

The ARC shall use a set of design and materials standards and guidelines. In addition to the following review criteria, the ARC will individually consider the merits of each design as it relates to the specific site, adjacent areas or the community as a whole.

1. Use of vinyl or aluminum siding on dwelling units must meet the following minimum standards: The minimum thickness for aluminum siding shall be 0.024 inch. The minimum thickness for vinyl siding is 0.044 inch. Not more than 15 percent of front and side elevations shall be constructed with Exterior Insulation Finish Systems (EIFS), such as synthetic stucco or dryvit. Any EIFS synthetic stucco or dryvit over the maximum allowed 15 percent insulation shall be approved in writing by a certified EIFS inspection company. All costs for specialized third party inspection and reports shall be incurred by the builder/owner. No third party inspections are required for concrete stucco installation.
2. The maximum allowed wall or roof line on a single plane shall not exceed 50 feet. All elevations regardless of length, shall contain a minimum of 1 offset of at least 12 inches, which shall follow to the roof line or a minimum of 1 bump out window, bay window, fireplace, covered deck/porch or other to break up excessive areas of single flat planes in walls and roofs. Shed style roofs over bump out windows or bays are discouraged unless consistent with the architectural design.
3. Quoins, when utilized in design, should be expressed on all elevations of the residence.
4. For additions to existing structures, matching materials shall be used, eave lines should align whenever possible. Roof pitch shall be consistent with existing structure.
5. Each house or addition shall be unique and custom built from plans prepared and approved by an Illinois licensed architect.
6. No single-family residence (“subject residence” for purposes of this Section) shall be built in the Village or within its territorial jurisdiction, which is of the same or similar design:
  - a. Within 1,000 feet of each other;
  - b. On the same side of the street within 4 lots on both sides of the subject residence, regardless of any intervening streets (i.e., 3 significantly dissimilar designs and elevations must be provided between each similar design and elevation).
  - c. Directly across the street from the subject residence; or
  - d. Immediately to the rear of the subject residence fronting on the first street to the rear of the subject residence.

For purposes of this Section, residences of the same or similar design are prohibited from being constructed unless in conformance with criteria stated in this Section, and whichever criterion produces a greater distance between residences of the same or similar design and elevation.

The words “directly across the street” include any lot or portion thereof that falls within the lot lines, as extended, of the subject residence. The words “immediately to the rear” include any lot or portion thereof that falls within the lot lines, as extended, of the subject residence.

7. Any elevation of the subject residence shall be deemed to be on the same or similar design to a residence to which it is compared (the “compared residence” for purposes of this Section) unless the subject residence has at least 4 of the following features different from the compared residence:
  - a. Basic arrangement of the building and its front elevations elements, such as right or left hand orientation (garage, entry, bays, etc.).
  - b. Arrangement and design of windows, shutters, doors, entryway and porches.
  - c. Predominant building color.
  - d. Major exterior building materials, such as vertical siding, horizontal siding, brick/masonry, stone, etc.
  - e. Roof style (hip, gable, mansard, etc.).
  - f. Roofing materials such as wood shingles/shakes, terra cotta, etc.
  - g. Site orientation (different elevation facing the street).
  - h. Type of housing (ranch, raised range, split level, 2-story).
  
8. No two single-family residence of similar front elevation or façade shall be constructed or located within the criteria of this Section, nor shall there be constructed or located residences of similar front elevations when there is no substantial difference on all of the following:
  - a. Roof Lines: For the purposes of this Section, the following differences in the roof lines of residences as seen from the front and sides of the dwelling shall be deemed sufficient to render buildings containing such changes to be dissimilar, if constructed within the criteria of this Section:

Changing gable roofs to hip roofs;

Changing hip roofs to gable roofs;

Providing an interesting gable roof to the main gable roof, provided that the height of the intersecting roof line does not exceed the height of the main roof;
  - b. Windows: Every elevation of a dwelling shall have windows. For the purpose of this Section, the following differences in size, location or type of windows shall be deemed sufficient to render buildings containing such changes, if constructed

within the criteria of this Section, to be dissimilar:

- I. Changing from single windows to a multiple window arrangement unit;
- II. Changing from a multiple window arrangement to a single window;
- III. Changing the type of windows (e.g., casement to double hung); and providing a bay window or alternate window type in the area of the predominant window.

The following changes shall not be deemed sufficient to constitute a substantial change in windows:

- I. The addition or subtraction of muntin bars (dividing lights).
- II. A change from clad to wood windows.
- III. A change in window trim color.

- c. Construction Material or Color: For the purpose of this Section, the following differences in construction material between adjacent single-family residences as seen from the front of the residences shall be deemed sufficient to render buildings containing such changes and constructed on adjacent lots to be dissimilar:

Four-inch exposure horizontal siding;  
Eight-inch exposure horizontal siding;  
Masonry facing; and  
Natural wood facing.

When materials are changed, the change must occur throughout the subject residence of a minimum of 1-story in height.

Color change shall be made by significant changes in adjacent colors. The color change must be one of color, rather than merely of the tint, shade or tone.

- d. Miscellaneous:

- I. Continuity of design character shall be carried around all 4 elevations of the subject residence.
- II. Each elevation shall be properly balanced and proportional.
- III. Placement of the subject residence on the lot shall be compatible with the adjacent residences, the existing topography and the street elevation (and shall be approved by the Building Inspector prior to the issuance of a building permit).
- IV. Where feasible, natural materials, such as wood and masonry, shall be used in any exterior construction in the Village.

- V. Windows and doors should reflect restraint in the number of types, styles and sizes. Consistency of detailing on all elevations should be maintained. All openings should be consistently articulated on all elevations. Windows must be placed on all elevations and be properly balanced and proportioned. False windows may be substituted for this requirement in cases where internal architectural arrangements preclude the use of real windows. All garages shall have at least 1 window. Side load garages shall have 2 windows. Window treatments shall be in keeping with the architectural style. Shutters are suggested and should be sized to match the opening.
- VI. The main roof pitch should be a minimum roof pitch of 6/12, or as approved by the ARC, either gabled, hipped or a combination of the two. Roof forms should be well organized and demonstrate the same character on all sides of the subject residence. Eave lines should align whenever possible. If overhanging eaves are appropriate for the architecture of the subject residence, they must be correctly sealed to the subject residence and consistent on all 4 elevations. Eave depth must be at least 12 inches, not counting gutters, unless another dimension is otherwise justified. For addition projects, roof pitches must be consistent with the existing structure. Acceptable roofing materials are slate, tile, cedar shakes, standing seam copper, standing seam metal, architectural laminated shingles, or such other material approved by the ARC. The minimum product weight for asphalt and fiber glass shingles shall be 245 pounds per square or shall have a minimum 30-year warranty period. *Amended, 601.*
- VII. Windows and sliding glass doors shall be constructed of wood or vinyl-clad and/or aluminum-clad wood.
- VIII. Roof vents and plumbing vents shall be located on rear elevations and shall be compatible with the roof color. Some vents and stacks should preferably be concealed within decorative housing. Skylights shall be compatible with the roof color.
- IX. Dormers shall be compatible with the architectural character of the subject residence. They shall be properly proportioned and balanced on roof surfaces.
- X. Decks and their supports shall incorporate materials which relate to the residence, such as brick, stone, etc. Wood decks are permitted where appropriate. Decks shall conform to all building codes and be structurally sound. They may be stained to coordinate with the exterior colors of the subject residence.
- XI. All applications shall include a landscaping plan. The ARC may waive this requirement if such plan is not relevant to consideration of an accessory building or structure.

- 9 All provisions of this Subdivision Code and the Building Code, as amended, shall be applicable. No plans will be approved that violate the covenants of the area in which the construction is proposed. In case of conflict between private covenants and Village standards or codes, however, that which is more restrictive or imposes a higher standard shall govern.
- 10 Design drawing shall be prepared, signed and stamped by an Illinois licensed architect. Each page of a drawing set shall be so signed and stamped.

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