

# **Architectural Controls and Procedures for Constructing Homes in Unit IV of the Bloomfield Club**

## **Summary**

The following pages of this document contain the specifications used by builders for the construction of homes in Unit IV (Luxury Homes) in Bloomfield Club.

**Page 1:** Summary of Document generated on 20 August 2010 by Mary Bahr (BCRA Board Vice President & Representative for Luxury Homes to the BCRA Board)

**Page 2 – 7:** Document P8506-237 dated 11/30/1990 issued by the Village of Bloomingdale, outlining construction requirements for Unit IV as agreed to by the original developer, Hoffman Homes.

**Pages 8 – 14:** Checklist used by the Architectural Review Committee.

**Pages 15-17:** Letter from Hoffman Homes further restating building requirements for Custom Builders. These pages clarified requirements for roof lines and exterior finishes for custom builders who completed Unit IV after Hoffman Homes so that the custom homes built after 1991 would be architecturally consistent with the “Luxury Single-Family Elevations” which were the semi-custom houses that were initially built by Hoffman Homes. The “original Hoffman Homes” are those similar to the models built on the Bloomfield Parkway just east of the clubhouse. These homes were all built before 1990. Empty lots in Unit IV were sold to custom builders in 1991 and the next group of houses were built. Most of these “newer” homes are larger than the original models and are primarily brick exteriors. These homes had to comply with Doc. P8506-237 from the Village and the clarification outlines the commonalities of the original elevations which were intended to make the custom homes consistent with the existing Hoffman models.

## **Summary Architectural Requirements** (minimum list not intended to be exhaustive):

**Minimum Square Footage:** 2,700 (excluding garage, basement, porch, deck, patio)

**Minimum Inclusions:** Fireplace, Basement, Central Air Conditioning, Two-Car attached Garage

**Complement & Blend with architectural styles.**

Exterior Materials: Brick & cedar (no aluminum or vinyl siding)

All Fascia boards 2x10 cedar

All Frieze boards 1x6 above brick or 2 x 6 above cedar

**Maximum 35% lot coverage.**

**Three story or 40 ft height limitation.**

**Roof:** 10:12 minimum pitch for side wall and front elevations. 10:12 pitch (40 degree slope)

**Landscaping and Fencing Requirements** (see documents)

ARCHITECTURAL CONTROLS AND PROCEDURES FOR CONSTRUCTING  
HOMES IN UNIT IV OF THE BLOOMFIELD CLUB

ARCHITECTURAL REVIEW COMMITTEE FOR UNIT IV:

1. No construction, alteration or addition to any improvement to the property shall be allowed, and no building permit shall be applied for with respect to any such improvement, until plans and specifications for the same, showing the nature, shape size, architectural design, material, location, approximate cost, and proposed landscaping hereof, shall have been first submitted to and approved in writing by an architectural review committee for Unit IV, consisting of at least three members of the Association;
2. The Architectural Review Committee shall be appointed by the Board of Directors as provided by Article X of the Bloomfield Club Recreation Association Bylaws. Prior to the formation of the said committee, such approval of architectural and landscape plans shall be given by the developer. The Architectural Review Committee may be appointed at any time by the Board of Directors once the corporate authorities of Bloomingdale have reviewed and approved architectural controls and procedures contained herein;
3. Plan approval shall be in two stages:
  - a). Preliminary plans indicating exterior design, plan arrangements and room sizes shall be submitted initially; and
  - b). Following approval of preliminary plans, construction working drawings and specifications, and final landscape plan shall be submitted for final approval;
4. The Architectural Review Committee shall either approve or disapprove of the architectural and landscape plans, and shall complete and transmit the attached architectural review checklist along with said plans, to Bloomingdale's Building and Zoning Department. Not less than two-thirds of the architectural review committee shall:
  - a). Verify that drawings reviewed are in compliance with all applicable architectural controls; or
  - b). Document reasons for disapproval of said drawings, should the committee determine that architectural and landscape plans submitted are not in conformance with these architectural controls and procedures;

5. Upon approval of architectural and landscape plans and specifications by the architectural review committee or the developer, working drawings shall be submitted by the lot owner or purchaser to the Village's Building and Zoning Department for permit; and
6. The Village will require cash bonds to insure against damage to existing public improvements on or in the vicinity of the lot, and for site improvements not completed prior to occupancy. This includes landscaping, driveway construction, and other elements of home construction and lot development.

DESIGN:

Each dwelling hereinafter constructed in Unit #4 shall, without exception:

1. Consist of a minimum of 2,700 square feet of floor area, excluding garages, basements, porches, decks and patios;
2. Include at a minimum, and without limitation:
  - a). Fireplace;
  - b). Basement;
  - c). Central air conditioning; and
  - d). Two-car, attached garages;
3. Complement and blend with the architectural styles depicted on the plan entitled "Luxury Single-Family Elevations", dated March 17, 1987, by the Balsamo/Olson Group;
4. Comply with:
  - a). Maximum 35 percent lot coverage established by Section 10, Zoning Lot Coverage and Floor Area Ratio, item (a)(1) of Article XA of the Zoning Ordinance; and
  - b). Three-story, or 40-foot building height limitations established by Section 7, Building Height, item (a)(1) of Article XA of the Zoning Ordinance;

5. Comply with the Anti-Monotony Code approved for Unit #4, dated August 31, 1987, by Hoffman Homes.

**MATERIALS:**

Design of residences in Unit #4 shall include, without exception, the following:

1. Brick, stucco, or cedar siding must be used to construct homes. Aluminum or vinyl siding is prohibited;
2. Brick-cladding on all exterior chimney chases;
3. Brick on the first floor of the front elevation;
4. Cedar for all trim boards, including, but not limited to, fascia, soffit and corner boards; and
5. Driveways consisting of concrete, brick or concrete pavers. Asphalt drives shall be prohibited.

**BUILDING SETBACKS AND SEPARATION:**

1. Front -- A minimum 30-foot building setback, as measured from the front property line;
2. Corner Side -- A minimum 20-foot building setback, as measured from the corner side property line;
3. Interior Side:
  - a). A minimum of five feet shall be maintained between any dwelling and an interior side lot line;
  - b). Unless conditions described below occur (item #3c), a minimum separation of 20 feet shall be provided between homes;
  - c). The required 20-foot separation may be reduced to 15 feet when:
    - 1). Garage walls on adjacent homes are sited opposite one another; and

- 2). A home with windows on a side elevation is sited opposite a windowless wall of an adjacent home; and
4. Rear -- Minimum 30-foot setback from rear lot line.

**YARD REQUIREMENTS AND LANDSCAPING:**

1. General -- In addition to the required "finish" lot grading, the Purchaser shall install, at his or her own expense:
  - a). Drive aprons; and
  - b). One 2½-inch caliper parkway tree for every 40 lineal feet along the front and corner side yard property lines. The type of trees installed shall be in accordance with the Luxury Single-Family Overall Plan (Sheet L-6), dated September 1, 1987 and revised December 10, 1987, by Otis Associates;
2. Lawn -- Front and side yards must be sodded. Rear yards must be seeded or sodded;
3. Foundation Plantings -- Plantings in side yards of corner lots are required by the Development Ordinances adopted for this subdivision, to provide for articulation of the side elevation of the home. The intensity of landscaping shall not be less than that depicted on the approved landscape plan entitled "Luxury Single-Family Side Yard Landscaping (Sheet L-8)", dated September 22, 1987, by Otis Associates;
4. Fences -- In order to prevent a cluttered landscape along Schick Road, fences on Lots #38, #39, #40, #65, #66 and #67 are subject to the following restrictions:
  - a). A four-foot high, black wrought iron fence, consistent in design with that installed along the east property line of Unit #4 (see attached graphic (see Attachment A) may be constructed along the rear and side lot lines. No other type of fencing is permitted on these lots;
  - b). Where fencing would abut existing landscaped berms, the fence shall be installed at the toe of the slope on the resident side of berms; and
  - c). Fencing shall not extend beyond the front elevation of the residence.

#### TEMPORARY AND/OR RELOCATED STRUCTURES:

1. Temporary -- No building or structure of a temporary character including, without limitation, a trailer, tent, shack, shed, garage, barn or other building, is allowed; and
2. Relocated -- No buildings or structures shall be moved from other locations to the lot.

#### ANTENNAS/SATELLITE DISHES:

No external or outside antenna including, without limitation, satellite dishes, are allowed.

#### COMPLIANCE WITH APPLICABLE CODES:

1. In no event shall any improvement or proposed improvement violate any of the other restrictions affecting the property or any applicable zoning ordinances, or building or subdivision codes;
2. In no way does this document serve as a substitute for the Real Estate Purchase and Sale Contract and its Exhibits, Bloomingdale's Development Ordinances adopted for this project and any other covenants, conditions and restrictions affecting the improvements to the Property and the architectural controls thereon. Please refer to documents, covenants, conditions and restrictions listed below for an accurate description of any and all controls affecting this property:
  - a). Development Ordinance #87-38, which grants preliminary plan approval for Unit #4, subject to terms and conditions set forth in this Ordinance, including, but not limited to "Luxury Single-Family Elevations", dated March 17, 1987, by the Balsamo/Olson Group (Exhibit 9); and
  - b). Development Ordinance #88-5, which grants final approval of Unit #4, subject to terms and conditions outlined set forth in this Ordinance, including, but not limited to:
    - 1). Anti-Monotony Code for Luxury Single-Family Area, dated August 31, 1987, by Hoffman Homes (Exhibit #6);

- 2). Luxury Single-Family Overall Plan (Sheet L-6), illustrating landscaping for Unit #4, dated September 1, 1987 and revised December 10, 1987, by Otis Associates (Exhibit #18, dated September 22, 1987 was revised in December of 1987);
  - 3). Luxury Single-Family Side Yard Landscaping (Sheet L8), dated September 22, 1987 (Exhibit #20);
  - 4). Site Layout for Luxury Single-family (Sheet L-11), showing requested side yard variances in plan view, dated October 20, 1987, by Otis Associates (Exhibit #24); and
  - 5). Luxury Single-Family Elevations (Sheet L-12), illustrating requested side yard variances, dated October 20, 1987, by Otis Associates (Exhibit #24); and
- c). Attachment A, Required Fence Design for Lots #38, #39, #40, #65, #66, and #67.

cc: Bob Nielsen, Vice President  
Land Development and Engineering, Hoffman Homes

PJR/pr

CHECKLIST  
ARCHITECTURAL CONTROLS  
UNIT IV, BLOOMFIELD CLUB

GENERAL:

Name and address of owner/purchaser:

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Street Address)

\_\_\_\_\_  
(City, State, Zip)

Telephone Numbers:

Day: \_\_\_\_\_

Evening: \_\_\_\_\_

Lot Number: \_\_\_\_\_

Lot Area: \_\_\_\_\_

DRAWINGS REVIEWED:

List all architectural plans, landscape plans and other documents reviewed for compliance with these controls. Include name of architect, landscape architect, and date of drawing:

1. \_\_\_\_\_  
\_\_\_\_\_



2. \_\_\_\_\_  
\_\_\_\_\_
3. \_\_\_\_\_  
\_\_\_\_\_
4. \_\_\_\_\_  
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5. \_\_\_\_\_  
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6. \_\_\_\_\_  
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7. \_\_\_\_\_  
\_\_\_\_\_

**COMPLIANCE WITH ARCHITECTURAL CONTROLS  
AND APPLICABLE ORDINANCES FOR UNIT IV:**

The following checklist is intended to demonstrate compliance with applicable architectural controls and ordinances adopted for Unit IV of the Bloomfield Club. The reviewer should mark compliance with each of the items listed below, based upon plans reviewed. Items not checked show areas where drawings do not demonstrate compliance with applicable controls and ordinances, which may form the basis of disapproving proposed construction on the lot.

**DESIGN:**

- o Dwelling has at least 2700 square feet of floor area, excluding garage, porches, basements, decks and patios
- o Maximum 35 percent lot coverage not exceeded
- o Dwelling includes:
  - o Fireplace
  - o Basement
  - o Central Air Conditioning
  - o Two Car Garage (minimum)
- o Plans are consistent with architectural styles depicted on "Luxury Single-Family Elevations", dated March 17, 1987, by the Balsamo/Olson Group (Exhibit #9 of Development Ordinance #87-38)
- o When sited on the lot referenced above, the architectural design and color styling of the building comply with the Anti-Monotony Code for Luxury Single-Family Area, dated August 31, 1987, by Hoffman Homes (Exhibit #9 of Development Ordinance #88-5)

**MATERIALS**

- o Exterior elevations show use of brick, stucco or cedar siding, or combination thereof (NOTE: Use of aluminum or vinyl siding is prohibited)
- o Where chimney is exterior to the building, drawings show chimney chase will be clad in brick
- o Drawings show brick on the first floor of the front elevation
- o Drawings confirm that cedar will be used for all trim boards including, but not limited to the fascia, soffit and corner boards
- o Driveways will consist of either (check one):
  - o Concrete
  - o Concrete pavers
  - o Brick pavers

## BUILDING SETBACKS AND SEPARATION

- o Plans show structure set back at least:
  - o 30 feet from front lot line
  - o 20 feet from corner side lot line
  - o 30 feet from rear lot line
- o Plans show structure with two-car garage not less than 20 feet from adjacent dwelling
- o Plans show structure with three-car garage not less than 15 feet from adjacent dwelling and not less than five feet from side lot line
- o If three-car garage option and dwelling is less than 20 feet from adjacent residence, check which condition applies:
  - o Garage wall will be sited opposite garage wall on adjacent home
  - o Side elevation with windows will be sited opposite a windowless wall of an adjacent dwelling
  - o Side elevation which will be constructed adjacent to existing home has no windows

## YARD REQUIREMENTS AND LANDSCAPING

- o Plans show installation of drive apron
- o One 2½-inch caliper parkway tree will be installed for every 40 lineal feet of front and corner side lot line
- o Tree species has been selected from Luxury Single-Family Overall Plan (Sheet L-6), dated September 1, 1987 and revised December 10, 1987
- o Sod will be installed in front and rear yards
- o Plans show rear yard will be seeded or sodded

- o Plantings in corner side yards comply with the intensity of landscaping illustrated on Luxury Single-Family Side Yard Landscaping (Sheet L-8), dated September 22, 1987 (Exhibit #20 of Ordinance #88-5)
- o If lot #38, #39, #40, #65, #66, or #67, fencing complies with following:
  - o Four feet high
  - o Constructed of black, wrought-iron
  - o Design consistent with modern design illustrated on Attachment "A" of the Architectural Controls for Unit IV
  - o Installed on toe of the slope on resident side of berm (if berming exists on or adjacent to lot)
  - o Does not extend beyond front elevation of structure

**RECOMMENDATION TO BLOOMINGDALE'S  
BUILDING AND ZONING DEPARTMENT**

The Architectural Review Committee has reviewed plans for compliance with applicable architectural controls and ordinances adopted for Unit IV of the Bloomfield Club and recommends (check one):

- o Approval of plans reviewed and identified above; and
- o Disapproval of proposed construction

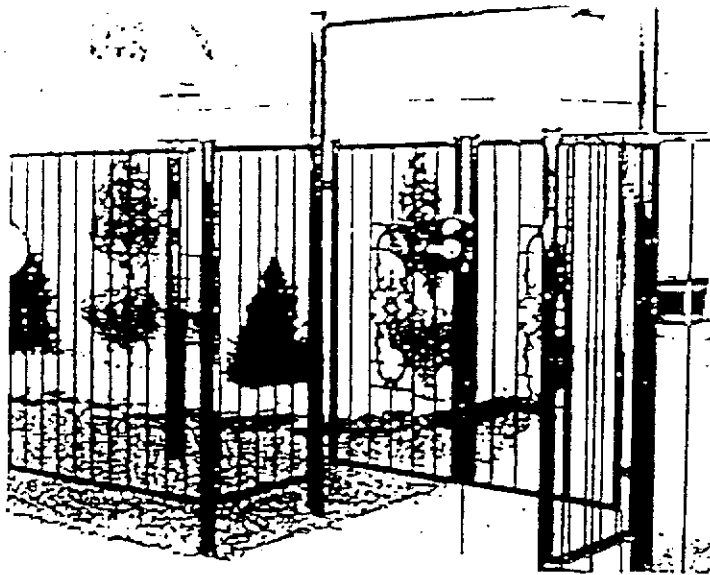
Signatures and Date:

- |    |             |        |
|----|-------------|--------|
| 1. | _____       | _____  |
|    | (Signature) | (Date) |
| 2. | _____       | _____  |
|    | (Signature) | (Date) |
| 3. | _____       | _____  |
|    | (Signature) | (Date) |

If a project is not recommended for approval, all areas where site development does not, in the opinion of the Architectural Review Committee, comply with applicable codes and ordinances should be described below:

[illegible]

PJR/pr



# OSCEOLA

## Fence Corporation

### MODERN DESIGN

Compliments the contemporary style of architecture and often used to enclose swimming pool areas. Specified by architects where a neat, straight line appearance is required. Fabricated of  $\frac{1}{2}$ -inch solid iron pickets, double welded on  $4\frac{1}{2}$ -inch centers to two  $1\frac{1}{2}$  x  $1\frac{1}{2}$  x  $\frac{1}{8}$ -inch angle iron rails. The iron is then cleaned and dipped twice in our specially formulated rust-inhibiting black enamel. Posts are normally 2-inches square with iron caps.

# HOFFMAN HOMES

One of the Hassinger Companies

August 14, 1991

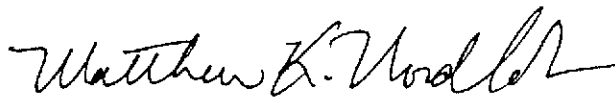
Dear Custom Builder:

In order for the Architectural Review Committee to assure you prompt plan approval as it relates to architectural controls for Bloomfield Club Unit IV, we recommend that you follow the submittal list shown below. This list is intended to help expedite the approval process by calling out the items we look for when reviewing each set of plans. It is in no way meant to be a substitute for the controlling ordinance entitled "Architectural Controls & Procedures for Constructing Homes in Unit IV of The Bloomfield Club", P8508-237, issued by the village of Bloomingdale November 30, 1990.

1. Submit three (3) sets of construction working drawings & specifications for review by Hoffman Homes prior to application for building permit.
2. Provide plat of survey for Hoffman's files.
3. Provide separate landscaping plans for Hoffman's files.
4. Submit actual samples of exterior brick, roof shingles and siding/trim colors if otherwise unidentifiable by name, number or other specific description.
5.
  - a) Show all fascia boards as 2 x 10 cedar.
  - b) Show all frieze boards as 1 x 6 above brick or 2 x 6 above cedar siding.
  - c) Show 2 x 6 cedar trim around all windows within cedar siding (no wood trim required around windows within masonry).
  - d) Show 4" stone sills for all windows and entry doors within brick facades.
6. 10:12 minimum side wall roof pitch recommended for hipped roofs, 10:12 minimum pitch for front elevations gables.

August 14, 1991  
Page 2

7. Any recommendations by the committee must be incorporated onto the working drawings by the architect and resubmitted for committee approval before applying for building permit with the village.



\_\_\_\_\_  
(Signature)



\_\_\_\_\_  
(Signature)



\_\_\_\_\_  
(Signature)



SEP 01 1987

BLOOMFIELD CLUB  
LUXURY SINGLE FAMILY -- MONOTONY CODE

Identical models with identical elevations will not be erected more often than every fourth lot along the same frontage; i.e., two dissimilar models will be erected between each identical model with identical elevations. Identical models, with the same elevation, will not be constructed directly across the street or other right of way from the front of that model.

Identical models with significantly different elevations may be erected on every third lot; i.e., a completely different model must be erected between identical models with different elevations. Identical models with the same elevation will not be constructed directly across the street or other right of way from the front of that model.

The models will be color-sequenced to provide for an attractive, non-monotonous streetscape. A selection of color schemes will be designed to be offered for the various models. The color schemes will be comprised of roofing, brick, siding, trim and paint colors. The same color scheme will not be available on any two adjacent models, along the same frontage regardless of model type and elevation. Since siding is a significant color component of a color scheme, a different color scheme using the same siding color will not be used in more than one of three models along the same frontage; i.e., along the same frontage there will be one dissimilar model between identical models.