

ARTICLE XVIUSAGE AND DEFINITIONS

16-101 WORD USAGE

- A. Tense and Form. Words used or defined in one tense or form shall include other tenses and derivative forms.
- B. Number. Words in the singular number shall include the plural number, and words in the plural number shall include the singular number.
- C. Gender. The masculine gender shall include the feminine and neuter. The feminine gender shall include the masculine and neuter. The neuter gender shall include the masculine and feminine.
- D. Shall and May. The word "shall" is mandatory. The word "may" is permissive.
- E. Time. The time within which any act required by this Code is to be performed shall be computed by excluding the first day and including the last day, unless the last day is a Saturday or Sunday or a holiday declared by the United States Congress or the Illinois General Assembly, in which event it shall also be excluded.
- F. Person. The word "person" includes individuals, firms, partnerships, joint ventures, trusts, trustees, estates, corporations, associations, and any other similar entities.
- G. Used For. The phrase "used for" shall include intended for, designed for, occupied for, maintained for, and arranged to be used or occupied for whenever that interpretation would result in the regulation being more restrictive in its application to any use or structure.
- H. Village. The word "Village" means the Village of LaGrange, Illinois.
- I. County. The word "county" and the phrase "Cook County" mean the County of Cook, Illinois.
- J. Undefined Terms. Any word not defined in Section 16-102 of this Code shall have the meaning given in any applicable

Village code or ordinance or, if none, in Webster's New International Dictionary, Second Edition 1975, except for words employed to refer to the permitted uses and special uses of this Code, which shall be interpreted, insofar as applicable, in accordance with the meaning established in the Standard Industrial Classification Manual, 1987, as amended through the effective date of this Code.

- K. Captions, Illustrations, and Tables. In case of any difference of meaning or implication between the text of this Code and any caption, illustration, or table, the text shall control.
- L. Article, Section, and Paragraph Headings. This Code is divided into articles, sections, subsections, paragraphs, and subparagraphs that shall be numbered according to the following format:

1-101A1(a)(i)(A)

and that shall be referred to in accordance with the following example:

<u>II</u>	Article
<u>2-401</u>	Section
<u>2-401B</u>	Subsection
<u>2-401B3</u>	Paragraph
<u>2-401B3(a)</u>	Subparagraph
<u>2-401B3(a)(ii)</u>	Subparagraph
<u>2-401B3(a)(ii)(C)</u>	Subparagraph

16-102 DEFINITIONS

- A. When used in this Code, the following terms shall have the meanings herein ascribed to them:

ABUT. To touch, to lie immediately next to, to share a common wall or lot line, or to be separated by only a street, alley, or drainage course.

ACCESSORY BUILDING, STRUCTURE, OR USE. See Section 9-101 of this Code.

ACCESSIBILITY RAMP. A ramp or similar structure that provides wheelchair or other handicapped access to a building.

ADJACENT. To lie near, close to, or in the vicinity of. "Adjacent" may mean separated by only a street or alley.

ADULT USES. See Subsection 7-109G of this Code.

ADVERTISING SIGN. See Section 11-105 of this Code.

ALLEY. A public right-of-way that affords only a secondary means of vehicular access to abutting property.

ALTERATION. Any change in the size, shape, character, occupancy, or use of a structure.

ALTERATION, STRUCTURAL. See Subsection 16-102S for "Structural Alteration."

AMENDMENT. See Article XIV, Part VI of this Code.

ANIMAL EXERCISE AREA. An area of land enclosed by a fence, wall, or other structure that has no permanent cover or canopy designed and intended for the keeping, harboring, or exercising of domestic animals.

ANIMATED OR MOVING SIGN. See Section 11-105 of this Code.

ANTENNA. Any structure designed for transmitting signals to a receiving station or for receiving television, radio, data, or other signals from satellites or other services.

ANTENNA SUPPORT STRUCTURE. Any structure used for the principal purpose of supporting an antenna.

ANTENNA SURFACE AREA. See Subsection 16-102S of this Section.

APPEAL. See Section 14-302 of this Code.

ARBOR. An open latticework bower used principally as decorative screening or support for climbing vines or flowers or other plants. A trellis.

AREA, GROSS. The total land and water area included in a parcel that is the subject of an application filed pursuant to this Code, excluding only property located in public rights-of-way or private easements of access or egress at the time of application.

AREA, NET. The gross area of a parcel less land and water areas required or proposed to be publicly dedicated, or to be devoted to private easements of access or egress.

ATTACHED DWELLING. See Subsection 16-102D of this Section.

ATTENTION-GETTING DEVICE. See Section 11-105 of this Code.

AUTOMATIC TELLER MACHINE. An automated device that performs banking or financial functions at a location remote from the controlling financial institution.

AUTOMOBILE REPAIR, MAJOR. General repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, such as collision service, body repair, and frame straightening; painting and upholstering; vehicle steam cleaning; and undercoating.

AUTOMOBILE REPAIR, MINOR. Minor repairs, incidental replacement of parts and motor service to passenger automobiles and trucks not exceeding one and one-half capacity, but not including any operation included in "Automobile Repair, Major" as defined in this Subsection.

AWNING. A roof-like covering, temporary in nature, that projects from the wall of a building.

AWNING SIGN. See Section 11-105 of this Code.

- B. When used in this Code, the following terms shall have the meanings herein ascribed to them:

BASEMENT. A portion of a structure located partly underground but having less than half its clear floor to ceiling height over more than half of its floor area below grade.

BAY WINDOW. A large window or set of windows of one or more stories in height protruding from the outer wall of a house and creating a recessed space within the house.

BERM. A hill or contour of land that acts as a visual barrier between a lot and adjacent properties, alleys, or streets.

BLOCK. A tract of land bounded by streets or by a combination of streets, public lands, railroad rights-of-way, waterways, or boundary lines of the Village.

BOARD OF APPEALS. The Zoning Board of Appeals of the Village. See Section 13-102 of this Code.

BOARD OF TRUSTEES. The President and the Board of Trustees of the Village of LaGrange.

BOUTIQUE. A small retail shop that specializes in a particular product such as women's clothes, food, or wine, for example.

BREW PUB. An establishment where beer is brewed or manufactured primarily for distribution and consumption in an adjoining full-service restaurant.

BUFFERING. Any means of protecting a parcel from the visual or auditory effects of an adjacent use. Buffering may include, but is not limited to, berming, fencing, landscaping, setbacks, or open spaces.

BUILDING. Any structure designed or intended for the support, enclosure, shelter, or protection of persons, animals, or property.

BUILDING, ACCESSORY. See Section 9-101 of this Code.

BUILDING CODE. The Building Code of the Village of LaGrange.

BUILDING COVERAGE. The percentage of a lot's area covered, whether at grade or above or below grade, by

any portion of a building or structure, including without limitation porches, except the following: (a) The only portions of eaves on a single family detached dwelling that are included in the calculation of building coverage are those portions that extend within three feet of any lot line; (b) a swimming pool built entirely at and below grade is not included in the calculation of building coverage; and (c) a deck is not included in the calculation of building coverage. See also Subsection 16-102I for the definition of "Impervious Surface," Subsection 16-102L for the definition of "Lot Coverage," and Subsection 16-102D for the definition of "Deck."

BUILDING DEPTH. The longest straight line that can be drawn through a structure, from one end to the other end, substantially parallel to the side or corner side lot lines of the lot on which it is located.

BUILDING, DETACHED. A building surrounded entirely by open space.

BUILDING HEIGHT. See Subsection 16-102H for "Height."

BUILDING LINE. Stated generally, the average distance between a lot line the exterior wall of the principal structure facing that lot line. The building line is drawn parallel to the lot line at the average distance from the lot line of the exterior wall.

BUILDING OR STRUCTURE FRONT. Except as provided in Subsection 16-102H of this Section, that exterior wall of a building or structure facing the front lot line of the lot on which it is located.

BUILDING, PRINCIPAL. A building in which is conducted the principal use of the lot on which the building is situated.

BUILDING WIDTH. The longest straight line that can be drawn through a structure, from one side to the other side, parallel to the front lot line.

BULK AND SPACE REGULATIONS. The regulations of this Code pertaining to the permissible or required height, volume, area, floor area, floor area ratio, minimum lot area and dimensions, building coverage, lot coverage, and usable open space applicable to uses and structures. The term does not include yard requirements.

BULLETIN BOARD SIGN. See Section 11-105 of this Code.

BUSINESS DISTRICT. Any district whose designation begins with the letter "C," as set forth in Section 2-101 of this Code.

BUSINESS SIGN. See Section 11-105 of this Code.

BUSINESS USE OR PURPOSE. Any use permitted in a business district.

- C. When used in this Code, the following terms shall have the meanings herein ascribed to them:

CANOPY. A roof-like structure of a permanent nature that projects from the wall of a building.

CANOPY SIGN. See Section 11-105 of this Code.

CARRY-OUT EATING PLACE. See Subsection 16-102E of this Section.

CELLAR. A portion of a structure located partly or wholly underground and having half or more than half its clear floor to ceiling height over half or more than half of its floor area below grade.

CERTIFICATE OF NONCONFORMITY. See Subsection 14-201G of this Code.

CERTIFICATE OF ZONING COMPLIANCE. See Section 14-201 of this Code.

CIRCULATION AISLE. The means of access to a parking or loading space for a motor vehicle.

CIVIC OR CIVIC USE OR PURPOSE. An undertaking in which the citizens of a community, by their cooperative action and as their central goal, seek to promote the general welfare and common good of the community; in other words, a community movement to accomplish community goals.

CLASSIFICATION OR ZONING CLASSIFICATION. The district into which a parcel of land is placed and the body of regulations to which it is subjected by this Code and the Zoning Map.

CLEAR SIGHT AREA. An area, as provided in Chapter 155 of the La Grange Code of Ordinances, in which the height of structures and vegetation is limited in order to promote visibility at street and driveway intersections.

CLEAR SIGHT AREA, DRIVEWAY. See Subsection 16-102D for "Driveway Clear Sight Area."

COMMERCIAL BUILDING. A building the principal use of which is a commercial use.

COMMERCIAL DISTRICT. Any district whose designation begins with the letter "C," as set forth in Section 2-101 of this Code.

COMMERCIAL FOOD PREPARATION FACILITY. Any retail establishment that rents, or otherwise makes available, commercial-grade kitchen space within the establishment for use by persons or entities for food preparation for any purpose, including without limitation retail sale, catering, personal use, temporary extra production capacity, menu planning, training, taste testing, product development, food packaging, or food storage. A commercial food preparation facility in the I-1 Light Industrial District is not required to have a retail use on the premises.

COMMERCIAL USE OR PURPOSE. Any use permitted in a commercial district.

COMPLETELY ENCLOSED BUILDING. A building separated on all sides from the adjacent open area, or from other buildings or structures, by a permanent roof and by exterior walls or party walls, pierced only by windows or doors normally provided for the accommodation of persons, goods or vehicles. However, a parking structure that has less than 50 percent of its outer wall space open but that does not allow any parked vehicle within said structure to be seen from the exterior thereof shall be considered a completely enclosed building.

COMPREHENSIVE PLAN. See Subsection 2-105B of this Code.

CONGREGATE HOUSING. Any use of a dwelling unit for the habitation by persons, whether adults or minors, who do not constitute a family and who are suffering from a handicap as defined in, or judicially construed to be covered by, the United States Fair Housing Act, 42 U.S.C. § 3602(h)(1), as amended from time to time, or from a disability or impairment that the Board of Trustees determines, in its sole and absolute discretion, is similar to, but does not fall within said definition of, a handicap, together with care givers and staff. The following are specifically excluded from this definition: living arrangements that serve as an alternative to incarceration, hospitals and clinics, boarding houses, convalescent homes, homes for the aged, and similar facilities.

CONSTRUCTION SIGN. See Section 11-105 of this Code.

CORNER LOT. See Subsection 16-102L of this Section.

CRAFT BREWERY. A small-production beer manufacturing facility operated in accordance with Illinois law regarding production limits.

CRAFT DISTILLERY. A small-production facility in which alcoholic liquors are made by distillation in accordance with Illinois law regarding production limits.

CUL-DE-SAC. A minor street having one end open and one end permanently terminated by a vehicular turn-around.

CURB LEVEL. The street curb height at the mid-point of a lot line. Where no curb exists, the elevation of the crown of the street at the midpoint of the lot line shall be deemed to be the curb level.

- D. When used in this Code, the following terms shall have the meanings herein ascribed to them:

DAY CARE. Daytime care or instruction of children away from their own homes by a person other than a relative, whether or not for compensation or reward.

DAY CARE HOME. A place providing day care for children and being operated as a home occupation.

DECK. A structure attached to any dwelling unit that is designed and intended for the support of persons; that is made of wood; that has no permanent cover or canopy; that is constructed on piers and without continuous foundation or footings; and that has no part extending above the floor level of the first story of such dwelling, excluding any basement; provided, however, that protective, decorative, or ornamental appurtenances such as hand railings, benches, and the like may extend to a height of 42 inches above such floor level.

DEDICATION. The designation of land for a public use by the owner thereof.

DENSITY. The number of persons, families, or dwelling units or the amount of gross floor area in a building, on a lot, or in a development.

DENSITY, GROSS. The density of a development divided by the gross area of the development.

DENSITY, NET. The density of a development divided by the net area of the development.

DEPTH OF LOT. See Subsection 16-102L of this Section.

DESIGN REVIEW COMMISSION. The Design Review Commission of the Village of LaGrange. See Section 13-104 of this Code.

DESIGN REVIEW PERMIT. See Section 14-403 of this Code.

DETENTION. Temporary on-site storage of storm water to be released at a pre-determined rate by means of facilities engineered for that purpose.

DEVELOPMENT. Any man-made change, other than maintenance of existing structures, paved areas or utilities, to improved or unimproved real estate, including, without limitation, the construction or installation of new, or enlargement of existing, structures, streets, or utilities; dredging, filling, drilling, mining, grading, paving, or excavating operations; and open storage of materials.

DISPLAY SURFACE OR FACE. The area made available by a sign structure for the purpose of displaying the sign's message.

DISTANCE OF SIGN PROJECTION. The distance from the exterior wall surface of a building to the sign element farthest distant from such surface.

DISTRICT OR DISTRICT, ZONING. See Subsection 16-102Z of this Section.

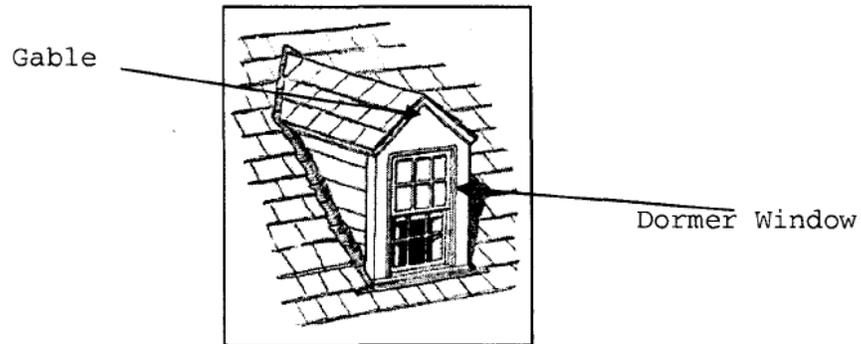
DISTRICT BOUNDARY LINE. A line on the Zoning Map separating one district from another. See also Subsection 2-104C of this Code.

DISTRICT BOUNDARY LOT. Any lot or parcel of land any lot line of which coincides with a district boundary line or which is contiguous to any public or private right-of-way containing a district boundary line.

DONATION BOX. Any self-supporting outdoor container into which the public is solicited to deposit clothing, shoes, books, electronic devices, or other goods or merchandise regardless of the purpose of the donation box and regardless of whether a person is compensated in any way for the deposit.

DORMER WINDOW. A window set vertically within a small gable projecting from a roofline. See Subsection 16-102G for "Gable." (See Figure 1: Dormer Window)

FIGURE 1: DORMER WINDOW



DOWNTOWN DESIGN REVIEW DISTRICT. See Section 8-304 of this Code and the Zoning Map.

DRIVE-IN ESTABLISHMENT OR FACILITY. An establishment or facility that by design of physical facilities or by service or packaging procedures encourages or permits customers to receive a service or obtain a product that may be used or consumed in a motor vehicle on or off the premises or to be entertained while remaining in a motor vehicle.

DRIVE-IN EATING PLACE. See Subsection 16-102E of this Section.

DRIVEWAY. A private access way that provides direct access from a street to not more than one lot or one principal building or use.

DRIVEWAY CLEAR SIGHT AREA. The area defined as anywhere within five feet of any point of intersection of a private driveway with a front, corner side, or rear lot line, within which no plant or other landscaping, or solid fence or other structure of any kind, may exceed three feet in height.

DWELLING. Any structure or portion thereof designed or used for habitation by one or more families.

DWELLING, SINGLE FAMILY ATTACHED. A dwelling composed of a row of two or more adjoining dwelling units, all capable of individual sale, and each of which is separated from the others by one or more unpierced walls extending from ground to roof, and each of which is provided with garage space sufficient for at least two vehicles.

DWELLING, SINGLE FAMILY DETACHED. A dwelling containing only one dwelling unit, situated on a separate subdivision lot or being a separate condominium unit capable of individual sale and completely surrounded by open space.

DWELLING, MULTIPLE FAMILY. A dwelling, other than a single family attached dwelling, containing more than two dwelling units, or a dwelling unit located in a building otherwise devoted to non-dwelling uses.

DWELLING, STAFF. A dwelling where lodging is provided in rooming units exclusively for the administrators, employees, or other personnel of a hospital, and their families.

DWELLING, TWO FAMILY. A dwelling, other than a single family attached dwelling, containing two dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall.

DWELLING UNIT. Any room or group of rooms located within a structure or portion thereof, forming a single habitable unit with facilities that are used or intended to be used for living, sleeping, cooking, eating, and sanitation by one family.

DWELLING UNIT CONVERSION. The rebuilding, remodeling, addition to, alteration of, or conversion in any manner of an existing building to increase the number of dwelling units contained therein.

- E. When used in this Code, the following terms shall have the meanings herein ascribed to them:

EASEMENT. Authorization by a property owner for the use by another, and for a specified purpose, of any designated area of his property. The term also refers to such a designated area.

EATING PLACE. An establishment where food is available to the general public primarily for consumption within a structure on the premises, where at least 50 percent of the gross floor area of the establishment is devoted to patron seating and where the consumption of food in motor vehicles on the premises in neither encouraged nor permitted.

EATING PLACE, CARRY-OUT. An establishment, which by design of physical facilities or by service or packaging procedures permits or encourages the purchase of prepared, ready-to-eat foods intended to be consumed off the premises, and where the consumption of food in motor vehicles on the premises in neither permitted nor encouraged.

EATING PLACE, DRIVE-IN. A drive-in establishment, as defined in Subsection 16-102D of this Section, where food is prepared and served for consumption in motor vehicles.

EAVE. Any part of a roof that extends beyond the building wall and, for purposes of measuring building height, the lowest edge of a sloping roof regardless of whether it extends beyond the building wall.

EFFECTIVE DATE. See Section 15-107 of this Code.

ENLARGEMENT. An addition to the floor area of an existing building or an increase in the size of any other existing structure.

ENTRY SIDEWALK. See Subsection 16-102S for "Sidewalk, Entry."

EXTENSION. An increase in the amount of existing floor area used for an existing use within an existing structure or an increase in that portion of a tract of land occupied by an existing use.

EXTERIOR WALL. Any wall of a building or structure one side of which is exposed to the outdoors.

- F. When used in this Code, the following terms shall have the meanings herein ascribed to them:

FAMILY. One or more persons related by blood, marriage, adoption, or guardianship, or up to five persons not so related, living together as a single housekeeping unit, with gratuitous guests and domestic servants; provided, however, that at least one person shall be an adult resident who is domiciled in the dwelling unit and is capable of, and in fact is, functioning as the head of the household.

FENCE. A barrier structure used as a boundary or as a means of protection, confinement, or screening. See Section 9-105 of this Code.

FENCE, OPEN. A fence constructed so that 50 percent or more of the superficial area thereof consists of apertures when viewed in elevation.

FENCE, SOLID. A fence constructed so that less than 50 percent of the superficial area thereof consist of apertures when viewed in elevation.

FENCE PERMIT. See Section 14-405 of this Code.

FLOOR AREA, GROSS. The sum of the gross horizontal areas of all floors of a building or of such area devoted to a specific use, measured from the exterior face of exterior walls or from the center line of walls separating two buildings or uses. Gross floor area shall include areas such as basement floors, but not cellar floors; elevator shafts and stairwells at each floor; floor spaces and shafts used for mechanical, electrical, and plumbing equipment, except equipment located in a cellar or on the roof; penthouses; attic floors; interior balconies and mezzanines; enclosed porches and floor space used for accessory uses; provided, however, that gross floor area shall include only floor area that has a floor to ceiling height of not less than seven feet over a floor area having no horizontal dimension less than seven feet. Gross floor area shall not include floor area devoted to off-street parking or loading except when accessory to a single family dwelling. Where any space has a floor to ceiling height of more than 16 feet, each 16 feet of height or major fraction thereof shall be treated as a separate floor.

FLOOR AREA, NET. The gross floor area of a building minus floor space devoted to washrooms intended for general

public use; elevator shafts and stairwells at each floor; floor space and shafts used for mechanical, electrical, and plumbing equipment; floor space devoted to off-street parking and loading; and basement and attic floor space used only for bulk storage.

FLOOR AREA RATIO (FAR). The gross floor area of a building divided by the total lot area of the zoning lot on which it is located. For planned developments, the FAR shall be determined by dividing the gross floor area of all principal buildings by the net area of the site.

FOOT CANDLE. The illumination at all points one foot distant from a uniform point source of one candle power.

FRONT LOT LINE. See Subsection 16-102L for "Lot Line, Front."

FRONT YARD. See Subsection 16-102Y for "Yard, Front."

FRONT YARD LINE. See Subsection 16-102Y for "Yard Line, Front."

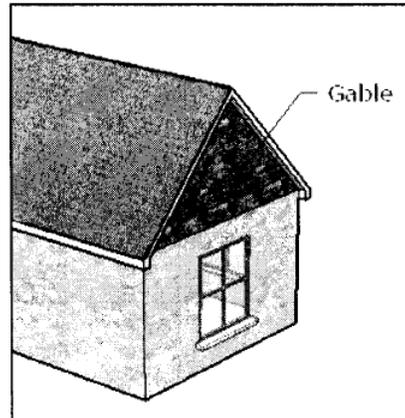
FRONTAGE. All the property fronting on one side of a street, measured along such street, between an intersecting or intercepting street and another intersecting or intercepting street, a right-of-way in excess of 30 feet, an end of a dead-end street, a watercourse, or a Village boundary.

FRONTAGE, ZONING LOT. All of the property of a zoning lot fronting on a street, measured between side or corner side lot lines.

- G. When used in this Code, the following terms shall have the meanings herein ascribed to them:

GABLE. A triangular section of wall formed by a roofline with two slopes, extending from the eaves of that roofline to the ridge where the two slopes of the roofline meet. A gable projecting from a roofline may be miniaturized over a dormer window. See Subsection 16-102D for "Dormer Window." (See Figure 2: Gable)

FIGURE 2: GABLE



GARAGE. A structure, or part thereof, designed or used for the parking and storage of vehicles at one or more levels.

GARAGE, DETACHED. A freestanding garage, or a garage that is attached to a principal structure on the lot only by a breezeway, entranceway, or other passageway or decorative structure or otherwise is not integrated into the principal structure.

GARAGE, PRIVATE. A garage accessory to a residential structure having a capacity of not more than three vehicles for each dwelling unit to which it is accessory.

GAZEBO. A freestanding roofed accessory structure designed for occasional recreational use and subject to the limitations of Subsection 9-101C of this Code.

GOVERNMENTAL SIGN. See Section 11-105 of this Code.

GRADE. (1) For structures more than five feet from any street line, the average elevation of the ground existing prior to any reshaping of the contours at the four corners of a structure or a proposed structure that are closest to

the lot lines. When the existing ground level slopes away from any such corner, then the elevation of the ground at such corner shall be measured at the lowest point lying within six feet of such corner. (2) For structures any portion of which are located within five feet of a street line or lines, the curb elevation, or the average of the curb elevation, at such street line or lines.

GRADING. Reshaping natural land contours using natural land materials.

GROUND SIGN. See Section 11-105 of this Code.

GROUP FAMILY HOUSEHOLD. A group of not more than six persons not constituting a family as defined in this Code but living together in a dwelling unit under a common housekeeping management based on an intentionally structured relationship of mutual responsibility providing an organization and stability essentially equivalent to, and having many aspects in common with, those found in families based on relationships of blood, marriage, or legal adoption and having at least one adult resident who is domiciled in the dwelling unit and is capable of, and in fact is, functioning as a head of the household. The following are specifically excluded from this definition: living arrangements that serve as an alternative to incarceration, hospitals and clinics, boarding houses, convalescent homes, homes for the aged, and similar facilities.

GUTTER. A shallow channel of metal or wood set immediately below or along the eaves of a building to catch and carry off rainwater from the roof.

- H. When used in this Code, the following terms shall have the meanings herein ascribed to them:

HEIGHT. The vertical distance measured from grade at the front of a structure to the highest point of the roof for flat roofs, to the deck line for mansard roofs and to the mean height between eaves and ridge for gable, hip, and gambrel roofs or to the highest point of a structure without a roof. Where a parapet wall, penthouse, mechanical equipment, or any similar structure is located on the roof of a building, building height shall be measured to the highest point of said structure if any part of it extends above the height as measured pursuant to the first sentence of this definition. Chimneys of residential buildings shall be disregarded determining the height of such buildings. Where a structure faces more than one street, the structure face with the greater height when measured as herein required shall be deemed to be the front of the structure for purposes of measuring structure height. Building height shall be measured on a gable if (a) the width of any one gable exceeds 30 percent of the length of the building side on which the gable is measured, which length shall be measured to the outer edges, or (b) if the combined total roof area of all gables exceeds 30 percent of the total roof area of the building.

HEIGHT, MAXIMUM. The vertical distance measured from grade to the highest point of a structure. Chimneys of single family residential buildings shall be disregarded in determining the maximum building height of such buildings. Where a parapet wall, penthouse, mechanical equipment, or any similar structure is located on the roof of a building, maximum building height shall be measured to the highest point of said structure if any part of it extends above the height as measured pursuant to the first sentence of this definition.

HOLIDAY DECORATIONS. See Section 11-105 of this Code.

HOME OCCUPATION. See Subsection 9-102B of this Code.

HOTEL. An establishment that is designed for transient guests, that is commonly known as a hotel in the community in which it is located, and that provides customary hotel services such as maid service, furnishing and laundry of linen, telephone service, desk service, bellboy service, and the use and upkeep of furniture.

- I. When used in this Code, the following terms shall have the meanings herein ascribed to them:

IDENTIFICATION SIGN. See Section 11-105 of this Code.

IMPERVIOUS SURFACE. Any material covering the ground that is incapable of being penetrated by water or the ground itself if it has been made impervious due to compaction or other manmade condition regardless of the material placed on that ground. "Impervious surface" includes houses, garages, sheds, and other buildings; decks and patios; sidewalks, driveways, and other paved areas; compacted gravel or similar materials; and similar areas that are constructed or otherwise created in a manner that causes water runoff rather than allowing water to run into the ground. "Impervious surface" includes all in-ground swimming pools and any related aprons constructed with impervious materials and those above-ground swimming pools that are, because of their size, method of installation, installation of decking or other accessories, or other features, not readily removable during off-season months and remain in place year-round. "Impervious Surface" does not include (a) ponds or other water bodies with natural bottoms, or (b) wooden planked decks with spacing between the planks and permeable ground beneath the deck, or (c) patios or other areas constructed of permeable materials with permeable ground beneath the area. The determination whether a particular material or area is impervious or permeable shall be made by the Village Engineer or Director of Community Development. See also Subsection 16-102B for the definition of "Building Coverage" and Subsection 16-102L for the definition of "Lot Coverage."

IMPROVEMENT OR FACILITY, PUBLIC. A sanitary sewer, storm sewer, drainage appurtenance, water main, roadway, parkway, sidewalk, planting strip, or other facility for which the Village or any other government agency may assume maintenance or operational responsibility.

INSTITUTIONAL BUILDING. Any building the principal use of which is an institutional use.

INSTITUTIONAL USE OR PURPOSE. Any use permitted in the Institutional Buildings District.

INTEGRATED CENTER. A grouping of compatible uses on a single zoning lot, such uses being in either single ownership or under unified control.

INTERPRETATION. See Section 14-301 and Article XV, Part II, of this Code.

INTERIOR LOT. See Subsection 16-102L for "Lot, Interior."

- J. When used in this Code, the following term shall have the meaning herein ascribed to it:

JOINT IDENTIFICATION SIGN. See Section 11-105 of this Code.

K. [RESERVED FOR FUTURE USE]

- L. When used in this Code, the following terms shall have the meanings herein ascribed to them:

LA GRANGE CODE OF ORDINANCES. The La Grange Code of Ordinances, as amended from time to time. See Subsection 16-102M for "Municipal Code".

LANDBANKING. Setting aside land area for future use. See also Subsection 10-101E of this Code.

LEGAL NONCONFORMING LOT OF RECORD. See Subsection 16-102N for "Nonconforming Lot of Record, Legal."

LESS RESTRICTIVE DISTRICT. See Section 2-102 of this Code.

LIMOUSINE RENTAL SERVICE. The rental of luxury chauffeur-driven automobiles on an hourly or daily non-mileage metered basis.

LIVE ENTERTAINMENT. A public performance intended to be diverting or engaging with or without the use of instrumental, electronic, or mechanical accompaniment.

LOADING SPACE. An unobstructed hard-surfaced area, no part of which is located in a street or public right-of-way used for the standing, loading, or unloading of one truck or trailer.

LOT. See "Lot of Record" and "Lot, Zoning," infra. Unless the context indicates otherwise, all references in this Code to a "lot" shall be deemed to mean a "zoning lot."

LOT AREA, TOTAL. The total land and water area included within lot lines, excluding, however, areas subject to easements for public or private access or egress.

LOT AREA PER UNIT. That portion of the total lot area allocated for each dwelling unit located on a lot.

LOT, BUILDABLE AREA OF A. That portion of a lot bounded by the required yards.

LOT, BUILDABLE WIDTH OF A. The width of a lot remaining as buildable after side yards and corner side yards are provided.

LOT, CORNER. A lot abutting upon two or more streets at their intersection or junction or a lot bounded on two sides by a curving street where it is possible to draw two intersecting tangents, one each commencing at each of the

two points of intersection of the lot lines and street line, which intersect with each other to form an interior angle of less than [135] degrees.

LOT COVERAGE. The percentage of a lot's area that is covered by any building, structure, or impervious surface, other than public sidewalks. The calculation of lot coverage shall not include (a) 50 percent of the square footage of a detached garage located entirely within the rear 50 percent of a zoning lot in the R-3 District, R-4 District, R-5 District, or R-6 District up to a maximum exclusion of 330 square feet, or (b) 450 square feet of a driveway from the front lot line to a detached garage that is located entirely within the rear 50 percent of a zoning lot in the R-3 District, R-4 District, R-5 District, or R-6 District, or (c) the first 160 square feet of a one-story open front porch in the R-3 District, R-4 District, R-5 District, or R-6 District on the condition that a permanent, binding declaration of restriction is recorded against the subject property providing that the open front porch shall never be enclosed with screens, walls, or any other form of partition. See Subsection 16-102I of this Section for the definition of "Impervious Surface." See also Subsection 16-102B of this Section for the definition of "Building Coverage."

LOT DEPTH. The mean horizontal distance between the front and rear lot lines.

LOT, INTERIOR. A lot other than a corner lot.

LOT LINES. The property lines bounding a lot; provided, however, that when a lot includes land subject to a public right-of-way easement for street purposes, the line separating such right-of-way from the rest of the lot shall be deemed to be the lot line.

LOT LINE, CORNER SIDE. Any street line of a corner lot other than its front lot line.

LOT LINE, FRONT. In the case of an interior lot abutting upon only one street, the line separating such lot from such public right-of-way; in the case of a through lot, each line separating such lot from a public right-a-way shall be considered a front lot line; in the case of a corner lot, the shorter lot line separating such lot from a public right-of-way shall be considered to be the front lot line.

LOT LINE, REAR. That lot line that is parallel to and most distant from the front lot line of the lot; provided, however, that in any case where no lot line of at least 20 feet in length is parallel to the front lot line, an imaginary line 20 feet in length, entirely within the lot, parallel to, and at the maximum possible distance from, the front lot line shall be considered to be the rear lot line.

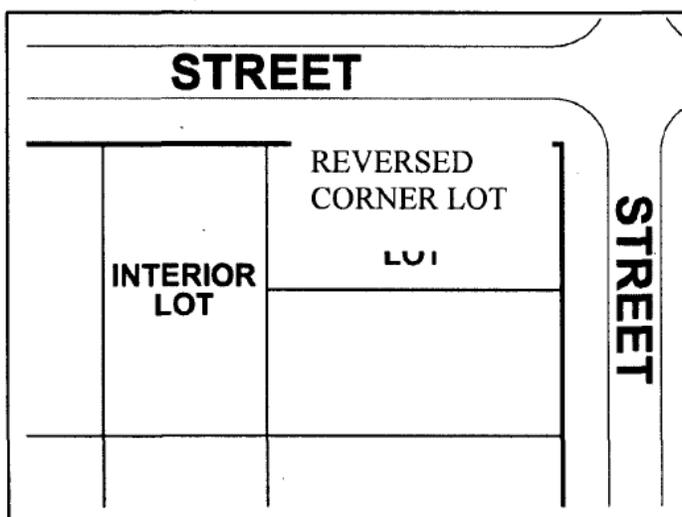
LOT LINE, SIDE. Any lot line other than a front, corner-side, or rear lot line.

LOT, MINIMUM TOTAL AREA OF. The smallest lot on which a particular use or structure may be located in a particular district.

LOT OF RECORD. A lot that is part of a subdivision, the properly approved plat of which has been recorded in the office of the Recorder of Deeds or Registrar of Titles of Cook County, Illinois, or a parcel of land separately described in a recorded deed. See also Subsection 16-102N for "Nonconforming Lot of Record" and "Nonconforming Lot of Record, Legal."

LOT, REVERSED CORNER. A corner lot the corner side lot line of which is substantially a continuation of the front lot line of the zoning lot abutting the rear lot line of that corner lot. (See Figure 3; Reversed Corner Lot)

FIGURE 3: REVERSED CORNER LOT



LOT, THROUGH. A lot having frontages on two non-intersecting streets.

LOT, WIDTH OF. The shortest horizontal distance between side lot lines measured by a line passing through the point of the required front yard line equidistant from the points where the front yard line intersects the side yard lines (measured along the front yard line); provided, however, that the length of the front lot line shall not be less than 80 percent of the required minimum lot width.

LOT, ZONING. A tract of land, located entirely within one block and under unified ownership that is either:

1. occupied by a principal building or use and its accessory buildings or uses; or
2. designated by the owner or developer at the time of filing for any zoning approval or building permit to be developed for a principal building or use and its accessory buildings or uses.

For purposes of determining whether a yard or other open space abutting a principal structure is part of the same zoning lot as the principal structure, the yard or open space shall be deemed to be "occupied" if the principal structure has been constructed, altered, or expanded at any time after its initial construction such that it would create a yard or setback nonconformity or would increase the degree of an existing yard or setback nonconformity if the yard or open space at issue is not considered part of the zoning lot.

A zoning lot may consist of one or more lots of record.

- M. When used in this Code, the following terms shall have the meanings herein ascribed to them:

MAJOR AUTOMOBILE REPAIR. See Subsection 16-102A of this Section.

MARQUEE OR CANOPY. A roof-like structure of a permanent nature that projects from the wall of a building.

MARQUEE SIGN. See Section 11-105 of this Code.

MEDICAL CANNABIS DISPENSARY. A medical cannabis dispensing organization as defined in the Illinois Compassionate Use of Medical Cannabis Pilot Program Act.

MEMORIAL GARDEN. A parcel of landscaped ground used for the burial of cremated human remains directly into the earth.

MEMORIAL SIGN. See Section 11-105 of this Code.

MINIMUM LOT AREA. See Subsection 16-102L of this Section.

MINOR AUTOMOBILE REPAIR. See Subsection 16-102A of this Section.

MORE RESTRICTIVE DISTRICT. See Section 2-102 of this Code.

MOTEL. An establishment that provides services similar to a hotel but that is designed to attract primarily automobile transients and that has individual entrances from the outside of the building for at least 25 percent of the dwelling or rooming units located therein.

MOVING SIGN. See Section 11-105 of this Code.

MULTIPLE FAMILY DWELLING. See Subsection 16-102D of this Section.

MUNICIPAL CODE. The La Grange Code of Ordinances.

- N. When used in this Code, the following terms shall have the meanings herein ascribed to them:

NAME PLATE SIGN. See Section 11-105 of this Code.

NET FLOOR AREA. See Subsection 16-102F of this Section.

NONCONFORMING LOT OF RECORD. A lot of record that does not comply with the lot requirements for any permitted use in the district in which it is located.

NONCONFORMING LOT OF RECORD, LEGAL. A nonconforming lot of record that:

- (a) was created by a plat or deed recorded at a time when, and came into ownership separate from adjoining tracts of land at a time when, the creation of a lot of such size, shape, depth, and width at such location would not have been prohibited by any ordinance or other regulation; and
- (b) has remained in separate and individual ownership from adjoining tracts of land continuously during the entire time that the creation of such a lot has been prohibited by any applicable ordinance or other regulation.

NONCONFORMING SIGN. Any sign lawfully existing on the effective date of this Code, or any amendment to it rendering such sign nonconforming, that does not comply with all of the standards and regulations of this Code or any such amendment hereto.

NONCONFORMING STRUCTURE. Any building or structure, other than a sign, lawfully existing on the effective date of this Code, or any amendment to it rendering such building or structure nonconforming, that:

- (a) does not comply with all of the regulations of this Code, or any such amendment thereto, governing parking, loading, or bulk and space requirements for the zoning district in which such building or structure is located; or
- (b) is located on a lot that does not, or is so located on a lot as not to, comply with the yard or setback requirements for the zoning district in which such building or structure is located; or

- (c) both (a) and (b); except
- (d) any building containing more than one dwelling unit in addition to the number permitted by the district regulations in the district where it is located shall be deemed to be a nonconforming use rather than a nonconforming structure.

NONCONFORMING USE. Any use lawfully being made of any land, building or structure, other than a sign, on the effective date of this Code, or any amendment to it rendering such use nonconforming, that does not comply with all of the regulations of this Code, or any such amendment hereto, governing use for the zoning district in which such land, building or structure is located.

NURSING AND PERSONAL CARE FACILITY. An establishment that provides full-time nursing and health-related personal care, but not hospital services, with in-patient beds for three or more individuals who are not related by blood or marriage to the operator and who, by reason of advanced age, chronic illness, or infirmity, are unable to care for themselves. No care for the acutely ill or surgical or obstetrical services shall be provided in such an establishment; a hospital shall not be construed to be included in this definition.

- O. When used in this Code, the following terms shall have the meanings herein ascribed to them:

OFFICE BUILDING. Any building the principal use of which is an office use.

OFFICE DISTRICT. Any district, except the Open Space District, whose designation begins with the letter "O" as set forth in Section 2-101 of this Code.

OFFICE USE OR PURPOSE. Any use permitted in an Office District.

OFFICIAL COMPREHENSIVE PLAN. See Subsection 2-105B of this Code.

OFFICIAL MAP. See Section 2-106 of this Code.

ON-SITE INFORMATIONAL SIGN. See Section 11-105 of this Code.

OPEN SALES LOT. Land used or occupied for the purpose of buying, selling, or renting merchandise out-of-doors.

OPEN SPACE AND USABLE OPEN SPACE. An area or areas of a lot, including required yards, that is:

- (a) open and unobstructed from ground to sky except by facilities specifically designed, arranged, and intended for use in conjunction with passive or active outdoor recreation or relaxation; and
- (b) located at least five feet from any structure except structures specifically designed, arranged, and intended for use in conjunction with passive or active outdoor recreation or relaxation; and
- (c) landscaped, maintained, or otherwise treated to create a setting appropriate to recreation or relaxation; and
- (d) accessible and usable by the residents of all dwellings, or the users of all non-residential buildings, it is intended or required to serve; and
- (e) not covered by water or devoted to agricultural production.

OPEN SPACE, COMMON. Open space held in private ownership, regularly available for use by the occupants of more than one dwelling or the users of more than one non-residential building.

OPEN SPACE, PRIVATE. Open space held in private ownership, the use of which is normally limited to the occupants of one dwelling or the users of one non-residential building.

OPEN SPACE, PUBLIC. Open space dedicated to or owned by any government or governmental agency or authority.

OUTDOOR KITCHEN. An outdoor structure or installation accessory to a single family detached dwelling that is designed and intended for preparation and cooking of food, that includes one or more types of cooking fixtures such as a grill, cook top, oven, and fireplace; that may include cabinets or other storage places; that may be partially but not fully enclosed with railings, low walls, screening, or similar elements; and that may be covered or partially covered by a roof, canopy, or trellis-like latticework; and subject to the limitations of Subsection 9-101C of this Code.

OWNER. Includes the holder of legal title as well as holders of any equitable interest, such as trust beneficiaries, contract purchasers, option holders, lessees under leases having an unexpired term of at least 10 years, and the like. Whenever a statement of ownership is required by this Code, full disclosure of all legal and equitable interests in the property is required.

- P. When used in this Code, the following terms shall have the meanings herein ascribed to them:

PARKING AREA. Any land area, not located in a garage, designed and used for the parking of not more than four vehicles.

PARKING LOT. Any land area designed or used for the parking, and associated circulation, of more than four vehicles.

PARKING SPACE. An area for the parking of a vehicle.

PARTICULATE MATTER. Material other than water that is suspended or discharged into the atmosphere in a finely divided form as a liquid or solid.

PATIO. A level, surfaced area no higher than one foot above grade, without a permanent roof, typically designed and intended for recreational purposes and not as any part of a parking space or driveway.

PERGOLA. An unenclosed wooden structure, open on the sides and top and usually square or rectangular in shape, composed generally of vertical support posts tied together with side rafters at the top of the posts and horizontal rafters across the top at regular intervals.

PERIMETER LANDSCAPED OPEN SPACE. A landscaped open space intended to enhance the appearance of, or screen from view, parking lots and other outdoor aesthetically unpleasant uses or areas or to create a transition between incompatible uses by means of appropriate buffering, landscaping, or screening primarily along lot lines. See Subsection 9-104A of this Code.

PERSONAL WIRELESS SERVICES. Commercial mobile telecommunications services, and unlicensed wireless telecommunications services, and common carrier wireless telecommunications exchange access services.

PERSONAL WIRELESS SERVICES ANTENNA. An antenna used in connection with the provision of personal wireless services.

PLANNED DEVELOPMENT. See Article XIV, Part V of this Code.

PLAN COMMISSION. The Plan Commission of the Village of LaGrange. See Section 13-103 of this Code.

PLAY FIELD. An area of active recreation such as a baseball diamond, a football field, a soccer field, or the like.

PLAYHOUSE. See Subsection 9-101C of this Code.

POLITICAL SIGN. See Section 11-105 of this Code.

PORTABLE SIGN. See Section 11-105 of this Code.

PREMISES. A lot, plot, or parcel of land, together with the buildings and structures thereon.

PRESIDENT. The Village President of the Village of LaGrange.

PRINCIPAL STRUCTURE OR BUILDING. A structure or building on a zoning lot intended to be utilized for a principal use and to which any other structure on such lot must be accessory.

PRINCIPAL USE. The use of a zoning lot, whether a permitted or specially permitted use, designated by the owner of such lot as the primary or main use of such lot and to which any other use on such lot must be accessory.

PRIVATE RIGHT-OF-WAY. See Subsection 16-102R of this Section.

PRIVATE SALE SIGN. See Section 11-105 of this Code.

PRIVATE WARNING SIGN. See Section 11-105 of this Code.

PROJECTING SIGN. See Section 11-105 of this Code.

PROPERTY LINE. See "Lot Line" at Subsection 16-102L of this Section.

PUBLIC HEARING. A meeting conducted pursuant to the provisions of the Illinois Open Meetings Act at which members of the general public must be permitted to give testimony, evidence, or opinions relevant to the subject matter.

PUBLIC IMPROVEMENT OR FACILITY. See Subsection 16-102I of this Section.

PUBLIC MEETING. A meeting conducted pursuant to the provisions of the Illinois Open Meetings Act at which members of the general public, as opposed to members of the

committee, board, or commission and as opposed to the applicant for relief, have no right (but may be given the opportunity) to offer testimony, evidence, or opinions.

PUBLIC UTILITY. Any person, firm, or corporation under public regulation furnishing franchised services such as cable television, electricity, gas, telephone, water, or sewage service.

PUBLIC UTILITY STATION. Buildings, structures, and facilities including generating and switching stations, poles, lines, pipes, pumping stations, repeaters, antennas, transmitters and receivers, and valves, related to furnishing of public utility services to the public such as electricity, gas, telephone, water or sewage service.

PUBLIC RIGHT-OF-WAY OR PUBLIC WAY. See Subsection 16-102R of this Section.

PYLON SIGN. See Section 11-105 of this Code.

Q. [RESERVED FOR FUTURE USE]

- R. When used in this Code, the following terms shall have the meanings herein ascribed to them:

RAILROAD RIGHT-OF-WAY. A strip of land with tracks and auxiliary facilities for track operation, but not including freight depots or stations, loading platforms, train sheds, warehouses, car or locomotive shops, or car yards.

REAL ESTATE SIGN. See Section 11-105 of this Code.

REAR LOT LINE. See Subsection 16-102L of this Section.

REAR YARD. See Subsection 16-102Y of this Section.

REAR YARD LINE. See Subsection 16-102Y of this Section.

RECREATIONAL DEVICE. A structure or outdoor facility not attached to the principal structure on a lot and intended principally for recreational use by children such as, but not limited to, a play house, a swing set, a trampoline, a sand box, or a freestanding basketball standard.

RECREATIONAL FACILITY, RESIDENTIAL. An area, court, pool, or facility, other than a recreational device, intended for active recreational or athletic use such as game courts, swimming pools, or ball fields established as an accessory use to a residential dwelling.

RECREATIONAL VEHICLE. Every vehicle or boat originally designed for living quarters, recreation, or human habitation and not used as a commercial vehicle, including, but not limited to, the following:

- (a) Boat. Any vessel used for water travel. A boat mounted on a trailer shall be considered one vehicle.
- (b) Camper Trailer. A folding or collapsible vehicle without its own motive power, designed as temporary living quarters for travel, camping, recreation or vacation use;
- (c) Motorized Home. A temporary dwelling designed and constructed for travel, camping, recreational or vacation uses as an integral part of a self-propelled vehicle.
- (d) Off-The-Road Vehicle. A vehicle intended principally for recreational use off of roads

where state vehicle licenses are required, such as a dune buggy, go-cart, or snowmobile.

- (e) Racing car or cycle. A vehicle intended to be used in racing competition, such as a race car, stock car, or racing cycle.
- (f) Travel Trailer. A vehicle without its own motive power, designed to be used as a temporary dwelling for travel, camping, recreational, or vacation uses.
- (g) Truck Camper. A structure designed primarily to be mounted on a pickup or truck chassis and designed to be used as a temporary dwelling for travel, camping, recreational, or vacation uses. When mounted on a truck, such a structure and the truck shall together be considered one vehicle.
- (h) Van. A general term applied to a non-commercial motor vehicle licensed by the State of Illinois as a Recreational Vehicle.
- (i) Vehicle Trailer. A vehicle without its own motive power that is designed to transport another vehicle, such as a boat, motorcycle or snowmobile for recreational or vacation use and that is eligible to be licensed or registered and insured for highway use. A vehicle trailer with another vehicle mounted on it shall be considered one vehicle.

RESIDENTIAL STRUCTURE. A structure containing one or more dwelling units.

RESIDENTIAL DISTRICT. Any district the designation of which begins with the letter "R" as set forth in Section 2-101 of this Code.

RESIDENTIAL USE OR PURPOSE. Any use permitted in a Residential District.

RETENTION BASIN. An area containing a permanent pool of water as well as capacity to detain additional storm water for long periods of time.

RIGHT-OF-WAY. A strip of land designated for use for vehicular or pedestrian access or passage or for installation of railroad tracks, utility lines, or similar facilities.

RIGHT-OF-WAY, PRIVATE. A right-of-way that has not been dedicated to or accepted by any government agency.

RIGHT-OF-WAY, PUBLIC. A right-of-way that has been dedicated to and accepted by a government agency.

ROOF SIGN. See Section 11-105 of this Code.

- S. When used in this Code, the following terms shall have the meanings herein ascribed to them:

SATELLITE RECEIVING ANTENNA. See Subsection 16-102A of this Section and Section 9-101 of this Code.

SCREENING. A structure erected or vegetation planted to conceal an area from view.

SEAT WALL. A wall on or abutting a deck, patio, or distinct landscape feature, designed for seating and not exceeding 22 inches in height at any point.

SENIOR CITIZEN HOUSING. A dwelling unit in a dwelling:

- (a) constructed, maintained, and operated for the exclusive occupancy by: (i) persons who are at least 62 years of age; (ii) persons who are under a disability or are handicapped as determined by the regulations of the United States Department of Housing and Urban Development; or (iii) two or more persons, one of whom meets the occupancy criteria stated in (i) or (ii): provided, however, that not more than one dwelling unit in such dwelling may be occupied by a resident manager who does not meet the aforesaid occupancy criteria; and
- (b) that complies with such special construction standards that may from time to time be imposed on dwellings constructed and maintained pursuant to the United States Housing Act of 1937 by federal statute or regulation and such additional special construction standards for Senior Citizen Housing as the Board of Trustees may, from time to time, approve by ordinance or resolution; and
- (c) that may provide communal eating facilities for the exclusive use of the aforesaid occupants and their occasional guests.

SETBACK. The minimum horizontal distance between a specified lot line, measured at a right angle to such lot line, and the nearest point of a building or structure.

SIDE LOT LINE. See Subsection 16-102L of this Section.

SIDEWALK, ENTRY. The sidewalk on private property serving as the principal means of pedestrian access to the lot, typically leading from the sidewalk on adjacent public-

right-of-way to the front entry of the building on the lot, and typically traversing the front yard or corner side yard.

SIDE YARD. See Subsection 16-102Y of this Section.

SIDE YARD LINE. See Subsection 16-102Y of this Section.

SIGHT TRIANGLE. See Subsection 16-102C for "Clear Sight Area," and Subsection 16-102D for "Driveway Clear Sight Area."

SIGN. Any object, device, display, or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. For definitions of particular functional and structural types of signs, see Section 11-105 of this Code.

SIGN, NONCONFORMING. Any sign that fails to conform to the regulations of Sections 11-108 and 11-109 of this Code.

SIGN WITH BACKING. Any sign that is displayed upon, against, or through any material or color surface or backing that forms an integral part of such display and differentiates the total display from the background against which it is placed.

SIGN WITHOUT BACKING. Any sign other than a sign with backing.

SINGLE FAMILY ATTACHED DWELLING. See Subsection 16-102D for "Dwellings, Single Family Attached."

SINGLE FAMILY DETACHED DWELLING. See Subsection 16-102D for "Dwellings, Single Family Detached."

SITE PLAN APPROVAL. See Section 14-402 of this Code.

SMOKE. Small gas-borne particles other than water that form a visible plume in the air.

SOLAR ENERGY SYSTEM. A system including solar panels that use the power of the sun to capture, distribute, and/or store energy for on-side consumption of utility power.

SOLAR PANEL. A device composed of an array of solar cells and often attached to rooftops and similar locations that converts the energy in sunlight into electrical energy through the process of photovoltaics. The term "solar panel" includes solar thermal collectors. See regulations in Subsection 9-101C of this Code.

SPECIAL USE PERMIT. See Section 14-401 of this Code.

STANDARD INDUSTRIAL CLASSIFICATION MANUAL (SIC). The 1987 edition of the publication prepared by the Statistical Policy Division, Office of Management and Budget, Executive Office of the President of the United States, available from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C., as amended through the effective date of this Code.

STATUE. A three-dimensional form or likeness sculpted, modeled, carved, constructed, or cast in stone, clay, wood, metal, or any similar material.

STORY. Except as otherwise specifically provided in this Code, that portion of a building included between the surface on any floor and the surface of the floor next above it, or if there is no floor above, then the space between the floor and the ceiling next above it. The floor of a story may split levels provided that there is not more than four feet difference in elevation between the different levels of the floor. When the floor area of the upper-most story that has a floor-to-ceiling height of less than seven feet is more than 50 percent of the gross floor area of the story next below it, such upper-most story shall be counted as one-half story. A basement shall be counted as one-half story; a cellar shall not be counted as a story. Any area in which the distance from one floor to the floor or ceiling above it is more than 16 feet shall be deemed to consist of one story for each 16 feet of height or major fraction thereof.

STREET. The paved portion of a public or private right-of-way, other than a driveway, that affords the principal means of vehicular access to abutting property.

STREET, PRIVATE. Any street other than a public street.

STREET, PUBLIC. A street that has been dedicated to and accepted by, or otherwise acquired by, a government agency.

STREET LINE. A lot line separating a street right-of-way from other land.

STRUCTURAL ALTERATION. Any change, other than incidental repairs, that would prolong the life of the supporting members of a structure such as bearing walls, columns, beams, girders, or foundations or that would alter the dimensions or configurations of the roof or exterior walls of a structure or that would increase either the gross or net floor area of a structure.

STRUCTURE. Anything constructed or erected, the use of which requires more or less permanent location on the ground, or anything attached to something having a permanent location on the ground, but not including paving or surfacing of the ground. References to "structure" shall in all cases be deemed to refer to both structures and buildings.

STRUCTURE, ACCESSORY. See Section 9-101 of this Code.

STRUCTURE, NONCONFORMING. See Subsection 16-102N for "Nonconforming Structure."

STRUCTURE, PRINCIPAL. See Subsection 16-102P for "Principal Structure."

SUBDIVISION CODE. The La Grange Subdivision Code.

SUBSTANTIAL CONFORMITY. For the purposes of granting plan approvals relating to planned developments and site plans, a newly submitted plan shall be deemed to be in substantial conformity with a previously approved plan if, but only if, the newly submitted plan:

- (a) does not increase the number of dwelling units, the gross floor area of the development, the gross floor area devoted to any particular use, or the building coverage or lot coverage by more than two percent compared to the previously approved plan and
- (b) does not change the orientation of any building by more than two percent compared to the previously approved plan; and
- (c) does not decrease open space by more than two percent compared to the previously approved plan; and

- (d) does not change the general location of any open space in any manner to detract from its intended function in the previously approved plan; and
- (e) does not change the general location and arrangement of land uses within the development as shown on the previously approved plan; and
- (f) does not change or relocate rights-of-way shown on the previously approved plan in any manner or to any extent that would decrease their functionability, adversely affect their relation to surrounding land use and rights-of-way elements, or reduce their effectiveness as buffers or amenities; and
- (g) does not alter the percentage of any land use in any stage of the development by more than 10 percentage points as compared to its percentage in the previously approved plan; and
- (h) does not delay any stage of the previously approved development schedule by more than 12 months; and
- (i) does not violate any applicable law or ordinance; and
- (j) does not depart from the previously approved plan in any other manner determined by the reviewing body or official, based on stated findings and conclusions, to be a material deviation from the previously approved plan.

SURFACE AREA, ANTENNA. An area determined by adding together the actual surface area of each solid element or part of an antenna or its support structure, where "solid" is defined to include all air spaces that are fully bounded by solid elements.

- T. When used in this Code, the following terms shall have the meanings herein ascribed to them:

TASTING ROOM. A room accessory to a Craft Brewery or a Craft Distillery in which food and the products produced in the brewery or distillery are offered to the public.

TEMPORARY SIGN. See Section 11-105 of this Code.

TEMPORARY STORAGE CONTAINER. Any sort of portable self-storage container delivered to a property to store belongings for a limited period of time. Temporary storage containers are sometimes known as "PODS" (portable on-demand storage containers).

TEMPORARY USES. See Section 9-103 of this Code.

TREE HOUSE. See Subsection 9-101C of this Code.

TRELLIS. See Subsection 16-102A for "Arbor."

TWO FAMILY DWELLING. See Subsection 16-102D for "Dwelling, Two Family."

- U. When used in this Code, the following terms shall have the meanings herein ascribed to them:

USABLE OPEN SPACE. See Subsection 16-1020 for "Open Space, Usable."

USE. The purpose or activity for which a structure or land is designed, arranged, or intended, or for which it is occupied or maintained.

USE, ACCESSORY. See Section 9-101 of this Code.

USE INTERPRETATION. An interpretation of the permitted use or special use lists established by this Code for the purpose of allowing a use not expressly mentioned in those lists to be established in a zoning district found to be appropriate for such use by application of the standards established in Subsection 14-301E of this Code.

USE, NONCONFORMING. See Subsection 16-102N for "Nonconforming Use."

USE, PERMITTED. A use that appears on the permitted use list of a particular zoning district.

USE, PRINCIPAL. See Subsection 16-102P for "Principal Use."

USE, SPECIAL PERMIT. A use that appears on the special permit use list in a particular district.

USE, TEMPORARY. See Section 9-103 of this Code.

- V. When used in this Code, the following terms shall have the meanings herein ascribed to them:

VARIATION. See Section 14-303 of this Code.

VEHICLE. Any device for carrying passengers, goods, or equipment including, but not limited to, passenger automobiles, vans, trucks, buses, recreational vehicles, and vehicles used for commercial, business, or governmental purposes.

VEHICLE, RECREATIONAL. See Subsection 16-102R for "Recreational Vehicle."

VILLAGE. The Village of LaGrange, Cook County, Illinois.

VILLAGE ENGINEER. The head of the Engineering Department of the Village.

VILLAGE MANAGER. See Section 31-100 of the La Grange Code of Ordinances. When used in this Code, the term Village Manager shall refer either to such official or to his or her duly authorized delegate.

- W. When used in this Code, the following terms shall have the meanings herein ascribed to them:

WALL SIGN. See Section 11-105 of this Code.

WARNING SIGN. See Section 11-105 of this Code.

WHOLESALE TRADE. A business engaged in the sale of commodities in quantity, usually for resale or business use chiefly to retailers, other businesses, industries, and institutions rather than to the ultimate consumer.

WIDTH OF LOT. See Subsection 16-102L for "Lot Width."

WINDOW SIGN. See Section 11-105 of this Code.

WINE AND BEER BOUTIQUE. A retail establishment specializing in the sale of wine and, optionally, craft beer as its primary stock-in-trade. Wine and Beer Boutiques may not sell spirits.

X. [RESERVED FOR FUTURE USE]

- Y. When used in this Code, the following terms shall have the meanings herein ascribed to them:

YARD. A required open space on a lot between a lot line and a yard line that is, except as otherwise expressly authorized by this Code, unoccupied and unobstructed from grade to the sky.

YARD, CORNER SIDE. A yard extending from the front yard line to the rear lot line between the corner side lot line of the lot and the corner side yard line.

YARD, FRONT. A yard extending across the entire front of a lot between the front lot line of the lot and the front yard line.

YARD, PERIMETER. A yard within, and abutting the boundary of, a planned development.

YARD, REAR. A yard extending along the full length of the rear lot line between the side lot lines and between the rear lot line and the rear yard line, except that in the case of a corner lot the rear yard shall extend from the inner side lot line to the corner side yard line.

YARD, REQUIRED. The minimum yard depth designated in the regulations of this Code establishing minimum front, corner side, side, and rear yard requirements for various uses, structures, and districts.

YARD, SIDE. A yard extending along a side lot line from the front yard to the rear yard between the side lot line and the side yard line.

YARD LINE, CORNER SIDE. A line drawn parallel to a corner side lot line at a distance therefrom equal to the depth of the required corner side yard.

YARD LINE, FRONT. A line drawn parallel to a front lot line at a distance therefrom equal to the depth of the required front yard.

YARD LINE, REAR. A line drawn parallel to a rear lot line at a distance therefrom equal to the depth of the required rear yard.

YARD LINE, SIDE. A line drawn parallel to a side lot line at a distance therefrom equal to the depth of the required side yard.

- Z. When used in this Code, the following terms shall have the meanings herein ascribed to them:

ZONING BOARD. The Zoning Board of Appeals of the Village. See Section 13-102 of this Code.

ZONING CLASSIFICATION. See Subsection 16-102C for "Classification."

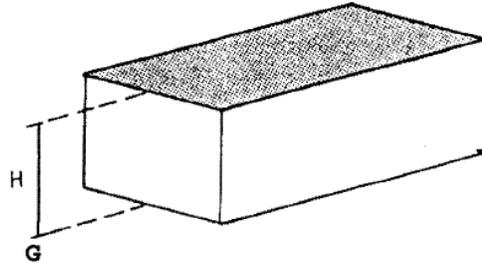
ZONING CODE. The LaGrange Zoning Code; that is, this Code. Unless the context specifically requires otherwise, all references to this Code shall be deemed to refer to any certificate, permit, approval, resolution, or ordinance granted or adopted pursuant to this Code.

ZONING DISTRICT. A part of the corporate area of the Village wherein regulations of this Code are uniform. See also Section 2-101 of this Code.

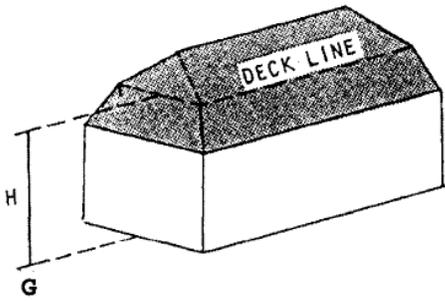
ZONING DISTRICT MAP OR ZONING MAP. See Section 2-104 of this Code.

APPENDIX A

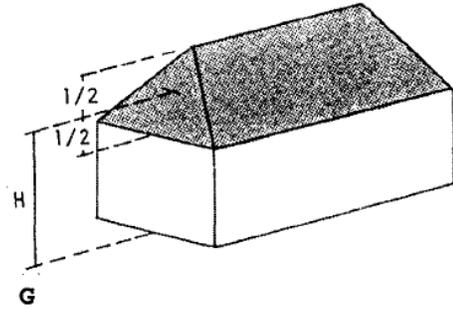
BUILDING HEIGHT



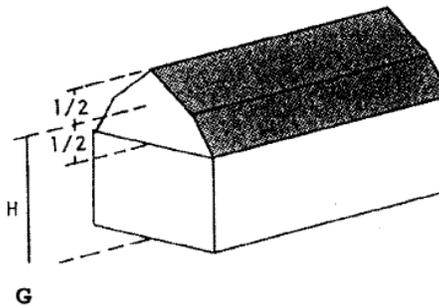
FLAT ROOF



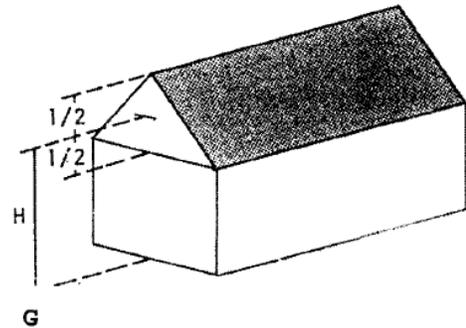
Mansard Roof



Hip Roof



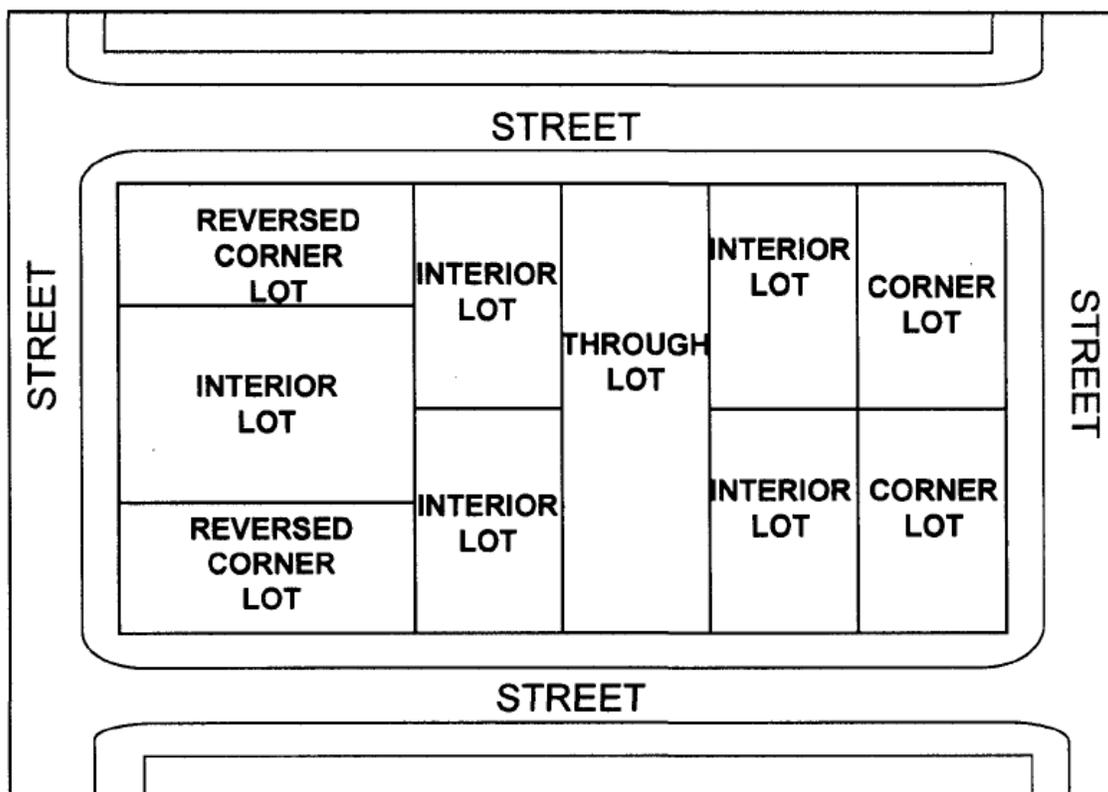
Gambrel Roof



Gable Roof

H = Height
G = Grade

Examples of Lot Types



Corner lot - A lot abutting upon two or more streets at their intersection or junction or a lot bounded on two sides by a curving street where it is possible to draw two intersecting tangents, one each commencing at each of the two points of intersection of the lot lines and street line, which intersect with each other to form an interior angle of less than [135] degrees.

Reversed Corner Lot - A corner lot the corner side lot line of which is substantially a continuation of the front lot line of the zoning lot abutting the rear lot line of that corner lot.

Interior Lot - A lot other than a corner lot.

Through Lot - A lot having frontages on two non-intersecting streets.