

SECTION 9: Off-Street Parking and Loading

9.1 The purpose of this Section of the Zoning Ordinance is to alleviate or prevent congestion of the public streets, and so promote the safety and welfare of the public, by establishing minimum requirements for the off-street parking and loading and unloading of motor vehicles in accordance with the use to which property is put and the district in which it is located.

9.2 General Provisions.

- (a) Procedure. An application for a building permit for a new or enlarged building, structure or use, shall include therewith a plat plan, drawn to scale, and fully dimensioned, showing any parking or loading facilities to be provided in compliance with the requirements of this ordinance.
- (b) Extent of Control. All buildings, structures, land uses and any modifications of buildings, structures or land uses, initiated after the effective date of this ordinance shall be provided with accessory off-street parking and loading facilities as required herein. Any building permit for a building or structure to be built or enlarged, issued prior to the effective date of this ordinance shall comply with the requirements in effect at the time of issuance of the permit. Should a building or structure be decreased in size (fewer dwelling units, less floor area, or other unit of measure), parking and loading spaces may be decreased in accordance with the requirements of this ordinance. Similarly, should a building or structure be enlarged, off-street parking and loading spaces shall be increased as required herein.
- (c) Existing Parking and Loading Spaces. Accessory off-street parking and loading spaces in existence on the effective date of this ordinance may be reduced in number unless already exceeding the requirements of this Section for equivalent new construction; in which event, said spaces shall not be reduced below the number required herein for such equivalent new construction.
- (d) Permissive Parking and Loading Spaces. Nothing in this Section shall prevent the establishment of off-street automobile parking or loading facilities to serve any existing use of land or buildings, subject to full compliance with the provisions of this Section.
- (e) Damage or Destruction. Any building, structure or use which is in existence and is a conforming use on the effective date of this ordinance and which subsequently shall be damaged or destroyed by fire, collapse, explosion or other cause 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. However, it shall not be necessary to restore or maintain parking or loading facilities in excess of those required by this ordinance for equivalent new construction.

- (f) Use of Parking Facilities. Off-street parking facilities accessory to estate use and developed in any estate district in accordance with the requirements of this Section shall be used solely for the parking of passenger automobiles owned by occupants of the dwelling structures to which such facilities are accessory or by guests of said occupants. Under no circumstances shall require parking facilities accessory to estate structures be used for the storage of commercial vehicles, except as may otherwise be permitted in this ordinance.
- (g) 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 use.
- (h) Control of Off-Site Facilities. When required accessory off-street parking facilities are provided elsewhere than on the lot on which the principal use served is located, they shall be in the same possession, either by deed or long-term lease, as the property occupied by such principal use, and the owner shall be bound by covenants filed of record in the office of the Recorder of McHenry County, requiring the owner and his or her heirs and assigns to maintain the required number of parking spaces during the existence of said principal use.

9.3 **Schedule of Requirements.**

- (a) Tables for Required Parking and Loading. Requirements governing the number and location of off-street parking and off-street loading facilities in relation to the use of property are established hereinafter in subsections of this ordinance. The parking and loading requirements for any use not specified therein shall be the same as for a similar use, as determined in Table 3.
- (b) Floor Area. Table 3 shows the number of spaces required for various types of uses in the districts established by this ordinance. In calculating the total number of spaces, the number of spaces required by a particular use and its accessory uses or components, as shown in Columns 1 to 3, is cumulative and the separate requirements shall be added together to determine the total number of spaces required.

(c) Table 3.

Table 3			
Required Number of Off-Street Parking Spaces			
Zones and Uses	Per Dwelling Unit	Recreational Facilities	Private Clubs
	1	2	3
Agricultural: Ag District			
Residential uses	3	As may be required by special use permit	As may be required by special use permit
All other uses	3	As may be required by special use permit	As may be required by special use permit
Estate: E-District			
Residential uses	3	As may be required by special use permit	As may be required by special use permit
All other uses	3	As may be required by special use permit	As may be required by special use permit

9.4 **Design and Maintenance - Parking.**

(a) Parking Space - Description.

- (i) A required off-street parking space shall be an area of not less than 171 square feet nor less than 9 feet wide by 19 feet long, exclusive of access drives or aisles, ramps, columns, or other obstruction, accessible from streets or alleys or from private driveways or aisles leading to streets or alleys.
- (ii) Parking spaces shall be screened from public view. All plant materials shall be maintained in a healthy condition and shall be kept pruned to maximize visibility through them between heights of three feet and seven feet, except where so located to create no hazard to drivers or pedestrians. Each landscaped area shall be designed and planting materials located in such manner as to reasonably protect the plants from being struck by automobiles.

(b) Open and Enclosed Spaces. Parking areas may be open or enclosed.

(c) Access. Parking facilities shall be designed with appropriate means of vehicular access to a street or alley in such manner as will least interfere with the movement

of traffic. No driveway or curb cut in any district shall exceed 25 feet in width, except that turning radii and divided entrances-exits with island dividers may be permitted to exceed this distance.

- (d) **Required Setbacks.** No parking space nor portion thereof established on the same zoning lot with a building shall be located within a required yard setback. No parking spaces nor portion thereof established on a zoning lot without a building shall be located closer to any street line than the established building line on adjacent properties nor closer than the front yard setback required for the district in which the parking lot is located. Further, any wall, fence or hedge developed around any parking area shall be subject to the front yard setback requirements of this ordinance in the same manner as a building or structure. Enclosed parking structures shall conform to the regulations established for accessory buildings.
- (e) **Surfacing.** All open off-street parking areas and driveways, except those accessory to single family dwellings, shall be improved by constructing with either:
 - (i) Six inches of compacted gravel base surfaced with two inches of asphaltic concrete; or
 - (ii) Five inches of concrete, laid over a firm base.
 - (iii) The use of coal tar based materials and sealants for residential driveways is strongly discouraged. Use of permeable paving materials for residential driveways is strongly encouraged

Drainage of all parking areas and driveways shall be provided and shall not encroach upon the adjoining property. Where environmental issues are identified or where parking needs do not require the standards specified above, porous surfaces and reduced standards may be authorized by the Village.

- 9.5 **Location of Parking Areas.** Off-street automobile parking facilities shall be located and provided on the same lot or parcel of land as the main building being served, or, in the case of any land used for other than estate purposes, on a separate lot or parcel not more than 1,000 feet from the entrance of the main building, provided the separate lot or parcel of land intended for the parking facilities is located in the same district as the principal permitted use or in a less restricted district.