

**ORDINANCE 2017 – O - 14**

**AN ORDINANCE AMENDING COMMERCIAL DEVELOPMENT STANDARDS  
SET FORTH IN THE ZONING CODE, A PART  
OF THE MUNICIPAL CODE OF WINTHROP HARBOR**

**WHEREAS,** the Planning and Zoning Board (PZB) is charged with the authority and responsibility for proposing amendments to the text of the zoning code, and

**WHEREAS,** the PZB has discussed proposed modifications to the commercial development standards set forth in the zoning code on a number of occasions, both informally and formally, and has provided draft modifications to the Economic Development Commission for their input, ultimately resulting in a public hearing held on August 8, 2017 wherein the PZB unanimously recommended that the Village Board adopt modifications to the said commercial development standards, and

**WHEREAS,** the Village Board has reviewed the proposed text amendments and specifically finds that the same are fair, reasonable and calculated to improve the primary commercial business corridor within this community, and that the same will provide ongoing benefits to all landowners, businesses and taxpayers within the Village without imposing excessive expense or bureaucratic hurdles that could otherwise impede development and redevelopment,

**NOW THEREFORE, BE IT ORDAINED** by the Village of Winthrop Harbor, Lake County, Illinois, as follows:

**SECTION ONE:** Sections 154.085 of the Winthrop Harbor Municipal Code is hereby amended by the addition of the following subsections which shall hereafter read as follows:

- (F) Only the following materials shall be allowed for exterior walls of buildings: brick, split-faced block, architectural concrete, synthetic plaster, stucco, wood or metal as a decorative element. The exterior walls of buildings shall not be constructed of corrugated metal, however corrugated painted metal may be used for awnings.
- (G) All exterior mechanical equipment, transformers, satellite dishes and antennae and outside storage areas shall be screened from public view using one of the following methods;
  - 1) Screened by structure it serves – Mechanical equipment on or adjacent to a structure may be screened by a parapet or wall of sufficient height, built as an integral part of the structure.
  - 2) Designed as an integral part of the structure – If screening is impractical, mechanical equipment may be designed so that it is balanced and integrated with respect to the design of the building

3) Screen by another structure – mechanical equipment installed on or adjacent to a structure may be screened by a fence, wall or similar structure. Such screening structure shall comply with the following standards;

a. The required screening shall be permanently attached to the structure or the ground and shall conform to all applicable building code requirements.

b. The required screening shall be constructed with materials that are architecturally compatible with the structure.

c. Off-premise advertising signs and billboards shall not be considered required screening.

4) Screened by vegetation – Mechanical equipment installed adjacent to the structure may be screened by hedges, bushes or similar vegetation.

(H) Dedicated pedestrian access shall be provided from the main entrance of any private building to the abutting public sidewalk along Sheridan Road.

(I) General Landscaping Standards shall be followed for all new developments and for alterations to existing facilities as outlined in Chapter 159 of the Village of Winthrop Harbor Code of Ordinances.

**SECTION TWO:** Section and 184.095 of the Winthrop Harbor Municipal Code is hereby amended by the addition of the following subsections which shall hereafter read as follows:

(F) Only the following materials shall be allowed for exterior walls of buildings: brick, split-faced block, architectural concrete, synthetic plaster, stucco, wood or metal as a decorative element. The exterior walls of buildings shall not be constructed of corrugated metal, however corrugated painted metal may be used for awnings.

(G) All exterior mechanical equipment, transformers, satellite dishes and antennae and outside storage areas shall be screened from public view using one of the following methods;

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(I) General Landscaping Standards shall be followed for all new developments and for alterations to existing facilities as outlined in Chapter 159 of the Village of Winthrop Harbor Code of Ordinances.

**SECTION THREE:** This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WINTHROP HARBOR, ILLINOIS, ON THIS 15th DAY OF AUGUST, 2017 .

ATTEST:

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DR. MICHAEL BRUNO, MAYOR

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JULIE RITTENHOUSE, VILLAGE CLERK