



ORLAND
PARK

Discussion of Residential Driveway Widths

Committee of the Whole

July 7, 2025

History

The Land Development Code was amended in November 2023, revising the dimension requirements for driveways and driveway aprons. This amendment was intended to clarify the appropriate dimensions and make the requirements consistent between the Village Code (VC) and Land Development Code (LDC).

Old LDC Requirements (prior to 11/2023)

Garage Size	Maximum Driveway Width	Maximum Apron Width	Minimum Length
1-car	20'	26'	18'
2-car	26'	32'	18'
3-car	36'	42'	18'

Current LDC Requirements

Garage Size	Maximum Driveway Width	Maximum Apron Width	Minimum Length
1-car	10'	16'	18'
2-car	20'	26'	18'
3-car	30'	36'	18'
3-car (R-3 & R-3A)	25'	31'	18'



Overview

- Now that time has passed and staff has been able to evaluate the impacts of this code amendment, it is recommended that we change the driveway width requirements for properties within the R-3 & R-3A Districts.
- While the maximum driveway/driveway apron widths are currently based on the size of the garage for a single-family home, this creates issues for single-family properties with no garages or non-conforming garages.



Off-Street Parking Requirements

Many properties in the R-3 & R-3A Districts have legal non-conforming 1-car garages, with no room to expand to a 2-car garage. This makes it difficult and often times impossible for these properties to meet off-street parking requirements, as the LDC does not consider tandem parking in determining code compliance.

TABLE 6-306(B)	
LAND USE	REQUIRED NUMBER OF PARKING SPACES*
RESIDENTIAL USES:	
Congregate Elderly Housing	0.5 per resident + 1 per staff person
Dwellings - detached, including Fee Simple Lot and Common Ownership	2 per dwelling unit
Dwellings - multifamily, including condominiums and apartments	2 per dwelling unit
Dwellings - townhouses and rowhouses	2 per dwelling unit + 0.5 per bedroom over 2 bedrooms
Residential units above retail or commercial establishments	2 per dwelling unit + retail spaces as required by ordinance





Survey of other Municipalities

Municipality	Maximum Driveway Width	Flare / Apron Width	Thickness & Base
<i>Park Forest</i>	20' for single driveway, 10' each for circular	Not specified explicitly	Concrete or asphalt per village standard
<i>Lyons</i>	24' at public property line	Not specified explicitly	All-weather, hard surface required
<i>Burbank</i>	Width between 9' minimum and not wider than garage	Not specified explicitly	Concrete or bituminous per IDOT standards
<i>Northlake</i>	Typically 20' maximum at curb	Not specified explicitly	Concrete or asphalt, meeting city code
<i>Frankfort</i>	28' at property line, 14' each for circular driveways	Not specified explicitly	Concrete or asphalt, village standard
<i>Tinley Park</i>	10' min, 40' max (30' at apron)	30' max at ROW intersection	Concrete or asphalt, per village standards



Proposed Draft Text Amendment

- Clarify the maximum driveway widths allowed for properties with 1-car garages or no garages in the R-3 and R-3A Districts.
- Add driveways to the list of accessory structures and reference the driveway code section.
- Clarify width requirements in Section 6-406.B.6, adding a table.

Garage Size	Maximum Driveway Width	Maximum Apron Width	Minimum Length
No garage	18'	24'	18'
1-car (R-3 & R-3A)	18'	24'	18'
1-car	10'	16'	18'
2-car	20'	26'	18'
3-car	30'	36'	18'
3-car (R-3 & R-3A)	25'	31'	18'

