

City of Oakbrook Terrace Architectural Guide

*An Idea and Resource Guide for building
in the Elmhurst Countryside Subdivision*



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Introduction

The City of Oakbrook Terrace, like many suburban communities, has experienced a change in the housing marketplace. As current residents and those moving into the community are seeking larger homes, existing housing is being torn down and rebuilt, enlarged or remodeled. In particular, redevelopment in the Elmhurst Countryside Subdivision has caused a need to consider issues related to creating a balance between new construction and the existing homes in the Elmhurst Countryside Subdivision.

With these issues in mind, and seeking to show respect for the needs of today's homeowners, both long-time and new, this Guide was created by the staff and consultants of the City of Oakbrook Terrace, and approved by the City Council for redevelopment of properties in the Elmhurst Countryside Subdivision. The Guide is intended to provide ideas and resources for new homes, and additions and remodeling projects to existing homes, in the hope that it will provide the flexibility needed to build, expand and remodel in a way that will meet the desires and objectives of property owners, and still foster the compatibility of the new and old within the Elmhurst Countryside Subdivision.

Ideally, this Guide will encourage each property owner, builder, contractor, architect and realtor to carefully examine the surrounding properties and existing homes in the Architectural Zone of Influence, (defined, at a minimum, as the three (3) homes on either side of, the three (3) homes most directly across the street from, and the three (3) homes most directly to the rear of the building site within the Elmhurst Countryside Subdivision), as it relates to the specific building site. Once the unique characteristics of the area and site have been addressed, it is hoped that new homes, additions or remodeling projects will be designed, built and landscaped to accommodate individual needs and personal tastes, and yet to honor the equally appropriate concerns of nearby residents and property owners. If property owners, builders, contractors, architects, realtors and the City itself can engage in a cooperative effort, and utilize this Guide *prior to beginning the design process*, we believe that all parties will benefit from the mutual respect shown and the improved quality of life in the City.

Using This Guide

This Guide does not supersede the codes and regulations of the City. Rather, it is intended to be used in conjunction with them. For this reason, in addition to becoming familiar with this Guide, all parties should inform themselves concerning any codes and regulations that may be applicable to any planned new home or addition or remodeling of an existing home.

Before reviewing this Guide, it is a good idea to become familiar with the terms used in it, and also with the individual responsibilities and practices expected of property owners, builders, contractor, architects, neighbors, realtors, and the City itself.

Terms Used

Terms defined in Section 156.004 of the City's Zoning Code are used in this Guide. In addition to terms defined in the Zoning Code, the following terms are also used in this Guide, and are defined below. Familiarity with these terms will aid in a better understanding of this Guide:

Architectural Characteristics: Exterior details that define the style of a home.

Architectural Zone of Influence: At a minimum, the three (3) homes on either side of, the three (3) homes most directly across the street from, and the three (3) homes most directly to the rear of a building site within the Elmhurst Countryside Subdivision, as related to the specific building site.

Home Styles/Types: Ranch, bi-level, raised ranch, Cape Cod, two-story (including four-square).

Elmhurst Countryside Subdivision: The area that is legally described as the Town Development Company Elmhurst Countryside Subdivision, Units 3, 4 and 5, being a part of Section 22, Township 39 North, Range 13 East of the Third Principal Meridian in DuPage County, Illinois, according to the plats thereof, respectively recorded as Document No. 487163 on November 13, 1945, Document No. 488358 on December 5, 1945, and Document Number 488359 on December 5, 1945. Such area is commonly described as the residential portions of the City that are bounded by Summit Avenue/Midwest Road on the west, Butterfield Road (Illinois Route 56) on the north, Illinois Route 83 on the east, and 22nd Street on the south.

Roof Line: Front gable, side gable, hip, combination, saltbox, mansard, flat.

Roof Pitch: The angle or pitch of a roof that is calculated based on a ratio comprised of the number of inches that it rises vertically for every twelve inches (12") that it extends horizontally. For example, a roof that rises six inches (6") for every twelve inches (12") of horizontal run has a 6:12 pitch.

Yards and Setbacks: The required yards under the City's Zoning Code, which together establish the permitted buildable area.

Streetscape: The view from the street, that is, the front elevations of homes in the Architectural Zone of Influence, as well as landscaping and other features. The streetscape may include the façade design and materials, tree plantings and planting beds, and the depth of the front yard setback.

Topography: The lay or contours of the property as depicted on a topographic survey.

Individual Responsibilities and Practices

Each individual property owner, builder, contractor, architect, realtor and the City itself have a responsibility for the quality and appearance of properties and homes in the Elmhurst Countryside Subdivision, and for maintaining the character and the quality of life there. Likewise, the neighbors around a building site have a responsibility for respecting the site and the property owner's rights, as well as an interest in having their concerns considered. This Guide can be helpful in carrying out these responsibilities and addressing these interests in the best possible way. In this regard each party should consider its responsibilities and practices, and commit to showing concern for others, as follows:

Property Owners Planning to Build or Remodel

- > Review this Guide carefully and sign the Acknowledgement of Commitment to its objectives.
- > Examine the Elmhurst Countryside Subdivision and the Architectural Zone of Influence around the proposed building site and develop ideas for architectural design and site development that will enhance the Elmhurst Countryside Subdivision and relate positively to the Architectural Zone of Influence. It may be helpful to take some digital photographs to use in planning the proposed construction or remodeling.
- > Choose an architect, builder and contractor who will be sensitive to the objectives of this Guide, and discuss issues of compatibility and design ideas to assure that the objectives can be and are met in the design and construction process.
- > Discuss the proposed plans with the neighbors and listen to their input.
- > Budget for landscaping and other design features that will minimize the impact on the Architectural Zone of Influence.

Builders, Contractors and Architects

- > Review this Guide carefully and sign the Acknowledgement of Commitment to its objectives.
- > Examine the Elmhurst Countryside Subdivision and the Architectural Zone of Influence and develop ideas for architectural design and site development that will enhance the Elmhurst Countryside Subdivision and relate positively to the Architectural Zone of Influence.
- > Become familiar with the particular challenges to development of the building site in relationship to the Architectural Zone of Influence.
- > Develop a plan for design and construction that will serve the objectives of this Guide.
- > Discuss the objectives and the plan with the property owner(s) to assure that there is a "meeting of the minds" concerning the needs of the owner(s) and the goal of balancing those needs with the concerns of the property owners in the Architectural Zone of Influence.
- > As appropriate, discuss the plans with the neighbors and deal with complaints from neighbors as quickly and fairly as possible. Communication is key to a compatible project.
- > Protect as much existing landscaping as possible, especially larger, mature trees.
- > Honor the City's codes concerning safety, noise, a clean construction site and the integrity and cleanliness of the surrounding streets.
- > Complete the exterior of the home and the landscaping as quickly as possible to minimize the impact on the Elmhurst Countryside Subdivision and Architectural Zone of Influence.

Neighbors

- > Respect that the building site is private property, and that entering it without authority is a trespass.
- > Communicate any concerns to the property owner, builder or contractor in a positive way, and if the response is not satisfactory, contact the City.
- > Become familiar with pertinent City codes, especially those related to safety, noise, keeping a clean construction site, and maintaining the integrity and cleanliness of surrounding streets.
- > Alert children to the dangers of playing at a construction site, and monitor their behavior.
- > Try to maintain a positive attitude and don't prejudge the appearance of the home. A completed, landscaped home is always more attractive and compatible than a partially completed project. Adjacent construction is never pleasant, but keep in mind that the property owner or his/her buyer will be your new neighbor.
- > Encourage your realtor to market your own property for its greatest potential, but in accordance with this Guide.

Realtors

- > Become familiar with the Elmhurst Countryside Subdivision and with this Guide.
- > Communicate with prospective buyers, so that they are aware of this Guide and its objectives.
- > Market existing homes for their greatest potential, but in accordance with this Guide.
- > Communicate with builders, contractors and architects concerning this Guide, and make them aware of the characteristics of the Elmhurst Countryside Subdivision. Encourage their cooperation in meeting the community's objectives as expressed in this Guide.

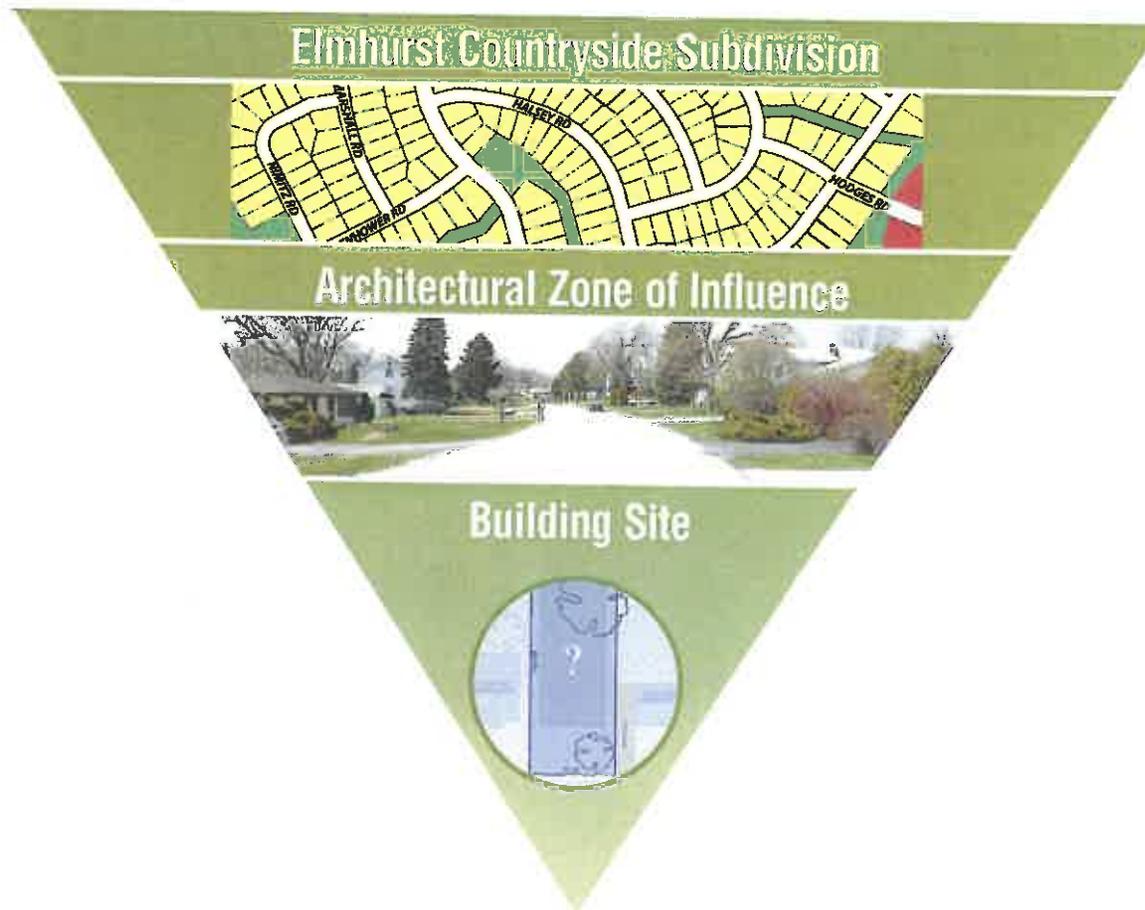
The City

- > Inform residents, property owners, builders, contractors, architects and realtors that this Guide is available and that it sets forth the objectives of the City and its residents.
- > Provide for ongoing communication with residents, property owners, builders, contractors, architects and realtors concerning the terms and implementation of this Guide.
- > Remain flexible and willing to consider new concerns as they arise, and address complaints from neighbors as quickly and fairly as possible.
- > Train the City's staff to understand the redevelopment issues in the Elmhurst Countryside Subdivision, and to serve the City's residents and property owners, as well as builders, contractors, architects and realtors who practice their professions in the City.
- > Make available, to all parties concerned, copies of the City's codes related to safety, noise, a clean construction site and the integrity and cleanliness of the surrounding streets.

Step 1

Examination Of The Area

This Section of the Guide is intended to facilitate an examination of the Elmhurst Countryside Subdivision within the City and the Architectural Zone of Influence for single-family homes within the Elmhurst Countryside Subdivision as they relate to a specific proposed Building Site, as well as the challenges of the Site itself. This examination will enable residents, property owners, builders, contractors, architects and realtors to meet the challenges of redevelopment in the existing, established residential area of the Elmhurst Countryside Subdivision.





The Elmhurst Countryside Subdivision

Determine the common characteristics that make the Elmhurst Countryside Subdivision unique and attractive by considering the following:

The boundaries (streets or creeks): _____

The predominant age of surrounding homes: _____

The topography (i.e., generally flat, hilly or sloping; creek?): _____

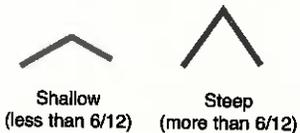
Bulk requirements under the City's Zoning Code (including minimum floor area, lot area and width, yards, maximum lot coverage and building height): _____

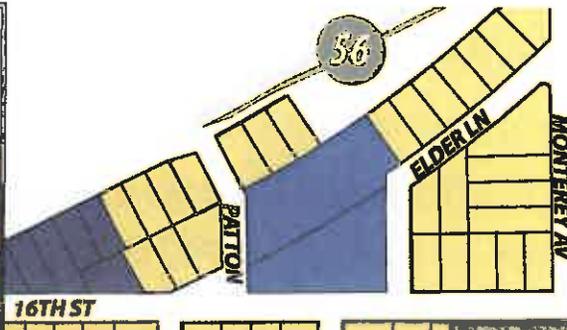
Landscaping requirements under the City's Zoning Code: _____

Zoning: A system categorizing all properties. Contact the City if you are unsure about your zoning.

Setback lines: The distance from the property lines that defines the buildable area. Setbacks can be different for different zoning areas.

Roof pitch: The angle, or pitch of a roof is calculated by the number of inches it rises vertically for every 12 inches it extends horizontally. For example, a roof that rises 6 inches for every 12 inches of horizontal run has a 6/12 pitch.







The Architectural Zone of Influence

Determine the predominant patterns of the Architectural Zone of Influence by considering the following:

Spatial distinction:

Refers to the open space around, over, and between homes. Spatial distinction will vary within the Architectural Zone of Influence. Will your project drastically change the spatial distinction as it relates to the adjacent homes in the Architectural Zone of Influence?

The extent to which the Architectural Zone of Influence has been redeveloped with newer homes, additions or remodeled homes: _____

The extent to which the Architectural Zone of Influence is consistent with the Elmhurst Countryside Subdivision as a whole, and what the similarities or differences are: _____

The pattern of building heights, square footage of homes, and significant architectural features (porches, dormers, detached or attached garages) in the Architectural Zone of Influence: _____

The pattern of front yard setbacks in the Architectural Zone of Influence (i.e. consistent with the requirements of the City's Zoning Code? Varied in proximity to front lot line and street?): _____

The landscaping in the Architectural Zone of Influence (including type and size of street trees and planting beds, and the maturity of trees): _____

Streetscape and lot characteristics in the Architectural Zone of Influence: (Do lot width and lot area conform with the requirements of the City's Zoning Code? Is the street straight, hilly or winding? Are there sidewalks and/or curbs? Are garages located in the front, rear or side, and are they attached or detached?):



Styles of the homes in the Architectural Zone of Influence (ranch, bi-level, Cape Cod, two-story): _____

Architectural features of the homes in the Architectural Zone of Influence (roof pitches and roof lines, location of detached or attached garage, building materials): _____

Location of the homes in the Architectural Zone of Influence on their respective lots (close to the street, near the side lot lines): _____

Back yard views (architectural details, landscaping) of the homes in the Architectural Zone of Influence: _____

Features of homes in the Architectural Zone of Influence (e.g., building materials, architectural details, roof pitch, landscaping) that could be incorporated into the proposed building design without mimicking their overall design: _____

Type of home:



ranch



bi-level



cape cod



two story



Gable



Hip



Combination



Gambrel

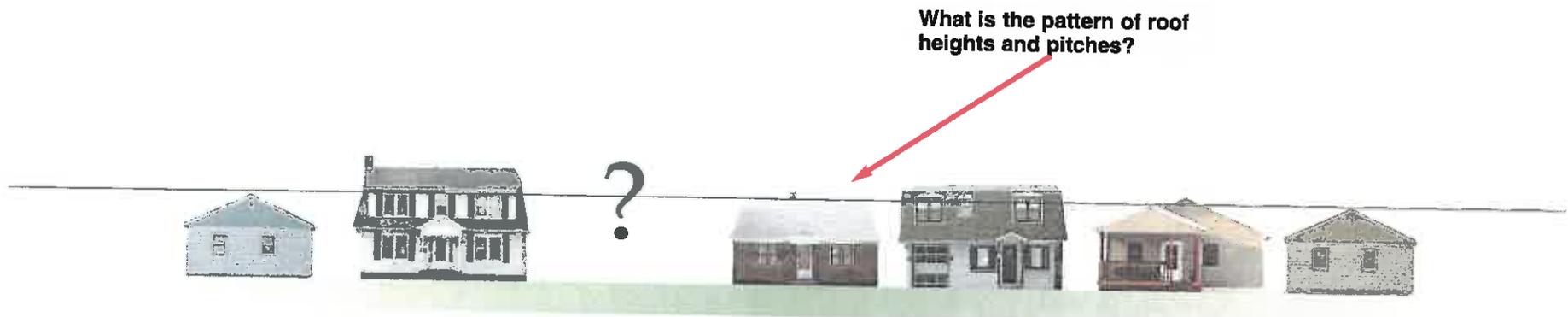
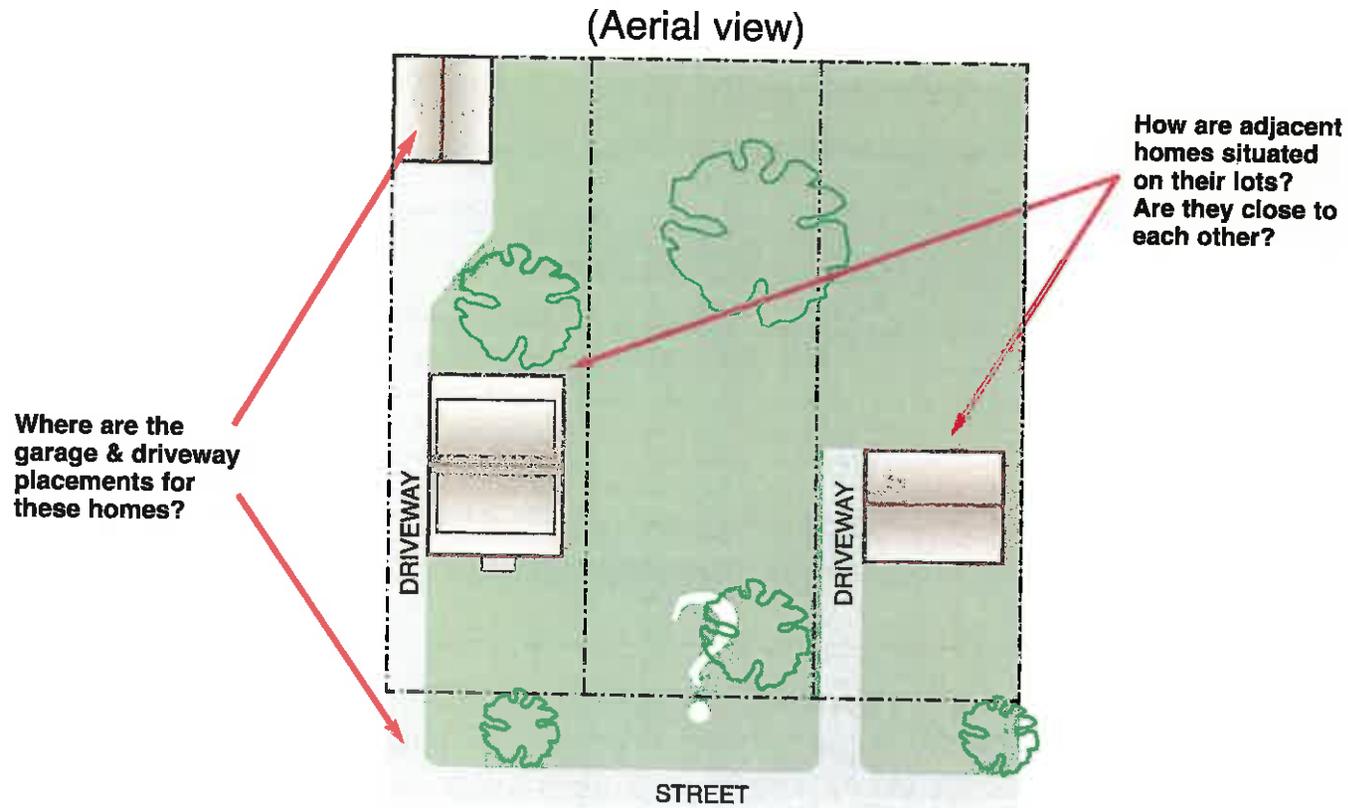


Saltbox



Hip-on-gable

This shows some different views of adjacent homes.
Both the aerial and the streetscape views are important to study when designing your project.





The Building Site

Determining the characteristics of the building site will aid in the design of the home from the initial stage of design and construction, as the site characteristics will influence the potential size of the home, as well as the location of the home and any garage on the site. *Submittal and approval of a topographic survey of the existing conditions and proposed grading on the building site is required to obtain a building permit.* Consider the following with respect to the building site:

What is the width and depth of the building site? What is the overall lot area, based on the plat of survey? _____

How does the lot width, depth and overall lot area of the building site compare with the lot width, depth and overall lot area of the other lots in the Architectural Zone of Influence? _____

Where is the building site located in the Architectural Zone of Influence? (i.e., corner lot, mid-block?): _____

What site conditions (grade and slope) will affect the potential building height, size of yards, lot coverage, location of garage and driveway, and landscaping on the building site? _____

What is the best location, design and size of the home, so that the construction on the building site will be appropriate for and compatible with the Elmhurst Countryside Subdivision and the Architectural Zone of Influence? _____

What is the best location, design and size of the garage and driveway, so that the construction on the building site will be appropriate for and compatible with the Elmhurst Countryside Subdivision and the Architectural Zone of Influence? _____

What features of the existing homes in the Architectural Zone of Influence (e.g., building materials, architectural details, roof pitch, landscaping) could be incorporated into the proposed building design without mimicking their overall design? _____

Plat of survey:

Owner's legal document and legal description visually depicting the exact boundaries and all of the buildings on the property.

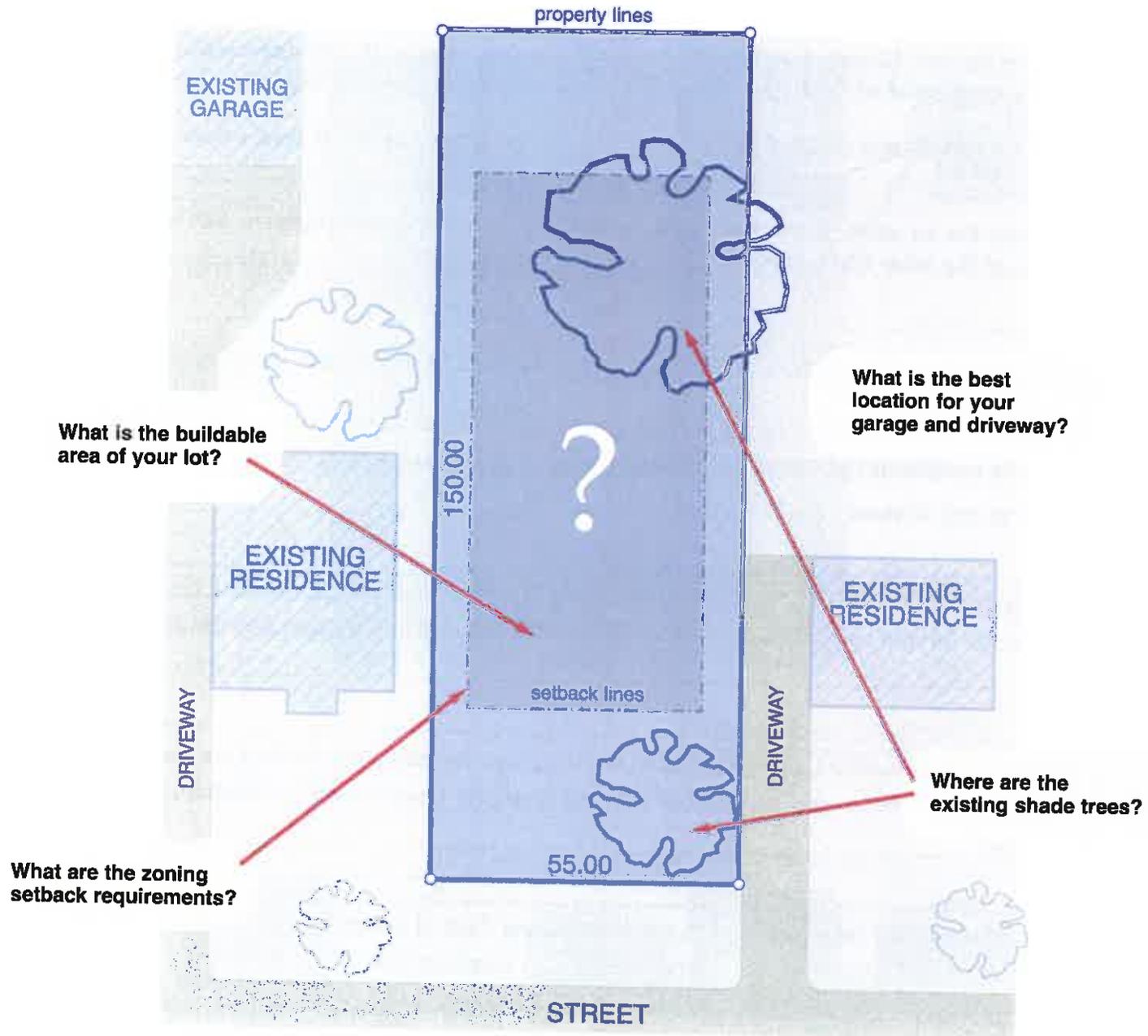
Topographic survey:

More detailed than a plat of survey. Shows lay and contours of land, and usually shows adjacent homes and structures.

Setback lines:

The distance from the property lines that defines the buildable area. Setbacks can be different for different zoning areas.

This is an example of a vacant lot.



Summary Of Major Challenges And Opportunities

After completing the Evaluation of the Elmhurst Countryside Subdivision, Architectural Zone of Influence and building site, identify the most significant challenges to constructing a new home, or an addition to or remodeling of an existing home. Also, consider the opportunities presented if the building site is redeveloped in a manner that will meet the objectives of this Guide. Summarize these challenges and opportunities below:

The Elmhurst Countryside Subdivision: _____

The Architectural Zone of Influence: _____

The Building Site: _____

Now move on to consider the Suggestions for Architectural Design and Site Development, and incorporate these suggestions in the design preparation for the building site.

Step 2

Suggestions For Architectural Design And Site Development



Information about the Elmhurst Countryside Subdivision, Architectural Zone of Influence and building site has now been gathered, and the most significant challenges and the greatest opportunities to redeveloping a building site in the Elmhurst Countryside Subdivision have been identified. Using the information in hand to aid in the design planning, this section of the Guide provides suggestions for architectural design and site development that will serve the objectives of this Guide, and facilitate the design and construction of a new home, or an addition to or remodeling of an existing home, in a manner that is compatible with the Elmhurst Countryside Subdivision and Architectural Zone of Influence.

- The Appearance of Bulk
- Building Height
- Roof Design and Features
- Garage Design and Features
- Garages & Driveway Locations
- Landscaping
- Stormwater
- Additions and Remodeling Projects





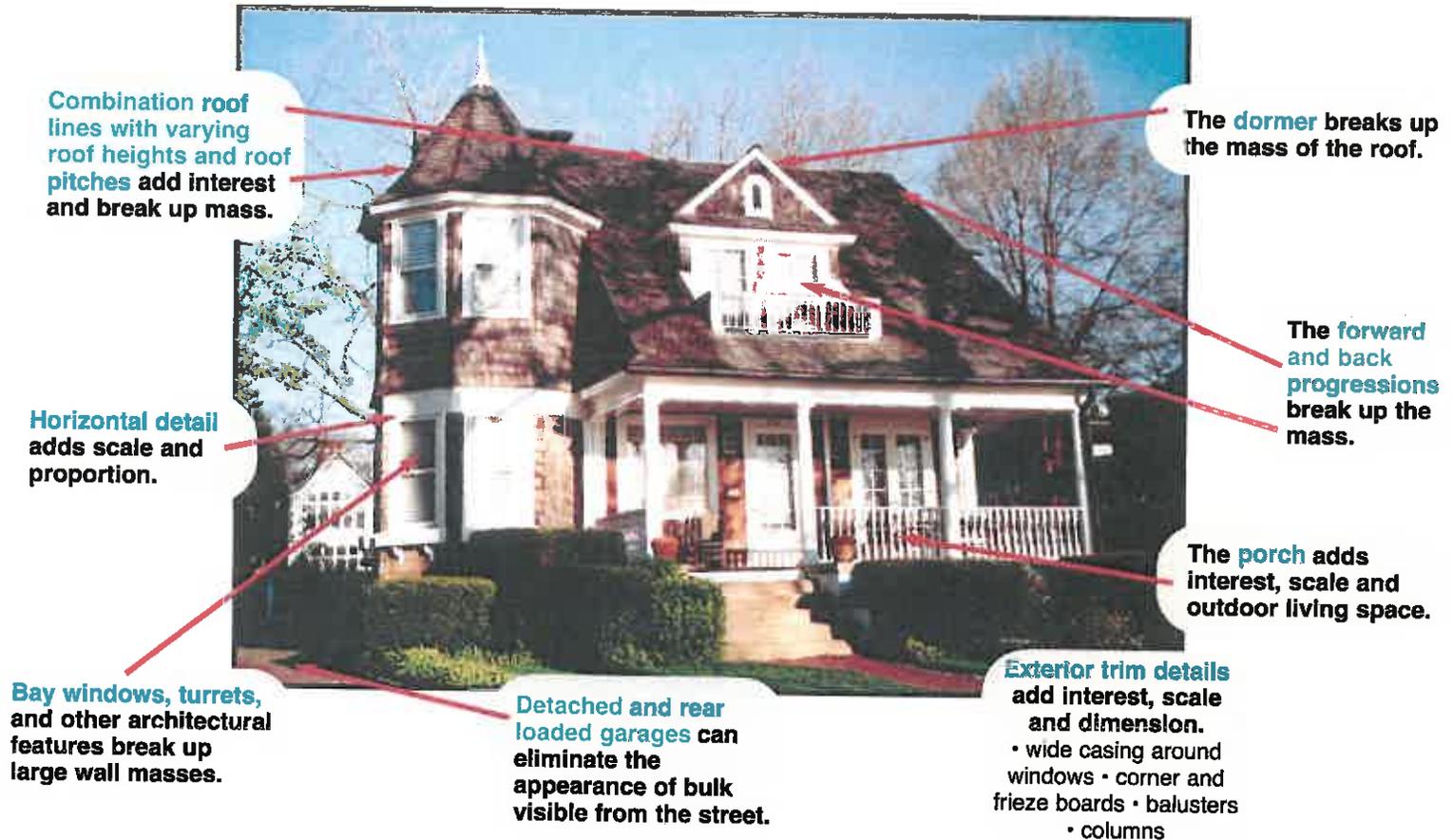
The Appearance of Bulk

As indicated in the Introduction to this Guide, new homes, and additions to and remodeling projects for existing homes, are often larger than the existing homes in the Elmhurst Countryside Subdivision. The appearance of greater bulk in these larger homes may be the result of the way the home is designed and the manner of site development. Specifically, certain design elements can help to give a sense of more appropriate scale and proportion and reduce the appearance of bulk. Some of these design elements include:

QUICK REFERENCE:

- Dormers
- Porches
- Window placement and treatments
- Bay windows
- Turrets
- Deeper front setback
- Exterior trim details
- Horizontal details
- Forward and back progressions
- Varying & combination roof heights and pitches
- Separate garage doors
- Detached and rear loaded garages
- Not elevating home
- Landscaping

- The use of a combination of roof lines. Varying roof pitches, and stepping back portions of the home at the front and sides, will break up the appearance of mass.
- The use of horizontal details, such as trims, casings around windows, shutters and moldings may positively affect the sense of scale and proportion.
- The use of a variety of window styles and architectural features, such as bay windows, turrets, columns and dormer windows, will break up the appearance of mass.
- The location and architectural style of detached or attached garages may affect the sense of scale and proportion.
- The use of porches adds architectural interest.





By not elevating home, keeping the home at ground level, extra height is not added.



Separate garage doors and trim details soften the impact of a front load garage.

Stepping back portions of the home breaks up mass in the front as well as long flat walls on the side.



Exterior trim details add interest, scale and dimension.

- wide casing around windows
- decorative windows
- corner and frieze boards
- shutters
- columns
- dimensional shingle roof



Building Height

A new home, or an addition or remodeling project for an existing home, can seem to overpower the existing homes in the Architectural Zone of Influence, if the height of the new home, addition or remodeling project greatly exceeds the height of the existing homes in the Architectural Zone of Influence. Recognizing this, there are several ways to design and construct a new home, or an addition or remodeling project for an existing home, to reduce its apparent height as compared to the existing homes in the Architectural Zone of Influence. These techniques include the following:

QUICK REFERENCE:

- Cape Cod style
- Hipped roof
- Dormers
- Setting further back
- Varying & combination roof heights and pitches
- Eave or horizontal trim band
- Ranch style
- Not elevating the foundation
- Proper scale and proportion
- Landscaping
- Sloping roof lines
- Prairie style
- Gradual decrease in height

- Certain architectural home styles create a sense of reduced height (Cape Cod), create a more horizontal appearance (prairie style), or are inherently shorter in height (ranch style).
- Certain roof lines tend to diminish the appearance of height (hipped roofs), and the use of dormers can also break up a large roof surface.
- Providing a larger front yard setback and keeping a home at ground level, with no substantial increase in the elevation of the foundation, will reduce the sense of excessive building height.
- Gradually reducing the building height adjacent to existing homes in the Architectural Zone of Influence will make the greater height of the new home, or the addition or remodeling project for an existing home, more compatible with the existing homes in the Architectural Zone of Influence.
- The height and roof style of a new home, or an addition or remodeling project for an existing home, can have an effect on the natural light patterns that will strike the existing homes in the Architectural Zone of Influence, and changing the orientation and line of the roof can allow more light to pass through.

Consider a Cape Cod style home. The roof falls back and gives the appearance of a 1 story home.



Dormers add interest and break up the large roof surface.

Consider a ranch style home.



Consider a prairie style home. The dominant appearance is horizontal.



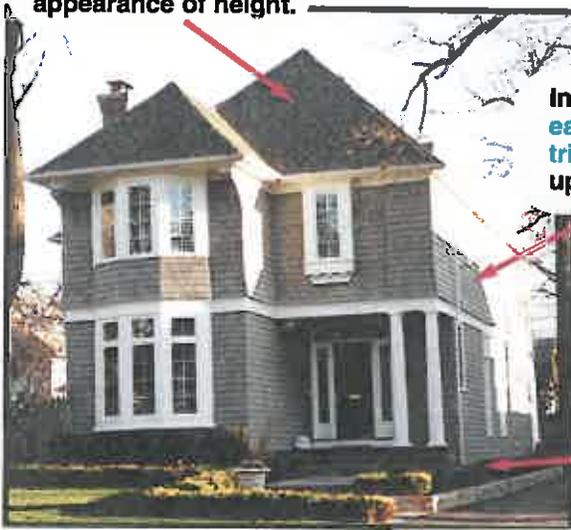
Consider a gradual decrease in height of the home to adjacent property.

Sloping roof lines can minimize impact next to smaller adjacent home.

Setting the front of a home further back from the adjacent homes minimizes impact.



Hipped roofs can diminish the appearance of height.



Incorporating an eave or horizontal trim band can break up the mass.

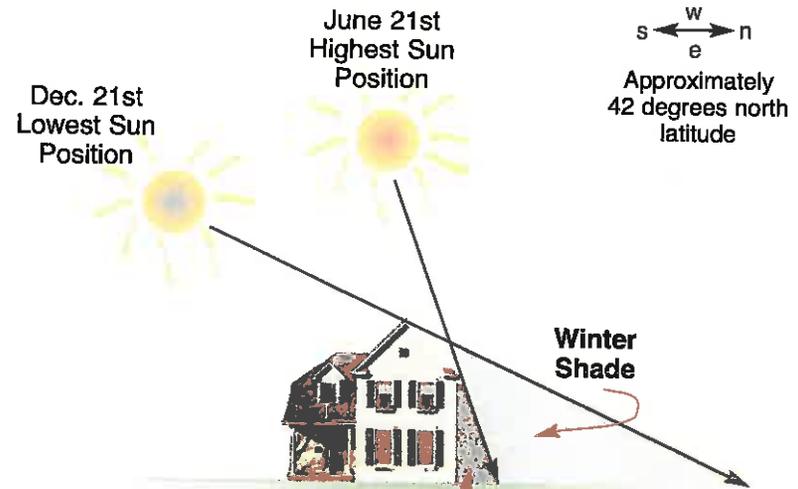
By keeping the home to ground level, not elevating the foundation, extra height is not added.

Gradual decrease in height of the home to adjacent property minimizes the impact of height.



Sun & Shade

Building Height and roof design and features will affect the sun/shade patterns on the homes in the Architectural Zone of Influence. Determine your project's north, south, east, or west orientation to see how it affects the sun/shade patterns.



Consider house orientation and roof shape to allow more sun to pass.

The shade line will vary between these two lines depending upon the day of the year.

Roof Designs and Features

There are a variety of roof designs and features, roof lines and pitches that can have a significant impact on the appearance of bulk and building height as they relate to existing homes in the Architectural Zone of Influence. Certain roof design elements and features can help to give a sense of appropriate scale and proportion and reduce the appearance of bulk and height.

QUICK REFERENCE:

- Combination roof lines with varying heights and pitches
- Home style with lower roof pitch
- Sloping the roof pitch away from adjacent home

Roof lines:

Gable



Hip



Combination



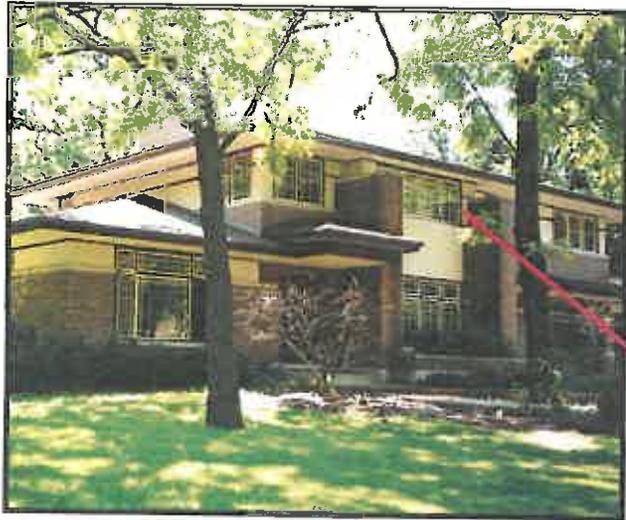
Gambrel



Saltbox



Hip-on-gable



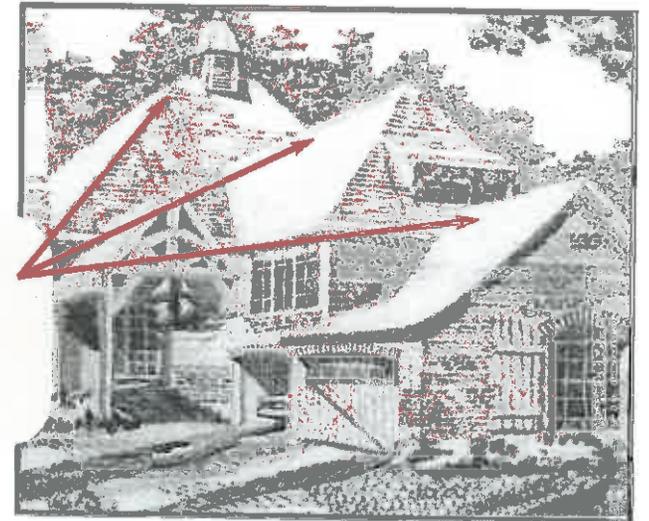
Some styles of homes have a **lower roof pitch** (Prairie style, some four-squares and others) and will **minimize the appearance of bulk and height**.

Consider a four-square style home. The **hipped roof** diminishes the sense of bulk and height by drawing the eye to the center of the roof.



Sloping the roof pitch away from adjacent homes creates the impression of greater spatial distinction between homes.

Combination roof lines with varying heights and roof pitches create interest and a greater sense of space between homes.



Garage Designs and Features

The location, design and features of the garage can greatly enhance the appearance and curb appeal of a new home, or an addition or remodeling project for an existing home, and reduce the sense of bulk and height in relation to the streetscape and existing homes in the Architectural Zone of Influence. Certain garage designs and features can also help to give a sense of appropriate scale and proportion.

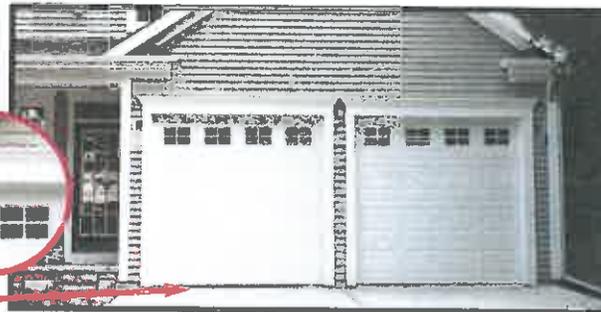


Dormers and window styles and treatments above the garage help to minimize the appearance of bulk created by 2nd story living space.



Exterior trim details add interest, scale & dimension and positively affect the sense of scale and proportion.

- wide casing around windows
- corner and frieze trim boards
 - balusters • columns
 - moldings • shutters



Stepped-back and separate garage doors, curved tops and combination roof types soften the impact from the street view.



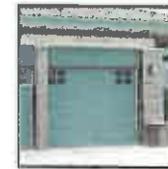
Stepping back the width of the 2nd story space reduces visual impact of a higher structure.

Consider adding a tandem third car garage bay behind the two car garage.



QUICK REFERENCE:

- Dormers
- Bay window
- Separate garage doors
- Tandem garage
 - One bay in front of the other
- Stepping back 2nd story
- Exterior trim detail
- Curved tops
- Combination roof types
- Unique doors



Photos courtesy of Designer Doors Inc.™

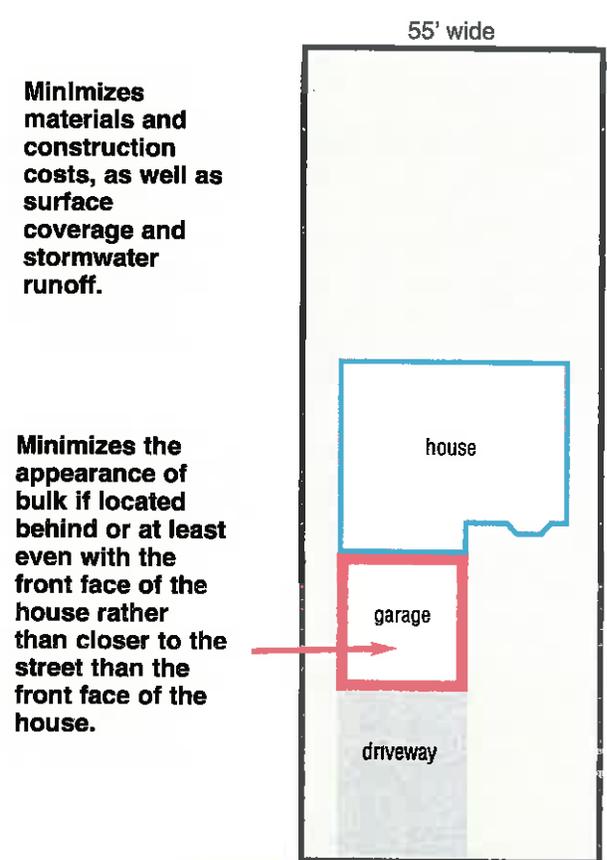
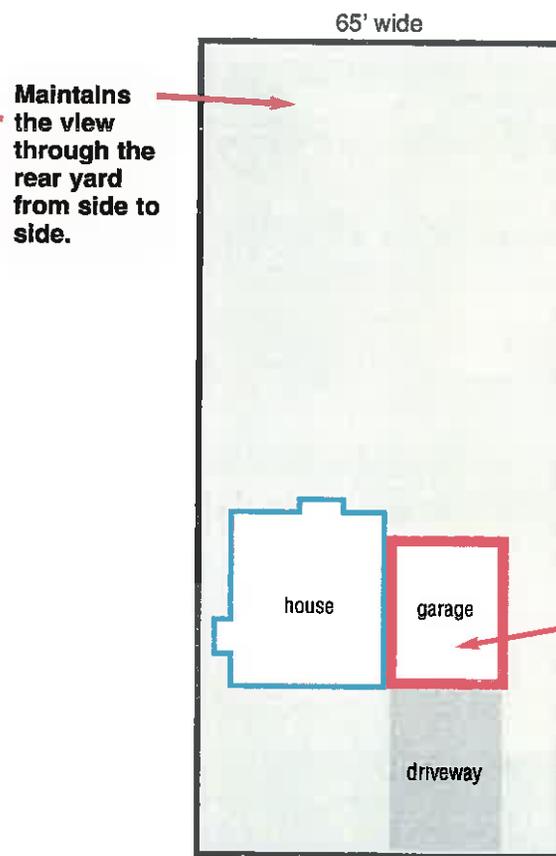
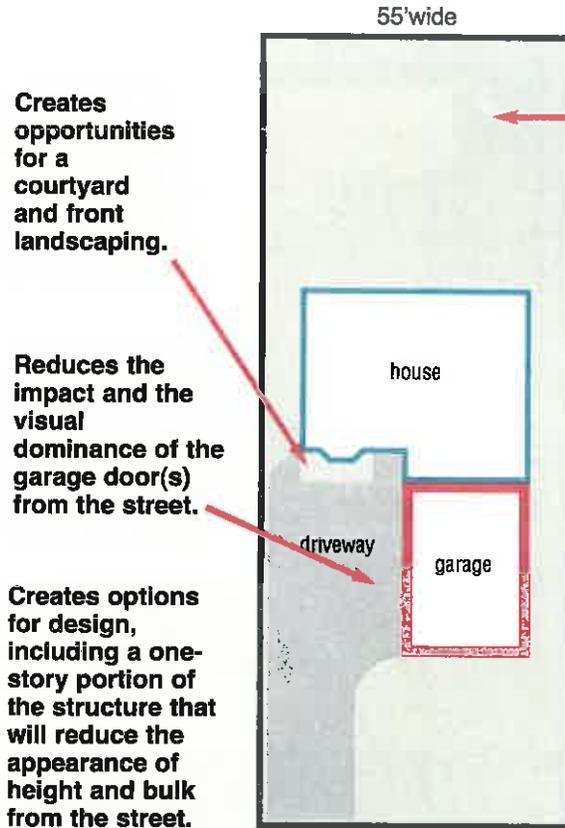
Garages & Driveway Locations

Front-loaded, side-facing garages (*courtyard style*)

Another option is a front-loaded, side-facing garage which may have certain advantages over a front-loaded garage that faces the street.

Front-loaded, street-facing garages

If the evaluation of the Architectural Zone of Influence indicates that most of the existing homes have front-loaded attached garages, a front-loaded attached garage may improve neighborhood compatibility and offer other advantages.



Landscaping

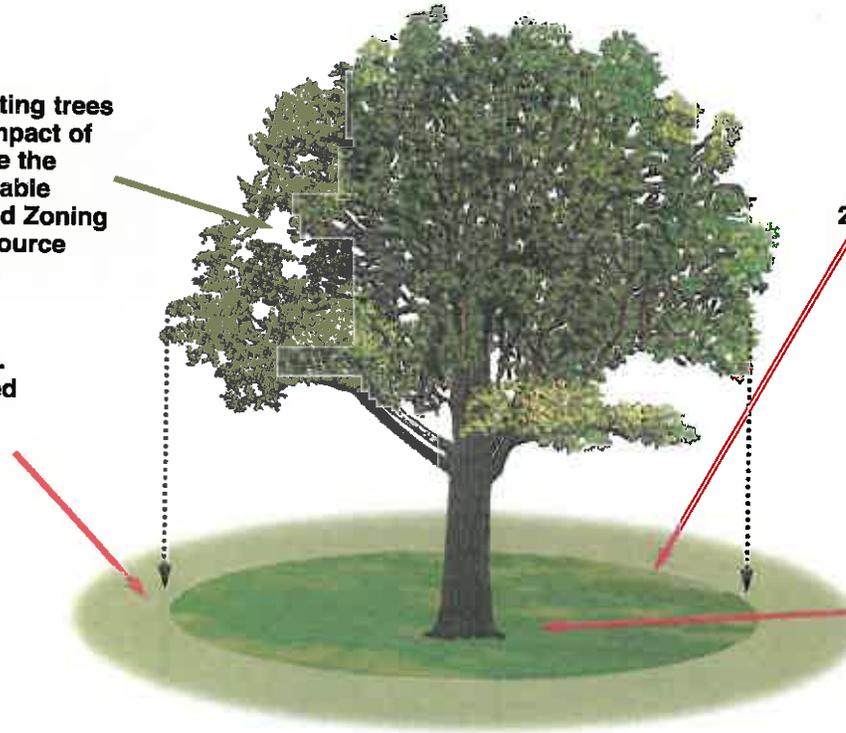
The visual impact of a large home can be softened from the street view, and curb appeal can be added to a home through the use of landscaping. Consider landscaping maintenance and design options to reduce the appearance of bulk and height of new homes, or additions or remodeling projects for existing homes.

QUICK REFERENCE:

- Protect existing trees and shrubs
- Parkway trees
- Curved beds, walks and driveways
- Privacy screen and visual barriers
- Human scale
- Upright plant material
- Ground cover
- Vary plant material

Intentionally protecting existing trees and landscaping from the impact of new construction can enable the property owner to save valuable vegetation. The Building and Zoning Department can provide resource materials to assist with this.

1. Protect the root zone. This is usually defined by the area directly below the outer branches. Install fencing and avoid heavy equipment in this area.



2. Cutting tree roots cleanly will promote root regeneration.

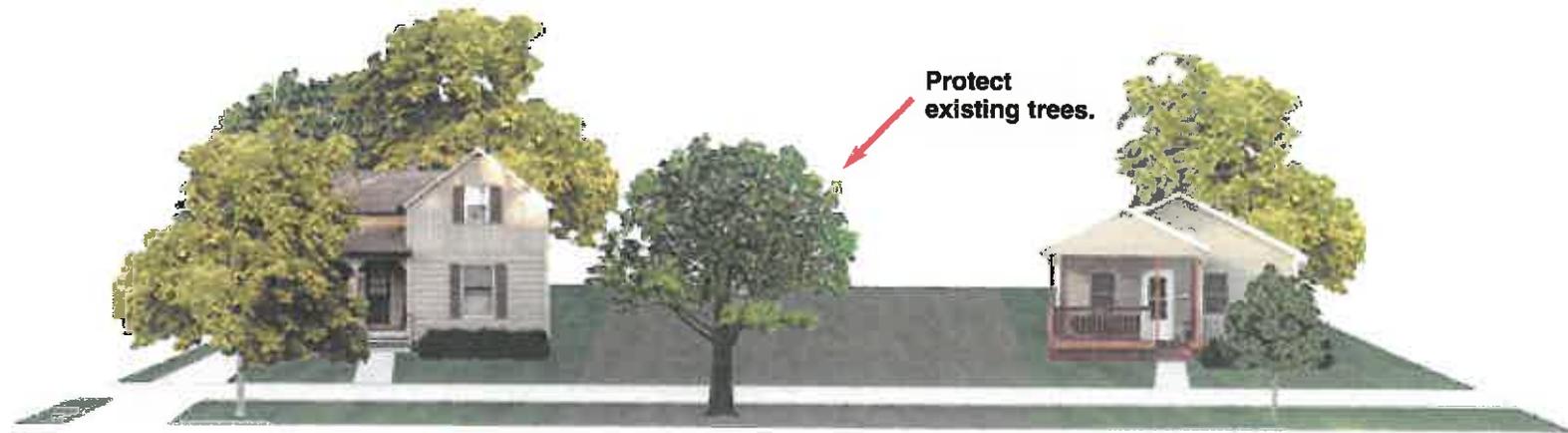
3. Maintaining the existing grade or protecting trees with a retaining wall can enable the property owner to save valuable vegetation.



Creating architectural design elements, such as curved beds, and curving sidewalks and driveways, will add interest to the view from the street

Creating layers of landscaping materials and varying the height and texture of the materials will soften the home's scale from the street.





Protect existing trees.



Planting of parkway trees or trees in the front yard will provide shade, but will also soften the home's scale from the street, and will screen the view of the home from the street. The City's Parkway Tree Planting Specifications, dated July 2008, must be followed for all parkway tree planting.



Using a low hedge along a driveway that runs along the lot line will screen the driveway expanse from the adjacent lot.

Using ground cover will make landscaping easier to water and maintain than using grass turf, and ground cover also prevents weed growth.

Using the appropriate trees and shrubs for the location will enhance the view from all sides of the home. For example, ornamental trees will soften corners, while upright trees and shrubs are best for narrow areas.

Creating a privacy screen of trees and shrubs along the side and back lot lines will establish a visual screen from the adjacent homes.

Stormwater

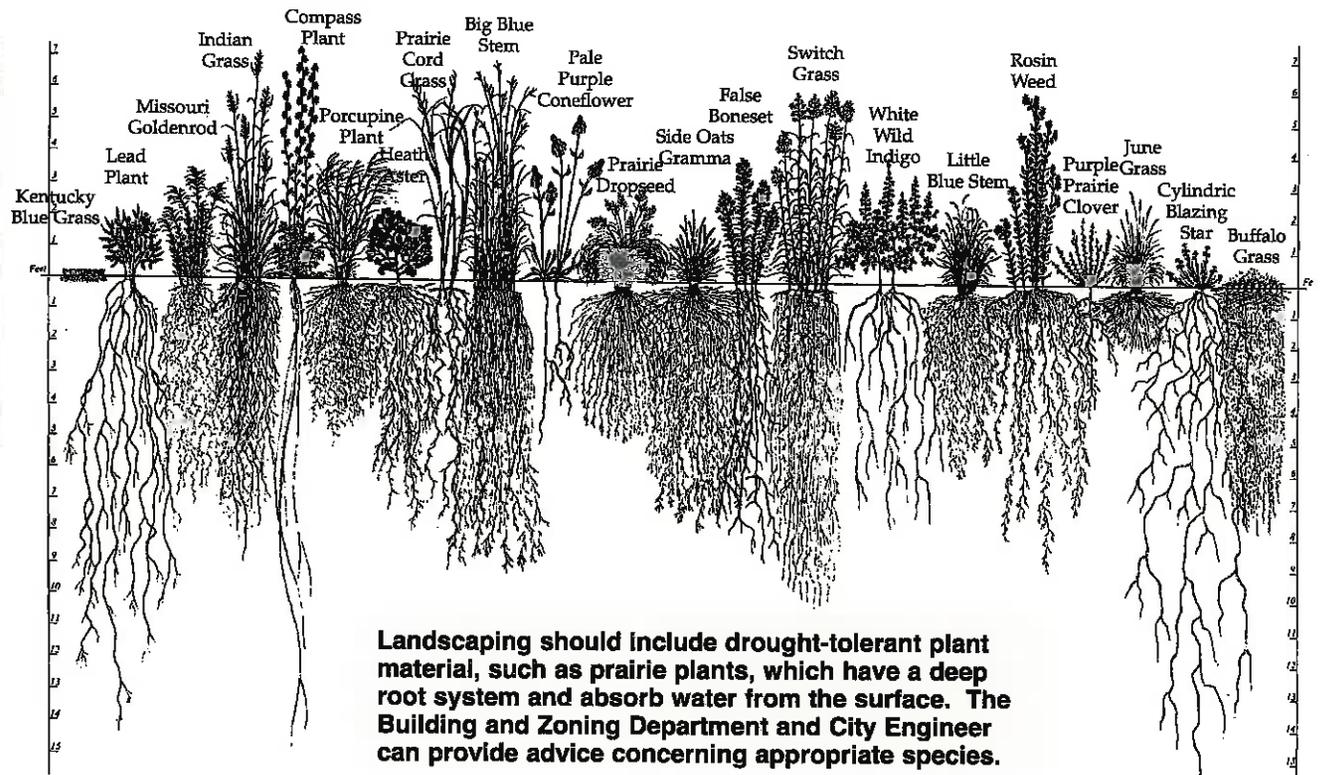
The City has adopted the DuPage County Stormwater Management and Flood Plain Development Ordinance, with certain local amendments. Any construction of a new home or an addition to an existing home in the Elmhurst Countryside Subdivision must be reviewed by the City Engineer for compliance with reasonable and best practices concerning stormwater. The City Engineer can provide information and advice about the existing stormwater flow, and will require that the direction of drainage follow the established drainage patterns.

QUICK REFERENCE:

- Irregular stone or wood
- Drought tolerant plant material



Outdoor living spaces, such as patios and decks, should be constructed of irregular stone, wood (decks) or permeable pavers.



Landscaping should include drought-tolerant plant material, such as prairie plants, which have a deep root system and absorb water from the surface. The Building and Zoning Department and City Engineer can provide advice concerning appropriate species.

Additions & Remodeling Projects

Some property owners may find that construction of an addition or a remodeling project is a more cost-effective means to achieve the desire for a larger home in the Elmhurst Countryside Subdivision. Certain design elements should be considered for additions and remodeling projects.



QUICK REFERENCE:

Refer to all pages in Step 2.

- Appearance of Bulk
- Building Height
- Roof Designs and Features
- Garage Details
- Garage & Driveway Locations
- Landscaping
- Storm Water

Creating a different roof line for the addition or remodeling project can minimize the visual impact on existing homes in the Architectural Zone of Influence.



Maintaining the original character of the home by using similar architectural details and locating the addition or remodeling project behind the original home will allow for a blending of the new construction into the old structure.



Connecting elements of the original home, such as porches, roof lines and landscaping, to the new addition or remodeling project, will better provide a sense of appropriate scale and proportion and will make the addition or remodeling project more compatible with the existing homes in the Architectural Zone of Influence.



Additional Resources

The following additional resources are available and may be useful in planning for redevelopment in the Elmhurst Countryside Subdivision:

The Visual Dictionary of American Domestic Architecture by Rachel Carley

This book has over 600 precisely detailed original illustrations, including examples of each house type and every design element found on a various home styles. Interior elements, outbuildings, floor plans, and structural drawings show how each building was typically constructed and used.

A Field Guide to American Houses by Virginia and Lee McAlester

This is a book that makes it easy to identify both the various styles and the periods of American domestic architecture. It concentrates on typical dwellings in ordinary neighborhoods all across the United States, including houses built and lived in over the past three hundred years. It provides facts (and a frame of reference) that will encourage a fresh look at houses seen every day. There are more than 1,200 illustrations enabling the reader to recognize distinct architectural styles and their historical significance, including specific design features such as certain cornices, porches and doors. The book will aid in identifying when certain types of houses were built, and what specific home styles say about the people who built them.

In the introductory chapters, there are general discussions of home-building materials and techniques (“Structure”), shapes (“Form”), and the many traditions of architectural fashion (“Style”) that have influenced American home design through the past three centuries. Then each of thirty-nine chapters focuses on a particular style (and its variants), providing a large schematic drawing that highlights the style’s most important identifying features, as well as additional drawings and photographs that depict the most common shapes and principal subtypes, with examples of each style. There are also drawings depicting close-up views of typical small details, such as windows, doors and cornices, which might be difficult to see in full-house pictures. The text describes in detail the identifying features of the different styles, and provides information about where examples of it can be found.

Pictorial Encyclopedia of Historic Architecture Plans, Details and Elements by John Theodore Haneman

This book includes illustrations and captions of different architectural features. It is alphabetically compiled, including such categories as aisles, buttresses, columns, dormers, fountains, gables, hoods, lobbies, mantels, niches, windows, parapets, roofs, spires, towers, turrets and more. There are over 1800 drawings, each with a caption to describe and name it.

The Not So Big House: A Blueprint for the Way We Really Live by Sarah Susanka, Kira Obolensky

This work proposes guidelines for creating modern, stylish homes that serve both spiritual/emotional needs and material requirements. It aims to offer advice on renovating and building homes that creatively maximize available floor space.

Creating The Not So Big House: Insights and Ideas for the New American Home by Sarah Susanka

Focusing on key design strategies, such as visual weight, layering, and framed openings, the author, a home architect, takes a close look at 25 houses designed to emphasize quality over size of a structure. Using extensive color photograph illustrations, the book presents houses that represent a wide variety of styles and emphasize comfort and beauty, a high level of detail, and a floor plan designed for today's informal way of life.

Suburban Renewal by Tom Connor

This book illustrates how humdrum houses across America can and have been reborn as colorful one-of-a-kind homes. Many young home buyers feel trapped in a cookie-cutter "starter" house and, though unable to afford it, are ready to buy a larger home that better reflects their tastes. *Suburban Renewal* shows how an architect can help these young buyers design and remodel a ranch home, reshape a cape code home, or rebuild a colonial home for far less than the cost of a new house. Before-and-after photographs and instructive text are offered to show how run-of-the-mill houses can be transformed into unique dwellings.

Narrow Lot Home Plans (Home Planners, LLC)

This is one of the biggest collections of designs for small space living ever offered. It offers spacious interior floor plans and a great selection of styles to fit any lot or building site, no matter how unique. It includes a full color section and plans for homes from 770 to 3,330 square feet.

The Home Design Handbook by June Cotner and Steve Myrvang

The authors, who own a Seattle architecture firm, have created a book that will help inexperienced property owners understand home design. The book asks a series of questions that are designed to help readers sort through the significant number of details involved in creating a home design, and also offers checklists of both interior and exterior items that should typically be considered in the design of any home.

Acknowledgement of Commitment

Not every new home, or addition or remodeling project for an existing home, will satisfy every neighbor's taste. Nevertheless, the objective of each resident, property owner, builder, contractor, architect and realtor should be to encourage balanced redevelopment in the Elmhurst Countryside Subdivision, and to promote architecture that is both sensitive to the housing marketplace and compatible with the character of the Elmhurst Countryside Subdivision.

The City requests that the form attached be completed and submitted to the City as part of the building permit application, to acknowledge that this Guide has been read, that the information in it has been considered, and that the reader is committed to use best efforts to help the City meet the objectives for which this Guide was created.

ACKNOWLEDGEMENT OF COMMITMENT



Name: _____

Address: _____

Street Addresses of the homes in the Architectural Zone of Influence: _____

Mark all that are relevant:

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> Builder | <input type="checkbox"/> Realtor |
| <input type="checkbox"/> Contractor | <input type="checkbox"/> Property Owner |
| <input type="checkbox"/> Architect | <input type="checkbox"/> Other _____ |

Mark all that are relevant:

- Considering construction of a new home
- Considering an addition to an existing home
- Considering a remodeling project to an existing home

I do hereby acknowledge that I have read and considered the information in this Guide, and do hereby state my commitment to use my best efforts to help the City meet the objectives for which this Guide was created. I commit to use my best efforts to design and construct a new home, or an addition or remodeling project for an existing home, in a manner that is compatible with the area in which the building site is located.

Signature : _____ **Date:** ___/___/___

For the City's information, how did you learn about this Guide? _____

The City welcomes your comments and suggestions below:

Return this Acknowledgement of Commitment to the Building and Zoning Department of the City of Oakbrook Terrace at 17W261 Butterfield Road, Oakbrook Terrace, IL 60181 at the time of application for a building permit.

Acknowledgements

This Architectural Guide was created by the City of Oakbrook Terrace, and would not have been possible without the assistance and support of the following:

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The Oakbrook Terrace City Council

The Oakbrook Terrace Planning and Zoning Commission

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City of Oakbrook Terrace, 2010.



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