

RESIDENTIAL DESIGN GUIDELINES

For

ANNEXATIONS & PLANNED UNIT DEVELOPMENTS

Prepared for



VILLAGE OF COAL CITY, ILLINOIS

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INTRODUCTION

It is the policy of the Village of Coal City to promote new residential development that results in the creation of high quality neighborhoods for all current and future residents. Many communities rely on annexation negotiation and/or the use of the Planned Unit Development (PUD) review process to establish design parameters and guidelines for new development that supports this vision or desire. Each time a new residential subdivision is considered, it is often times the developer or builder that generates the list of development standards on their proposed plan. Though these development standards are reviewed by and negotiated with the Village, the Village is seeking to create residential design guidelines that have been collectively formulated and endorsed by the Village. By doing so, the Village can provide upfront direction to landowners, developers and builders to insure that all future residential development reflects the quality for land planning, architecture, open space and landscaping as desired by the Village.

PURPOSE

- ❖ **Preserve** the small-town charm and quality of life for residents in Coal City
- ❖ **Create** residential neighborhoods that have a unique character
- ❖ **Encourage** creativity in residential land planning, open space and landscape design
- ❖ **Enhance** community appearance with high quality residential developments

SUBMISSION REQUIREMENTS

The following plans and documents shall be required for all new residential projects seeking annexation and/or preliminary planned unit development (PUD).

- An **Existing Conditions Plan** identifying wetlands, floodplains, and lakes; topography; easements; adjacent street connections and existing tree locations.
- A **Tree Survey** identifying all existing trees 8 inches or greater in diameter; and the species and conditions of those trees. No trees shall be removed from the site until this plan has been reviewed by the Village.
- A **Site Plan** indicating all proposed land uses; lot sizes; lot areas; setbacks; right-of-way widths; stormwater management areas; and school and park sites.
- A **Landscape Plan** illustrating conceptual landscape treatment for private lots; common open space and public landscape areas; and locations of any bicycle and pedestrian paths/trails.
- A **Sign Plan** illustrating the location of and details for all temporary and permanent signage.
- A **Plan** identifying the locations of all key-lots and through-lots.



- An **Elevation Plan/s** showing all sides of all proposed models to be constructed within the development.
- At the time of final PUD submission, a copy of the proposed **Protective Covenants and Restrictions** including but not limited to the ownership and maintenance obligations of the homeowners association; rules and regulations that govern the development, etc.
- An **Architectural Pattern Book** describing the proposed architectural theme of the development, proposed land planning and landscape design parameters, and any other applicable provisions established for the proposed development through an amendment to the PUD.

ADMINISTRATION

- An Architectural Pattern Book that is approved as part of any new Annexation Agreement or PUD will be binding on all future landowners, developers or builders. Should any landowner, developer or builder wish to modify the approved Architectural Pattern Book, they will be required to submit a new one for consideration by the Village.
- A dormant Special Service Area shall be established by the developer or builder at the time of final PUD/plat review to ensure that adequate funding is available should the homeowners association fail to meet the maintenance obligations outlined in the Protective Covenants and Restrictions.
- The determination for the amount of density bonus as outlined in the Density Bonus System section of these guidelines shall be reviewed by the Plan Commission with a recommendation to be forwarded on to the Village Board for final consideration.



DESIGN STANDARDS

DENSITY

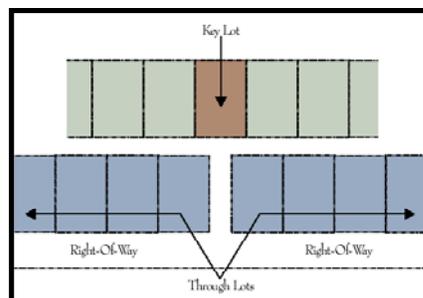
- The maximum density for all new residential development shall be 2.0 dwelling units per acre based on gross buildable area. Density may be increased to a maximum of 2.7 dwelling units per acre based upon the Density Bonus System as provided in these guidelines.
- When a subdivision includes a mix of single family and multiple family, the maximum number of multiple family units should not be greater than 25% of the total number of units proposed in the development.

HOUSE STANDARDS/ACCESSORY BUILDINGS

- A single family home shall have the following minimum square footage:
 - Ranch homes – 1,500 square feet
 - Split-Level homes – 1,800 square feet (finished lower level not more than 3 feet below grade)
 - Two-story homes – 1,800 square feet
- A townhome or duplex unit shall have a minimum square footage of 1,250 square feet.
- Full or partial basements should be provided when the topography of the site allows for them.
- All new developments shall comply with Village's Anti-Monotony Standards.
- All accessory buildings shall be constructed of high quality materials and shall compliment the style and match the colors of the principal building.

THROUGH LOTS & KEY LOTS

- All through lots that back onto a roadway should be designed with a greater depth than the minimum requirement established by Village Ordinance. A deeper lot will create a greater separation between the house and the roadway, thus minimizing the impacts of noise and increasing the level of privacy.



The above site plan above identifies a key lot and through lots.



The single family homes shown above are through lots as defined by two distinguishing features: the visibility of the rear elevations from an exterior neighborhood street (foreground) and visibility of the front elevations from an interior neighborhood street (not shown).

- A uniform fence standard shall be established for all through lots.





The image on the left illustrates a neighborhood defined by three fences of varying heights and materials along the rear yards of through lots. To create a more unified image for the neighborhood, through lots shall have a uniform fence standard defined by uniform height and materials, as illustrated in the image on the right.

CONNECTIVITY

- All new development shall provide for roadway connection/s to existing and future residential subdivisions.
- All new development shall provide for neighborhood connection/s by means of sidewalks, bike paths and/or trails to existing and future neighborhoods.

PARK & SCHOOL SITES

- The developer or builder shall meet with the Village to determine whether the proposed open spaces are acceptable for park purposes. Park sites shall be sized and designed in accordance with Village codes and ordinances.
- A developer or builder shall meet with the School District to determine if a school site is required. If a site is required, then it shall be sized and designed in accordance with Village codes and ordinances.



On the aerial photograph of a residential neighborhood shown above, the yellow circle marks a roadway connection between a neighborhood street (First Ave) and an existing street (Main St). The green circles mark future roadway connections to neighboring but still undeveloped land.

- For purposes of calculating required dedications, the size of all park and school sites shall be calculated without easements, wetlands, floodplains, pipelines and floodways.



In addition to establishing sidewalks along the rights-of-way of roadways, a neighborhood may enhance its connectivity to parks, open spaces, and other neighborhood amenities by creating a network of bike paths or recreation trails. The network of trails should provide connections not only within the neighborhood but also outward to adjacent neighborhoods and the rest of the community. The conceptual site plan shown to the left illustrates a network of recreation trails connecting different parts of the neighborhood to each other and to local amenities such as a common open space. Typical asphalt bike paths/trails are shown below.



MATERIALS, MASSING & FEATURES

TYPE OF MATERIALS/QUALITY

The choice and mix of materials on the facades of any single family or multiple family building is important in creating an attractive neighborhood. Materials used on the front elevation shall be incorporated on all elevations to promote continuous architectural design for the entire structure.

Guidelines for building materials include:

- Brick, stone, cut stone, cedar siding, clapboard, Hardee Board, stucco, architectural grade vinyl siding or a combination thereof shall be used on all elevations.
- When brick or stone is used on a front elevation, a 2-foot wide return of brick or stone shall be provided around the corners of the home.
- At minimum, 25% of the total number number of homes shall include brick or stone on the first floor front elevation.
- All corner lots and key lots shall include brick or stone on the first floor front elevation.
- Brick or stone shall be used on a chimney that is located on a front elevaton or side elevation facing a street.



Brick is one of the preferred building materials for residential homes in the community. Homes may incorporate a single material (above) or a combination of materials (below).



Brick or stone shall be used on a chimney when it is located on a front elevation (shown to the left) or side elevation facing a street.

MASSING

Appropriate articulation of building facades and roofs can help reduce the monotony of flat facades to facilitate structural massing that is suitable for a residential neighborhood. Façade compositions, including windows and doorways, shall also be carefully designed to enhance the visual quality of the structure.

Guidelines for massing include:

- Facade and roof articulation (e.g. projections and recesses) shall be used to reduce the perception of bulk and to reflect traditional rhythm of a residential streetscape.



- Balanced window fenestration should be provided to create visual symmetry on facades and avoid the appearance of cosmetic architecture resulting from irregular window placement.
- Bay windows, bump-outs or projecting breakfast rooms shall be incorporated to enhance façade articulation and visual interest, especially on side and rear elevations of through lots, key lots and corner lots.
- Roof styles and pitches should have a proportionate relationship with massing of the structure. Articulation of the roof shall also be respectful in design and scale to the roof styles and pitches of neighboring structures.
- Structural variations such as dormers and gables should be used to break up the mass of the roof.
- Trim should be used around all windows, where appropriate. When using trim for doorways and windows include similar materials and design to form a uniform building design.



The bay windows on the front and side elevations of this home enhance the exterior architecture and provide the opportunity for multiple windows for varying vistas as viewed from the interior living space.



Examples of various rear facade articulation (e.g projecting breakfast rooms and bay windows)



Both images illustrate the use of trim around windows to enhance the exterior architecture of the homes. The image on the left illustrates the use of similar ornamental trim around the doorway and windows to create a uniform building design. The image on the right illustrates how window trim can be incorporated on a brick elevation

FEATURES

Roofs and Eaves - The type of roof and use of eaves can be other architectural elements that influence the design and appearance of a home.

- The minimum pitch for roofs shall be 4/12 and all roofing shall be of an architectural grade with at least a 25-year warranty. Upgraded roofing materials are strongly encouraged.
- Using overhangs/eaves to accentuate a home's roofline is strongly encouraged. Though eave details can vary with the architectural style of the home, they should be used on all four elevations.



In addition to the dual gables, the roofline of this home is enhanced using eaves that subtly overhang the front facade.



- The minimum roof eave and overhang on homes shall be no less than 12 inches.

Porches, Dormers, Shutters, and Windowpane Dividers

Porches, dormers, shutters and windowpane dividers can enhance the architectural interest and character of a home. When architecturally appropriate, the use of porches, dormers, shutters and windowpane dividers is strongly encouraged.

- Porches, when provided, should have a minimum depth of 6 feet and should be fully useable. The style of the porch should be architecturally consistent with the style of the home.
- Dormers do not have to be habitable, however they should have symmetrical gable, hip, shed or curved roof forms. The body of the 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.
- Shutters should be chosen and sized to compliment single windows. Shutters should be added on side and rear elevations of through lots, corner lots, and key lots.
- When windowpane dividers are used on front elevations of corner lots, key lots and through lots, then windowpane dividers should also be used on side and rear elevations.



Adding outdoor space for residents to relax and interact with neighbors, porches may extend along part (top) or the entire length (bottom) of the front elevation. Also, the dormer shown in the bottom image displays architectural style and proportion consistent with the rest of the home.



The two images shown to the left represent the same residential neighborhood. The image on the left illustrates a home on a through lot that does not incorporate shutters or windowpane dividers on its rear facade. The image on the right illustrates the rear facade of a home located on a through lot that does incorporate shutters and windowpane dividers to enhance the rear facade.

The image shown to the right illustrates the use of shutters and windowpane dividers to enhance the side facade of a home located on a corner lot.



GARAGES & DRIVEWAYS

The placement and design of garages play an important role in the overall design of a residential development. In addition to creating a neighborhood streetscape that is not dominated by an endless stream of garage doors, conscientious placement of garages also helps create an inviting pedestrian environment for residents and visitors. The design of garage doors can also address massing issues by incorporating them as architectural design elements instead of merely portals to vehicle storage.



Locating a side load garage at the rear of the home allows the front entrance and porch (if provided) to attract the most attention along the neighborhood streetscape.

General guidelines for garages and driveways include:

SINGLE FAMILY

- A minimum of 10% of the garages in any given subdivision should be sided loaded or rear loaded. This calculation includes corner lots.
- With the exception of side-loaded garages, no garage should project more than 5 feet from the front elevation of the house that is closest to the street, unless the visual impact of the projecting garage to the streetscape has been addressed through the use of architectural or landscaping features.
- A minimum of 25% of the garages in any given subdivision should be setback at least 5 feet from the front elevation of the home.



The emphasis on a front-loaded garages can be reduced by recessing it from the front elevation (left). Even if a front-loaded garage is not recessed (right), the presence of the garage door on the front elevation can be softened if designed at a proper scale and the front elevation is accentuated by other features such as architecture and landscaping elements. In both cases, the garages are still visible but their presence is attenuated by the architectural and landscape design of the front elevation.

- Incorporating a rear-loaded garage design accessible by a private alley or court is encouraged.
- Each home shall have a minimum 2-car garage of no less than 440 square feet in area.
- The use of upgraded garage doors or individual bay doors is strongly encouraged.

The following two images each depict a 3-car garage. The left image illustrates a standard garage door design while the right image illustrates an upgraded, more decorative garage door design using arched windows.



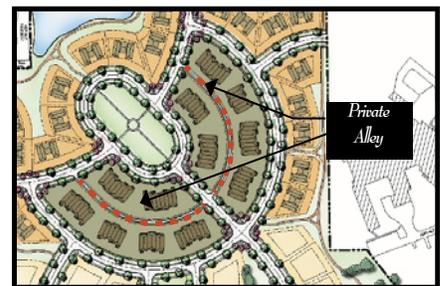
- Driveways shall be constructed of concrete. However, if a garage has rear-loaded access from an alley or court then a driveway can be asphalt. The use of upgraded driveway materials is strongly encouraged. Driveways shall be constructed in compliance with Village codes and ordinances.



Driveways shall be constructed of concrete (left). The use of upgraded materials such as brick pavers (right) is strongly encouraged. In all cases, driveway construction must comply with Village regulations.

TOWNHOME AND DUPLEX UNITS

- Garage articulation (e.g. projections and recesses) is encouraged to reduce the impact of garages on the streetscape.
- Incorporating a rear-loaded garage design accessible by a private alley or court is encouraged.



The red dashed lines on the conceptual site plan shown above represent a private alley serving a cluster of townhomes. With rear-loaded garages accessing a private alley (left), the front elevations are kept clear of dominant garage doors (right), which helps enhance the neighborhood streetscape.

- Each townhome and duplex unit shall have a minimum 2-car garage of no less than 440 square feet in area.
- Driveways shall be constructed of concrete. However, if a garage has rear-loaded access from an alley or court then a driveway can be asphalt. The use of upgraded driveway materials is strongly encouraged. Driveways shall be constructed in compliance with Village codes and ordinances.
- The use of upgraded garage doors is strongly encouraged.



The following two images each depict 2-car garages of a duplex (left) and a townhome (right). Both images illustrate upgraded, more decorative garage door designs.



OPEN SPACE & LANDSCAPING

GENERAL

Active or passive open space and landscaping are influential design elements for a residential development because they will enhance the streetscape, protect the aesthetic quality of the neighborhood, and create harmonious transitions within the neighborhood and with adjacent properties. In addition, landscaping can enhance the aesthetics of residential structures, which also adds to the neighborhood streetscape.

Guidelines for open space and landscaping include:

- A minimum of 25% open space should be established for each new development based on the type of development, minimum lot size, adjacent land uses and location within the Village.
- Development located on the perimeter of the Village should be designed having large lots and greater open space to differentiate between the Village and a neighboring community.
- Amenities such as clubhouses, swimming pools, tennis courts, etc. are strongly encouraged, when appropriate, based on size and/or product mix of the overall development.



Large residential lots and expansive open space along the outer edge of the Village's municipal limits form a clear demarcation between Coal City and neighboring communities.



The site plan shown on the left illustrates a townhome development centered around a community green space that includes a tennis court, gazebo, and community center. The site plan shown on the right illustrates a single family home development with a soccer complex and central green spaces.

- A variety of plant materials (e.g. ornamental and shade trees, evergreens, shrubs, perennials, etc.) and landscaping elements (e.g. berms) should be provided to create diversity and visually interesting neighborhood landscape.
- Native plant materials should be used, where appropriate, to preserve the natural character of the Village and avoid adding invasive/intolerant elements to the landscape.
- Existing trees shall be preserved and when possible, incorporated into the overall landscape design.

- Landscaping should be used to soften the hard surfaces of driveways, alleys, sidewalks, patios, and other paved surfaces.
- Tree caliper measurements shall be taken 6 inches above the ground, adjacent to the tree.
- Where traditional (non-native) landscaping is used, irrigation of common open spaces is strongly encouraged to establish newly installed plant material faster and reduce long-term, overall maintenance costs due to lack of watering.
- Utility equipment shall be screened using shrubs and shade trees when they are visible from public roadways.



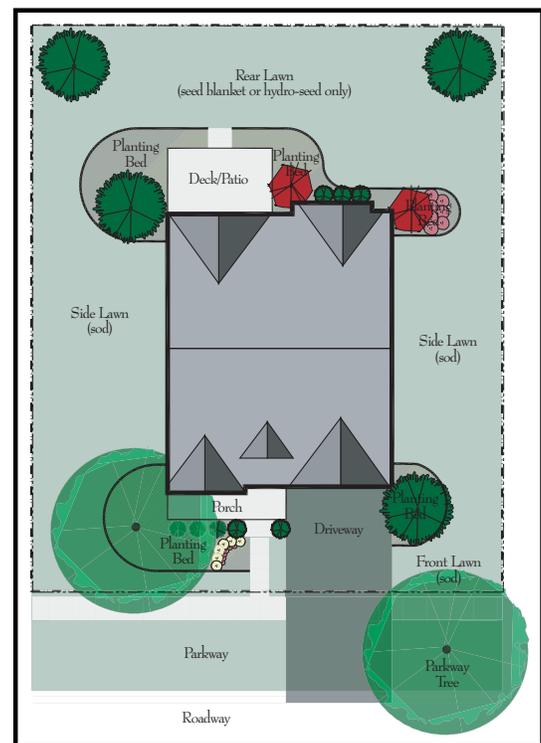
The hard surfaces of the driveways of this townhome development is softened by incorporating landscaping elements such as a shade tree, shrubs, and groundcover.

INDIVIDUAL LOT

The purpose of the landscape design guidelines is to promote high quality landscape treatment in all residential neighborhoods without stifling creativity or individual expression.

Single Family

- All lots should be planted with at least one (1) 2.5" ornamental tree or six (6) foot evergreen, eight (8) shrubs and ten (10) perennial plants. This does not include parkway trees.
- All key lots shall be planted with at least one (1) 2.5" ornamental tree or six (6) foot evergreen, eight (8) shrubs and ten (10) perennial plants. This does not include parkway trees.
- A planting bed should be treated with a 3-inch minimum depth of shredded hardwood mulch.
- Front and side yards should be planted with sod. A rear yard may be seeded using a seed blanket or hydro-seed only. A turf, free of weeds and patches, must be established within one year of occupancy.
- All landscaping, sod and seeding shall be installed prior to occupancy of the residence, unless the weather conditions at the time of occupancy are not conducive for planting, then a financial guarantee in an amount equal to the cost of the landscape material shall be provided to the Village and held until such time that the landscape material is installed.



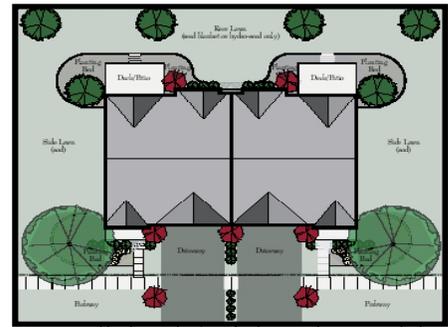
Conceptual landscape plan for individual single family lot.

- At least 6-inches of topsoil shall be provided at all lawn and landscape areas.



Townhome and Duplex Units

- The basic single-family landscape requirements as specified above, shall be used to determine the required amount of plant material to be provided for each unit or combination of units (per building). Due to widths of lots, plant material can be installed and spaced throughout the general area so long as the required amount of plant material is provided.
- A planting bed should be treated with a 3-inch minimum depth of shredded hardwood mulch.
- Front and side yards should be planted with sod. A rear yard may be seeded using a seed blanket or hydro-seed only. A turf, free of weeds and patches, must be established within one year of occupancy.
- All landscaping, sod and seeding shall be installed prior to occupancy of the residence, unless the weather conditions at the time of occupancy are not conducive for planting, then a financial guarantee in an amount equal to the cost of the landscape material shall be provided to the Village and held until such time that the landscape material is installed.
- At least 6-inches of topsoil shall be provided at all lawn and landscape areas.



A conceptual landscape plan for a development that contains duplex units.

COMMON OPEN SPACE

In addition to general landscaping elements, common open spaces, buffer areas, stormwater management areas and trailway corridors should be landscaped to enhance their visual appearance.

Guidelines for landscaping common open space areas include:

- Extensive landscaping, including evergreens, ornamental and shade trees, and undulating berms shall be provided along property lines to screen residences from view of neighboring properties and roadways. A buffer area shall have a minimum width of 20 feet along collector roadways and a minimum width of 30 feet along arterial roadways. For every 10 feet of buffer area width, 1.5 feet of berm height shall be provided.



The incorporation of extensive landscaping creates an attractive green buffer between the neighborhood and adjacent roadways or other land uses. Berms also enhance the buffer by increasing the vertical element. Sidewalks or recreation trails may also be incorporated into the landscaped buffer to create an attractive recreational amenity to residents.

- To ensure that the established berm height is visible along the roadway, the height shall be measured from the highest side of the buffer area.



- All buffer areas should be planted with a mix of plant materials that provide year-round screening.
- Central common areas should be created, where appropriate. When central common areas are incorporated into the development, turf grass shall be provided. Since central common areas provide shared open space for residents, landscaping should be focused at the central focal point and at crosswalk areas to maintain open spaces for passive recreation and social gatherings.
- Detention (dry-bottom) and retention (wet) ponds shall maintain a natural shape and should be planted with water-tolerant landscaping elements and native plantings to promote naturalized stormwater management practices and deter the use of the pond by geese.
- Detention ponds should be designed to provide usable open space (e.g. ball fields).
- Retention ponds that are planted with traditional landscaping should incorporate a form of aeration.



The site plan shown above illustrates a single family residential neighborhood anchored by a set of four common open spaces and a fifth central open space (as marked by the red asterisks). In this arrangement, all residents live within walking distance of a common open space.



A pond can be an amenity to a neighborhood. The pond on the left incorporates a fountain feature; whereas the center pond uses native plantings as a means to enhance its perimeter. The dry bottom pond on the right, provides an open area for activities such as unstructured ball games (ie. soccer, baseball), kite flying, and family picnics.

- All common open space areas shall be created as outlots to be owned and maintained by a homeowners association.

PUBLIC LANDSCAPE AND STREETSCAPE

- Parkway trees shall be planted with a minimum spacing of 25 feet and a maximum spacing of 40 feet on-center. At the time of planting, parkway trees shall be a minimum 2.5-inch caliper.
- Boulevards or medians should be used at major entrances into the development.
- Boulevards or medians should have a minimum width of 10 feet and a minimum length of 100 feet.



A boulevard feature at a neighborhood entry point may be enhanced using a landscaped median, decorative paving, and vistas to open spaces.



- Boulevards or medians shall be landscaped with a combination of shade trees, shrubs, perennials, and groundcover or sod. Shade trees shall be planted with a maximum spacing of 25 feet on-center in boulevards and medians.
- Landscaped cul-de-sac islands should be used where appropriate to enhance the streetscape. The design of the islands shall be designed in accordance with the Village's Subdivision Regulations.
- All landscaped boulevards, medians, or cul-de-sac islands shall be created as outlots to be owned and maintained by a homeowners association.



The left image shows a cul-de-sac island with very little character aside from a lamp post and fire hydrant. As part of the neighborhood streetscape, cul-de-sac islands should be landscaped, providing a variety of plant types and sizes. Although landscaped cul-de-sac islands should have variety and a distinct vertical element, landscaping shall be maintained at a reasonable height and density as to not hinder driver sight lines.

SIGNAGE & ADDRESS IDENTIFICATION

DEVELOPMENT SIGNAGE

Attractive entry features incorporating landscaping and a development sign provides an identity or character for the neighborhood and the residents that live there.

Guidelines for permanent development signage include:

- Sign/s shall only be permitted for subdivisions containing 50 units or greater.
- Sign/s shall be constructed with brick, stone, or other masonry materials, redwood, cedar or other high quality hardwoods. Lettering, ornaments or other graphics on the structure should be constructed of stone, wrought iron, anodized aluminum or engraved into a quality hardwood like redwood or cedar and shall have a maximum height of 10 feet, including ornamentation.
- Sign/s shall contain the name of the subdivision and/or an appropriate logo identifying the subdivision name or theme, and reference to the Village of Coal City.
- Sign/s shall be constructed within a designated outlot to be owned and maintained by a homeowners association. Construction within a sign easement on private property is strongly discouraged.
- The area surrounding the sign/s shall be landscaped with material that is equally attractive in both winter and summer.



Residential subdivision signs shall incorporate elements such as primary brick or other masonry materials, landscaping, lighting, and clearly marked subdivision names to create attractive entry features for the neighborhoods in Coal City.



Decorative address plaques can add a personal touch to a home.

ADDRESS IDENTIFICATION

Address identification is an important architectural element that adds a personal touch to residences. Each home within a new subdivision should incorporate an address identification that is visible from the street. Any numbers and/or letters used for address identification should be no less than 4 inches in height and placed above the garage door or adjacent to the front entrance. Decorative address identification markers such as stone inlays, metal plaques, etc., can be used so long as the size of the numbering/lettering and the placement follow the above.

DENSITY BONUS SYSTEM

In order to promote and encourage the development community to incorporate these additional features into new Annexations and Planned Unit Developments (PUD), the following bonus system is available:

Maximum Density Bonus Amount	Features
1. Creative Land Planning: If the developer/builder uses one or more of the following neighborhood design approaches . . .	
8%	Lot Coving or Curvilinear Street Design
10%	Traditional Neighborhood Design
15%	Conservation Design
20%	Minimum 75% of the development uses privately-owned alleys or courts for garage access
2. Architecture: If the developer/builder incorporates the following materials into house designs . . .	
8%	Masonry (brick) or stone on all elevations of the first floor
10%	Full masonry (brick) or stone on all elevations
3. Garages: If the developer/builder provides the following garage designs . . .	
2%	Upgraded garage doors having glass panel windows or individual bay doors
10%	Front-loaded garages recessed a minimum of 10 ft behind the front of the building
20%	At least 25% of the development is designed having side- or rear-loaded attached garages [Note: Corner lots will not be credited this bonus unless the garage is not visible from the street; and rear-loaded garages accessed by an alley or court will not be credited this bonus since it is addressed under creative land planning]
4. Landscape Design: If the developer/builder incorporates the following into landscape design . . .	
10%	Minimum 25% increases in size of required planting areas and amount of required plantings
15%	Minimum 75% of lots adjacent to open space
5. Other	
5%	Use of stamped concrete and/or brick pavers for driveways

General Notes:

- The maximum combined bonus that will be allowed under these proposed guidelines is 35% for a maximum density increase from 2.0 dwelling units per acre to 2.7 dwelling units per acre.
- In the event that the developer/builder does not upgrade all of the residential lots on the site plan, a partial percentage increase in density may be granted.
- Any bonus will be awarded only after the developer/builder has demonstrated that they have met all of the general requirements to the satisfaction of the Village.



Examples of density bonuses:



Curvilinear Street Design - 8% bonus



Conservation Design -15% bonus



Privately-owned alley for garage access/streetscape of a development having garage access from a private alley access
20% bonus



Full masonry construction on all elevations -10% bonus



Front-loaded garage w/ individual bay garage doors & glass panel windows - 2% bonus



DEFINITIONS

ANTI-MONOTONY STANDARDS – The Village of Coal City adopted Ordinance No.: 06-02 approving anti-monotony standards for all new single-family residential development.

ARCHITECTURAL GRADE SIDING – Vinyl siding meeting ASTM D3679 standards including a minimum thickness of 0.44 with foam-backed corners.

ARCHITECTURAL PATTERN BOOK – The design guidelines established for all residential Planned Unit Developments (PUDs).

COMMON OPEN SPACE – The land and water areas within a Planned Unit Development (PUD) that are devoid of buildings and other structures, other than accessory recreational and pedestrian facilities and uses, and are suitable for active and passive recreational activities. Common open space can include landscaped medians, boulevards, islands, buffer areas, detention (dry bottom) ponds, and private ponds/lakes.

CONSERVATION DESIGN - A method of land planning that minimizes the destruction of existing vegetation, maintains environmental corridors, creates common open space and preserves the rural character and natural topography. All components of the land plan (lot lines, housing locations, and vehicular and pedestrian circulation systems) are sited and designed after identification of all potential conservation areas.

CORNER LOT - A lot located at the junction of two or more intersecting streets.

COVING – A method of land planning that allows for the creation of park-like streetscapes by varying setbacks of houses. In the coving method, extensive open space is created along the streets.

DENSITY, GROSS – Gross density for any particular property shall be calculated by dividing the number of dwelling units by the number of acres of gross buildable.

DENSITY, NET - Net density of any particular property shall be calculated by dividing the number of dwelling units by the number of acres of residential lots for said property.

DEVELOPMENT SIGN – A permanent ground sign designating the name of the subdivision.

DUPLEX – A residential building containing two (2) dwelling units, each of which has direct access to the outside.

DWELLING – A building or portion thereof designed or used as a residence, excluding boarding or lodging houses, nursing homes, motels, hotels, tourist homes, cabins, tents and recreational vehicles.

DWELLING, MULTI-FAMILY – A residential building or portion of a building containing three (3) or more dwelling units with separate cooking and toilet facilities for each dwelling unit.



DWELLING, SINGLE-FAMILY – A residential building designed exclusively for occupancy by one family, detached from all other dwellings, and surrounded by open space.

DWELLING, TOWNHOUSE – A dwelling unit that is attached to *two* or more other dwelling units on the same lot and that has an individual private ground-level entrance to the outside and no portion of which is located above any other unit or portion thereof.

DWELLING UNIT – A room or group of rooms providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. A single family home is one (1) dwelling unit; each apartment within a multi-family residential building is a separate dwelling unit.

GROSS BUILDABLE AREA – Gross buildable area shall mean the total acreage of the property minus the following:

1. Wetlands. Only those wetlands which fall under current regulations by the Army Corps of Engineers shall be considered in this calculation;
2. All of the floodway shown on official FEMA maps or as approved by the Army Corps of Engineers. Where defined floodway is not known, an area 75 feet on both sides of the creek or river centerline shall be used for this calculation until additional engineering studies detail the actual floodway;
3. Land within the right-of-way or easement of an existing roadway;
4. Land within an existing permanent easement prohibiting development (including electrical transmission lines and pipelines);
5. Land identified on the Comprehensive Plan for exclusive business use such as commercial or industrial areas.

KEY LOT - A lot within a residential subdivision that is located at a highly visible intersection as well as other strategic point within the development.

KEY-THROUGH LOT - A lot within a residential subdivision that is both a key lot and through lot.

PLANNED UNIT DEVELOPMENT– A tract of land ten (10) acres or more initially under the same ownership or control that is or shall be developed with more than two (2) principal use buildings as an integral unit based on a plan that allows for more flexible standards than would normally apply in order to provide a higher quality of design and amenity than would otherwise be possible.

THROUGH LOT – A single family lot that has exposure to either two (2) streets as seen from the front and rear elevations, or backs onto open space, a park site or a school site. An outlot at the rear of the lot does not remove it's through lot designation.

TRADITIONAL NEIGHBORHOOD DESIGN – A method of land planning that promotes the creation of pedestrian oriented neighborhoods that include various lot sizes & housing opportunities, a central gathering place, and walkable amenities (schools, parks, shops, offices, etc.)

