

**VILLAGE OF MAPLE PARK**

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**ORDINANCE NO. 2024-02**

**AN ORDINANCE AMENDING CERTAIN PROVISIONS OF  
THE MAPLE PARK VILLAGE CODE REGARDING  
APPROVED SURFACES/TRAILER PARKING**

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**ADOPTED BY  
THE BOARD OF TRUSTEES  
OF THE  
VILLAGE OF MAPLE PARK  
KANE AND DEKALB COUNTIES, ILLINOIS**

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Published in pamphlet form by authority of the Board of Trustees of the Village of Maple Park, Kane and DeKalb Counties, Illinois, this 2nd day of April, 2024.

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**AN ORDINANCE AMENDING CERTAIN PROVISIONS OF  
THE MAPLE PARK VILLAGE CODE REGARDING  
APPROVED SURFACES/TRAILER PARKING**

**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 President and Board of Trustees of the Village of Maple Park believe it is in the best interest of the health, safety, and welfare of its citizenry to amend the text of the Zoning Ordinance of the Village of Maple Park along with certain other provisions of the Village Code in order to modify certain language contained therein relating to approved surfaces/trailer parking in the Village; and

**WHEREAS**, pursuant to the required published notice and notification by the Petitioner as required in Section 11-11-3 of the Zoning Regulations, the Planning & Zoning Commission held a public hearing on January 24, 2024, and

**WHEREAS**, the Planning and Zoning Commission has tendered its written recommendation through a Finding of Fact and Recommendation to the Board of Trustees.

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

**SECTION 1. That Section 7-4-3.A of the Maple Park Village Code shall be amended to modify the definition of of the word “Surface” as follows:**

Surface:

*Approved surface* includes:

1. Concrete—four inches minimum of concrete over a four-inch compacted gravel base.
2. Asphalt—two inches minimum over six-inch compacted base.
3. Paving bricks, cobblestone, or bricks designed for motor vehicle traffic, installed in accordance with manufacturer's installation instructions for the expected load.
4. Stone, crushed stone, or gravel - four inches minimum compacted and maintained.

*Non-approved surface* includes ~~stone, crushed stone, gravel, or any other stone product~~, tar and chip, mulch or any other such loose material.

*With special use permit* means when parking surface is over 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 Code.

**SECTION 2.** That subsection F of Section 11-2-3 of the Maple Park Village Code shall be amended as follows:

F. *Prohibited accessory buildings.* The requirements of subsection F.1 of this section, do not apply to trailers, recreational vehicles, or other similar vehicles, parked on a permitted sales lot:

1. Not more than one trailer, recreational vehicle, or other similar vehicle shall be parked on any one lot.
2. No trailer, recreational vehicle, or other similar vehicle shall be used as a dwelling.
3. No trailer, recreational vehicle, or other similar vehicle shall be used as an office or for any other commercial purpose except for approved construction offices.
4. No trailer, recreational vehicle, or other similar vehicle shall be used for the storing of personal or business related materials.
5. The parking of a trailer, recreational vehicle, or similar vehicle is allowed. The parking area must be paved **or improved with an approved surface.**
6. The parking of a trailer, recreational vehicle, or similar vehicle, shall comply with the yard requirements for accessory buildings of the district in which it is located. No vehicle shall be parked or stored in a manner that inhibits or impedes travel on public streets and sidewalks.

**SECTION 3.** That Section 11-9-3 of the Maple Park Village Code shall be amended as follows:

**Sec. 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 25 feet. 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 ILCS 40/1-2.15, boats and other watercraft as defined in 625 ILCS 45/1-2 and all-terrain vehicles as defined in 625 ILCS 5/1-101.8.
  - b. No recreational vehicle or trailer 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 from the property line.
  - c. Recreational vehicles and trailers may only be parked or stored upon an approved surface as identified herein.
    - (1) Terms.
      - (A) Approved surface. Approved surfaces include:
        - (i) Concrete—four inches minimum of concrete over a four-inch compacted gravel base.
        - (ii) Asphalt—two inches minimum over six-inch 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.
        - (iv) Stone, crushed stone, and gravel – four inches minimum compacted and maintained.
      - (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 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 consecutive days in a driveway in any zoning district. (this section now omitted)~~
  - 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 30 feet in length may be parked in a driveway and no recreational vehicle or trailer~~ may impede traffic on the sidewalk, **street or parkway.**
  - 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 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 except in the case of lots having two car garages in which case the driveway shall have a minimum width of 18 feet. All driveways shall extend to the curb cut and shall not exceed a width of 24 feet 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 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 parking spaces located side by side in a paved area not exceeding 16 feet 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 or more spaces and shall be a minimum of four inches in width for the length of each space.
- H. *Screening and landscaping.* Parking lots of four 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 corner side yard setback shall consist of a minimum of a three foot high barrier using berms, shrubs and trees distributed across at least 80 percent of the entire front yard and setback areas excluding driveways, provided that no trees, berms or shrubs over 30 inches 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 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 nor more than seven feet in height.
  3. *Interior landscape areas.* In all parking facilities open to the sky having a paved area greater than 10,000 square feet, a minimum of five percent 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 150 square feet each distributed throughout the parking lot in a design satisfactory to the planning and zoning commission. Each area must contain at least 50

percent live ground cover and at least one tree with a minimum diameter of two inches or shrub cluster as approved by the planning and 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.

<b>SCHEDULE OF PARKING REQUIREMENTS</b>	
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 4. 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 5. Effective Date.** This Ordinance shall be in full force and effect from and after its passage and approval and publication as required by law.

**ADOPTED THIS** 2nd day of April, 2024.


AYES: \_\_\_\_\_


NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_



APPROVED this 2nd day of April, 2024.

  
Suzanne Fahnestock, Village President

  
Caryn Minor, Village Clerk

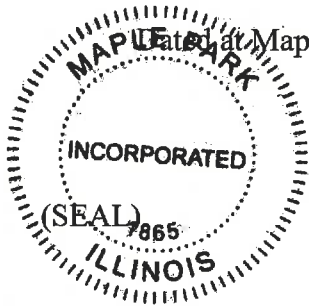
**CLERK'S CERTIFICATE**

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

I, Caryn Minor, certify that I am the duly appointed and acting municipal clerk of Maple Park, DeKalb and Kane County, Illinois.

I further certify that on the 2<sup>nd</sup> day of April, 2024, the Board of Trustees of the Village of Maple Park passed and approved Ordinance 2024-02 entitled “**AN ORDINANCE AMENDING CERTAIN PROVISIONS OF THE MAPLE PARK VILLAGE CODE REGARDING APPROVED SURFACES/TRAILER PARKING.**”

Done at Maple Park, Illinois, this 2<sup>nd</sup> day of April, 2024.



Caryn Minor  
Caryn Minor, Village Clerk