



VILLAGE OF ARLINGTON HEIGHTS
DEPARTMENT OF BUILDING & HEALTH SERVICES
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RESIDENTIAL DRIVEWAYS

ZONING

All driveways and detached garages must be designed to conform with the existing adjoining grade. If the petitioner can demonstrate, to the reasonable satisfaction of the Village, that it is not feasible to have the foundation and driveway to conform to the grade, appropriate screening, approved by the Village, must be incorporated. Such screening can be a retaining wall with a finished exterior, a solid screen using landscaping or a fence or some other decorative treatment, which sufficiently reduces the visual impact of the foundation and driveway [6-5-4a].

In R-E, R-1, R-2, and R-3 Districts, off-street parking spaces shall be allowed based on the following [11.2-11.1]:

- a. Off-street parking spaces may be located in any yards provided that said parking shall be permitted only on concrete or asphalt surfaces.
- b. Except as set forth in subsection c. below, no driveway and/or parking area shall exceed a width of 22 feet.
- c. For three car garages, a driveway and/or parking area shall be allowed to be a maximum of 32 feet in width, within 18 feet of the garage's front elevation when, in the opinion of the Director of Engineering, the installation of such driveway will not be detrimental to drainage or alter the character of the area.
- d. When the garage is located to the rear of the residence, the side drive shall be a minimum of nine feet wide. Projections (chimneys, awnings, etc.) shall not be allowed to overhang within this measurement.
- e. For a zoning lot with a lot width of 70 feet or greater, all driveway pavement must be setback at least three feet from the side or rear lot line (whichever lot line applies).
- f. For side-loaded garages (when the garage door(s) face a side lot line), the driveway pavement dimension shall be a minimum of 22 feet from the face of the garage to the edge of the driveway pavement along the side lot line.

Nothing contained herein, however, shall permit that parking of any vehicle in a portion of yard where such parking would otherwise be prohibited by any provision of this chapter or other section of the Arlington Heights Village Code, nor shall this section be construed to eliminate any requirements for the installation of driveways otherwise imposed by the Arlington Heights Village Code, including specifications for the construction and character of such driveways. Parking upon grass, dirt or other non-hard surface of any vehicle except towed vehicles is prohibited [11.2-11.1].

ENGINEERING

Driveways

When applying for a driveway permit please submit three (3) copies of plat of survey, marked with the existing and proposed driveway location with dimensions shown. Grade elevations will be required for all driveways to rear yard garages. Curbing may be required to ensure proper drainage. Driveway and apron must be same width at public sidewalk.

1 or 2 car: Max. 22' wide, min. 9' wide
 Can have 3' flare on each side (total of 6') at street

3 car: Max. 32' wide

Single family residential driveway patching and/or sealing does not require a permit.

Residential asphalt driveways (on private property) and approaches (from right-of-way to street, excluding sidewalk), shall be constructed with a minimum of 2½ inches compacted surface course over 6 inches compacted CA-6, Gr 8 or Gr 9 gravel base. Crushed concrete meeting the CA-6 gradations may be used for the aggregate base.

Residential concrete driveways (on private property) shall be constructed with a minimum 4 inches Portland Cement Concrete, Class PV (formerly Class X), over 4 inches compacted CA-6, Gr 8 or Gr 9 gravel base. Woven wire mesh reinforcement may be used on private property, but not within the right-of-way. Crushed concrete meeting the CA-6 gradations may be used for the gravel base.

Residential concrete approaches (from right-of-way to street) shall be constructed with a minimum 6 inches Portland Cement Concrete, Class PV, over 2 inches compacted CA-6, Gr 8 or Gr 9 gravel base. No wire mesh is permitted within the right-of-way.

In all driveways and approaches, CA-6 Gr 7 or pea gravel is NOT permitted.

Sidewalks through Driveways

Sidewalk grade shall be carried straight through driveways, with no change of elevation between the driveway and sidewalk or approach and sidewalk. The cross-slope of the sidewalk shall be a maximum of 2 percent.

Sidewalks across residential driveways shall be constructed with a minimum 6 inches Portland Cement Concrete, Class SI, over 2" compacted CA-6 gravel base.

Use expansion material next to walks and curbs. Expansion joints shall consist of preformed joint filler, ½ inch thick. The top of the expansion joint shall be placed ¼ inch below the surface of the sidewalk, and extend to the full depth of the walk.

For more sidewalk requirements, refer to Chapter 7 of [A Manual of Practice for the Design of Public & Private Improvements](#).

Also see [CONCRETE/ASPHALT ACKNOWLEDGEMENT](#) handout.

If there are any questions regarding the content of these guidelines, please contact the Department of Building & Health Services at (847) 368-5560.