

PARK TOWER CONDOMINIUM ASSOCIATION
ACCESSIBILITY PARKING POLICY

1. This policy is being adopted by the Park Tower Condominium Association (“Association”) pursuant to Section 18.12 of the Illinois Condominium Property Act, the federal Fair Housing Act and the Illinois Human Rights Act. It is the intention of the Association to utilize this policy to provide accessible parking spaces to those unit owners and residents with disabilities who require such parking spaces.

2. “Disability” means with respect to an individual: (a) a physical or mental impairment that substantially limits one or more major life activities of such individual; (b) a record of such an impairment; or (c) being regarded by the employer as having such an impairment.

3. “Accessible Parking Space” includes parking spaces that comply with the Illinois Accessibility Act or parking spaces that are located closer to an entrance.

4. A Unit Owner or resident that has been assigned a state-issued disability placard or license plate may park in any Common Element designated Accessible Parking Space that has not been reserved for another Disabled Unit Owner’s use. If a Unit Owner or Resident has been assigned a state-issued disability placard or license plate as a caregiver for an individual with a disability, the Unit Owner or Resident may only use the Accessible Parking Space when the individual with a disability is in the vehicle.

5. A Unit Owner or Resident with a disability that requires an Accessible Parking Space can submit a written request for an Accessible Parking Space to the Association’s property manager.

6. A Unit Owner or Resident that owns a parking unit or has the exclusive right to a Limited Common Element parking space can submit a written request for an Accessible Parking Space to the Association’s property manager in exchange for permitting the Association use of that parking unit or Limited Common Element parking space.

7. The Unit Owner or Resident must submit a copy of the state-issued disability placard or license plate with their request for an Accessible Parking Space. Additional documentation evidencing the Unit Owner’s or Resident’s disability and disability-related need for the Accessible Parking Space may be required.

8. Within thirty (30) calendar days of receipt of the written request, including the documentation set forth in Paragraph 7, the Board shall inform the Unit Owner or Resident of the status of their request. The Board will make a decision on the request within a reasonable period of time.

9. The Board shall make reasonable efforts to facilitate a resolution between Unit Owners to provide an Accessible Parking Space when the Association does not own or otherwise control parking that meets the accessible parking needs of the Unit Owner or Resident with a disability. Those reasonable efforts shall include but are not limited to requesting a Unit Owner

with a parking space that will accommodate the Unit Owner's or Resident's disability to swap parking spaces with the Unit Owner or Resident. Any swap of parking spaces shall be set forth in a License Agreement prepared by the Association and shall include a provision that the parking space swap shall not constitute a sale or conveyance of the parking spaces and may be terminated at any time.

10. A copy of this Policy shall be given to any Unit Owner upon request.