

EXHIBIT E
City of Crest Hill Zoning Ordinance

SECTION 5.0 NON-CONFORMING BUILDINGS, STRUCTURES, USES AND LOTS

5.5 SALE OF A NON-CONFORMING USE OR STRUCTURE

No non-conforming non-residential or multi-family use or structure shall be sold, transferred or conveyed unless the same is made to conform to the ~~use~~ regulations of ~~the district in which it is located~~ this section.

SECTION 11.0 OFF-STREET PARKING AND LOADING

11.6 DESIGN, DEVELOPMENT, AND MAINTENANCE

Every parcel of land hereafter used as a public or private parking area greater than four (4) spaces, including a commercial parking lot and an automobile sales lot, shall be designed, developed, and maintained in accordance with Section 15.04.040, of the Code of Ordinances, including but not limited to geometric, pavement, screening, landscaping, lighting, curbing and drainage.

11.6-1 PARKING AND LOADING SURFACES

All parking, drive and loading areas must be graded and paved or otherwise improved with Bituminous concrete or Portland Cement Concrete, or other material approved by Council. All such areas shall be improved with curb and gutter. Parking stalls shall be identified by painted striping. The area shall be constructed in a manner that it affords adequate drainage. And no such parking lot or driveway shall be approved by the City until it has been determined that the parking lot or driveway is properly constructed. Only parking areas for heavy machinery located in the rear or side yards may have a gravel surface.

11.6-2 SCREENING AND LANDSCAPING

All off-street parking areas containing more than four (4) spaces shall be effectively screened on each side adjoining or fronting on any property situated in any Residence District, as required by Section 15.04.040 Standards for Structural Appearance and Site Location Plans, of the Code of Ordinances

A landscape island shall be provided at the end of each parking row. The interior of a parking lot with more than twenty (20) cars shall include interior landscape islands at a ratio of one (1) landscape island for every twenty (20) parking spaces or fraction thereof. They shall be evenly dispersed throughout the parking area.

11.6-3 LIGHTING

All parking areas shall be effectively illuminated as required by Section 8.7-4.

11.6-4 SIGNS

Accessory signs are permitted on parking areas, in accordance with Section 15.12 of the City Code of Ordinance. All traffic control devices, signage, and striping, located on private drives and parking areas of more than four (4) stalls, shall be consistent with the statutory provisions contained in Chapter 95-1/2, Section 11-209 and 209.1 of the Illinois Vehicle Code and approved by the City Engineer. Most notably, these devices shall comply with applicable standards set forth by the Illinois Department of Transportation (IDOT) or in the Manual on Uniform Traffic Control Devices (MUTCD).

11.6-5 REPAIR, DISMANTLING, AND MAINTENANCE/SERVICING OF VEHICLES

The parking area shall not be used for the repair, dismantling, or servicing of any vehicles, equipment, materials, or supplies.

11.6-6 ACCESSIBLE PARKING FOR PEOPLE WITH DISABILITIES

Parking facilities and accessible routes must be provided in accordance with the Americans with Disabilities Act and the Illinois Accessibility Code, or any other applicable local law or regulation that requires greater accessibility, the most restrictive shall apply.

11.6-7 STREET / RIGHT OF WAY ACCESS

a. Vehicular ingress and egress points (curb cuts) to and from the property into the public right-of-way shall be no less than fifty (50) feet from any street intersection (as measured from the property corner to the nearest side of the curb cut) nor closer than seventy-five (75) feet to another curb cut on the same street.

b. Except as otherwise provided for in this chapter, every building in all zoning districts shall be constructed or erected upon a lot, or parcel of land which abuts upon a street or a permanent easement of access to a street shall be dedicated.

c. Lots with legal non-conforming ingress/egress access points may maintain and resurface the existing driveways and aprons; however, they cannot expand or otherwise alter the driveway, aprons, or ingress/egress points without bringing it into compliance with all applicable regulations of section 11.6-7.

11.6-7.1 RESIDENTIAL DISTRICTS GENERAL REQUIREMENTS

a. Minimum residential driveway width shall be nine (9) feet at the lot line. Maximum residential driveway width shall be thirty (30) feet at the lot line. In no instance, shall a residential driveway or combination of driveways have a width greater than fifty (50) percent of the total lot width facing the public right-of-way. It shall be at the discretion of the City Engineer and Community Development Director to restrict driveway width on a case-by-case basis for reasons of public safety and sound traffic engineering practice.

b. Individual residential lots shall not have more than one point of ingress/egress to and from the lot into the public right-of-way for the principal buildings/structures and accessory uses structures on the premises. If the lot is a corner lot, the lot is still limited to only one ingress/egress point.

11.6-7.2 COMMERCIAL DISTRICTS GENERAL REQUIREMENTS

a. Minimum commercial driveway width shall be twenty (20) feet at the lot line. Maximum commercial driveway width shall be forty (40) feet at the lot line. In no instance shall a commercial driveway or combination of driveways have a width greater than fifty (50) percent of total lot width facing the public right-of-way. It shall be at the discretion of the City Engineer and Community Development Director to restrict driveway width on a case-by-case basis for reasons of public safety and sound traffic engineering practice.

b. Individual commercial lots shall not have more than one point of ingress/egress to and from the lot into the public right-of-way when the total lot width facing the public right-of-way is less than one hundred (100) feet. Access shall be limited to two (2) points of ingress/egress to and from the lot into the public right-of-way if the total lot width facing the public right-of-way is one hundred (100) feet or more.

11.6-7.3 INDUSTRIAL DISTRICTS GENERAL REQUIREMENTS

a. Minimum industrial driveway width shall be twenty (20) feet at the lot line. Maximum industrial driveway width shall be fifty (50) feet at the lot line. In no instance, shall an industrial driveway or combination of driveways have a width greater than fifty (50) percent of the total lot width facing the public right-of-way. It shall be at the discretion of the City Engineer and Community Development Director to restrict driveway width on a case-by-case basis for reasons of public safety and sound traffic engineering practice.

b. Individual industrial lots shall not have more than one point of ingress/egress to and from the lot into the public right-of-way when the total lot width facing the public right-of-way is less than two hundred (200) feet. Access shall be limited to two (2) points of ingress/egress to and from the lot into the public right-of-way if the total lot width facing the public right-of-way is two hundred (200) feet or more.