



# Electric Vehicle Charging Systems Guideline

A permit is required, Submit a completed application along with, a plat of survey, site plan, manufactures' installation instructions, and the licensed / registered contractors' information electronically at [www.oak-park.us](http://www.oak-park.us) .

## **GENERAL NATIONAL ELECTRIC CODE REGULATIONS:**

- Refer to the adopted National Electric Code for details.
- Provide the general information such as the manufacture's installation instructions which may include: ( The entire manufactured system shall be listed and labeled. )
- Provide a complete electrical power plan indicating location of all proposed electrical. Provide the electrical calculations of the services panel.)
- Provide a floor plan on the proposed location.
- Provide details on the Equipment construction such as the grounding pole, ventilation, markings, and cables. The grounded system shall be GFCI protected, the Faulted Circuits shall be isolated, and markings and or warning label(s) are required.
- Provide a detailed site plan if located outside.

## **VILLAGE OF OAK PARK GENERAL ZONING REGULATIONS (Articles 2, 8 & 10)**

### **Accessory Electric Vehicles:**

- Commercial electric vehicle charging stations are permitted as an accessory use within any parking lot, parking structure in all districts.
- Electric charging station equipment may not block the public right-of-way.
- Each public charging station space must be posted with a sign indicating the space is only for electric vehicle charging purposes. Days and hour of operations must be included if time limits of tow away provisions are to be enforced by the owner. Information identifying voltage and amperage levels or safety information must be posted.
- Charging station equipment must be maintained in good condition and all equipment must be functional. Charging stations no longer in use must be immediately removed.

### **Principle Electric Vehicles:**

- All electric vehicle charging station driveways must be located and designed to ensure that they will not adversely affect the safety and efficiency of traffic circulation on adjoining streets. Electric vehicle charging stations are limited to two curb cuts.
- Any electric vehicle charging station site may offer convenience items for sale.
- All sides of a building that are part of an electric vehicle charging station building must express consistent architectural detail and character. All site walls, screen walls, and charging station canopies and other outdoor covered areas must be architecturally integrated with the building by using similar material, color, and detailing.
- The volume of any audio component must be maintained at a level so as not to be audible at adjoining properties. The volume of any audio component must comply with all Village noise regulations. Audio components are permitted only at a charging station. Audio components are prohibited as part of any other structure, including canopies and buildings.
- All electric vehicle charging stations must comply with the Americans with Disabilities Act.
- All applicable design standards, parking regulations and landscaping regulations regulated within this Ordinance, shall follow those established for gas stations.
- The following information shall be posted at all electric vehicle charging stations:
  - Voltage and amperage levels;
  - Hour of operations if time limits or tow away provisions are to be enforced by the property owner;

- Usage fees;
- Safety information; and
- Contact information for reporting when equipment is not operational.

## **STATE OF ILLINOIS NOTIFICATION**

- The installer shall notify the State of Illinois of the installation and register with the utility

Note: This guideline is not all inclusive of the related codes and laws that pertain to this construction refer to the actual code book for details. The permit process is a check and balance system that normally involves a designer, plans examiner, contractor, and inspector to ensure the best quality and safest construction possible. As much as the mentioned professionals attempt to achieve full code compliance every effort has been made to identify all code deficiencies however; failure to identify a code deficiency during plan review and inspection does not alleviate any obligation to comply with all applicable code provisions.

## **VILLAGE OF OAK PARK & STATE OF ILLINOIS REQUIREMENTS**

### **RESIDENTIAL**

- A building shall contain at least one level 2 electric vehicle charging station at one parking location if a building contains a parking space/garage (VOP)
- SINGLE FAMILY and SMALL multi-family residential (2-4) to have one EV capable parking space per unit for designated parking (ILLINOIS).

### **COMMERCIAL / MULTIFAMILY**

A minimum of one level 2 electric vehicle charging station at each onsite parking area shall be installed for every 5 parking spaces. One charging station may serve an adjacent pair of spaces (VOP)

- 03/31/24 (90 days after effective day) building permits for new LARGE (5 or more families) multi-family residential to have 100 % parking EV capable (ILLINOIS).
- 3/31/24 building permits for large residential buildings being RENOVATED by developer\* to be CONVERTED to CONDOS to have 100% parking EV capable \**exemption if would entail excavating existing parking lot or facility* (ILLINOIS).

*Affordable Housing\**

- Jan 2024 – Building Permits Require 40% compliance. • Jan 2028 – Building Permits Require 50% compliance.
- Jan 2032 – Building Permits Require 70% compliance.

*\*Exempt if local zoning code does not require EVC parking spots*

*The new law pertains to new residential and multi-family construction except if large residential unit buildings are being converted to condos. Commercial buildings were left out.*

To view the full Illinois text go to

<https://www.ilga.gov/legislation/publicacts/fulltext.asp?Name=1030053&print=true&write=>

- “A ComEd Modification & Relocation Service Application may be required for a substantial increase in electrical load. The application can be found online at [comed.com](https://www.comed.com) under Service Requests. ”  
<https://www.comed.com/SiteCollectionDocuments/MyAccount/MyService/ServiceAppModificationRelocation.pdf>

## **ROUGH & FINAL INSPECTIONS REQUIRED** A rough and final inspection is required

**TO PURCHASE CODE BOOKS, CONTACT THE INTERNATIONAL CODE COUNCIL AT: 800-214-4321**  
[www.intlcode.org](http://www.intlcode.org)

# SUMMARY OF EV CHARGING REQUIREMENTS FOR NEW CONSTRUCTION

<b>Building Type</b>	<b>Effective Date</b>	<b>Minimum Requirements</b>
Residential: single-family dwellings	January 1, 2024	One Level 2 charging station per building <sup>1</sup>
Residential: multifamily (of any size)	January 1, 2024	One Level 2 charging station for every five parking spaces
Residential: two- to four-unit dwellings	January 1, 2024	One EV capable space per unit
Residential: five or more units <sup>2</sup>	March 31, 2024	All parking spaces EV capable
Commercial	January 1, 2024	One Level 2 charging station for every five parking spaces

<sup>1</sup> Required if the building contains a parking space/garage

<sup>2</sup> For EV capable requirements for affordable housing, see Illinois Public Act 103-0053

**IN EMERGENCY CALL:**

Police/Fire @911 NICOR@ 888-642-6748 Com Ed@ 800-344-7661 J.U.L.I.E. 811  
*In general, nothing should be concealed unless a passing inspection has been issued.*  
TO SCHEDULE AN INSPECTION e-mail at [permits@oak-park.us](mailto:permits@oak-park.us) or CALL 708-358-5430