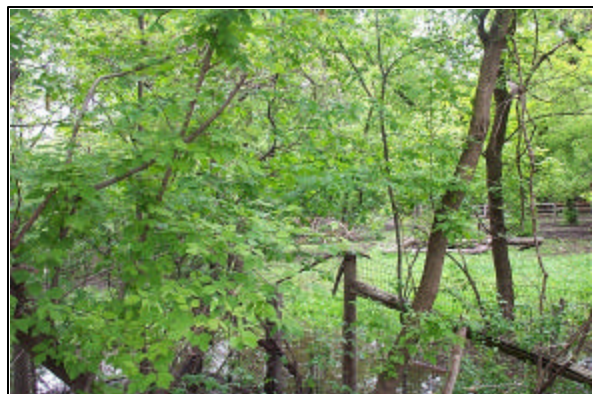

DESIGN GUIDELINES FOR THE CENTRAL SCHAUMBURG ROAD LOTS

Approximately 7 acres of unincorporated property situated on three residential lots is located on the south side of Schaumburg Road and west of the Schaumburg post office and township buildings. The purpose of these design guidelines is to add Village-sponsored inspiration in the design of high quality single-family residential homes, environmentally sound development, and preservation concepts, should the parcels be annexed into the Village. The design guidelines are not intended to supplant Village ordinances, but to augment those ordinances and to provide a common platform of understanding from which the Village Board, Zoning Board of Appeals, Plan Commission and staff can make judgment on development proposals.



Site Design Guidelines

General Site Layout /Zoning

1. All three unincorporated lots must be annexed into the Village jointly to provide a cohesive development. Development should be sensitive to the existing surrounding neighborhood.
2. The design and layout of the development should conserve and maintain existing natural resources, such as trees, wetlands, and floodplain areas. The R-6 or R-7 residential zoning designation is appropriate for adequately sized lots to preserve existing natural resources.



3. Access into the neighborhood should be provided from one access point along Schaumburg Road. Ideally, the access point should be located in the same location as the existing westernmost curb cut in order to preserve existing trees. New bridges or culverts must be constructed over the existing creek running through the central portion of the properties. An entrance or gateway feature could be provided at the Schaumburg Road entrance.
4. The street layout should follow natural contours and be designed to conserve natural features. The road system and homes should be located to

minimize changes to the topography and the need for extensive cutting and filling.

5. The area of the development devoted to streets and related pavement should be the minimum necessary to provide adequate and safe movement through the neighborhood. Narrowed and winding road widths reinforce residential character and discourage faster driving speeds. Curb and gutter should be used to delineate street edges and provide a sound drainage system.
6. Decorative street lighting, mailboxes, and street signs should be used to provide a visual connectivity throughout the neighborhood.

Open Space Design

1. The existing wetland is tributary to the West Branch Salt Creek Greenway. As stipulated in the Village Biodiversity Recovery Plan (BRP), *“large parcels, particularly when connected to other large parcels, display a greater richness in species diversity and have greater potential to sustain rare species that have very specific ecological requirements.”* Appropriate biodiversity principles and wetland restoration techniques outlined in the BRP should be utilized to improve upon existing natural amenities.



2. Open space should be designed and located to conserve significant natural features and existing wetlands. An appropriately-sized riparian buffer along each side of the existing creek should be designed to provide sufficient creek protection. Services of a restoration/wetland consultant should be utilized to complete and review wetland enhancement plans.
3. Creative placement of homes will preserve natural features and open up views to open space and unique features of the site. Each lot should be examined individually to determine the best placement for a home within the context of the development as a whole and the adjacent lots.
4. Retain native vegetation and integrate new native plant materials to heighten visual interest and increase biodiversity. Minimize disturbance to existing natural amenities.

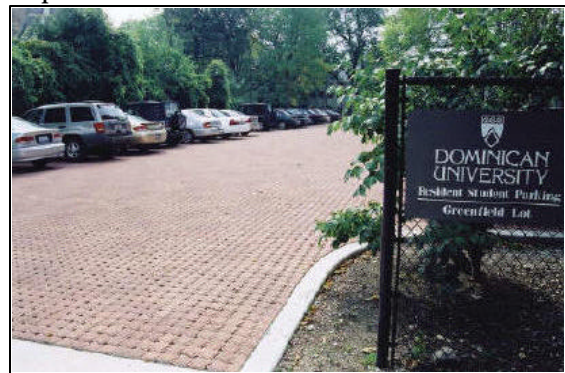


Pedestrian Circulation

1. A pedestrian circulation system which provides each household with adequate access to the common open space should be incorporated into the neighborhood design. This can be achieved by linking a circulation network of sidewalks within the public rights-of-way with paths around common open space. A path around

common open space can provide residents with a connection to nature and an opportunity for passive recreation.

2. Paths should be designed to minimize total site disturbance and maintain the pre-development drainage pattern.
3. Alternate surface materials, such as decomposed granite or permeable pavers, may be considered for paths, rather than the use of concrete or asphalt.



4. Intersections of paths and streets should be well marked. Signage or other physical cues should be used to inform both users of pedestrian and vehicular interaction.

Design Guidelines for Private Property

1. Fences shall be installed so as to prevent the blockage or shortening of views and to maintain a feeling of openness throughout the neighborhood.
2. The builder shall provide and install a landscape package with a minimum of front foundation plantings. Native plantings and natural landscapes are encouraged. Rain gardens may also be constructed to collect and filter stormwater runoff and beautify private yards.
3. Alternative pavement materials may be considered for private driveways

and walkways to assist with stormwater filtration.

Architectural Guidelines

1. Home design styles should be varied so a monotonous streetscape is avoided. Multiple design styles can be achieved through a variation of rooflines, door and window types and details, and building materials. Attractive architectural details should be included on all sides of the home.
2. Each dwelling should utilize a variety of high quality building materials. If brick or stone is utilized, it should only be of full-size, full-depth brick or stone construction, or similar high quality material, and should be presented on a sample board and determined to be appropriate by the Village of Schaumburg.
3. If brick or stone is utilized on the front facade of a dwelling, the building material should wrap around all sides of the dwelling. Additionally, decorative trim features and architectural details should be incorporated into the design of each home, and should be constructed of brick, stone, or wood. Thin brick or brick veneer must not be used on the dwellings.



4. Side-loaded and rear-loaded garages should be utilized throughout the neighborhood, so garages do not dominate the front facade of a home.

5. Open front porches or verandahs are highly encouraged throughout the neighborhood, and should be constructed of wood with decorative wood posts and balustrades.
6. Window style and type should be varied to add visual integrity to each home.
7. Rooflines should be varied in style and type to promote visual expression throughout the neighborhood. Acceptable roof types include multi-peaked gable roofs, hipped roofs, or a combination of attractive roof types. Homes should not have flat roofs, since this will detract from the architectural character of the neighborhood.



8. Attractive cedar roof shingles or architectural roof shingles should be installed to visually enhance each home.
9. Exterior solid core doors should be utilized at each home. Doors should be multi-paneled with transoms and sidelights to add visual interest to the doorways. Additionally, if screen doors are installed, they should be designed to be compatible with the front door.
10. Chimneys and fireplaces should be of brick or stone material if on an exterior wall.