

VILLAGE OF MAPLE PARK

ORDINANCE NO. 2021-09

**AN ORDINANCE AMENDING TITLE 11, "ZONING REGULATIONS," CHAPTER 9,
"SPECIAL REGULATIONS," BY REPLACING SECTION 11-9-3, "ADDITIONAL
PARKING REGULATIONS," OF THE MAPLE PARK VILLAGE CODE**

**ADOPTED BY
THE BOARD OF TRUSTEES
OF THE
VILLAGE OF MAPLE PARK**

Published in pamphlet form by authority of the Board of Trustees of the Village of Maple Park,
Kane and DeKalb Counties, Illinois, this ____ day of April, 2021.

ORDINANCE NO. 2021-09

AN ORDINANCE AMENDING TITLE 11, “ZONING REGULATIONS,” CHAPTER 9, “SPECIAL REGULATIONS,” BY REPLACING SECTION 11-9-3, “ADDITIONAL PARKING REGULATIONS,” OF THE MAPLE PARK VILLAGE CODE

WHEREAS, the Village of Maple Park, DeKalb and Kane Counties, Illinois is a duly organized and existing municipality created under the provisions of the laws of the State of Illinois; and,

WHEREAS, the Village initiated an amendment to Title 11, “Zoning Regulations,” Chapter 9, “Special Regulations,” Section 3, “Additional Parking Regulations,” to review and consider amendments to the Maple Park Village Code; and

WHEREAS, the Plan Commission conducted a public hearing, as required by law, on November 18, 2020, regarding the proposed amendments; and

WHEREAS, the Plan Commission recommended approval of the proposed amendments to Title 11, “Zoning Regulations,” on November, 18, 2020.

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Village of Maple Park as follows:

SECTION 1. That Section 11-9-3 of the Maple Park Village Code shall be deleted in its entirety and replaced with the following:

11-9-3: ADDITIONAL PARKING REGULATIONS:

A. Use of Parking Facilities:

1. Off street parking facilities accessory to residential uses and developed in any residential district in accordance with requirements of this title shall be used solely for the parking of passenger vehicles (vehicles designated as Class B - 8,000 pounds' gross vehicle weight, and vehicles designated as Class D - 8,001 pounds' to 12,000 pounds' gross vehicle weight) according to Illinois vehicle registration, and passenger vehicle/trailer combination with length not to exceed twenty five feet (25'). Such parking facilities shall be used for the parking of permitted vehicles by the occupants of the dwelling structures to which such facilities are accessory or by guests of said occupants.

2. Under no circumstances shall required parking facilities accessory to residential structures be used for the storage of commercial vehicles or for the parking of automobiles belonging to the employees, owners, tenants, visitors or customers of business or manufacturing establishments.

3. Parking of recreational vehicles and trailers as defined in section 7-4-3 of this Code:

a. For the purposes of this section, recreational vehicles shall include snowmobiles as defined in 625 Illinois Compiled Statutes 40/1-2.15, boats and other watercraft as defined in 625 Illinois Compiled Statutes 45/1-2 and all-terrain vehicles as defined in 625 Illinois Compiled Statutes 5/1-101.8.

b. No recreational vehicle or trailer (as defined by section 7-4-3) shall be parked or stored on property in any zoning district if that recreational vehicle or trailer is not located in a fully enclosed permanent structure, except that any recreational vehicle not located in a fully enclosed structure may be parked in the side or rear of a residential lot provided they are located at least five feet (5') from the property line.

c. Recreational vehicles and trailers may only be parked or stored upon an approved surface as identified herein.

(1) Terms: "Approved surface" is defined as follows:

(A) Approved Surface: Approved surfaces include:

- (i) Concrete - four inches (4") minimum of concrete over a four inch (4") compacted gravel base.
- (ii) Asphalt - two inches (2") minimum over six inch (6") compacted base.
- (iii) Paving bricks, cobblestone, or bricks designed for motor vehicle traffic, installed in accordance with manufacturer's installation instructions for the expected load.

(B) Non-Approved Surfaces: Non-approved surfaces include: stone, crushed stone, gravel, or any other stone product, tar and chip, mulch or any other such loose material.

(2) With Special Use Permit: When parking surface is over two thousand (2,000) square feet, property owner may use semi-permeable pavers designed for motor vehicle traffic. Property owner must submit manufacturer's installation instructions, as well as drainage plans. Property owner must further obtain a special use permit in accordance with section 11-11-8 of this title.

d. Parking of recreational vehicles or trailers for the purpose of loading and unloading shall be permitted in the front driveway. Any recreational vehicle or trailer shall not be parked for more than seven (7) consecutive days in any zoning district. This total may not be extended by the temporary parking of the same vehicle on other properties within the Village.

e. All recreational vehicles and trailers which require proper licensing, must have current registration displayed on the recreational vehicle or trailer.

f. No recreational vehicle or trailer shall be parked on private property in a manner which impairs the safety of pedestrian or vehicular traffic such as by obstructing visibility impairing the safe entry and exit from a vehicle impacting adjacent properties, or threatening the safety of pedestrians or vehicles in the public rights-of-way or on private property.

g. No recreational vehicles or trailers exceeding thirty feet (30') in length may be parked in a driveway and no recreational vehicle or trailer may impede traffic on the sidewalk.

h. Notwithstanding the regulations imposed by this section, the following existing storage location areas for recreational vehicles shall be permitted to continue in their existing form:

572 Elizabeth Street

Discontinuation of use for the purpose of storing recreational vehicles in these locations for a period of six (6) months shall extinguish any further right to use such location for storage of recreational vehicles as defined by this section.

4. Vehicles which are no longer in use or operational shall not be parked in any yards accessory to a residential use and must be stored in closed garages.

5. No motor vehicle repair work or sale of gasoline and motor oil of any kind shall be permitted in parking lots.

B. Joint Parking Facilities: Off street parking facilities for different buildings, structures or uses, or for mixed uses, 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 spaces so located together shall not be less than the sum of the separate requirements for each.

C. Access: Each required off street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All off street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements. Residential lots shall have a minimum driveway width of nine feet (9') except in the case of lots having two (2) car garages in which case the driveway shall have a minimum width of eighteen

feet (18'). All driveways shall extend to the curb cut and shall not exceed a width of twenty-four feet (24') for residential areas.

- D. Location In Yards: Off street parking spaces may be located in any yard except required front yards, and required corner side yards, but shall not be closer than five feet (5') to the lot line except that for a single-family dwelling if one of the required parking spaces is provided within a garage, the other required parking space may be located in the garage access driveway and may intrude onto a required front yard, provided further, that if no garage exists on the lot and if rear or side yard parking is unavailable or inaccessible, no more than two (2) parking spaces located side by side in a paved area not exceeding sixteen feet (16') in width are permitted in a required front yard or corner side yard.
- E. Wheel Guards: Parking spaces shall be provided with wheel guards or bumper guards where necessary so that no part of parked vehicles will extend beyond the property line or encroach upon an adjacent sidewalk.
- F. Lighting: Any lighting used to illuminate off street parking areas shall be directed away from the residential properties in such a way as not to create a nuisance.
- G. Striping: Striping of the pavement surface to define each parking space is required for lots having three (3) or more spaces and shall be a minimum of four inches (4") in width for the length of each space.
- H. Screening and Landscaping: Parking lots of four (4) parking spaces or more shall be screened and/or landscaped in accordance with the following requirements:
 - 1. Setback Areas: Landscaping in required front yards and the ten foot (10') corner side yard setback shall consist of a minimum of a three foot (3') high barrier using berms, shrubs and trees distributed across at least eighty percent (80%) of the entire front yard and setback areas excluding driveways, provided that no trees, berms or shrubs over thirty inches (30") in height shall be located within the sight distance triangle at street intersections as required for fences in chapter 2 of this title or within ten feet (10') of the corner formed by the intersection of the edge of a driveway and a right of way line.
 - 2. Buffer Yards: Parking areas shall be effectively screened on each side or rear yard adjoining any property in a residential district or any institutional premises by a wall, solid fence or densely planted compact hedge not less than five feet (5') nor more than seven feet (7') in height.
 - 3. Interior Landscape Areas: In all parking facilities open to the sky having a paved area greater than ten thousand (10,000) square feet, a minimum of five percent (5%) of such area shall be landscaped to create visual relief. This landscaping

shall be required in addition to any other landscaping required under this title. Interior landscaped areas shall be a minimum of one hundred fifty (150) square feet each distributed throughout the parking lot in a design satisfactory to the plan commission. Each area must contain at least fifty percent (50%) live ground cover and at least one tree with a minimum diameter of two inches (2") or shrub cluster as approved by the zoning code official.

- I. Schedule of Parking Requirements: For the following uses, accessory off street parking spaces shall be provided as required hereinafter. Parking spaces required on a per employee basis shall be based on the maximum number of employees on duty on the premises at any one time.

SCHEDULE OF PARKING REQUIREMENTS

Use	Number of Parking Spaces Required
Assembly	1 per 300 gross square feet
Dwelling units	4 per dwelling unit (2 covered and 2 uncovered), more than 10 adjoining dwellings shall require 5 parking spaces per dwelling unit
Hotels/motels	1 per guestroom plus 1 per 500 square feet of common area
Industrial	1 per 500 gross square feet
Medical office	1 per 200 gross square feet
Office	1 per 300 gross square feet
Restaurant	1 per 100 gross square feet
Retail	1 per 200 gross square feet
Schools	1 per 3.5 seats in assembly rooms plus 1 per 500 square feet of common area
Warehouse	1 per 1,000 gross square feet

SECTION 2. Severability. If any provision of this Ordinance, or the application of any provision of this Ordinance, is held unconstitutional or otherwise invalid, such occurrence shall not affect other provisions of this Ordinance, or their application, that can be given effect without the unconstitutional or invalid provision or its application. Each unconstitutional or invalid provision, or application of such provision, is severable, unless otherwise provided by this Ordinance.

SECTION 3. Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval and publication as required by law.

PASSED this ____ day of April, 2021, pursuant to roll call vote as follows:

AYES: _____
NAYS: _____
ABSENT: _____

APPROVED this _____ day of April, 2021.

SEAL

Kathleen Curtis, Village President

ATTEST:

Terri D'Amato, Village Clerk

FAILED - NO VOTE

STATE OF ILLINOIS)
) SS
COUNTIES OF DEKALB AND KANE)

I further certify that on the ____ day of April, 2021, the Board of Trustees of the Village of Maple Park passed and approved **AN ORDINANCE AMENDING TITLE 11, “ZONING REGULATIONS,” CHAPTER 9, “SPECIAL REGULATIONS,” BY REPLACING SECTION 11-9-3, “ADDITIONAL PARKING REGULATIONS,” OF THE MAPLE PARK VILLAGE CODE.**

(SEAL)

Theresa D' Amato, Village Clerk