



# VILLAGE OF ROUND LAKE

## APPEARANCE CODE

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## VILLAGE OF ROUND LAKE APPEARANCE CODE

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**CHAPTER 1**  
**INTRODUCTION**

**1.1 Scope**

This Appearance Code shall apply to multi-family buildings of three units or more and all commercial and industrial buildings.

**1.2 Findings, Intent, Purpose and Construction**

A. The Village finds that appearance and design have a direct relationship to the economic value of property, stability, safety and quality of life. When the appearance of public areas, commercial districts, and the residential districts are good, shoppers, business owners and home owners exhibit increased confidence in the community. Conversely, poor appearance, congestion, and lack of proper maintenance decreases the quality of life, property values, diminishes revenues and opportunities for the Village and individuals. As the appearance of the Village is improved, the number and character of customers, investors and visitors to the commercial districts will increase, and the residential districts will benefit.

B. The purposes of this Code are:

1. To promote those qualities in the environment that brings value to the Village;
2. To foster the attractiveness and functional utility of the Village as a place to live and work;
3. To preserve the character and quality of the Village's heritage by maintaining the integrity of areas that have maintained a discernible character or are of special significance;
4. To protect public and private investments in the Village.
5. To raise the level of community expectations for the quality of its environment;
6. To avoid and prevent deterioration of the character and appearance of the Village;
7. To provide a favorable environment for residents and business activities;
8. To preserve and enhance the condition of the Village and consequently improve property values;
9. To enhance the environment throughout the Village;
10. To develop and recommend standards for those seeking to develop properties and/or businesses in the Village and to the corporate authorities for their consideration and implementation.

### 1.3 Liberal Construction

The Village recognizes that whenever any public authority legislates for the public good, it affects private rights and interests. Therefore, the Village strives to make laws which strike a fair balance between the need of the community as a whole and the needs of the individual. The limitations and requirements imposed by this Code are enacted because the reasons for them are compelling and essential to the future of the Village. It is the intent of this Code to retain Round Lake's cultural heritage, and business establishments, while also attracting and integrating new businesses. It is also the intent of this code, to promote public safety, health and welfare. Accordingly, this Code shall be liberally construed to promote the interests expressed in the preceding paragraphs.

## CHAPTER 2

### DEFINITIONS

#### 2.1 Rules

In the construction of this Ordinance, the rules and definitions contained in this Section shall be observed and applied, except when the context clearly indicates otherwise.

- A. Words used in the present tense shall include the future; and words used in the singular number shall include plural number, and the plural, the singular.
- B. The word "shall" is mandatory and not discretionary.
- C. The word "may" is permissive.
- D. The masculine gender includes the feminine and neuter.
- E. Any words not defined as follows shall be construed in their general accepted meaning as defined by Webster's Dictionary.
- F. The section headings used in this Code are included solely for convenience and shall not affect, nor be used in connection with the interpretation of this Code.

#### 2.2 Definitions

For the purpose of this Ordinance, the following definitions shall apply:

**Applicant:** A person, firm or legal entity seeking an approval of a Certificate of Appropriateness and/or permit required by this Code.

**Plan Commission/Zoning Board of Appeals (PC/ZBA):** Is the Plan Commission/Zoning Board of Appeals of the Village of Round Lake.

**Architectural Character:** The composite or aggregate of the characteristics of structure, form, materials, and function of a building, group of buildings, or other architectural composition.

**Architectural Concept:** The basic aesthetic idea of a building, or group of buildings or structures, including the site and landscape development, which produces the architectural character.

**Architectural Feature:** A prominent or significant part or element of a building, structure, or site.

**Architectural Style:** The characteristic form and detail, as of buildings of a particular historic period.

**Attractive:** Having qualities that arouse interest and pleasure in the observer.

**Awning sign:** A sign painted or otherwise applied to the surface of an awning.

**Banner:** A temporary sign made of cloth or similar materials, bearing a design, emblem, motto, slogan or advertisement.

**Berm:** An earth embankment that is similar to a mound except that it is extended to become a linear landform; it is often combined with fencing or planting to create a visual or sound barrier.

**Buffer Strip:** Using plant material to buffer surrounding unsightly views or between unrelated land uses (i.e. parking lot and cars buffered from neighborhood parks) and/or an area of plant material used to buffer surrounding views.

**Building Code:** Those portions of the Village Code of the Village of Round Lake related to building construction and maintenance.

**Building Official/Building Department:** Is the Building Official or designee of the Building Department of the Village of Round Lake.

**Building Face:** Any building surface or exterior wall or projection that is adjacent to, or open to public view from any street, place, alley, thoroughfare, parking lot, or way. For purposes of this Code, a building may have more than one Building Face.

**Certificate of Appropriateness:** A Certificate issued by the Building Department under the provisions of this Ordinance that certifies the exterior design features of an applicant's plans as suitable and as consistent with the Village Code.

**Combustible Material:** A material that will ignite when heated to a temperature at or below 1200 degrees Fahrenheit and continues to burn or glow.

**Compatible:** Harmony in the appearance of two or more buildings, structures, and landscape developments in the same vicinity.

**Continuity:** Unity of composition between design elements of a building, or a group of buildings, and the landscape development.

**Dead Load:** The weight of all permanent structural and non structural components of a building such as walls, floors, roofs, and fixed service equipment.

**Diameter at Breast Height (DBH):** The diameter measurement of a tree of other than nursery stock at 4.5' above grade.

**Design Elements:** The details or components which collectively comprise the facade, building, structure, sign or landscape plan. This includes the kind, color and texture of the materials of such portion and the types of roof, windows, doors, lights, lighting, attached or ground signs and/or other fixtures appurtenant to same that will be open to public view from any street, alley, place thoroughfare or way.

**Dwelling:** Any structure which is wholly or partly used or intended to be used for living or sleeping by human occupants.

**Dwelling Unit:** The permanent or temporary abode of a family, an individual, or group of individuals; a single unit providing complete independent facilities for the exclusive use of the family, individual, or group of individuals, including but limited to permanent provisions for living, sleeping, eating, cooking and sanitation.

**Exterior Design Feature:** The general arrangement of any portion of a facade, building, structure, sign, and/or landscaping this includes the kind, color and texture of the materials of such portion and the types of roof, windows, doors, lights, lighting, attached or ground signs or other fixtures appurtenant to such portions, that will be open to public view from any street, alley, place thoroughfare or way.

**Facade:** The external face of a building which is open to public view or adjacent to and mainly faces any street, place, alley, thoroughfare, parking lot, or way. A building may have more than one facade.

**Garage Sale Sign:** A temporary sign which directs readers to real estate upon which a garage, basement, household, attic, estate, yard, rummage or other similar occasional sale is being conducted on an infrequent basis on a residentially used premises. The term "garage sale" shall not include bulk sales, the sale of consigned merchandise or include the sale of junk, antique, or used merchandise as a permitted business activity in an allowable zoning district.

**Inflatable promotional device:** Any inflatable shape or figure designed or used to attract attention to a business event or location. Inflatable promotional devices shall be considered to be temporary signs under the terms of this chapter.

**Landscape Plan:** A detailed, scaled (ex. 1/8"=1'0") drawing required pursuant to Chapter 15 of the Village code.

**Logo:** Any graphic symbol or type characters which are joined on one body as a trademark or a company signature.

**Man-way:** a passage in a wide enough for a single person.

**Mechanical Equipment:** Equipment, devices, and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning, and similar purposes.

**Mansard:** A sloped roof or roof-like facade architecturally able to be treated as a building wall.

**Marquee:** A roof-like structure of a permanent nature which projects from the wall of a building.

**New Construction:** Any building or structure which is to be newly constructed or any addition to a building or structure, including the landscaping, parking and loading areas and fencing and screening related thereto.

**Owner:** All persons having a possessory interest in any property, premises or sign, the business which any sign identifies, the property where said sign is located including a leasehold interest (current or expired) or otherwise and/or the legal owner of the property.

**Professionally Done:** Professionally done shall include any sign, lettering, or graphic which is produced by a sign company, design professional, or through electronic or mechanical means. It shall not include any sign or graphics that are lettered by hand using pens, markers, etc.

**Proportions:** The balanced relationship of parts of a building, structure, signs, landscape, or other components to each other and to the whole.

**Proposed Improvement:** Any Sign (wall, freestanding or temporary); canopy; awning; building face; facade; landscaping or landscape plan; parking or loading area; fencing or screening, or other item which requires consideration and approval by the Village.

**Public Building:** A structure principally of an institutional nature and serving a public need, such as churches, schools, libraries, or civic club.

**Public Right-of-Way:** That land area over which the Village has rights either through ownership, dedication or easement, to use for public street and utility purposes or other public use.

**Refuse:** Includes garbage, trash, refuse, droppings, brush, cuttings and any other material deemed non-desirable.

**Refuse Container:** Garbage, refuse, recycling and yard waste holders whether plastic, metal or wood.

**Refuse Enclosure Area:** An area that is enclosed and/or screened from public view and used to hold containers of refuse, recycling and yard waste.

**Residential Districts/Residential Zoning:** Those zoning districts in the Village of Round Lake consisting of E-R, R-1, R-2, R-3, R-4, R-5, R-6 and R-10 Districts.

**Sign:** Any visible name, identification, description, announcement, declaration, demonstration, display, flag, illustration, insignia, object or device illuminated or non-illuminated this includes the structure displaying or supporting any of the above, affixed directly or indirectly to or upon any building or structure, or erected or maintained upon land or a premises, which directs attention to an object, product, place, activity, person, institution, organization, service, solicitation or business. Any above described items that

are visible from the exterior of the premises, including those items visible through any window or door are deemed to be “visible” as set forth above and regulated in the code.

**Sign, Advertising:** A sign which directs attention to a profession, business, activity, commodity, service or entertainment other than one conducted, sold or offered upon the premises where such sign is located, or within the building to which such sign is affixed.

**Sign, Box:** A sign enclosed by a case with internal illumination and plastic facing.

**Sign, Channel:** A sign where each letter is an individual sign and each letter is lit internally or back lit.

**Sign, Conforming:** A sign which conforms to the provisions of this code, as amended from time to time, and with all applicable Ordinances, rules and regulations in effect from time to time, and shall include a sign for which a variation has been approved.

**Sign, Construction:** A temporary sign on a lot on which construction is actually being performed, indicating the name of the project and the address of the premises. Such a sign may include the names of architects, engineers and similar persons or firms having a role or interest in the construction activity, but the sign shall not include any advertisement of any product, service or sale of any leasing information.

**Sign, Directional:** A sign permanently erected or permitted by the village, Lake County, or the state of Illinois.

**Sign, Electrical:** Any sign containing electric wiring which has letters, figures, designs, faces, backgrounds or outlines illuminated by incandescent or fluorescent lamps as luminous tubes as part of the sign.

**Sign, Face:** The surface of the sign upon, against or through which the message of the sign is exhibited.

**Sign, flashing:** A sign, other than a time and temperature display, that uses any type of flashing light, running light, or other light creating illusion of movement.

**Sign, Illuminated:** Any sign which has characters, letters, figures, designs or outline illuminated by electric lights, luminous tubes or any other means of artificial illumination.

**Sign, Marquee:** A sign attached to, or a part of, the permanent, roof-like structure extending from a building facade, which sign is not supported by the ground. Marquee signs shall include canopies and awnings.

**Sign, Monument:** A free-standing sign erected at grade level set firmly or below the ground surface on an approved foundation or utilizing a short wall, and not attached to any building.

**Sign, Neon:** Exposed glass tube lighting in which a gas and phosphors are used in combination to create a colored light.



**Sign, Non-Conforming:** A sign which does not conform to the provisions of this code, as amended from time to time, but may have which complied with the code, all applicable ordinances, rules and regulations in effect at the time of its erection.

**Sign, Obsolete:** A sign which has become no longer useful for any on-site purpose and/or a non-conforming sign which has been damaged, or fallen into disrepair and/or ceases to advertise or identify the business or use for which a sign permit was issued.

**Sign, Off-premise:** A sign that directs attention to a residence, business, commodity, service, or entertainment not exclusively related to the premises where such sign is located or to which it is affixed.

**Sign, Permanent:** Any sign or sign structure which is affixed or installed and is intended for long-term use.

**Sign, Pole:** A freestanding sign erected at grade level supported by one or more uprights (pole, pylon, standard or structure) and not attached to any building. Pole signs specifically include, without limitation, pylon signs, pole signs, blades and post signs.

**Sign, Portable:** A Sign designed to be transported by means of wheels, a sign converted to an "A" or "T" frame, a Sign attached to a trailer, a menu or sandwich board Sign, or a Sign attached to, or painted on, a vehicle parked and visible from a street or public right-of-way.

**Sign, Real Estate:** Any Sign having not more than two (2) sides which, in whole or in part, announces the sale or lease of property, excluding subdivision identification and tract identification signs.

**Sign, Roof:** A sign mounted to or painted on the roof of a building, or that is wholly dependent on a building for support and that projects above the highest point of a building with a flat roof, the eave line of a building with a gambrel, gable or hip roof, or the deck line of a building with a mansard roof.

**Signs, Temporary Advertising:** A Sign that is designed and intended to be displayed for a temporary and short, and not permanent, period of time, this is for a special, unique, limited activity such as the announcement of a grand opening, sale, limited activity, special offering or event.

**Sign, Wall:** A Sign which is affixed directly to or painted on, or otherwise inscribed on an exterior wall, including windows and doors, of any business.

**Sign, Window:** A sign that is applied or attached to the exterior or interior of a window or that is located within the interior of a building so that its message is intended to be read from the exterior of the building.

**Signage plan:** A plan which addresses signage for the entire premises at which signs are proposed. Such signage plan shall delineate the proposed sign or signs, all existing signs, the relationship between all signs on the premises. Such signage plan shall include proposed materials, color designations, proposed dimensions of the sign, along with dimensions of the premises, structure or structures upon which the signs are to be installed in order to provide sufficient context to review.

**Portable readers board sign:** A sign designed for changeable copy that by nature of its construction may be moved from one location to another.

**Projecting sign:** A sign other than a flat wall sign, which is attached to and projects from a structural face.

**Private sale sign:** A temporary sign advertising a private sale of personal property such as a “house sale,” “garage sale,” “rummage sale,” and the like.

**Temporary business sign:** A sign intended for a transient business or a seasonal business.

**Tree:** Includes both ornamental trees; a tree thirty five feet (35') or under in height at maturity (ex. crabapple, hawthorn or magnolia, etc.) and shade trees; a tree sixty feet (60') or under in height at maturity (ex. ash, maple, oak, etc.)

**Use, Special:** As listed in each district, a use subject to special provisions and which, because of unique characteristics, cannot be properly classified as a permitted use.

**Variation:** An exception of the literal provisions of this Code where strict enforcement of the Code would cause undue hardship owing to circumstances unique to the individual property or which do not occur generally to land or buildings in the neighborhood.

**Zoning lot:** A parcel of land that is designated by its owner or developer at the time of applying for a zoning certificate, as a tract all of which is to be used, developed, or built upon as a unit under single ownership.

Such lot may consist of:

- a. A single lot of record, or
- b. A portion of a lot of record or a combination of complete lots of record, complete lots and portions of lots of record, or portions of lots of record.

## CHAPTER 3

### APPROVAL AND REGULATION OF SIGNS

#### 3.1. Permits and Reviews

- A. Sign Permits, variations and appeals shall be administered as set forth in chapter 15.32 of the Village Code.
- B. No person shall erect, alter or relocate within the village any permanent sign without first obtaining a sign permit.
- C. No person shall erect, within the village any temporary business sign without first obtaining a sign permit when required by the Village Code.

- D. For lawfully erected signs that do not conform to the requirements of this chapter, no permit is required for nonstructural repairs. A permit is required to perform structural repairs to a sign and the sign must be brought into conformance with current regulations.

### **3.2. Signs Which Project into Right of Way**

- A. The owner and/or sign contractor of any sign requiring a permit under this chapter shall file evidence of insurance with the building commissioner under which the village is named as an additional insured against liability arising from any accident occurring on the public way and which is caused or contributed to by the sign or its supporting structure.
- B. Said insurance shall be in at least the following amounts:
  - 1. One hundred thousand dollars (\$100,000.00) for bodily injury or death for any one person;
  - 2. Three hundred thousand dollars (\$300,000.00) for bodily injury or death for all persons sustained in any one accident; and
  - 3. Twenty-five thousand dollars (\$25,000.00) for property damage resulting from any one accident.

### **3.3. Design Standards**

#### **3.3.1 Building Code Applicable**

All signs erected and maintained in the village shall conform to the provisions of the Village Code, including titles 15, 16 and 17.

#### **3.3.2 Determining Sign Area**

- A. For any sign which is framed, outlined, painted or otherwise prepared and intended to provide a background for a sign display, the area and dimensions shall include the entire portion within such background or frame.
- B. For any sign comprised of individual letters, figures or elements, the area and dimensions of the sign shall encompass a square or rectangle, which form, or approximate, the perimeter of all elements in the display, the frame, and any applied background that is not part of the architecture of the building.

#### **3.3.3 Materials**

Signs shall have a surface or facing of durable and long lasting material. Materials and finishes shall be reviewed for their safety, durability, wear, and appearance. Proper measures and devices shall be incorporated for protection against the elements, neglect, damage, and abuse. Lettering or designs illuminated from the interior shall be composed of non-combustible materials

### **3.3.4 Illumination**

All signs whether indoors or outdoors shall be subject to the following restrictions regarding illumination:

- A. A sign shall not be illuminated by other than electrical means.
- B. Wiring shall be installed in accordance with the requirements of the Village Code regarding electrical installations as adopted by the Village.
- C. Any lighting shall be placed on the same property as the wall sign.
- D. No blinking, flashing, fluttering or other illuminating device, nor any illumination which has a change in light intensity, brightness or color shall be permitted. (This prohibition is not intended to apply to any approved time/temperature sign nor to seasonal holiday lighting).
- E. Signs shall be shaded whenever necessary to avoid casting bright light upon property located in any residential district.

### **3.3.5 Exemptions**

The following signs are permitted and must meet the safety regulations of this chapter:

- A. Memorial signs and tablets displayed on private property, or the denotation of building names and/or dates of erection into any masonry surface;
- B. Address signs and numerals for which the minimum size is as specified in the Village Code but not exceeding two square feet (2 s.f.) in area, which may bear the names of occupants of the premises;
- C. Government flags and insignia;
- D. Legal notices;
- E. Signs denoting civic events (Park District, Library, Schools, Village Hall).

### **3.3.6 Preferred Criteria**

- A. Illuminated "Box Signs" are not permitted without approval by the Plan Commission/Zoning Board of Appeals. However, illuminated "Box Signs" may be approved in certain exceptional circumstances, where they are deemed to be appropriate due to the location of the sign, or unique site characteristics. Approval for any design requiring a box sign shall be reviewed and decided by the PC/ZBA.
- B. Signs with individually cut, opaque raised letters on raceways and illuminated through the use of back lighting (reverse channel letters) are preferred. Internal illumination of individual letters and/or logos is not preferred, but may be considered where appropriate. However, illumination levels shall be regulated to Ensure that the illumination is appropriate in light of the proposed signage, site, and adjoining properties.

- C. Signage coloring shall complement the development, and other signage within the commercial district. Neon colors and bright colors are not preferred, but may be permitted, where they are found to enhance a design element, or otherwise are found to be appropriate due to unique site conditions. In general, signage colors shall be complementary with the proposed development. White, earth, bronze, gold or other subdued color tones for signs, lettering and logos are preferred. Request for neon and bright colors must be presented to and approved by PC/ZBA.
- D. While signage identifying the business is limited as set forth herein, additional design elements may be permitted on any structure where determined appropriate by the PC/ZBA, in the exercise of its discretion, subject to review and approval by the Village Board. Such design elements may include decorative murals, which do not specifically identify the business, lettering, phrases, decorative etchings, woodwork and/or public art which are intended to enhance the visual appeal of a structure or premises.
- E. The shape of all signs shall relate to the building facade, facade of adjacent buildings, and to the signs on adjacent buildings, if applicable. The coloring of wall signs should be consistent throughout the sign utilizing complementary tones and shades.
- F. The Building Commissioner may refer corporate logo design to the PC/ZBA for review and approval. The colors of corporate logos may be required to be changed or subdued to meet the intent and purposes of this code and color requirements set forth above.

### **3.3.7 Prohibited Signs**

- A. No sign shall block any required access way or window.
- B. No sign shall be attached to a tree or utility pole.
- C. No illumination used to make a sign visible shall result in a traffic hazard.
- D. Any sign or advertising structure using the words “stop,” “go,” “look,” “danger,” or any similar word, phrase, symbol or character, unless part of a business name and not dangerous to traffic.
- E. Any sign or advertising structure that obstructs traffic vision.
- F. Wind-actuated signs.
- G. Plywood signs.
- H. Signs advertising goods or services not provided on the premises where the sign is located.
- I. Portable reader-board signs.

- J. Projecting signs.
- K. Roof signs.
- L. Pole signs or other advertising devices erected upon poles, pylons, standards or separate supports.
- M. Bus stop/bench signs.
- N. Neon signs unless they meet the following criteria: (1) not more than one neon sign is on the premises other than grocery stores, bars, convenience stores or restaurants; (2) not more than two neon signs for grocery stores, bars, convenience stores or restaurants ; (3)no neon sign shall exceed five square feet.; (4) neon signs shall not cover more than ten (10) percent of the window area they are placed in.
- O. Neon window or door borders are not permitted.
- P. The permanent use of banners, flags, pennants, ribbons, streamers, spinners or helium filled balloons used as a sign shall not be located, erected, altered or maintained in the Village for commercial use.
- Q. Inflatable devices or other advertising devices erected upon poles, pylons, standards or separate supports.
- R. Any open spark or flame shall not be used for display purposes unless specifically approved by the Building Department and Fire Department.
- S. Hand lettered signs which are not professionally done and in all respects comply with the intents and purposes of this code.
- T. Signs with changing messages or content, revolving mechanisms, including alternating slats which change the message or signage content, with the exception to schools and Village facilities.
- U. Light or string of lights shall not be illuminated except during holiday seasons and then may only be illuminated during that specific holiday season.
- V. Illuminated building faces, unless submitted to the PC/ZBA for a recommendation to the Board of Trustees for approval, however, if approved, those building faces shall not face a residential district.
- W. Signs, lettering and announcements on trucks and delivery vehicles used to circumvent the signage regulations of this code. Trucks whose primary purpose is the display of a billboard or display are specifically prohibited from permanent parking on any zoning lot.

### **3.4. Temporary Signs and Regulations**

#### **3.4.1 Zoning**

All temporary signs shall comply with the setback and height requirements of the Zoning Code.

### **3.4.2 Temporary Sign Regulations**

- A. No temporary sign shall be erected or maintained within any public right-of-way, public land, or Village owned property except pursuant to Village sponsored special events.
- B. Temporary signs, such as election or political signs, shall be allowed for a period not to exceed sixty (60) days.
- C. A temporary business sign intended for a temporary or transient business is permitted in commercial districts in accordance with the provisions regulating the height and location of permanent business signs. Temporary business signs shall not be permitted for more than once per calendar year for (30) days or twice per calendar year for fifteen (15) days.
- D. The total area of a temporary advertising sign(s) shall not exceed twenty percent (20%) of the gross area permitted for all signs on the zoning lot to a maximum of twenty square feet (20 s.f.), and, if displayed in a window, shall not occupy more than fifty percent (50%) of the gross window area, nor more than fifty percent (50%) of an individual window area, when combined with permanent window signs.
- E. A temporary advertising sign or temporary business sign shall not be a projecting sign.
- F. Permits. A permit is required for a temporary business sign. When a permit is required for a temporary sign, the building commissioner shall impose as a condition of the issuance of a permit for temporary signs, such requirements as to the material, manner of construction and method of erection of a sign as are reasonably necessary to assure the safety and convenience of the public.

No permit is required for a temporary advertising sign.

### **3.4.3. Temporary Signs, Construction**

- A. Temporary signs shall be professionally done and in all respects comply with the intents and purposes of this Code. Hand lettered signs are not permitted.
- B. No temporary sign of combustible material shall exceed four feet (4') in any of its dimensions.
- C. Every temporary sign with an area in excess of twenty square feet (20 s.f.) shall be made of rigid materials.
- D. Every temporary sign with a weight in excess of fifty (50) pounds must be approved by the building department as conforming to the safety requirements of the building department of the village.

### **3.4.4. Temporary Sign Erection**

- A. Every temporary sign shall be safely and securely attached to the wall or other stable structure.

- B. No temporary wall sign shall extend more than four inches (4") beyond the face of the wall or structure to which it is attached.
- C. Inflatable promotional device shall comply with the heights and setbacks at provided in the Zoning Code. No inflatable promotional device shall be mounted on a roof of a building or structure.

#### **3.4.5 Garage Sale Signs**

- A. No garage sale signs shall exceed six (6) square feet in area.
- B. Garage sale signs may only be displayed on private property and shall be displayed not more than one (1) day prior to the start of the sale and all signs shall be removed by nine o'clock (9:00) P.M. on the last day of the garage sale.
- C. Garage sale signs for a single premises may be posted not more than two (2) times per calendar year.

#### **3.5 Permitted Bunting, Banners, Pennants, and Flags**

- A. Buntings, banners, pennants, and flags shall not be erected or maintained in such a location or manner as may endanger the public safety or interfere with or obstruct pedestrian or vehicular travel or create a traffic safety problem.
- B. Incident and accessory to temporary business signs and quasi-public signs, buntings, banners, pennants, and flags may be erected and maintained pursuant to a permit issued by the building commissioner.
- C. Buntings, banners, pennants, and flags for other than those issued pursuant to section 3.5.B. above are permitted only for grand openings, special promotions, or other similar special occasions not exceeding thirty (30) days in duration and not occurring more than two times annually for any one zoning lot. The provisions of this subsection shall not be interpreted as prohibiting the proper display of flags of any nation or political subdivision.
- D. Buntings, banners, pennants, and flags may be displayed for not more than thirty (30) days in any calendar year.
- E. The building commissioner may impose, as a condition of the issuance of a permit, such requirements as to the material, manner of construction, and method of erection of a sign as are reasonably necessary to assure the safety and convenience of the public.

#### **3.6 Other Signs and Regulations**

##### **3.6.1 Governmental or Public Utility Signs**

Signs erected by the Village, signs for control of or to provide information to traffic and other governmental regulatory purposes (e.g. street signs, danger signs, railroad crossing signs, and signs of public service companies indicating danger and aids to service or



safety which are erected by or on the order of a public officer in the performance of his or her public duty) shall be exempt from the provisions of this Code.

### **3.6.2 Signs Announcing the Sale or Lease of Land**

Real estate signs shall be professionally done and in all respects comply with the intents and purposes of this Code. Hand lettered signs are not permitted, except that the address of the property and phone number may be neatly hand lettered on a pre printed sign.

#### **3.6.2.1 Commercial Districts**

There shall not be more than one sign per lot, except that on a corner lot two signs, one facing each street shall be permitted. No sign shall exceed twelve (12) square feet in area.

#### **3.6.2.2 Residential Districts**

There shall be not more than one such sign per zoning lot except that on corner lots, two signs, one facing each street shall be permitted. No sign shall exceed six square feet (6 s.f.) in area.

### **3.7. Residential District Sign Regulations**

#### **3.7.1 Address Identification**

House number signs shall be required on all premises as specified in the ICC Building and Property Maintenance Codes.

#### **3.7.2 Nameplates and Identifications Signs**

##### **A. Multi-Family**

1. A single identification sign may be displayed for multi-family dwellings, except where a multi-family building is located on a corner lot. Then two such signs are permitted. The name and address of the building and the name of the management thereof may be contained on the sign.
2. The size of each sign shall not exceed six square feet (6 s.f.) for multi-family dwelling containing ten (10) or fewer units, or twelve square feet (12 s.f.) for multi-family dwellings containing more than ten (10) dwelling units.

##### **B. Residential Development Signs**

1. One monument sign of not more than two sign faces shall be permitted for each principal entrance to a single-family subdivision, residential planned unit development or multiple-family residential use.
2. Maximum Gross Surface Area. Not to exceed twenty square feet (20 s.f.) per sign face.
3. The maximum height and setback shall be in accordance with the zoning code.

4. Monument Sign. Shall be set back in accordance with Title 17 of the Round Lake Municipal Code and shall be located only at a principal entrance to such single family subdivision residential planned unit development or multiple-family residential use.
5. Additional Standards.
  - i. The sign shall not create any traffic hazard.
  - ii. The sign shall be aesthetically in keeping with the character of the neighborhood.

### **3.8 Business and Industrial District Sign Regulations**

#### **3.8.1 General**

- A. Each business establishment within the Village shall be permitted at least one approved wall, window, or monument sign that will adequately identify and promote the use while being conforming to the provisions of this Code.
- B. Each business premises shall display its address on the front of the premises and on the back door of the premises.
- C. No advertising is permitted on a flagpole.

#### **3.8.2 Wall Signs**

##### **3.8.2.1 Orientation and Location**

Wall signs are permitted only on the front facade of a building; or upon such other facade of a building:

- A. Which is adjacent to and mainly faces a street, thoroughfare, or parking lot used for customers of the building, and which lot is part of a planned unit development for the parcel upon which the sign is to be located; or
- B. Which is adjacent to and mainly faces a street, thoroughfare, or parking lot used for customers of the building, and which lot is under common ownership with the parcel upon which the sign is to be located;
- C. Such Sign may not be located on any other facade of a building, including a facade which mainly faces an alley.
- D. The building face area of floors which are not occupied by the business establishment (e.g., residential areas above the business establishment) shall not be used to compute the wall area of the front façade.

##### **3.8.2.2 Limitation on Number of Facades**

Wall signs identifying the business use shall be permitted only upon one of the facades as set forth in the preceding section, unless a variation is obtained.

### **3.8.2.3 Signs on awnings, fascias, marquees, and canopies**

Signs on awnings, fascias, marquees, and canopies shall be considered to be wall signs under the terms of this chapter and subject to the regulations where applicable.

### **3.8.2.4 Extension from wall**

Wall signs shall not extend above the top of the wall, nor beyond the ends of the wall to which the signs are attached unless such signs conform to the requirements for roof signs, projecting signs or ground signs.

### **3.8.2.5 Allowable Size of Wall Signage for Business Districts**

#### **A. One Side Facing Public Street**

1. Signage shall include all wall signs including signs on marquees, canopies, awnings, and permanent window signs.
2. Every business shall be permitted one and one half square feet (1-1/2 s.f.) of wall signage for every lineal foot of building wall frontage facing one public street.
3. For signs located one hundred feet (100') or less from the property line, the total of all wall signage for any one individual use, or the maximum size of an individual sign face shall not exceed one hundred square feet (100 s.f.).
4. For signs located more than one hundred (100') feet from the property line, the total of all wall signage for any one individual use, or the maximum size of any individual sign face may be increased one square foot (1 s.f.) for each two feet (2') of additional setback beyond the one hundred foot (100') setback from the property line, to a maximum size of three hundred square feet (300 s.f.), if permitted based on the size of the subject wall.

#### **B. Second Side Facing a Public or Private Street or Customer Parking Areas**

Businesses located in corner buildings or buildings with customer parking areas on more than one side shall be permitted one additional wall sign with not more than one square foot (1 s.f.) of wall signage for every lineal foot of applicable building wall to a maximum of fifty square feet (50 s.f.) of signage per applicable building wall.

### **3.8.2.6 Multiple Tenant Buildings**

For a multiple tenant building where tenants do not have exterior wall frontage facing one public street there shall be no more than two signs. One sign will be for the name of the building and the second sign will be to designate the directory of all occupants of the building. The directory shall be limited to one square foot (1 s.f.) in area for each tenant in the building. The combined signage for the two signs shall not exceed the size limitations established in Section 3.8.2.5.

### **3.8.2.7 Projection**

Signs suspended from any building shall not project more than twelve inches (12") beyond the front of the building and the bottom of such signs shall not be less than ten feet (10') above the finished grade of the sidewalk.

Any sign projecting or suspended from a building shall not exceed the ten feet (10') in height from the bottom of the sign to the top of the sign and its location and arrangement shall be subject to approval by the building commissioner

### **3.8.2.8 Design and appearance of sign message**

- A. Sign messages shall be designed so as to take into account the Village's need to (a) prevent visual distraction which causes traffic hazards and (b) maintain an aesthetically pleasing business environment. To that end, sign message areas shall be designed so as to focus on identifying the business establishment located at the premises. The following design elements shall be applied to commercial and industrial sign messages.
- B. Identification. The name or trade name of a business shall be permitted on a permanent sign as approved by the Round Lake building department. The name of the business establishment shall be the most prominent feature of the message area.
- C. The logo of the business establishment may also be displayed but shall be displayed so as to be subordinate in size and prominence to the name of the business establishment.
- D. Other copy in addition to the name and/or logo, may be placed in the message area of a sign provided that such additional copy shall be limited to an area not to exceed five percent (5%) of the gross sign area and may in no circumstances be larger in typeface or sign area than the identification or logo of the business establishment. Other copy without the presence of the name of the business establishment is confusing and imprecise and causes a traffic hazard. Accordingly, such other copy without the name of the business establishment also appearing on the sign is prohibited

For example, a sign which reads only "Liquor" is prohibited. On the other hand a signs which reads "Acme Liquor Store" is allowed

### **3.8.3 Mansard signs**

Signs may be erected on the plane of a mansard-style roof or mansard wall facing, providing the angle of such mansard roof or wall facing is constructed at an angle of not less than seventy degrees (70°) from the horizontal plane.

### **3.8.4 Window signs**

- A. Orientation and Location – Window signs are permitted only on the front window of a building.

- B. All window signs shall be professionally done and in all respects comply with the intents and purposes of this Code. Hand lettered signs are not permitted
- C. Window signs permanently painted, posted or displayed by any other means in a window may not occupy more than fifty percent (50%) of the gross window area, nor more than fifty percent (50%) of an individual window area, when combined with temporary window signs.

### **3.8.5 Awnings, canopies, and marquees signs**

#### **3.8.5.1 General, awning, canopy and marquee signs**

Signs on awnings, canopies or marquees may be permitted to supplement and/or in lieu of other signage, provided that the size of letters on such awnings shall not exceed eight (8) inches in height. The shape of all awnings, canopy and marquee signs shall relate to the building facade, facade of adjacent buildings, and to the awning signs on adjacent buildings, if applicable. The coloring of awning, canopy and marquee signs shall be consistent throughout the awning utilizing complementary tones and shades.

#### **3.8.5.2 Awnings and canopies**

A. Construction.

Every canopy and awning may be constructed of cloth or metal, provided, however, that all frames and supports shall be of corrosion-resistant material.

B. Erection.

1. The framework of all canopies and awnings shall be approved by the building department and be in compliance with the building code of the village.
2. All canopies and awnings shall be securely attached to and supported by the building.

### **3.8.6 Monument and ground signs**

- A. Monument Signs may be permitted as part of an overall signage plan and shall comply with the following specific requirements:
- B. The monument sign shall be in proportion to the building and development. The maximum sizes set forth herein may be reduced considering the size of the buildings or structures and other permitted signage. The design and shape of any approved monument signs shall relate to the building facade, facade of adjacent buildings, and to the signs on adjacent buildings, if applicable. The coloring of monument signs shall be consistent throughout utilizing complementary tones and shades.
- C. Notwithstanding the above, the monument sign shall be planned, constructed and located so as to provide for the safety of pedestrians and traffic in the areas adjacent to the sign, and the sign shall not obstruct the view of pedestrian and vehicular traffic.

- D. Further, provided that if approval is granted as set forth above, for integrated shopping centers under single ownership or under unified control, the sign shall contain only the name and location of the integrated shopping center and one name of all of the occupants of the Center.
- E. No monuments sign shall have more than two faces.
- F. The shape of the sign shall relate to the building facade, facade of adjacent buildings, and to the signs on adjacent buildings, if applicable.
- G. The coloring of signs should be consistent throughout the sign utilizing complementary tones and shades.

#### **3.8.6.1 Size**

- A. Ground signs shall be permitted only if the sizes of the wall signs for the subject property along the subject street frontage are less in area than that permitted under section 3.8.2.5 of this code.
- B. The ground signs must meet the required setbacks and other standards of traffic and pedestrian safety of the codes of the village of Round Lake and other governmental agencies. The maximum sign area for the largest sign face of a ground sign shall not exceed the amount of the reduction in the size of the permitted wall signs versus the actual wall signs and subject to the size limitation of subsections 3.9.6.1 a. thru d. of this code.
- C. For each zoning lot that includes a principal detached building where a setback is provided from all property lines there shall be permitted one ground sign per street frontage subject to 3.8.6.1.A. above and the following:
  - 1. For zoning lots with one hundred feet (100') or less of frontage and where the building setback from the property line along the subject street frontage is one hundred feet (100') or less, and for a property along a street with less than a seventy foot (70') right-of-way, no ground sign shall exceed sixteen square feet (16 s.f.) per sign face.
  - 2. For zoning lots with one hundred feet (100') or less of frontage along a street with at least a seventy foot (70') right-of-way and where the building setback from the property line along the subject frontage is more than one hundred feet (100'), the maximum size of any one sign face shall not exceed one square foot (1 s.f.) for each four feet (4') of building setback, to a maximum size for any one sign face of fifty square feet (50 s.f.).
  - 3. For zoning lots with more than one hundred feet (100') of frontage along a street with at least a seventy foot (70') right-of-way and where the building setback from the property line along the subject street frontage is one hundred feet (100') or less, the maximum size of any one sign face shall not exceed one square foot (1 s.f.) for each six feet (6') of frontage along the subject street, to a maximum size for any one sign face of fifty square feet (50 s.f.).

4. For zoning lots with more than one hundred feet (100') of frontage along a street with at least a seventy foot (70') right-of-way and where the building setback from the property line along the subject street frontage is more than one hundred feet (100'), the maximum size of any one sign face shall not exceed one square foot (1 s.f.) for each two feet (2') of building setback, to a maximum size for any one sign face of one hundred square feet (100 s.f.) for one street frontage.
  5. For zoning lots with more than one street frontage, the maximum size for any additional ground signs for any other street frontage shall be subject to the provisions of subsections 3.9.6.1 a. thru c. of this section and shall not exceed fifty square feet (50 s.f.) for any one sign face.
- D. Multiple Tenant Identification Sign. If multiple uses are located within the principal detached building, the ground sign shall include the name of the building, shopping center, planned development, and not more than fifty percent (50%) of the square foot area of such sign may contain up to six current tenants within such commercial center. A multiple tenant sign is also subject to the size limitation of 3.8.6.1 A. and C.

#### **3.8.6.2. Construction**

- A. Every ground sign, including the frames, braces, and supports thereof, shall be securely built and shall be designed by a structural engineer, registered architect, or sign manufacturer, and shall comply with the building code and shall be subject to approval by the building department.
- B. Any movable part of a ground sign, such as the cover or a service opening, shall be securely fastened by chains or hinges.

#### **3.8.6.3. Erection**

- A. No ground sign shall be located within ten feet (10') of any electric line, service drops or line conductors, or in any location where the building commissioner finds a reasonable danger that an electric power line would come in contact with the sign.
- B. Illumination. Signs shall be shaded to prevent light spillage beyond property lines.
- C. Clocks or other attention-attracting devices located on pylons, standards or other separate supports shall be considered ground signs and are subject to the regulations of this section.

#### **3.8.7 Signs accessory to parking area**

These signs are subject to the following:

- A. Area and number

Directional signs designating parking area entrances or exits are limited to one sign for each such exit or entrance and to a maximum size of five (5) square feet each.

### **3.8.8 Miscellaneous signs**

Other signs proposed to be erected by any person, other than the Village or other governmental authority, in the commercial district, including parking lot signage, signs for control of, or to provide information to pedestrians, traffic and other regulatory purposes (e.g. towing signs, parking restrictions, etc.) are not exempt from the provisions of this code and a permit shall be obtained for any such signs.

### **3.8.9 Sign accessory to automobile service stations**

The following signs accessory to automobile service stations are permitted:

- A. Racks for the orderly display of cans of engine oil for convenience in dispensing said oil, may be located on or at the end of pump islands (limit of two to each island).
- B. Two open portable tire racks (not more than seven feet (7') in height, including signs, and six feet (6') in length) on casters for the purpose of displaying new tire casings, shall be permitted for each gasoline or tire service station.

## **3.9 Sign Standards for Industrial Districts**

This section shall apply to all property located in industrial districts

### **3.9.1 Size**

There is permitted for each industrial establishment one identity sign for each street abutting the property. The maximum area for such identity signs shall be one square foot (1 s.f.) for each lineal foot of building frontage or that portion of the building occupied by the particular industrial establishment, or one-half square foot ( ½ s.f.) for each lineal foot of property frontage, which the establishment occupies, whichever is greater. The maximum total area of all permitted signs for any industrial establishment shall be one hundred square feet (100 s.f.) per side or a maximum total of two hundred square feet (200 s.f.) for a corner building.

### **3.9.2 Industrial complex signs**

In addition to all signs allowed in conjunction with industrial uses, all complexes of two or more firms shall be entitled to one industrial complex sign (which may be lighted) on each street abutting said property. Such signs shall not extend beyond the property line and shall be used solely to identify the industrial complex, the firms and activities therein. The allowable sign area for each sign shall be computed at: (i) one and one-half square feet (1-½ s.f.) for every lineal foot of the total building's frontage, or (ii) one square foot (1 s.f.) for every lineal foot of lot frontage, whichever is lesser. The maximum area of each sign shall be one hundred square feet (100 s.f.).

### **3.9.3 Ground Signs**

Ground signs shall be permitted only if the size of the wall signs for the subject property along the street frontage are less in area than that permitted under subsections 3.9.1 and 3.9.2 to a maximum size for any one sign face of fifty (50) square feet.



### **3.10 Removal of Non-conforming Signs**

#### **3.10.1 Miscellaneous provisions.**

- A. All nonconforming signs within the village of Round Lake shall be brought into compliance with the requirements of this chapter when an alteration is made to said signs. Such alterations are to include, but not limited to, the following:
1. When the sign is rebuilt;
  2. When the face of the sign is changed or the message is changed;
  3. When the sign is enlarged;
  4. When the sign is relocated.
- B. Exceptions. The following actions shall not trigger the requirements of paragraph 3.10.1.A:
1. Preventive maintenance of signs;

#### **3.10.2 Nonconforming sign**

A non-conforming sign which becomes damaged to the point where the cost of repair is more than 50% of the cost of replacement with a similar sign, falls into disrepair, becomes unsafe or structurally sound, or otherwise fails to comply with the Village Code, the owner shall remove or cause to be removed the non-conforming sign. The removal of the non-conforming sign shall include not only the sign face but all poles, bases, supports, braces, guys, anchors, and any other supporting structures within 30 days of the date the non-conforming sign becomes obsolete. Further, the premises to which the sign was attached shall be restored to a good and safe condition.

#### **3.10.3 Obsolete signs**

- A. An obsolete sign is a sign which no longer advertises or identifies a business or occupant of the premises or for which the purpose of the sign has been eliminated.
- B. Obsolete sign faces shall be removed within thirty (30) days of becoming obsolete.
- C. If the obsolete sign is also non-conforming, it shall be removed in its entirety, including all poles, bases, supports, braces, guys, anchors and any other supporting structures within thirty (30) days.
- D. Any non-conforming sign that did not comply with the Code, and all applicable ordinances, rules and regulations in effect at the time that sign became obsolete, shall be removed or caused to be removed by the owner within thirty (30) days. This includes the sign face all poles, bases, supports, braces, guys, anchors and any other supporting structures. Further, the premises to which the sign was attached shall be restored to a good and safe condition.

#### **3.10.4 Removal**

Within thirty (30) days of the date that the conforming sign became obsolete the owner shall remove or cause to be removed the obsolete sign. This includes all poles, bases, supports, braces, guys, anchors, and any other supporting structures. However, the PC/ZBA may recommend to the Village Board an extension of the time period for the removal of the sign. An Application of Appropriateness for the extension shall be submitted to the PC/ZBA, showing good cause why the conforming obsolete sign should not be removed within the time period provided in this Code. The PC/ZBA may at its discretion, recommend the extension, and further conditions that are reasonably required to implement the intent and purposes of this Code. The report of the PC/ZBA recommending the granting or denial of the extension shall be forwarded to the Village Board for consideration and approval or denial. The Village Board may impose further conditions, as it determines, that are reasonably required to implement the intent and purpose of this Code. Thereafter, a further extension of time may be granted by filing and submitting an Application of Appropriateness submitted to the PC/ZBA and the Village Board. The application must show good cause as to why the conforming obsolete sign should not be removed within the time periods granted above. The Village Board may grant such extension, and further may impose additional conditions that are reasonably required to implement the intent and purpose of this Code. In its discretion, the Village Board may refer this matter back to the PC/ZBA for consideration for any further extension.

Upon expiration of the time periods set forth above, and provided that no permits have been issued for the modification and/or maintenance of the sign and structure, the owner shall remove the obsolete sign in its entirety, including all poles, bases, supports, braces, guides, anchors and any other supporting structures.

### **3.10.5 Shopping centers**

Whenever the sign, or portion thereof, ceases to advertise or identify a business or use within the shopping center, the owner of the shopping center shall remove or cause to be removed the obsolete sign, or portion thereof, within thirty (30) days after the use ceases.

### **3.10.6 Removal of sign face**

Any sign face that is required to be removed pursuant to the terms of this Code shall be considered removed either when the sign in its entirety has been removed, or when the sign face, lettering, graphics or other information identifying the obsolete use has been fully removed. All work shall be professionally done and in all respects comply with the intents and purposes of this Code. In no event shall the sign face be simply covered, or any interior areas of a sign receptacle or box remain exposed.

### **3.10.7 Building face restored**

Whenever a sign is removed from a building facade, the facade shall be restored following removal of the sign.

## **3.11 Alterations**

### **3.11.1 Alterations**

A sign shall not be altered or enlarged except in conformity to the provisions for new signs. The changing of movable parts of an approved sign that is designed for such changes, or the repainting or reposting of display matter, shall not be deemed an alteration provided the conditions of the original permit and the requirements of this Code are not violated.

### **3.12.2 Relocating signs**

Any sign that is moved to another location, either on the same or to other premises, shall be considered a new sign

## **CHAPTER 4**

### **APPROVAL OF LANDSCAPE PLANS AND EXTERIOR AREAS**

#### **4.1 Introduction**

The purpose of this Chapter is to enhance the appearance of properties within the Village in such a way as to:

- A. Ensure that all properties other than one and two family dwellings, that are substantially remodeled, renovated or developed (including additions) within the Village are reviewed for landscape design elements both on the property and adjacent public ways.
- B. Provide a review of landscape plans with regard to design elements, planting materials, proportion and manner of display to fully promote the intents and purpose of this Code as well as the Round Lake Tree and Landscape Manual;
- C. Promote such plantings and landscape design elements that will not obstruct the vision necessary for traffic safety or otherwise endanger the public health, safety, morals or general welfare.
- D. Ensure that plantings and landscape design elements are selected for aesthetics and durability.
- E. Enhance architectural features, strengthen vistas and important areas, and provide shade.

#### **4.2 Criteria for Review**

The purpose of these criteria is to establish a checklist of those items which affect the physical aspect of the Village's environment. Pertinent to appearance is the design of the site, building and structures, paved areas, planting, signs, street hardware, and miscellaneous other objects which are observed by the public. These criteria are not intended to restrict imagination, innovation, or variety, but rather to assist in focusing on design principles which can result in creative solutions that will develop a satisfactory visual appearance within the Village, preserve taxable values, and promote the public health, safety and welfare. These criteria shall include:

- A. The site shall be planned to accomplish a desirable transition with the streetscape, and to provide for adequate planting, safe pedestrian movement, and parking areas.

- B. Site planning in which larger set backs & yards are greater than the minimum zoning requirements are encouraged to provide an interesting & harmonious relationship between those buildings.
- C. Parking areas shall be treated with decorative elements that may include building wall extensions, plantings, berms or other innovative means so as to largely screen parking areas from view from public ways; and
- D. Without restricting the permissible limits of the applicable zoning district, the height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.
- E. Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.
- F. Adjacent public utilities shall be relocated underground or to the rear of the premises whenever possible.

### **4.3 Landscaping Approval Required**

The following specific provisions shall apply wherever practicable.

#### **4.3.1 Landscape requirements**

Any construction, addition, or enlargement for all uses, (except one and two family dwellings) shall be permitted only upon compliance with the following at a minimum:

- A. Shade trees of a caliper required by the Village code shall be planted within or surrounding the proposed construction, addition or enlargement. The plantings shall be at a rate and spacing determined by the Village Code, which would include the Subdivision Ordinance and Tree Preservation Ordinance, based upon the proposed use and intent, and the purpose of this code.
- B. Planting islands of shrubs and/or trees, and decorative berms shall be implemented into landscape plans for screening of outdoor areas. This includes patios, outdoor service areas and service yards, and other places in which individuals, patrons or employees tend to congregate. This shall be accomplished by the use of walls, fencing, plantings or combinations of the above.
- C. Unity of design shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments.
- D. Plant material shall be selected for interest in its structure, texture and color and for its ultimate growth. Plants that are non-invasive, hardy, harmonious to the design or intent of the area and of attractive appearance shall be used.
- E. Each area in the commercial district for which a landscaping plan is required, which abuts residential property, shall provide screening that has been approved by the Village Arborist. Screening shall consist of a solid fence, or wall, not less than five (5) feet nor more than eight (8) feet in height corresponding with the applicable fence/wall

heights for the zoning district of the development, or a continuous dense hedge of shrubbery or evergreens, a planted earth berm or a combination of both

- F. Attractive landscape transition to adjoining properties shall be provided; and
- G. Harmony in texture, lines, and masses is required. Redundant or monotone appearances shall be avoided.
- H. Landscape elements included in these criteria consist of all forms of planting and vegetation, ground forms, rock groupings, water patterns, and all visible construction except buildings and utilitarian structures.
  - 1. Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed. Modification to topography will be permitted where it contributes to good appearance, as defined in the Appearance Code or Subdivision Ordinance, as applicable.
  - 2. Grades of walks, parking spaces, terraces, and other paved areas shall provide an inviting appearance and stable surface for walking and sitting if seating is provided.
  - 3. Landscape treatment shall be provided to enhance architectural features, strengthen vistas and provide shade.
  - 4. Unity of design shall be achieved by repetition of certain plant varieties and other materials, and by correlation with adjacent developments.
  - 5. Plant material shall be selected for interest in its structure, texture, and color and for its ultimate growth. Plants that are indigenous to the area, harmonious to the design non-invasive, hardy and of good appearance shall be used.
  - 6. Plants that may be susceptible to injury by pedestrian or motor traffic, shall be protected by appropriate curbs, tree guards, or other devices; and
  - 7. Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings.
  - 8. Screening of service yards, and other places which tend to be unsightly, shall be accomplished by use of walls, fencing, planting, or combinations of all the above. Screening shall be equally effective in winter and summer.
  - 9. In areas where general planting will not prosper, other materials such as fences, walls, and paving of wood, brick, stone, gravel, and cobbles shall be used. Carefully selected plants shall be combined with such materials where possible.
  - 10. Provision for watering landscape areas shall be included in the design.
  - 11. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Lighting standards and building fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design and in keeping with good green practices while excessive brightness shall be avoided, particularly adjacent to residential areas.

### **4.3.3 Maintenance - planning and design factors**

- A. The choice of materials and their use, together with the types of finishes and other protective measures, must be conducive to easy maintenance and upkeep.
- B. Materials and finishes shall be selected for their durability and wear as well as aesthetics. Proper measures and devices shall be incorporated for protection against the elements, neglect, damage, and abuse.
- C. Provision for washing and cleaning of buildings and structures, and control of dirt and refuse, shall be included in the design. Configurations that tend to catch and accumulate debris, leaves, trash, dirt, and rubbish shall be avoided.

### **4.3.4 Factors for evaluation**

The following factors and characteristics which affect the appearance of a development will govern the evaluation of a design submission, whether reviewed by the Building Official, or the Plan Commission/Zoning Board of Appeals when necessary for variances or new development:

- A. Conformance to ordinances and this Code.
- B. Exterior space utilization.
- C. Architectural character.
- D. Attractiveness.
- E. Material selection.
- F. Harmony and compatibility.
- G. Circulation - vehicular and pedestrian.
- H. Maintenance aspects.

## **4.4 Parking Lots**

To achieve attractive landscape transition between off-street parking areas and adjoining properties or public streets, all such areas shall be treated with decorative design elements, plantings, berms or other innovative means as required in this code. The following specific provisions shall apply:

### **4.4.1 Construction of off-street parking**

Any construction or enlargement of off-street parking and loading areas for all uses, (except one and two family dwellings) shall be permitted only upon compliance with the following:

- A. No permit shall be issued for construction of any new parking area (except single family or dual (2) family dwellings), unless the applicant agrees that plantings and trees as determined sufficient by Village Codes shall be planted therein.

- B. All trees shall be of a caliper, height, and species specified by the Subdivision Code or Tree Ordinance.
- C. The lower most branches of any tree extending over pavement maintained for vehicular and pedestrian traffic or parking must be at a height of no less than nine (9) feet.
- D. The planting of any low-hanging branched trees which might impair vision is also prohibited. No person shall plant any tree in a parking lot without first obtaining approval from the Village.
- E. Unity of design shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments.
- F. Plant material shall be selected for interest in its structure, texture and color, and for its ultimate growth. Plants that are indigenous, non-invasive and hardy to the area, harmonious to the design of the surrounding area, and of attractive appearance shall be used.

#### **4.4.2 Parking, residential areas**

Parking and loading areas abutting any street or abutting residential uses shall also comply with the following:

- A. Each parking and loading area abutting a public street shall meet the requirements of Chapter 17.88.
- B. Each such area abutting residential property shall provide screening as outlined in Section 4.4.1(e) of this code.
- C. Planting islands of shrubs and/or trees within parking lots or loading areas shall be encouraged.
- D. Parking areas and related traffic ways shall be enhanced with landscaped areas, including trees or tree groupings.
- E. Unity of design shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments.
- F. Plant material shall be selected as outlined above.
- G. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms or other innovative ways as a means to screen parking areas from view from public ways.
- H. In locations where plants will be susceptible to injury by pedestrian or motor traffic, they shall be protected by appropriate curbs, tree guards, or other devices.

#### **4.5 Parkways and Public Ways**

No building permit shall be issued for any new construction nor for any premises which is substantially altered, remodeled or improved within the Village, (except single family or

dual family dwellings), unless the applicant agrees that turf, plantings and trees, as required in this code and the Village of Round Lake Tree Preservation Ordinance and Subdivision Code, shall be planted in the public parkway adjoining the premises to be improved.

#### **4.5.1 Tree species**

All shade trees shall be of a species, quality and placement as may be approved by the Building Department, and caliper as specified by the Village of Round Lake Tree Ordinance. These trees shall take into account cleanliness, ease of maintenance, resistance to disease and adverse conditions and the avoidance of concentrations of single species.

#### **4.5.2 Street and parkway trees**

Trees used for street or parkway plantings shall follow the Round Lake Tree and Landscape Manual.

#### **4.5.3 Exempt plantings**

Trees, plantings and improvements placed or authorized by the Village shall be exempt from provisions of this code.

### **4.6 Refuse Areas and Mechanical Equipment**

In all zoning districts in which a business, commercial, or multiple family use exists (a property containing three (3) or more family living units) a refuse enclosure area is required as follows:

#### **4.6.1 Pre-approved screening methods and designs**

Pre-approved screening methods and designs may be implemented by the building official and permits issued for same without the necessity of the applicant appearing before the PC/ZBA, provided the proposed enclosure or screening device fully complies in all respects with all other applicable ordinances. The building official may solicit such approvals from time to time from the PC/ZBA, on behalf of the Village, or on behalf of any applicant.

#### **4.6.2 Screening waste containers**

All garbage and refuse containers stored on any commercial, industrial or multi-family zoned lot shall be stored in accordance with Chapter 15.28.020 of the Village code.

#### **4.6.3 Screening service and storage areas**

Refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from view from public ways, using materials as stated in criteria for equipment screening. Further, to the greatest extent practicable, they shall not be located in front yards or adjacent to any public way.



#### **4.6.4 Screening mechanical equipment**

On all commercial property used for business purposes, mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways.

#### **4.6.5 Screening of service yards**

Screening of service yards, and other places which tend to be unsightly, shall be accomplished by use of walls, fencing, planting, or combinations of the above. Screening shall be equally effective in winter and summer.

#### **4.7 Fences**

Anyone wishing to erect a fence within the Village shall obtain a fence permit from the Building Department and meet the requirements of Chapter 17.12.280 of the Village Code. No permit shall be issued for any fence (other than a temporary construction site fence) to be constructed within a commercial district unless it meets the criteria specified in this section. A variance from the fencing regulations of this section may be obtained from the applicable Commission.

##### **4.7.1 All fences shall comply with the following regulations**

- A. Open wrought iron fencing is desired in any yard in the commercial district.
- B. In areas of commercial districts in which a fence for screening purposes is required by any Ordinance of the Village of Round Lake, each screening fence shall consist of a decorative "board on board", brick, other fencing or other material approved by the Building Official.
- C. In no event shall any wall, fence or other structure or planting be placed or maintained in a location relative to a public or private street, alley, driveway that would negatively affect the vision. The wall, fence or other structures shall be maintained to provide a clear view of all vehicular or pedestrian traffic.
- D. "Chain-link" type fencing, with or without filler strips, barbed wire and/or electrically charged fences are prohibited.
- E. All fence materials shall be of good quality and durability acceptable for exterior use.
- F. In all zoning districts, the finished side of the fence (side without fence posts) shall face the adjoining property or public way.

#### **4.8 Maintenance and Upkeep**

There shall be a continuing obligation upon the owner of any building or property for which landscape plantings have been approved pursuant to this Code, or existing plantings, to

be maintained and replace any that may have deteriorated or have been damaged or defaced. The property owner or occupant shall be responsible for the following:

#### **4.8.1 Trees, shrubs and plantings**

All trees, shrubs and plantings required by this code shall be provided and maintained. The property owner or occupant is required to maintain the adjacent parkway including, but not limited to, mowing grass and raking leaves. However, the Village will be responsible for pruning and removing any trees located in the Village parkways which it determines detrimental to the health, safety and welfare of the public.

#### **4.8.2 Trees, shrubs and planting on private property**

Any tree, shrub or plant on private property which overhangs any public way that impedes or interferes with traffic or travel on public ways or streets shall be trimmed by the owner so that the interference or obstruction is removed. Any tree or limb of a tree which has become dead or decayed or broken and likely to fall on or across any public way shall be removed immediately or as soon as practical. Any Tree removal must be done in accordance with the Village of Round Lake tree preservation ordinance.

#### **4.8.3 Landscape materials, other than plantings**

Landscape materials, other than plantings, which have deteriorated or have been damaged or defaced, shall be properly repaired or replaced; and

#### **4.8.4 Deteriorated or dead planting**

Plant materials which have deteriorated or died shall be replaced with healthy plantings, or the area redesigned with other treatment to provide an attractive appearance.

#### **4.8.5 Cultivation and care of plantings**

Planting materials shall be kept watered, fed, cultivated, and pruned as required to give a healthy and well-groomed appearance during all seasons.

#### **4.8.6 Vacant or abandoned lots maintained**

Any vacant or abandoned lot shall be appropriately maintained. This shall include removal of any previously permitted pavement surfaces, and installation and maintenance of landscaping including grass, sod, or other decorative materials. Any such property shall be kept free and clear of litter and debris.

#### **4.8.7 Placement of refuse containers**

Refuse containers shall be placed in locations which will encourage their use, to avoid littering of waste materials.

## CHAPTER 5

### BUILDING FACADES AND EXTERIORS

#### 5.1 Introduction

The purpose of this Chapter is to enhance the appearance of properties and the Village in such a way as to:

- A. Ensure that designated properties remodeled, renovated or developed within the Village are reviewed to ensure acceptable appearance of exterior areas thereby promoting consistent renovation of such structures.
- B. Provide a review of the exterior plan with regard to design features, components and proportion to fully promote the intents and purpose of this Code.
- C. Promote such exterior improvements and design features that will enhance the structure and will not obstruct the vision necessary for traffic safety or otherwise endanger the public health, safety, morals or general welfare. Limited additional design elements may be permitted on any structure where determined appropriate by the PC/ZBA.
- D. Ensure that all exterior design features are selected for their durability as well as for their appearance.

#### 5.2 Building Design

##### 5.2.1 Building Design in all Districts

- A. Architectural style is not restricted. Evaluation of appearance of a project shall be based on the quality of its design and relationship to its surroundings.
- B. Buildings shall have good scale and be in harmonious conformance with permanent neighboring development.
- C. Materials.
  1. Materials shall have good architectural character and shall be selected for harmony of the building and adjoining buildings.
  2. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those which are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.
  3. Materials shall be of a durable quality.
  4. In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious to their surroundings.

D. Building components

1. Windows, doors, eaves, and parapets shall have good proportions and detailed to make them important parts of the total façade.
2. Clear non-reflective glass should be used for ground floor windows.
3. Roofs should be an integral part of the design and overall form of the building design. Mansard roofs should be avoided.
4. Parapets should be finished with cornices or other horizontal decoration with no visible flashing.

E. Colors shall be harmonious with compatible accents.

F. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways.

G. Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design.

H. Refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from view from public ways, using materials as stated in criteria for equipment screening. It shall also be complementary with the architectural concept of the building.

I. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siding shall be used to provide visual interest. In multiple building projects, variable siding or individual buildings may be used to prevent a monotonous appearance.

**5.2.2 Building Design within the Downtown Development District**

A. Use of traditional masonry materials such as brick or stone is encouraged within the Downtown Development District.

B. In areas of the Downtown Development District colors should be relatively muted and subtle. The natural brick and stone colors of red, buff, cream, and gray should predominate.