

VILLAGE OF LAKE VILLA

---

ORDINANCE NO. 2017-02-02

AN ORDINANCE AMENDING  
THE VILLAGE OF LAKE VILLA ZONING ORDINANCE  
(RE: Title 10, Chapter 3, Article D, Re: VC-O VILLAGE CENTER OVERLAY;  
Title 10, Chapter 3, New Article E, Re: ARCHITECTURAL DESIGN STANDARDS, and  
Title 10, Chapter 8, Re: RESIDENTIAL DESIGN STANDARDS)

---

ADOPTED BY THE  
CORPORATE AUTHORITIES  
OF THE  
VILLAGE OF LAKE VILLA, ILLINOIS  
THIS 8<sup>th</sup> DAY OF FEBRUARY, 2017

---

Published in pamphlet form by the Corporate Authorities of the Village of Lake Villa, Lake County, Illinois, this 9<sup>th</sup> day of February, 2017.

AN ORDINANCE AMENDING  
THE VILLAGE OF LAKE VILLA ZONING ORDINANCE  
(RE: Title 10, Chapter 3, Article D, Re: VC-O VILLAGE CENTER OVERLAY;  
Title 10, Chapter 3, New Article E, Re: ARCHITECTURAL DESIGN STANDARDS, and  
Title 10, Chapter 8, Re: RESIDENTIAL DESIGN STANDARDS)

WHEREAS, the question of further amending the Village of Lake Villa Zoning Ordinance, as Amended, was referred by the Corporate Authorities of the Village of Lake Villa (the "Village") to the Zoning Board of Appeals of the Village for the required public hearing; and

WHEREAS, the Zoning Board of Appeals heretofore held a public hearing on October 27, 2016, pursuant to the notice duly published in the Daily Herald, a newspaper of general circulation within the Village of Lake Villa, on October 10, 2016, said publication occurring not more than thirty (30) nor less than fifteen (15) days prior to the public hearing; and

WHEREAS, the Zoning Board of Appeals has issued its report and recommendation of approval to the Village Board; and

WHEREAS, the Corporate Authorities of the Village have considered establishing architectural design standards for commercial, office, single-family residential, and multi-family residential zoning districts, and for new construction and for the substantial renovation of existing structures within the Village Center Overlay District and have determined that amending the Village of Lake Villa Zoning Ordinance (sometimes referred to herein as the Village of Lake Villa Zoning Code") regarding these standards is in the best interest of the Village; and

WHEREAS, the proposed text and map amendments: (1) will meet the challenge of changing conditions in the Zoning Districts affected; (2) are consistent with the intent of the Zoning Ordinance and with its various existing provisions; and (3) will not be detrimental to the development of the Village but, rather, will be beneficial to such development; and

WHEREAS, the Corporate Authorities of the Village have determined that it is in the best interests of the Village, its residents, and the public health, safety, and welfare, to provide for and implement the amendments to the Village of Lake Villa Zoning Ordinance as set forth herein:

NOW, THEREFORE, BE IT ORDAINED by the Mayor and the Board of Trustees of the Village of Lake Villa, Lake County, Illinois, as follows:

SECTION 1: The Mayor and Board of Trustees hereby find that the recitals hereinabove set forth are true and correct and are incorporated into the text of this Ordinance as its findings

to the same extent as if each recital had been set forth herein in its entirety and further find as follows:

- i. The proposed text amendments meet the challenge of changing conditions in the area and the affected zoning districts.
- ii. The proposed amendments are consistent with the intent of the Zoning Ordinance and with its various provisions.
- iii. The proposed amendments will not be detrimental to the development of the Village.

SECTION 2: The report and recommendation of the Zoning Board of Appeals is accepted and approved.

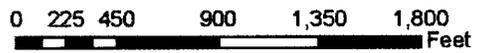
SECTION 3: That Sections 1 and 2 of Chapter 8 of Title 10 shall be and are hereby deleted in their entirety, that the remaining Sections of Chapter 8 of Title 10 shall be and are hereby designated as Sections 1, 2, and 3, respectively, and that Chapter 8 of Title 10 shall hereafter be titled "Residential Property Standards".

SECTION 4: That subsections 1 through 9, inclusive, of Title 10, Chapter 3, Article D, "VC-O Village Center Overlay", shall be and are hereby deleted in their entirety and replaced with the following.

**10-3D-1: PURPOSE; BOUNDARY:**

- A. The Village Center Overlay District is hereby established to ensure that development in the village center of Lake Villa reflects an integrated, pedestrian oriented, mixed use character. The VC-O regulations are also intended to preserve and enhance the appearance of the village's gateway road corridors that provide primary vehicle access into the village center area. Inclusion of this area within the village center overlay zone will allow for phased expansion of the downtown as properties on the periphery of the downtown core redevelop over time. Within the village center overlay district, buildings are required to be oriented toward the sidewalk and pedestrian connections must be provided between individual sites, the Metra train station, and adjoining residential neighborhoods. Buildings and structures within the village center overlay district shall conform to the architectural design standards in Title 10, Chapter 3, Article E.
- B. The boundary of the village center overlay zone is delineated in figure 10-3D-1 of this section.

FIGURE 10-3D-1



  
**VILLAGE OF LAKE VILLA**  
DISCOVER THE OPPORTUNITIES

**Legend**  
 Village Center Overlay District

**10-3D-2: OBJECTIVES:**

The objectives of the village center overlay district include the following:

- A. To maintain the traditional scale and character of the downtown core and ensure compatible, integrated redevelopment of properties on its periphery and along the gateway corridors of Grand Avenue and Route 83.
- B. To develop the village center as a diverse mixed use environment where residents and commuters live, work and shop.
- C. To establish a pedestrian friendly environment within the village center with direct connections to businesses, the Metra station, public facilities, and surrounding residential neighborhoods.
- D. To encourage preservation and rehabilitation of buildings with architectural and historic interest.
- E. To ensure that new construction is compatible with traditional development patterns and building design within the downtown core and surrounding residential neighborhoods.
- F. To create an adequate supply of parking that is located to the rear and side of buildings, and screened from adjoining properties and the public right of way.
- G. To require construction of attractive pedestrian amenities and site design elements that unifies and enhances the various parts of the village center.

SECTION 5: That Title 10, Chapter 3, is hereby further amended by the addition of a new Article E, "Architectural Design Standards", which shall read as follows:

**ARTICLE E: ARCHITECTURAL DESIGN STANDARDS**

**10-3E-1: PURPOSE**

The following architectural design standards as set forth in this Article E are intended to provide standards for the renovation of existing buildings and structures and for the new construction of buildings and structures in order to provide a cohesive architectural style, harmony, and compatibility for each zoning district. All new construction and renovation of buildings and structures in each zoning district shall meet the respective architectural design standards as described in the section applicable to that zoning district where the building or structure is or will be located. These standards are intended to assist in creating viable and attractive properties, by establishing a baseline of architectural design appropriateness and establishing architecturally harmonious environments.

For the purposes of this Article, the term "façade" shall mean all of the exterior elevations of a building or other structure.

**10-3E-2: OBJECTIVES**

- A. The objectives of the Architectural Design Standards include the following:
  - i. To maintain the traditional scale and character of the downtown core and ensure compatible, integrated redevelopment of properties on its periphery and along the gateway corridors of Grand Avenue and Route 83.

- ii. To create a cohesive architectural style for all commercial, industrial, office, multi-family and single-family buildings and structures.
  - iii. To establish clear standards to be followed related to the architectural design of all buildings and structures.
  - iv. To establish the type of project(s) to which these design standards shall apply.
  - v. To establish a scoring system which shall be used to review and evaluate the extent of compliance with these design standards as they relate to particular project(s).
- B. Design goals include improving:
- i. Pedestrian-and vehicular streetscapes.
  - ii. Visibility of appropriate business activities.
  - iii. Harmonious design of major commercial developments throughout the Village.
  - iv. Landscape screening and buffering.

**10-3E-3: SCORING AND REVIEW SYSTEM ESTABLISHED FOR DETERMINING COMPLIANCE WITH ARCHITECTURAL DESIGN STANDARDS:**

The Zoning Officer is authorized to develop, in consultation with an architect retained by the Village, a scoring sheet (sometimes referred to herein as the "Review Outline for Minimum Compliance") which shall be used by the Zoning Officer to evaluate the compliance of proposed new construction and/or renovation of buildings and structures with the Architectural Design Standards established in this Article.

These standards are to be used in conjunction with the Zoning Officer's Review Outline for Minimum Compliance, which establishes a minimum required threshold of compliance with these Architectural Design Standards by rating each component of a proposed project with its compliance with the applicable Architectural Design Standards established herein and then totaling such ratings in the form of a pass/fail grading requirement. Such evaluation and scoring process shall require each project to achieve a compliance score with not less than 80% of the applicable Architectural Design Standards provided by this Article. The Zoning Officer shall be further authorized to revise and/or update such scoring sheet from time to time consistent with the provisions of this Article, as amended from time to time. By way of example, for the purpose of scoring to measure compliance with these Architectural Design Standards, where a standard says a particular characteristic is to be "avoided" or "discouraged", a point is achieved in the scoring process if such an architectural characteristic is not present, and no point is achieved if that characteristic is present. Similarly, if a particular architectural feature is "encouraged" by these standards, a point in the scoring process is achieved if the feature is present, and no point is achieved if such a feature is not present. Some specific architectural characteristics set forth in these Design Standards are considered to be more significant than others in their impact on the appearance of a building and other structures and, therefore, a two-point value ("priority points") will be assigned to give greater weight to such specific characteristics when they are achieved.

**10-3E-4: ARCHITECTURAL DESIGN STANDARDS FOR COMMERCIAL, RETAIL, AND OFFICE BUILDINGS AND STRUCTURES – CR, CB, SB, LI, LI-1 and LI-2 ZONING DISTRICTS**

The construction and/or renovation of all buildings and other structures located or to be located in the Village's commercial, retail and office zoning districts (CR, CB, SB, LI, LI-1, & LI-2) shall adhere to the following Architectural Design Standards.

- i. Applicability: All work related to the construction and/or renovation of buildings and structures located or to be located in the CR, CB, SB, LI, LI-1, & LI-2 zoning districts that requires a building permit for any substantial exterior renovation of an existing building or structure or for the construction of a new building or structure after adoption of these Architectural Design Standards shall be subject to the Scoring and Review process in Section 10-3E-3 hereof and the Architectural Design Standards in subsection ii hereof. Compliance with the standards set forth in this Section is required for all commercial, retail and office buildings and structures, including but not limited to the upper stories of office developments over commercial uses.
  
- ii. Architectural Design Standards for Buildings and Structures located in the Village's CR, CB, SB, LI, LI-1, & LI-2 Zoning Districts: Standards are subdivided into ten parts designed to address major elements of building façades:
  - A. General Façade Design Concepts
  - B. Exterior Building Materials
  - C. Exterior Material Colors
  - D. Building Features and Details
  - E. Attached Structures and Appendices
  - F. Fenestration - Windows and Glazing
  - G. Sign Compatibility
  - H. Building Lighting
  - I. Building System Screening
  - J. Building / Site Screening, Landscaping and Design

**A. GENERAL FAÇADE DESIGN CONCEPTS**

1. The incorporation of consistent architectural style is required on all façades of a building. The architectural style chosen shall be consistent with the highest quality styles of architecture found throughout the Village and compatible with the neighborhood in which the building or structure is located. (2 POINTS).
2. Architectural features and treatments shall be consistent with the architectural style chosen on the street side, but with a significant continuation of materials, colors, detail and trim on the remaining sides and rear facades. The level of intensity of features and treatments shall be a minimum of 40% on the sides and rear facades and shall be consistent with the architectural style chosen. (2 POINTS).
3. Continuity of architectural features and treatments throughout building

- façades and throughout a development shall be required.
4. Continuity of horizontal architectural elements, between components of a building on all façades, shall be required.
  5. Building vertical elements shall be consistent throughout all building façades and shall be compatible with adjacent buildings. (2 POINTS).
  6. Building presence, from the street, shall be given priority as an important component of façade design.
  7. Maintenance of distinction between the upper floors and first floor façades shall be required on all façades of office type buildings.
  8. Rhythm of ground floor architectural features shall harmonize with rhythm of upper stories.
  9. Maintenance of consistency in building widths, in an architectural block of buildings or in a single development shall be required.
  10. The first floor shall retain a largely transparent character, while the upper story(s) shall have a more solid quality to façade fenestration.
  11. Individual building units shall be clearly defined through use of such elements as pillars, piers, material changes, separation of glass, and/or awnings.
  12. The scale, proportions, massing, articulation and design features of the front façade of buildings shall enhance the pedestrian and vehicular experience, emphasizing the human scale.
  13. Façade components that incorporate such traditional design elements as cornices, transoms, friezes, bulkheads, window bases, and window head moldings are appropriate and required for buildings.
  14. Architectural features and applied moldings help to break up the monotony resulting from uninterrupted walls. This type of treatment on plain walls shall be required on all façades. (2 POINTS).
  15. Consider the directional expression of adjacent buildings. Building design may give a predominantly vertical, horizontal or non-directional expression to a building façade. The directional expression of buildings shall complement that of adjacent buildings.
  16. Building façade heights shall vary with each component of a building. For example, office component wall heights shall vary from that of the warehouse.
  17. Long, uninterrupted wall or roof planes shall be avoided, unless consistent with the architectural style chosen.
  18. Offsets, within the form of buildings, are encouraged as features that minimize the bulky look of a block-shaped building.
  19. Transparent façade design (generally, a 50% minimum) is required to increase visibility of business activity from the sidewalk and street at site locations (see F. Fenestration, Glazing and Windows for the specific required percentages of fenestration).
  20. Building windows shall be relatively consistent in height and design and consistent with front façade doors to create a cohesive appearance for

each building. Building window base heights shall be consistent with adjacent façades within, and adjacent to, a development.

21. Horizontal building detailing including, but not limited to, sills, headers, transoms, cornices, signage bands, shall be consistent in design, coordinated and compatible with one another.
22. Sign bands, such as a horizontal band at the top of each building's first floor, shall serve as the appropriate location for business signage and help unify a development site. Signage shall be consistent in type, size and color theme, and all signage shall comply with the Village's Sign Regulations which are part of this Zoning Ordinance, as amended from time to time, which Sign Regulations shall control and prevail.
23. Articulated roof-edges, clearly defined with significant detail and with reinforced horizontal lines are a required façade element.
24. Facades and roofing that can be seen by the public shall be of long life, easily maintained, and of natural materials.
25. Overpowering architectural features should only be used when they reflect the appropriate and accurate architectural style of the project and as long as the materials, construction and the design enhance the overall building structure. This type of feature is not allowed if inappropriate or out of scale.
26. Roof Form: Design buildings with hipped, gable, gambrel or other appropriate roof components. Flat roofed structures are encouraged only if appropriate for the architectural style.
27. Monotony should be avoided in façade design. The roofline at the top of a structure shall incorporate offsets, jogs, and/or architectural features and components for enhanced interest. (2 POINTS).
28. Standing seam and batten seam metal roof systems, as principal roof/wall elements, are limited to accents.
29. Primary entrances shall be located at the front of the building, unless off-street parking dictates otherwise, and should be recessed or have prominent architectural features.
30. Locate the major façade and/or major entrance of a building on the side facing the primary pedestrian or vehicular access, unless dictated by off-street parking.
31. Principal entryways shall be enhanced by features outlined in Section E.
32. One principal entry for each building component is encouraged. If location of parking creates the need, multiple entries may be included. Item 33 shall apply to all entries.
33. Doors, especially principal entryways, shall be emphasized using awnings, canopies, pediments, or other appropriate design feature. (2 POINTS).
34. Multi-tenant office and retail buildings shall include variation in architectural components, details and finishes in order to break up monotony and prevent repetitiveness.
35. In a multi-tenant building, one principal entrance for each tenant is

encouraged. If the location of parking creates a need, multiple entries may be included.

36. Buildings should be designed with foundations below grade. If any foundation appears more than 8" above grade it should be finished concrete, or veneered in an appropriate finish, consistent with other façade finishes.
37. All pre-cast wall or screen panels shall have pattern surface features and shall be pre-finished or stained or painted. Poured in place concrete shall have patterns and detailed surface features and shall be stained or painted. Panels with faux finish (i.e. brick/stone) are strongly encouraged.
38. Building Scale and Mass: The relative proportion of a building consistent with neighboring existing buildings, to pedestrians and to other buildings in the area shall be maintained for each new building in a development.
39. Building Rooflines and Roof Shapes: The visual continuity of roofs and their contributing elements (i.e., parapet walls, coping, cornices, etc.) shall be maintained in a building development on all façades.
40. Design Repetition: Matching building façade designs may not be repeated within four lots of each other in any given subdivision, individual sites or a subdivision. (2 POINTS).
41. Elevations of Buildings Facing Public Streets and Public Areas: Buildings facing public streets and public areas shall include major front elevation design elements on those elevations facing public streets or public areas, in order to enhance pedestrian and vehicular streetscapes (see Sections D. & E.) (2 POINTS).
42. Single large building façade masses shall be avoided. Façades shall be visually divided, by architectural features, into areas of 750 square feet or less. (2 POINTS).
43. Façade wall components larger than 750 square feet shall incorporate fascias, canopies, arcades, building offsets column features, banding reveals or other multi-dimensional design features to break up single large elements.
44. Roof Form: Design small buildings (10,000 sq. ft., one and two story) with hipped, gable, gambrel or other appropriate roof components.

#### B. EXTERIOR BUILDING MATERIALS

1. Façade Materials: Exterior walls shall include a primary finish of natural materials, i.e., natural wood, brick, architectural concrete, stone, architectural surface concrete block, factory colored or field stained / painted, or a combination of these materials. (2 POINTS).
2. The use of natural materials, such as wood, brick, stone, or concrete, as the primary finish material, is required. Synthetic materials shall be avoided unless its appearance is natural. (2 POINTS).
3. Traditional, time-tested, easily maintained building façade materials shall

- be required. Standing seam profiles and high tech architectural sheet metal panels are prohibited, unless approved by the Village. (2 POINTS).
4. Face brick, terra cotta, limestone, brownstone, lannon stone, marble, granite, ashlar masonry, or similar materials, are recommended masonry finishes. These may be required depending on architectural style chosen. (2 POINTS).
  5. Wood Walls: Clapboard, board and batten, shiplap, shingle style or other traditional wood siding shall be used with horizontal placement, or placement typical to the traditional installation methodology, for buildings.
  6. The use of concrete as a primary façade material shall only be allowed if designed to include significant architectural feature, color and texture, or faux finish.
  7. The choice of materials shall relate in character with and be compatible with adjacent buildings.
  8. Façade design, materials, and execution should be of high quality for all façades. Secondary façades (side or rear) should complement the primary façade treatments and adhere to the principles of these Architectural Design Standards and the architectural style chosen and approved by the Village for the respective building or structure.
  9. Exterior building materials shall be consistent and compatible on all sides and elevations of a building or structure. (2 POINTS).
  10. Roof Coverings: Shadow line or profile asphalt shingle, cedar shake, slate, or concrete tile roofing shall be considered on all pitched roofs. Corrugated tin or aluminum or preformed metal and other tile roofs shall not be considered appropriate for primary or dominant roof elements, for buildings or office components of industrial buildings, unless approved by the Village.
  11. Exposed framing of attached structures, unless integral to the design and architectural style chosen, or designed as an exposed element (i.e., heavy timber or finished metal), shall not be allowed.
  12. Materials and finishes used in attached structures shall be consistent with and complementary to the architectural style of the principal structure.
  13. Suggested building accent materials include copper, aluminum, wood, terne metal, accent stone, cultured stone, cut stone, accent stucco, accent EIFS, formed concrete, and terracotta. All other materials shall be submitted to the Village for approval. Material selection and finish should be durable, long life and maintenance friendly.
  14. The use of EIFS as a primary façade material shall not be allowed.
  15. The use of EIFS as an accent material substitute for stucco shall be allowed if designed to include significant architectural feature, color and texture.
  16. Wood selections shall be those that hold up to the Midwest climate, i.e.,

- cedar or redwood of a high grade and with appropriate finish, for buildings. (2 POINTS).
17. Rooftop mechanical equipment, if it must be used, shall be screened, with material complementary and consistent with building architecture and roof design/finish. (2 POINTS).
  18. Use of plain or decorative concrete block, applied faux brick, vinyl, or aluminum siding, shall not be allowed as a primary or accent façade material.
  19. The use of neon or strip LED shall not be allowed as a decorative exterior element of the façade or structure, or as an interior element shining through façade glazing. (2 POINTS).
  20. The use of plywood panels, i.e., T-111 or stucco panels, as a primary or accent exterior finish material, shall not be allowed. (2 POINTS).
  21. The use of batten or standing seam metal roofs, as a dominant primary or accent roof or siding element, shall not be allowed, unless approved by the Village.
  22. Materials: Material selection for building façades shall be compatible with prevailing material already used on existing buildings in the area. No building shall be permitted where any exposed façade is constructed or faced with a finished material which is aesthetically incompatible with other building façades in the area or which presents an unattractive appearance to public ways and surrounding properties. (2 POINTS).
  23. As new materials become available and/or are developed in the market place, these materials may be allowed, upon approval of the Village, for their specific use, if consistent with the proposed architectural style.
  24. Building Elevations Clad with a Singular Exterior Surface Material: Building elevations clad with a singular exterior surface material shall provide additional architectural design element(s) to break up the plan of the wall. This shall be accomplished with architectural design treatments, and details consistent with the principal building design and with the architectural style chosen.
  25. Foundations More Than 8 Inches Above Grade: Buildings shall be typically designed with foundations below grade. Foundations above grade shall be clad with an architectural finish material, or designed to look like an architecturally finished material.
  26. Vinyl and/or aluminum siding, trim, details are prohibited. (2 POINTS).
  27. Veneer faced plywood type sidings are prohibited. (2 POINTS).
  28. Precast concrete panels that are untextured or unfinished are prohibited.
  29. Common brick and plain concrete block are prohibited. (2 POINTS).
  30. Corrugated and pre-engineered metals with exposed fasteners are prohibited. (2 POINTS).

C. EXTERIOR MATERIAL COLORS

1. Reflect a color palette of well-established local traditions, in all building

- façade color selections. For new construction, and for any substantial renovation of an existing building or structure, all color palettes shall require the prior written approval of the Village prior to the application thereof on or to any building or structure. (2 POINTS).
2. The selection of building colors has significant aesthetic and visual impact on building character and appearance. A color palette for each building shall be submitted to the Village for the Village's prior written approval. (2 POINTS).
  3. New buildings or structures shall utilize the predominant and appropriate colors and textures of surrounding buildings, and be compatible with those building materials. (2 POINTS).
  4. Attached structures and details shall use the building color selection or a complementary color. (2 POINTS).
  5. Detached structures should match the chosen color palette of the principal building or structure. (2 POINTS).
  6. Use of discordant, or harsh, non-harmonious color is not allowed. (2 POINTS).
  7. Maximized color harmony within a development and between neighboring buildings (within 50 feet) shall be required.
  8. Exterior colors shall be compatible with existing adjacent buildings.
  9. Exterior color schemes shall be used consistently throughout a property, and all of its structures, including both the upper and lower portions of buildings, all sides of buildings, and on attached structures, elements and details.
  10. Color combination schemes shall be limited to no more than three different colors for an individual building or five colors for all structures in a development.
  11. The limit of exterior colors should also be applied to attached structures, features, details and signs.
  12. No one-color range dominates the Village corridors and commercial zones. Earth tones, including, but not limited to, browns, reds, beiges and grays are appropriate for all proposed projects.
  13. Colors used for the building accents should be earthy and neutral, unless otherwise dictated by architectural style. Bright colors, used for accents or for logos, shall be used sparingly, if at all, and will be subject to Village review and approval.
  14. When used in door and window frames, reflective materials, such as aluminum shall be softened through the use of earth tone colors. Mullion colors shall match the window frame colors.
  15. Muted, natural tones shall be applied to all painted elements such as windows, trim and cornices. Natural tones used shall complement the principal building's façade colors.
  16. Awning, canopy and attached structure colors shall blend with and be compatible with building façade colors. Bright primary colors are not

allowed; however, attached structure trim accentuated with contrasting colors shall be allowed if compatible with principal colors and used on a limited basis.

17. Bright primary colors are not allowed for the primary façade finishes. However, trim on the primary façade, accentuated with contrasting colors, if approved by the Village, may be allowed, on a limited basis.
18. For signs, a maximum of three colors shall be used. Background colors that match the building color, or neutral colors, are acceptable. A high level of contrast between the sign message and background works well for legibility.
19. Roof Coverings Color: Bright or overly colorful roofing materials shall not be allowed. (2 POINTS).
20. Color of trim, attached structures, details, and signs shall be compatible with that of neighboring buildings (within 50 feet) main façade, attached structures, details and signs. (2 POINTS).
21. Windows and window frames/trim shall have an appropriate finish and color to the architectural style, and be consistent with the overall color scheme of the structure. (2 POINTS).
22. Window glass should be of a harmonious color (see Section F, #12). (2 POINTS).
23. The color of the elements buffering mechanical ventilation, building utility services, trash dumpsters, etc., shall be subdued muted and natural and shall harmonize with the principal building color or colors. (2 POINTS).
24. Secondary façade colors shall be coordinated and compatible with color schemes of primary façades. Façade colors should be compatible and consistent on all sides and level of the structure.
25. Façade colors shall be consistent and compatible on all sides and levels of a building or a development of buildings.
26. Colors: The selection of building colors has a significant aesthetic and visual impact upon the public way and neighboring properties, and colors chosen shall be in general harmony with the existing area and neighborhood buildings and shall require the prior written approval of the Village.

#### D. BUILDING FEATURES AND DETAILS

1. Tripartite architectural façades are required (i.e. base, wall entablature).
2. The building base and entablature shall be consistent with architectural style, feature and detail.
3. Ornate building silhouette, or top of wall features, or profiles, are required, unless inconsistent with the architectural style chosen.
4. To reduce the visual impact of large expansive walls, the raising or lowering of the parapets and/or building offsets are required.
5. Masonry detailing such as rowlocks, soldiers, headers, plants, copings,

- arches and ornate coursing details are required.
6. Major or common architectural elements to be incorporated in primary building façades include window bases, pilasters columns, friezes, cornices, wall break details and window treatments/surrounds of buildings.
  7. Accurate representation of defined architectural elements, details, and style shall be required.
  8. Pilasters, columns and other architectural features shall be appropriate to the proposed architectural style and consistent throughout a development.
  9. Maintenance and coordination of appropriate cornice lines, with respect to adjacent buildings, shall be required. Cornice lines shall be compatible in detail, size, color, shape and elevation.
  10. Cornice style shall match proposed architectural style of building or building developments.
  11. The "frieze" or "sign band" is the horizontal segment of the building located above the display window and below the second floor windows, façade trim, or building cornice. Friezes shall be consistent throughout a development of buildings and appropriate for the proposed architectural style.
  12. See exterior material colors, Part C, for additional information regarding architectural features.
  13. Generally accepted defined building features and details, when combined with approved exterior finish materials and architectural styles, will assist in forming the basis for architecturally harmonious environments for office components of industrial zones. Incorporated features shall be located in pattern, number, size, and detail to be compatible with proposed architectural styles, for façade design, façade enhancement and new development.
  14. Building feature/detail material, color, and texture shall be consistent with the finish materials and architectural style of the building. (2 POINTS).
  15. Building elements, such as awnings, signs, doors, windows, and lighting fixtures, shall complement each other and main building façade finishes.
  16. Building features/details shall be consistent within the front exterior façade of the building. The level of detail may be less intense or simulated on the sides, rear and upper levels of the building or development of buildings. The level of intensity of detail shall be appropriate for the architectural style selected.

**E. ATTACHED STRUCTURES AND APPENTICES**

1. Use of awnings, canopies or other design features is required to enhance front façades, if dictated by the architectural style selected, for commercial/office or office components of industrial buildings.

2. Awnings, canopies and other design features shall be designed to add depth to the building surface and accentuate entrances. They shall be of appropriate color, and shall provide maximum weather protection to building façades, for commercial/office or office components of industrial buildings.
3. When consistent with the architectural design, pilasters, awnings, columns, cornices, canopies and other architectural features should be part of the design elements included in building façades or as an accent feature on the street-side façade. Use of these design elements should respect the façade framework.
4. Awnings and canopies shall be consistent in character, scale, color, location and architectural style. The intensity of use shall be consistent with the style chosen, for commercial/office or office components of industrial buildings. Radius canopies shall not be allowed.
5. Awning and canopy locations shall respect the façade framework, for commercial/office or office components of industrial buildings.
6. Awning and canopy size, color and placement shall complement the architectural character of the building. Street-side awnings and canopies should be designed to add depth to the building and to accent window and door treatments.
7. Soft, weather-treated canvas or vinyl materials, which allow for flexible or fixed installation, shall be used for awnings. Constructed canopies, canopies built and fabricated as part of the façade of materials, color and design consistent and compatible with the building architectural style can also be used.
8. Awnings and canopies provide a secondary location for signage. All signage shall comply with the Village's Sign Regulations which are part of this Zoning Ordinance, as amended from time to time, which Sign Regulations shall control and prevail.
9. Awning and canopy signs shall be painted on or attached flat against the surface of the structure as an integral element as opposed to an add-on feature.
10. Awning and canopy shapes shall relate to the façade's other architectural elements. Curved or contemporary profiles are discouraged.
11. Awnings and canopies shall be integrated into and relate to the scale of the building façade.
12. When proposing awnings, a palette of colors, materials and proposed signage should be submitted to the Village for specific approval.
13. Appropriate canopy or attached structure materials shall be compatible and consistent with the principal building's architectural style. (See #7 above and Section B, Exterior Building Materials)
14. Canopies, porticos, pediments and loggias are required to cover and protect entrance, if dictated by the architectural style chosen. Zoning ordinance setbacks, however, shall be adhered to.

15. The use of attached structures shall be consistent on all sides and levels of a building, where appropriate.
16. Use of second floor balconies/porches, and decks for coverage of sidewalks or as an attached element shall not be allowed.
17. Attached structures shall be compatible with and complement adjacent structures.

F. FENESTRATION, GLAZING AND WINDOWS

1. Substantial amounts of glass create transparent street-level façades and are required at office components of industrial buildings.
2. Architecturally correct and original window characteristics and styles shall be incorporated.
3. In general a minimum of 50% of the first floor street-side façades shall be transparent.
4. First floor commercial retail establishments shall contain, at a minimum, a 60% display window percentage based on an overall primary façade dimension.
5. "Transparent" façades are not as necessary for some businesses, such as professional offices, or office components of industrial buildings. Fenestration should still be significant, minimum 40% of façade areas, shall be required.
6. When not considering energy, storage manufacturing or security concerns, glass and windows should create the feeling of transparency at street level offices.
7. Building windows shall not be obscured; clear windows are preferred or appropriately tinted.
8. Clear glass is preferred for merchandizing windows.
9. Clear glass for windows and doors is suggested, though slightly tinted glass for energy efficiency purposes may be used. Colors shall be grays, blues, and bronze, non-reflective and non-mirrored. Non-standard colors shall be avoided.
10. The use of window mullions and frames to section large display windows shall be required and shall be consistent with the architectural style selected.
11. As a design feature, transom windows are an important element in the proportion of taller façades. Transom windows are required to be consistent with the architectural style chosen.
12. Windows shall be proportionate to the façade scale and in keeping with architectural style of proposed buildings. All glass façades shall not be allowed unless approved by the Village, and consistent with the architectural style selected.
13. Aluminum, steel, or vinyl cased wood windows, in appropriate style and color, may be used for maintenance freedom.
14. The use of vinyl frame must be approved by the Village for its specific

use.

15. Windows on all levels, if a multiple story building, are required. They shall be properly spaced and proportioned in reference to the entire building, unless approved by the Village.
16. Non-transparent material, such as a glass block, is not appropriate as fenestration, but may be used as an architectural element if appropriate to the proposed style. They shall not, however, be a dominant feature. Spandrel glass in curtain walls and windows is acceptable.
17. Plexiglas or other glass substitute materials shall not be allowed as fenestration unless the product is necessary as part of a security measure, or a newly developed product and approved by the Village.
18. The use of energy efficient glass is required.
19. The use of small-paned windows, unless characteristic of the building's architectural style or original design is not appropriate.
20. Glass color will be in harmony with the colors used on the building, and consistent with the architectural style selected.
21. Walls that do not have windows will be required to use berming and/or landscaping of various types or sizes to break up the impact of a blank wall. The use of building copings, wall ribbons, wall details and base designs may also be required to minimize the visual impact of large blank walls.
22. Fenestration shall be required on all façades facing roads and public ways in office components of industrial buildings. The number may be reduced if alternative architectural features are provided.
23. The level of intensity of windows, frames and frame detailing shall be consistent with the architectural style chosen.

#### G. SIGN COMPATIBILITY

1. All signage shall comply with the requirements of related Village Ordinances, including but not limited to the Village's Sign Regulations which are part of this Zoning Ordinance, as may be amended from time to time, which Sign Regulations shall control and prevail.
2. To prevent the creation of public safety hazards and to ensure that such illumination does not interfere with the use and enjoyment of adjacent properties, illumination of any neon, or xenon, or LED sign shall be limited to that created by a transformer with a 30-milliamp rating or equal. Neon or xenon or LED signs shall be subject to the sign area limitations set forth in Section 10-6D-3B(f). Neon, xenon, or LED lighting shall only be permitted as part of a neon or xenon LED sign as defined in this ordinance and shall not be permitted to be installed in a manner that accentuates or draws attention to windows or other exterior features of the building or of another structure such as when used as trim along

building lines, eaves, rooflines, windows etc. Flashing neon or LED or xenon signs are not permitted.

#### H. BUILDING LIGHTING

1. All lighting shall comply with the applicable provisions of the Lake Villa Zoning Ordinance and/or the Lake Villa Village Code, as amended from time to time, the provisions of which shall prevail and control, including but not limited to Paragraph C, "Offensive Lighting", of Section 4-1-2, "Nuisance Declared", thereof. (2 POINTS).
2. Site lighting, display window lights, architectural lighting, and general area lighting are encouraged to identify the business, highlight building features and entries, and to illuminate dark corners of the property or street.
3. Exterior lighting shall highlight building elements, signs, or other distinctive features rather than attract attention to the light fixture itself.
4. Exterior lighting shall be appropriate to the building's architectural style. The scale and style of the light fixture shall be in keeping with the façade design.
5. Exterior building lights shall coordinate with architectural details of the building.
6. Exterior building lighting shall be coordinated and compatible with lights of adjacent structures.
7. To minimize glare, lights shall be aimed up or down, not out. The light source shall be minimized.
8. Indirect lighting shall be provided, whenever possible, for display and architectural type lighting.
9. Building lighting shall provide an even illumination level. The use of flashing, pulsating, or similar dynamic lighting is not allowed.
10. Lighting shall be provided at rear and emergency exits of businesses to assist customers in locating the rear and other emergency exits and for safety.
11. All lighting that must remain lit during night hours of operation shall comply with the applicable provisions of the Lake Villa Village Code and/or the Lake Villa Zoning Ordinance, as amended from time to time, the provisions of which shall control and prevail.
12. Light fixtures should be placed to avoid light glare on vehicular traffic areas of pedestrian walkways.
13. Sconce type lighting shall be allowed if the light source is completely obscured, and the fixture is in keeping with the proposed architectural style.
14. Walkway lighting (Bollard or decorative pole type) is encouraged, if the light source is obscured and the fixture is in keeping with the proposed architectural style.

15. Ground-mounted building lighting shall be allowed if the light source is completely obscured, and the fixtures are screened by landscaping.
16. Specific landscape materials should be highlighted via landscape lighting, where possible.
17. All landscape lighting shall be concealed and secure from the public.
18. Neon and xenon type fixtures or light sources are not allowed. (2 POINTS).
19. Proposed L.E.D. and message board signs shall be in accordance with Village ordinances.
20. See sign compatibility, Part G, for addition lighting guidelines.

I. BUILDING SYSTEMS

1. A building's mechanical, electrical and plumbing system shall be completely concealed from view from all locations and ground level vistas. (2 POINTS).
2. Rooftop equipment shall be hidden by a screening device or roof structures so as not to be visible from the street, sidewalk adjacent properties or public ways. (2 POINTS).
3. Roof top screening shall be consistent with the shape and profile of the principal roof structure. Screening that appears "box"-shaped shall not be allowed. (2 POINTS).
4. Rooftop screens shall be of architectural features and materials coordinated and compatible with building architecture and color. (2 POINTS).
5. Screening can be fencing, architectural features and/or appropriate landscaping.
6. Batten seam, standing seam and corrugated metal roof systems shall be allowed as screens only if they are not a dominant architectural feature and they are complementary to building architectural style and detail.
7. Ground equipment screens shall be of architectural features and materials coordinated and compatible with building architecture and color.
8. Solid evergreen (i.e., arborvitae) landscape screening or a combination of earth berming and evergreens shall be an acceptable method of ground equipment screening provided plantings are selected for appropriate climate and installation environment (i.e. salt tolerant) and do not create security concerns.
9. Accessory structure screening (i.e., water towers, tanks, process equipment, cooling towers, chillers, vent hoods, communication equipment, alternative power equipment, etc.) shall be compatible with primary building façade architectural style, finish and detail.

J. BUILDING / SITE SCREENING, LANDSCAPING AND DESIGN

1. All landscaping shall be installed and maintained in substantial

compliance with the applicable provisions of the Lake Villa Zoning Ordinance and/or the Lake Villa Village Code, as amended from time to time, the provisions of which shall control and prevail. The intended landscape theme for individual site design is best described as a modified restoration of the native Illinois landscape. There will be a heavy emphasis on conservation and natural treatment of the landscape with dramatic enhancement in high visibility areas. (2 POINTS).

2. The main goals for landscaping within the development include:
  - a. Maintaining a high level of aesthetics using quality plant materials arranged in strong, colorful plant groupings and ensuring proper and consistent maintenance.
  - b. Creating a sustainable landscape emphasizing the use of BMP's, native and non-invasive materials, using controlled irrigation and drought tolerant plantings, and encouraging natural stormwater management through utilization of grass filters and minimized catch basin/piping systems.
  - c. Incorporating key design principles (e.g. site orientation, landscape layout, site grading) to frame and enhance architecture, to create seasonal interest and to provide screening where necessary.
3. All plant materials shall be selected from a planting list specifying the plant sizes and species approved in advance by the Village Board or by the Village Administrator. (2 POINTS).
4. The following planning standards have been developed for site landscape design:
  - a. Foundation Landscaping: A minimum of 10 feet of landscaped area shall be provided around 75% of all principal building foundations, excluding areas used for loading, entries and/or service areas.
  - b. Best Management Practices (BMPs): Natural storm water management will be encouraged through use of bio-swales and minimized catch basin-piping systems. LEEDs will be encouraged as part of the approach to design.
  - c. Parking and Circulation:
    - i. Parking lots shall be located to provide easy pedestrian circulation to the buildings they serve and to minimize visual impacts to adjacent properties.
    - ii. Service areas shall be located to provide easy access to adjacent streets. Public vehicular transportation should not route through service drives unless adequate provision has been made to the driveway width to insure safety.
    - iii. When major buildings are clustered around connecting parking lots, sidewalks will be provided to connect the parking modules, and when the configuration makes it difficult for pedestrians to safely access from building to building, a clearly defined pedestrian pathway will connect them.

- iv. All parking areas that have more than 90 spaces will feature:
  - 1. Major circulation drives with little or no parking (usually adjacent to the structure it serves and for pickup areas). Minimum circulation drive shall be 30' wide not including parking or pickup drive.
  - 2. Parking aisles with parking access, minimum 24' wide.
  - 3. Passenger pick-up and drop-off areas, where incorporated, shall be designed so as to not interfere with traffic circulation and provide adequate space for safe loading or unloading of passengers.
- d. Parking Lot Landscaping:
  - i. Wherever possible, the design of large parking lots should include landscape islands of significant size (324 s.f. minimum) to control traffic and break up large expanses of pavement. A minimum green area of 5% shall be provided within all parking lots containing 50 or more cars.
  - ii. Landscaped islands within parking lots shall contain native or adaptive trees, underplanted with native shrubs, grasses and/or perennials. All plant materials shall be selected from a planting list specifying the plant sizes and species approved in advance by the Village Board or by the Village Administrator.
  - iii. Earthen berms shall be encouraged to screen parking lots from street views.
  - iv. All parking lot landscaping shall be placed to prevent any visual sight line encumbrances in accordance with Village ordinances.
- e. Shared Parking is the use of parking spaces to serve two or more individual land uses without conflict. The goal of a shared parking analysis is to find the balance between providing adequate parking to support a mix of uses within a development and minimizing the negative aspects of excessive land area dedicated to pavement. Shared parking may be allowed in office areas.
- f. Landscape Screening:
  - i. Building mechanical systems located at ground level shall be concealed via planting, berming or other means. Mechanical equipment located on exterior walls shall be adequately screened by landscaping or trellising.
  - ii. Loading shall be located so as to minimize visibility from public or private streets. Loading areas shall be properly screened with landscaping and berming to provide for year-round screening when exposed to a public street.
  - iii. Earthen berms or other means shall be required to screen loading areas from street views.

**10-3E-5: ARCHITECTURAL DESIGN STANDARDS: SINGLE-FAMILY RESIDENTIAL BUILDINGS AND STRUCTURES -- UR1, UR2, UR3, UR3A, UR4, R1, R2, SR1, SR2, SR3, and SR4 ZONING DISTRICTS**

All buildings and structures located in single-family residential zoning districts (UR1, UR2, UR3, UR3A, UR4, R1, R2, SR1, SR2, SR3, and SR4) or located in any single-family development constructed on or after the effective date of the adoption of these Architectural Design Standards and located within the VC-O Village Center Overlay District shall adhere to the following Architectural Design Standards.

- i. Applicability: All work related to the construction and/or substantial exterior renovation of single-family homes and/or related structures located or to be located in the UR1, UR2, UR3, UR3A, UR4, R1, R2, SR1, SR2, SR3, and SR4 zoning districts or located or to be located within the VC-O Village Center Overlay District that requires a building permit, including but not limited to siding replacement, fence replacements, and home additions, if the building permit is approved or the subdivision where the home is located is platted after adoption of these Architectural Design Standards shall be subject to the Scoring and Review standards in Section 10-3E-3 hereof and the Architectural Design Standards in subsection ii hereof.

All existing single-family homes and/or related structures located in the UR1, UR2, UR3, UR3A, UR4, R1, R2, SR1, SR2, SR3, and SR4 zoning districts constructed prior to the effective date of the adoption of these Architectural Design Standards shall not be required to comply with these standards, provided, however, all additions shall be constructed with the elevations, materials and colors consistent with the principal structure.

The Architectural Design Standards hereby established in this Section are intended to encourage new construction and renovation of existing buildings and structures in the Village to reflect and reinforce the quality of design and craftsmanship that can be seen in many of the area's historic residential neighborhoods. Traditional architectural styles found in this and surrounding communities include, but are not limited to, Craftsman, Prairie/Four Square, Farmhouse, Victorian, Georgian, Classical, Tudor, Shingle, Cape Cod, Arts & Crafts, and other styles that recognize a traditional Midwestern vernacular. By respecting the Village's architectural heritage, new residential construction can enhance the Village's sense of place.

- ii. Architectural Design Standards for Single-Family Residential Buildings and Structures:

Standards are subdivided into thirteen parts designed to address major elements of building façades:

- A. Design Standards for Single Family Homes
- B. Elevations
- C. Scale and Massing

- D. Exterior Materials and Finishes
- E. Exterior Colors
- F. Rear Elevation Controls
- G. Front Entry, Service, Patio and Garage Doors
- H. Roof Accessories, Gutters and Downspouts
- I. Chimneys
- J. Fencing
- K. Building and Yard Lighting
- L. Decks, Porches and Balconies
- M. Landscaping and Design

The Architectural Design Standards for Single-Family Residential Buildings and Structures hereby established are intended to assist the Village, in coordination with developers and builders, in successfully planning and executing appropriate architectural design for the residential neighborhoods in the Village. Taken together, the resulting architectural variety will lead to and the creation of unique neighborhoods that utilize attractive, complementary designs derived from a combination of architectural elements which include diversity in materials, articulation of facades, rich colors, and an orientation to pedestrians and the streetscape, all of which reflect the goals and visions of the Village.

**A. DESIGN STANDARDS FOR SINGLE FAMILY HOMES**

1. It is the goal of the Village to encourage a variety of traditional and well recognized architectural styles, which de-emphasize the garage in creative ways and add value to the community through good planning and design. Alternate elevations shall be distinctive and varied to avoid monotony. The Builder and Architect are required to utilize the following architectural guidelines, standards and techniques in the creation of various residential housing products and styles, and in the development of neighborhood concepts. (2 POINTS).
2. While dwellings in the Village are not restricted to a particular style, it is encouraged that a traditional character be established and maintained which is consistent with recognized traditional styles and Midwest vernacular. Styles shall be reasonably consistent throughout all facades of a structure. (2 POINTS).

**B. ELEVATIONS**

1. To create diversity and individuality throughout the neighborhood, and to comply with anti-monotony standards, it is critical that a variety of styles and color packages be provided for homes in proximity to one another. It is required that 10% of the garages be side loaded or rear loaded. These alternate garage entrance locations shall be incorporated in the project design where practical including but not limited to residences located on corner lots. It is envisioned that these standards relative to garage design, along with conventional front loaded garages, will provide aesthetically pleasing streetscape diversity to the community. (2 POINTS).

2. Alternate garage elevations such as split-garages and recessed front load garages, as well as a blend of single and double garage doors are encouraged.
3. Minimum Requirements for New Construction: (2 POINTS).
  - a. Minimum of three (3) elevation themes for each plan type.
  - b. Minimum of three (3) color packages, with no matching colors side by side or directly across.
  - c. No similar elevation design will repeat within 200 feet on the same or opposite side of the street.
  - d. Elevations will be considered dissimilar when they exhibit significant changes of the following elements:
    - 1) Roof forms.
    - 2) Window patterns.
    - 3) Massing
    - 4) Porch/entry conditions.
    - 5) Material allocations.
    - 6) Architectural style.

**C. SCALE AND MASSING**

1. Design consideration must be given to the relationship of architectural massing and the scale of building elements in all single family neighborhoods. The incorporation of second story dormer, porch entries, usable covered porches, bay windows and other residentially scaled elements, attached structures and appendices, are critical to reduce the frontal mass and impact of the homes. A strong expression of entry and a forward orientation of the front door are encouraged.
2. When terrain requires a walkout, or stepped grade condition, exterior wall finishes should “step” down with grade, with each “step” beginning 8 inches above finished grade. Long expanses of exposed concrete walls shall be avoided.
  - a. Design Considerations:
    - 1) Mass of dwellings shall be scaled down through varying roof heights, styles and shapes.
    - 2) Appropriate sense of scale and balance, within a structure’s components and with adjacent structures.
    - 3) Architectural elements such as dormer, bay window projections and dominant entry elements.
    - 4) Exterior wall finishes that follow slopes in grade.
    - 5) De-emphasis of 2 or 3 car garage elements, by setting back the garage plane, rotating entrance orientation, or softening the heavy mass with appropriate architectural consideration, design and detail.
    - 6) Residential setbacks are referenced in the Village Code, Title 10 – Zoning Regulations, Chapter 3., Article C., , Section 10-3C-2, Lot Area, Yard and Bulk Regulations Table (Table 2) for single family residential zoning districts.
    - 7) Scale and massing shall be consistent with the architectural style chosen.
    - 8) Scale and massing consistent to a reasonable degree on all facades of a

structure.

**D. EXTERIOR MATERIALS AND FINISHES**

1. Materials and trim selections must take into account the nature of the individual home styles and be reflective of their traditional appearance and prominence in the neighborhoods. (2 POINTS).
2. It is required that portions of front elevations incorporate the use of natural materials such as wood siding, brick and stone. Man-made materials including synthetic stucco, fiber cement siding and vinyl siding shall be acceptable as elements provided that portion of elevations include natural materials of wood trim and/or accents. Synthetic stucco shall be limited in use to a secondary element or accent, unless designed to effectively appear as a brick or stone material. (2 POINTS).
3. Corner boards, window and door trims, shutters, band boards, and moldings shall be used to differentiate and enhance each individual styled elevation. Entries shall be oriented to the street, and shall receive additional emphasis and detail. Flush rakes and long expanses of flat wall planes without detail are not allowed. Gutters, downspouts and splash blocks are required and shall be included with each elevation design, in a style compatible with the architecture of the structure.
4. Minimum Requirements:
  - a. Corner boards, trim and door/window surrounds on all facades (natural material).
  - b. Side and rear facades shall incorporate at least one natural material used on the front façade, covering at least 20% of the surface.
  - c. Side elevations, fully exposed to or partially fronting on public ways or R.O.W. (i.e. corner side yard), shall include the same design materials and level of detail used on the front façade.
  - d. Rear elevations (see Rear Elevation Controls below).

**E. EXTERIOR COLORS**

1. Color packages shall be developed with consideration for variety and compatibility within each neighborhood as well as throughout the entire community. Colors shall be consistent with traditional Village and Midwest vernacular. Colors shall be compatible with surrounding existing neighborhoods. For new construction, and for any substantial renovation of an existing building or structure, all color palettes shall require the prior written approval of the Village prior to the application thereof on or to any building or structure. (2 POINTS).
2. Minimum Requirements: (2 POINTS).
  - a. Approved color schemes shall feature a harmonious range of color blends and shading.
  - b. Primary surfaces shall be of earth tones and muted color unless dictated by the architectural style.
  - c. Secondary surface areas shall range from off-whites to light browns and light warm grays.
  - d. Complementary trim and siding colors with slight variations in contrast.

- e. Subtle third color accents, in traditional colors, appropriate for the style chosen.

**F. REAR ELEVATION CONTROLS**

1. In neighborhoods that back up to significant community roadways, or right of ways, common areas, access easements, parks and public land, it is the intent to provide an appearance control for the rear and side elevations of homes. On those identified lots, the following techniques shall be incorporated onto rear elevations.
  - a. Significant plane breaks (equal to or greater than 8" in depth). Cantilevers are an acceptable technique.
  - b. Projected box bay windows.
  - c. Window grids and window trim wraps.
  - d. Wall break elements, bands and wainscots.
  - e. Attached structures and appendices.
  - f. Roof break elements (i.e. overlay gables).
  - g. Color and materials consistent with that home's architectural style and front elevation.
  - h. At least 30% of the rear elevation must incorporate materials and/or accent materials of the front elevation.

**G. FRONT ENTRY, SERVICE, PATIO AND GARAGE DOORS**

1. Door styles and colors should be used in such a way to emphasize the front entry and de-emphasize the garage and service doors. Wood, insulated metal, fiberglass and quality hardboard materials are acceptable. A variety of door styles and colors are encouraged. Front entry doors shall be energy efficient and appropriate to the architectural theme of the home. Muntins, side lights, special shapes and window details shall be incorporated where appropriate for the style chosen. Other appropriate features include:
  - a. Embossed or plant-on detail at front entry doors.
  - b. Accent colors.
  - c. Paneled wood or insulated steel/aluminum (embossed) garage doors.
  - d. Muted color schemes on service and garage doors.
  - e. Mixed use of single and double garage doors.
  - f. Trim wraps around all doors.
  - g. Pediments, entablatures and decorative archways where appropriate.
  - h. Glass in doors and sidelights at entry doors.

**H. ROOF ACCESSORIES, GUTTERS AND DOWNSPOUTS**

1. It is required that all exposed, unpainted metal materials are hidden or muted from the public eye whenever possible. Exposed flues and roof vents shall be located on the back slope of roofs. Gutters and downspouts shall match or be compatible with trim colors.
  - a. Wall grills and louvers shall be trimmed like other openings.
  - b. Roof edge detail shall be consistent on all roof components of a structure.
  - c. Decorative roof accessories shall match the architecture of the style chosen.

**I. CHIMNEYS**

1. Chimneys shall be compatible with the architectural style of the building to ensure consistency in design. Through-roof chimney projections shall be clad of the same predominant siding material on the home or be all masonry. Chimneys on facades shall match the façade material selection and design, or be all masonry.
  - a. Decorative chimney caps are encouraged.
  - b. Detail is encouraged in siding and masonry chimney faces.
  - c. Scale of chimneys shall be compatible with the adjacent façade.

**J. FENCING**

1. Within traditional single family neighborhoods, desired fencing where the rear yard or side yard abuts a roadway, open space access basement, park, public lands, or common area (including landscape buffer or detention area), the standard fence design criteria shall be followed. All other rear and side yard lot line fences must meet the criteria below. Structural framing shall be on the lot side of the fence whose owner wishes to erect the fence, by agreement with the adjacent property owner, or on the lot side of the fence adjacent to a roadway. Rear yard and side yard fences must be located within 6" of the lot line. This does not preclude internal fences used to screen patios, pools and/or other private features whose designs are appropriate to the house architecture.
2. All fencing must comply with all applicable provisions of the Lake Villa Village Code and Lake Villa Zoning Ordinance, which provisions shall prevail and control. (2 POINTS).
3. Chain link fencing and stockade fences shall not be allowed.

**K. BUILDING AND YARD LIGHTING**

1. Lighting of homes and their surroundings can add dynamic effects within a community. Effective exterior lighting within the neighborhood is encouraged. Light fixtures shall be consistent with the theme of the community and building design. All lighting should be "down" or "area" lighting. All light sources should be white (no colored lights) and no unreasonable spill-over of light should occur on neighboring properties. Lighting should be effectively shielded to conceal glare.
2. Appropriate Lighting:
  - a. Wall mounted fixtures at entries that blend with theme of community and building design.
  - b. Fixtures and standards shall be designed to aesthetically relate to the character of the development.
  - c. Wall mounted and yard light fixtures are encouraged to be complementary or matching.
  - d. Photo eye control lighting should be incorporated at key points of entry for safety.
  - e. Ground uplighting is acceptable if sources of glare to roads and adjacent lots are shielded.

3. All exterior lighting is required to comply with the applicable provisions of the Lake Villa Zoning Ordinance and/or the Lake Villa Village Code, as amended from time to time, the provisions of which shall prevail and control, including but not limited to Paragraph C, "Offensive Lighting", of Section 4-1-2, "Nuisance Declared", thereof.

**L. DECKS, PORCHES, AND BALCONIES**

1. Entry porches should be designed as key features that invite entrance to the home. The use of arches, pediments, columns and railings are excellent examples of traditional design elements to be incorporated where applicable. Decks attached to houses should be large enough to be usable, and built with appropriate materials which can be exposed to the weather. Enclosed screen porches, which are required to be located at the rear of all residential buildings and structures, are acceptable if designed consistent with the exterior of the respective residential building and/or structure and constructed with materials consistent with the adjacent building facade.
2. Appropriate Structures:
  - a. Wood deck trim, painted or stained to be compatible with the house finishes, oriented to the rear.
  - b. Deck handrail systems simple tin design and reflective of the dwelling's style and character.
  - c. Rear screen porches that fit the architectural style of the principal structure.
  - d. Dominant entry porches that fit the architectural style of the principal structure.
  - e. Second floor balconies consistent with the structure's architectural style.

**M. LANDSCAPING AND DESIGN**

1. The intended landscape theme for individual site design is best described as a modified restoration of the native Illinois landscape. A heavy emphasis on conservation and natural treatment of the landscape with dramatic enhancement in high visibility areas is encouraged.
2. The main goals for landscaping within the development include:
  - a. Maintaining a high level of aesthetics using quality plant materials arranged in strong, colorful plant groupings and ensuring proper and consistent maintenance.
  - b. Creating a sustainable landscape emphasizing the use of Best Management Practices, native and non-invasive materials, using controlled irrigation and drought tolerant plantings.
  - c. Incorporating key design principles (e.g. site orientation, landscape layout, site grading) to frame and enhance architecture, to create seasonal interest and to provide screening where necessary.
3. All plant materials shall be selected from a planting list specifying the plant sizes and species approved in advance by the Village Board or by the Village Administrator. (2 POINTS).
4. The following planning standards are for site landscape design adjacent to single

family structures:

- a. Foundation Landscaping: Individual owners shall provide adequate foundation landscaping for all single family residential buildings in keeping with the overall landscape concept for the project. Landscaping shall consist of plant materials selected from a planting list specifying the plant sizes and species approved in advance by the Village Board or by the Village Administrator.
- b. Trees located immediately adjacent to the structure shall be appropriate for the scale of the structure.
- c. Incorporate landscaping surrounding front entries.
- d. Incorporate landscaping to screen garage elements.
- e. Incorporate landscaping to screen services.
- f. Include side yard landscaping.

**10-3E-6: ARCHITECTURAL DESIGN STANDARDS FOR THE VILLAGE CENTER OVERLAY DISTRICT**

- i. Applicability: All work related to the construction and/or substantial exterior renovation of buildings and structures located or to be located in the Village Center Overlay zoning district that requires a building permit after adoption of these Architectural Design Standards shall be subject to the Scoring and Review process in Section 10-3E-3 hereof and the Architectural Design Standards in subsection ii. Compliance with the standards set forth in this Section is required for the construction and/or substantial exterior renovation of all buildings and structures within the Village Center Overlay zoning district, provided, however, notwithstanding the foregoing, any single family development located within the VC-O Village Center Overlay District constructed on or after the effective date of these Architectural Design Standards shall comply with the Architectural Design Standards set forth in Section 10-3E-5 of Article E of this Chapter.. The Architectural Design Standards hereby established in this Section are intended to encourage new construction and renovation of existing buildings and structures in the Village to reflect and reinforce the quality of design and craftsmanship that can be seen in many of the area's historic buildings.
  
- ii. Architectural Design Standards for Buildings and Structures in the Village Center Overlay District:  
Standards are subdivided into nine parts designed to address major elements of building facades:
  - A. General Facade Design Concepts
  - B. Exterior Building Materials
  - C. Exterior Material Colors
  - D. Building Features and Details
  - E. Attached Structures and Appendices
  - F. Fenestration- Windows and Glazing
  - G. Sign Compatibility
  - H. Building Lighting
  - I. Building System Screening

The Architectural Design Standards herein established for buildings and structures in the Village Center Overlay District are intended to assist the Village, in coordination with developers and builders, in successfully planning and executing appropriate architectural design for buildings and structures located or to be located in the Village Center Overlay District and are to be used in conjunction with Section 10-3E-3 hereof, which establishes a minimum threshold of rating each component of a proposed development or project and then totaling the ratings in the form of a pass/fail grading requirement.

**A. GENERAL FACADE DESIGN CONCEPTS**

1. The incorporation of accurate, traditional architecture is encouraged, depending on

- location. (2 POINTS).
2. Traditional architecture, for the purposes of this ordinance, is architecture whose styles and components predate the international modern movement beginning from 1860 to 1920, but may include modern styles influenced by traditional architecture and traditional styles influenced by regional (Midwest) and, most importantly, local (Lake Villa) variation. Modern, post modern and contemporary international architecture not based on or influenced by traditional architecture is discouraged. (2 POINTS).
  3. Traditional architecture chosen shall be consistent with the highest quality traditional styles of architecture found throughout the Village and Lake County. (2 POINTS).
  4. Architectural features and treatments shall be consistent with the architectural style chosen. (2 POINTS).
  5. The level or intensity of architectural features, treatments, and details provided shall be consistent with the traditional style chosen. (2 POINTS).
  6. Continuity of architectural features and treatments (i.e., bay windows, window proportions, detailing) throughout building facades and throughout a development (for multiple buildings) shall be required.
  7. Continuity of horizontal architectural elements, between components of a building and between adjacent structures, shall be required.
  8. Building bay spacing shall be consistent throughout a development and compatible with adjacent buildings.
  9. Building presence, from the street, shall be given priority as an important component of facade design.

10. Street-level retail/office is encouraged over alternative uses in the Village Center Overlay District.
11. Maintenance of distinction between the upper and lower floor facades shall be required.
12. Rhythm of ground floor architectural features shall harmonize with rhythm of upper stories.
13. For commercial/office development, the first floor shall retain a largely transparent character, while the upper story(s) shall have a more solid quality to facade fenestration.
14. Maintenance of consistency in building widths, in an architectural block of buildings, or development, shall be required.
15. For new buildings placed on two (2) or more lots, or large stand-alone buildings the established horizontal rhythm shall be maintained through division of the structure into smaller bays, consistent throughout the development and adjacent developments.
16. Individual building units shall be clearly defined through use of such elements as pillars, piers, material changes, separation of glass, and/or awnings.
17. The scale, proportions, massing, articulation and design features of the front facade shall enhance the pedestrian and vehicular experience, emphasizing the human scale.
18. Facade improvements that incorporate such traditional design elements as cornices, transoms, friezes, bulkheads, window bases, and window head moldings are appropriate and required.
19. Architectural features and applied moldings help to break up the monotony resulting from uninterrupted walls. This type of treatment on plain walls shall be required on all facades.
20. Consider the directional expression of adjacent buildings. Building design may give a predominantly vertical, horizontal or multi-directional expression to a building facade. The directional expression of buildings shall complement that of adjacent buildings.
21. Building heights shall vary within each attached or unattached adjacent structure. This variation adds character and visual interest to corridors and developments, and is required.
22. Development building heights shall be to the nearest half-story of adjacent buildings, unless architectural style or function dictates otherwise.
23. Long, uninterrupted wall or roof planes shall be avoided.
24. Offsets, within the form of buildings, are encouraged as features that minimize the bulky look of a block-shaped building.
25. Transparent facade design (50% minimum - commercial) is required to increase visibility of business activity from the sidewalk and street (see F. fenestration for more detail).

26. Create continuity in roof types, for new buildings and upgraded building with multiple roof elements.
27. Building windows shall be relatively consistent in height and design and consistent with front facade doors to create a cohesive appearance for each building. Building window base heights shall be coordinated with adjacent facades within, and adjacent to, a development.
28. Horizontal building detailing including, but not limited to, sills, headers, transoms, cornices, signage bands, shall be consistent in design, coordinated and compatible with one another.
29. Sign bands, such as a horizontal band at the top of each building's first floor, shall serve as the appropriate location for business signage and help unify a commercial development. Signage shall be consistent in type, size and color theme.
30. Large frieze elements can be incorporated as sign bands.
31. Articulated roof-edges, clearly defined with significant detail and with reinforced horizontal lines are a required facade element for commercial and office type buildings.
32. Facades and roofing that can be seen by the public shall be of long life, easily maintained, natural materials.
33. Overpowering architectural features, such as mansard roofs, should only be used when they reflect the appropriate and accurate architectural style of the project. This type of feature, if inappropriate for or out of scale for the style, will not be allowed.
34. Roof Form: Design buildings with hipped, gable, gambrel or other appropriate roof components. Flat roofed structures are encouraged only if appropriate for the architectural style.
35. Monotony should be avoided in design. The roofline at the top of a structure shall incorporate offsets jogs, architectural features and components for enhanced interest.
36. Standing seam and batten seam metal roof systems, as principal roof/wall elements, are only allowed if consistent with the architectural style chosen.
37. Primary entrances shall be located at the front of the building, unless off-street parking dictates otherwise. Primary entries shall be prominent architectural features.
38. Locate the major facade and/or major entrance of a building on the side facing the primary pedestrian or vehicular access, unless dictated by off-street parking. Entryways shall be prominent, or accentuated by appropriate architectural detail/features, and easily found by pedestrians and/or patrons.
39. Recessed entryways are appropriate and encouraged for unprotected entrances. Recessed entryways shall be made prominent by including appropriate detail.
40. One principle entry for each building component is encouraged. If location of parking creates the need, multiple entries may be included.
41. Doors, especially principal entryways, shall be emphasized using awnings, canopies, pediments, or other appropriate design feature.
42. Floor levels of new buildings shall relate to and be consistent and coordinated with

the floor levels of existing adjacent structures.

43. For multi-story buildings of three or more stories, the upper story shall be treated differently than the lower stories. Projected cornices with varying finish and detail above, setbacks, mansards or stories within the roof structure are examples.

## **B. EXTERIOR BUILDING MATERIALS**

1. Facade Materials: Exterior walls shall include a finish of natural materials, i.e., natural wood, brick, concrete, stone, or a combination of these materials. (2 POINTS).
2. The use of natural materials, such as wood, brick, stone, or concrete, as the primary finish material, is required. Synthetic materials shall be avoided as a primary finish. (2 POINTS).
3. Traditional, time-tested, weather-resistant building facade materials shall be required. (2 POINTS).
4. Face brick, terra cotta, limestone, brownstone, lannon stone, marble, granite, ashlar masonry are recommended masonry finish materials. These shall be selected based on the architectural style chosen.
5. Wood Walls: Clapboard, board & batten, shiplap, shingle style or other traditional wood siding shall be used with horizontal placement, or placement typical to the traditional installation methodology for the selected style.
6. The use of concrete as a primary facade material shall only be allowed if designed to include significant architectural feature, color and texture.
7. Warm, small-scale and durable materials shall be used on pedestrian accessible surfaces, including knee walls, walkway features and walking surfaces. The use of brick pavers, or stone, as a sidewalk component are examples.
8. The choice of materials shall relate in character with and be compatible with adjacent buildings.
9. Facade design, materials, and execution should be of high quality for all facades. Secondary facades (side or rear) should complement the primary facade treatments and adhere to standard principles and architectural style.
10. Exterior building materials shall be consistent and compatible on all sides and levels of a building or structure.
11. Roof Coverings: Shadow line or profile asphalt shingle, cedar shake, slate, clay or concrete tile roofing shall be considered on all pitched roofs. Corrugated tin or aluminum or preformed metal and other tile roofs shall not be considered appropriate for primary or dominant roof elements.
12. Exposed framing of attached structures, unless integral to the design and architectural style, designed as an exposed element (i.e., heavy timber or finished metal), shall not be allowed.
13. Materials and finishes used in attached structures shall be consistent with and complementary to the architectural style of the principal structure.
14. Suggested building accent materials include copper, aluminum, wood, tern metal, accent stone, accent stucco, and terracotta. Material selection and finish should be durable, long life and maintenance friendly.

15. The use of EIFS as an accent material substitute for stucco shall be allowed if designed to include significant architectural feature, color and texture consistent with the architectural style.
16. Wood selections shall be those that hold up to the Midwest climate, i.e., cedar or redwood of a high grade and with appropriate finish.
17. Preferred roofing materials shall also apply to equipment screens. Rooftop mechanical equipment is strongly discouraged unless effectively screened. If used, it shall be screened with material complementary and consistent with building architecture and roof design/finish.
18. Use of plain concrete block, applied synthetic brick, vinyl, or aluminum siding, shall not be allowed as a primary or accent facade material.
19. The use of plywood panels, i.e., T-111 or stucco panels, as a primary or accent exterior finish material, shall not be allowed.
20. The use of batten or standing seam metal roofs, as a dominant primary or accent roof or siding element, shall not be allowed.
21. The use of EIFS, as a primary facade material, shall not be allowed.
22. The use of neon or xenon shall not be allowed as a decorative exterior element of the façade or structure, or as an interior element shining through facade glazing.

**C. EXTERIOR MATERIAL COLORS**

1. Reflect a color palette of well-established local traditions and traditional architectural styles, in all building facade color selections. (2 POINTS).
2. New buildings shall utilize the predominant and appropriate colors and textures of surrounding buildings, and be compatible with those building materials. (2 POINTS).
3. Use of discordant, or harsh, non-harmonious color is not allowed. (2 POINTS).
4. Maximized color harmony within a development and between neighboring buildings shall be required. (2 POINTS).
5. Exterior colors of all façade elements shall be compatible with existing adjacent buildings. (2 POINTS).
6. Exterior color schemes shall be consistent throughout a property, and all of its structures, including the upper and lower portions of buildings, all sides of buildings, and on attached structures, elements and details. (2 POINTS).
7. Color combination schemes shall be limited to no more than three colors for an individual building or five colors for all structures in a development, unless the architectural style dictates a wider range.
8. The limit of exterior colors should also be applied to attached structures, features, details and signs.
9. No one-color range dominates the Village Center corridors. Earth tones, including, but not limited to, browns, reds, beiges and grays are appropriate only for all proposed projects. Non earth tones are appropriate if dictated by the selected architectural style.
10. Colors used for the building accents should be earthy and neutral unless otherwise dictated by architectural style. Bright colors, used for accents or for commercial logos, shall be used sparingly, if at all, and will be subject to Village review and

approval. (2 POINTS).

11. When used in door and window frames, reflective materials, such as aluminum shall be softened through the use of earth tone colors and matte finishes. Mullion colors shall match the window frame colors.
12. Muted, natural tones shall be applied to all painted elements such as windows, trim and cornices. Natural tones used shall complement the primary building facade colors.
13. Awning, canopy and attached structure colors shall blend with and be compatible with building facade colors. Bright primary colors are not allowed, however, attached structure trim accentuated with contrasting colors shall be allowed if compatible with principal colors and used on a limited basis.
14. Bright primary colors are not allowed for main facade finishes. However, trim on the main facade, accentuated with contrasting colors shall be allowed, on a limited basis.
15. For signs, a maximum of three colors shall be used. Background colors that match the building color, or neutral colors, are acceptable. A high level of contrast between the sign message and background works well for legibility.
16. Roof Coverings Color: Bright or overly colorful roofing materials shall not be allowed.
17. Color of trim, attached structures, details, and signs shall be compatible with that of neighboring building's main facade, attached structures, details and signs.
18. Windows and window frames/trim shall have an appropriate finish and color to the architectural style, and be consistent with the overall color scheme of the structure.
19. The color of the elements buffering mechanical ventilation, building utility services, trash dumpsters, etc., shall be subdued muted and natural and shall harmonize with the principal building color or colors.
20. Secondary facade colors shall be coordinated and compatible with color schemes of primary facades.
21. Facade colors shall be consistent and compatible on all sides and levels of a building or a development of buildings.

**D. BUILDING FEATURES AND DETAILS**

1. Ornate building silhouettes, top of wall features, or profiles, are required to be consistent with the architectural style chosen.
2. Offsets in building walls are required to break up large surfaces. (2 POINTS).
3. Masonry detailing such as rowlocks, soldiers, headers, plants, copings, arches and ornate coursing details are required to a level of intensity consistent with the style chosen.
4. Major or common architectural elements to be incorporated in building facades include window bases, pilasters, columns, friezes, cornices, wall break details and window treatments/surrounds.
5. Accurate representation of traditional architectural elements, details, and styles shall be required.
6. Kickplates, and decorative panels, as a base to the facade windows, are preferred over window panels down to the floor, unless chosen style dictates otherwise.
7. Pilasters, columns and other architectural features shall be appropriate to the

- proposed architectural style and consistent throughout a development.
8. Maintenance and coordination of appropriate cornice lines, with respect to adjacent buildings, shall be required. Cornice lines shall be compatible in detail, size, color, shape and elevation.
  9. Cornice style shall match proposed architectural style of building or building developments.
  10. The "frieze" or "sign band" is the horizontal segment of the building located above the display window and below the second floor windows, facade trim, or building cornice. Friezes shall be consistent throughout a development of buildings and appropriate for the proposed architectural style.
  11. Window shutters are an appropriate element of certain architectural styles, but should appear to be capable of properly covering the windows, and shall be appropriate for the architectural style selected.
  12. See exterior material colors, Part C, for additional information regarding architectural features.
  13. The following is a list of generally accepted, traditional building features and details that, when combined with traditional exterior finish materials and architectural styles, will assist in forming the basis for architecturally harmonious environments for Village Center corridors. Incorporated features shall be located in pattern, number, size, and detail to be compatible with proposed architectural styles, for facade design, facade enhancement and new non-residential developments.
    - a. Ancone, decorative brackets that support a cornice.
    - b. Appendices, minor roof structures and canopies built against main facades.
    - c. Apse, semi polygonal projections.
    - d. Arches, various forms of an opening head.
    - e. Arcading, series of arches/blind arcade. No opening.
    - f. Architrave, base of entablature.
    - g. Abacus, decorative column cap.
    - h. Awning blind, awning type shutter.
    - i. Barge board, ornamental gable board.
    - j. Battered wall, sloped wall.
    - k. Bay, window bay.
    - l. Belvedere, rooftop pavilion/railing.
    - m. Balustrade, decorative railing system.
    - n. Bulkhead, decorative entrance frame.
    - o. Campanile, tower structure (i.e.: bell-type).
    - p. Cavetto, crown molding.
    - q. Clerestory, upper windows.
    - r. Cornice, upper section of entablature.
    - s. Corbelling, masonry projection.
    - t. Coping. Decorative wall or parapet cap.
    - u. Corbiestep, stepped gable end wall.
    - v. Crest tile, decorative roof ridge tiling.
    - w. Cupola, decorative roof structure.

- x. Dentiles, cornice's decoration.
  - y. Dormers, recessed dormers.
  - z. Diagonal bracing, column decoration.
  - aa. Entablature entices.
  - bb. Fenestration, window treatment arrangement.
  - cc. Final, decorative roof ornament.
  - dd. Frieze, middle part of an entablature.
  - ee. Flying buttress.
  - ff. Flanking windows, side lights.
  - gg. Gambrel, roof shape.
  - hh. Gable, roof shape.
  - ii. Hips, roof shape.
  - jj. Hood, decorative closure/cover over a window.
  - kk. Inlay, surface ornamentation.
  - ll. Keystone, top of an arch.
  - mm. Loggia, column porch/gallery.
  - nn. Link dormer, connecting dormer.
  - oo. Lintel, decorative opening head.
  - pp. Louver, decorative grillage.
  - qq. Niche, recess in a solid wall.
  - rr. Oriel window, corbelled window projection.
  - ss. Parapet, wall extension above a rude live.
  - tt. Plinth, decorative per base.
  - uu. Pier, column.
  - vv. Pediment, decorative door head.
  - ww. Portico, porch/gallery.
  - xx. Skirt roof.
  - yy. Scalloping, decorative curve shaped moldings.
14. Building feature/detail material, color, and texture shall be consistent with the finish materials and architectural style of the building. (2 POINTS).
  15. Building elements, such as awnings, signs, doors, windows, and lighting fixtures, shall complement each other and primary building facade finishes.
  16. Building features/details shall be consistent on all sides and levels of a building or development of buildings. The level of intensity of detail shall be appropriate for the architectural style selected.

**E. ATTACHED STRUCTURES AND APPENTICES**

1. Use of awnings, canopies or other design features is required to enhance front facades if dictated by the architectural style selected. The level of intensity shall be consistent with the architectural style chosen.
2. Awnings, canopies and other features shall be designed to add depth to the building surface and accentuate entrances. They shall be of appropriate color, and shall provide effective weather protection to building facades.
3. Awnings and canopies on a multiple-storefront building or building development

shall be consistent in character, scale, color, location and architectural style.

4. Awning and canopy locations shall respect the facade framework.
5. Awning and canopy size, color and placement shall complement the architectural character of the building.
6. Soft, weather-treated canvas or vinyl fabrics, which allow for flexible or fixed installation, shall be used for awnings.
7. Awnings and canopies provide a secondary location for signage. All signage shall comply with the Village's Sign Regulations which are part of this Zoning Ordinance, as amended from time to time, which Sign Regulations shall control and prevail.
8. Awning and canopy signs shall be painted on or attached flat against the surface of the structure as an integral element as opposed to an add-on feature.
9. Awning and canopy shapes shall relate to the facade's other architectural elements.
10. Awnings and canopies shall be integrated into and relate to the scale of the building facade.
11. Canopies, surrounds and structures creating monumental entrances are required if dictated by the architectural style chosen.
12. Appropriate canopy, appendices, or structure materials include those that are compatible and consistent with building architectural style. (See Section B, Exterior Building Materials)
13. Canopies, porticos, pediments and loggias are required to cover and protect entrance if dictated by the architectural style chosen. Zoning ordinance setbacks, however, shall be adhered to.
14. The use of attached structures shall be consistent on all sides and levels of a building, where exposed.
15. Use of second floor balconies/porches, and decks for coverage of sidewalks or as an attached element shall not be allowed, unless dictated by architectural style and approved by the Village.

#### **F. FENESTRATION, GLAZING AND WINDOWS**

1. Substantial amounts of glass create transparent street-level facades and are required at all corridors of the Village Center.
2. Architecturally correct and original window characteristics and styles shall be incorporated.
3. In general a minimum of 50% of the first floor street-side commercial facades shall be transparent.
4. First floor commercial retail establishments shall contain, at a minimum, a 60% or min.: 400sf display window percentage based on an overall primary facade dimension.
5. "Transparent" facades are not as necessary for some businesses, such as professional offices, or office components of industrial buildings. Fenestration should still be significant, minimum 40% of facade areas, shall be required.
6. Building windows shall not be obscured; clear is preferred over appropriately tinted.
7. Clear glass is preferred for merchandizing windows.
8. Clear glass for windows and doors is suggested, though slightly tinted glass for energy

efficiency purposes may be used. Colors shall be grays, blues, and bronze, non-reflective and non-mirrored. Non-standard colors shall be avoided.

9. The use of window mullions to section large display windows shall be consistent with the architectural style selected.
10. As a design feature, transom windows are an important element in the proportion of taller facades. Transom windows are required to be consistent with the architectural style selected.
11. Windows shall be proportionate to the facade scale and in keeping with architectural style of proposed buildings. All glass facades shall not be allowed.
12. Aluminum, steel, or vinyl clad wood windows, in appropriate style and color, may be used for maintenance freedom.
13. Windows on all levels of multiple story buildings are required. They shall be properly spaced and proportioned in reference to the entire building. If windows can't be included, an appropriate architecture feature shall be.
14. Non-transparent material, such as a glass block, is not appropriate as fenestration, but may be used as an architectural element if appropriate to the proposed style. They shall not, however, be a dominant feature.
15. Plexiglas or other glass substitute materials shall not be allowed as fenestration.
16. The use of small-paned windows, unless characteristic of the building's architectural style or original design is not appropriate.
17. Fenestration shall be required on all facades facing roads and public ways of the Village Center.
18. The level of intensity of windows, frames and frame detailing shall be consistent with the architectural style chosen.

#### **G. SIGN COMPATIBILITY**

1. All signage shall comply with the requirements of related Village Ordinances, including but not limited to the Village's Sign Regulations which are part of this Zoning Ordinance, as may be amended from time to time, which Sign Regulations shall control and prevail. (2 POINTS).
- 2.
16. Sign lighting shall be consistent with building lighting.
19. Obstruction of architectural features by building signs shall not be allowed.
20. Signs shall not be located on any portion of the upper stories of building facades.
21. To prevent the creation of public safety hazards and to ensure that such illumination does not interfere with the use and enjoyment of adjacent properties, illumination of any neon, or xenon, or LED sign shall be limited to that created by a transformer with a 30-milliamp rating or equal. Neon or xenon or LED signs shall be subject to the sign area limitations set forth in Section 10-6D-3B(f). Neon, xenon, or LED lighting shall only be permitted as part of a neon or xenon LED sign as defined in this ordinance and shall not be permitted to be installed in a manner that accentuates or draws attention to windows or other exterior features of the building or of another structure such as when used as trim along building lines, eaves, rooflines, windows etc. Flashing neon or LED or xenon signs are not permitted.

## **H. BUILDING LIGHTING**

1. All lighting shall comply with the applicable provisions of the Lake Villa Zoning Ordinance and/or the Lake Villa Village Code, as amended from time to time, the provisions of which shall control and prevail, including but not limited to Paragraph C, "Offensive Lighting", of Section 4-1-2, "Nuisance Declared", thereof. (2 POINTS).
2. Site lighting, display window lights, architectural lighting, and general area lighting are encouraged to advertise the business, highlight building features and entries, and to illuminate dark corners of the property or street.
3. Exterior lighting shall highlight building elements, signs, or other distinctive features rather than attract attention to the light fixture itself.
4. Exterior lighting shall be appropriate to the building's architectural style. The scale and style of the light fixture shall be in keeping with the facade design. (2 POINTS).
5. Exterior building lights shall coordinate with architectural details of the building. (2 POINTS).
6. Exterior building lighting shall be coordinated and compatible with lights of adjacent structures.
7. To minimize glare, lights shall be aimed up or down, not out. The light source shall be minimized.
8. Indirect lighting shall be provided, whenever possible, for display and architectural type lighting.
9. Building lighting shall provide an even illumination level. The use of flashing, pulsating, or similar dynamic lighting is not allowed.
10. Lighting shall be provided at rear and emergency exits of businesses to assist customers in locating the rear exits and for safe use of exit discharge walkways.
11. All lighting that must remain lit during night hours of operation shall comply with the applicable provisions of the Lake Villa Zoning Ordinance and/or the Lake Villa Village Code, as amended from time to time, the provisions of which shall control and prevail, including but not limited to Paragraph C, "Offensive Lighting", of Section 4-1-2, "Nuisance Declared", thereof.
12. Sconce type lighting shall be allowed if the light source is completely obscured, and the fixture is in keeping with the proposed architectural style.
13. Walkway lighting (Bollard or decorative pole type) is encouraged, if the light source is obscured and the fixture is in keeping with the proposed architectural style.
14. Ground-mounted building lighting shall be allowed if the light source is obscured, and the fixtures are screened by landscaping.
15. Neon and xenon type fixtures or light sources are not allowed.
16. See Sign Compatibility, Part G, for additional lighting standards.

## **I. BUILDING SYSTEMS SCREENING**

1. A building's mechanical, electrical and plumbing system shall be effectively concealed from view from all locations and ground level vistas. (2 POINTS).
2. Rooftop equipment shall be hidden by a screening device or roof structures so as not to be visible from the street, sidewalk adjacent properties or public ways. (2

POINTS).

3. Roof top screening shall be consistent with the shape and profile of the principal roof structure. Screening that appears "box"-shaped shall not be allowed. (2 POINTS).
4. Rooftop screens shall be of architectural features and materials coordinated and compatible with building architecture and color. (2 POINTS).
5. Batten seam, standing seam and corrugated metal roof systems shall be allowed as screens only if they are not a dominant architectural feature and they are complementary to building architectural style and detail.
6. Ground equipment screens shall be of architectural features and materials coordinated and compatible with building architecture and color.
7. Solid evergreen landscape screening shall be an acceptable method of ground equipment screening.

**10-3E-7: ARCHITECTURAL DESIGN STANDARDS FOR MULTI-FAMILY BUILDINGS AND STRUCTURES, INCLUDING APARTMENTS, CONDOMINIUMS, TOWNHOMES, ROW HOMES, AND LINEAR MULTI-FAMILY CONFIGURATIONS**

- i. Applicability: Regardless of zoning district, all work related to the construction and/or substantial exterior renovation of multi-family residential buildings and structures that requires a building permit after adoption of these Architectural Design Standards shall be subject to the Scoring and Review process in Section 10-3E-3 hereof and the Architectural Design Standards in subsection ii hereof. Compliance with the standards set forth in this Section is required for the new construction and/or the substantial exterior renovation of all multi-family residential buildings and structure. Multi-family residential buildings are a classification of housing units where multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex. Multi-family residential buildings located within the Village Center Overlay zoning district shall adhere to traditional architecture and traditional styles as described in 10-3E-6ii. The design standards hereby established in this Section are intended to encourage new construction and renovation of existing buildings and structures in the Village to reflect and reinforce the quality of design and craftsmanship that can be seen in many of the area's historic residential neighborhoods.

- ii. Façade Architectural Design Standards:

Standards are subdivided into ten parts designed to address major elements of building façades:

- A. Design Standards for Multi-Family Residential Buildings and Structures:
- B. Elevations
- C. Scale and Massing
- D. Exterior Materials and Finishes
- E. Exterior Colors
- F. Front Entry, Service, Patio and Garage Doors
- G. Roof Accessories, Gutters and Downspouts
- H. Chimneys
- I. Landscaping
- J. Fencing

While multi-family dwellings in the Village are not restricted to a particular style, it is encouraged that a traditional character be established which is consistent with recognized traditional styles and Midwest vernacular. Styles shall be consistent to a reasonable level throughout all facades of a structure.

**A. DESIGN STANDARDS FOR MULTI-FAMILY BUILDINGS AND STRUCTURES:**

- 1. It is envisioned that all multi-family buildings will be designed as a "whole" rather than an assemblage of individual units. (2 POINTS).

2. Multi-family developments shall have a consistent architectural style throughout the development, even if designed and constructed in phases. (2 POINTS).

**B. ELEVATIONS:**

1. Multi-family communities can mix styles by individual neighborhood but must create an entire neighborhood around a specific architectural character (or theme). There shall be a minimum percentage of masonry applied to multi-family buildings based on a measure of what is appropriate to a particular style selected, subject to Village input. (2 POINTS).
2. For multi-story buildings, of three or more stories, the upper story shall be treated differently than the lower stories. Projected cornices with varying finish and detail above, setbacks, mansards or stories within the roof structure are examples.
3. Minimum Requirements: (2 POINTS).
  - a. Minimum of three (3) color packages (per neighborhood). No buildings of the same color shall be side by side.
  - b. Consistent incorporation of traditional characteristics as described above.
  - c. Blended use of a variety of traditional architectural themes, materials and design components, throughout a development.
  - d. Consistency of architectural style, material use and architectural detail on all facades, throughout a neighborhood.

**C. SCALE AND MASSING:**

1. Design consideration must be given to the relationship of architectural massing and the scale of building elements in multi-family neighborhoods. Exterior elevation design must consider the scale, balance and character of the entire assembled elevation. The incorporation of animated roof lines, well defined unit entries, usable covered porches, bay windows and other residentially scaled elements, attached structures and appendices, are critical to reduce the frontal mass and impact of the building, and to make side and rear elevation complexity similar to the front.
2. Design Considerations:
  - a. Overall building mass scaled down through varying roof heights, styles and shapes.
  - b. Appropriate sense of scale and balance, within a structure's components.
  - c. Architectural elements such as dormer, bay window projections and dominant entry elements.
  - d. Asymmetrical building elevation design is encouraged, and may be required subject to design style chosen and Village input.
  - e. Scale and massing consistent with the architectural style chosen.
  - f. Scale and massing consistent on all facades of a structure.

**D. EXTERIOR MATERIALS AND FINISHES:**

1. Materials, detail, and trim selections must take into account the nature of the individual building style and be reflective of their traditional appearance and prominence in the neighborhood. (2 POINTS).

2. It is required that portions of front elevations incorporate the use of natural materials such as wood siding, brick and stone. Man-made materials including synthetic stucco, fiber cement siding and vinyl siding are acceptable as elements provided that portion of elevations include natural materials of wood trim and/or accents. Synthetic stucco shall be limited in use to a secondary element or accent, unless designed to appear as a brick or stone material.
3. Corner boards, window and door trims, shutters, band boards, and moldings shall be used to differentiate and enhance each individual styled elevation. Entries shall be oriented to the street, and shall receive additional emphasis and detail. Flush rakes and long expanses of flat wall planes are not allowed. Gutters, downspouts and splash blocks are required and shall be included with each elevation design, in a style compatible with the architecture of the structure.
4. Minimum Requirements:
  - a. Corner boards, trim and door/window surrounds on all facades (natural material).
  - b. Side and rear facades shall incorporate at least one natural material used on the front façade, covering at least 20% of the surface.
  - c. Side and rear facades fully exposed to or partially fronting on public ways or R.O.W., shall include the same design materials and detail intensity used on the front façade.

**E. EXTERIOR COLORS:**

1. Color packages shall be developed with consideration for variety and compatibility within each neighborhood as well as throughout the entire community. Colors shall be consistent with traditional Village and Midwest vernacular. Color packages shall be compatible with surrounding neighborhoods. For new construction, all color palettes shall require the prior written approval of the Zoning Officer prior to the application thereof on or to any building or structure. (2 POINTS).
2. Minimum Requirements: (2 POINTS).
  - a. Approved color schemes shall feature a harmonious range of color blends and shading.
  - b. Consideration of a monochromatic color scheme within one multi-family neighborhood.
  - c. Complementary trim and siding colors with slight variations in contrast.
  - d. Subtle third color accents, in traditional colors, appropriate for the style chosen.

**F. FRONT ENTRY, SERVICE, PATIO AND GARAGE DOORS:**

1. Door styles and colors should be used in such a way to emphasize the front entry and de-emphasize the garage and service doors. Wood, insulated metal, fiberglass and quality hardboard materials are acceptable. A variety of door styles and colors are encouraged but the door style must be appropriate to the architectural theme of the building. Muntins, side lights, special shapes and window details shall be incorporated where appropriate for the style chosen.
2. Other appropriate features include:

- a. Embossed or plant-on detail at front entry doors.
- b. Accent colors, consistent on all units.
- c. Paneled wood or insulated steel/aluminum (embossed) garage doors. Windows are encouraged.
- d. Muted color schemes on service and garage doors.
- e. Mixed use of single and double garage doors.
- f. Trim wraps around all doors in complementary colors.
- g. Pediments, entablatures and decorative archways where appropriate.

**G. ROOF ACCESSORIES, GUTTERS AND DOWNSPOUTS:**

It is required that all exposed, unpainted metal materials are hidden or muted from the public eye whenever possible. Exposed flues and roof vents shall be located on the back slope of roofs. Wall vents shall be trimmed consistent with other wall openings. Gutters and downspouts shall match or be compatible with trim colors.

**H. CHIMNEYS**

Chimneys shall be compatible with the architectural style of the building to ensure consistency in design. Through-roof chimney projections shall be clad of the same predominant siding material on the structure. Chimneys on facades shall match the façade material selection and design, or be all masonry.

- 1. Decorative chimney caps are encouraged.
- 2. Detail is encouraged in siding and masonry chimney faces.
- 3. Scale.

**I. LANDSCAPING AND DESIGN**

- 1. The intended landscape theme for individual site design is best described as a modified restoration of the native Illinois landscape. A heavy emphasis on conservation and natural treatment of the landscape with dramatic enhancement in high visibility areas is encouraged.
- 2. The main goals for landscaping within the development include:
  - a. Maintaining a high level of aesthetics using quality plant materials arranged in strong, colorful plant groupings and ensuring proper and consistent maintenance.
  - b. Creating a sustainable landscape emphasizing the use of Best Management Practices, native and non-invasive materials, using controlled irrigation and drought tolerant plantings, and encouraging natural stormwater management through utilization of grass filters and minimized catch basin/piping systems.
  - c. Incorporating key design principles (e.g. site orientation, landscape layout, site grading) to frame and enhance architecture, to create seasonal interest and to provide screening where necessary.
- 3. All plant materials shall be selected from a planting list specifying the plant sizes and species approved in advance by the Village Board or by the Village Administrator. **(2 POINTS).**
- 4. The planning standards for site landscape design in Multi-Family areas shall include

foundation planting and landscape screening of mechanical, electrical and service equipment, subject to Village approval.

- a. Foundation Landscaping: The developer shall provide adequate foundation landscaping for all multi-family residential buildings in keeping with the overall landscape concept for the project. Landscaping shall consist of plant materials selected from a planting list specifying the plant sizes and species approved in advance by the Village Board or by the Village Administrator.
- b. Landscape screening is a preferred alternative to architectural screening where applicable.

## **J. FENCING**

In order to provide a cohesive, well-planned fencing program, lot line fences for rear and side yards shall be pre-determined by the Developer for multi-family areas. Fencing style, height, material and location in these areas will require the prior written approval of the Village. All fencing must comply with all applicable provisions of the Lake Villa Village Code and Lake Villa Zoning Ordinance, which provisions shall control and prevail. (2 POINTS).

SECTION 5: The Corporate Authorities of the Village intend that this Ordinance will be made part of the Village Code and sections of this Ordinance can be renumbered or re-lettered and the word "Ordinance" can be changed to "Section", "Article", "Chapter" or some other appropriate word or phrase to accomplish codification, regardless of whether this Ordinance is ever codified, the Ordinance can be renumbered or re-lettered and typographical errors can be corrected with the authorization of the Village Attorney, or his or her designee.

SECTION 6: This Ordinance shall not affect any punishment or penalty or any action based on any other Ordinance of this Village incurred before the effective date of this Ordinance, not any suit, prosecution or proceeding pending at the time of the effective date of this Ordinance, for an offense committed or cause of action arising before this Ordinance, and said ordinances as heretofore existing shall continue in full force and effect for said limited purpose.

SECTION 7: If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is, for any reason, held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance, or any part thereof. The Corporate Authorities hereby declare that they would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentence, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 8: This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

SECTION 9: The Village Clerk is hereby directed to publish this ordinance in pamphlet form.

Passed by the Corporate Authorities on February 8, 2017, on a roll call vote as follows:

YEAS: Trustees *Barthlett, Battistone, Harms, Kuecheberg & McDonald*

NAYS:

ABSENT:

ABSTAIN: *Trustee Nielsen*

APPROVED by the Mayor on February 8, 2017



Frank M. Loffredo  
Mayor, Village of Lake Villa

ATTEST:



Alice K. Brownlee, Village Clerk,  
Village of Lake Villa

STATE OF ILLINOIS ) SS.  
COUNTY OF LAKE )

CLERK'S CERTIFICATE

I, ALICE K. BROWNLEE, DO HEREBY CERTIFY that I am the Village Clerk of the Village of Lake Villa, Lake County, Illinois, and as such official, I am keeper of the records, ordinances, files and seal of said Village; and

I HEREBY CERTIFY that the foregoing instrument is a true and correct copy of:

AN ORDINANCE AMENDING  
THE VILLAGE OF LAKE VILLA ZONING ORDINANCE  
(RE: Title 10, Chapter 3, Article D, Re: VC-O VILLAGE CENTER OVERLAY;  
Title 10, Chapter 3, New Article E, Re: ARCHITECTURAL DESIGN STANDARDS, and  
Title 10, Chapter 8, Re: RESIDENTIAL DESIGN STANDARDS)

adopted at a duly called Regular or Special Meeting of the Board of Trustees, held at Lake Villa, Illinois, at 8:00 p.m. on the 8th day of February, 2017.

I DO FURTHER CERTIFY that the deliberations of the Board on the adoption of said Ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was called and held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and that the Board has complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Board.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of said Village at Lake Villa, Illinois, this 8th day of February, 2017.

[SEAL]

  
Alice K. Brownlee,  
Village Clerk, Village of Lake Villa