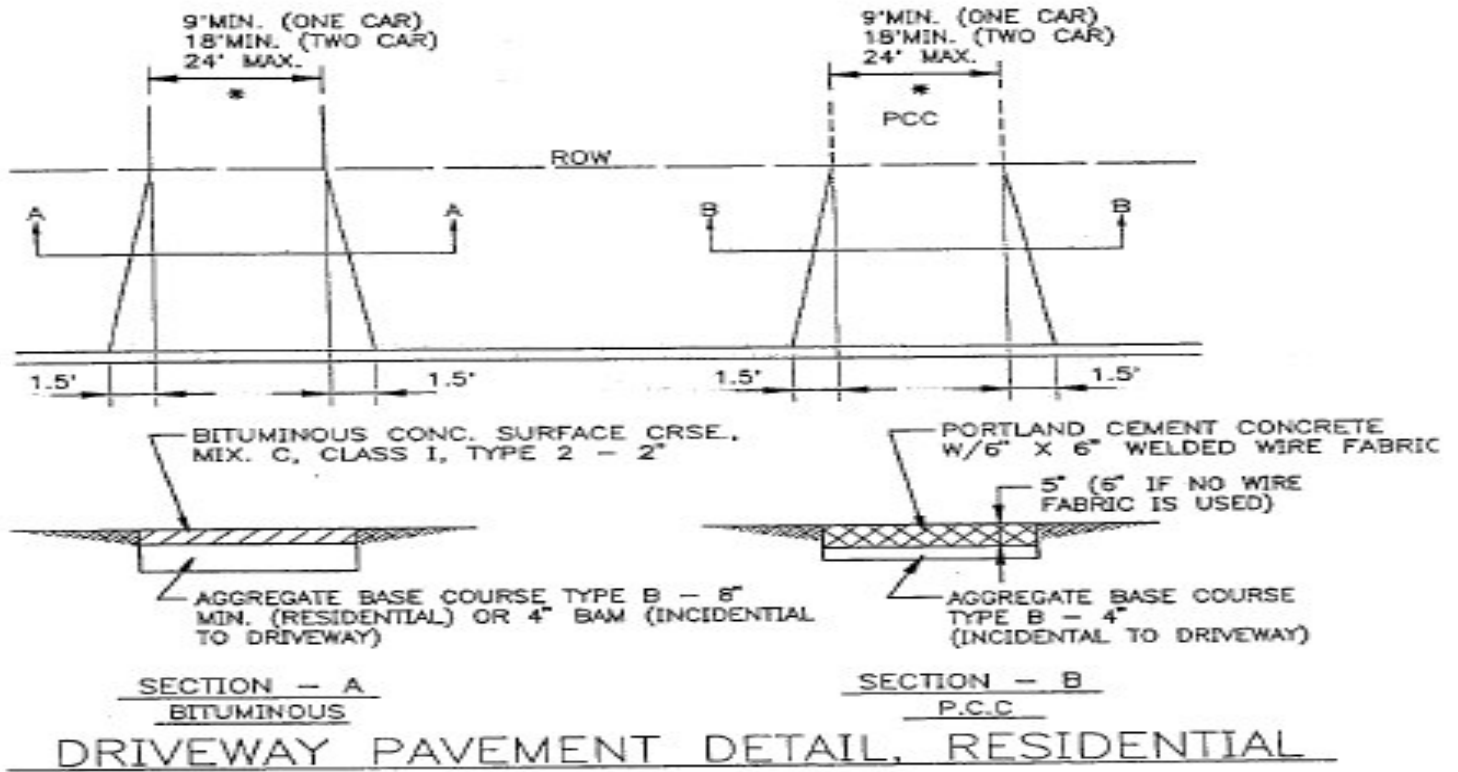
- a) Minimum eight (8) inch concrete with a minimum eight (8) inch compacted aggregate base course, or
 - b) Minimum one and one-half (1½) inch bituminous concrete superpaved surface and one and one-half (1½) inch bituminous concrete superpaved binder with either a minimum twelve (12) inch compacted aggregate base course or a minimum six (6) inch Hot Mix Asphalt Binder Course.
- 5) Any open off-street loading berths, loading areas or areas intended to be used for dumpsters over two (2) cubic yards capacity, the parking of semi-trailers without tractor attached or other heavy concentrated loads, shall be constructed of:
- a) Minimum six (6) inch concrete with a minimum ten (10) inch compacted aggregate base course.
 - b) All concrete for driveways and parking areas shall be air entrained, six (6) bag portland cement concrete with minimum 6 x 6 - W1.4 x W1.4 welded wire fabric reinforcing.

§ 98.99 PENALTY.

(A) Any person violating any provision of this chapter for which no specific penalty is provided shall be fined as set forth in § 10.99 for each offense, and a separate offense shall be deemed committed for each and every day during which a violation continues or exists.

(B) Any person, firm or entity violating the terms and conditions of §§ 98.45 et seq. shall be subject to a fine as set forth in § 10.99 each and every day that the violation is allowed to exist. Each day that a violation exists constitutes a distinct and separate offense under the terms of this chapter. In addition, the corporate authority may take whatever action it deems appropriate to enforce the terms of this chapter, including an action for injunction. All attorney fees and costs incurred by the municipality in enforcing the terms of this chapter shall be paid by the violator.

(1978 Code, § 4-10-5) (Ord. 2002-O-44, passed 7-16-2002)



* FOR THREE CAR GARAGES IN R-1 DISTRICT FACING STREET FRONTAGE, 32 FEET MAX. IS ALLOWED.