

ORDINANCE NUMBER 23-03-02

**AN ORDINANCE AMENDING ARTICLE VI AND ARTICLE XVI OF THE
ROUND LAKE BEACH ZONING ORDINANCE**

WHEREAS, the Village of Round Lake Beach is a home rule municipality under the Illinois Constitution of 1970; and

WHEREAS, the Village's Zoning Ordinance is intended to provide for the orderly development of the Village which is aesthetically pleasing; and

WHEREAS, the Village Board desires to amend the Zoning Ordinance to address changing conditions and to update certain sections thereof; and

WHEREAS, the Planning and Zoning Commission held a public hearing on March 2, 2023, regarding proposed amendments to the Zoning Ordinance, due notice of the meeting having been published and all those members of the public desiring to speak were given the opportunity; and

WHEREAS, Upon conclusion of the public hearing the Planning and Zoning Commission, voted 6-0 to approve Findings of Fact and to recommend to the Village Board that the proposed zoning amendments be approved.

NOW THEREFORE BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Round Lake Beach, Lake County, Illinois, in the exercise of its home rule powers as follows:

Section 1: The above recitals are incorporated by reference.

Section 2: Article VI of Appendix A of the Village Code (the "Village's Zoning Ordinance") is amended as set forth in **Exhibit A**, which is attached hereto.

Section 3: The current section 602.0 of Article VI, C-3 General Business District, is re-numbered from 602.0 to 604.0.

Section 4: Article XVI, Section 1600.2, Definitions, is amended to add the following as an additional definition:

Recreational Vehicle. Any building, structure, or vehicle designed and/or used for living, sleeping, or recreational purposes and equipped with wheels to facilitate movement and including pick-up coaches, campers, motorized homes, boats, snowmobiles, trailers, and camping trailers not meeting the federal specifications required for manufactured home or mobile home.

Section 5: All other ordinances and parts of the Zoning Ordinance in conflict with the terms of this Ordinance are hereby repealed.

Section 6: If any part of this Ordinance or any amendment approved by this Ordinance is deemed invalid, the invalid portion shall be stricken here from and the remainder shall be in full force and effect.

Section 7: This Ordinance shall be in full force and effect from and after its passage and approval.

Passed and Approved this 20th day of March, 2023.

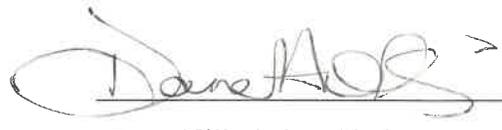
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VILLAGE OF ROUND LAKE BEACH

ATTEST:



Mayor Scott R. Nickles



Dana Hillesheim, Clerk

Exhibit A
to
AN ORDINANCE AMENDING ARTICLE VI OF THE
ROUND LAKE BEACH ZONING ORDINANCE

1. Add the following sections and text to Article VI – Commercial Districts

(BEGIN AMENDMENTS)

SECTION 602.0: C-2 CENTRAL COMMERCIAL DISTRICT

602.1 Purposes of the C-2 Central Commercial District:

The C-2 Central Commercial District is intended to provide areas to be used for governmental and civic administration offices, professional offices, most types of retailing and service uses, and may include some support services for employees.

All buildings and their uses in the C-2 (Central Commercial District) shall conform to the criteria of § 600.9. (C-1 Special Provisions) as amended.

To achieve the purposes of the central commercial district, two additional districts are created within the area of the Central Commercial District: (1) M-1 Municipal District; and (2) the C-2B Central Commercial (Mercantile) District.

602.1 Permitted Uses in the C-2 District

No land shall be used or occupied and no building, structure or premises shall be erected, altered, enlarged, occupied or used, except as otherwise provided in this ordinance, for other than the following principal uses.

1. Public, Quasi public, and Governmental buildings and facilities, such as, but not limited to:
 - a. Uses permitted in the C-1 (Local Business) District (§ 600.2.5).
 - c. Uses Permitted in the C-2B (Mercantile) District (§ 603.3.1.).
2. Professional Office Establishments, such as, but not limited to:
 - a. Uses permitted in the C-1 (Local Business) District (§ 600.2.4.).
 - b. Uses permitted in the C-2B (Mercantile) District (§ 603.3.3.).
3. Personal Service Establishments, including but not limited to:
 - a. Personal Service Establishments permitted in C-1 (Local Business) District (§ 600.2.2.).

- b. Personal Service Establishments permitted in C-2B (Mercantile)(§ 603.3.4).
- 4. Support Service Establishments, which perform services on the premises such as, but not limited to:
 - a. Support Service Establishments permitted in C-2B (Mercantile) (§ 603.3.5).
- 5. Retail Businesses, such as but not limited to:
 - a. Retail Businesses permitted in C-2B (Mercantile) District (§ 603.3.6).

602.2 Special Uses

- a. Automobile diagnostic center or clinic
- b. Automobile driving instruction
- c. Automobile laundry
- d. Automobile rental
- e. Automobile repair shop
- f. Automobile service station
- g. Automobile undercoating service
- h. Body shop
- i. Bus and/or train passenger station
- j. Camper sales
- k. Drive-in cleaners
- l. Drive-in banking facilities
- m. General repair shop
- n. Planned Unit Development
- o. Mobile home dealer
- p. Motor vehicle dealer
- q. Motorcycle sales
- r. Motorcycle service and repair
- s. Repair service
- t. Residence of the proprietor of a commercial use
- u. Taxicab stand
- v. Tire re-treading and repair shop
- w. Undertaking establishments and funeral parlors

- x. Used car lot
- y. Used furniture and second-hand store
- z. Drive through facilities on the same zoning lot with any other special or permitted usage in the C-3 General Business District

602.3 Permitted Accessory Uses in the C-2 District:

- 1. Accessory uses permitted in M-1 (Municipal) District § 601.2.4.
- 2. As permitted in accordance with Article II, § 215.0.

602.4 Accessory Uses Prohibited in the C-2 District:

Any and all outdoor storage, or the overnight parking of busses or trucks with over a class C license requirement.

602.5 Permitted Temporary Uses

- 1. All Temporary Uses permitted in the C-1 (Local Business) District (§ 600.5.)
- 2. All Temporary uses permitted in the M-1 (Municipal) District (§ 601.2.6.)

602.6 Lot Size Requirements

With the exception of planned developments, a separate ground area herein called the zoning lot shall be designated, provided and continuously maintained for each structure containing a permitted use or special use.

- 1. Minimum Lot Area: 20,000 square feet
- 2. Minimum Lot Width: 100 feet

602.7 Yard Requirements

- 1. Minimum Front Yards: All structures, excluding signs, shall maintain a setback of at least fifty feet (50') from the front lot line. The first twenty (20') feet shall be used for perimeter landscaping, screening, and a means of ingress and egress only.
- 2. Minimum Corner Side Yard: All structures shall have a minimum Corner Side Yard of thirty feet (30').
- 3. Minimum Interior Side Yard: All structures shall have an Interior Side Yard of fifteen feet (15').
- 4. Minimum Rear Yard: All structures shall have a minimum rear yard of thirty feet (30').

602.8 Bulk Regulations

- 1. Maximum Structure Height. No structure or portion thereof shall exceed a height of forty feet (40'). A structure exceeding the maximum permitted height shall require a Special Use Permit.
- 2. Floor Area Ratio: Not to exceed 1 :2.

SECTION 603.0: C-2B CENTRAL COMMERCIAL (MERCANTILE) DISTRICT

603.1 Purpose of the C-2B Central (Mercantile) District:

The C-2B Central Commercial Mercantile District is intended to be an area that will provide a downtown mercantile focus for the citizens of the municipality. While excluding those uses that require exterior storage of products, merchandise, and vehicles, as well as those uses that utilize industrial processes and vehicles, the widest variety of mercantile and service uses is encouraged, while coincidentally providing a unified and interrelated ambience

603.2 General Development Standards in the C-2B (Mercantile) District:

To preserve the campus atmosphere of the district, the following development standards shall apply to all new buildings, expansions and alterations to existing buildings, and changes of use. When there is a conflict between these standards and the requirements of § 600. 9 as amended, the more stringent shall apply.

1. **Architectural:** All buildings shall be constructed primarily of masonry materials, either brick or brick-faced. Brightly colored materials or surfaces shall not be used. The design in special uses and planned unit developments shall be architecturally and aesthetically compatible with existing buildings in the district.
2. **Landscape and Landscape Buffers:** Landscaping shall be planted (with trees, shrubs, and perennials) to screen views of service drives and off-street loading areas. As a minimum, a twenty-foot (20') landscaped perimeter yard, including a combination of deciduous, ornamental and evergreen trees and shrubs, shall be provided along the street frontages and entrances to planned unit developments. Five-foot (5') sidewalks shall be constructed within the District.
3. **Outdoor Lighting:** Ornamental lighting shall be installed along the public right-of-way within the C-2B Commercial (Mercantile) District.
4. **Signs.** Entrances to each development shall be highlighted with masonry monument signs and landscaping around the base of each sign. Visual clutter shall be reduced by eliminating pylon signs. All signs shall be subject to the regulations contained in Article IX.
5. **Traffic & Access:** Storm drainage and entrance curbs are required on all street frontages subject to approval by the Public Works Director. The minimum ingress and egress shall be twenty-seven feet (27') measured from inside of curbs at the property line. All developments shall meet other state and county access regulations.
6. **Off-Street Parking & Loading:** One parking lot island shall be provided for each fifty (50) parking spaces. Landscaping installed in these islands shall include at least one high-branched shade tree and low-growing shrubs or perennials. Islands and medians shall be mounded to improve drainage for trees and shrubs. All off-street parking and loading facilities shall be provided as required in Article X.

7. Fences: Fences erected on the perimeter of the C-2B Commercial (Mercantile) District shall be constructed of wrought iron or ornamental aluminum. Fences within the C-2B Commercial (Mercantile) District are not permitted.

603.3 Permitted Uses in the C-2B (Mercantile) District:

No land shall be used or occupied and no building, structure or premises shall be erected, altered, enlarged, occupied or used, except as otherwise provided in this ordinance, for other than one or more of the following principal uses.

1. Public, Quasi public, and governmental buildings and facilities, such as, but not limited to:
 - a. Uses permitted in the C-1 District, but not including public utility establishments, other than business offices
 - b. Hospital
 - c. Vocational School
2. Business Service Establishments permitted in the C-1 District.
3. Professional Office Establishments, such as, but not limited to:
 - a. Business Service Establishments permitted in the C-1 District
 - b. Accounting, auditing, and/or bookkeeping office
 - c. Artist and/or industrial designer
 - d. Engineering and architectural service
 - e. Laboratory - medical and dental
 - f. Landscape architect
 - g. Land surveyor
 - h. Professional consultant
 - i. Professional office
 - j. Science research agency
4. Personal Service Establishments, including but not limited to:
 - a. Personal Service Establishments permitted in the C-1 District
 - b. Child care nursery or day care
 - c. Health spa
5. Support Service Establishments, which perform services on the premises such as, but not limited to:

- a. Clothing rental agency
 - b. General minor repair or fix-it shop
 - c. Computer show room and repair service
 - d. Swimming Pool showroom and repair service
 - e. Interior decorating shop
 - f. Laundry and dry cleaning
 - g. Tailor or dressmaker
 - h. Travel bureau
 - i. Blueprint and copying establishments
6. Retail Businesses, such as but not limited to:
- a. Retail businesses, permitted in the C-1 District
 - b. Shopping centers and malls (special use permit required for signage)
 - c. New Automobile Dealer
 - d. Restaurants, excluding drive-in service
 - e. Ice cream refreshment stand
 - f. Tire, battery, and accessory dealer (no installations on premises)
 - g. Hardware and/or Building Supplies (no exterior storage)

603.4 Special Uses

- a. Automobile diagnostic center or clinic
- b. Automobile driving instruction
- c. Automobile laundry
- d. Automobile rental
- e. Automobile repair shop
- f. Automobile service station
- g. Automobile undercoating service
- h. Body shop
- i. Bus and/or train passenger station
- j. Drive-in facilities, such as drive-in banks, drive-in restaurants, and drive-in cleaners
- k. General repair shop
- l. Planned Unit Development

- m. Mobile home dealer
- n. Motor vehicle dealer
- o. Motorcycle sales
- p. Motorcycle service and repair
- q. Repair service
- r. Residence of the proprietor of a commercial use
- s. Taxicab stand
- t. Senior Housing Complex
- u. Tire re-treading and repair shop
- v. Undertaking establishments and funeral parlors
- x. Used car lot
- y. Used furniture and second-hand store
- z. Drive through facilities on the same zoning lot with any other special or permitted usage in the C-3 General Business District

603.5 Permitted Accessory Uses in the C-2B (Mercantile) District:

- 1. Accessory uses permitted in M-1 (Municipal) District (§ 601.2.4.)
- 2. As permitted in accordance with Article II, Section 215.0

603.6 Accessory Uses Prohibited in the C-2B (Mercantile) District:

Any and all outdoor storage, or the overnight parking of busses or trucks with over a class C license requirement.

603.7 Permitted Temporary Uses

- 1. All Temporary Uses permitted in the C-1 (Local Business) District (§600.5.)
- 2. All Temporary uses permitted in the M-1 (Municipal) District (§ 601.2.6.)

603.8 Lot Size Requirements

With the exception of planned developments, a separate ground area herein called the zoning lot shall be designated, provided and continuously maintained for each structure containing a permitted use or special use.

- 1. Minimum Lot Area: 20,000 square feet
- 2. Minimum Lot Width: 100 feet

603.9 Yard Requirements

1. Minimum Front Yards: All structures, excluding signs, shall maintain a setback of at least fifty feet (50') from the front lot line. The first twenty (20') feet shall be used for perimeter landscaping, screening, and a means of ingress and egress only.
2. Minimum Corner Side Yard: All structures shall have a minimum Corner Side Yard of thirty feet (30').
3. Minimum Interior Side Yard: All structures shall have an Interior Side Yard of fifteen feet (15').
4. Minimum Rear Yard: All structures shall have a minimum rear yard of thirty feet (30').

603.10 Bulk Regulations

1. Maximum Structure Height:

No structure or portion thereof shall exceed a height of forty feet (40'). A structure exceeding the maximum permitted height shall require a Special Use Permit.

2. Floor Area Ratio: Not to exceed 1:2.