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ORDINANCE NO. M 1319
AN ORDINANCE ADOPTING AN APPEARANCE PLAN AS PROVIDED IN
SECTION 78-130 OF THE HOMEWOOD MUNICIPAL CODE

WHEREAS, the Homewood Appearance Commission is entrusted with the responsibility of preparing an Appearance Plan establishing guidelines to protect and stabilize the general appearance of buildings, structures, open areas, and landscaping for the multiple dwelling, business, public lands and manufacturing zoning districts of the Village of Homewood; and

WHEREAS, in furtherance of the preparation of a current Appearance Plan, Public Hearings providing opportunity for public review and input were held by the Appearance Commission on August 20, September 3, October 1 and October 29, 1997; and

WHEREAS, the Appearance Commission approved and recommended a current Appearance Plan at its meeting of January 7, 1998; and

WHEREAS, to become operational that plan must be approved and adopted by the Homewood Village Board.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, that:

SECTION ONE - APPEARANCE PLAN

An Appearance Plan establishing standards and guidelines for future projects in the Village of Homewood, and providing information and guidelines as to how architects, planners, developers, designers and property owners shall develop property relative to acceptable design and appearance principles is hereby approved and adopted. Said Appearance Plan is attached hereto as Exhibit "A" and made a part hereof.

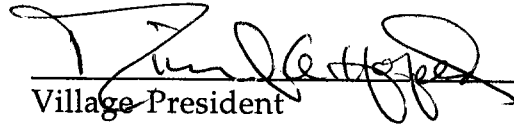
SECTION TWO - REPEAL OF PRIOR APPEARANCE PLANS

Any and all prior Appearance Plans previously adopted by the Village of Homewood are hereby repealed in their entirety.

SECTION THREE - EFFECTIVE DATE

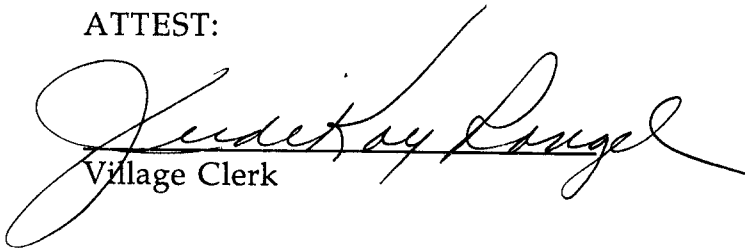
This ordinance shall be in full force and effect from and after its passage and approval in accordance with law.

PASSED AND APPROVED this 10th day of February, 1998.



Village President

ATTEST:



Village Clerk

AYES: 6 NAYS: 0 ABSTENTIONS: 0 ABSENCES: 0

VILLAGE OF HOMEWOOD APPEARANCE PLAN

MISSION STATEMENT

The Appearance Commission will concern itself with and act in matters affecting the physical and aesthetic appearance of commercial and publicly owned buildings, structures and their supporting elements.

BASIS FOR THE APPEARANCE PLAN

The Homewood Village Board of Trustees adopted an appearance code, Ordinance No. MC-88, on May 25, 1971, which provided for the appointment of an Appearance Commission.

The Appearance Commission was empowered to develop an Appearance Plan to establish rules and guidelines to protect and stabilize the general appearance of buildings, structures, open areas, and landscaping in the multiple dwelling, business, public lands and manufacturing zoning districts of the Village of Homewood.

The Appearance Ordinance and applicable sections of the Appearance Plan will be administered through the Board of Trustees, Village of Homewood, with the Appearance Commission acting upon matters relating to appearance as authorized by the Appearance Code.

STATEMENT OF POLICY - APPEARANCE COMMISSION

The Statement of Policy is to function in a manner that is consistent with and in conjunction with the provisions of the Homewood Municipal Code. To view, listen and decide on all matters brought before it in an understanding and indiscriminatory manner keeping in mind the best interests of the citizens of the Village of Homewood pertaining to the enhancement of community appearance.

AREAS OF JURISDICTION

The Appearance Ordinance provides the jurisdictional areas of the Appearance Commission within the Village of Homewood are zoned:

- B-2 Community Business District
- B-3 Service Business District
- M Manufacturing District
- R-3 General Residence District (Multi-family)

These areas include both privately and publicly owned properties. Elements under jurisdiction in these areas by the Appearance Commission include:

- a. Improved and unimproved land including streets, parkways, parking lots, gardens, malls, yards, right-of-way and other similar elements;
- b. External architectural aspects of buildings and structures including use of materials;
- c. Landscaping - natural and man made;
- d. Exterior furniture, hardware, signs, fences, lighting, supplementary structures and appurtenances.

The purpose of these criteria is to establish rules and guidelines for judging the aesthetic value of a given project in relation to the overall affect upon the Village of Homewood as a whole.

The criteria provides specific information and guidelines as to how the architects, planners, developers, designers and property owners shall develop and use their property relative to acceptable design and appearance principles. Pertinent to the appearance shall be the site development, streets and approaches, zoning provisions, building design, landscaping, signing and lighting.

To provide legal and administrative means for enforcement of the Homewood Appearance Code.

A. DEFINITIONS

Definitions included in this section are of certain words and terms used in this Appearance Plan.

APPEARANCE: The outward aspect of an object or scene visible to the public.

APPURTENANCES: The visible, functional objects accessory to and part of buildings.

ARCHITECTURAL CHARACTER: The composite or aggregate of the characteristics of structure, form materials, and function of a building, group of buildings, or the architectural compositions.

ARCHITECTURAL CONCEPT: The basic aesthetic idea of a building, or group of buildings or structures, including the site and landscape development, which produces the architectural character.

ARCHITECTURAL FEATURE: A prominent or significant part or element of a building, structure or site.

ARCHITECTURAL STYLE: A characteristic form and detail, as of a particular historic period.

ATTRACTIVE: Having qualities that arouse interest and pleasure in the observer.

BERM: A raised form of earth to provide screening or to improve the aesthetic character.

COMPATIBILITY: Harmony in the appearance of two or more buildings, structures and landscape developments in the same vicinity.

CONSERVATION: The protection and care which prevent destruction or deterioration of historical or otherwise significant structures, buildings or natural resources.

EXTERNAL ARCHITECTURAL FEATURE: The architectural style and general arrangement of such portion of a building or structure as is designated to be open to view from a public street, place or way, including the kind, color and texture of the building material of such portion and the type of windows, doors, lights attached or ground signs, and other fixtures appurtenant to such portion.

HARMONY: A quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements.

LANDSCAPE: Elements of nature, topography, buildings, and other man-made objects combined in relation to one another.

LOGIC OF DESIGN: Accepted principles and criteria of validity in the solution of the problem of design.

MECHANICAL EQUIPMENT: Equipment, devices and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning, and similar purposes.

MISCELLANEOUS STRUCTURES: Structures, other than buildings; for example, memorials, stagings, antennas, water tanks and towers, sheds, shelters, fences and walls, kennels, transformers, drive-up facilities.

PLANT MATERIALS: Trees, shrubs, vines, ground covers, grass, perennials, annuals, and bulbs.

PROPORTION: Relationship of parts of a building, landscape, structures, or buildings to each other and to the whole-balance.

RULES OR PROCEDURE: Regulations adopted by the Appearance Commission for the administration of duties delegated by the Village Board.

SCALE: Harmonious relationship of the size of parts to one another and to the human figure.

SCREENING: Structure or planting which conceals from view from public ways the areas behind such structure or planting.

SHRUB: A multi-stemmed woody plant other than a tree.

SITE BREAK: A structural or landscape device to interrupt long vistas and create visual interest in a site development.

STREET HARDWARE: Objects other than buildings, structures, and plantings located in streets and public ways and outside of buildings; for example, lamp posts, utility poles, traffic lights, traffic signs, benches, litter containers, planting containers, letter boxes, fire hydrants.

STREETSCAPE:The scene as may be observed along a public street or way composed of natural and man-made components, including buildings, paving, planting, street hardware, and miscellaneous structures.

UTILITARIAN STRUCTURE: A structure or enclosure relating to mechanical or electrical services to a building or development.

UTILITY HARDWARE: Devices such as poles, cross-arms, transformers and vaults, gas pressure regulating assemblies, hydrants, and buffalo boxes that are used for water, gas, oil, sewer and electrical services to a building or a project.

UTILITY SERVICE: Any device, including wire, pipe, and conduit which carries gas, water, electricity, oil and communications into a building or development.

VILLAGE:The Village of Homewood, Illinois.

B. RELATIONSHIP OF BUILDINGS TO SITE:

1. The site shall be planned to accomplish a desirable transition with the streetscape, and to provide for adequate planting, pedestrian movement, and parking areas.

2. Site planning in which setbacks and yards are in excess of zoning restrictions is encouraged to provide an acceptable transition between buildings.

3. The height and scale of each building shall be compatible with its site and adjoining buildings.

4. Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground. Transformers mounted on utility poles shall be discouraged.

5. In relating buildings to site, the provisions of the Homewood Municipal Code in regard to bulk regulations, standards, and off-street parking shall be part of this criteria. This shall also apply to subsection C which follows:

C. RELATIONSHIP OF BUILDING AND SITE TO ADJOINING AREA

1. Adjacent buildings of different architectural styles shall be made compatible by such means as screens, site breaks, and other materials.

2. Attractive landscape transition to adjoining properties shall be provided.

3. Harmony in texture, lines, and masses is required.

4. Buildings should have a similar scale to those in the surrounding area.

D. LANDSCAPE AND SITE TREATMENT

Landscape elements included in these criteria consist of all forms of planting and vegetation, ground forms, rock groupings, water patterns, and all visible construction except buildings and utilitarian structures.

1. Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed. Modification to topography will be permitted where it contributes to good appearance. Design which allows for the preservation of existing mature trees is encouraged.

2. Landscape treatment shall be provided to enhance architectural features, strengthen vistas, and provide shade.

3. Unity of design shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments.

4. Plant material shall be selected for interest in its structure, texture, and color and for its ultimate growth. Plants that are indigenous to the area and others that will be hardy, harmonious to the design and of good appearance shall be used.

5. In locations where plants will be susceptible to injury by pedestrian or motor traffic, they shall be protected by appropriate curbs, tree guards, or other devices.

6. Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings. Parking areas shall be treated with decorative elements, building wall extensions, plantings, fences or other innovative means so as to largely screen parking from public view.

7. Where building sites limit planting, the placement of trees in parkways or paved areas will be required. Planting areas within parking lots shall be encouraged.

8. Screening of service yards, and other places which tend to be unsightly, shall be accomplished by use of walls, fencing, planting, or combinations of these. Screening shall be equally effective in winter and summer.

9. In areas where general planting will not prosper, other materials, such as fences, walls and pavings; of wood, brick, stone, and gravel, shall be used. Carefully selected plants shall be combined with such materials where possible.

10. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Lighting standards and fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design, and excessive brightness so it has no light spill over to adjacent properties, and brilliant colors avoided.

11. Final approval of a project will require a complete landscape plan showing type, size and location of plant material, lighting treatment, etc. Applicants must specify planting material of intermediate size that is commercially available in order to achieve an effective landscape concept.

E. BUILDING DESIGN

Architectural style, contemporary, traditional or other shall not be restricted. Evaluation by the Appearance Commission of building design and its supporting elements shall be based on:

1. Acceptable design principals and proper use of materials and supporting surrounding elements;

2. Buildings shall, with their own design concept, be an asset in the aesthetic sense to the Village of Homewood;

3. Materials shall be compatible with and complimentary to the design; as follows:

a. Materials shall be of a permanent nature and require a minimum amount of maintenance;

b. Exposed structural frames that reflect the design principals of the building shall be an integral part of the building design;

c. Colors shall be harmonious, with bright or brilliant colors used mainly for accent.

4. Mechanical or electrical equipment and utility hardware, whether located on the roof, ground or attached to the building, shall be screened from the public view. Screening shall be accomplished with the use of fences, walls, enclosures or approved plantings. Materials used shall be compatible with the materials used on the building and throughout the project.

5. Exterior lighting shall be part of the architectural concept. Fixtures, standards and placement of these units and all exposed accessories shall be harmonious with building design. Lighting shall be restrained in design and excessive brightness so it has no light spill over to adjacent properties, and brilliant colors shall be avoided.

6. Truck docks, refuse and waste removal areas, service yards, storage yards and exterior work areas shall be screened from public view by the same methods as described in paragraph 4 above. Screening materials and design of same shall reflect the design concept of the building or structure.

7. Signs shall be part of the architectural concept and all signing shall conform to the sign regulations of the Municipal Code of the Village of Homewood, Illinois. Signs shall also be governed by Section F. SIGNS of this Appearance Plan.

8. Homewood Municipal Code which directly affects structural appearance, shall be part of this criteria.

F. SIGNS

1. Wall, ground, and identification signs shall be part of the architectural concept. Size color, lettering, locations, and arrangement shall be harmonious with the building design, and shall be compatible with signs on adjoining buildings.

2. Materials used in signs shall be of sound architectural character, be durable, and be harmonious with building design and surrounding landscape. Materials that tend to become illegible shall be avoided.

3. Every sign shall be scaled and designed so as to conform with relationship to buildings and surrounds.

4. Colors shall be used harmoniously and with restraint. Lighting shall be harmonious with the design. If external spot or floor lighting is used, it shall be arranged so that light source is shielded from view.

5. The provisions of the Homewood Municipal Code as it regulates signs, shall be part of the criteria of this subsection.

G. MISCELLANEOUS STRUCTURES AND STREET HARDWARE

1. Miscellaneous structures include any structures, other than buildings, visible to view from any public way or ways.

Street hardware includes all objects not commonly referred to as structures and located in streets and public ways and outside of buildings. (See Section A. DEFINITIONS).

2. Miscellaneous structures and street hardware located on private property shall be designed to be part of the architectural concept of design and landscape. Materials shall be compatible with buildings, colors shall be in harmony with buildings and surroundings.

3. Miscellaneous structures and street hardware located in public ways and other public property shall be harmonious with design of adjacent buildings and other structures and Village landscape.

4. Lighting in connection with miscellaneous structures and street hardware shall meet the criteria applicable to site, landscape, buildings, and signs

5. The provisions of the Homewood Municipal Code which directly affect appearance shall be part of the criteria of this sub-section G.

H. LIGHTING

1. All exterior lighting should balance the need for energy conservation with the needs for safety, security and decoration.

2. All exterior lighting shall be part of the architectural and landscape design concept. Fixtures, standards and all exposed accessories shall be concealed or harmonious with other project design materials.

3. Exterior lighting shall not be designed to permit an adverse affect upon neighboring properties. Designers shall specify appropriate light cut-off angles for all sources of strong illumination.

4. All free-standing parking lot and internal access route lighting shall be metal halide incandescent or florescent luminaries.

5. Floodlighting or up lighting fixtures shall be located or shielded so that their presence is minimized and the light source is hidden from view.

I. SITE MAINTENANCE

1. For continued good appearance, the choice of materials and their use must be conducive to easy maintenance and upkeep.

2. Materials and finishes shall be selected for their durability and wear as well as for their beauty. Proper measures and devices shall be incorporated for protection against the elements, neglect, damage and abuse.

3. Provisions for cleaning of structures and control of dirt and refuse shall be included in the design. Such configurations that tend to catch and accumulate debris, leaves, dirt, trash and rubbish shall be avoided.

4. Areas of a site requiring maintenance shall be addressed by the petitioner's proposal if the lack of proper maintenance has affected or will affect the desired final appearance.

J. FACTORS FOR EVALUATION

In addition to the Appearance Code the following factors relating to buildings, signs, structures or developments which affect appearance will be included in the Appearance Commission's evaluation of a project's design submission:

1. Conformance to all ordinances of the Village of Homewood including all amendments thereto;

2. Use of exterior space;

3. Architectural concept and aesthetic value;

4. Material selection;

5. Compatibility with adjoining buildings, miscellaneous structures and space;

6. Circulation - vehicular, pedestrian and parking.