

City of Crystal Lake

Community Development Department

100 W. Woodstock Street
Crystal Lake, IL 60014
www.crystallake.org



Phone (815) 356-3605
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RESIDENTIAL DRIVEWAYS

Please provide the following information when applying for a permit:

- [Building permit application](#)
Applications are available at City Hall or online at the City's website, www.crystallake.org
- Two copies of a current Plat of Survey showing all proposed work including easements, setbacks, and materials used to construct surface.
- Copy of the signed contract
- Homeowners Association approval may be required.

Inspections

Please schedule all inspections by 4:00 P.M. the day before the inspection.

The following inspections are needed for a driveway:

- Base (before driveway material is placed)
- Final (after all work is complete and the site restored)

Please provide the following when requesting an inspection:

- Inspection type
- Address
- Date and time frame (am or pm)
- Permit number
- Name and telephone number of homeowner/contractor requesting an inspection

General Installation Requirements:

- Brick Paver driveways must be installed according to manufacturer's specifications. Submit installation specifications with the permit application.
- Asphalt driveways shall be constructed of a minimum 6 inches CA-6 Grade 9 compacted base and 2 inches IDOT HMA Mix "C", N50 surface.
 - All asphalt driveways shall have a minimum thickness of 2 inches **after** compaction.
- Concrete driveways shall be constructed of a minimum 2 inches of CA6 or Grade 9 compacted base, with a minimum of 4 inches of class SI concrete; 6 inches of class SI concrete in the approach. If the public sidewalk is also being replaced it must be 6 inches thick through the driveway.
 - A curing and sealing compound such as Master Builders MB 429 shall be applied to the concrete.
- All concrete public sidewalks must remain and be a minimum of 6 inches thick thru the driveway.
- If the approach is widened, the curb must be saw-cut or removed and replaced as necessary.
- No portion of any driveway or approach may be less than nine feet in width unless approved by the City Engineer.

- The maximum width of the driveway at the property line shall be 20 feet.
- The maximum width of the driveway at the street shall be 25 feet.
- Driveway approach must be symmetrical with driveway.
- One approach/driveway is permitted for lot width frontages of 70 feet or less.
- Two approaches/driveways are permitted for lot width frontages that are greater than 70 feet.
- Driveways must be designed to direct water away from the home or garage.
- Driveways must be as near 90 degrees to the street, as conditions permit, but not less than 60 degrees.
- A maximum slope of 8.3 percent applies to new construction. If a driveway is being reconstructed, the maximum slope must not exceed pre-construction conditions.
- Driveways must be set back a minimum of 18 inches from property lines unless the City Engineer approves conditions or designs.
- All driveway widening shall start from the existing driveway with a 45-degree angle until the proposed width has been achieved.
- The width of the drive on the house side of the sidewalk shall be the same as on the street side of the walk.

Please note that the information provided in this handout is general in nature. If you have specific questions or need additional information, please contact a Community Development Department representative at (815) 356-3605 or engineering@crystallake.org.