



# Village of Villa Park

Community Development Department

20 S. Ardmore Avenue Villa Park, IL 60181

(630) 592-6072

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## RESIDENTIAL DRIVEWAYS

### PERMIT APPLICATION

The Village of Villa Park requires a permit prior to beginning any construction. Please note that permits are not required for seal coating and normal maintenance of driveways.

To obtain a permit, the following is required:

- Completed Permit Application
- 1 copy of the Current Plat of Survey indicating where driveway is located, including dimensions
- 2 copies of the proposed site plan showing a sketch of the proposed driveway and all size and setback dimensions.
- If the owner will be applying for the permit and doing the work, "owner/self" should be written on the "General Contractor" line of the permit.
- If a contractor is doing the work, a current insurance certificate must be given to the Village.
- If work involves the driveway approach, an additional permit must be completed and submitted to the Public Works Department for review.
- Upon approval and before construction begins, display the yellow permit card in the window nearest the front door.
- If widening a driveway, a fill permit may be required

### INSPECTIONS REQUIRED

Pre-pour inspection required to check for zoning compliance, the amount of stone base (for compaction and subsurface drainage), and to assess the storm-water runoff pattern.

Additional inspection from Public Works Department required for work in the right-of-way.

Final Inspection

## **LOCATION AND SIZE REQUIREMENTS**

See explanations in Illustrations A through I. These regulations are primarily for driveways that cross the front or corner yard only.

## **GENERAL REGULATIONS**

No more than four vehicles are permitted to be located within the front or corner yard, except for occasional guests.

The driveway shall be constructed in a way that will prevent stormwater from flowing onto adjacent properties.

The total of all impervious surfaces, which includes the house, garage, shed, patios and driveways, shall not exceed 50% of the lot area of the property. If the lot is less than 7,500 square feet, the total of all impervious surfaces, including driveways, shall not exceed 56% of the lot coverage on the premises.

Driveway approaches shall have either a 6" stone base and 2 ½" asphalt, or 4" stone base with 6" of concrete.

Brick pavers or block driveways are permitted if they are constructed according to the manufacturer's specifications.

The driveway, and all parking areas, must be constructed of all-weather, hard surface pavement with a minimum of 4" stone base with either 2 ½" of asphalt or 4" of concrete.

The base for replacement of driveways shall be inspected for adequate compaction and subsurface drainage.

Off street parking areas, including those areas for the storage of recreational vehicles, trailers, etc. must meet the construction requirements for driveways.

Gravel driveways are not permitted, however existing gravel driveways can be maintained, but not expanded.

No attached garage may be converted to a living area unless the required off-street parking areas are being provided for and the existing driveway in front of the converted area is removed.

Any alteration of a driveway must meet the current code provisions, and any non-conforming driveway must meet code at any time that 50% or more of a driveway is surfaced or resurfaced.

The driveway shall not be less than eight (8) feet measured at the property line.

One (1) driveway and one (1) curb cut or vehicular entrance onto a street or alley shall be permitted per zoning lot.

Exception: Circular drives in accordance with Article 17.2B6(f). See information below regarding circular drives

Exception: For two-family dwellings located side-by-side in the R-3 two-family Residential District, one (1) curb cut or vehicular entrance may be permitted per dwelling unit.

No driveway located in any front yard or exterior side yard (for corner lots) shall terminate in front of any portion used as or consisting of the actual dwelling unit.

For attached garages, the driveway located within the front or exterior side yard shall not extend toward the dwelling structure more than three (3) feet beyond the garage. See Illustration E.

Exception: A driveway extension shall be permitted to be located in the front yard or exterior side yard only if located away from that area used as or consisting of the actual dwelling unit (living quarters) and only to accommodate a maximum of two (2) vehicles side-by-side in the front or exterior side yard. Said extension shall provide for one (1) parking space only and shall at a maximum measure nine (9) feet in width and eighteen (18) feet in length excluding any angled or flared portions of the extension. An extension is permissible only where the regulations provided in this section together with the characteristics of the property prevent establishment of off-street parking being located in a required side or rear yard. See Illustration F

The driveway width shall not be less than eight (8) feet measured at the property line.

Where a driveway crosses a front or exterior side yard (for corner lots), the maximum width in the front or exterior side yard shall be equal to the width of the garage for one- and two-car garages. For an attached three-car garage, a maximum of thirty (30) feet shall be permitted. For driveways leading to off-street parking areas in rear yards, the driveway width in the front or exterior side yard shall be a maximum of twelve (12) feet when leading to one (1) space, and a maximum of twenty-two (22) feet when leading to two (2) or more spaces.

Where a driveway crosses the public right-of-way (drive approach), the maximum width of the drive approach shall be equal to the width of the driveway, and in no event wider than twenty-five (25) feet, excluding flares. See Illustrations B, C, D

*Circular driveways.* Circular driveways shall be permitted in accordance with the following regulations:

- (1) Minimum lot width for interior or corner lots shall be seventy-five (75) feet.
- (2) Maximum driveway width of ten (10) feet excluding flares, except for that part of driveway leading to required off-street parking area. Interior radius shall be a minimum of thirty (30) feet.
- (3) Minimum twenty (20) feet site distance from property line at street intersections (for corner lots).
- (4) Landscaping in the form of low-lying shrubs or evergreens shall be located along a minimum of twenty-five (25) per cent of the length of the driveway and shall be approved by the building official. See Illustration H, I

*Driveway turnarounds.* A driveway turnaround shall not be permitted in a required front yard or exterior side yard between the dwelling and the street except where:

- (1) The regulations herein together with the characteristics of the property prevent the establishment of a turnaround in other than a front or exterior side yard; and
- (2) The lot has frontage on a major or minor collector street designated by the Village of Villa Park.
- (3) A driveway turnaround permitted in the front or exterior side yard shall not exceed fourteen feet in length and shall not exceed the width of the existing driveway, excluding flares. See Illustration G

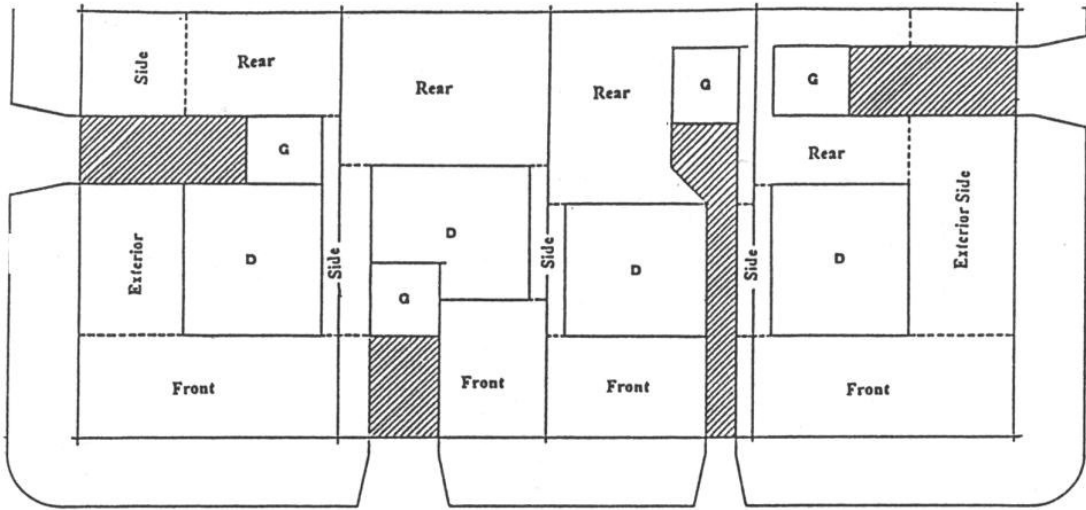


ILLUSTRATION A  
LOCATION OF YARDS

D - Dwelling G - Garage

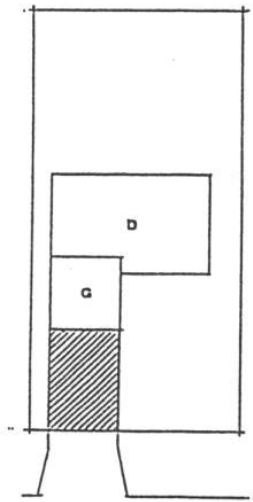


ILLUSTRATION B

Permitted driveway  
Width (front & ext. side yard)

- Maximum per width of garage (1 or 2 car attached)

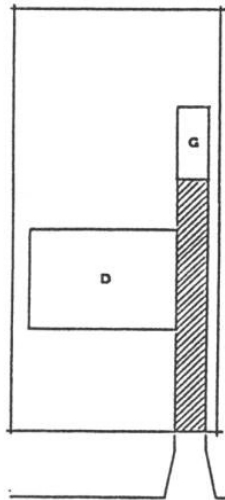


ILLUSTRATION C

Permitted Driveway  
Width (front & ext. side yard)  
Detached Garage

Leading to:

- 1 car garage or space - 12' max.
- 2 car garage or space - 22' max.
- 3 car garage or space - 22' max.

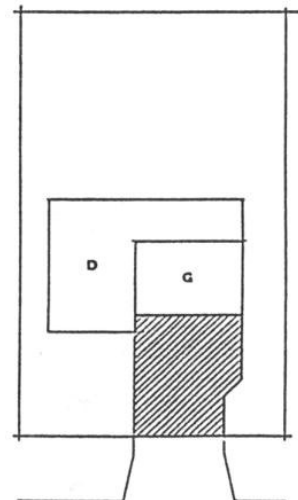


ILLUSTRATION D

Permitted Driveway  
Width (front & ext. side yard)

- 3 car attached garage
- 30' max.
- 25' max. approach (excluding flares)

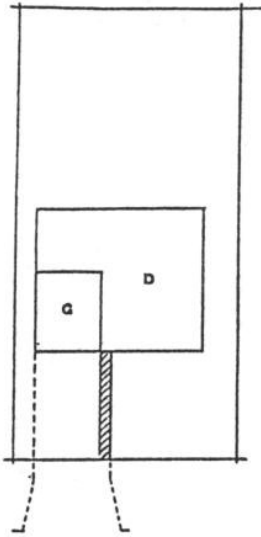


ILLUSTRATION E

Permitted Extension  
in Front of Dwelling  
Unit (front & Ext. side yard)  
- 3' max.

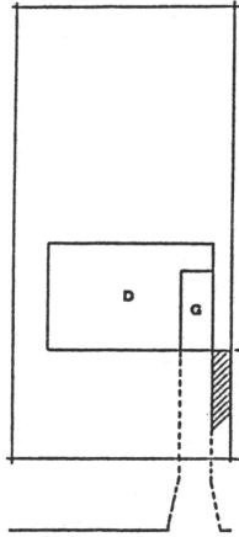


ILLUSTRATION F

Permitted Drive Extension  
(front yard)  
- 2 vehicles side-by-side  
max.  
- 9' x 18' max.  
- impossible to continue  
into side or rear yard

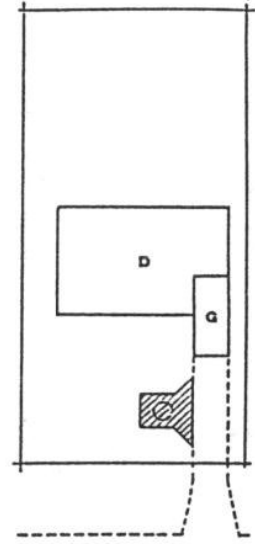


ILLUSTRATION G

Permitted Driveway  
Turnaround (front & ext.  
side yard)  
- minor/major collector street  
- for 1 car drive only  
- 14' max. length  
- width not to exceed drive

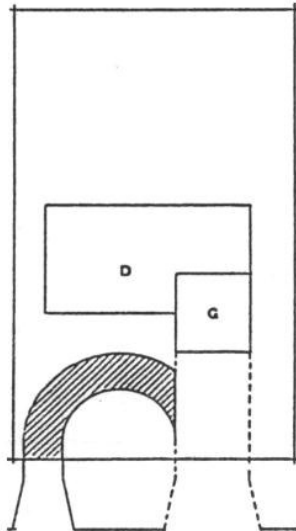


ILLUSTRATION H

Permitted circular Drive  
(front yard)  
- min. lot width 75'  
- max. width 10'  
(excl. permitted drive)  
- min. int. radius 30'  
- landscaping required

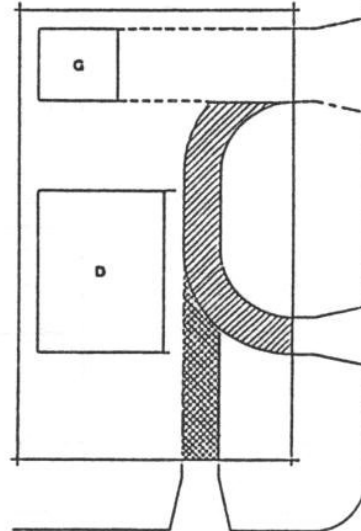


ILLUSTRATION I

Permitted Circular Drive  
(ext. side yard)  
- min. lot width 75'  
- max. width 10'  
(excl. permitted drive)  
- min. int. radius 30'  
- min. 25' to street  
intersection  
- landscaping required