

ARTICLE X

PARKING AND LOADING

10-101 OFF-STREET PARKING

A. Authorization. Subject to the limitations of this Section 10-101 and Paragraphs 9-101C3 and 9-101C4 of this Code, off-street parking is permitted as an accessory use in all districts. Off-street parking as a principal use is permitted only when expressly authorized by the regulations applicable to the district in question. Nothing in this Section shall be construed to limit the right of any person to provide off-street parking in excess of the requirements herein established but all such parking shall comply with the standards of this Section.

B. General Requirements.

1. Applicability to Existing, New, and Expanded Uses.

(a) General Applicability. Except as provided otherwise in this Paragraph B1, the provisions of this Section shall apply to, and off-street parking spaces sufficient to satisfy the requirements of this Section shall be provided for, all existing and new uses, in accordance with the provisions of Articles XV and XVI of this Code.

(b) Change in Existing Use. Whenever a use existing on the effective date of this Code is changed thereafter to a new use, parking facilities shall be provided as required herein for such new use; provided, however, that when any such existing use was deficient in required parking spaces on such effective date, such new use may be established with a deficiency in required parking spaces equal in number to not more than such pre-existing deficiency.

(c) Increase in Use Intensity. Whenever the intensity of use of any structure or use is increased through the addition of dwelling units or floor area, parking spaces as required herein shall be provided for such increase in intensity of use.

(d) Exceptions.

(1) Minor Additions. Notwithstanding the foregoing provisions of this Paragraph B1, no building or use lawfully existing on the effective date of this Code, or any amendment to it establishing parking requirements with respect to such structure or use, shall be required to provide any additional parking spaces pursuant to this Paragraph B1 unless and until the aggregate increase in units of measurement shall equal 10 percent or more of the units of measurement existing upon such effective date, in which event parking spaces as required herein shall be provided for the total aggregate increase.

(2) Nonconforming Locations and Designs. Nothing in this Paragraph B1 shall be construed to prohibit the continued utilization of any parking space as an accessory use to any structure or use for parking of a vehicle that may lawfully be parked in such space solely because such space does not satisfy the location or design requirements of this Code, or any amendment to it, if such space was validly in use as an accessory use to such structure or use on the effective date of this Code or such amendment.

2. Location of Required Parking Spaces.

(a) General Rule. Except as provided in Subparagraphs (b), (c), and (d) of this Paragraph

B2, parking spaces required by this Section shall be located on the same zoning lot as the use to which they are accessory. Space allocated for off-street loading shall not be used as parking spaces to satisfy the requirements of Subsection F of this Section.

- (b) Deficiency Spaces. When proposed to provide spaces to eliminate a parking deficiency existing on the effective date of this Code or when required to provide spaces required pursuant to Subparagraphs B1(b) or (c) of this Section, parking spaces required by this Section may be located at any location within an adjacent district in which the principal use in question is a permitted use or within the same zoning district as, and within 500 feet of, the zoning lot on which the use to be served is located, but only when such remote site is in common ownership with said zoning lot and is covenanted to remain so for so long as said parking spaces are required to meet the standards of this Code.
- (c) Special Provisions in Commercial and Industrial Districts. In the C-2, C-3, C-4, and I-1 Districts, required parking spaces may be located on the same lot as the use which they serve or anywhere within the block in which the use which they serve is located or any block adjacent to that block and within one of the above districts; except that no required parking spaces for any use located in a C-2, C-3, C-4, or I-1 District shall be located in the C-1 District, and except that no parking spaces for any use located in a C-1, C-2, C-3, C-4, or I-1 District shall be located in any residential district.
- (d) Collective Use. In the C-2, C-3, C-4, and I-1 Districts, parking spaces for separate uses may be provided collectively if the

total number of spaces provided is not less than the sum of the separate requirements for each use and provided that all regulations governing location of parking spaces in relation to the use served are adhered to.

3. Computation of Required Spaces.

- (a) Fractional Spaces. When determination of the number of required parking spaces results in the requirement of a fractional space, any fraction shall require one additional parking space.
- (b) Capacity Calculations. When parking spaces are required on the basis of capacity, capacity shall be determined based on the occupancy standards established by the LaGrange Building Code.
- (c) Bench Seating. In stadiums, auditoriums, houses of worship, and other places of assembly in which patrons or spectators occupy benches, pews or other similar seating facilities, each 22 inches of such seating facility shall be counted as one seat for the purpose of determining the requirement for off-street parking facilities under this Code.
- (d) Population Calculations. When parking spaces are required on the basis of the number of employees, customers, students or similar measure, the maximum number for which the structure is designed shall govern except that when the structure has no design capacity, the maximum number present at any one time shall govern.

- C. Design and Maintenance. All parking areas, lots, and garages shall be designed, constructed, and maintained in accordance with the standards and requirements herein set forth:

1. Location on Lot. Off-street parking spaces may be provided on surface lots, under ground, under a building, or in parking structures. Parking lots, areas, and garages shall comply with the yard requirements made applicable to them by the regulations of the district in which they are located. See Paragraph 9-101C4 for additional regulations concerning the storage of vehicles in residential districts.
2. Screening and Landscaping. All parking lots and garages shall comply with the screening and landscaping requirements set forth in Section 9-104 of this Code.
3. Design.
 - (a) Access to Street. All parking lots, areas, and garages shall be so located and designed as to provide access to adjacent streets with the least interference with through traffic movements. Driveways shall have a return radii of 20 feet at the point of access to the street, unless a different return radius is approved by the Village Manager in writing. Notwithstanding any other provision of this Code, driveways serving single family dwellings and driveways providing direct access from a parking lot or area to a street, and not serving as a circulation aisle in connection with any parking space, may traverse any required yard; provided, however, that the surface area of any such driveway giving access from a parking lot or area through any such yard shall not exceed an area calculated by multiplying the width of the driveway times the depth of the required yard times a factor of 1.5. No curb cut across public property shall exceed 16 feet in width at any point for residential and 34 feet in width at any point for commercial without the written approval of the Village Manager. No such access shall be provided through a zoning district other than the

district in which the parking area or lot is located. No such access shall be provided through a zoning lot other than the zoning lot served by such access except across a permanent, recorded access easement in form and substance satisfactory to the Village Attorney.

- (b) Turn-Around Area. All parking lots and garages, other than a parking lot or garage accessory to a single family or two family dwelling, shall be provided with a turn-around area or other means to permit cars to exit the parking lot or garage without backing onto any street or sidewalk.
- (c) Surface; Drainage; Markings. All off-street parking lots and garages shall be surfaced with a bituminous or portland cement concrete pavement providing an all-weather, durable, and dustless surface. Unless otherwise approved by the Village Engineer, such construction shall meet the following minimum standards for structural materials derived from The Illinois Department of Transportation Design Manual, current edition:
- (1) For parking lots designed and intended principally for passenger automobiles, a minimum coefficient rating of 2.25.
 - (2) For parking lots designed and intended for vehicles other than the above, a minimum coefficient rating of 2.40.

All parking lot surfaces shall be graded and drained to dispose of surface water accumulation by means of a positive storm water drainage system connected to a public storm sewer system. Storm water runoff from parking lots shall be detained on-site in accordance with applicable Village standards.

Individual stalls shall be clearly identified by painted markings four inches to six inches in width.

- (d) Slope. No area of any parking lot or garage, other than a parking lot or garage accessory to a single family or two family dwelling, excluding access ramps, shall have a slope in excess of five percent. No ramp shall have a slope in excess of eight percent.
- (e) Lighting. Fixed lighting shall be provided for all parking lots and garages accommodating more than 10 vehicles. Such lighting shall be so arranged as to prevent direct glare of beams onto any public or private property or streets by the use of luminary cutoffs. All lighting shall be reduced to security levels at all times of nonuse. In no case shall such lighting exceed three foot candles measured at any lot line.
- (f) Tree Planting Areas. Trees located within planting islands in paved areas shall have a minimum landscaped area of at least 36 square feet of surface area and a depth sufficient to allow the bottom of the tree ball to be planted with a washed gravel layer at the bottom of the tree planting area to allow proper watering and drainage. If the soil is impervious, then a P.V.C. drainage pipe shall connect the tree planting area to a drainage structure.
- (g) Car Stops. Every parking lot and garage, except parking lots and garages accessory to a single family or two family dwelling, shall be bordered by a six-inch high concrete curb and shall be provided with curbs, car wheel stops, guard rails, barrier fences, or other suitable devices designed and located to protect required screening devices, landscaping, structures, and other

vehicles from damage by vehicles using such lot or garage. This provision shall not be construed to require car wheel stops for every parking space, but only in those cases where the Village Manager determines that such stops are necessary or desirable to achieve the purposes of this Subparagraph.

- (h) Circulation Aisles. Each parking space, except spaces accessory to a single family or two family dwelling, shall be accessed by a circulation aisle of a width, in feet and inches, as specified below:

<u>Parking Angle</u>	<u>One-Way Aisle Width</u>	<u>Two-Way Aisle Width</u>
Parallel	14'0"	24'0"
45°	12'6"	24'0"
60°	14'6"	24'0"
90°	22'6"	24'0"

- (i) Back-up area. Each parking space, except spaces accessory to a single family dwelling, shall be provided with a sufficient back-up area to permit egress in one maneuver, consisting of one backward and one forward movement.

- (j) Space Dimensions. Each off-street parking space, excluding its associated circulation aisle, shall have the following minimum dimensions, in feet and inches:

<u>Parking Angle</u>	<u>Stall Width</u>	<u>Stall Length</u>	<u>Stall Height</u>
Parallel	8'6"	24'0"	8'0"
45°	8'6"	17'6"	8'0"
60°	8'6"	19'0"	8'0"
90°	8'6"	18'0"	8'0"

The above-stated stall width dimensions shall be increased to 16 feet for required handi-

capped parking spaces or to the width required under applicable state law, whichever is greater.

Except for parallel parking spaces, the above stated stall dimensions may be reduced by one-half foot in length and one-half foot in width in parking lots and structures accessory to office, institutional, and manufacturing uses when the Board of Trustees finds, pursuant to the procedures of Subsection E of this Section, that the typical parking space in such lot or structure will be occupied by no more than one or two different vehicles during the course of the business day.

(k) Maintenance. All parking lots, garages, and areas shall be properly maintained at all times so as to be free of pot holes, broken curbs, and other damaged or neglected features.

D. Use. No off-street parking lot or garage shall be used for any purpose other than the temporary storage of motor vehicles related to the premises. The storage of merchandise and the sale or commercial repair of vehicles are prohibited.

E. Landbanking of Required Parking.

1. Landbanking Authorized. Notwithstanding any other provision of this Section, the Village Manager may issue a permit authorizing a reduction in the total number of off-street parking spaces required to be paved pursuant to Subsection F of this Section or the stall width dimension required pursuant to Subparagraph C3(j) of this Section, subject to acceptance by the property owner of the conditions set forth in Paragraphs E2 through E4 of this Subsection.

2. Termination of Landbanking. The Village Manager shall have the right, in his or her sole and absolute discretion, to direct and require the

property owner or his or her successor at any time to increase the stall width to the dimension required by Subparagraph C3(j) of this Section or to increase the number of parking spaces provided to serve said development up to the maximum required by Subsection F of this Section for the property in question as if no authorization for landbanking had been granted.

3. Alternate Plans Required. Every request to allow landbanking of required parking spaces shall be accompanied by alternate detailed parking plans. One plan shall show the full stall width required by Subparagraph C3(j) of this Section and the full number of parking spaces required pursuant to Subsection F of this Section, and the other plan shall show the reduced stall width or the reduced number of parking spaces or both, as the case may be, proposed to be provided pursuant to the authorization being sought and also shall show the landscaping treatment of areas proposed to be reserved for future parking requirements. Both such plans shall show the location on the site of all parking areas, the exact number of parking spaces to be provided, and complete details for (a) wheel stops, (b) markings, (c) curbing, (d) surfacing, (e) screening and landscaping, (f) lighting, (g) signing and, (h) access. The design plans for such parking areas shall be subject to the approval of the Village Manager.

4. Open Space Covenant. As a condition of the granting of any authorization for landbanking of required parking, the Village Manager shall require the applicant to file his or her unconditional agreement and covenant in form and substance satisfactory to the Village Attorney that areas reserved for future parking shall be maintained as landscaped open space until and unless required to be used for off-street parking pursuant to Paragraph E2 of this Subsection. The permit authorizing landbanking, together with such agreement and covenant, shall be recorded

with the Recorder of Deeds of Cook County, Illinois.

F. Required Spaces.

1. Specified Uses. For the following uses, the following minimum number of off-street parking spaces or stacking spaces shall be provided:

<u>USE</u>	<u>REQUIRED SPACES</u>
(a) <u>Residential</u>	
(i) Multiple Family Dwellings	1.5 for each dwelling unit
(ii) Single Family and Two Family Dwellings	2 for each dwelling unit
(iii) Senior Citizen Housing	1 for each 4 dwelling units PLUS 1 for each employee
(iv) Staff Dwellings	1 for each rooming unit
(b) <u>Retail Trade</u>	
(i) All Retail Trade Uses not otherwise listed	1 for each 250 square feet of gross floor area
<u>USE</u>	<u>REQUIRED SPACES</u>
(ii) Gasoline Service Stations, not including mini-marts	2 for each service bay PLUS 1 for each employee
(iii) Car Washes	4 for each manual washing rack or bay PLUS 1 for each employee PLUS 5 stacking spaces for each automated washing rack or bay
(iv) Eating and Drinking Places	1 for each 65 square feet of gross floor area
(v) Carry Out Eating Places	1 for each 200 square feet of gross floor area

(vi) Drive-In Eating Places	1 for each 200 square feet of gross floor area PLUS stacking spaces specified for drive-in facilities
(vii) Stacking Spaces for Drive-In Facilities	8 stacking spaces for the first drive-in window PLUS 2 stacking spaces for each additional drive-in window PLUS all otherwise required parking spaces
(c) <u>Finance, Insurance, and Real Estate</u>	1 for each 250 square feet of gross floor area
(d) <u>Business and Professional Offices</u>	
All uses except as otherwise Listed in this Subsection	1 for each 350 square feet of net floor area
(e) <u>Services</u>	
(i) All Services not otherwise listed	1 for each 250 square feet of net floor area
(ii) Motion Picture Theaters	1 for each 2 persons of design capacity PLUS 1 for each 2 employees
<u>USE</u>	<u>REQUIRED SPACES</u>
(iii) Research and Development Laboratories and Commercial Testing	1 for each 1.5 employees on the major shift PLUS 1 for each company vehicle
(iv) Physical Fitness Facilities	1 for each 200 square feet of gross floor area
(v) Membership Sports and Recreation Clubs	1 for each 200 square feet of gross floor area
(vi) Health Service Offices	6 for each licensed practitioner, not including nurses and assistants, PLUS 1 for each employee

(vii) Nursing and Personal Care Facilities	1 for each 3 beds PLUS 1 for each employee and full-time volunteer
(viii) Hospitals	1 for each 2 beds PLUS 1.5 for each emergency room bed PLUS 1 for each employee and full-time volunteer
(ix) Elementary Schools	1 for each employee PLUS 4 for visitors and guests
(x) Secondary Schools	1 for each 8 students PLUS 1 for each employee
(xi) Libraries and Information Centers	1 for each 750 square feet of gross floor area
(xii) Vocational Schools, except Correspondence Schools	1 for each student of design capacity PLUS 2 for each 3 employees
(xiii) Child and Adult Day Care Services	1 for each employee PLUS 1 for each 5 children or adults
(xiv) Museums and Art Galleries	1 for each 400 square feet of gross floor area
<u>USE</u>	<u>REQUIRED SPACES</u>
(xv) Undertaking and Funeral Establishments	1 for each seat in each chapel or parlor PLUS 1 for each employee PLUS 1 for each company vehicle
(xvi) Public Parks	None for the first acre PLUS 5 for all additional acres up to 5 acres PLUS 5 or each acre in excess of 5 acres
(xvii) Golf Courses, including all related facilities	60 for each nine holes PLUS 1 for each 2 employees
(xviii) Religious Organizations	1 for each 20 persons of design capacity
(xix) Other Membership	1 for each 3 persons

Organizations	of design capacity
(xx) Indoor Recreation Facilities	1 for each 4 occupants of design capacity
(f) <u>Public Administration</u>	1 for each 250 square feet of gross floor area
(g) <u>Uses Conducted Outside Structures</u>	
All uses except as otherwise specifically listed	1 for each 1,500 square feet of outdoor area devoted to such use PLUS spaces as otherwise required for any aspect of the use conducted within a structure
(h) <u>Construction, Manufacturing, Transportation, and Public Utilities</u>	
(i) Production and Assembly	1 for each 1.5 employees PLUS 1 for each company vehicle

<u>USE</u>	<u>REQUIRED SPACES</u>
(ii) Warehouse and Storage	1 for each 1,000 square feet of gross floor area up to 20,000 square feet PLUS 1 for each 2,000 square feet of gross floor area from 20,001 to 40,000 square feet PLUS 1 for each 4,000 square feet of gross floor area in excess of 40,000 square feet
(iii) Office and other activities	1 for each 350 square feet of gross floor area
(i) <u>Printing, Publishing, and Allied Industries</u>	1 for each employee PLUS 1 for each company vehicle

- (j) Craft Brewery or Craft Distillery with Tasting Room: One for each two employees plus one for each 65 square feet of Tasting Room floor area.

- 2. Unspecified Uses. When the ultimate use of a structure is not known, the maximum number of spaces that might be required for any use to which the structure might reasonably be devoted shall be provided.

- 3. Computation of Required Spaces.
 - (a) Fractional Spaces. When determination of the the requirement of a fractional space, any fraction shall require one additional parking space.

 - (b) Capacity Calculations. When parking spaces are required on the basis of capacity, capacity shall be determined based on the occupancy standards established by the LaGrange Building Code.

 - (c) Bench Seating. In stadia, auditoria, houses of worship, and other places of assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, each 22 inches of such seating facility shall be counted as one seat for the purpose of determining the requirement for off-street parking facilities under this Code.

 - (d) Population Calculations. When parking spaces are required on the basis of the number of employees, customers, students, or similar measure, the maximum number for which the structure is designed shall govern, except that when the structure has no design capacity the maximum number present at any one time shall govern.

- 4. Exception for C-1 District. No parking spaces or stacking spaces shall be required for uses in the C-1 Central Commercial District, except as may be

provided by the Board of Trustees as a condition to the issuance of a special use permit.

5. Exception for C-2 District. No parking spaces or stacking spaces shall be required for uses in the C-2 Limited Service Commercial District that also are permitted as of right in the C-1 Central Commercial District, except as may be provided by the Board of Trustees as a condition to the issuance of a special use permit.

10-102 OFF-STREET LOADING

A. Authorization. Subject to the limitations of this Section, off-street loading is permitted as an accessory use in all districts other than single family residential districts. Nothing herein shall be construed to limit the right of any person to provide off-street loading in excess of the requirements herein established, but all such loading shall comply with the standards of this Section.

B. General Requirements.

1. Applicability to Existing, New, and Expanded Uses.

- (a) General Applicability. Except as provided otherwise in this Paragraph B1, the provisions of this Section shall apply to and off-street loading spaces sufficient to satisfy the requirements of this Section shall be provided for all existing and new uses in accordance with the provisions of Articles XII, XV and XVI of this Code.
- (b) Change in Existing Use. Whenever a use existing on the effective date of this Code is changed thereafter to a new use, loading facilities shall be provided as required herein for such new use; provided, however, that when any such existing use was deficient in required loading spaces on such effective date, such new use may be established with a deficiency in required loading spaces equal in number to not more than such preexisting deficiency.

(c) Increase in Use Intensity. Whenever the intensity of use of any structure or use is increased through the addition of dwelling units, floor area, seating capacity, or other units of measurement specified herein for required loading spaces, loading spaces as required herein shall be provided.

(d) Exception. Notwithstanding the foregoing provisions of this Paragraph B1, no building or use lawfully existing on the effective date of this Code, or any amendment to it establishing loading requirements with respect to such structure or use, shall be required to provide any additional loading spaces pursuant to this Paragraph B1 unless and until the aggregate increase in units of measurement shall equal the full number of units for which one additional loading space would be required pursuant to Subsection D of this Section, in which event loading spaces as required herein shall be provided for the total aggregate increase.

2. Location of Required Loading Spaces. Loading spaces shall be located on the same zoning lot as the use they serve.

C. Design and Maintenance. Every loading space shall be designed, constructed, and maintained in accordance with the standards and requirements herein set forth:

1. Location on Lot. All loading spaces shall comply with the yard requirements applicable to principal uses in the district in which they are located, except that open loading spaces may be located in a required rear yard. No loading space shall be located within 50 feet of the nearest point of intersection of any two public or private streets. No loading space shall be located closer to any public right-of-way than the facade of the building facing such right-of-way. No loading space shall open onto any building facade facing a public right-of-way. All loading

spaces shall be located and arranged to provide logical and convenient access thereto from the use they serve.

2. Screening. All loading spaces shall comply with the screening requirements set forth in Section 9-104 of this Code.
3. Design.
 - (a) Access to Street. Loading spaces shall be designed and arranged to provide access to a street or alley in a manner that will create the least possible interference with through traffic movements. No curb cut across public property shall exceed 30 feet in width without the written approval of the Village Manager.
 - (b) Maneuvering Space. Every loading space shall be provided with sufficient maneuvering space on the zoning lot where it is located to allow vehicles to access and exit the space without having to make any backing movement on or into any public or private street.
 - (c) Surface; Drainage; Markings. Every loading space shall be surfaced with an asphaltic or portland cement binder pavement providing an all-weather, durable, and dustless surface. All loading space surfaces shall be graded and drained to dispose of surface water accumulation by means of a positive storm water drainage system connected to a public sewer system. Individual stalls shall be clearly identified by markings four inches to six inches in width.
 - (d) Lighting. Fixed lighting shall be so arranged as to prevent direct glare of beams onto any public or private property or streets by the use of luminare cutoffs. All lighting shall be reduced to security levels at all times of nonuse.

(e) Space Dimensions. Each loading space, excluding required maneuvering areas, shall have the following minimum dimensions, in feet:

- (i) Tractor-trailer: 12W x 50L x 15H
- (ii) Standard: 10W x 25L x 14H

D. Required Spaces.

1. General Requirement. Loading spaces or receiving areas shall be provided in sufficient number, of sufficient size, and so located that no loading and unloading operations infringe upon any street or sidewalk.
2. Minimum Requirements. For the following uses, the following minimum number of loading spaces shall be provided:

<u>USE</u>	<u>REQUIRED SPACES</u>
(a) <u>Multiple Family Dwellings</u>	N/A
(b) <u>Office Uses</u>	None for the first 30,000 square feet of gross floor area, then 1 for 30,001 to 100,000 square feet of gross floor area PLUS 1 for each additional 100,000 square feet of gross floor area or any fraction thereof
(c) <u>Commercial Uses</u>	None for the first 10,000 square feet of gross floor area, then 1 for 10,001 to 50,000 square feet of gross floor area or any fraction thereof
(d) <u>Other Uses</u>	None for the first 10,000 square feet of gross floor area, then 1 for 10,000 to 200,000 square feet of gross floor area or fraction thereof PLUS 1 for each additional

200,000 square feet of floor
area or fraction thereof

Unless waived by the Village Manager, the first space required for any building having in excess of 10,000 square feet shall be sized to accommodate a tractor trailer and, unless otherwise required by the Manager, all other spaces may be standard size.

The decision of the Manager shall be based upon the anticipated needs of each particular building.