PLANNING AND ARCHITECTURAL DESIGN GUIDELINES
FOR ALL PLANNED UNIT DEVELOPMENTS AND PROPERTY ANNEXATIONS IN THE VILLAGE OF MANHATTAN, ILLINOIS

Prepared for

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DEFINITIONS:

1. **Pattern Book:** A book prepared by the developer/builders design consultants that illustrates the proposed architectural theme, land planning, landscape, and any other provisions of the proposed development. It shall include, but not be limited to, the following:

   a. It explains how the development compliments the physical form of the site and the land plan.

   b. It clearly shows all open spaces and their integrated use in the development, to enhance both the function and aesthetic beauty of the development.

   c. It indicates how the architectural design is consistent with the Village's requirement for 360 degree architecture and clearly depict the architectural styles that will compliment the unique character and traditions of Manhattan.

   d. Landscape plans that will be fully implemented as part of the development.

   e. All submittals shall be graphically complete, and clear, in order to eliminate the need for any plan interpretation.

   f. It shall be an "instrument of service" that will be incorporated with the Annexation/Development Agreements, and shall be binding on all future land owners.

   g. It shall establish the design standards for approval for all elements of the development.

   h. In the event any future developer/builder wishes to change the previously approved architectural or planning designs, they will be required to resubmit a new Pattern Book to the Village for consideration and acceptance. The developer/builder will be responsible for all new submission or required Village fees.
2. **Through Lot:** A lot having frontage on a public or private right of way abutting both its front and rear yards. The design of the rear elevations shall include building articulation. They shall also include the use of one of the following design items, bay-windows, shutters, and rear porches. All through lots shall be graphically indicated on the site plan for Village review acceptance.

3. **Key Lot:** A lot designated on the site plan as occupying a significant location as determined by the Village, which will therefore be treated in an architecturally significant manner. 50% use of brick will be part of the architectural design. Examples of key lots are at the “T” intersections of streets, corner lots, or every 7th lot on long uninterrupted block. All key lots shall be indicated on the site plan for correlation purposes for the Village’s acceptance.

4. **Key-Through Lot:** A lot having frontage on a public or private right-of-way with the rear of the building facing a public, private right-of-way, or open area, viewable from an adjacent right of way. This lot shall be designed with the key, and thru lot standards.

5. **Density per acre:** Gross acreage of the site.

6. **Building surface area:** The total exterior wall surface exclusive of window and door areas.
7. **Historic residential design**: The Village of Manhattan has numerous buildings of historic heritage in its downtown district. The builder/developer shall review these buildings to incorporate these ideas in his proposal, when preparing the pattern book.

![Historic lot examples.](image1)

8. **Common area.** Common area shall include:
   a. Detention ponds, Private lakes.
   b. Parkways, medians, Greens, Pocket parks, Landscape strips, and any open land not dedicated for specific public use.

![Rear elevation with brick wainscots example.](image2)

9. **Brick Wainscot**: A constant horizontal brick line around the building, beginning at the first floor window sill, and continuing down to the foundation.
I. INTRODUCTION

MANHATTAN LAND DESIGN PHILOSOPHY:

It is the policy of the Village of Manhattan that single-family detached housing will remain the predominant residential land use within the Village. Therefore, it is the policy of the Village of Manhattan that all new developments reflect the highest quality of design, and promote a quality of life through: land planning, landscaping, and architectural design. The Village of Manhattan’s vision is for all developments to create a sense of beauty. These developments shall have well designed streetscapes, green areas, parks, and schools, in order to enhance the development needs. The residences shall be dwellings of well designed proportions, windows placed properly, and building forms that incorporate good architectural design. The dwellings shall blend with their environment, landscaping, and be an integral part of the overall community.

RESIDENTIAL DEVELOPMENTS,

The Village of Manhattan has become one of the fastest growing suburbs in the Chicago Metropolitan region. It is the policy of the Village to control this growth in a manner that insures that all new developments result in neighborhoods that reflect the highest quality planning design, whether residential housing, commercial, or places of employment for its citizens. The design guidelines set forth herein are intended to provide direction for all residential development, insuring they reflect the highest standards of planning and architectural design.
II. IMPLEMENTATION DESIGN STANDARDS:

The following documents shall be required for all new developments to be annexed or planned in the Village of Manhattan:

A. RESIDENTIAL DEVELOPMENTS:

All residential development land plans shall not exceed 2 dwelling units per acre, unless the Village, in its sole and absolute discretion, agrees to certain density bonuses for said development as set forth herein.

1. Pattern Book Required:
   All new developments seeking annexation into the Village of Manhattan, or any proposed planned unit development shall be required to prepare a Pattern Book to be submitted to the Village for approval.

2. Density Threshold:
   Increases in density above two (2) units per acre may be considered by the Village Board. All developments shall be designed to include all of the minimum planning design standards as set forth below. The maximum allowable density bonuses shall be 2.7 dwelling units per acre, at the sole and absolute discretion of the Village.

B. MINIMUM PLANNING DESIGN STANDARDS FOR ALL NEW DEVELOPMENTS:

The following are the minimum planning design standards, which must be met prior to any request for additional bonus awards.

1. Planning Residential Design Standards:
   The developer/builder shall submit to the Village for approval a preliminary site landscape plan indicating all public and private streets, parks, open areas, and required landscaping, indicating all sizes and species.

   a. All residential lots shall have the front and sideyards sodded with grass to the rear of the residences. The rear yard shall be sodded or seeded.
b. The developer/builder shall prepare a series of foundation planting designs for each residence. This will be the starter palate of plants, and shall consist of, at minimum:

1. One (1) 2-1/2" ornamental tree per lot;
2. Eight (8) 24” shrubs per lot; and
3. Eight (8) 1 gallon perennial plants per lot.

Duplexes and Townhomes. The developer shall present a complete landscape plan to the village for approval, the basic single family landscape requirements shall be the minimum guidelines for each units except all yards shall be sodded.

These drawings plans shall be submitted as part of the Pattern Book.

c. Public Landscaping plans for the balance of the development will include the design of the parkways, boulevards and cul-de-sacs in the common areas. The base plan will require sodding and decorative flowers. Tree sizing shall be as follows:

1. 50% shall be sized at a 2 ½” caliper; and
2. 25% shall be sized at 3 ½” caliper; and
3. 25% shall be sized at 5” caliper

d. Number of required public trees:

1. Interior lots - (2) two
2. Corner lots - (4) four
3. Cul-de-sac lots - (1) one

All tree caliper measurements shall be taken 6" above the ground, adjacent to the tree.
4. Boulevard Trees. Every 50’ on center end shall include an evergreen tree to be set back from the curb line to prevent winter damage.

5. The twenty (20) foot landscape screen area shall have one (1) tree per forty (40) on center of which 30% shall be evergreens.

6. Cul-de-sacs. Three (3) trees of which 60% shall be evergreens

e. A site plan indicating the location of all through lots, key lot and key-through lots. The architectural designs for these residences shall also be submitted.

f. All through lots that back up to collector streets shall provide for an out-lot parcel of land, not less than 20’ in depth, continuous and adjacent to the rear lot line. This area shall have landscaping and earth mounding, that shall be indicated on the landscape plan.

g. All site plans shall provide for street boulevards at entrances, and points of interest and shall be used to break up the monotony of long residential blocks. Boulevards shall accommodate, at minimum, 30’ of green area between the paved areas. The site plan shall provide for, at minimum, 600’ linear feet of boulevard for every planned 100 dwelling units. In larger developments, the Village may reduce this standard if the Village feels the land plan meets the intent of the guideline.

h. There shall be a minimum of one (1) round-about for every one hundred (100) dwelling units. (Roundabouts shall have, at minimum a 70’ radius.) In larger developments, the Village may reduce this standard if the Village feels the land plan meets the intent of the guideline.
i. No construction in wetlands or flood plains shall be permitted, unless approved by all regulating agencies and then approved by the Village. All school and park sites must be calculated without easements, wetlands, floodplains, pipelines and floodways. The site must be totally build-able.

j. Distinctive entry treatments may be required at the principal entries into the development. If an entrance monument is provided, it shall indicate the name of the development and "The Village of Manhattan" as part of its logo.

k. The developer/builders architect shall prepare architectural elevation designs for all of the proposed residential units. These designs shall be referred to as the developers 360 degree designs. They shall establish the standards of design for all builders, when preparing their architectural plans. These plans shall be submitted to the Architectural review committee (composed of two village representatives and one builder/developer member). Upon the committees acceptance of the plans, the developer/builder may then submit his final plans to the Village for building permit approval. If the architectural committee rejects these design(s) the developer/builder will have the right to appeal to the Village Board. To override the architectural committee the Village Board must have a super majority vote.

l. All developments shall make adequate provisions for useable open spaces. The developer shall be required to meet with the park district in order to determine the acceptance of the proposed open spaces. These open spaces, shall be designed in accordance with all Village ordinances, resolutions, codes, rules, regulations, guidelines and procedures.

m. All developer/builders shall meet with the local school district(s) in order to determine whether a school site shall be required. If a site is required, it shall be designed in accordance with all Village ordinances, resolutions, codes, rules, regulations, guidelines and procedures.
n. All developments using these design guidelines may propose the use of town-homes or duplexes within their development. If town-homes are proposed for the development, the maximum density shall be fifteen (15) percent of the total number of units. If the developer agrees that fifty (50) percent of the allowed units will consist of two unit (duplex) units, the total percentage of combined town-homes and duplexes may be increased up to a maximum of twenty (20) percent of the total residential density. These proposed density increases are within the sole and absolute discretion of the Village.

o. The developer/builder shall establish the landscape design criteria for all buffer yards, and submit plans for rear yard fencing and landscaping that occurs in or adjacent to the buffer yards.

p. The developer/builder shall have a landscape architect or arborist prepare an existing tree survey of recommended specie trees, for the Village to review prior to any tree removal. The survey shall indicate the caliper, and species of all trees that are 4” or larger.
q. For town-homes and duplex units, the developer/builder shall establish the design and color finishes of all balconies and decking. The developer shall submit these designs and plans to the architectural design committee for approval. The developer/builder will then incorporate these plans in as part of the protective covenants.

r. Face brick, stone or cut stone shall be placed on all four sides of all residences. The amount of required masonry shall be, at minimum, 50% of the building's exterior surface area. The Village prefers a more varied elevation design, rather than a horizontal brick line at the top of the first floor. If the brick line is varied including some two story brick portions, the balance of the building shall *have a minimum of a 3' brick wainscot. Ranch homes shall be full masonry.

s. If the developer wishes to design a more historical residences such as a Queen Anne or Victorian etc. he may submit in the Pattern Book pictorially graphic architectural designs, depicting the exterior elevations. The approval of these designs shall be based on the following:

1. That the traditional architectural design is in keeping with the historical character of Manhattan.

   ![Example details from a pattern book.](image)

2. The home shall have a usable front porch or corner front porch (a minimum 6'-8'-deep).

3. All windows, and doors shall include the proper representative wood trim.

4. Doors and windows shall be representative of the historic design.

5. The house design shall be unique however, not necessarily more expensive.

   ![Example of rear single family with use of brick.](image)

Note: Provision “s.” does not pertain to townhomes or duplexes.
t. Roof pitches shall be a minimum of 8/12 and front gables or hips shall range from 10/12 to 12/12.

u. All roof shingles shall have a minimum 25 year warranty and be shadow line granular design or equal. Cedar roof shingles, and roof tiles are allowed.

v. The minimum sizes for garages shall be:
   - Single family - 22'x22'
   - Town homes or duplexes - 20'x24'

w. The minimum residential building square footages shall be:
   1. Ranch homes - 1,500 sf
   2. Split levels - 1,800 sf (finished lower level not more than 2 1/2' below grade)
   3. Two story home - 1,800 sf
   4. Townhomes and duplexes - 1,250 sf

All two (2) story and ranch single family residential units shall have a basement sized to, at minimum, 50% of the first floor square footage area.

x. All wet bottom detention ponds shall be designed as a natural ponds or lakes, and shall be landscaped in compliance with all applicable Villages ordinances, resolutions, codes, rules, regulations, guidelines and procedures.

y. All new residential buildings shall be exterior faced with brick, stone, cut stone, cedar siding, clapboard, Hardee Board, or with vinyl siding. All vinyl siding shall be foam backed or an architectural style. The manufacturer shall be "Structural Line" by Alco TM or equal or "Cedar Impressions" by Certain-Teed TM or equal.

z. Single family, Townhomes or Duplexes units shall have eaves and overhangs of at least 12" in depth.
2. Residential Table of Lot Density, Lot Frontage and Minimum Square Footage:

Planning Standards, Without Design Criteria Bonuses
   2.0 Units Per Acre (maximum)
   75 foot lot width (minimum)
   10,000 square foot lot (minimum)

Planning Maximum (Minimum) Design Standards with Achievable Bonuses
   2. 7 dwelling units per acre (maximum)
   70 foot minimum lot width (minimum)
   8,750 square foot lot (minimum)

In the event the Builder/Developer wishes to achieve the maximum/minimum design standards without the achievable bonuses but limited to a maximum 2 units per acre the builder/developer will be required to submit a pattern book with all of the development’s design criteria.

C. PROTECTIVE RESTRICTIVE COVENANTS:

All developers/builder shall provide to the Village for review protective covenants to be prepared and recorded after Village approval. Said covenants shall provide for the following minimum controls and shall be in accordance with all Federal, State and Local Laws.
1. A homeowner's association shall be established for each proposed land use within the development. If the development has multiple land uses, a master association must also be created.

2. The association shall make provisions to establish an architectural review committee. Its purpose is to review and approve all requested modifications, of planting, streetscaping, and architectural designs, and insure that they will be in full conformance with any previously approved Pattern Book. Nothing contained herein shall be construed to supersede the Village's authority of reviewing and approving the requested modifications.

3. The covenants shall make adequate provision for the continual maintenance and repair of all common areas. These covenants shall include provisions that if the Village of Manhattan determines, in its sole and absolute discretion that the common areas are not being properly maintained, it may take steps to insure for the continued maintenance and repair of said common areas, including, but not limited to the establishment of a special service area taxing district, to provide the funds for this maintenance and repair to be done.

4. The covenants shall make adequate provision for the design and maintenance standards for all exterior parking.

5. The covenants shall make adequate provisions pertaining to the design of decks and patios for all residential units.

6. Town-home and duplex units shall include standards for exterior maintenance and repair of balconies, fencing, roofing, siding, and decks, and patios.

D. BUILDING NEIGHBORHOODS:

1. Manhattan has evolved into an extensive collection of diverse developments. Housing densities within the Village’s planning jurisdiction range from over one acre single family lots to moderate density townhomes. The scale and diversity of the older neighborhoods in Manhattan exhibit many desirable features. The following neighborhood design guidelines shall be incorporated into all new developments:
a. Each residential neighborhood shall consist of a local street system; and shall provide for the connection(s) to adjoining neighborhoods through pedestrian and vehicular road systems.

b. Intimate neighborhoods are desirable and should be between 40-60 lots

c. Multiple street entrances in and out of each neighborhood are required. Where site conditions, such as flood plain or wetlands make such additional connections infeasible, pedestrian connections shall be required.

d. Each neighborhood will incorporate neighborhood scale open space, preferably at its center. Open space shall also serve as a transition to the adjoining neighborhood(s).

e. As site and engineering ordinances permit, wet bottom detention areas shall be located adjacent to roadways or open areas to further enhance the visual aspects of the development (the Village prefers wet bottom detention basins when practical).

2. To further enhance the neighborhoods the developer/builder shall consider the inclusion the following elements:

*a. Intermixing the varied dimensions of lot frontages, and building designs to create variety and substance within the development. The developer/builder shall also comply with the Village’s anti-monotony standards. Special emphasis shall be placed on unique residential sites. In addition these lots shall incorporate more unique landscape designs. Curving of private driveways is encouraged.

Example of deep setback detail.

b. Varying setbacks to create a sense of movement along straight streets.

Example of varying setback detail.
c. The use of larger front yard building setbacks along the boulevard streets should be considered (50-60').

d. The developer shall consider minimizing the impact of garage doors on the streetscape.

E. REQUIRED PLANNING AND ARCHITECTURAL SUBMISSIONS

The following documents shall be submitted to the Village for review and approval including but not limited to:

1. All applicable zoning, special use, annexation and any other development related documents.

2. Environmental conditions survey (Existing condition plan) shall show all unusual conditions that occur in the proposed development. Topographic lines shall be indicated at not less than two (2) foot intervals. Existing specie trees 4” or greater in caliper, wetlands, easements, pipelines, field tile survey, flood plains, and flood ways shall be depicted on this plan.

3. Concept plan or preliminary site plan shall indicate all proposed land uses, lot sizes, lot areas, setbacks, and proposed right-of-way widths. Sufficient site data shall be included to permit a full review of the proposed land plan.

4. A streetscape, and landscape plan that generally indicates both proposed plant materials and hard-scape materials such as street lighting, benches, and entry design and materials.
5. Storm water provisions shall include the design of sediment treatments for all ponds and lakes and shall be in conformance with all subdivision and other development controls.

6. Location of all public and private parks and other open areas.

7. Location of existing and proposed school sites within one mile of the Subject Property and the proposed location of any school site proposed or required within the Subject Property.

8. A green belt plan, depicting bicycle and pedestrian paths including connections to adjoining neighborhoods. (See Subdivision Ordinance for details)


F. ARCHITECTURAL GOALS

1. Goal: Create new neighborhoods that are devoid of monotonous architectural designs and include innovative streetscape planning.

   a. Objective: New residential developments in the Village of Manhattan shall emphasize a variety of building materials and architectural designs. All of the elevations of residential construction shall incorporate these guidelines.

   b. Objective: The Pattern Book shall incorporate this emphasis on variety of materials and exterior architectural elevations.

2. Technical Requirements The following technical recommendations shall be incorporated into the residential design standards, for both single family homes as well as all attached dwelling units.
a. As noted throughout this section the Village will judge the merits of all architectural design proposals (i.e. 360 degree architecture). Therefore, all of its exterior building elevations shall incorporate the use of the same materials that are used on the front elevations, the form, massing and building design shall be continuous around the structure. Additional architectural interest can be added to these elevations by using the following techniques, such as:

1. If brick or stone is used on the front elevation, use brick or stone on any chimney that may be located on the side or rear elevation.

2. If brick or stone is used on the front elevation, incorporate a three foot (3’) foot wainscot of brick or stone around the sides and rear elevation or to average window sill height.

3. Any brick or stone that is used on a front elevation shall minimally incorporate a return around the corners of any homes. This will avoid the impression of having merely a veneer of brick or stone on the front elevations.

4. Use brick or stone on all four elevations of the first floor of all homes or use historical design criteria.

5. If a frame residence is to be constructed in the Village of Manhattan, its design shall be consistent with the general historic character of the Village of Manhattan.

6. All frame sided buildings shall include a usable front porch and necessary window and door trim, that is consistent with the architectural vernacular required of the historic design.
The use of elevated front porches shall be considered.

*7. Single family and attached homes should incorporate brick or stone when it is consistent with the vernacular of the architecture.

*8. All new residential buildings shall be faced with brick, stone, cut stone, cedar siding, clapboard, Hardee Board, or with vinyl siding by "Structural Line, (Alco TM), "Cedar Impressions" by Certain-Teed (TM) or equal.

G. NOTES ON SPECIAL ARCHITECTURAL FEATURES:

*a. Shutter. Where appropriate, shutters shall be used. They shall be sized, and properly mounted. Shutters should be avoided on double or triple windows. If shutters are used on the front elevation, they should be carried over to the side and rear elevations, where appropriate, (Especially on key and through lots)

*b. Eaves. Eave details may vary with the particular architectural design. However, the eaves and soffits should be incorporated and placed on all four elevations. Roof overhangs may vary; the minimum roof eave and overhang shall be 12".

* One of the benefits of the incorporation of prominent eaves is that it generates a shadow line around the top of the house, and creates articulation to the roofline.

3. Building Massing

New residential developments in the Village should take great care in architectural design as it relates to its massing and composition. Residential developments should make extensive efforts to ensure there is a relationship between the composition and the massing of the residence, especially with the placement of windows.
4. Windows

The placement of windows should not only be consistent with the vernacular of the Architecture of the residence, but whenever possible, the trim treatments of traditional windows should be used.

5. Roofs

Some architectural elements that influence the design and overall appearance of a single-family home are the selection of roofing and roof styles. Any roof pitch that fronts a street or is on a key or through lot shall have a minimum roof pitch of 10/12, 12/12. All roof vents shall have an external finish that is color keyed with the shingles. All roofing shall be "architectural grade", with at least a 25 year warrantee, and its design shall be "Shadow line"granular or equal Cedar shakes and architectural roof tiles are also acceptable.

6. Porches

The use of porches on front elevations is required when designing exterior frame sided residences. Porches should have a minimum depth of 6' to 8' feet, and must be constructed to be fully useable. The construction of porches, should be architecturally consistent with the vernacular of the architectural design of the residence. Each porch element should be clearly expressed, including the deck platform, railings, columns, headers, porch ceiling, soffits, fascia, gutter and roof. On corner lots, wrap-around porches are required where architecturally appropriate.

7. Dormers

Dormers along the front elevations are to provide additional interest to rooflines where architecturally appropriate. Dormers should be usable, where possible, and have symmetrical gable, hip, shed or curved roof forms. Dormers that have no functionality and are only used for cosmetic purposes are not allowed.
8. Lighting and Address Identification

a. The creative use of exterior lighting and address marker placements is required. Light fixtures should be consistent with the architectural style of the neighborhood, and the house. All exterior lighting should be "down" or "area" lighting. All light sources must be white (no color lighting) and no overspill should occur on any abutting property. All exterior lighting should be shielded to conceal any glare. Tree-up lighting must be concealed in shrubs.

b. In addition to exterior lighting each individual home should incorporate an address identification that is constructed out of quality materials (stone or fiberglass). If brick is used on the front elevation, a stone address identification marker shall be located adjacent to the front entrance or over the garage door.

H. INTEGRITY OF MATERIALS

The usage of exterior materials (siding, roof designs, window, and door trim) on single family homes shall be consistent with the vernacular of the architectural design that is chosen by the developer/builder. It is the adopted policy of the Village to promote the reintroduction of original materials and designs, as they were historically used in the residential construction of downtown Manhattan.

I. BONUS CREDIT SYSTEM

As indicated earlier, the developer/builder may be allowed to add bonus credits of residential density of two units per acre. These credits are subject to submitting the Pattern book to the Plan commission and the Village Board for review. Any proposed density bonuses are within the sole and absolute discretion of the Village Board.
**DENSITY BONUS TABLE**

<table>
<thead>
<tr>
<th>Bonus amount as an increase in density</th>
<th>Additional Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max allowed density increase per acre .7 dwelling units</td>
<td></td>
</tr>
<tr>
<td>8%</td>
<td>Include lot coving as part of the land planning.</td>
</tr>
<tr>
<td>10%</td>
<td>Upgrade landscaping designs (tree size) to a minimum of 5” caliper and add 25% more common area plantings.</td>
</tr>
<tr>
<td>3%</td>
<td>Increase the residential building foundation landscaping by 25% in size and 25% in quantity.</td>
</tr>
<tr>
<td>4%</td>
<td>Irrigate (sprinkler) public or private homeowner open areas, medians, pocket parks, and buffer areas. This can be connected to the detention ponds for watering of common areas only.</td>
</tr>
<tr>
<td>5%</td>
<td>Garage location:</td>
</tr>
<tr>
<td>20%</td>
<td>a. If the developers/builders Architect designs the attached garages to be in a location that provides for side or rear loaded garages. Note: Corner lots will not be credited this bonus unless the garage is concealed from street) (Note 2)</td>
</tr>
<tr>
<td>5%</td>
<td>b. If the developer/builders Architect designs front loaded garages a minimum of 10’ behind the front face of the building. (Note 2)</td>
</tr>
<tr>
<td>2%</td>
<td>c. If the developer/builders Architect provides for an upgraded garage door, with glass panes. (Note 2)</td>
</tr>
<tr>
<td>4%</td>
<td>Front porches:</td>
</tr>
<tr>
<td></td>
<td>a. If the developers/builders Architect designs full and usable front porches. (Note 2).</td>
</tr>
<tr>
<td>6%</td>
<td>Corner porches:</td>
</tr>
<tr>
<td></td>
<td>a. If the developer/builders Architect design full and usable corner porches (Note 2)</td>
</tr>
</tbody>
</table>
8. **If the developer/builder agrees to provide for:**

<table>
<thead>
<tr>
<th>Percentage</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>10%</strong></td>
<td>a. Full masonry elevation designs. (Note 2)</td>
</tr>
<tr>
<td><strong>7%</strong></td>
<td>b. If the developer/builder chooses the historical design submission, and then incorporates at least 50% brick on at least 50% of the single family residences. (Note 2)</td>
</tr>
<tr>
<td><strong>5%</strong></td>
<td>a. If the developer/builder incorporates existing tree preservation as part of his overall land plan. Specie trees only.</td>
</tr>
</tbody>
</table>

*Note 1:*
In the event the developer/builder does not upgrade all of the residential lots on the site plan, they may be granted a partial percentage increase in density.

Example:
Development size - 200 residential units
Side-load garages proposed for 100 of the units

\[
\frac{100 \text{ side-load garage}}{200 \text{ total number of units}} = 50\%
\]

The density increase for side-load garages is 20%, therefore this development may be granted a 10% increase of density as a bonus.

*Note 2:*
Any proposed bonus will be only awarded after the developer/builder has shown that they have met all of the basic requirements to the satisfaction of the Village.

The maximum allowable bonus increases attributable for any development shall be 35% subject to Village Board approval and acceptance that is within the sole and absolute discretion of the Village.
J. LANDSCAPE, STREETSCAPE, and RESIDENTIAL BUILDING PLACEMENT

All new developments must place important emphasis on:

a. Streetscape design incorporating the use of boulevards, turn-abouts, interesting land planning techniques. All plan designs must be approved by the Village.

b. Landscape Architecture. The village requires upgraded landscaping in all public areas. The minimum standards for all developments have been increased. Additional landscaping shall be required in all planned unit developments. These guidelines are as follows.

1. All areas that adjoin public, arterial or collector streets shall provide for a minimum of 20' continuous land area separate from the lots and abutting the rear lot line. This area shall be mounded and landscaped, in an acceptable plan. Tree spacing min 40'-0" on center. Thirty (30) percent of all trees shall be evergreens and clustered.

2. The creation of detention ponds and lakes shall be designed, and landscaped to conform to the Village's subdivision standards. They shall reflect the following additional design standards.

   a. Detention ponds and lakes shall be designed to provide a natural shoreline, with adequate erosion control (mixture of wetland plants and viewing areas).

   An example of a pond with naturalistic shoreline.

   b. Ponds and lakes shall be designed with at minimum 60% wetland plants, and grass sodded viewing areas.

   An example of a pond with sodded viewing area.
c. All ponds and lakes shall have access to adjacent streets, and provide space for the movement of maintenance equipment.

d. Ponds and lakes shall provide for clear access around the pond sufficient to allow access for maintenance equipment. This area shall be in addition to any required rear yards.

e. Clustered trees, and or shrubs shall be placed around the pond or lake shoreline for soil stabilization, and beautification.

f. All cul-de-sacs shall provide for landscaped areas in the center of the cul-de-sac. It will be no smaller that 28' in diameter.