

**Village of Round Lake, IL**  
**C-1 Zoning**

**17.48.010 Purpose.**

The C-1 local shopping district is intended to provide areas to be used by retail or service establishments to supply convenience goods or personal services for the daily needs of the residents living in adjacent residential neighborhoods. The district is designed to encourage shopping centers with planned off-street parking and loading and provide for existing individual or small groups of local stores. This district is normally located on primary or secondary thoroughfares, is relatively small in size, and as bulk standards comparable to the bulk standards for low density residential districts. (Zoning ord. § 7.1-1)

**17.48.020 Permitted uses.**

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

A. Retail businesses, which supply commodities on the premises:

1. Antique stores;
2. Apparel stores;
3. Bakery, in which the manufacture of goods is limited to goods retailed on the premises only;
4. Book and stationery stores;
5. Camera stores;
6. Candy and confectionery stores;
7. Dairy product;
8. Delicatessens;
9. Drug store;
10. Dry goods stores;
11. Floral shop;
12. Grocery and food store;
13. Hardware stores;
14. Ice cream stores;
15. Jewelry stores;
16. Meat markets;
17. Restaurants, excluding drive-in service;
18. Shoe stores;
19. Sporting goods stores;
20. Toy stores;
21. Variety stores;
22. Automobile accessory store: no services.

B. Personal service establishments, which perform services on the premises:

1. Barber shop;
2. Beauty shop;
3. Dancing school or studio;
4. Dry cleaner, but not a central plant serving more than one retail outlet;
5. Laundry and dry cleaner, self-service only;
6. Music school;
7. Photographic studio;
8. Shoe repair shop;
9. Tailor shop.

C. Business service establishments, which perform services on the premises:

1. Bank;
2. Currency exchange;
3. Financial institution;
4. Insurance agency;
5. Loan company;
6. Real estate office;
7. Savings and loan;

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- 8. Employment agency.
  - D. Professional office establishments:
    - 1. Attorney and law office;
    - 2. Chiropracist's office;
    - 3. Chiropractor's office;
    - 4. Dentist's office;
    - 5. Doctor's surgeons and/or physician's office;
    - 6. Medical and dental clinics;
    - 7. Optician's office;
    - 8. Osteopath's office.
  - E. Public, quasi-public, and governmental buildings and facilities:
    - 1. Church;
    - 2. Essential services: gas regulator stations, telephone exchanges, electric substations, sewage disposal plant, well site;
    - 3. Off-street parking facility;
    - 4. Office building;
    - 5. Post office;
    - 6. Public utility establishments.
- (Ord. 05-O-10 § 1; zoning ord. § 7.1-2)

**17.48.030 Accessory uses.**

As permitted in accordance with Sections 17.12.120 through 17.12.150. (Zoning ord. § 7.1-3)

**17.48.040 Special uses.**

- A. Package liquor store, tavern, any sale of alcoholic beverages;
- B. Child care nursery;
- C. Residence of the proprietor of a commercial use;
- D. Planned development;
- E. Full service banking facility with drive-up banking as an accessory use;
- F. Restaurant, including seasonal outdoor dining. (Ord. 06-O-34 § 1 (part); Ord. 99-O-16 § 1; zoning ord. § 7.1-4)

**17.48.050 Temporary uses.**

All temporary uses shall comply with the provisions of Section 17.12.160. All of the uses permitted as temporary uses in Section 17.12.160 are allowed in the C-1 local shopping district, in addition to the following permitted uses:

- A. Temporary building or yard for construction materials and/or equipment, both incidental and necessary to construction in the zoning district must be of portable design. The permit shall specify the location of the building or yard and the area of permitted operation. Each such permit shall be valid for a period of not more than six calendar months and shall be renewed for more than two successive periods at the same location;
- B. Parking lot designated for a special event; provided, however, that each permit shall be valid only for the duration of the designated special event. (Zoning ord. § 7.1-5)

**17.48.060 Lot size requirements.**

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

- A. Minimum lot area: ten thousand (10,000) square feet.

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B. Minimum lot width: seventy-five (75) feet.  
(Zoning ord. § 7.1-6)

**17.48.070 Yard requirements.**

A. Minimum Front Yards. All structures shall maintain a setback of at least fifty (50) feet from the front lot line. First twenty-five (25) feet for landscaping and a means of ingress and egress only. On major highways, all structures shall maintain a minimum setback one hundred twenty-five (125) feet from center line of highway.

B. Minimum Corner Side Yard. All structures shall have a minimum corner side yard of thirty (30) feet.

C. Minimum Interior Side Yard. All structures shall have an interior side yard of fifteen (15) feet.

D. Minimum Rear Yard. All structures shall be set back at least thirty (30) feet from the rear lot line.  
(Zoning ord. § 7.1-7)

**17.48.080 Bulk regulations.**

A. Maximum Structure Height. No structure or portion thereof shall exceed a height of thirty-five (35) feet.

B. Floor Area Ratio. Not to exceed 1.0. (Zoning ord. § 7.1-8)

**17.48.090 Special provisions.**

A. Enclosure of Operations. All business, servicing or processing shall be conducted within completely enclosed buildings, except:

1. Off-street parking or loading;
2. Accessory uses when allowed by the special use procedure.

B. Parking Requirements. In accordance with the applicable regulations set forth in Chapter 17.88. In addition, the parking of trucks when access to the conduct of a permitted use, shall be limited to vehicles having not over one and one-half tons capacity, except for delivery services.

C. Performance Standards. All activities shall conform with the performance standards established for the I-1 limited industrial district.

D. Scope of operations. All business establishments dealing directly with consumers, and all goods produced on the premises shall be sold on the premises where produced.

E. Screening. Where a commercial use abuts or is across the street from a residential district, adequate screening shall be provided. Five feet landscape.

F. Storm Drainage and Entrance Curbs. Required on all street frontages and shall meet the approval of the village engineer and village standards.

G. Landscaping. A general landscaping plan must accompany all application for building permits requested for the construction of new buildings.

The landscaping plan must show all areas which will contain grass or other natural growth and the location of all trees, shrubbery and other natural growth.

All areas designated for grass or other natural growth must be seeded or sodded as soon as possible after the completion of any building and all shrubs, trees, and other natural growths must be seeded and/or planted as soon as possible after the completion of any building, but in no event shall such seeding, sodding and/or planting be delayed for a period in excess of one year after the completion of any building.

Certificates of occupancy may be issued for buildings prior to the time the landscaping requirements as provided for herein are satisfied: however, such certificates of occupancy shall state upon their face: "Landscaping not approved, approval required within one year of the date of this certificate."

Minor alterations affecting the species of plant material from the original landscaping plan may be made without obtaining prior approval from the village; however, the amounts and location of land set aside for landscaping may not be reduced without the approval of the zoning officer. (Zoning ord. § 7.1-9)

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**17.48.100 Signs.**

Signs shall be subject to the regulations contained in Chapter 17.84. (Zoning ord. § 7.1-10)

**17.48.110 Off-street parking and loading requirements.**

Off-street parking and loading facilities shall be provided as required in Chapter 17.88. (Zoning ord. § 7.1-11)