

**ARTICLE VIII
OFF-STREET PARKING AND LOADING**

8.1 GENERAL PROVISIONS

A. Purpose

The purpose of the requirements in this section is to further the appropriate provision, design, and landscaping of off-street parking and loading areas that will:

1. Provide access to land uses generating large traffic volumes in a community dependent on automobile and truck transportation
2. Foster safe and efficient circulation of vehicles and pedestrians both on private property and on adjacent public streets
3. Minimize nuisance in residential areas from on-street parking of large numbers of cars
4. Provide convenient parking in areas protected from wind, glare, and temperature extremes by appropriate landscaping.

B. Applicability

The provisions in this section apply to any provision, removal, enlargement, or alteration of any off-street parking space or loading berth accessory to any building or structure existing as of the effective date of this Ordinance or any new space or berth required to be provided under this Ordinance.

C. Submission of Site Plan

A fully-dimensioned site plan showing off-street parking and loading facilities and associated landscaping shall accompany an application for any of the following for any use required to provide over 4 off-street parking spaces or any off-street loading berths:

1. Building Permit
2. Certificate of Occupancy
3. Conditional Use Permit

4. Rezoning
5. Approval of Preliminary or Final Plat
6. Variance from off-street parking or loading requirements.

The Zoning Administrator may waive this requirement in any instance in which the nature of the ultimate tenant or user, and therefore the specific parking and loading requirements applicable, are not yet determined, such as in the case of a rezoning for an industrial subdivision.

D. Storage and Repair

No storage of any kind, nor motor vehicle repair work except for emergency services, is permitted in any off-street parking or loading area.

E. Access

1. Each required off-street parking space and loading berth shall open directly upon an aisle or driveway of such width and design as to provide a safe and efficient thoroughfare in a manner that will least interfere with traffic movement thereupon.
2. Vehicular access from a public thoroughfare to an off-street parking or loading area shall be covered with a hard-surfaced all-weather pavement. The location and route of access thereto shall be identified to the public. No driveway across public property shall be wider than twenty-four (24) feet excluding curb returns.

8.2 OFF-STREET PARKING

A. Use of Spaces

Except as otherwise provided herein, required off-street parking shall be used solely for the parking of passenger automobiles of patrons, occupants, visitors, or employees.

B. Fuel Sales in Parking Areas

Fuel or motor oil may be sold in an off-street parking area only to users thereof and only within a completely enclosed building with no advertising sign visible from the outside and with all fuel pumps screened from the view of the street.

C. Location

1. On Same Lot

Required off-street parking for single and two-family dwellings shall be provided on the same lot as the use served. Other required parking may also be provided on a separate lot that is in the same possession, by deed or lease, and is within three hundred (300) feet walking distance of the main entrance of the use served.

2. In Required Yards

- a. Off-street parking for single family detached and attached dwellings may be located in a front yard, or in a corner side yard the front of the dwelling faces, only where the parking is located entirely on a driveway.
- b. Off-street parking may be located in front, corner side, side, and rear yards in Multi-Family Residence, and Non-Residence Districts as specified in each district, but in no case shall such parking be located closer than seven (7) feet to an adjoining property line or public right-of-way line. The area between these lines and the parking area shall be landscaped.

D. Residential Driveways

All driveways serving single-family detached or attached dwellings shall conform to the following requirements:

1. Construction

Driveways must be of an impervious surface, and construction must be completed within one year of Driveway Permit approval.

2. Location

A driveway may not be built or widened to extend in front of a dwelling (as determined by the orientation of the dwelling rather than by the location of the legal front yard), except that:

- a. it may extend in front of an attached garage or carport
- b. it may extend in front of any other portion of the dwelling unit to the extent necessary to allow vehicles to enter an attached garage or carport.

- c. it may extend in front of a portion of a duplex dwelling unit when common driveways prohibit the extension of said driveway away from the dwelling unit in accordance with the following standards.
 - i. the driveway may extend a maximum of nine (9) feet from the existing driveway.
 - ii. The driveway extension shall not extend toward the dwelling unit beyond the front building wall of the attached garage.
 - iii. That portion of the driveway extension in front of the dwelling unit must be screened from the dwelling unit with a densely landscaped strip. Said landscaped strip shall extend the width of the driveway extension and be a minimum of two (2) feet in depth. Plantings shall be a minimum of thirty (30) inches in height and must be maintained in accordance with Section 7.1.4, F.9, a of the Zoning Ordinance.

3. Width

No driveway may be wider than twenty-four (24) feet between a front or corner side lot line and the wall of the dwelling, attached garage, or attached carport closest to that lot line. Where the entrance to the garage or carport is parallel or nearly parallel to a side lot line, the portion of the driveway located further from the front or corner side lot line than the aforementioned wall may be wider than twenty-four (24) feet but may not extend:

- a. further from the front or corner side lot line than the extremity of the entrance to the garage or carport furthest from such lot line
- b. closer to the side lot line on the side of the garage or carport entrance than does the portion of the driveway located between the aforementioned wall and the front or corner side lot line.

4. Number of Street Entrances

No driveway may have more than one street entrance, except in the R-1 district, where a maximum of two entrances is permitted.

E. Residential Garages And Carports

All garages and carports serving single-family detached or attached dwellings shall conform to the following requirements:

1. Number

One (1) detached or attached garage providing a minimum of two parking spaces is required for each dwelling unit.

2. Conversion

No attached garage or carport may be converted to a living area unless the driveway is relocated to the side yard (or, in the case of a dwelling facing a corner side yard, to the legal front or rear yard).

3. Construction of Second Garage

No detached garage shall be built on a lot containing an existing attached garage or carport unless the attached garage or carport is either converted to living space or removed and any driveway between the front or corner side lot line and the entrance to the attached garage or carport is removed.

F. Storage Of Trucks & Recreational Vehicles In Residential Districts

See Section 7.10.

G. Landscaping

Landscaping shall be provided as required in Section 7.14.

H. Surfacing

All off street parking lots shall be surfaced with an impervious surface and be constructed in accordance with current standard specifications for road and bridge construction adopted by the Illinois Department of Transportation.

8.3 OFF-STREET LOADING

A. Location

All required loading berths shall be located:

1. On the same lot as the use to be served, except when collectively provided as central loading facilities
2. Twenty-five (25) feet or more from the nearest point of intersection of any streets

3. Outside of required front and side yards
4. In such a manner that no portion of a vehicle shall project into a street
5. Fifty (50) feet or more from the boundary of any Residence District, except for any of the following:
 - a. berths completely enclosed within a building
 - b. berths for vehicles of a capacity of two (2) tons or less
 - c. berths screened by a uniformly painted solid fence, wall, or combination thereof at least six (6) feet in height.

B. Surfacing

All open off-street loading berths shall be surfaced with a dustless all-weather material capable of bearing a live load of two hundred (200) pounds per square foot.

C. Collective Provision

Loading berths required for individual lots may be collectively provided in central facilities provided that all of the following requirements are met:

1. The number of berths provided is not less than that required by the total floor space for each category of use served.
2. Each lot served has direct access to the central facilities without crossing streets at grade.
3. The central facilities are not more than five hundred (500) feet from any lot they serve.
4. Any tunnel or ramp between the central facilities and any lot served is at least seven (7) feet wide and has a vertical clearance of at least seven (7) feet.
5. Written covenants and easements approved by the Village and recorded with the County provide for the retention, maintenance, and use of such facilities.

8.4 PARKING AND LOADING DIMENSIONS

	Parking Space	Loading Berth (1)
A. Depth in feet	18'	60'

B.	Width in feet		9'		14'
C.	Vertical Clearance in feet		7'		15'
D.	Aisle width in feet:				
E.	Angle of spaces:	30 deg.	11'	--	
		45 deg.	13'	--	
		60 deg.	18'	--	
		90 deg.	24'	--	
F.	Apron Depth in feet:				
	Clockwise traffic flow		--		100'
	Counterclockwise traffic flow		--		40'

1. A berth size as small as 12' x 30' may be approved as a conditional use where the Plan Commission determines that small local delivery trucks rather than tractor-trailers will service a particular use.

8.5 REQUIRED NUMBER OF OFF-STREET LOADING BERTHS

Type of Use	Bldg. Size in Sq. Ft.	No. of Berths ⁽¹⁾
Offices	10,000 - 100,000	1
Public Uses	10,000 - 100,000	1
Institutional Uses	10,000 - 100,000	1
<u>Manufacturing</u>		
Warehousing & Storage	5,000 - 40,000	1
Cartage & Express	40,001 - 100,000	2
<u>Retail & Service</u>		
	5,000 - 10,000	1
	10,001 - 25,000	2
	25,001 - 40,000	3
	40,001 - 100,000	4

- (1) Plus 1 additional berth for every 100,000 square feet over 100,000 square feet, with fractional berths rounded to the nearest integer.

No berth shall at the same time fully or partially serve to meet the requirements for both off-street parking and loading facilities.

Uses smaller than the smallest values given for each category, shall also be provided with adequate receiving facilities for motor vehicles.

8.6 PARKING LOT LANDSCAPING REQUIREMENTS

Landscaping of parking lots shall be as set forth in Section 7.14 of this Ordinance.

8.7 REQUIRED NUMBER OF OFF-STREET PARKING SPACES

Class
(See Section 8.8)

A.	Residential	
	1. Efficiency	4
	2. 1 Bedroom	4
	3. All Other Units	4
B.	Schools	
	1. Elementary	45
	2. Junior High	45
	3. High School	47
	4. College	47
	5. Commercial	47
C.	Medical	
	1. Hospital	49
	2. Clinic	29
	3. Animal Hospital	20
D.	Recreational	
	1. Indoor Theater	40
	2. Bowling Alley	
	Per Lane	70
	Restaurant/Bar	21
	3. Arena or Stadium	41

4.	Auditorium (non-school)	41
5.	Skating Rink	41
6.	Swimming Pool	41
7.	Dance or Meeting Hall	41
8.	Community Center	41
E.	Institutional	
1.	Church	41
2.	Pub. Util. & Svc	46
3.	Philanth. & Charitable	16
4.	Library, Museum, Gallery	20
5.	Nursing Home	51
6.	Child Day Care Center	19
F.	Automotive	
1.	Auto Laundry	43
2.	Service Station	45,54
3.	Vehicle Sales	20
G.	Office Building	35
H.	Hotel	52
I.	Motel	52
J.	Apt. Hotel	52
K.	Boarding House	52
L.	Shopping Center:	
1.	Under 400,000 SF	24
2.	400-600,000 SF	25
3.	Over 600,000 SF	26
M.	Dept. Store	20
N.	Supermarket Or Food Store	27
O.	Bank Or Financial Inst.	26,57
P.	Restaurant	
1.	Carry Out	30
2.	Drive In	31,57

3.	Eat In	31
Q.	Tavern	31
R.	Mortuary	4, 45, 56
S.	Contractor Or Constr. Office	45
T.	Furniture & Appliance Str.	23
U.	Other Retail	23
V.	Industrial	
1.	Cartage & Express Firms	43
2.	Warehousing & Wholesaling	44,34
3.	Radio or TV Station or Studio	45
4.	Manufacturing, Research, Testing	45,19,56

All required space figures to be prorated for each establishment. Fractional spaces shall be rounded to nearest integer.

8.8 PARKING CLASSES

A. Residential Uses

Class 1*	1 space per dwelling unit
Class 2*	1.25 spaces per dwelling unit
Class 3*	1.5 space per dwelling unit
Class 4*	2 spaces per dwelling unit
Class 5*	2.5 spaces per dwelling unit
Class 6*	4 spaces per dwelling unit
Class 7*	1 spaces per three residents plus 1 space per staff person.
Class 8*	Reserved
Class 9*	Reserved
Class 10*	Reserved
Class 11*	Reserved
Class 12*	Reserved
Class 13*	Reserved
Class 14*	Reserved

* Required spaces to be increased by 1 space for each roomer or lodger and increased by 0.1 space per dwelling unit for guest parking and 0.1 space per dwelling unit for any amenity such as a club house.

B. Non-Residential Uses

1. Building Square Feet

Class 15	0.67 spaces per each 1,000 square feet of gross floor area.
Class 16	1 space per each 1,000 square feet of gross floor area.
Class 17	1.5 spaces per each 1,000 square feet of gross floor area.
Class 18	1.7 spaces per each 1,000 square feet of gross floor area.
Class 19	2 spaces per each 1,000 square feet of gross floor area.
Class 20	2.5 spaces per each 1,000 square feet of gross floor area.
Class 21	3 spaces per each 1,000 square feet of gross floor area.
Class 22	3.3 spaces per each 1,000 square feet of gross floor area.
Class 23	3.5 spaces per each 1,000 square feet of gross floor area.
Class 24	4 spaces per each 1,000 square feet of gross floor area.
Class 25	4.5 spaces per each 1,000 square feet of gross floor area.
Class 26	5 spaces per each 1,000 square feet of gross floor area.
Class 27	5.5 spaces per each 1,000 square feet of gross floor area.
Class 28	6 spaces per each 1,000 square feet of gross floor area.
Class 29	6.5 spaces per each 1,000 square feet of gross floor area.
Class 30	8 spaces per each 1,000 square feet of gross floor area
Class 31	10 spaces per each 1,000 square feet of gross floor area.
Class 32	15 spaces per each 1,000 square feet of gross floor area
Class 33	4 space per 1,000 square feet of gross floor area, plus 1 space per each 1,500 square feet of outdoor display area.
Class 34	1 space per each 1,000 square feet of gross floor area up to 10,000 square feet and 1 space per each 2,000 square feet of gross floor area over 10,000 square feet.
Class 35	4 spaces per each 1,000 square feet of gross floor area up to 4,000 square feet and 6 spaces per each 1,000 square feet of gross floor area over 4,000 square feet.
Class 36	2 spaces for each 1,000 square feet of gross floor area, plus 1 for each 3 persons of auditorium design capacity.
Class 37	4 spaces for each 1,000 square feet of office space, plus 1 space for each 4 persons of design capacity
Class 38	4 spaces per each 1,000 square feet of office space, plus 1 space per each 6 persons of design capacity

2. Design Capacity/Design Capacity Combinations

- Class 39 4 spaces per each 1,000 square feet of office space, plus 1 space per each 15 persons of design capacity
- Class 40 1 space per each 3 persons of design capacity.
- Class 41 1 space per each 4 persons of design capacity
- Class 42 1 space per 2 students of design capacity, plus 4 spaces per each 1,000 square feet of gross floor area for office uses.

3. Employee/Employee combinations

- Class 43 0.5 spaces per each employee, based on largest shift
- Class 44 0.67 spaces per each employee, based on largest shift
- Class 45 1 space per each employee, based on largest shift.
- Class 46 1 space per each 3 employees, based on largest shift.
- Class 47 1 space per employee, plus 1 space for each 4 students of design capacity.
- Class 48 1 space per employee, plus 1 space per each 8 students of design capacity
- Class 49 1 space per employee, plus 1 space per 2 patient beds.
- Class 50 1 space per 2 patient beds, plus 2 spaces per 3 employees, plus 1 space per staff doctor
- Class 51 1 space for each employee, plus 1 space for each 4 patient beds.
- Class 52 1 space per each employee, plus 1 space per room or suite

4. Miscellaneous

- Class 53 1 space for each 3 seats or 60 inches of seating space, whichever is less.
- Class 54 2 spaces per each service bay.
- Class 55 3 spaces per each service bay.
- Class 56 1 space per vehicle used in Business
- Class 57 Stacking spaces to accommodate waiting autos equal in number to 5 times the number of bays or drive-in windows.
- Class 58 Stacking spaces to accommodate waiting autos equal in number to 5 times the number of bays or drive in windows plus 1 space per each employee.
- Class 59 -69 Reserved

C. Institutional and Commercial Recreational Uses

- Class 70 Bowling 7 per lane,
- Class 71 Billiards 2 for each table
- Class 72 Golf courses 80 for each 9 holes

Class 73	Impervious playing surfaces	5 spaces per 1,000 square feet
Class 74	Miniature golf	50 for each 9 holes
Class 75	Parks	1 space for each 5,000 square feet of play area
Class 76	Skating rink	1 space for each 4 persons of design capacity
Class 77	Swimming Pools	1 space per 75 square feet of water area
Class 78	Tennis or racquet court	2 spaces per court
Class 79-90	Reserved	

D. Other Uses

Class 90	No parking requirement.
Class 91	Spaces as determined by the Zoning Enforcement Official.
Class 91a	
Class 91b	

E. Handicapped Parking Stall Requirements

<u>Total Off-Street Parking Spaces Required</u>	<u>Minimum Number of Accessible Handicapped Spaces Required</u>
1 - 20	1
21 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
210 - 300	7
301 - 400	8
401 - 500	9
501 - 1,000	2% of total number
Over 1,000	20 plus 1 handicapped space for each 100 spaces over 1,000 spaces.

Parking spaces for separate uses may be provided collectively so long as no parking space serves as the required space for more than one use.