

# *Exterior Construction Standards*

*Updated August 11, 2004*

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## **An Ordinance Regulating Exterior Construction Standards For Residential and Commercial Structures Within the Village of Homer Glen**

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*Original Ordinance No. 01-077 Passed November 20, 2001*

*Amended by the following Ordinances:*

*No. 02-008 – March 12, 2002*

*No. 02-058 – September 17, 2002*

*No. 02-074 – November 5, 2002*

*No. 03-010 – March 18, 2003*

*No. 03-026 – May 20, 2003*

*No. 03-074 – November 18, 2003*

WHEREAS, pursuant to the provisions of 65 ILCS 5/11-30-4, the Village of Homer Glen has the authority to regulate the manner of constructing buildings and structures and the accessories thereof; and

WHEREAS, pursuant to Ordinance 01-023, the Village of Homer Glen has exercised the foregoing power by adopting the Will County Building Ordinance as and for the Building Ordinance for the Village of Homer Glen; and

WHEREAS, said Ordinance may be supplemented to include more detailed provisions establishing minimum standards for exterior construction for residential and commercial buildings and structures; and

WHEREAS, it is in the best interests of the Village of Homer Glen to supplement the provisions of Ordinance 01-023 by adopting an ordinance that establishes minimum standards for exterior construction for residential and commercial buildings and structures, all so as to increase the structural integrity and fire resistance of such buildings and structures, to enhance the aesthetic value of such buildings and structures, to promote property values within the Village of Homer Glen, and so as to generally further the values of the Village of Homer Glen as reflected in its mission statement and core values.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF HOMER GLEN, WILL COUNTY, ILLINOIS, THAT:

Section 1: Recitals – The foregoing recitals are hereby incorporated into this Ordinance as if fully set forth herein.

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**Section 2: Definitions and Standards**

For the purpose of this Ordinance the following definitions and standards shall apply:

1. **Masonry Construction** shall include all construction of stone material (including manufactured stone products), brick material, concrete masonry units, or concrete panel construction, which is composed of solid, cavity, faced, or veneered-wall construction.

The standards for masonry construction types are listed below:

**A. Stone Material:**

Masonry construction using stone material may consist of granite, marble, limestone, slate, river rock, and other hard and durable naturally occurring all weather stone. Cut stone, dimensioned stone, and manufactured stone products are acceptable.

**B. Brick Material:**

Brick material used for masonry construction shall be hard fired (kiln fired) clay, calcium silicate (sand/lime), shale or slate material which meets the latest version of ASTM standard C216, Standard Specification for Facing Brick (Solid Masonry Unit Made of Clay or Shale), and shall be Severe Weather (SW) grade, and Type FBA or FBS or better. No unfired or underfired brick shall be permitted.

**C. Concrete Masonry Units:**

Concrete masonry units used for masonry construction shall meet the latest version of the following applicable specifications; ASTM C90, Standard Specification for Loadbearing Concrete Masonry Units (hollow and solid); ASTM C129, Standard Specification for Nonloadbearing Units (hollow and solid). Concrete masonry units shall have an indented, hammered, split face finish or other similar architectural finish, integrally colored, subject to approval by the Village Manager. Lightweight concrete block not conforming to the foregoing standards or cinder block construction shall not be acceptable as exterior finishes. Concrete masonry units shall be prohibited in any residential building or structure as an exterior finish.

**D. Concrete Panel Construction:**

Concrete finish, pre-cast panel or tilt wall construction shall be painted, fluted, or exposed aggregate. Other architectural concrete finishes may be approved by the Village Board on a case by case basis if such finishes incorporate the use of striping, accenting, trim, cornices, fenestration, banding or other comparable architectural techniques so as to create an aesthetic appeal similar to the aforementioned architectural concrete finishes. Smooth or untextured concrete finishes are not acceptable unless painted and maintained. Concrete panel construction shall be prohibited for use in any residential building or structure as an exterior finish.

**2. Glass and Metal Walls:**

A. **Glass walls** shall include glass curtain walls or glass block construction. Glass curtain wall shall be defined as an exterior wall which carries no structural loads, and which may consist of the combination of metal, glass, or other surfacing material supported in a metal framework. Glass wall construction shall be prohibited in any residential building or structure as an exterior finish.

B. **Metal walls** shall include profiled panels, deep ribbed panels and concealed fastener systems. Exterior finish shall be film laminated or baked on enamel painted to the wall manufacturer's standards.

1. The use of corrugated metal, plastic, or fiberglass panels shall be prohibited.

2. The use of galvanized, aluminum coated, zinc-aluminum coated or unpainted exterior metal finish shall be prohibited.

Metal walls shall be prohibited in any residential construction as an exterior finish, and shall be prohibited on the first floor or story of any commercial building or structure as an exterior finish.

**Section 3: Applicability and Scope – New and Existing Buildings and Structures; Additions, Alterations, Reconstructions and Replacements of Existing Structures**

The standards and requirements set forth in this Ordinance shall apply to all new buildings and structures constructed within the Village of Homer Glen for which building permits have not been issued as of the effective date of this Ordinance, for which applications for building permits have not been filed as of the effective date of this Ordinance, or for which there has been no contact between the applicant for a building permit and the Village or the Will County Building Department within the 90 day period prior to the adoption of Ordinance 01-077 demonstrating substantial commitment to applying for and obtaining such building permit and which was capable of verification through objective sources outside the sole control of the applicant, provided, however, that any alteration, addition, repair or replacement of any residential building or structure in existence as of the effective date of this Ordinance shall be exempt from the provisions of this Ordinance if such alterations, additions, repairs or replacements are constructed with exterior finishes that are architecturally consistent with the exterior finishes of said residential structures as they existed as of the effective date of this Ordinance, and provided further, however, that alterations or additions to buildings or structures in existence as of the effective date of this Ordinance and located in commercial or industrial zoning districts of the Village of Homer Glen shall be constructed with exterior finishes that are architecturally consistent with the presently existing portions thereof, except that if any such building or structure is wholly destroyed by fire or other casualty, or is damaged to an extent greater than fifty percent (50%) of the greater of (i) the value of said building or structure as of the time immediately prior to the occurrence of such damage or (ii) the reasonably estimated cost to repair said building or structure immediately after the occurrence of such damage, such building or structure shall be repaired, reconstructed or replaced in such a fashion as to place said building or structure into full compliance with the provisions of this Ordinance. No building permit shall be issued, or, if issued inadvertently, shall be valid or effective, unless the plans and other submittals included with the application therefore demonstrate compliance with the provisions of this Ordinance.

Amended  
03/19/02  
Ordinance  
#02-008

**Section 4: Applicability and Scope: Type of Building or Structure**

1. Residential buildings or structures located in any residential zoning district within the Village of Homer Glen and which are the primary building or structure on a given lot shall be constructed with exterior finishes consisting of either stone material or brick material covering one hundred percent (100%) of the aggregate total area of all first floor or story exterior walls, exclusive of doors, windows, and associated trim. All chimneys constructed on any such building or structure shall have exterior finishes consisting exclusively of stone material or brick material from grade level to the caps thereof, where such chimneys are located on an exterior wall of any such building or structure from grade level to the top of such chimney, but any such chimney located within the interior of such building or structure and having exposed exterior surfaces located only above the lowest part of the roof of such building or structure shall not be required to be constructed exclusively of stone or brick material as aforesaid, but shall instead be required to be surfaced with materials that are architecturally compatible and harmonious with the overall design of such building or structure. Any permitted accessory building or structure within any residential zoning district within the Village of Homer Glen shall be subject to the foregoing provisions if the total interior floor space thereof exceeds two hundred and twenty five square feet, but all other permitted accessory buildings shall be exempt from the provisions of this Ordinance. Notwithstanding the foregoing, no accessory building or structure otherwise permitted to be constructed in any residential zoning district shall be subject to the provisions of this Ordinance. Amended 03/18/03 Ordinance #03-010
  
2. Commercial buildings or structures located in any commercial zoning district within the Village of Homer Glen and which are the primary building or structure on a given lot shall be constructed with exterior finishes consisting of stone material, brick material, concrete masonry units, concrete panel construction or glass walls covering one hundred percent (100%) of the aggregate total area of all first floor or story exterior walls, exclusive of doors, windows, and associated trim. All chimneys constructed on any such building or structure shall have exterior finishes consisting exclusively of stone material or brick material from grade level to the caps thereof, where such chimneys are located on an exterior wall of any such building or structure from grade level to the top of such chimney, but any such chimney located within the interior of such building or structure and having exposed exterior surfaces located only above the lowest part of the roof of such building or structure shall not be required to be constructed exclusively of stone or brick material as aforesaid, but shall instead be required to be surfaced with materials that are architecturally compatible and harmonious with the overall design of such building or structure.. All permitted accessory buildings or structures located in any commercial zoning district within the Village of Homer Glen shall also comply with the provisions of this Ordinance. Amended 03/18/03 Ordinance #03-010

3. **Industrial buildings or structures** located in any industrial zoning district within the Village of Homer Glen, including any permitted accessory structures shall be constructed with exterior finishes consisting of any of the exterior finishes defined in Section 2 of this Ordinance, exclusive of doors, windows and associated trim.
4. **Agricultural buildings or structures** located in any agricultural zoning district within the Village of Homer Glen, including any permitted accessory structures, shall be exempt from the provisions of this Ordinance.
5. **Governmental buildings or structures** which are owned, occupied, leased or constructed by any unit of government and located in any zoning district within the Village of Homer Glen shall be exempt from the provisions of this Ordinance.
6. Residential buildings or structures which demonstrate exceptional architectural merit and an intention to reflect the rural character of the Village of Homer Glen may, upon application made to the Village Board of Trustees, be granted a variance from the provisions of this Ordinance requiring the use of particular materials for exterior finishes to allow the use of different materials or to allow the use of a different percentage or proportion of the materials otherwise required in the exterior finish of such a structure, **but no such variance shall be available or granted to allow the use of aluminum siding, vinyl or plastic siding, or imitation brick or stone sheeting.**

Any permitted accessory building or structure within a residential zoning district within the Village of Homer Glen and which is located or proposed to be located on a parcel of land of five (5) acres or more, may upon application made to the Village Board be granted a variance from the provisions of this Ordinance regarding the use of particular materials for exterior finishes to allow the use of different materials or to allow the use of a different percentage or proportion of materials otherwise required for the exterior finish of such structure, provided that the Village Board determines, based upon evidence presented by the Applicant, that the proposed variance will not alter the essential character of the neighborhood in which the property is located, that the proposed variance will not be injurious to other property in the neighborhood in which the property is located, and that the proposed variance will not substantially diminish or impair property values within the neighborhood in which the property is located.

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Furthermore, and without otherwise limiting any term or provision of this Ordinance, or of any amendment thereto, any person proposing to construct any accessory structure that demonstrates either architectural merit, planning excellence or a commitment to enhancing the rural character of the Village of Homer Glen may upon application made to the Village Board be granted a variance from the provisions of this Ordinance regarding the use of particular materials for exterior finishes to allow the use of different materials or to allow the use of a different percentage or proportion of materials otherwise required for the exterior finish of such structure, provided that the Village Board determines, based upon evidence presented by the Applicant, that the proposed variance will not alter the essential character of the neighborhood in which the property is

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located, that the proposed variance will not be injurious to other property in the neighborhood in which the property is located, and that the proposed variance will not substantially diminish or impair property values within the neighborhood in which the property is located.

7. Administrative Variance. Notwithstanding any contrary provisions of this Ordinance, any person or entity applying for a building permit to construct any building or structure that is subject to the provisions of this Ordinance may, upon application to the Village Manager, obtain from the Village Manager an administrative variance from the strict application of this Ordinance to permit the use of materials otherwise prohibited by this Ordinance for accent or decorative purposes in connection with the construction of such building or structure. To be eligible to receive an administrative variance hereunder, the applicant shall be required to demonstrate to the reasonable satisfaction of the Village Manager that the variance (i) affects five percent (5%) or less of the total surface area of the building or structure that is otherwise required to be surfaced with materials designated and permitted by this Ordinance, (ii) that the variance is not being sought for the sole purpose of reducing the overall expense of the construction of the building or structure in question, (iii) that the variance will not adversely affect the character of the neighborhood or area where the building or structure is located or diminish property values of other building or structures in such area, and (iv) that the variance will not adversely affect or detract from the architectural and aesthetic merit of the building or structure in question. Any applicant denied an administrative variance may appeal such denial to the Village Board of Trustees by filing written notice of such appeal with the Village Manager within ten (10) days of the denial of the variance. The hearing on such variance shall be scheduled for the next regular Village Board meeting following the filing of the notice of appeal.

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8. **Administrative Variance—Accessory Structures.** Notwithstanding any contrary provisions of this Ordinance, any person or entity applying for a building permit to construct any accessory building or structure otherwise permitted within a residential zoning district within the Village of Homer Glen, which accessory building or structure is subject to the provisions of this Ordinance may, upon application to the Village Manager, obtain from the Village Manager an administrative variance from the strict application of this Ordinance to permit the use of materials otherwise prohibited by this Ordinance for in connection with the construction of such building or structure. To be eligible to receive an administrative variance hereunder, the applicant shall be required to demonstrate to the reasonable satisfaction of the Village Manager (i) that the variance is not being sought for the sole purpose of reducing the overall expense of the construction of the building or structure in question, (ii) that the variance will not adversely affect the character of the neighborhood or area where the building or structure is located or diminish property values of other building or structures in such area, (iii) that the variance will not adversely affect or detract from the architectural and aesthetic merit of the building or structure in question, and (iv) that if granted, the variance will not result in the construction of an accessory building or structure with an appearance that is inconsistent or otherwise not in harmony with the appearance of the principal structure on the

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property in question. Any applicant denied an administrative variance may appeal such denial to the Village Board of Trustees by filing written notice of such appeal with the Village Manager within ten (10) days of the denial of the variance. The hearing on such variance shall be scheduled for the next regular Village Board meeting following the filing of the notice of appeal.

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