

Chapter 6
OFF-STREET PARKING AND LOADING

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5A-6-1 Purpose

The purpose of this Chapter 6 is to prevent or alleviate congestion on public streets, thus promoting the public safety and welfare, by establishing minimum requirements for the off-street parking, loading and unloading of motor vehicles in accordance with use of property and the zoning district in which it is located.

5A-6-2 General Parking and Loading Provisions

5A-6-2.1 Procedure

Any application for a building permit for a new or enlarged building, structure or use shall include a plot plan which shall be drawn to scale and fully dimensioned. The plot plan shall show any parking or loading facilities to be provided in compliance with the requirements of this Title.

5A-6-2.2 Extent of Control

All buildings and structures and/or modifications of buildings and structures which increase the total floor area initiated after the effective date of this Title shall be provided with accessory off-street parking and loading facilities as required herein. Any permit for a building or structure to be built or enlarged issued prior to the effective date of this Title shall comply with requirements in effect at the time the building permit was issued.

Should a building or structure be decreased in size (fewer dwelling units and/or less floor area), seating capacity, employees or other units of measure, the required number of parking and loading spaces may be decreased in accordance with the provisions of this Title.

Similarly, should a building or structure be enlarged, the required number of off-street parking and loading spaces shall be increased as provided herein.

5A-6-2.3 Existing Parking and Loading Spaces

Accessory off-street parking and loading spaces in existence on the effective date of this Title may not be reduced in number unless already exceeding the requirements of this Chapter 6 for equivalent new construction: in which event said spaces shall not be reduced below the number required herein for such equivalent new construction.

5A-6-2.4 **Permissive Parking and Loading Spaces**

Nothing in this Chapter 6 shall prevent the establishment of off-street parking or loading facilities to serve any existing buildings or uses of land so long as such facilities are in full compliance with the provisions of this Chapter 6, except that off-street parking areas accessory to existing multiple-family structures may not be located off the premises containing the main use, unless on a lot adjacent thereto without authorization by the Board of Trustees.

5A-6-2.5 **Damage or Destruction**

Any building, structure or use in existence as of the effective date of this Title and which is subsequently damaged or destroyed by fire, collapse, explosion or other causes may be reconstructed, re-established or repaired with or without off-street parking or loading facilities, except that parking or loading facilities equivalent to any maintained at the time of such damage or destruction shall be restored or continued in operation. It shall not be necessary, however, to restore or maintain parking or loading facilities in excess of those required by this Chapter 6 for equivalent new construction.

5A-6-2.6 **Use of Parking Facilities**

- A. Motor vehicles having a gross vehicle weight of 12,000 pounds or less and/or having a B or D license plate designation, as defined in the Illinois Motor Vehicle Code, may be parked on lots in the E-1 Estate Zoning District and Residential Zoning Districts. Such motor vehicles include, but are not limited to passenger automobiles of the First Division, commercial vehicles, truck, motorcycles, camping trailers, motor homes, van campers and towed recreational equipment. Major vehicle repair, alteration or maintenance shall not be conducted on lots in E-1 Estate Zoning District and Residential Zoning Districts.
- B. Commercial vehicles, including contractor's equipment, having a gross vehicle weight in excess of 12,000 pounds and/or having a license plate designation other than B or D, as defined in the Illinois Motor Vehicle Code, but excluding passenger vehicles of the First Division, shall not be parked on lots in E-1 Estate Zoning District and Residential Zoning Districts except when making a delivery or providing a service.
- C. Recreational vehicles, as defined in the Illinois Motor Vehicle Code and when used privately and not for public or commercial use, having a gross vehicle weight greater than 12,000 pounds, including but not limited to motor homes, mini motor homes, travel campers, camping trailers, truck campers, van campers and any snowmobiles, may be parked on lots in the E-1 Estate Zoning District and Residential Zoning Districts provided they do not encroach into a required front and/or side yard and are parked on a paved surface pursuant to Section 4-2-4 of the Municipal Code.
- D. Unless otherwise stated in this Title, definitions for vehicles regulated by this Chapter 6 shall be the same as those contained in the Illinois Motor Vehicle Code.

5A-6-2.7 **Joint Parking Facilities**

Off-street parking facilities for more than one building, structure or use may be provided collectively in any zoning district in which separate parking facilities for each constituent use would be permitted, provided that the total number of combined spaces so located shall not be less than the sum of the separate requirements for each building, structure or use.

For joint parking facilities for dissimilar uses which have non-overlapping and non-conflicting parking demands, the required number of spaces for both uses may be reduced by as much 25 percent upon the determination of the Board of Trustees that such a reduction will not result in increased congestion in the Village streets nor will the reduction violate the purpose of this Title.

5A-6-3 Schedule of Requirements

Requirements governing the number and location of off-street parking and loading facilities in relation to the use of property are established in the following table and this Section 5A-6-3. The table shows the number of spaces required for various types of uses in the zoning districts established by this Title. In calculating the total number of spaces, the following rules shall apply:

1. The number of spaces required for a particular use and its accessory uses or components, as shown in Columns 1 through 8, is cumulative and the separate requirements shall be added together to determine the total number of spaces required.
2. The required number of parking spaces per dwelling unit, as shown in Column 1, is the number of spaces or fractional spaces which must be provided for each dwelling unit on the lot. Spaces allocated to dwelling units may not be used to comply with any additional parking requirements as established in Columns 2 through 8.
3. The required number of parking spaces per employee, as shown in Column 2, is the number of spaces or fractional spaces which must be provided for each employee on that shift, or other division of the work day, which has the greatest number of employees. Estimates of the greatest number of employees shall be based on the design of the building and its projected method of operation at the time of construction. Employee parking shall be in addition to the other requirements of the table.
4. The required number of parking spaces per 100 square feet, as shown in Column 3, is the number of spaces or fractional spaces which must be provided for each 100 square feet of floor area. In the case of office, merchandising or service types of uses, the term "floor area" shall mean the gross floor area of a building or structure which is used or intended to be used for service to the public as customers, patrons, clients, patients or tenants, including areas occupied by fixtures and equipment used for the display and/or sale of merchandise. "Floor area" shall not include any area used for:
 - a. Storage accessory to the principal use of a building;
 - b. Incidental repairs;

- c. Processing or packaging of merchandise;
 - d. Show windows or offices incidental to the management or maintenance of a store or building;
 - e. Rest rooms;
 - f. Utilities;
 - g. Dressing, fitting or alteration rooms;
 - h. Medical offices (see paragraph 5 below);
 - i. Assembly rooms (see paragraph 6 below);
 - j. Recreational facilities or rooms (see paragraph 7 below);
 - k. Dining rooms (see paragraph 8 below);
 - l. Sleeping rooms (see paragraph 9 below).
5. The required number of parking spaces for medical offices, as shown in Column 4, is one-half of a space for each 100 square feet of medical office space including examination rooms, waiting rooms, laboratories, hallways and similar space used by patients of the medical office. Parking required for medical offices in Column 4 shall be in lieu of parking required for the same offices under Column 3.
6. The required number of parking spaces for assembly facilities, as shown in Column 5, is the number of spaces or fractional spaces required for each seat in any auditorium, meeting room, grandstand, stadium, theater or similar place of assembly.
7. The required number of parking spaces for assembly facilities, as shown in Column 6, is the number of spaces or fractional spaces required for each participant in a sport or recreational activity based on the design capacity of the facility or activity. This requirement for spectators as established in paragraph f above.
8. The required number of parking spaces for eating facilities, as shown in Column 7, is the number of spaces or fractional spaces required for each seat included in the total design capacity of the facility. The seating design capacity of eating facilities shall be taken as the total seating capacity in all dining rooms, taverns, cafeterias and similar rooms. Eating facilities, designed for the exclusive use of persons employed on the premises or of persons residing on the premises do not require additional parking spaces. Carry-out eating establishments are required to provide one parking space for each 15 square feet of area provided for the customer service plus the requirements established in Column 8 for any table seating.

9. The required number of parking spaces for overnight accommodations, as shown in Column 8, is the number of spaces to be provided for each sleeping room in a hotel, motel, tourist room, rooming house or similar facility.

REQUIRED NUMBER OF OFF-STREET PARKING SPACES								
Zoning Districts and Uses	1 Residential, per dwelling unit	2 Commercial, Industrial (per employee)	3 Commercial, Industrial (per 100 square feet)	4 Medical Office (per 10 square feet)	5 Assembly Facilities (per seat)	6 Recreational Facilities (per seat)	7 Eating Facilities* (per seat)	8 Overnight (per sleeping room)
Residential Zoning Districts								
Single Family, Duplex	2.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Multiple Family Dwelling, 3 or more units	2.5	n/a	n/a	n/a	n/a	n/a	n/a	n/a
All other uses	n/a	1.0	0.2	n/a	0.3	0.3	0.3	1.0
Estate Zoning District								
Residential Uses	2.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a
All other uses	n/a	1.0	n/a	n/a	0.3	0.3	0.3	0.3
Agricultural Zoning District								
Residential Uses	2.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a
All other uses	n/a	1.0	n/a	n/a	0.3	0.3	0.3	1.0
Business Zoning Districts								
Business Uses	n/a	1.0	0.5	n/a	n/a	0.5	0.3	n/a
Office Uses	n/a	1.0	0.3	0.5	0.4	0.3	0.3	n/a
All other uses	n/a	1.0	0.3	n/a	0.3	0.3	0.3	1.0
Industrial Zoning Districts								
I-1, I-2, I-3	n/a	0.8	0.1	n/a	0.3	0.3	0.3	1.0
* Carry-Out Eating Establishments: One parking space for each 15 square feet of service area plus one space for each 3 dining chairs.								

5A-6-4 **Parking Design and Maintenance**

5A-6-4.1 **Size, Surfacing**

A required off-street parking space shall contain an area of not less than 171 square feet and have dimensions not less than 19 feet deep by nine feet wide, exclusive of all access drives, driving aisles, ramps or similar obstructions. At least 17 feet of the parking space depth must be paved pursuant to Section 4-2-4 of the Municipal Code. The remaining two feet of depth may be either paved or provided in the form of a seeded or sodded overhang.

5A-6-4.2 **Accessible Parking Spaces**

For any facility which provides off-street parking for employees and/or visitors, the facility must provide accessible parking for persons with disabilities. The minimum number of accessible parking spaces required shall be as follows:

Accessible Parking Space Requirements	
Total Number of Required Parking Spaces	Minimum Number of Accessible Parking Spaces
1 to 20	1
21 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of the total number
Over 1,000	20 plus 1 for each 100 over 1,000

All off-street parking spaces for persons with disabilities shall be at least 16 feet wide, including an eight-foot wide diagonally striped access aisle. Adjacent parking spaces for persons with disabilities shall not share a common access aisle. All access aisles shall blend to a common level with an accessible route. All parking stalls for persons with disabilities shall have a vertically installed sign in the front center of the parking space which complies with the Illinois Vehicle Code.

5A-6-4.3 **Lighting**

All open off-street parking areas, other than parking for single family homes, shall be lighted. Such lighting shall conform to the following standards:

1. Lighting fixtures shall be arranged to reflect light downward and away from residential properties with the light source not visible.
2. All electrical cable shall be placed underground and shall be installed in steel conduit (when under pavement) and buried a minimum depth of two feet.
3. All lighting system designs shall be approved by the Plan Commission.

5A-6-4.4 **Landscaping and Screening**

Except in R-1, R-2, R-3 and R-4 zoning districts, off-street parking facilities shall be screened on each side and rear lot by a fence or wall of planted shrubbery not less than six feet in height, plus a planted strip of shrubbery not less than four feet in width, or according to an alternate arrangement approved by the Plan Commission. Landscaping and ground cover of grass or shrubs shall be provided and maintained on a continuing basis within the planted strip.