



MEMORANDUM

To: Sean R. Stegall, City Manager

From: William A. Cogley, Corporation Counsel/Chief Development Officer
Marc S. Mylott, AICP, Director of Community Development
Dave Waden, Senior Planner

CC: Rick Kozal, Assistant City Manager

Date: June 16, 2011

Re: Response to Developer Comments Regarding
Amendments to Residential Design Guidelines for Far West Area

Executive Summary

This memorandum contains staff's responses to the comments received from residential developers and homebuilders regarding our March 2011 work wherein we discussed allowing certain garage-forward single-family home designs and the use of vinyl siding. A copy of that work is attached hereto (Attachment A). Generally, while they appreciated our thoroughness, the responding residential developers and homebuilders suggested that it missed the mark in that it did not decrease the costs of their product which, in turn, does not allow them to lower the associated sales price. Importantly, that was never our intent. This position was put forth very clearly in our March 2011 work, and it was communicated to residential developers and homebuilders at meetings earlier than that. Instead, our intent was to provide options so that, if residential developers and homebuilders determined that they needed to provide different plans and/or building materials, they would do so in a way that maintained the high-quality design standards set by City Council and did not compromise the investments made by existing homeowners in subdivisions containing existing homes.

Please recall one of the broader policy considerations posed by staff within our March 2011 work: *Are these design considerations an inappropriate attempt to jumpstart a housing industry beset with problems much greater than garage-forward orientation and/or vinyl siding?* Another way of asking the same question: should Elgin reduce the quality of homes to drive down the cost and increase sales? From a broader perspective, one should ask: would it even work?

We have one example – admittedly a small sample size -- that suggests it would not. The Village of Plainfield started waiving certain impact fees as part of a broader business plan, and these waivers generally equaled \$7,000 per house. However, according to Michael Garrigan, Village Planner, "Since the Business Plan was adopted in February 2010, we have continued to see a deterioration in the number of building permits throughout the village. Obviously, this is not caused by the plan, but instead the general condition of the housing market and economy." Mr. Garrigan continues, "The plan . . . has not had any real impact on increasing the number of permits." He points out that, "The Business Plan

and the off-shoot of waiving certain impact fees was intended only to set the foundation to make Plainfield a more business friendly community for the development industry.”

Background

On March 3, 2011, we provided our initial recommendation regarding the extent to which we would be comfortable recommending that City Council allow garage-forward designs for, and the use of vinyl siding upon, single-family homes in the Far West Area. Again, a copy of that work is attached. That recommendation limited the number of houses with garage-forward orientation by requiring a specified minimum percentage of houses in a development or a phase thereof to be recessed and then allowing a specified maximum percentage of houses to have garages flush or forward of the front main residential façade. Garages flush or forward would also require additional architectural requirements to ensure that flush or forward garages continue to be a subordinate to the main residential façade. We also recommended allowing the use of a high-grade vinyl siding on the side and rear elevations of certain homes and a limited use of such high-grade vinyl siding on the front elevation as long as a certain percentage of the front elevation of the residence is brick or stone.

Currently, the city's 2005 Residential Design Guidelines for the Far West Area require that all street-facing garages be recessed behind the main residential façade. Such residential design guidelines also limit the use of vinyl siding to 50 percent of the side and rear elevations of a residence. These garage requirements and siding limitations appear to be unique to Elgin when compared to other area communities.

At that time, we met with each member of city council and discussed our initial recommendations in detail. Then, we sought comments on these initial recommendations from various residential developers and homebuilders.

Developer and Homebuilder Responses to March 2011 Recommendations

We received letters from Dan Olsem of Crown Community Development (dated March 29, 2011), David Faganel (dated April 7, 2011), Richard Guerard of Wyndham Deerpoint Homes (dated April 7, 2011), Tom Small of HPI (dated April 7, 2011), and Matthew Pagoria of Ryland Homes (dated April 8, 2011). Generally, the letter from Mr. Olsem includes the points raised within the others, except that Mr. Pagoria of Ryland Homes expressed an interest in permitting smaller homes than those originally approved within his development (Cedar Grove). As such, we have cut and pasted the main points from Mr. Olsem's letter and provided our response below to those points. We conclude with a response to the inquiry regarding smaller houses. Each original communication has been attached to the end of this memorandum (compiled as Attachment B).

Olsem Letter

- *“While the proposal attempts to maintain the current standards of construction in new homes, it falls woefully short of accomplishing the primary goal of making new homes more affordable in this very difficult housing market where our primary competition is foreclosed homes. Many of the restrictions placed on new homes in the proposal actually increase their cost from where they are today. The proposal significantly restricts an architect's creativity when it comes to front elevation designs and forces them to incorporate architectural elements (i.e. porches and masonry) on home styles that may not warrant them and which may actually create a less appealing front elevation aesthetic.”*

We disagree. It was never a city goal to lower the price point of new homes in the Far West Area or make them competitive with foreclosures. Rather, our proposal sought to balance the need for variety cited by residential developers and homebuilders against the potential negative impact on the streetscape created by garage-dominated houses and vinyl siding. Next, these recommendations do not “. . . significantly restricts [sic] an architect's creativity . . .”. Such restriction could only be logically argued if staff mandated a particular design style, such as Georgian, Victorian, Prairie, or Modern. On the contrary, staff's recommendation maintains the tacit sentiment toward design guidelines in the Far West Area – that in *whatever style* is selected by the architect, the house must exhibit the elements of quality architecture expected of that particular style. In this regard, those elements include building materials, building massing, roof design, door and window placement, and other finer details. Finally, the staff recommendation does not require a porch or masonry. In fact, it states that a portico would be allowed when appropriate to the architectural style of the residence, and masonry would only be required where a residential developer and/or homebuilder wished to use vinyl siding.

- *“In this month's edition of Builder Magazine, a national real estate consulting company listed the results of a recent survey in which 72% of consumers polled expressed a preference for frontloaded garages and conventional backyards (see attached). While it is important that we maintain a quality streetscape in our neighborhoods, we can't ignore what the consumer wants as they are the driver of the vehicle to which the economic engine of home construction is attached.”*

We agree, and both the 2005 Design Guidelines and these recommendations meet this consumer preference 100 percent. In other words, the point of disagreement is not whether garages should or should not be oriented to the street, instead it is how far forward the garage should be allowed to project from the house before mitigating elements are necessary.

- *“Requiring the front face of the garage to be behind the facade of the front elevation creates a number of problems for the architect. It creates inefficient floor plans, which add to the cost, and disrupts the consumer's preferred flow of kitchen/breakfast room/family room across the rear of the house. This forces the family room of the home to another location other than behind the garage where it is usually located or forces the space behind the garage into the back yard where it takes up valuable recreational space. It also forces more living space to the second floor of the home above the garage which creates ductwork, plumbing, insulation and condensation expenses and problems inherent with having a heated area of the home over an unheated area.”*

We disagree in part; agree in part. It seems a bit simplistic to suggest that all other floor plans are inefficient if “. . . the consumer's preferred flow of kitchen/breakfast room/family room across the rear of the house . . .” is disrupted. That being said, when a garage is recessed, certain designs may push the living area into the back yard where family activities take place. However, a more appropriate solution to this “encroachment” is to reduce the front yard setback, since the front yard is seldom used for anything other than displaying manicured lawns and foundation plantings. In fact, staff is strongly considering requiring “build to lines” rather than “setback lines” within future Far West developments.

- *“As consideration for the garage forward/garage flush designs, we offer the following alternatives to the conditions outlined in the proposal as a means of maintaining a high quality streetscape within the Highland Woods subdivision.”*
 - *“Make the porch requirement optional for garage projections of six feet or less as porches have no place in many of the more popular styles of architecture today such as Cape Cod, Georgian, and Modern styles. Requiring a porch on every garage forward home actually creates more monotony than originality.”*

We disagree. To accept this point, one would first have to accept that the houses in question appropriately conform to the suggested academic architectural style. Instead, most houses claiming to be of these styles simply replicate their most-basic shape but then fail to include the level and richness of detail necessary to fully deliver that style. More so, save for the Modern style, garages attached to and protruding in front of the house are rarely typical of or appropriate for these academic styles. Notwithstanding, even where one can successfully make these arguments, the recommendations do not mandate a front porch in all instances. Where more appropriate to the style of the house, especially Georgian, an appropriately designed portico is an option.

- *“Allow a maximum of an eight foot projection of a garage provided that homes with projections between 6 and 8 feet incorporate a porch into the design. Many of our builders' most popular models have projections of 8 feet or more and they are very attractive.”*

We disagree. Staff only recommended that a garage be allowed to project forward of the main façade of the house by 6 feet where it was paired with an 8-foot deep front porch. As described below, we are willing to keep the porch depth requirement at 6 feet. In this manner and in conjunction with the other required design elements, the garage will remain a secondary design element of the overall house.

- *“In times before television, air conditioning and family rooms at the rear of homes, 8 foot deep porches served a functional purpose as a place to relax, socialize and enjoy a cool breeze. Those times have since long passed and front porches now serve the almost exclusive purpose of adding some architectural flavor to the front elevation of homes. Requiring these porches to be 8 feet deep is not only unwarranted from an architectural standpoint but it takes away valuable*

square footage from inside the homes where residents spend time and adds cost to an area that is extremely underutilized. Eight foot deep porches can also create awkward and inconsistent porch roof pitches, require expensive structural changes in second floor window sill lines and force unattractive reductions in second floor window heights. The minimum depth of a front porch should be reduced to 4 feet.”

We disagree in part; agree in part. While the advent of air conditioning has certainly reduced the need for the porch to provide a cooling function, another significant factor contributing to the demise of the porch – and many other desirable, social elements of a traditional neighborhood -- has been the auto-oriented emphasis at all levels of suburbia. Such undesirable features include segregated land uses; wide, non-connecting, curvilinear streets; cul-de-sacs; and large front-yard setbacks. However, when porches are designed at a functional depth, and the other described features are eliminated (or significantly minimized), porches once again become well-used social elements. The six-foot depth of porches, provided the encroachment of associated columns and other features is minimized, is the lowest possible depth necessary to function well. Less than this amount, the depth restricts persons’ abilities to pass around other persons and objects, such as tables and chairs. By way of comparison, staff contacted the developer/architect for New Town in St. Charles, Missouri; he reported that they allow no less than seven feet of porch depth. Finally, note that a 4-foot front porch would be less than what is currently required within the 2005 Design Guidelines.

- *“We agree that windows within the garage doors can add aesthetic value but disagree that individual garage doors for each parking bay will add enough value to warrant the cost of expanding the garage width by another two feet. The additional width of the garage will also eliminate many floor plans from smaller lots as the additional width will encroach upon side yard setbacks. Lastly, our builders tell us that many homeowners prefer not to have individual garage doors from a maneuverability standpoint. We propose that this requirement be added to the list of elective architectural features.”*

We disagree. Individual garage doors are only required for garage-forward orientation and are necessary to break up the appearance of what could be 20-foot wide or larger garage doors close to the street. For all other garage orientations, that feature is optional. Also, for garage-forward orientation, in that such houses can only be built upon 30 percent of the lots within a development or phase thereof, the builder can direct those houses toward wider lots. Similarly, in most cases in the Far West Area, because developments occur via an annexation agreement and planned development ordinance, smaller side yard setbacks can be negotiated.

- *“We also propose that the 2 foot setback for the third bay of a three car garage be reduced to 1 foot which is typically done since an 1 foot offset accomplishes the same goal of vertical demarcation without the added cost of increasing the entire garage depth by an additional foot.”*

We agree. We have changed this setback from 2 feet to 1 foot.

- *“We believe that requiring the architect to utilize a minimum number of elective architectural elements, as listed in your proposal, is a good way to allow the architect to maintain flexibility, originality and creativity while maintaining quality. We feel very strongly that the architect, and not the City, should determine which features are to be used on any specific plan. We also feel that the elective element list should be expanded to include additional trim enhancements on the front facade such as door & window pediments, bay windows, shutters, enhanced trim widths, door sidelights, double front doors or a minimum roof pitch of 7/12. We also feel that, in lieu of a porch on a garage forward design, that it would be appropriate to increase the minimum number of required features from two to four.”*

We disagree. The features listed by Mr. Olsem are generally treatments which would upgrade the house. On the other hand, staff proposes mitigating elements to the garage itself. Similarly, staff does not support adding additional design features *in exchange for* a front porch. In most cases, the porch will be critical to off-setting the visual appearance of the protruding garage.

- *“We feel very strongly that limiting a garage forward design to every other home will not accomplish the goals of its intent. The in/out pattern of every other home with a garage forward*

orientation will have the same monotonous effect, if not worse, as a streetscape where every home was allowed to have a garage forward design. What's more, for a land developer such as ourselves, where lots are sold individually to many different home builders, it would be virtually impossible to enforce this policy when adjacent lots most likely will have different builders constructing the home. We suggest that in lieu of restricting garage forward homes to every other lot, that the City adopts a monotony code policy of restricting garage forward orientations to opposite sides of the home for adjacent lots with a garage forward orientation in addition to requiring substantially different front elevations. Since some homes, by the consumers own choice, will not involve a garage forward design, there will be little repetition of streetscape. We have used this monotony policy in many of our communities with great success."

We disagree in part; agree in part. Our disagreement is directed toward the assertion that "[t]he in/out pattern of every other home with a garage forward orientation will have the same monotonous effect, if not worse, as a streetscape where every home was allowed to have a garage forward design." That being said, we appreciate the suggestion for a broader-based approach to monotony. To date, the city has adopted standards to prevent monotony on a case-by-case basis, choosing to include language within annexation agreements and planned development ordinances depending upon the development. The 2005 Design Guidelines for the Far West Area do not include universal considerations, and the two mentions of monotony within the city architectural review standards and considerations could use more specificity (§ 19.14.600, "[m]onotony [of site plan and elevations] should be avoided").

As such, we reviewed the anti-monotony guidelines within the Providence subdivision and the Highland Woods subdivision, and we recommend that those required for the Highland Woods subdivision be a part of our final recommendation. Those controls are provided below, and the redline-and-strikeout within reflects minor changes to make them more universally applicable and address the specificity of garage-forward orientation:

Monotony Controls

The monotony controls exist to prevent duplicate houses from being built in close proximity to each other. They are not designed to preclude all similarities between properties. Housing units shall be sited and oriented to best produce an overall streetscape and, where appropriate upon larger, estate-type lots, take advantage of views and open space. ~~View orientation towards other units shall be avoided wherever possible. Similarly, larger, estate-type lots may warrant S~~taggering building setbacks from road R.O.W. 's ~~should be utilized~~ to provide variety and eliminate a regimented and monotonous streetscape. Within more urban density, traditional developments, staggering portions of the facades of individual units is also encouraged to achieve a similar effect.

Front Elevations and Color Schemes

In order to encourage diversity and add visual interest to the streetscape in each single-family neighborhood, houses shall be required to have sufficient differences in both front elevation and color schemes to make them significantly different from each other. The code applies to the following situations:

1. Two houses on each side of a proposed home that all face the same street.
2. The house directly across the street from a proposed home.
3. One house on each side of the house directly across the street from the proposed home.
4. On small, tight cul-de-sac circles, any house that faces or is diagonally across the cul-de-sac from a proposed home.

In addition, at no time shall more than three houses with garage-forward orientation be in a row on the same side of street.

Approved color variations shall be within a family or range of aesthetically complementary and compatible colors. The ~~Design Review Committee shall also evaluate the~~ proposed building trim colors ~~and their relationship must also relate~~ to the main field color.

- o "Also, due to our business model of selling individual lots to multiple builders, It [sic] is not possible to enforce the restrictions of a maximum of 30% of home with a garage flush orientation

and a maximum of 30% for garage forward. In lieu of this we propose that only six neighborhoods within Highland Woods be allowed to utilize the garage flush or garage forward designs but that 100% of the lots within those neighborhoods be candidates for either of those designs provided that they meet the enhanced architectural qualifications mentioned above.

We disagree. The intent of the staff recommendations is to allow a buyer to have a greater degree of choice, but not to create streetscapes dominated by unarticulated garages and vinyl siding. As such, the proposed language was very intentionally written to say no more than 30 percent of the houses within a development or phase thereof may have a garage-forward orientation.

- *“The restrictions placed upon the use of vinyl siding in the proposal are cost prohibitive, unwarranted and born of common misconceptions of the product due to quality concerns that have been addressed decades ago. As an alternate to these unworkable restrictions, we offer the following solutions.”*
 - *“First and foremost, all vinyl siding products and installers should be VSI [Vinyl Siding Institute] certified. Even a high quality vinyl product will not perform properly if installed incorrectly.”*

We agree. If vinyl siding is used on allowed locations on a building, its quality should be certified in accordance with ASTM D3679 for performance and ASTM D6864 or D7251 for specific product color. The siding should be installed by a contractor certified under the VSI’s Certified Installer Program.

- *“We have contacted numerous vinyl siding installers, vendors and manufacturers and all are telling us that a 0.055 gauge horizontal vinyl siding product does not exist on the open market. It appears to be a special gauge reserved for a limited number of vertical trim pieces which don’t have the rigidity benefits of the multidirectional horizontal siding profile. Of course, it could be specially made but at that point it would be more expensive than the cement fiber board that is currently being used. Most production type builders use a 0.040 gauge siding as a standard and VSI recommends 0.044 gauge siding if there are concerns about impact resistance or rigidity. We recommend using 0.044 gauge as well. The requirement that vinyl trim be insulated is also not workable or necessary and should be eliminated as it adds cost with no appreciable benefit over the 0.044 gauge material.”*

We agree. We have reduced the recommended gauge of vinyl siding from 0.055 to 0.044 inches thick. However, please note that staff is comfortable with this change based upon the testing information provided by the VSI, not because 0.055-inch product is unavailable. Our limited research found two examples of such premium siding – Royal Building Products “Architectural Series” and Mastic Home Exteriors “XL55”.

- *“The requirement for 90% of the front elevation of vinyl sided homes to be brick or stone may-as well be 100%, as 10% of vinyl siding any elevation serves no practical purpose. Similar to our earlier discussion regarding front porches, many popular home styles do not warrant masonry and by adding it to a home with a contradicting style, the aesthetic appearance of the home will suffer greatly. We feel very strongly that there should be no minimum requirement for masonry on the front elevation of a vinyl sided home and that only the architect and homebuyer should determine if masonry is needed. We will support, however, a proposal which mandates that a minimum number of architectural elements from the elective list in the garage forward orientation program be required for homes utilizing vinyl siding on more than 60 % of the front facade.”*

We disagree in part; agree in part. If a home is designed in a style that warrants horizontal siding in its entirety, then the home should continue to be sided in accordance with the current requirements of the design guidelines – using “traditional” building materials, including wood, cement fiber board, or stucco on the front elevation in keeping with the architectural style, and vinyl siding on 50% of the side and rear elevations.

As a side note, we found townhouses in Elgin where residential developers and/or builders have used wood or cement board on the first floor and vinyl siding on the second floors. The resulting

appearance of these buildings is unfortunate. As such, our initial recommendation included language to ensure that this practice does not occur on single-family homes.

That being said, to use vinyl siding on the sides and rear of certain houses, we have eliminated the provision that requires 90 percent of the front elevation to be masonry. This initial recommendation also limited the use of vinyl siding on the front elevation to the second story or higher. However, upon further study, we found several very handsome house plans that would not pass this design guideline because areas within or above the second story where vinyl siding seemed appropriate were greater than 10 percent. As such, we recommend that vinyl siding may be used on the sides and rear of certain houses when the front elevation is entirely masonry, except that vinyl siding may be used upon the front elevation (1) within the triangular portion of a gable, but not below the fascia line or upon any sides of that gable, and only where the gable is within the second story or higher, (2) upon any portion of a dormer with window where the dormer is within the second story or higher and (3) as soffits under roof overhangs of the main roof or porch roof. Pictures 1 and 2 provide detail to this amended recommendation.



Picture 1. Within an entirely masonry front elevation, vinyl siding may be used under the triangular portion of a gable within the second story or higher and other locations.

- *"We also strongly disagree with the provision which does not allow vinyl siding to be used on corner lots. All lots within a neighborhood need to be treated the same. Our annexation agreement requires a side yard setback on corner lots of 15 feet which makes the minimum distance from the home to the street 31 feet. At this distance the appearance of cement fiber board versus vinyl siding is indiscernible. We propose that, in lieu of restricting vinyl siding from corner lots that architectural enhancements, such as garage windows and enhanced window trim be required on the side of the home facing the street."*

We disagree. Corner lots, key lots, and through lots within a residential community have a higher visibility than interior lots and, as such, more so convey the quality and architectural character of the neighborhood. We also disagree that the difference between the materials is indiscernible. While a person in a vehicle may be more than 30 feet from the side of a house, a pedestrian on the proximate sidewalk is less than 20 feet away. More so, that person in a vehicle is moving much more quickly than a pedestrian. Similarly, as expressed earlier, we are reviewing the appropriateness of these larger,

suburban setbacks and we may find houses closer to the street and sidewalk than those platted in the mid 2000s. Lastly, the 2005 Design Guidelines currently require natural materials on street facades but allow synthetic cladding on 50 percent of the sides and rear.



Picture 2. Within an entirely masonry front elevation, vinyl siding may be used upon all aspects of dormers with windows within the second story or higher.

Pagoria Letter (Home Size)

- *“Beginning in April 2010, Ryland has had numerous discussions and meetings with the City of Elgin related to Cedar Grove’s architectural requirements and Ryland’s desire to amend them. The main concept of every meeting was that we need smaller plans and an efficient overall product line to reinvest in Cedar Grove. The changing market is not interested in large homes with non-functional amenities that translate to higher selling process, but to the contrary, is demanding smaller homes that, while attractive, are nevertheless more “smartly designed”, and thus offered at a lower price point.”*

As identified within the March 2011 work (specifically, see section titled, “Additional Policy Considerations”), staff has fielded requests for smaller homes, and these requests seem to be indicative of a larger trend forming. Several data sources and literature on the topic were provided with the March 2011 work. Generally, staff is not troubled by the notion of smaller homes, as long as they remain well designed. That being said, this concept should not be discussed independent or outside of the entire comprehensive planning process. If staff is presented with a request that is different in this manner from the 2005 Design Guidelines, we will review it on a case-by-case basis and offer City Council our best recommendation. A primary concern with smaller houses is when they are placed on pre-platted lots. In these instances, staff would have to evaluate the proposed width of the smaller house to ensure that it is still proportionally appropriate and does not negatively impact the intended streetscape.

Amended and Final Recommendation

Based upon the replies to the suggestions above, staff recommends that developments in the Far West Area be allowed, on a case-by-case basis and with approval by City Council, to follow the standards below. Items highlighted in yellow show an item that has changed since staff's initial recommendation.

Street-facing Garages

1. Garage Recessed Orientation. A minimum of 40% of detached single-family residences with street-facing garages located within a development or any phase thereof shall have garages recessed behind the main residential façade in one of the following ways:
 - A) Street-facing garages recessed a minimum of 10 feet behind the main residential facade; or
 - B) Street-facing garages recessed less than 10 feet, but not less than 2 feet behind the main residential facade, provided the residence includes:
 - a) An 6-foot deep front porch or an appropriately designed portico (portico only allowed when appropriate with the architectural style of the residence);
 - b) Windows within the garage door(s); and
 - c) One or more of the following features designed to complement the architectural style of the residence:
 - (1) Individual garage doors accessing each parking bay.
 - (2) Gable end of the garage roof line facing the street including decorative brackets.
 - (3) A roof peak centered over a double wide garage door.
 - (4) Proportionately designed dormers and windows above the garage.
 - (5) Columns, curved tops, corner and frieze boards, balusters, trellis or other exterior trim details around the garage.
2. Garages Flush Orientation. A maximum of 30% of detached single-family residences with street-facing garages located within a development or any phase thereof may have garages flush with the main residential façade, provided the residence includes:
 - a) An 6-foot deep front porch or an appropriately designed portico (portico only allowed when appropriate with the architectural style of the residence);
 - b) Windows within the garage door(s); and
 - c) Two or more of the following features designed to complement the architectural style of the residence:
 - (1) Individual garage doors accessing each parking bay.
 - (2) Gable end of the garage roof line facing the street including decorative brackets.
 - (3) Overhang or eave line projecting at least 30" from the wall over the garage door(s) and stepping back the second-story.
 - (4) Proportionally designed dormers and windows above the garage.
 - (5) Columns, curved tops, corner and frieze boards, balusters, trellis or other exterior trim details around the garage.
3. Garage Forward Orientation. A maximum of 30% of detached single-family residences with street-facing garages located within a development or any phase thereof may have garages 6 feet closer to a street than the main residential façade, provided the residence includes:
 - a) An 6-foot deep front porch or an appropriately designed portico (portico only allowed when appropriate with the architectural style of the residence);
 - b) Windows within the garage doors;
 - c) Individual garage doors accessing each parking bay; and
 - d) Two or more of the following features designed to complement the architectural style of the residence:
 - (1) Gable end of the garage roof line facing the street including decorative brackets.
 - (2) Overhang or eave line projecting at least 30" from the wall over the garage door(s).
 - (3) Proportionally designed dormers and windows above the garage.
 - (4) Columns, curved tops, corner and frieze boards, balusters, trellis or other exterior trim details around the garage.
4. Additional Consideration for Any Street-facing Garage: Where a garage consists of three or more side-by-side bays, the door(s) associated with the bay(s) furthest from the residence shall be recessed at least one foot back from the door(s) associated with the first two bays.

Side-entry Garages

1. Side-entry garages should normally be designed and oriented to provide access to parking bays via a side or rear entry, with driveway access not crossing in front of the main entry to the residence. In this case, at least one-third of the garage width should be located behind the facade of the residence.
2. Side-entry garages designed and oriented to require driveway access crossing in front of the main entry to the residence should be limited to lots exceeding 20,000 square feet in area, and should be set back a minimum 40 feet from the street lot line.
3. Side-entry garages should feature gable ends, roof lines, windows within the garage door(s), window and door fenestration, and other architectural elements which match or complement those same design elements on the residence.

Building Materials

1. In general, the selection of materials and colors should provide an enduring quality and enhance the architectural and massing concept of the building.
2. The use of "traditional" building materials in all new construction, including wood, stone, brick, cement fiber board, and stucco is recommended. These materials should be the primary materials used in residential construction. Architectural-grade vinyl siding with a gauge of at least 0.044 inches and with foam-backed trim and corner boards may also be used in the following instances:
 - A) On 100% of the side and rear elevations of a residence which is located upon an interior lot (specifically excluding corner lots, through lots, and lots identified within a planned development ordinance as a key lot) and where the front elevation of the residence is brick or stone, except that vinyl siding may be used upon the front elevation of said residence:
 - a) Within the triangular portion of a gabled roof, but not below the fascia line of or upon any sides of that gable, and only where the gable is within the second story or higher;
 - b) Upon any portion of a dormer with window where the dormer is within the second story or higher; and
 - c) As soffits under roof overhangs of the main roof or porch roof.
 - B) Sparingly for accent elements, rather than as a primary exterior finish material. Aluminum siding may be used in this instance too, provided it is a durable heavy gauge.
3. 100% of street facades and 50% of the sides and rears should employ the use of natural materials, except whereas provided in section 2 above.
4. On corner lots, architectural materials should be consistent on readily visible elevations.
5. Upon any one residence, wood and cement fiber board, as either the primary building material or for accent elements, shall not be mixed with vinyl or aluminum siding or corner boards.

Anti-Monotony Controls

In addition to other City of Elgin anti-monotony regulations, the following controls shall apply:

1. Generally. The monotony controls exist to prevent duplicate houses from being built in close proximity to each other. They are not designed to preclude all similarities between properties. Housing units shall be sited and oriented to best produce an overall streetscape and, where appropriate upon larger, estate-type lots, take advantage of views and open space. Similarly, larger, estate-type lots may warrant staggering building setbacks from road R.O.W. 's to provide variety and eliminate a regimented and monotonous streetscape. Within more urban density, traditional developments, staggering portions of the facades of individual units is also encouraged to achieve a similar effect.
2. Front Elevations. In order to encourage diversity and add visual interest to the streetscape in each single-family neighborhood, houses shall be required to have sufficient differences in both front elevation and color schemes to make them significantly different from each other. The code applies to the following situations:
 - A) Two houses on each side of a proposed home that all face the same street.
 - B) The house directly across the street from a proposed home.
 - C) One house on each side of the house directly across the street from the proposed home.
 - D) On small, tight cul-de-sac circles, any house that faces or is diagonally across the cul-de-sac from a proposed home.

In addition, at no time shall more than three houses with garage-forward orientation be in a row on the same side of street.

3. Color Schemes. Approved color variations shall be within a family or range of aesthetically complementary and compatible colors. The proposed building trim colors must also relate to the main field color.

A redline-and-strikeout version of the 2005 design guidelines showing exactly how the recommended changes could be incorporated is attached (Attachment C). This attachment also includes photographs of the various “additional architectural features” and how those features work to minimize the appearance of the respective garage. Lastly, Table 1 below compares the current requirements versus the proposed recommendations, generally.

Table 1. Summary of Recommended Changes to 2005 Design Guidelines for the Far West Area				
Building Element	Current Requirements (2005 Design Guidelines)	Recommendation	New Limitations	New Architectural Requirements
Garage-Recessed Orientation	100% of Street-Facing Garages.	≥ 40% of Street-Facing Garages, subj. to limitations.	Garages with ≥ 3 doors must have 1' setback for end door(s).	Minor changes to required architectural features to be as close as 2' to front of house.
Garage-Flush Orientation	Prohibited.	< 30% of Street-Facing Garages, subj. to limitations.	Garages with ≥ 3 doors must have 1' setback for end door(s).	House must include front porch, windows w/garage door, and two additional features from list.
Garage-Forward Orientation	Prohibited.	< 30% of Street-Facing Garages, subj. to limitations.	Garage ≤ 6 feet forward of front of house. No more than three houses next to each other w/garage-forward orientation.	House must include front porch, windows w/garage door, individual garage doors, and two additional features from list.
Vinyl Siding, Primary Material	Allowed on 50% of side and rear elevations.	Allowed on 50% of side and rear elevations. Also allowed on 100% of side and rear elevations, subj. to limitations.	Front elevation must be brick or stone Vinyl siding allowed within certain gables, upon certain dormers, and as soffits. House located on traditional interior lot. 0.044-inch gauge + foam-backed trim and corner boards.	None.
Vinyl Siding, Accent Element	Allowed sparingly.	Same.	None.	None.

Final Steps

Staff suggests meetings with City Councilmembers upon request to discuss the conclusion to this work. Then, unless we receive direction to the contrary, staff would distribute copies of this work to the development community. Please recall that most residential developers and homebuilders who have expressed a desire to change house product are bound by an existing planned development and/or annexation ordinance, and those ordinances would have to be formally amended. The process required for a formal amendment is a public one, involving an application and notice to neighboring property owners. Staff will gladly work with developers in advance of the submittal of an application, reviewing the specific proposals and suggesting ways to bring the plans into conformance with these recommendations. Please remember that this evaluation will not simply be one regarding house plans, but will also evaluate the request against the extent of build out within the subdivision. Lastly, in the event that a residential developer and/or homebuilder disagrees with these recommendations but still wishes to proceed with a formal amendment, staff is obligated to process that application.

Conclusion

The responses from residential developers and homebuilders to staff’s initial recommendations produced some worthwhile amendments, and those amendments have been included within this final recommendation. That being said,

staff did not incorporate many other responses. Those unincorporated responses were unified by a common theme – lower the price point of Elgin homes. Staff opines that those lower price points would require the greater community to sacrifice design quality and the immediate neighbors to risk further erosion to the value of their homes, and staff has never suggested that we would offer recommendations that made such compromises.

As such, in as long as the city holds firm on limiting the numbers of residences that could have either a garage-flush and/or –forward orientation, on requiring additional architectural features to offset potential negative impacts of garage-flush and/or –forward orientation, and on allowing vinyl siding at locations with restricted or longer view sheds, staff remains confident that Elgin’s subdivisions will still be high-quality neighborhoods with a strong sense of place.

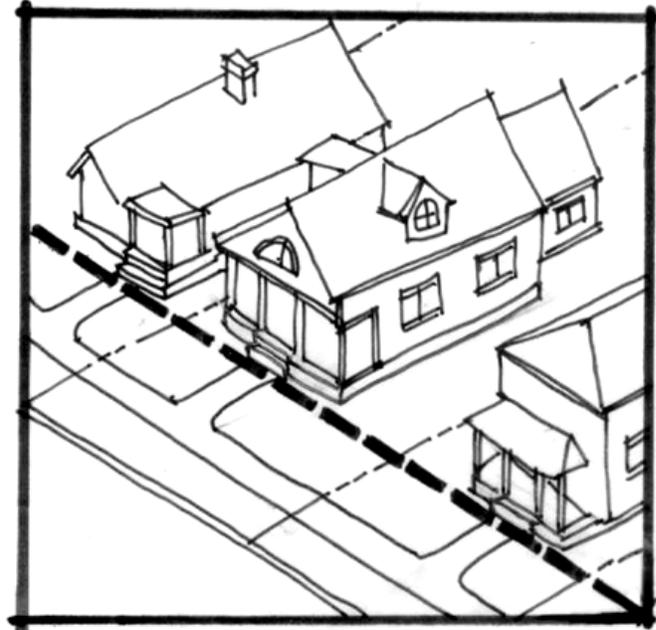
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Single Family Residential Design

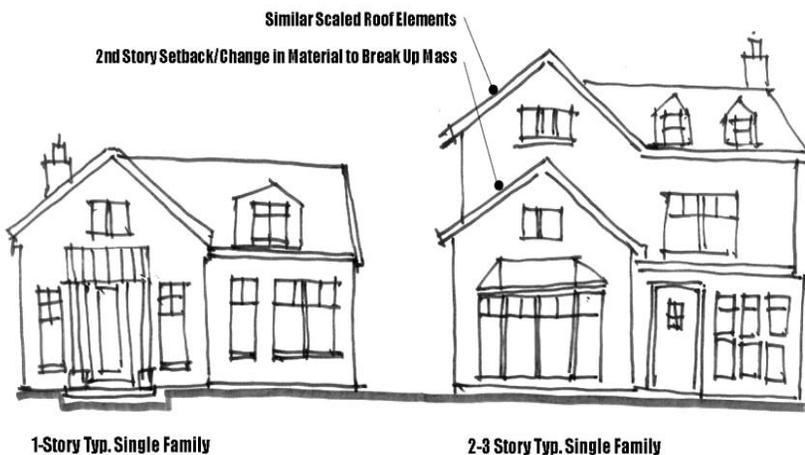
Universal Guidelines

Site Planning – Elgin’s neighborhoods vary widely with respect to single family residential lot sizes, subdivision patterns, and building scales. New development or infill development should follow these basic guidelines:

1. Primary dwelling entrances should be clearly defined and face the street. The use of porches, stoops and other entryway features is encouraged.
2. Garages should be located towards the rear, or at least be placed in a subordinate position to the main building façade.
3. As illustrated, a consistent front yard should be provided, maintaining the setback established by adjoining existing buildings.
4. The width of the “building face” of an infill project should not exceed the width of a typical residential structure on adjacent lots.
5. New development should have finished heights within the range typically seen in adjacent neighborhood areas.



Uniform setback on street



1-Story Typ. Single Family

2-3 Story Typ. Single Family

1 - 2 Story Single Family Compatibility

6. Use building roof forms similar to those present in the neighborhood.
7. Especially in neighborhood areas consisting of one story structures, the perceived scale of new, taller infill buildings should be mitigated through the use of upper story setbacks and articulation of façade planes.
8. Sidewalks in poor condition should be reconstructed or replaced to maintain a continuous sidewalk system for the neighborhood.

Architectural Design – Infill and new development should comply with the following guidelines in all new and existing residential areas:

1. New facades should be well composed, and articulated with materials and planes, but delineated in such a way so as not to appear busy and overdone.
2. The “style” of new homes should reflect contextual examples in existing neighborhoods.
3. The “style” of new homes in new neighborhoods may draw upon “authentic” traditional styles found in Elgin for design inspiration, unless uniquely designed by architects in a contemporary style.
4. Larger wall and roof planes should include three-dimensional design features such as chimneys, balconies, bay windows or dormers.
5. All façades of a home, including side and rear elevations, should have similar vocabulary of forms, detail and materials.
6. Additions should be treated as subordinate to the main structure, and preferably located to the sides or rear of the primary structure.
7. Structures should meet the ground with a strong base, preferably with the main floor above grade.
8. Front doors should be prominent, preferably through the use of a front porch or portico, as appropriate.
9. Roof forms should be consistent on all parts of the house and garage (whether attached or detached).
10. Stairways, fences, trash enclosures and other accessory elements should be designed as integral parts of the home’s architecture.



Appropriate screening of trash receptacles

Planned Single Family Residential Design

Architectural Design – Dwellings should comply with the following guidelines in all new residential areas:

1. New facades should be well composed, and articulated with a variety of materials and planes.
2. New homes should maintain a consistent vocabulary of form, detail and materials and detailing throughout the structure, including side and rear elevations.
3. Homes should have side- or rear-loaded garages, with rear garages being most preferable.
4. Homes should have a covered front entry porch, with a minimum depth of 6-8 feet.
5. Larger wall and roof planes should include three-dimensional design features such as chimneys, balconies, bay windows or dormers.
6. Front doors should be prominent and visible from the public right-of-way, preferably through the use of a front porch or portico, when appropriate with the architectural style.
7. Roof forms should be consistent on all parts of the house and garage (whether attached or detached).
8. External stairways, fences, trash enclosures and other accessory elements should be designed as integral parts of the home's architecture.
9. New residential projects will be evaluated based on their contribution towards achieving the collective policy goal and objective of increasing the quality and value of Elgin's overall housing stock. To achieve this goal the standards of this plan are anticipated to result in a minimum value of new single family detached housing units of \$299,600 per dwelling unit, provided an overall average price of \$354,100 is maintained in each development. Single story dwellings shall contain a minimum of 2,000 square feet of living space and two story dwellings shall contain a minimum of 2,400 square feet. These housing values shall be adjusted annually based upon the Consumer Price Index with such further adjustments as are approved by the City Council to reflect actual increases in comparable housing values.



Well composed and articulated facades

Garages

Garages should be designed and oriented to be a secondary element to the more prominent residential facade, when viewed from the street.

Street-facing Garages:

1. Garage Recessed Orientation (see Figure 1. Garage Recessed Orientation and Figure 5. Additional Street-Facing Examples): A minimum of 40% of detached single-family residences with street-facing garages located within a development or any phase thereof shall have garages recessed behind the main residential façade in one of the following ways:
 - A) Street-facing garages ~~should be~~ recessed a minimum of 10 feet behind the main residential facade; ~~or, However, residences with~~
 - B) ~~s~~Street-facing garages recessed less than 10 feet, but not less



Recessed street facing garages

than 2 feet behind the main residential facade, ~~should be allowed if provided~~ the residence includes:

a) ~~a~~ An 6-foot deep front porch or an appropriately designed portico (portico only allowed when appropriate with the architectural style of the residence);

b) Windows within the garage door(s); and

c) ~~or if the garage includes one~~

1. One or more of the following features designed to complement the architectural style of the residence:

(1) Individual garage doors accessing each parking bay.

(2) Gable end of the garage roof line facing the street including decorative brackets.

(3) A roof peak centered over a double wide garage door.

(4) Proportionately designed dormers and windows above the garage.

(5) Columns, curved tops, corner and frieze boards, balusters, trellis or other exterior trim details around the garage.

2. Garages Flush Orientation (see Figure 2. Garage Flush Orientation and Figure 5. Additional Street-Facing Examples): A maximum of 30% of detached single-family residences with street-facing garages located within a development or any phase thereof may have garages flush with the main residential façade, provided the residence includes:

a) An 6-foot deep front porch or an appropriately designed portico (portico only allowed when appropriate with the architectural style of the residence);

b) Windows within the garage door(s); and

c) Two or more of the following features designed to complement the architectural style of the residence:

(1) Individual garage doors accessing each parking bay.

(2) Gable end of the garage roof line facing the street including decorative brackets.

(3) Overhang or eave line projecting at least 30" from the wall over the garage door(s) and stepping back the second-story.

(4) Proportionally designed dormers and windows above the garage.

(5) Columns, curved tops, corner and frieze boards, balusters, trellis or other exterior trim details around the garage.

3. Garage Forward Orientation (see Figure 3. Garage Forward Orientation and Figure 5. Additional Street-Facing Examples):

A) A maximum of 30% of detached single-family residences with street-facing garages located within a development or any phase thereof may have garages 6 feet closer to a street than the main residential façade, provided the residence includes:

a) An 6-foot deep front porch or an appropriately designed portico (portico only allowed when appropriate with the architectural style of the residence);

b) Windows within the garage doors;

c) Individual garage doors accessing each parking bay; and

d) Two or more of the following features designed to complement the architectural style of the residence:

(1) Gable end of the garage roof line facing the street including decorative brackets.

(2) Overhang or eave line projecting at least 30" from the wall over the garage door(s).

(3) Proportionally designed dormers and windows above the garage.

(4) Columns, curved tops, corner and frieze boards, balusters, trellis or other exterior trim details around the garage.

B) In addition to other City of Elgin anti-monotony regulations, no two detached single-family residences with garage-forward orientation shall be next to one another.

- 4. Additional Consideration for Any Street-facing Garage: Where a garage consists of three or more side-by-side bays, the door(s) associated with the bay(s) furthest from the residence shall be recessed at least one foot back from the door(s) associated with the first two bays.

See Figure 6. Garage Door Examples for different ways to provide windows within garage doors, individual garage doors accessing each parking bay, the setback required for residences with three or more side-by-side bays, and a trellis detail.

Side-entry garages (see Figure 4. Side Load Garage Orientation)

1. Side-entry garages should normally be designed and oriented to provide access to parking bays via a side or rear entry, with driveway access not crossing in front of the main entry to the residence. In this case, at least one-third of the garage width should be located behind the facade of the residence.
2. Side-entry garages designed and oriented to require driveway access crossing in front of the main entry to the residence should be limited to lots exceeding 20,000 square feet in area, and should be set back a minimum 40 feet from the street lot line.



Detached garage connected by breezeway

3. Side-entry garages should feature gable ends, roof lines, windows within the garage door(s), window and door fenestration, and other architectural elements which match or complement those same design elements on the residence.

Building Materials (see Figure 7. Additional Vinyl Siding Allowances)

1. In general, the selection of materials and colors should provide an enduring quality and enhance the architectural and massing concept of the building.

2. The use of “traditional” building materials in all new construction, including wood, stone, brick, cement fiber board, and stucco is recommended. These materials should be the primary materials used in residential construction. ~~Synthetic cladding such as aluminum and vinyl siding~~ Architectural-grade vinyl siding with a gauge of at least 0.044 inches and trim materials and with foam-backed trim and corner boards may also be used in the following instances:

- A) On 100% of the side and rear elevations of a residence which is located upon an interior lot (specifically excluding corner lots, through lots, and lots identified within a planned development ordinance as a key lot) and where the front elevation of the residence is brick or stone, except that vinyl siding may be used upon the front elevation of said residence:
 - a) Within the triangular portion of a gabled roof, but not below the fascia line of or upon any sides of that gable, and only where the gable is within the second story or higher;
 - b) Upon any portion of a dormer with window where the dormer is within the second story or higher; and
 - c) As soffits under roof overhangs of the main roof or porch roof.

2-B) ~~s~~Sparingly for accent elements, rather than as a primary exterior finish material. Aluminum siding may be used in this instance too, and provided it is in a durable heavy gauge material.

3. 100% of street facades and 50% of the sides and rears should employ the use of natural materials, except whereas provided in section 2 above.
4. On corner lots, architectural materials should be consistent on readily visible elevations.

4.5. Upon any one residence, wood and cement fiber board, as either the primary building material or for accent elements, shall not be mixed with vinyl or aluminum siding or corner boards.

Anti-Monotony Controls

In addition to other City of Elgin anti-monotony regulations, the following controls shall apply:

1. Generally. The monotony controls exist to prevent duplicate houses from being built in close proximity to each other. They are not designed to preclude all similarities between properties. Housing units shall be sited and oriented to best produce an overall streetscape and, where appropriate upon larger, estate-type lots, take advantage of views and open space. Similarly, larger, estate-type lots may warrant staggering building setbacks from road R.O.W. 's to provide variety and eliminate a regimented and monotonous streetscape. Within more urban density, traditional developments, staggering portions of the facades of individual units is also encouraged to achieve a similar effect.
2. Front Elevations. In order to encourage diversity and add visual interest to the streetscape in each single-family neighborhood, houses shall be required to have sufficient differences in both front elevation and color schemes to make them significantly different from each other. The code applies to the following situations:
 - A) Two houses on each side of a proposed home that all face the same street.
 - B) The house directly across the street from a proposed home.
 - C) One house on each side of the house directly across the street from the proposed home.
 - D) On small, tight cul-de-sac circles, any house that faces or is diagonally across the cul-de-sac from a proposed home.In addition, at no time shall more than three houses with garage-forward orientation be in a row on the same side of street.
3. Color Schemes. Approved color variations shall be within a family or range of aesthetically complementary and compatible colors. The proposed building trim colors must also relate to the main field color.

Garage Recessed Orientation

Figure 1

- Columns, corner and frieze boards, deep roof overhang, trellis, brackets
- Individual garage doors
- Front porch
- Natural materials

Southgate Neighborhood, The Glen, Glenview, Illinois



Garage Flush Orientation

Figure 2

- Front porch extends in front of front facade
- Windows, 2nd story living space above garage
- 2nd story living space stepped back
- Natural materials
- Deep roof overhang
- Trim details around garage door
- Windows in garage panel

Reunion, Denver, Colorado



Garage Forward Orientation

Figure 3

- Front porch
- Window in gable end
- Gable end of garage facing street
- Individual garage doors
- Curved top
- Windows in garage panel
- Natural materials

Clover Ridge Development Shasta, Minnesota



Side Load Garage Orientation

Figure 4

- Gable end roofline
- Windows, in garage panel
- Driveway access not crossing front of house

Highland Woods, Elgin, Illinois



Additional Street-Facing Examples

Figure 5



- Front porch extends in front of front facade
- Windows, 2nd story living space above garage
- 2nd story living space stepped back
- Natural materials

- 10 foot recessed garage
- Trim details around garage door
- Individual garage door

Additional Vinyl Siding Allowances

Figure 7

(On Houses Where Front Elevation is Masonry)



- Permitted within triangular portion of gable and as soffit under porch roof.
- Permitted within triangular portion of gable and as soffit under main roof.



- Permitted upon dormers with windows.
- Permitted as soffit under main roof.

Garage Door Examples

Figure 6





MEMORANDUM

To: Sean R. Stegall, City Manager

From: William A. Cogley, Corporation Counsel/Chief Development Officer
Marc S. Mylott, AICP, Director of Community Development
Dave Waden, Senior Planner

CC: Rick Kozal, Assistant City Manager

Date: 3/3/2011

Re: Proposed Amendments to Residential Design Guidelines for Far West Area

Executive Summary

The city's 2005 Residential Design Guidelines for the Far West Area require that all street-facing garages be recessed behind the main residential façade. Such residential design guidelines also limit the use of vinyl siding to 50 percent of the side and rear elevations of a residence. Such garage design requirement and limited use of vinyl siding appears to be unique to Elgin when compared to other area communities.

City staff is prepared to recommend allowing alternative street-facing garage designs which would include requiring a specified minimum percentage number of houses in a development or a phase thereof to be recessed and allowing a specified maximum percentage number of houses to have garages flush with the main residential façade or forward of the front main residential façade. Garages flush or forward would also require additional architectural requirements to ensure that flush or forward garages continue to be a secondary element to the more prominent residential façade. City staff is also prepared to recommend allowing the use of a high-grade vinyl siding on the side and rear elevations of certain homes and a limited use of such high-grade vinyl siding on the front elevation as long as a minimum specified majority percentage of the front elevation of the residence is brick or stone.

Background, Approach, and Findings

Citing a number of reasons, including the need to provide greater variety in floor plans, to offer a maintenance-free exterior, and/or to construct detached single-family residences at a more affordable price, several developers have asked staff to consider whether new detached, single-family residences could have garages flush with or forward of the front façade of the residence and/or be clad with vinyl siding. Table 1 summarizes the developers and the general nature of their requests.

The design guidelines contained within the 2005 Comprehensive Plan and Design Guidelines begin with residential design guidelines that are universal in their applicability. However, they quickly become more specific, establishing different principles for different intensities of residential development within three distinct areas of the city: the Traditional

Community Area, the Contemporary Community Area, and the Far West Area. Figure 1 shows the Traditional Community and Contemporary Community areas. The Far West Area is primarily land from Randall Road west to Route 47 (the western most edge of the city’s planning area). Staff limited our assessment to those guidelines applicable to new residential development within the Far West Area.

As they relate to the location of garages, the 2005 design guidelines generally require that garages be either ten feet behind the main residential façade or no closer than two feet to the front of the residence, provided that additional architectural features are included with this latter option. Residences built in either manner are typically referred to having a *garage recessed orientation*. The purpose of the garage-recessed orientation is to meet the principle in the design guidelines whereby, “Garages should be designed are oriented to be a secondary element to the more prominent residential façade, when viewed from the street.” In contrast, several developers have asked staff to consider the

Table 1. Developers and Requested Deviations to Approved Design Guidelines

Developer	Project	Request				Notes
		Garage Flush	Garage Forward	Vinyl Siding	Other	
Ryland Homes	Cedar Grove	N	Y	N	Smaller houses	Propose new 2-story house products between app. 1,850 and 3,500 sq.ft. whereas DG suggests 2,400 sq.ft. min. Garage distance forward between app. 4 and 11 feet.
Toll Brothers	Bowes Creek	N	Y	?	N	Propose 3 new products. Material and garage distance forward not identified.
Town & Country	Providence	Y	N	N	Smaller houses	New product line along Long Common would be smaller than most existing houses thereon. Would also include side-loaded garages.
Crown Development (with Ryan Homes)	Highland Woods	N	Y	Y	N	Garage distance forward not identified.
Gladstone Homes	Highland Woods	N	Y	N	Y	Front door of new house product would not face front. Building material not identified. Garage distance forward not identified.
Notes DG = 2005 Design Guidelines						

appropriateness of garages that are either flush with the main residential façade (*garage flush orientation*) or forward of the main residential façade anywhere from four to 11 feet or more (termed *garage forward orientation*). Applicable to any of these three orientations, the Elgin Zoning Ordinance says, “Garage doors should be located or oriented, whenever possible, so that the doors are not facing the front yard of the site” (§ 19.14.600 C.5.).

To provide perspective, staff reviewed the design guidelines of a number of Chicago-area municipalities that have faced development issues similar to Elgin in one form or another, including Aurora, Cortland, Glenview, Joliet, Montgomery, Naperville, Plainfield, Prairie Grove, Rockford, and Yorkville. When compared to those communities that formally addressed the location of garages, Elgin is fairly unique. Several communities, while suggesting that garage forward orientation is not preferred, allow a certain percentage of residences within a development to be built in this fashion. Other communities do not have established guidelines, instead addressing the issue on a case-by-case basis at the time of annexation via an annexation agreement. The guidelines of these other communities are summarized in Attachment B.

As they relate to building materials, the 2005 design guidelines generally require natural materials, such as wood, stone, brick, cement fiber board, and stucco, except developers may use other materials (such as vinyl or aluminum siding) as accent elements or upon 50% of the side and rear elevations. The Elgin Zoning Ordinance, amended in 2008 to include architectural review, suggests only that, “[m]aterials should be selected for both their durability and quality” (§ 19.14.600 E.2.). When compared to those communities that formally address building materials, Elgin is again unique in that most communities, except Prairie Grove, do not discourage the use of vinyl siding.

Importantly, the guidelines of several communities, including Elgin, suggest that much more goes into quality residential architecture than simply the location of the garage and the building material. For example, within the Far West Area, the 2005 design guidelines suggest that residences should be designed in accordance with the following principles (paraphrased and in no order of importance):

- Front doors should be prominent, preferably by using a front porch or portico, and face the street;

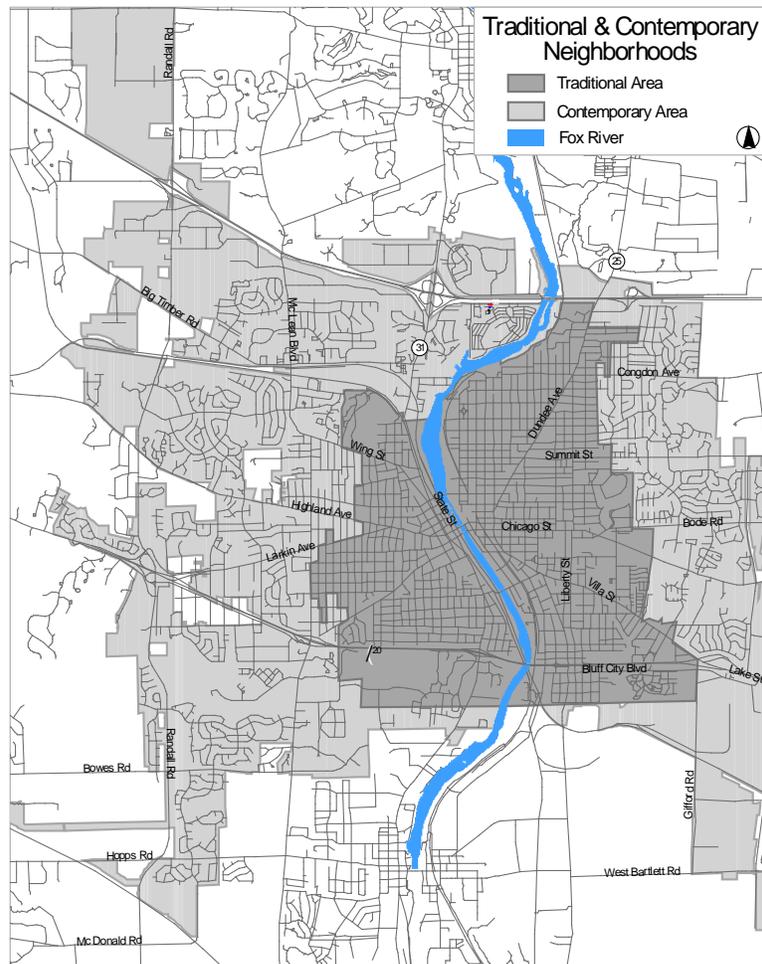


Figure 1 -- Traditional & Contemporary Neighborhoods Identified within 2005 Design Guidelines

- Structures should meet the ground with a strong base;
- All facades, including the sides and rear, should have a similar vocabulary of forms, details, and materials;
- Facades should be well composed and articulated with appropriate materials and planes, but not in such a way to appear busy and overdone; and
- Larger wall and roof planes should include three-dimensional design features, such as chimneys, balconies, bay windows, or dormers.

Chapter 19.14 of the Elgin Zoning Ordinance supports these principles, albeit not with the exact language. Chapter 19.14 provides for architectural review and design requirements in the city's zoning ordinance. These regulations were adopted by the city council in 2008 with the principal purpose of providing architectural review and design requirements for in-fill development. The Village of Plainfield, within their residential design guidelines developed specifically for planned developments and annexations, term this approach to building "360-degree architecture". Generally, Elgin's broad-brush standards cover the massing and, to a lesser degree, the details of buildings. Staff believes that principles regarding finer details could be bolstered, and we have initiated this process. For example, citing the principles above: what constitutes a strong base? And how is that base detailed? Or what is included within a well composed façade? To what extent should windows be provided? And how are those windows detailed? Staff intends to recommend that 360-degree architecture becomes a key component of the comprehensive plan and design guideline update. An early

draft of what could be included within guidelines for 360 degree architecture is provided in Attachment C.

As part of the comprehensive plan and design guideline update, staff also intends to recommend other important elements that make a quality *street*, beyond simply quality *buildings*. For example, how close should residences be to each other to promote the necessary visual rhythm that creates a strong sense of place? Similarly, how close should residences be to the street? How does this setback contribute to a necessary sense of enclosure when measured against the street width? To what extent is public landscaping required? And how is parking permitted?

Recommendation

Staff agrees that high quality neighborhoods can include some residences with garages that are either flush with or forward of the main residential façade. Similarly, high quality neighborhoods can have residences clad with vinyl siding. However and importantly, staff is comfortable with this acquiescence only in so long as such features are not ubiquitous and, where included, are offset by additional architectural features that advance the notion of quality architecture (see Figures 2 and 3). To be certain, absent such limitations and offsets, staff would not support these changes. An entire subdivision of houses clad completely with vinyl siding and garages dominating the streetscape connote a quality of development that is no longer desirable within the city (see Figures 4 and 5).



Figure 2 (on left, altered photo with features removed) and 3 (on right, actual photo) – Architectural Features and Treatments Offset Impacts of Garage-Forward Orientation



Figures 4 and 5 -- Unarticulated Garage-Forward Design and Vinyl Siding Connote “Anywhere USA”

Staff recommends that developments in the Far West Area be allowed, on a case-by-case basis, to follow these standards:

Street-facing Garages

1. **Garage Recessed Orientation.** A minimum of 40% of detached single-family residences with street-facing garages located within a development or any phase thereof shall have garages recessed behind the main residential façade in one of the following ways:
 - A) Street-facing garages recessed a minimum of 10 feet behind the main residential facade; or
 - B) Street-facing garages recessed less than 10 feet, but not less than 2 feet behind the main residential facade, provided the residence includes:
 - a) An 8-foot deep front porch or an appropriately designed portico (portico only allowed when appropriate with the architectural style of the residence);
 - b) Windows within the garage door(s); and
 - c) One or more of the following features designed to complement the architectural style of the residence:
 - (1) Individual garage doors accessing each parking bay.
 - (2) Gable end of the garage roof line facing the street including decorative brackets.
 - (3) A roof peak centered over a double wide garage door.
 - (4) Proportionately designed dormers and windows above the garage.
 - (5) Columns, curved tops, corner and frieze boards, balusters, trellis or other exterior trim details around the garage.
2. **Garages Flush Orientation.** A maximum of 30% of detached single-family residences with street-facing garages located within a development or any phase thereof may have garages flush with the main residential façade, provided the residence includes:
 - a) An 8-foot deep front porch or an appropriately designed portico (portico only allowed when appropriate with the architectural style of the residence);
 - b) Windows within the garage door(s); and
 - c) Two or more of the following features designed to complement the architectural style of the residence:
 - (1) Individual garage doors accessing each parking bay.
 - (2) Gable end of the garage roof line facing the street including decorative brackets.
 - (3) Overhang or eave line projecting at least 30" from the wall over the garage door(s) and stepping back the second-story.
 - (4) Proportionally designed dormers and windows above the garage.
 - (5) Columns, curved tops, corner and frieze boards, balusters, trellis or other exterior trim details around the garage.
3. **Garage Forward Orientation.**
 - A) A maximum of 30% of detached single-family residences with street-facing garages located within a development or any phase thereof may have garages 6 feet closer to a street than the main residential façade, provided the residence includes:
 - a) An 8-foot deep front porch or an appropriately designed portico (portico only allowed when appropriate with the architectural style of the residence);
 - b) Windows within the garage doors;
 - c) Individual garage doors accessing each parking bay; and
 - d) Two or more of the following features designed to complement the architectural style of the residence:
 - (1) Gable end of the garage roof line facing the street including decorative brackets.
 - (2) Overhang or eave line projecting at least 30" from the wall over the garage door(s).
 - (3) Proportionally designed dormers and windows above the garage.
 - (4) Columns, curved tops, corner and frieze boards, balusters, trellis or other exterior trim details around the garage.
 - B) In addition to other City of Elgin anti-monotony regulations, no two detached single-family residences with garage-forward orientation shall be next to one another.
4. **Additional Consideration for Any Street-facing Garage:** Where a garage consists of three or more side-by-side bays, the door(s) associated with the bay(s) furthest from the residence shall be recessed at least two feet back from the door(s) associated with the first two bays.

Side-entry Garages

1. Side-entry garages should normally be designed and oriented to provide access to parking bays via a side or rear entry, with driveway access not crossing in front of the main entry to the residence. In this case, at least one-third of the garage width should be located behind the facade of the residence.
2. Side-entry garages designed and oriented to require driveway access crossing in front of the main entry to the residence should be limited to lots exceeding 20,000 square feet in area, and should be set back a minimum 40 feet from the street lot line.
3. Side-entry garages should feature gable ends, roof lines, windows within the garage door(s), window and door fenestration, and other architectural elements which match or complement those same design elements on the residence.

Building Materials

1. In general, the selection of materials and colors should provide an enduring quality and enhance the architectural and massing concept of the building.
2. The use of "traditional" building materials in all new construction, including wood, stone, brick, cement fiber board, and stucco is recommended. These materials should be the primary materials used in residential construction. Architectural-grade vinyl siding with a gauge of at least 0.055 inches and with foam-backed trim and corner boards may also be used in the following instances:
 - a. On 100% of the side and rear elevations of a residence where:
 - i. 90% or more of the front elevation of the residence is brick or stone;
 - ii. Vinyl siding used upon the front elevation of the residence is limited to the second story or higher; and
 - iii. The residence is located upon an interior lot (specifically excluding corner lots, through lots, and lots identified within a planned development ordinance as a key lot).
 - b. Sparingly for accent elements, rather than as a primary exterior finish material. Aluminum siding may be used in this instance too, provided it is a durable heavy gauge.
3. 100% of street facades and 50% of the sides and rears should employ the use of natural materials, except whereas provided in section 2 above.
4. On corner lots, architectural materials should be consistent on readily visible elevations.
5. Upon any one residence, wood and cement fiber board, as either the primary building material or for accent elements, shall not be mixed with vinyl or aluminum siding or corner boards.

A redline-and-strikeout version of the 2005 design guidelines showing exactly how the recommended changes could be incorporated is attached (Attachment A). This attachment also includes photographs of the various "additional architectural features" and how those features work to minimize the appearance of the respective garage. Lastly, table 2 below compares the current requirements versus the proposed recommendations, generally.

Table 2. Summary of Recommended Changes to 2005 Design Guidelines for the Far West Area				
Building Element	Current Requirements (2005 Design Guidelines)	Recommendation	New Limitations	New Architectural Requirements
Garage-Recessed Orientation	100% of Street-Facing Garages.	≥ 40% of Street-Facing Garages, subj. to limitations.	Garages with ≥ 3 doors must have 2' setback for end door(s).	Minor changes to required architectural features to be as close as 2' to front of house.
Garage-Flush Orientation	Prohibited.	< 30% of Street-Facing Garages, subj. to limitations.	Garages with ≥ 3 doors must have 2' setback for end door(s).	House must include front porch, windows w/garage door, and one additional feature from list.
Garage-Forward Orientation	Prohibited.	< 30% of Street-Facing Garages, subj. to limitations.	Garage ≤ 6 feet forward of front of house.	House must include front porch, windows w/garage door, and two additional features from list.
			No 3-car garages or greater. House cannot be next to another house w/garage-forward orientation.	
Vinyl Siding, Primary Material	Allowed on 50% of side and rear elevations.	Allowed on 50% of side and rear elevations. Also allowed on 100% of side and rear elevations, subj. to limitations.	90% of front must be brick or stone	None.
			Any vinyl siding on front must be at 2 nd -story or higher.	
			House located on traditional interior lot. 0.055-inch gauge + foam-backed trim and corner boards.	
Vinyl Siding, Accent Element	Allowed sparingly.	Same.	None.	None.

Additional Policy Considerations

Typically, a communication would conclude with the recommendation. However, as staff considered these recommendations, we debated several bigger policy questions that should at least be acknowledged. In no particular order:

- *Q1: Would these design considerations lead to lower quality neighborhoods when past and the current City Council has worked so hard to promote high quality neighborhoods?*

A1: In and of themselves, garage-flush or -forward orientation and vinyl siding does not create low-quality neighborhoods. More importantly, one must evaluate how such items are detailed. For example, is the garage integrated into the whole of the residence, and/or has it been articulated in a manner equal to or better than the main residence, such that it would not dominate the streetscape? Or, would the vinyl siding be applied in such a manner that persons from the street would find it difficult to tell the difference between it and natural materials? While this material may not require painting, does it easily dent? Admittedly, absent limitations and offsets, staff would be very concerned that streets within the Far West Area would be lined with large, unarticulated garage doors and houses would be clad entirely with low-grade vinyl siding. However, staff carefully considered the recommended limits on the number of residences with different garage orientations, the aggregate positive impact of the additional architectural features that offset certain garage orientations, and the limited use of high-quality vinyl siding. Staff opines that the combination of these recommendations is more than sufficient to ensure highly desirable and, equally important, diverse

residential neighborhoods. More so, if City Council is comfortable with the changes to the 2005 design guidelines, staff intends to evaluate each specific request against the concept of 360-degree architecture advanced within Attachment C to ensure that no changes undermine efforts to create a high-quality built environment.

- *Q2: Are these considerations premature since City Council recently set aside funds to update the entire comprehensive plan and all design guidelines?*

A2: Staff generally prefers not to consider limited requests like these in isolation. However, finding that the 2005 design guidelines did have some capacity for change, especially considering the way in which other like communities are regulating such construction, and considering the extent to which staff carefully crafted the recommendations (described with A1 above), staff is comfortable offering these recommendations to city council in advance of the comprehensive planning process. In fact, if endorsed by city council now and absent any public input or commentary to the contrary during the comprehensive planning process, staff anticipates that these recommendations, plus the 360-degree architecture concepts suggested within Attachment C, would serve as the basis for the updated design guidelines.

The RFP for the updated comprehensive plan and design guidelines was issued on February 18, 2011. After a consultant is selected and city council approves the contract, which should be no later than May of this year, staff anticipates that this process will be complete within 12 to 18 months.

- *Q3: Are these design considerations an inappropriate attempt to jumpstart a housing industry beset with problems much greater than garage-forward orientation and/or vinyl siding?*

A3: Having heard from a variety of persons associated with various aspects of the housing industry, staff understands that the primary consideration for new home buyers right now is price. Within Elgin, hundreds of lots have been platted but are vacant, and developers must carry these costs. Also, developers are competing for fewer and fewer home buyers, and those buyers – if patient -- can pick up a similar product at a significant discount via foreclosure.

That being said, from the beginning of these discussions with developers, staff made it very clear that we would not support changes that we believe would undercut past legislative efforts to ensure a high-quality built environment in Elgin, and these recommendations are not offered with the sole purpose of reducing price point. Instead staff submits these recommendations intending to provide residential developers and builders with options that may help in a very difficult time.

- *Q4: Should changes be allowed within an established subdivision? What constitutes an established subdivision? What about an undeveloped phase of a subdivision?*

Q4: This question is perhaps the most difficult, and we have no easy answer. When a person purchases a home, it is often the most expensive purchase that that person ever makes. And in today's economy, many persons find the value of their home is significantly less than when they bought it. As such, no matter how few the number of residences built within a subdivision, it only takes one person to suggest that it is "unfair" for the design or materials to change from when he or she bought into the subdivision. Despite the best intention of staff in crafting these recommendations, we cannot guarantee that city council will not hear from such a homeowner suggesting that his or her property values will be further eroded. On the other hand, that homeowner may have to accept that, without changes of some type, he or she may not have neighbors for an extended period of time.

Staff would not suggest that a bright-line number exists above or below which a developer can or cannot ask city council to make these changes within his or her subdivision. To provide perspective, staff prepared Attachment D, which indicates the status of residential development within recently approved subdivisions, primarily within the Far West Area. In December 2010, the City of Joliet addressed this issue more certainly by approving an ordinance which established the presumption that, if more than five percent of the lots had been sold to individual home buyers, city council would be hard-pressed to agree to substantial deviations from the originally approved house plans. That ordinance charges the Joliet city council with considering seven factors before approving such changes, including:

- The nature of the house plans of the completed residential structures within the subdivision and the extent to which residential construction within the subdivisions has been completed;

- The extent to which property value of the undeveloped land is question is diminished by a rejection of the proposed house plans and the extent to which the property value of the completed and occupied portion of the subdivision in question is diminished by the approval of the proposed house plans;
- The extent to which destruction of property values promotes health, safety, morals or general welfare;
- The relative gain to the public as compared to the hardship of individual property owners;
- The suitability of the approved house plans for the undeveloped property;
- The length of time the property in question has remained undeveloped while subject to the existing house plan requirements compared to similarly situated properties; and
- The existence of site-specific plans, policies and regulations, such as neighborhood comprehensive plans, subdivision covenants and historic district regulations, policies and practices.

A copy of that ordinance is provided as Attachment E.

Staff suggests that Elgin approach this matter in a somewhat similar fashion to Joliet, specifically the presumption being that:

Where individual persons have purchased a lot or home in reliance upon representations made within an approved planned development and/or annexation ordinance, the developer must show that the proposed changes would not materially affect those persons.

As such, we see no other way than to review each request on case-by-case basis, and the first test should be “extent of build out”. Certainly, it would be difficult for city council to justify allowing changes at The Reserve where permits have been issued at 98 percent of the lots. But how far down the list does one have to go before it is acceptable?

The second test should be “location”. For example, where houses exist, how close would the “new and different” houses be? Are the changes across the street or within an entirely different phase of the development? If a different phase, does an existing home buyer have to drive by the phase with the changes? Or is the different phase somehow isolated, either by vegetation, topography, or access? Lastly, what is the risk that new houses at a lower price point would negatively impact the property values of (and future tax revenue from) existing homes?

As an aside to the discussion regarding location, we would not be surprised to see a scenario where changes are proposed within a vacant development and persons who purchased homes within an adjacent development express concerns.

Lastly, “the changes” should be reviewed. Quite simply, to what extent to they seek to deviate from the 2005 design guidelines? And in so doing, do they conform to these recommendations?

- *Q5: The 2005 design guidelines discussed minimum home sizes and price ranges. How do these recommendations affect those items?*

It goes without saying that new home prices are not what they were in the early to mid 2000’s. And more lately, staff has fielded requests for smaller homes. These requests may be indicative of a larger trend forming, as evidenced by data from the U.S. Census Bureau and the publication of more and more literature on the topic. For example, from 2005 to 2008, the average size of new homes in the Midwest was within approximately 30 square feet of 2,300 square feet. However, from 2008 to 2009, this number dropped over 100 square feet (from 2,331 square feet to 2,216 square feet) – a level more in line with 2003 and 2004. And in January of this year, the Wall Street Journal published two pieces illustrating the downsizing – “The Shrinking American Home” and “No McMansions for Millennials”. The U.S. Census Bureau numbers as well as the two Wall Street Journal articles are provided within Attachment F.

On a generalized basis, staff does not believe that these items can be discussed independent or outside of the entire comprehensive planning process. If staff is presented with a request that is different in this manner from the 2005 design guidelines, we will review it on a case-by-case basis and offer City Council

our best recommendation. A primary concern with smaller houses is when they are placed on pre-platted lots. In these instances, staff would have to evaluate the proposed width of the smaller house to ensure that it is still proportionally appropriate and does not negatively impact the intended streetscape.

Next Steps

Staff suggests meetings with City Council members to discuss these recommendations and receive feedback. Then, unless we receive direction to the contrary, staff would schedule meetings with the development community to present these recommendations. Early submittals by several developers do not appear to meet even the early direction of these recommendations. In that most developers who have expressed a desire to change house product are bound by either an existing planned development and/or annexation ordinance, those ordinances must be formally amended. Staff will work with each developer, reviewing the specific proposals and suggesting ways to bring the plans into conformance with the final allowances. Amendments to approved residential design requirements for far west developments would be a public process involving a formal application by a developer and notice to neighboring property owners.

Conclusion

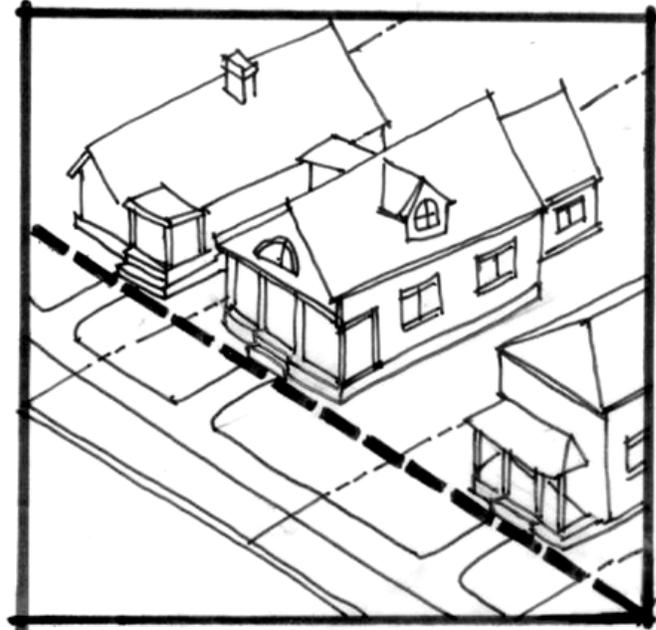
Given the limitation on the numbers of residences that could have either a garage-flush and/or –forward orientation, the additional architectural features that would be required to offset potential negative impacts of garage-flush and/or –forward orientation, and the allowance for vinyl siding, staff is confident that Elgin’s subdivisions will still be high-quality neighborhoods with a strong sense of place.

Single Family Residential Design

Universal Guidelines

Site Planning – Elgin’s neighborhoods vary widely with respect to single family residential lot sizes, subdivision patterns, and building scales. New development or infill development should follow these basic guidelines:

1. Primary dwelling entrances should be clearly defined and face the street. The use of porches, stoops and other entryway features is encouraged.
2. Garages should be located towards the rear, or at least be placed in a subordinate position to the main building façade.
3. As illustrated, a consistent front yard should be provided, maintaining the setback established by adjoining existing buildings.
4. The width of the “building face” of an infill project should not exceed the width of a typical residential structure on adjacent lots.
5. New development should have finished heights within the range typically seen in adjacent neighborhood areas.



Uniform setback on street



1-Story Typ. Single Family

2-3 Story Typ. Single Family

1 - 2 Story Single Family Compatibility

6. Use building roof forms similar to those present in the neighborhood.
7. Especially in neighborhood areas consisting of one story structures, the perceived scale of new, taller infill buildings should be mitigated through the use of upper story setbacks and articulation of façade planes.
8. Sidewalks in poor condition should be reconstructed or replaced to maintain a continuous sidewalk system for the neighborhood.

Architectural Design – Infill and new development should comply with the following guidelines in all new and existing residential areas:

1. New facades should be well composed, and articulated with materials and planes, but delineated in such a way so as not to appear busy and overdone.
2. The “style” of new homes should reflect contextual examples in existing neighborhoods.
3. The “style” of new homes in new neighborhoods may draw upon “authentic” traditional styles found in Elgin for design inspiration, unless uniquely designed by architects in a contemporary style.
4. Larger wall and roof planes should include three-dimensional design features such as chimneys, balconies, bay windows or dormers.
5. All façades of a home, including side and rear elevations, should have similar vocabulary of forms, detail and materials.
6. Additions should be treated as subordinate to the main structure, and preferably located to the sides or rear of the primary structure.
7. Structures should meet the ground with a strong base, preferably with the main floor above grade.
8. Front doors should be prominent, preferably through the use of a front porch or portico, as appropriate.
9. Roof forms should be consistent on all parts of the house and garage (whether attached or detached).
10. Stairways, fences, trash enclosures and other accessory elements should be designed as integral parts of the home’s architecture.



Appropriate screening of trash receptacles

Planned Single Family Residential Design

Architectural Design – Dwellings should comply with the following guidelines in all new residential areas:

1. New facades should be well composed, and articulated with a variety of materials and planes.
2. New homes should maintain a consistent vocabulary of form, detail and materials and detailing throughout the structure, including side and rear elevations.
3. Homes should have side- or rear-loaded garages, with rear garages being most preferable.
4. Homes should have a covered front entry porch, with a minimum depth of 6-8 feet.
5. Larger wall and roof planes should include three-dimensional design features such as chimneys, balconies, bay windows or dormers.
6. Front doors should be prominent and visible from the public right-of-way, preferably through the use of a front porch or portico, when appropriate with the architectural style.
7. Roof forms should be consistent on all parts of the house and garage (whether attached or detached).
8. External stairways, fences, trash enclosures and other accessory elements should be designed as integral parts of the home's architecture.
9. New residential projects will be evaluated based on their contribution towards achieving the collective policy goal and objective of increasing the quality and value of Elgin's overall housing stock. To achieve this goal the standards of this plan are anticipated to result in a minimum value of new single family detached housing units of \$299,600 per dwelling unit, provided an overall average price of \$354,100 is maintained in each development. Single story dwellings shall contain a minimum of 2,000 square feet of living space and two story dwellings shall contain a minimum of 2,400 square feet. These housing values shall be adjusted annually based upon the Consumer Price Index with such further adjustments as are approved by the City Council to reflect actual increases in comparable housing values.



Well composed and articulated facades

Garages

Garages should be designed and oriented to be a secondary element to the more prominent residential facade, when viewed from the street.

Street-facing Garages:

1. Garage Recessed Orientation (see Figure 1. Garage Recessed Orientation and Figure 5. Additional Street-Facing Examples): A minimum of 40% of detached single-family residences with street-facing garages located within a development or any phase thereof shall have garages recessed behind the main residential façade in one of the following ways:
 - A) Street-facing garages ~~should be~~ recessed a minimum of 10 feet behind the main residential facade; ~~or, However, residences with~~
 - B) ~~s~~Street-facing garages recessed less than 10 feet, but not less



Recessed street facing garages

than 2 feet behind the main residential facade, ~~should be allowed if provided~~ the residence includes:

a) ~~a~~ An 8-foot deep front porch or an appropriately designed portico (portico only allowed when appropriate with the architectural style of the residence);

b) Windows within the garage door(s); and

c) ~~or if the garage includes one~~

1. One or more of the following features designed to complement the architectural style of the residence:

(1) Individual garage doors accessing each parking bay.

(2) Gable end of the garage roof line facing the street including decorative brackets.

(3) A roof peak centered over a double wide garage door.

(4) Proportionately designed dormers and windows above the garage.

(5) Columns, curved tops, corner and frieze boards, balusters, trellis or other exterior trim details around the garage.

2. Garages Flush Orientation (see Figure 2. Garage Flush Orientation and Figure 5. Additional Street-Facing Examples): A maximum of 30% of detached single-family residences with street-facing garages located within a development or any phase thereof may have garages flush with the main residential façade, provided the residence includes:

a) An 8-foot deep front porch or an appropriately designed portico (portico only allowed when appropriate with the architectural style of the residence);

b) Windows within the garage door(s); and

c) Two or more of the following features designed to complement the architectural style of the residence:

(1) Individual garage doors accessing each parking bay.

(2) Gable end of the garage roof line facing the street including decorative brackets.

(3) Overhang or eave line projecting at least 30" from the wall over the garage door(s) and stepping back the second-story.

(4) Proportionally designed dormers and windows above the garage.

(5) Columns, curved tops, corner and frieze boards, balusters, trellis or other exterior trim details around the garage.

3. Garage Forward Orientation (see Figure 3. Garage Forward Orientation and Figure 5. Additional Street-Facing Examples):

A) A maximum of 30% of detached single-family residences with street-facing garages located within a development or any phase thereof may have garages 6 feet closer to a street than the main residential façade, provided the residence includes:

a) An 8-foot deep front porch or an appropriately designed portico (portico only allowed when appropriate with the architectural style of the residence);

b) Windows within the garage doors;

c) Individual garage doors accessing each parking bay; and

d) Two or more of the following features designed to complement the architectural style of the residence:

(1) Gable end of the garage roof line facing the street including decorative brackets.

(2) Overhang or eave line projecting at least 30" from the wall over the garage door(s).

(3) Proportionally designed dormers and windows above the garage.

(4) Columns, curved tops, corner and frieze boards, balusters, trellis or other exterior trim details around the garage.

B) In addition to other City of Elgin anti-monotony regulations, no two detached single-family residences with garage-forward orientation shall be next to one another.

- 4. Additional Consideration for Any Street-facing Garage: Where a garage consists of three or more side-by-side bays, the door(s) associated with the bay(s) furthest from the residence shall be recessed at least two feet back from the door(s) associated with the first two bays.

See Figure 6. Garage Door Examples for different ways to provide windows within garage doors, individual garage doors accessing each parking bay, the setback required for residences with three or more side-by-side bays, and a trellis detail.

Side-entry garages (see Figure 4. Side Load Garage Orientation)

1. Side-entry garages should normally be designed and oriented to provide access to parking bays via a side or rear entry, with driveway access not crossing in front of the main entry to the residence. In this case, at least one-third of the garage width should be located behind the facade of the residence.
2. Side-entry garages designed and oriented to require driveway access crossing in front of the main entry to the residence should be limited to lots exceeding 20,000 square feet in area, and should be set back a minimum 40 feet from the street lot line.



Detached garage connected by breezeway

3. Side-entry garages should feature gable ends, roof lines, windows within the garage door(s), window and door fenestration, and other architectural elements which match or complement those same design elements on the residence.

Building Materials

1. In general, the selection of materials and colors should provide an enduring quality and enhance the architectural and massing concept of the building.
2. The use of “traditional” building materials in all new construction, including wood, stone, brick, cement fiber board, and stucco is

recommended. These materials should be the primary materials used in residential construction. ~~Synthetic cladding such as aluminum and vinyl siding~~ Architectural-grade vinyl siding with a gauge of at least 0.055 inches and trim materials and with foam-backed trim and corner boards may also be used in the following instances:

- a. On 100% of the side and rear elevations of a residence where:
 - i. 90% or more of the front elevation of the residence is brick or stone;
 - ii. Vinyl siding used upon the front elevation of the residence is limited to the second story or higher; and
 - iii. The residence is located upon an interior lot (specifically excluding corner lots, through lots, and lots identified within a planned development ordinance as a key lot).
- 2-b. ssparingly for accent elements, rather than as a primary exterior finish material. Aluminum siding may be used in this instance too, and provided it is in a durable heavy gauge material.

3. 100% of street facades and 50% of the sides and rears should employ the use of natural materials, except whereas provided in section 2 above.
4. On corner lots, architectural materials should be consistent on readily visible elevations.

4.5. Upon any one residence, wood and cement fiber board, as either the primary building material or for accent elements, shall not be mixed with vinyl or aluminum siding or corner boards.

Garage Recessed Orientation

Figure 1

- Columns, corner and frieze boards, deep roof overhang, trellis, brackets
- Individual garage doors
- Front porch
- Natural materials

Southgate Neighborhood, The Glen, Glenview, Illinois



Garage Flush Orientation

Figure 2

- Front porch extends in front of front facade
- Windows, 2nd story living space above garage
- 2nd story living space stepped back
- Natural materials
- Deep roof overhang
- Trim details around garage door
- Windows in garage panel

Reunion, Denver, Colorado



Garage Forward Orientation

Figure 3

- Front porch
- Window in gable end
- Gable end of garage facing street
- Individual garage doors
- Curved top
- Windows in garage panel
- Natural materials

Clover Ridge Development Shasta, Minnesota



Side Load Garage Orientation

Figure 4

- Gable end roofline
- Windows, in garage panel
- Driveway access not crossing front of house

Highland Woods, Elgin, Illinois



Additional Street-Facing Examples

Figure 5



- Front porch extends in front of front facade
- Windows, 2nd story living space above garage
- 2nd story living space stepped back
- Natural materials

- 10 foot recessed garage
- Trim details around garage door
- Individual garage door

Garage Door Examples

Figure 6



Attachment B

Residential Design Guidelines for Garages, Minimum Building Square Footage and Building Materials

City of Aurora

They do not have residential design guidelines; they deal with this issue in the annexation agreements.

They do not have minimum square footage for single family detached residential.

Town of Cortland *(Information below in respect to garage placement is incorporated into all annexation agreements)*

Garage Placement:

A minimum of 3 substantially different elevation designs per building footprint shall be provided.

Building footprints should comply with the following footprint types: Type A-Garage Forward/Sideload; Type B-Garage Forward; Type C-Garage Flush Type D-Garage Semi-Forward; Type E-Garage Semi-Flush; and Type F-Garage Recessed.

A maximum of 25% of the total number of dwelling units on the property shall be Type B-Garage Forward single family structures shall be constructed within the development.

Type B-Garage Forward shall include at least one of the following: windows in the garage doors; single car garage doors; overhang or eave line projecting at least 30 inches from the wall over the garage door(s).

The use of porticos, porches and/or other architectural detail and ornamentation on the front elevation is encouraged.

Square Footage Requirements:

They do not have minimum square footage requirements for single family detached residential

Building Materials:

Building materials are handled only during the PUD approval process.

Village of Glenview *(Information below is from "The Glen" Design Guideline Manual)*

Garage Placement:

The front door of the house should be featured, rather than the garage doors. Accordingly, garages facing the street are encouraged to be sited at least 20 feet for R-2 lots and 10 feet for R-3 and R-4 lots, behind the front façade of the house as a side wing. Alternately, garages may be built to the front setback line, if side-loaded with the garage doors oriented away from the street. These garage orientations also enable the house to partially screen cars parked in the driveway. Three-car garages are encouraged to be side-loaded, perpendicular to the street, if not sited behind the house.

Square Footage Requirements:

They do not have minimum square footage requirements for single family detached residential

Building Materials:

In the R-2, R-3 and R-4 zoning districts the following materials are encouraged for housing;

Siding; wood or vinyl clapboard, brick in the color range of red, light red, sand or brown. Stucco/plaster, wood shingles

City of Joliet

They do not have residential design guidelines; they deal with architectural issues (i.e. garage placement, and building materials) in the annexation agreements.

Square Footage Requirements:

Single family detached residential should be 1,700 square feet in size.

Village of Montgomery

They do not have residential design guidelines; they deal with architectural issues (i.e. garage placement, building materials) in the annexation agreements.

Square Footage Requirements:

They do not have minimum square footage for single family detached residential but in a couple of instances, a developer has to come back for Board approval because they wanted to add additional plans to their offerings. The requests have generally been approved without a hitch; but they did have one or two plans that were rejected about a year ago because they were so much smaller than the homes that were previously approved for the subdivision. The rejected plans were in the neighborhood of 1,500 square feet.

Village of Plainfield *(This information is from their Residential Design & Planning Guidelines for PUD & Annexations; they do not deviate from their residential design guidelines; instead, they will work with applicants regarding densities and fees)*

Garage Placement:

A minimum of 25% of the garages in any given subdivision should be side loaded or rear loaded.

With the exception of side-loaded garages, no garage should project more than 5' from the front elevation of the house that is closest to the street.

A minimum of 25% of the garages in any given subdivision should be set back at least 5' from the front elevation of the house.

A minimum of 50% of the garage doors that can be seen from the street shall incorporate either glass panel windows or individual bay doors.

Square Footage Requirements:

They do not have minimum square footage requirements for single family detached residential.

Building Materials:

Single-family homes should incorporate brick or stone when it is consistent with the vernacular design of the house. When not appropriate, in lieu of using standard vinyl siding on any elevation, the following materials should be used whenever possible:

- a. When appropriate from a design perspective, single-family homes that incorporate more than 50% masonry on the front elevation should incorporate a minimum of 25% masonry on the side and rear elevations. Brick treatments on the sides and rear should be in the form of a wainscot.
- b. In lieu of using standard vinyl siding, the use of cedar clapboard, cedar shingles, or hardier board should be considered. Any vinyl product that is used on a single-family home should be an architectural grade vinyl siding with foam backed trim and corners boards or equal.

Village of Prairie Grove *(Information below is from the villages Design & Development Guidelines)*

Garage Placement:

Front loading front facing garages are not permitted.

Rear load garages are encouraged and permitted, front load side facing garages are permitted but with larger setbacks, Detached garages permitted, Side loaded front facing garages are permitted.

In circumstances where front load garages are allowed architectural design elements such as a roof with decorative brackets, curved tops, wide casings, corner and frieze boards, balusters, columns and or trellis shall be provided to provide relief and soften the massing of the garage.

Front load garages are prohibited on lots greater than 20,000 sq.ft.

Garage doors shall be consistent with the architectural style of the house; carriage style garage doors are preferred. Solid aluminum metal or wood panel garage doors are discouraged.

All 2 car and 2 1/2 car garages are required to have separate garage door for each bay.

Garages with more than 2 doors must not be flush with one another. They should be “stepped back” or “offset”.

Attached garages should have windows to soften the garage’s visual impact.

Square Footage Requirements:

Single family lot size 18,000 square feet or smaller minimum house size shall be 2,500 sq.ft.

Single family lot size 18,000 sq.ft – 21,000 sq.ft minimum house size shall be 2,800 sq.ft.

Single family lot size 21,000 sq.ft – ¼ acre minimum house size shall be 3,200 sq.ft.

Single family lot size ¼ acre – 1 acre minimum house size shall be 3,600 sq.ft.

Single family lot size 1 acre or larger minimum house size shall be 4,000 sq.ft.

Building Materials:

Aluminum siding, vinyl siding, engineered wood, plywood, concrete block, tin, and metal or metal appearance are prohibited.

City of Rockford

They do not have residential design guidelines; they deal with architectural issues (i.e. garage placement, and building materials) in the annexation agreements.

United City of Yorkville *(Information below is from the 2009 Residential Design Guideline manual)*

Garage Placement:

In residential areas, garages should not dominate the street view. Rather, provide parking and garages to the side or rear of lots or set the garages face back from the primary façade of the house. Avoid allowing the garage to become the primary architectural feature.

Square footage requirements:

They do not have minimum square footage for single family detached residential

Building Materials:

Materials which may be incorporated include: native stone, brick, stucco and textured concrete. Alternative materials that achieve similar looks and are of high quality and low maintenance may be considered.

Attachment C

CITY of ELGIN DETACHED SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES

Materials

New residential development in the City of Elgin, in particular “Greenfield” sites west of Randall Road, must place considerable emphasis on the types of materials that are used on all four elevations of detached single-family homes. The purpose of the Residential Design Guidelines is to avoid the creation of monotonous housing product.

The Design Guidelines are intended to maintain the unique character and acknowledge the historic neighborhoods within the City of Elgin. The goals of the recommendations listed below are to restore certain design integrity on how materials are used on detached single family homes, and to reintroduce common architectural details and methods that were commonly used and are reflected in the city’s historic neighborhoods.

The following are recommendations regarding design and the use of materials on detached single-family homes:

Importance of 360 degree Architecture:

All residential architecture should incorporate some of the same materials and designs that are used on the front elevation, on the side and rear elevations. The form of the design shall be continuous around the building, including the exterior materials.

Architectural interest can be added to elevations by using techniques listed below:

- a. If brick or stone is used on the front elevation, use brick or stone on any chimney that may be located on the side or rear elevation.
- b. If brick or stone is used on the front elevation, incorporate a three (3) foot wainscot of brick or stone around the sides and rear or alternatively, in a mass at key points.
- c. Any brick or stone that is used on a front elevation shall minimally incorporate a return around the corners of any homes. A return should have a minimum width of two (2) feet and terminate as a change in plane.
- d. 100% of the street façade, side and rear elevations of corner lots, key lots and through lots should employ the use of natural materials.

Quality of Materials

The selections of materials and colors should provide an enduring quality and enhance the architectural and massing concept of the residence. Detached single-family homes should incorporate brick or stone when it is consistent with the architectural design of the house. When not appropriate, the following materials should be used whenever possible:

- a. When appropriate from a design perspective, single-family homes that incorporate more than 50% masonry on the front elevation should incorporate a minimum of 25% masonry on the side and rear elevations. Brick treatments on the sides and rear should be in the form of a wainscot.
- b. The use of natural building materials such as cedar clapboard, cedar shingles, cement fiber board, stone and stucco is recommended.

Architectural-grade vinyl siding with a gauge of at least 0.055 inches with foam-backed trim and corner boards may be used in the following instances;

- a. On the second story of a house where:
 1. 90% or more of the front elevation of the house is brick or stone; and
 2. The house is located upon an interior lot (specifically excluding corner lots, through lots, and lots identified within a planned development ordinance as a key lot).
- b. Sparingly for accent elements, rather than as a primary exterior finish material. Aluminum siding may be used in this instance too, provided it is a durable heavy gauge of at least 0.055 inches.

Integrity of Materials

The usage of materials on detached single-family homes should be historically consistent with the architectural design that is chosen by the developer. The style of new homes within a subdivision shall draw upon authentic traditional styles and materials found in the city's historic neighborhoods for design inspiration.

Massing of Building Components

New residential developments in the City of Elgin should emphasize design as it relates to the massing and composition of single-family homes. Consistent with the city's historic neighborhoods and the existing rich diversity of architectural styles, new residential development should take extensive efforts in ensuring that there is a relationship between the composition and the massing of single-family homes. Façade

compositions, especially the placement of windows are closely related to building massing. The placement of windows should not only be consistent with the massing of the house, but also should be consistent with the particular architectural style that is chosen. The existing architecture within the city's historical neighborhoods exhibits the traditional methods of window placement. Whenever possible, traditional methods in window placement and treatments should be used in all future single-family residential development in the city.

In addition to the critical importance of window placement, another architectural element that will influence the design and overall appearance of a single-family home is the selection of roof style, and proposed pitch of the roof. Extensive efforts should be made to ensure that there is a relationship between the massing of a building and the roof that is chosen for the structure.

In order to incorporate the architectural goals, the following single-family guidelines are strongly encouraged to be used whenever possible:

Window Placement

Windows should be placed whenever possible on all four elevations. Blank walls without windows are not permitted. Windows should be centered above each other. Care should be given to the placement of windows and the window fenestration that is used. The style of the windows should be dictated by the architectural style of the house.

Below are guidelines that should be followed with respect to window placement on all single family homes:

- a. Windows should be proportioned in a manner that creates a balanced elevation. Furthermore, window placement should be consistent with the overall vernacular design of the structure and windows should generally be vertically oriented.
- b. Windows should be placed on all four elevations. Blank walls without windows are not permitted.
- c. Traditional window fenestration consistent with the proposed vernacular architectural style of a structure should be used whenever possible. Any window fenestration used on the front elevation should be carried through on the side and rear elevations.
- d. All window openings should incorporate 4 inch trim work around opening.
- e. Where appropriate, shutters should be used. If shutters are appropriate, they should be sized and mounted if operable. Shutters should be avoided on double or triple hung windows. If shutters are used on the front elevation, they should be carried over to the side and rear elevations where appropriate.

Eave Details

Eaves create a shadow line around the top of the house and create articulation to the roof line of the house. Eave details may vary with the particular architectural style of the house. Eaves and soffits should incorporate a minimum 12 inches in width, and should be carried around all four elevations of the house. Roof overhangs generally vary from 12 inches for a Colonial home to 20 inches or more on a Prairie Style home.

Below are guidelines that should be followed with respect to the placement of eaves and soffits on all single-family homes:

- a. All single-family homes should incorporate eaves on all four elevations of the homes and the eaves should have a minimum width of 12 inches.
- b. Where architecturally appropriate, the incorporation of eave brackets should be used.
- c. Eaves should be as continuous as possible, both horizontally and vertically.
- d. A frieze board should be incorporated below every eave on all four elevations

Doors and Door Placement

Door placement, door style, and color should all reflect the architectural style of the house. Door styles should be used in a manner that emphasizes the front entry and de-emphasizes the garage, and include a front porch or portico, when appropriate with the architectural style. Generally, door placements should be centrally located and placed in balanced manner with respect to window placement. In addition to proper location, doors should serve as a prominent architectural feature.

Below are guidelines that should be followed with respect to doors and door placement on all single family homes:

- a. Doors should generally be constructed out of wood, fiberglass or steel and should incorporate a style that is consistent with the architectural style of the house.
- b. Where architecturally appropriate, doors should incorporate sidelights or transoms which can be a rectangular form or segmented arch form.
- c. Where appropriate, doors should incorporate raised panels, glass panels, or panels of decorative glass.
- d. Where appropriate, doors should incorporate covered porches, vestibules, bracketed hoods.

- e. All door openings should incorporate 4 inch trim work around each doorway

Garage Location and Design

Through the years garages have become a prominent feature in today's single family home. The introduction of "Snout Houses" has dominated many residential developments, and has defined the character of today's streetscape. The design guidelines recognize the need for storage of vehicles, tools, maintenance equipment and other personal property; however the guidelines promote the reduction of the prominence of the garage through placement and design considerations.

Below are guidelines that should be followed with respect to garage locations on all single family homes:

1. Garage Recessed Orientation:

A minimum of 25% of all detached single-family residential units within a development or any phase thereof shall have garages recessed behind the main residential façade in one of the following ways:

- A. Street-facing garages may be recessed a minimum 10 feet behind the main residential façade with no additional design requirements; or
- B. Street-facing garages may be recessed less than 10 feet, but not less than 2 feet behind the main residential façade, if the residence includes:
 - a. An 8 foot deep front porch or an appropriately designed portico (portico only allowed when appropriate with the architectural style of the house);
 - b. Windows within the garage door(s); and
 - c. One or more of the following features designed to complement the architectural style of the residence:
 - 1. Individual garage doors accessing each parking bay
 - 2. Gable end of garage roof line facing the street including decorative brackets
 - 3. A roof peak centered over a double wide garage door
 - 4. Proportionately designed dormers and windows above the garage
 - 5. Columns, curved tops, corner and frieze boards, balusters, trellis or other exterior trim details around the garage

2. Garages Flush Orientation:

A maximum of 30% of all detached single-family residential units within a development or any phase thereof may have garages flush with the main residential façade, provided the unit includes:

- A. An 8 foot deep front porch or an appropriately designed portico (portico only allowed when appropriate with the architectural style of the house);
- B. Windows within the garage door(s); and
- C. Two or more of the following features designed to complement the architectural style of the residence:
 - a. Individual garage doors accessing each parking bay
 - b. Gable end of the garage roof line facing the street including decorative

- c. brackets
 - c. Overhang or eave line projecting at least 30 inches from the wall over the garage door(s) and stepping back the second-story
 - d. Proportionally designed dormers and windows above the garage
 - e. Columns, curved tops, corner and frieze boards, balusters, trellis or other exterior trim details around the garage
3. Garage Forward Orientation:
A maximum of 30% of all detached single family residential units within a development or any phase thereof may have garages 5 feet closer to a street than the main residential façade provided the unit includes:
- A. An 8 foot deep front porch or an appropriately designed portico (portico only allowed when appropriate with the architectural style of the house);
 - B. Windows within the garage doors;
 - C. Individual garage doors accessing each parking bay; and
 - D. Two or more of the following features designed to complement the architectural style of the residence:
 - 1. Gable end of the garage roof line facing the street including decorative brackets
 - 2. Overhang or eave line projecting at least 30 inches from the wall over the garage door(s)
 - 3. Proportionally designed dormers and windows above the garage
 - 4. Columns, curved tops, corner and frieze boards, balusters, trellis or other exterior trim details around the garage
 - E. In addition to other City of Elgin anti-monotony regulations, no two detached single family residential units with garage forward orientation shall be next to one another.
 - F. Garage closer to the street than the main residential façade shall be limited to no more than two side-by-side bays.
4. Additional Consideration for Any Street-Facing Garage: Where a garage consists of three or more side-by-side bays, the door(s) associated with the bay(s) furthest from the house shall be recessed at least two feet back from the door(s) associated with the first two bays.
5. Side Entry Garage Orientation:
- A. Side entry garages should normally be designed and oriented to provide access to parking bays via a side or rear entry, with driveway access not crossing in front of the main entry to the residence. In this case, at least one-third of the garage width should be located behind the façade of the residence.
 - B. Side entry garages designed and oriented to require driveway access crossing in front of the main entry to the residence should be limited to lots exceeding 20,000 square feet in area, and should be set back a minimum 40 feet from the street lot line.

- C. Side entry garages should feature gable ends, roof lines, windows within the garage door(s), windows and door fenestration, and other architectural elements which match or complement those same design elements on the residence.

Use of Porches

The use of porches or porticos on front elevations is strongly encouraged when architecturally appropriate. Porches should have a minimum depth of eight (8) feet and should be constructed in a manner where they are fully useable. The style of the porch should be architecturally consistent with the vernacular style of the house. Each porch element should be clearly expressed, including the deck platform, railings, columns, headers, porch ceiling, soffit, fascia, gutter, and roof.

Use of Dormers

The use of dormers along the front elevations to provide additional architectural interest to rooflines is strongly encouraged where architecturally appropriate. Dormers should have symmetrical gable, hip, shed, or curved roof forms. The body of a dormer should be vertically proportioned, and the window within the dormer should be proportioned and balanced when compared to the windows in the floor below.

ATTACHMENT D. NEW RESIDENTIAL HOME REPORT

MAP REF #	DEVELOPMENT	PERMITS ISSUED TO DATE	TOTAL APPROVED UNITS IN PROJECT	BUILT OUT
5	FOUNTAIN SQUARE	93	186	50%
8	HIGHLAND WOODS	127	900	14%
9	SEVEN CREEKS	0	67	0%
9	RIVER PARK PLACE	124	176	70%
10	SANDY CREEK ESTATES	83	108	77%
11	WEST RIDGE	76	100	76%
13	TUSCAN WOODS	75	75	100%
14	MADISON HOMES	24	44	55%
30	BOWES CREEK	258	965	27%
31	PRINCETON WEST	206	296	70%
32	VECE RIDGE	0	17	0%
33	OAK RIDGE	127	140	91%
37	CREEKSIDE	37	44	84%
39	THE RESERVE	309	314	98%
41	EDGEWATER	844	1068	79%
42	WATERFORD	203	403	50%
43	PROVIDENCE	849	1069	79%
44	REMINGTON MEADOWS	21	56	38%
45	COPPER SPRINGS	254	328	77%
46	SHADOW HILL	331	486	68%
47	REMINGTON @ PROVIDENCE	53	106	50%
48	WEST POINT GARDENS	93	462	20%
49	TALL OAKS	53	406	13%
52	CEDAR GROVE	25	140	18%
	COUNTRYFIELD TOWNES	46	46	100%
	WOODLAND MEADOWS NORTH	27	27	100%
	MCKENZIE WOODS	36	36	100%
	WOODLAND MEADOWS EAST	32	32	100%
	NEUTRENTON PLACE	62	62	100%
	CASTLE CREEK	62	62	100%
	FIELDSTONE	344	344	100%
	MULBERRY GROVE	253	253	100%
TOTAL		5127	8818	58%
NOTES	Permits issued through January 7, 2011, according to Caleb Metzger, Community Development Department.			
	Developments west of Randall Road are highlighted in yellow.			

Median and Average Square Feet of Floor Area in New Single-Family Houses Completed by Location¹

(Medians and averages computed from unrounded figures)

Year	Median square feet							Average square feet						
	United States	Inside MSAs	Outside MSAs	Region				United States	Inside MSAs	Outside MSAs	Region			
				North-east	Midwest	South	West				North-east	Midwest	South	West
1973	1,525	1,625	1,380	1,450	1,445	1,555	1,575	1,660	1,760	1,490	1,595	1,615	1,670	1,715
1974	1,560	1,665	1,405	1,465	1,490	1,640	1,540	1,695	1,785	1,545	1,600	1,660	1,760	1,660
1975	1,535	1,630	1,365	1,405	1,460	1,605	1,510	1,645	1,735	1,490	1,575	1,580	1,705	1,635
1976	1,590	1,675	1,425	1,505	1,495	1,660	1,565	1,700	1,775	1,560	1,630	1,655	1,755	1,685
1977	1,610	1,705	1,440	1,540	1,540	1,660	1,615	1,720	1,795	1,565	1,650	1,650	1,770	1,730
1978	1,655	1,735	1,490	1,640	1,615	1,685	1,630	1,755	1,830	1,610	1,730	1,730	1,785	1,740
1979	1,645	1,735	1,485	1,690	1,605	1,675	1,625	1,760	1,845	1,605	1,795	1,720	1,795	1,730
1980	1,595	1,670	1,450	1,660	1,520	1,615	1,570	1,740	1,825	1,575	1,770	1,685	1,750	1,735
1981	1,550	1,650	1,415	1,655	1,480	1,540	1,580	1,720	1,820	1,535	1,805	1,670	1,715	1,735
1982	1,520	1,600	1,355	1,605	1,405	1,500	1,595	1,710	1,795	1,545	1,755	1,655	1,700	1,740
1983	1,565	1,610	1,445	1,650	1,515	1,565	1,545	1,725	1,785	1,570	1,795	1,735	1,720	1,695
1984	1,605	1,645	1,495	1,665	1,600	1,590	1,610	1,780	1,840	1,600	1,860	1,800	1,750	1,785
1985	1,605	1,655	1,445	1,655	1,625	1,590	1,595	1,785	1,830	1,610	1,830	1,820	1,765	1,770
1986	1,660	1,700	1,470	1,695	1,685	1,655	1,635	1,825	1,865	1,640	1,850	1,855	1,825	1,800
1987	1,755	1,800	1,565	1,840	1,740	1,755	1,730	1,905	1,950	1,700	1,955	1,890	1,915	1,870
1988	1,810	1,880	1,570	1,810	1,840	1,790	1,845	1,995	2,055	1,750	2,005	2,015	1,985	1,995
1989	1,850	1,920	1,570	1,870	1,800	1,815	1,910	2,035	2,105	1,750	2,075	1,970	2,030	2,065
1990	1,905	1,985	1,630	1,955	1,850	1,855	1,985	2,080	2,155	1,800	2,105	2,005	2,055	2,160
1991	1,890	1,970	1,635	1,950	1,800	1,870	1,980	2,075	2,155	1,815	2,105	1,990	2,065	2,155
1992	1,920	1,990	1,700	2,000	1,870	1,945	1,890	2,095	2,160	1,870	2,115	2,020	2,130	2,090
1993	1,945	2,000	1,700	2,050	1,855	2,000	1,845	2,095	2,160	1,860	2,160	2,025	2,150	2,050
1994	1,940	1,995	1,700	2,035	1,850	2,000	1,835	2,100	2,160	1,865	2,195	2,025	2,165	2,025
1995	1,920	1,975	1,720	2,095	1,850	1,945	1,835	2,095	2,150	1,870	2,240	2,020	2,125	2,045
1996	1,950	2,000	1,735	2,100	1,900	1,995	1,890	2,120	2,170	1,915	2,280	2,025	2,160	2,070
1997	1,975	2,015	1,765	2,130	1,900	2,000	1,930	2,150	2,200	1,955	2,265	2,065	2,175	2,135
1998	2,000	2,050	1,750	2,100	1,945	2,000	1,985	2,190	2,250	1,930	2,270	2,125	2,200	2,200
1999	2,028	2,089	1,811	2,175	1,937	2,044	2,001	2,223	2,274	1,991	2,298	2,135	2,244	2,234
2000	2,057	2,121	1,824	2,266	1,971	2,075	2,014	2,266	2,321	2,024	2,435	2,170	2,287	2,244
2001	2,103	2,152	1,905	2,305	1,965	2,128	2,080	2,324	2,361	2,162	2,466	2,209	2,351	2,317
2002	2,114	2,171	1,884	2,330	1,979	2,120	2,127	2,320	2,379	2,068	2,516	2,209	2,317	2,350
2003	2,137	2,177	1,941	2,288	1,998	2,142	2,166	2,330	2,382	2,113	2,443	2,198	2,335	2,387
2004	2,140	2,207	1,933	2,361	1,993	2,164	2,149	2,349	2,402	2,122	2,543	2,222	2,368	2,352
2005	2,227	2,273	1,952	2,339	2,054	2,259	2,236	2,434	2,479	2,137	2,556	2,310	2,463	2,434
2006	2,248	2,305	1,909	2,395	2,035	2,286	2,275	2,469	2,519	2,120	2,612	2,290	2,499	2,488
2007	2,277	2,319	1,956	2,281	2,064	2,325	2,286	2,521	2,581	2,133	2,550	2,328	2,573	2,524
2008	2,215	2,270	1,963	2,312	2,019	2,266	2,216	2,519	2,582	2,203	2,651	2,331	2,564	2,508
2009	2,135	2,185	1,909	2,211	1,931	2,198	2,140	2,438	2,490	2,156	2,594	2,216	2,488	2,434
RSE	2	2	3	7	3	3	3	2	2	3	6	2	2	3

A Represents an RSE that is greater than or equal to 100 or could not be computed.

NA Not available. RSE Relative Standard Error.

S Withheld because estimate did not meet publication standards on the basis of response rate, associated standard error, or a consistency review.

¹Includes houses built for rent (not shown separately).

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WSJ.com

JANUARY 13, 2011, 1:21 PM ET

The Shrinking American Home

The nation's love affair with McMansions continues to wane: The average size of new single-family homes completed last year fell again, a trend expected to continue for several years, the National Association of Home Builders said at its annual conference in Orlando.

In 2010, completed homes measured an average 2,377 square feet, down about 3% from the year earlier. By 2015, many builders expect the average home size to shrink to 2,152 square feet.

This downsizing ends an expansion that spanned nearly three decades: The average size peaked at 2,521 square feet back in 2007.

More than half of builders expect to build smaller and lower-priced models in 2011, a move that lets them compete with foreclosures and appeal to buyers who can no longer afford—or who no longer want—the boom-era's supersized showpieces.

Last year, the number of homes with three or more bathrooms came in at 24%, flat from the previous year, but down from 28% in 2008. Homes with garages for three or more cars declined to 17% of homes from 20% in 2005.

Down the road, many builders expect the family room area to increase, while little-used areas like the living room, entry foyer and dining room will likely take up less space. By 2015, great rooms—more flexible living space—could be the norm, the NAHB survey found.

Another expected change? Master bedrooms will be moved to the first floor, allowing older owners to avoid the stairs as they age in place. The kitchen of tomorrow, meanwhile, will probably include a double sink, recessed lighting and table space for eating.

To be sure, not everyone agrees that the age of oversized homes is officially over. The NAHB noted that the average size of homes started last year rose slightly in the South. And an online survey by Better Homes and Gardens magazine found that about 40% of consumers want to increase their total home size with their next move. The median square footage of current homes is 1,864 homes, slightly below the desired 1,914 square feet.

"They aren't looking for something significantly larger," says Jill Waage, Better Homes' editorial director for home content. "They are dreaming again, but their dreams are reality based."

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WSJ.com

JANUARY 13, 2011, 12:19 PM ET

No McMansions for Millennials

S. Mitra Kalita and Robbie Whelan report from Orlando:

Here's what Generation Y doesn't want: formal living rooms, soaker bathtubs, dependence on a car.

In other words, they don't want their parents' homes.

Much of this week's National Association of Home Builders conference has dwelled on the housing needs of an aging baby boomer population. But their children actually represent an even larger demographic. An estimated 80 million people comprise the category known as "Gen Y," youth born roughly between 1980 and the early 2000s. The boomers, meanwhile, boast 76 million.

Gen Y housing preferences are the subject of at least two panels at this week's convention. A key finding: They want to walk everywhere. Surveys show that 13% carpool to work, while 7% walk, said Melina Duggal, a principal with Orlando-based real estate adviser RCLCO. A whopping 88% want to be in an urban setting, but since cities themselves can be so expensive, places with shopping, dining and transit such as Bethesda and Arlington in the Washington suburbs will do just fine.

"One-third are willing to pay for the ability to walk," Ms. Duggal said. "They don't want to be in a cookie-cutter type of development. ...The suburbs will need to evolve to be attractive to Gen Y."

Outdoor space is important—but please, just a place to put the grill and have some friends over. Lawn-mowing not desired. Amenities such as fitness centers, game rooms and party rooms are important ("Is the room big enough to host a baby shower?" a millennial might think). "Outdoor fire pits," suggested Tony Weremeichik of Canin Associates, an architecture firm in Orlando. "Consider designing outdoor spaces as if they were living rooms."

Smaller rooms and fewer cavernous hallways to get everywhere, a bigger shower stall and skip the tub, he said. Oh, but don't forget space in front of the television for the Wii, and space to eat meals while glued to the tube, because dinner parties and families gathered around the table are so last-Gen. And maybe a little nook in the laundry room for Rover's bed?

In his presentation, KTG Y Group residential designer David Senden showed slide after slide of dwellings that looked like a cross between a hotel lobby and the set of "Melrose Place."

He christened the subset of the generation delaying marriage and family as "dawdlers."

"A house in the suburbs is not for them," Mr. Senden said. "At least not yet."

Places to congregate are more important than a big apartment, he cautioned. He showed one layout of a studio apartment—350 square feet, as big as Mom and Dad's Great Room. Common space has migrated to "club rooms," he said, where Gen-Y residents can host meals and hang out before heading to a common movie-screening room or rooftop swimming pool that they share with the building's other tenants.

The Great Recession and its effects on young people's [wages](#) will affect how much home they can buy or rent for years to come.



“Not too many college grads can afford a lot of space in the city,” he said. “Think lots of amenities with little tiny units—and a lot of them to keep (fees) down. ...The things these places are doing is constantly coordinating activities. The residents get to know each other and it makes for a much livelier and friendlier environment.”

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ORDINANCE NO. 16738

AN ORDINANCE AMENDING THE ZONING ORDINANCE WITH RESPECT TO RESIDENTIAL PLANNED UNIT DEVELOPMENTS AND OTHER RESIDENTIAL DEVELOPMENTS EXCEEDING FIVE ACRES

WHEREAS, the City of Joliet has enacted a comprehensive system of ordinances, regulations, plans and policies regarding the subdivision and development of land located within the corporate boundaries of the City, and the territory located within one and one half mile thereof, primarily through the adoption of the Subdivision Regulations (Ordinance No. 7208, as amended), the Zoning Ordinance (Ordinance No. 5285, as amended, and as re-adopted pursuant to home rule powers by Ordinance No. 8730) and by various comprehensive plans; and

WHEREAS, the Zoning Ordinance and Subdivision Regulations currently provide that the subdivision and development of land for residential purposes be preceded by a planning process that requires the developer to depict and describe the ultimate development of its entire assemblage so that the Mayor and City Council, neighboring property owners and residents and other interested members of the public are appropriately informed regarding the proposed development and have received assurances that all significant land use, transportation, school, park, drainage, environmental, public utility and other issues pertaining to public health, safety and welfare, and public finance, have been adequately analyzed, planned and provided for; and

WHEREAS, the foregoing planning process has historically been administered through either the Preliminary Plat procedure set forth in Section III of the Subdivision Regulations or the Planned Unit Development procedure set forth in Section 47-15A of the Zoning Ordinance; and

WHEREAS, the Mayor and City Council have determined that during the last two decades of unprecedented growth in the City, nearly all of the subdivision and residential development of parcels of land exceeding five acres has been undertaken or coordinated by business organizations principally engaged in the construction and sale of new homes to individual homebuyers; and

WHEREAS, the Mayor and City Council recognize that as part of the business of residential development, homebuilders typically assemble a development site exceeding five acres, obtain zoning and subdivision approvals consistent with their development plans and business practices and then market their planned community and housing products to interested homebuyers; and

WHEREAS, it has been the policy and practice of the City of Joliet to review and approve proposed housing products and house plans as part of the annexation, subdivision and construction of new residential developments; and

WHEREAS, the economic and financial difficulties affecting the Nation have significantly impacted the pace of development in the City of Joliet and the Mayor and City Council recognize the large number of subdivisions in which residential construction and home sales have been suspended or significantly curtailed due to market conditions; and

WHEREAS, the Mayor and City Council have also recently observed many instances in the City in which the original developer of a residential subdivision no longer controls the site due to foreclosure or bankruptcy and recognize that future development is likely to proceed under the auspices of a replacement homebuilder that may market and construct different housing products than those which originally submitted to the City as a part of the subdivision and development approval process; and

WHEREAS, the Mayor and City Council have determined that homebuyers that purchase new homes from residential developers typically do so with a reasonable expectation that the subdivision will be developed to its completion in accordance with the preliminary plat, PUD or other entitlements which were originally approved by the Mayor and City Council, including the nature and design of the housing product that was submitted by the developer to the Mayor and City Council as a part of the subdivision and development review process; and

WHEREAS, the Mayor and City Council have also determined that homebuyers that purchase new homes from residential developers typically do so with a reasonable expectation that the subdivision will be developed to its completion in a manner substantially similar to the nature of the existing residential construction within the subdivision; and

WHEREAS, the Mayor and City Council further find that residential developers operating within the City of Joliet typically market the house plans submitted as part of the subdivision approval process to individual homebuyers and thereby create a reasonable expectation that the subdivision will be developed to its completion in a manner substantially similar to the house plans being marketed; and

WHEREAS, there currently are over 2,400 lots within the City that are fully entitled and available for residential construction, the majority of which are located in subdivisions that are partially developed but currently occupied by homebuyers that purchased their homes from the original developers of the subdivision; and

WHEREAS, the Mayor and City Council wish to preserve the social and economic value of the planning process which supported the original approval of a residential subdivision or PUD; and

WHEREAS, the Mayor and City Council also believe it is necessary in the public interest to protect the reasonable expectations that the homebuyers in the initial stages of development have that the entire subdivision will be completed in accordance with

the preliminary plat, PUD and other planning and development materials that were part of the record before the Mayor and City Council at the time the subdivision was approved, including, but not limited to, the nature and design of the housing product that was submitted by the developer; and

WHEREAS, the Mayor and City Council further believe it is necessary in the public interest to protect the reasonable expectations that other homebuyers tend to have that the entire subdivision will be completed in a manner reasonably consistent with the existing residential construction within the subdivision; and

WHEREAS, the Mayor and City Council have concluded that deviation from the house plans and related materials that were submitted to the City as part of the official review of a proposed residential development and deviation from the typical residential construction within a partially completed subdivision pose a threat to the planning judgments that were originally made as part of the preliminary plat or PUD process, and also poses a potential threat to the value of private investment made by the initial homebuyers within the subdivision and the taxable values of land and buildings within the development; and

WHEREAS, in order to appropriately address these threats to the public health, safety and welfare, the Zoning Ordinance should be amended to establish standards and procedures to accommodate requests made by residential developers to deviate from the house plans that were part of the record before the Mayor and City Council at the time that residential developments were reviewed and approved; and

WHEREAS, the Mayor and City Council have determined that the planned unit development process should be the primary procedural mechanism for the review and approval of new residential subdivisions and the renewal of preliminary plats for previously approved subdivisions; and

WHEREAS, the Mayor and City Council have determined that the use exceptions and density bonuses set forth in the Zoning Ordinance for planned unit developments are not in the public interest and that the Zoning Ordinance should be amended accordingly.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS AS FOLLOWS:

SECTION 1: Section 47-5.1(a) of the Zoning Ordinance of the City of Joliet shall be amended to read as follows:

(a) single family dwellings within a planned unit development and single family dwellings on a parcel of land less than five (5) acres in size, provided that for the purposes of this section, all contiguous parcels of real property owned or controlled by the owner, or a subsidiary or affiliate of the owner, shall be aggregated to determine compliance with the five acre limitation;

SECTION 2: Section 47-7.1(a) of the Zoning Ordinance of the City of Joliet shall be amended to read as follows: Subdivision Regulations of the City of Joliet is hereby amended in its entirety to read as follows:

- (a) those uses permitted as of right pursuant to Section 47-5.1

SECTION 3: Section 47-7.1(c) of the Zoning Ordinance of the City of Joliet is hereby repealed.

SECTION 4: Section 47-11.1(a) of the Zoning Ordinance of the City of Joliet is hereby in its entirety to read as follows:

- (a) those uses permitted as of right pursuant to Section 47-10.1

SECTION 5: Section 47-13.1(a) of the Zoning Ordinance of the City of Joliet is hereby in its entirety to read as follows:

- (a) those uses permitted as of right pursuant to Section 47-10.1, Section 47-11.1 and Section 47-12.1.

SECTION 6: Section 47-15A.3(1) of the Zoning Ordinance of the City of Joliet is hereby in its entirety to read as follows:

(1) The minimum area of any Planned Unit Development designed and intended for residential use shall be governed by the minimum land area required to support the density proposed as set forth in the regulations of the zoning district in which the Planned Unit Development is located.

SECTION 7: Section 47-15A.5(3) of the Zoning Ordinance of the City of Joliet is hereby is hereby amended to read as follows:

- (3) That the uses permitted by such exception constitute less than five per cent (5%) of the ground area of the planned unit development.

SECTION 8: Section 47-15A.6 of the Zoning Ordinance of the City of Joliet is hereby repealed.

SECTION 9: Section 47-15A.11 of the Zoning Ordinance of the City of Joliet is hereby amended to read as follows:

The approval of a preliminary planned unit development shall remain in effect for the same period as the effective period for the approval of a preliminary plat, as set forth in Section 3.2(l) of the Subdivision Regulations. The approval of a final planned unit development shall remain in effect for the same period as the effective period for the

approval of a final plat, as set forth in Section 3.3(l) of the Subdivision Regulations, as amended.

All conditions imposed as a part of any Planned Unit Development shall run with the land and shall not lapse or be waived as a result of a subsequent change in tenancy or ownership of any or all of said area, provided, however, that nothing herein shall be construed to limit the right of the developer, its successors or assigns, to sell property in said Planned Unit Development, except for such conditions imposed upon said common areas.

SECTION 10: Section 47-3.10 of the Zoning Ordinance of the City of Joliet is hereby amended with the addition of the following, codified as sub-sections (J) and (R), with the remaining sub-sections of Section 47-3.10 re-lettered to maintain alphabetical order:

(J) **House Plans:** The images, renderings, drawings, plans, specifications, elevations and other materials that depict and describe the architecture, exterior appearance, floor plan, gross floor area, building materials, method of construction and related information submitted by a owner or developer in support of an application for approval of a plat of subdivision, planned unit development or building permit or similar City entitlement.

(R) **Partially Completed Residential Subdivision:** A development primarily consisting of lots zoned or intended for residential land uses in which at least five per cent (5%) of the lots set forth in the Preliminary Plat or Preliminary Planned Unit Development associated with the development, or five per cent (5%) of the planned number of dwelling units, whichever is less, have been sold to retail purchasers and there remain vacant lots or homes within the development that are available for retail purchase. A sale shall be presumed to have been made to a retail purchaser unless the applicant can establish with clear and convincing evidence that the sale was made to a commercial entity primarily engaged in the sale or development of residential real estate and was not purchased for occupancy by the purchaser or the purchaser's tenant. The expiration of a Preliminary Plat of Preliminary Planned Unit Development shall not be considered in determining whether five per cent or less of the lots or dwelling units have been sold to retail purchasers.

SECTION 11: Section 47-15A.8(1)(e) of the Zoning Ordinance of the City of Joliet is hereby amended to read as follows:

(e) Preliminary House Plans proposed for development.

SECTION 12: Article VII of the Zoning Ordinance of the City of Joliet is hereby amended with the addition of Section 47-31 as follows:

47-31 NEW CONSTRUCTION IN PARTIALLY COMPLETED RESIDENTIAL SUBDIVISIONS EXCEEDING FIVE ACRES IN SIZE

Subject to the requirements of Section 47-17.30 of the Zoning Ordinance, the construction of new principal residential buildings located within a partially completed residential subdivision of at least five (5) acres in size shall:

(a) be in accordance with the house plans which were originally approved by, or otherwise part of the record before, the Mayor and City Council at the time of the most recent preliminary plat, final plat or PUD approval; or

(b) be reasonably consistent with the residential construction that has already been completed, sold and occupied in the subdivision based on the following factors:

- (1) architectural style;
- (2) gross floor area, both above-grade and below-grade;
- (3) bedroom counts;
- (4) exterior building materials;
- (5) number of stories;
- (6) building height and roof pitch
- (7) taxable value upon completion of construction; or

(c) be in accordance with new house plans proposed by the owner and approved by the Mayor and City Council upon a finding that the new house plans appropriately balance the interests of the public, the interests of the owners of the completed and occupied portion of the subdivision and the interests of the owner of the undeveloped land in question based on the following factors:

- (1) the nature of the house plans of the completed residential structures within the subdivision and the extent to which residential construction within the subdivision has been completed;
- (2) the extent to which the property value of the undeveloped land in question is diminished by a rejection of the proposed house plans and the extent to which the property value of the completed and occupied portion of the subdivision in question is diminished by the approval of the proposed house plans;
- (3) the extent to which destruction of property values promotes health, safety, morals or general welfare,
- (4) the relative gain to public as compared to hardship of individual property owners;
- (5) the suitability of the approved house plans for the undeveloped property;
- (6) the length of time the property in question has remained undeveloped while subject to the existing house plan requirements compared to similarly situated properties; and
- (7) the existence of site-specific plans, policies and regulations, such as neighborhood comprehensive plans, subdivision covenants and historic district regulations, policies and practices

SECTION 11: This Ordinance shall be deemed severable and the invalidity of any portion hereof shall not be construed so as to invalidate the remainder.

SECTION 12: This Ordinance shall apply to all residential subdivisions and developments located within the City of Joliet including, but not limited to, subdivisions that have previously received record plat approval.

SECTION 13: This Ordinance shall take effect upon its passage.

PASSED this 7th day of December, 2010.



MAYOR



CITY CLERK

VOTING YES: MAYOR SCHULTZ and COUNCILWOMAN BARBER, COUNCILMEN BROPHY, DORRIS, GERL, GIARRANTE, COUNCILWOMAN QUILLMAN, COUNCILMEN SHETINA and TURK.

VOTING NO: NONE.

NOT VOTING: NONE.
