



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



Driveway Permit Requirements

- A permit is required for all new, replacement, resurface or repairs.
- A \$500 refundable Right of Way bond may be required if the new driveway area enters the Village ROW.
- A Plat of Survey is required with the location of the driveway marked
- A description of the installation detail is required.
- Maximum width of a residential driveway is 24 ft except for homes with a 3-car garage which may have a maximum width of 32 ft.
- Residential asphalt driveways require a minimum of 6+ compacted aggregate base and a minimum of 2+ hot mix asphalt.
- A base inspection is required before installation of asphalt, pavers, or concrete. A final inspection is required after installation is complete.

VILLAGE CODE:

§ 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. (1978 Code, § 4-10-3) (Ord. 2002-O-44, passed 7-16-2002; Am. Ord. 2008-O-84, passed 12-16-2008; Am. Ord. 2009-O-51, passed 10-20-2009)

§ 98.48 PROHIBITED PARKING.

The parking of a motor vehicle upon the property of any dwelling unit shall be permitted only upon a driveway. Parking a motor vehicle upon grass, dirt, or area of the property of a dwelling unit other than a driveway is hereby prohibited. (1978 Code, § 4-10-4) (Ord. 2002-O-44, passed 7-16-2002)

§ 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)

DEVELOPMENT ORDINANCE 5.3.2:

a) 8. i. 2) b) Driveways and Parking Areas

- 1) Driveways for single family residential buildings shall be a minimum of twelve feet (12') in width for one (1) car garages and a minimum of eighteen feet (18') 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 feet (3') wider at the curb.

The maximum width of driveways when measured at the property line in residential areas shall not exceed twenty-four feet (24'), 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 feet (32'). 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 inch (6") concrete with a minimum four inch (4") compacted aggregate base course, or
 - b) Minimum two inches (2") Asphalt Surface Course with a minimum six inch (6") compacted aggregate base course, or
 - c) Concrete Pavers, as determined by the Village Administrator with a minimum six inches (6") 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 foot (15') radius return at the street and shall be constructed of:
 - a) Minimum eight inch (8") concrete with a minimum four inch (4") compacted aggregate base course, or
 - b) Minimum one and one-half inch (1½") Hot Mix Asphalt Surface Course, and one and one-half inch (1½") Hot Mix Asphalt Binder Course with either a minimum eight inch (8") compacted aggregate base course or a minimum six inch (6") 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 foot (15') radius return at the street. Where larger equipment (semi-trucks) is in use, the radius return may be increased to thirty-five feet (35') to prevent damage to the parkway. The driveway shall be constructed of:
 - a) Minimum eight inch (8") concrete with a minimum eight inch (8") compacted aggregate base course, or
 - b) Minimum one and one-half inch (1½") bituminous concrete super paved surface and one and one-half inch (1½") bituminous concrete super paved binder with either a minimum twelve inch (12") compacted aggregate base course or a minimum six inch (6") 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 inch (6") concrete with a minimum ten inch (10") 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 or fiber mesh in accordance with manufacturer's recommendations.