

Preliminary Residential Design Guidelines

Protection of the Village's rural character and natural environment is a primary goal of the new Comprehensive Plan. These design and development guidelines for Prairie Grove's single-family residential areas (detached and attached) establish the framework for future development and communicate the type and character of homes desired by the Village and its residents. The design and development guidelines contained in this section shall be applied to both single-family detached and single-family attached development.

Placement and Orientation

The placement and orientation of homes is an important consideration. Proper home placement can maintain scenic views within the Village, create close neighborhoods, promote neighbor interaction, and maintain privacy.

- Single-family homes shall have a strong orientation to the street. Primary entrances to homes shall be located in the front of the house, facing the street.
- "Flag lots" are lots on which one or more houses are located behind another house that fronts the street. Often the houses share a common driveway, or have driveways located very close together that extend to the rear properties. Flag lots are often created in rural communities when a property owner seeks to gain revenue by subdividing their rear yard. Flag lots shall not be permitted within the Village.
- Homes and buildings shall be positioned in a manner that preserves views and privacy of others. Structures and landscaping shall be placed to respect the privacy of neighbors, and minimizes obstruction of views from neighboring properties. Chapter 20 of the Prairie Grove Municipal Code, as amended from time to time (Landscape Code) provides specific regulations and process for approval of landscape related projects within the Village.
- When residential development is adjacent to commercial or other incompatible land uses, larger setbacks shall be used to provide adequate protection from adverse impacts.
- Clustering, or other conservation design techniques shall be used to preserve the natural environment for public enjoyment. Clustering of houses allows for more open space than traditional development, and protects significant natural resources in the community and maintain them for public enjoyment.
- Townhomes shall be rear loaded, with strong orientation to the street or central courtyard. Front porches and other strong articulation at the entrance is encouraged. Porches shall not be less than 5 feet in depth. Garages shall be located in the rear whenever possible in order to strengthen each unit's street or courtyard prominence. Consideration will be given to front facing garage doors based on hardship and appropriateness taking into consideration the architectural articulation of the proposed neighborhood or phase on a case-by-case basis.
- Rowhomes shall be rear loaded, with a strong orientation to the street. Articulation at the front face of the unit is encouraged. Garages shall be located in the rear to strengthen each unit's street or courtyard prominence whenever possible.

- Age-restricted units shall have a strong orientation to the street. Primary entrances to the homes shall be in the front of the house, facing the street.
- All houses shall have heating system that are rated at least 85% efficiency.
- All units shall have a minimum floor to ceiling heights on the first floor of 9'0". Townhome units shall maintain a basement ceiling height of at least 8' 6".

Home Size, Height and Bulk

Today, homes are becoming increasingly larger. Guidelines to restrain height and reduce the perceived bulk of homes are increasingly important, and so are guidelines to ensure that homes are appropriate to their surroundings. Homes that are too big or too small can impact adjacent property values and detract from a neighborhood.

- The minimum size and average size of homes shall be as follows:

<i>Product</i>	<i>Minimum Sq. Ft.</i>	<i>Average Sq. Ft.</i>
Attached Residential Unit	1,600	
Villa/Age Restricted Unit	1,800	2,000
Neo-Traditional	2,200	2,500
Single Family: Lot Size ≤ 18,000 sf	2,600	N/A
Single Family: Lot Size 18,000 – 21,000 sf	2,800	N/A
Single Family: Lot Size 21,000 sf – ¾ acre	3,200	N/A
Single Family: Lot Size ≥ ¾ acre	3,600	N/A

Minimum home sizes are determined by the habitable floor area measured to the outside of the frame walls and does not include basements, garages or exterior porches.

- The height, mass and scale of homes shall be in character with surrounding development. Single-family and Attached Residential homes shall be measured from the established finish grade as identified on the approved Engineering Drawings to the highest ridge point of the roof. In cases where a “walk out” or “English basement” is proposed, the measurement shall be taken from the average height distance between the first floor grade and the lowest grade closest to the structure. **(Illustration Here)**

Height limitations shall be as follows:

Attached Residential Units shall not exceed 40'-0" in total height

Lots less than 20,000 s.f. shall not exceed 35'-0" in total height

Lots 20,000 s.f. or greater shall not exceed 40'-0" in total height

- To avoid adding additional height to a home, the top of the foundation should not be elevated during site grading and preparation. The foundation height shall be determined by averaging the elevation of the four corners of the site. Overall height shall then be determined as the elevation from the top of the foundation to the ridge of the house. The chimney height shall be excluded from the overall height limitation. Top of foundation will be subject to review and approval by the Village of Prairie Grove.
- Incorporating horizontal details, including eave and trim bands, to facades of homes is encouraged. Horizontal details can add scale and proportion to a house.

- Portions of the front and side sections of the home shall be articulated and stepped back to break up the home's mass. Stepping back sections of a home in forward and back progressions can soften the perceived mass of front and side walls. No elevation on the side of a house shall have a massing or length more than 30 feet without being articulated by a change in plane or design features. The Village Architectural Review Commission ("ARC") reserves the right to waive this condition based on design.
- Front porches can add interest and scale to the front of a house. Front porches also encourage neighbor interaction, contribute to safety and help establish the close neighborhoods desired by the Village and its residents. Incorporating front porches into a home's design is strongly encouraged, however they should be appropriate to the established architectural style. Front porches on single-family residential homes shall have a minimum depth of 8 feet.
- Appropriately articulated rooflines add architectural interest and break up the mass that can be created by a large imposing roof. Chimneys, dormers, roof shape and architectural style are aesthetic considerations that can reduce the perceived height and mass of a home.
- Bay windows, turrets and other architectural features appropriate to the historic architectural style are encouraged. These features soften the appearance of a home and can break up large wall masses.
- Exterior trim details can add interest, scale and dimension to a home. The use of wide casings around windows, shutters, corner and frieze boards, balusters and columns compatible with the home's architectural style is encouraged.

Architectural Style & Monotony

Residential development in many communities often occurs in a manner that is repetitive and monotonous as it seeks to develop land via economies of scale in building materials and design. This has resulted in aesthetically dull and unremarkable environments with no sense of place or character known simply as "suburbia". Within Prairie Grove's existing neighborhoods no one architectural style is more prevalent than another. The existing neighborhoods consist of a variety of traditional architectural styles and varying housing types. This pattern of development has helped establish Prairie Grove's rural character. While the Village should not attempt to dictate any one specific architectural style, it can promote new construction that complements the traditional building styles evident within the existing homes of the community and prevent monotony. We encourage referencing the following publications to better understand acceptable architectural design vocabularies:

American Homes, An Illustrated Encyclopedia of Domestic Architecture by Lester Walker

A Field Guide to American Architecture by Virginia & Lee McAlester

American Houses, A Field Guide to the Architecture of the Home by Gerald Foster

- Development of single-family homes should consist of traditional architectural styles. Modern architectural styles are not permitted on lots smaller than 1 acre.
- New homes need not be historic replicas, but should offer high quality and compatible interpretations of the traditional styles present within historic and traditional neighborhoods. Mixing of architectural styles within a single residence is strongly discouraged.

- A variety of architectural styles and floor plans should be promoted throughout the community. In general, monotonous development shall be avoided. Except for attached residential units, no home may be excessively similar to any other home along a street or cul-de-sac, or as measured from property line to property line, as follows:
 - Neo- Traditional Single Family Units shall be dissimilar within 500 lineal feet
 - Lots less than 20,000 s.f. shall be dissimilar within 500 lineal feet
 - Lots 20,000 s.f. or greater shall be dissimilar within 1,000 lineal feet
- Determination of similarity shall be at the reasonable discretion of the ARC, based on these design and development guidelines. The Village of Prairie Grove recognizes the need for efficient development achieved through economies of scale, however, these economies can still be achieved without monotonous development practices. The Village will determine excessively similar homes by evaluating floor plans, rooflines, façade's, windows, doors, entry features, primary building materials and primary colors. Architectural design schemes for single subdivision neighborhoods or phases are encouraged to be submitted for informal review to establish conformity and appropriateness before developing final construction drawings.
- Minor changes such as changing colors and building materials, mirroring elevations, and changing interior floor plans in and of themselves, are not acceptable practices for circumventing anti-monotony objectives, as these can result in monotonous patterns or appearance. However, floor plans may be repeated if exterior façades are suitably remodeled to avoid similarity.

Building Materials and Color

The building materials and color of a home are important considerations for homes within Prairie Grove. A home can have spectacular architecture, but if the materials are of low quality and the colors are inappropriate, it will leave much to be desired and its value will be impacted. Much like architecture and style, repetitive colors and building materials can create an aesthetically dull and unremarkable environment with no sense of place or character. Within Prairie Grove's existing neighborhoods no one building material or color is more predominant than any other. This pattern of development has helped establish the Prairie Grove's rural character. While the Village should not attempt to dictate any one specific building material or color, it can promote new construction that complements existing development, the environmental setting of the community, traditional rural character, and avoid a monotonous appearance.

- Exterior finishes shall consist of either traditional masonry building materials such as brick or stone, or wood clapboard or fiber cement siding. Aluminum siding, vinyl siding, engineered wood, plywood, concrete block, tin, and metal or metal appearance are prohibited. Artificial Stucco and Exterior Insulation and Finish Systems (EIFS) are not permitted. Siding and clapboard may not be vertically hung.
- Exterior finishes shall utilize appropriate accents to highlight entries, windows, dormers, porches and other architectural details using historic models. Acceptable accent materials include stone, simulated stone (i.e. Cultured Stone®), terra cotta, copper, and wood and metal trim. Authentic Stucco consisting of 3-coat Portland Cement is acceptable, but attention should be paid to the durability of the application. Wood and cement board siding is acceptable, but must be hung horizontally.
- The following minimum percentages shall apply to all dwelling units within this development.

- Townhouses – Not less than 60% in the exteriors each neighborhood shall be constructed of brick, stone, stucco, cedar shingle or a combination thereof. Remaining houses shall be constructed of other acceptable materials as approved by the ARC.
- Rowhomes – Not less than 70% of the exteriors shall be constructed of brick, with the balance of the façade being other materials as listed above and acceptable to the architectural review board.
- Single Family Homes – Not less than 50% of residential units shall be constructed of brick, stone, stucco, cedar shingle or a combination thereof. Remaining houses shall be constructed of other acceptable materials as approved by the ARC.
- Vinyl and aluminum fascias, soffit, trim and other exterior finishes are not permitted.
- Roofing materials should complement the architectural style of a home. The color of roofing materials should complement the architectural style and color of the home. Medium cedar shakes/shingles are preferred and strongly encouraged. Slate and Ludowici Roof Tile are also acceptable; Asphalt shingles may be used, provided they are laminated with a guaranteed 30-year or longer life and are “architecture” style (40-year guarantee for lots greater than 20,000 s.f.)
- Columns, banisters, balusters, shutters, and other architectural details are encouraged provided they are compatible with the architectural style of the home.
- The predominant colors for new homes should consist primarily of earth tones. While the natural brick and stone colors should predominate, contrasting and complementary colors should also be used to accent building components, highlight architectural elements and to help distinguish homes and neighborhoods from one another. Wood and cement board siding should be similarly colored as well. White and other light brick colors are not permitted unless they are to be painted appropriately with the architectural style of the home.
- Identical materials should be used on all exterior sides of a home. Changes in colors and materials shall occur horizontally such as changes at upper floors or windowsills. Elevations of different colors and materials are not permitted, including brick or stone front facades with siding on side and rear elevations. Where a wing or projection of the building is offset, the wing or projection may use different materials to give it emphasis, provided the materials are applied to the entire wing or projection.
- All decks, or any other above grade features, are to be constructed within the building envelope and designated on the final as-built survey and recorded by the Owner of each lot. A copy of the final survey shall be provided to the ARC for its permanent file. A raised deck and its supports should incorporate materials that relate to the residence such as brick, stucco or stone. If wood posts are used they shall be a minimum of 8” x 8” with a base and capital detailing.
- All patios, decks and terraces are to be constructed within the confines of the final building pad as designated and recorded by the developer for each lot.
- Accessory buildings, such as garden sheds shall only be allowed on lots greater than 34,000 s.f. and shall be limited in size to 100 square feet and conform to Village of Prairie Grove zoning setback constraints. House additions will be allowed only within the building pad area.
- Mechanical equipment for utilities and HVAC should be screened so that they will not be visible from the street or adjacent property. All utility cables shall be underground. No aboveground fuel tanks will be permitted.
- Swimming pools are allowed only by ARC approval. The following restrictions apply:

Above ground pools are not allowed.

All swimming pools shall comply with the Village of Prairie Grove and McHenry County regulations.

Fences and landscape screening must render a pool invisible to the streetscape and neighbors.

Basketball hoops and portable play equipment structures shall not be allowed in the front yard setback. Basketball hoops, when used, should be pole mounted. Attachment to roof structures is not permitted.

Outdoor play structures shall be placed so as to not obstruct views of adjacent property owners or must be properly screened with appropriate landscape material.

- Damaged and deteriorated exterior building materials shall be repaired or replaced.

Windows, Doors and Entrances

Windows, doors and entrances add architectural interest and “curb appeal” to a home. An attractive and inviting home contributes positively to a neighborhood unit and strengthens the traditional rural character of the Village.

- Each elevation of a dwelling shall have windows. The frequency and quantity of window placement should be determined by the architectural style, however too many windows are preferred over too few.
- All openings should be articulated through the use of shutters, flat or arched lintels, projecting sills or surrounds. Windows should be located on all elevations and be properly spaced and proportioned. Double hung or casement windows must be used. Jalousie or sliding windows are not permitted. Wood shutters are encouraged.
- All windows should display the correct use of divided lights. Removable grilles will be allowed however, true-divided or simulated-divided-light windows are encouraged.
- Windows and doors shall have wood, aluminum or vinyl clad exteriors with wood interiors. Consideration may be given for vinyl interior frames in vertically operated windows at the discretion of the architectural review board. Glazing shall be clear or gray tinted only. Low-E insulated glass is strongly encouraged. Reflective glass or glass block will not be accepted. Fiberglass or metal entry door systems are permitted. Screen material shall be of dark gray fiberglass, aluminum, copper or bronze.
- The style of window should be compatible with and complement the architectural style of the home. All windows in a home should be of same style and quality. Installation of different types or styles of windows is strongly discouraged. All homes within the community should be attractive and inviting. Long blank facades and elevations should be avoided.
- Basement lookout windows and walkout doors will be allowed if created by the use of minimally sized landscaped and terraced area wells. Landscaping should be used to diminish the appearance of a 3-story elevation. Raising the top of foundation and berming up to the house to create lookout or walkout basement condition is not permitted. Foundation walls shall not extend more than 6” above finished grade unless approved by the ARC. Basement walkout windows shall be allowed only if the site’s natural slope permits. Grading or otherwise altering the natural topography of a site to accommodate a walkout basement is not permitted.
- Multiple story entry features are not consistent with the rural style of the community and are not permitted. Entry features should be subtle and traditional. The main entrance should have a sense of prominence that is reflected on the design. Two-story foyers should use a transom above the

door or a dormer window separated from the door with a roof element to obtain natural light. Trim and decorative moldings should highlight a home's entrance.

- The primary entrance to homes in the Prairie Grove should be on the front elevation. Homes should have strong orientations to the street, and front entrances are required.
- Exterior doors should be of high quality. Solid wood doors are preferred. Fiberglass doors with natural wood appearance are acceptable as are metal doors painted in character of the home. Windows within and adjacent to front doors are encouraged.
- Simulated windows utilizing shutters, as well dormer vents are permitted per the review of the architectural review board.
- Shutters should be traditional in design and material and in keeping with the architectural style. If shutters are used they should be sized to the window so it appears it could be closed and fully protect the window. Hinges and shutter-dogs should be used even if the shutter is fastened to the wall. Wood shutters are preferred with solid vinyl shutters being acceptable as approved by the architectural review board. Hollow back plastic shutters are prohibited.

Roofs and Rooflines

Roofs and rooflines can add character, identity and interest to a home. Details on the roof can also break up the mass and perceived bulk. The main roof should be a minimum 7 vertical to 12 horizontal pitched roofs. Historic roof configurations such as gables or hips are preferred. Roof forms should be well organized and demonstrate the same character on all sides of the residence. Shed roof forms are discouraged, except at small dormers, if appropriate to the style of the architecture. The use of mansard roofs or roofs that are flattened at the ridge are not permitted. Flat roofs are permitted over entry porches, entryways, or where compatible with historical precedence. Roof pitches on major building massing should fall within the range of 8:12 to 18:12 and be consistent. Minor building massing (i.e. dormers) should fall within the range of 4:12 to 18:12. Other proportions may be submitted to the ARC for approval. Eaves and rakes should be articulated by fascia boards, friezes, cove and crown molding, or gutters

- Homes should have a pitched roof that compliments the overall design and architecture of the building. Consideration should be given to the roof line as viewed from all sides of a home.
- Traditional roof configurations, including gable, hip or a combination of both are preferred. Mansard, hip-on-gable, hip-and-gable, gambrel, saltbox, cross gable, and kicked eaves style roofs should be attractively designed and appropriate with the architecture. Flat roofs are permitted over entry porches, entryways, or where compatible with historical precedence. Shed roofs are not permitted except as a dormer accent.
- Dormers are encouraged provided they are appropriate with the architectural style of the home. Dormers add visual interest to a home, provide more interior natural light, and disrupt large roof masses. Dormers should be designed in keeping with the historical architectural style. Dormers must be correctly located on the roof and the use of proportionally designed dormers is encouraged.
- Chimneys can assist in breaking up roof mass and reducing the perceived bulk of a house. Chimneys should be incorporated into the roofline of a house. The style and placement of chimneys should be compatible with a home's architecture. Chimneys on all lots greater than 20,000 s.f. shall be true masonry chimneys, and not brick on frame. All chimneys shall have a masonry or stucco veneer. Wood veneer such as clapboard or shingle shall not be applied to any

exterior chimney. Galvanized flues shall not be exposed and shall be covered with decorative cap or screening.

- An important element of design is the shadow lines which are created by roofs and help articulate the building. All homes should have eaves that extend a sufficient distance to create shadow lines. A variety of overhangs are desired.
- Skylights should not be visible from the street. Skylights should be flush with the roof and non-protruding, and similar in color to the roof. Dome style skylights are not permitted.
- Sewer, plumbing and attic vents should be combined. Continuous ridge vents or gable vents are encouraged. Venting should be subtle and not visually prominent from any street view. Venting hardware must not disrupt the rooflines from front or side elevations. High profile vents, prefabricated dome vents, dormer vents, and power vents are not permitted. Venting devices should blend with the building materials and colors. PVC venting is prohibited.
- Roofing materials should complement the architectural style of a home. Cedar shakes/shingles are preferred and strongly encouraged. Slate and Ludowici Roof Tile are also acceptable, if they are consistent with the architectural character of the home. Asphalt shingles may be used provided they meet the following criteria :

Townhouses: Medium cedar shingles or 30-year laminated “architectural grade” shingles

Rowhomes: Medium cedar shingles or 30 year laminated “architectural grade” shingles

Single Family – Medium cedar shingle or minimum 30-year laminated “architectural grade” shingles may be considered on lots less than 20,000 s.f. if, at the discretion of the ARC, they are deemed to appropriately articulated and add architectural interest.

Neo- Traditional Single Family: Medium cedar shake shingles. 40 year laminated “architectural grade” shingles may be considered if, at the discretion of the ARC, they are deemed to appropriately articulated and add architectural interest.

Garages and Driveways

In recent years, garages have become a prominent feature of a home’s architecture. “Snout houses” predominate many suburbs. The design and development guidelines recognize the need for storage of vehicles, tools, maintenance equipment and other personal property, however they strive to reduce the prominence of the garage through placement and design considerations. **MUST HAVE ILLUSTRATIONS HERE**

- Driveways are designed to accommodate the frequently used automobiles only. Storage of Recreational Vehicles (RVs), boats, trailers, or other vehicles on driveways is prohibited. Cars stored seasonally or periodically and covered on driveways are also prohibited. Offsite storage of seasonally or periodically used vehicles is strongly encouraged.
- Single-family homes shall have driveways constructed of asphalt, concrete or brick pavers. Driveways consisting of gravel, tar and chip or other material shall not be permitted. Pattern stamping and/or coloring may be appropriate provided the color and pattern complements the architectural style of the home. Driveways should be designed to have a minimal surface area. Large aprons, turnarounds, parking areas are discouraged. “Strip-drives”, consisting of two driving strips for wheels, with a landscaped or turf center is encouraged. ILLUSTRATION HERE

NOTE: All illustrations shall be attached to the final residential guidelines prior to approval of the 1st final plat.

- On lots 30,000 square feet or greater, homes are required to have 755 square feet (3 cars) of garage area, as measured from the inside wall. Single-family detached homes on lots smaller than 30,000 sf are required to have a minimum garage area of 640 square feet (2.5 cars) or larger, as measured from the inside wall. "Age-restricted" or other residential units without basements are required to have 525 square feet (2 cars). The maximum size for a garage in the Village of Prairie Grove is 4.5 cars. Carports are prohibited.
- Garages should be properly sited as to not to be a primary design feature of a home. Frontloading-front facing garages are prohibited on lots greater than 20,000 s.f. Front-loading side-facing is permitted on lots greater than 20,000 s.f. when the garage is located 50 feet or more from the front property line, otherwise they are not permitted. Front-loading garages on lots less than 20,000 s.f. shall not protrude from the front plane of the residence more than ½ the depth of the garage. Front-loading garages directly adjacent to one another or on the same lot boundary are discouraged, unless one or both are side-loaded. Side-loading front-facing garages are permitted although rear-loading garages, attached or detached, are preferred. Detached garages must be located entirely behind a home. **NEED ILLUSTRATIONS HERE** NOTE: All illustrations shall be attached to the final residential guidelines prior to approval of the 1st final plat.
- In circumstances where front-loading garages are allowed, some architectural design element that provides relief to the facade and softens the massing of the door slabs, such as; a roof with decorative brackets; columns and or trellis shall be provided.
- Garage doors shall be consistent with the architectural style of the house. Carriage style garage doors are preferred. Garage doors with windows shall complement the architectural style of the house. Solid aluminum, metal, or wood paneled garage doors are discouraged. **NEED EXAMPLES OF APPROVED DESIGNS HERE** NOTE: All illustrations shall be attached to the final residential guidelines prior to approval of the 1st final plat.
- Separate garage doors for each bay are encouraged. It is acceptable for a 3-car garage to have one singlewide door, and one doublewide door, however 3 separate doors is preferred. Fenestrated columns or separations providing the appearance of separate garage doors are encouraged for all doublewide doors. All two car and two-and-half car garages are required to have separate garage door for each bay. One large garage door for all parking stalls within the garage is not permitted. **NEED ILLUSTRATIONS HERE** NOTE: All illustrations shall be attached to the final residential guidelines prior to approval of the 1st final plat.
- Garage entrances with more than 2 doors must not be flush with one another. To soften the visual mass of garage area, entrances should be "stepped back" or offset as a means to soften the visual bulk and add architectural interest. **NEED ILLUSTRATIONS HERE** NOTE: All illustrations shall be attached to the final residential guidelines prior to approval of the 1st final plat.
- Detached garages shall be of the same style, appearance and building materials of the house. Residential living space above a detached garage is prohibited. Anti-monotony guidelines will apply to the placement, size, color and appearance for detached garages.
- Attached garages should have windows to soften the garage's visual impact. The spacing, style and frequency of windows should be similar to the rest of the house. Front-loaded side-facing garages, and other garages with windows facing the street should have window treatments to help soften the garage's visual prominence. Dormers and other elements are also encouraged to soften a garage's appearance.

- Details such as curved tops, wide casings, corner and frieze boards, balusters and columns should be used to soften the visual impact of the garages, and add interest, scale and dimension.
- Prairie Grove encourages the use of tasteful, simplistic mailboxes. 4” x 4” cedar post and brackets with a natural stain or sealer finish supporting a black or white metal or cedar mailbox is preferred. Mailboxes surrounded by a masonry pier are not allowed. Also, “caricature” type mailboxes, (i.e.; fish, ducks, pigs etc.,) are not allowed.

Lighting

While lighting can contribute to a neighborhood’s safety and can also enhance the appearance of a property, it creates light pollution that disturbs the “starry night” sky of the Village. The guidelines below strive to ensure lighting is appropriate and minimized spill over light onto adjacent properties, glare, and light pollution.

- Outdoor lighting shall be kept to an absolute minimum. Excessive light creates light pollution and is detrimental to the rural character of the Village.
- The use of lighting to highlight architectural elements of a house is prohibited. Decorative lighting, such as uplighting or spotlighting of trees and decorative lighting on building features or entries are not permitted.
- Building lighting should be subtle and understated; light fixtures shall be designed and oriented to produce minimal glare and spillover onto nearby properties. Direct exposure of light bulbs should be avoided and the use of low wattage bulbs should be encouraged. Incandescent lighting creates a warm atmosphere and should be encouraged for all exterior lighting. Fluorescent bulbs for exterior light fixtures is prohibited.
- Street lighting within residential neighborhoods should be kept to a minimum. Light standards should not be excessively tall. Directional illumination through down lighting intersections can reduce glare and spillover lighting and should be encouraged.
- Outdoor lighting of tennis courts, “Sport Courts”, basketball courts, or other private recreation facility is prohibited.
- Motion activated spotlights are appropriate when used for security and safety. Spotlights or floodlights shall only be allowed on the rear yard shall be directed in a way as to not spill light onto adjacent properties. Motion activated lights should provide only the minimum amount of time required to enter a home safely before turning off (i.e. 1-3 minutes).
- Satellite dishes larger than 24 inches are not allowed. Small dishes are permitted if they are not visible from the front of the home. TV antennas must be placed in the attic and not on the roof.

Transportation Improvements and Considerations

Few communities within the Chicago region have managed to maintain a rural and historic character, particularly in their residential neighborhoods, where it is often difficult to distinguish one community from the next. While not solely responsible, the over engineering of residential streets has significantly contributed to the loss of identity of residential neighborhoods. Residential streets have become over engineered and exceedingly wide. In many instances, the residential streets have become wider than the collector streets that service them. The design and development guidelines set forth in this section strive to reverse this trend and ensure the streets within Prairie Grove’s residential neighborhoods contribute to its rural character and help strengthen its identity.

- Cul-de-sacs, circles and courts are contrary to the rural character the Village of Prairie Grove and its residents are striving to maintain, and therefore should be minimized.
- A “Curved and Blocked” street pattern, with curved streets and cul-de-sacs is discouraged. The “Curved Grid System” is the desirable street configuration for new development. The Curved Grid System can prevent any one street from overuse, or use as a cut-through. In addition, emergency response vehicles and visitors can navigate more easily and the street pattern provides relief from some types of visual monotony.
- Street widths shall be appropriate to the character of the neighborhood. While required right-of-way for neighborhood streets should remain at 60 feet, the width of paved and shouldered surface should be appropriate for the rural character of the Village. Excessive pavement widths encourage speeding and are contrary to existing and traditional rural development. Pavement widths need only accommodate 2 lanes of traffic and a parked car on one shoulder. A pavement width between 22 and 26 feet is most appropriate.
- Open draining, including ditches and swales are more appropriate for Prairie Grove’s rural setting and are encouraged. Curb and gutters shall be used only on steep slopes where shoulder gravel cannot stabilize and washouts are a concern.
- Private roads and driveways serving more than two dwelling units should be discouraged unless a desirable development can only be achieved through the reduction of curb cuts on public rights-of-way by the use of a private drive.
- New subdivisions shall be linked to the surrounding street system in a safe and logical fashion. Major entrances and exits shall include appropriate sight lines, be aligned with other selected drives and intersections, and incorporate appropriate geometrics and traffic control measures to ensure safety, capacity, and operational efficiency.
- Curb cuts onto arterial and major collector streets should be minimized.
- Dwellings adjacent to arterial and collector streets should be set back further from the right-of-way than homes located on local streets.
- Existing treelines along most of Prairie Grove’s collector and arterial streets shall be maintained where feasible.
- New subdivisions should incorporate lot and circulation patterns that reflect the established street system and the pattern of nearby existing development.
- In order to achieve an orderly and unified development pattern, smaller subdivisions shall relate to and connect with the anticipated future development of adjacent undeveloped lands. New development must not create small “islands” or enclaves of unrelated land uses, or result in subdivision patterns that cannot be incorporated into the broader, area-wide circulation and land-use systems.
- As directed by the ARC, an internal multi-use trail system shall be incorporated into the design of residential developments to increase bicycle and pedestrian accessibility to schools, public facilities, employment and shopping areas, and parks and open spaces. Multi-use trails shall be constructed of asphalt with a minimum width of 8 feet. Benches and other pedestrian amenities shall be included at mutually agreeable locations between the Village and developer. Water fountains are an encouraged pedestrian amenity but are not required.

Environmental, Open Space and Stormwater Considerations

The rural character of Prairie Grove could be described as a community where housing and the built environment have taken a back seat to the natural environment. Since most of the prime, unencumbered land has already succumb to development, future development must take place in areas where natural resources are prevalent. New development in these areas must be considerate of the environmental setting and strive to integrate itself into the existing community setting.

- New development should be compatible and harmonious with the character of adjacent buildings and the existing landscape.
- Natural features, including significant existing trees and vegetation, topography, wetlands, and drainage characteristics, shall be protected and incorporated into the planning and design of the subdivision and individual residential lots.
- The landscaping improvements shall be subject to the review of the architectural review council prior to approval.
- Conservation design and development concepts are encouraged for all residential development. Porous brick driveways, naturalized drainage swales, bioswales, and narrower roadways are examples of some techniques that should be promoted within the Village.
- Cut and fill and mass grading for new developments shall be minimized. Development should strive to maintain the hills, terrain, and rolling topography that distinguishes Prairie Grove from other communities.
- Detention areas shall be designed to accommodate localized storm water runoff and to promote joint detention with adjacent landowners. Detention areas shall also be designed as visual and open space amenities within a development area.
- Storm water management within residential developments must consider the hydrological implications of nearby off-site development and other areas within the watershed in order to resolve potential problems in a cost effective manner. Careful site planning, appropriate landscape materials, proper wetland buffers and sedimentation basins and filters, erosion control, and tree preservation should be important components of a comprehensive storm water management plan.
- Retention areas should be designed to consider maintenance requirements, water quality, visual characteristics, recreational and wildlife values, as well as hydrologic criteria.
- Easements shall be dedicated within new developments to provide linkages to the multi-use trails along the environmental corridors, and to enable trail system extensions that would permit connections to other major other parks, open spaces, and environmental areas.
- Useable and accessible open space and park land shall be provided as a part of all new residential developments. Parks and open spaces should reflect the desires of residents of the development and the Village as a whole. Land designated for public open space should not be sold for development at a later date, and methods should be established to assure their maintenance in perpetuity.
- Floodplains, wetlands, areas of ecological and archaeological significance, and mature wooded areas should be preserved as open space. The continuity of the environmental corridors highlighted in the Land-Use Plan should be maintained. Where feasible, the corridors should be used for recreational activities, wildlife habitat, and multi-use trails.
- Regardless of lot size, all new residential developments shall include useable and accessible recreational areas for small children within appropriate walking distance to homes as well as

appropriately scaled open spaces and pedestrian linkages to area-wide facilities which serve the active recreational needs of older children and adults.

- Site planning within new developments shall include the use of effective and attractive buffers to protect residential areas from adjacent arterial roadways and non-residential development.

Public access to the rivers, streams, lakes and other environmental resources within should be provided for recreational purposes and for the general enjoyment of residents and visitors. Where possible, scenic views and vistas from public rights-of-way should be preserved to enhance the unique image and character of the Prairie Grove.