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**Homer Glen, IL  
Ordinance Regulating Exterior Construction Standards for  
Residential and Commercial Structures  
Enacted: November 20, 2001**

**AN ORDINANCE REGULATING EXTERIOR CONSTRUCTION STANDARDS  
FOR RESIDENTIAL AND COMMERCIAL STRUCTURES  
(WITHIN THE VILLAGE OF HOMER GLEN)**

WHEREAS, pursuant to the provision 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 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 ORDANED 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.

Section 2: Definitions and Standards-For the purpose of this Ordinance the following definitions and standards shall apply....

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 filed as of the effective date of this Ordinance, provided, however, that any alteration, addition, repair, or replacement of any residential building or structure in



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existence as of the effective date of this Ordinance shall be exempt from the provisions of the Ordinance if such alterations, addition, repairs or replacements are constructed with exterior finishes that are architecturally consistent with the exterior finishes of the 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 demonstrate compliance with the provision of this Ordinance.

#### Section 4: Applicability and Scope: Type of Building of Structure-

1. **Residential buildings or structures** located in any residential zoning district within the Village of Home Glen and which are the primary building or structure on any 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 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. 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.
2. **Commercial buildings or structures** located in any commercial zoning district within the Village of Home Glen and which are the primary building or structure on any 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 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



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- material or brick material from grade level to the caps thereof. Any permitted accessory building or structure within any commercial zoning district within the Village of Homer Glen shall also comply with the provisions of this ordinance.
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 the 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 stone sheeting.

Section 5: Severability- The various portions of this Ordinance are hereby expressly declared to be severable, and the invalidity of any such portion of this Ordinance shall not affect the validity of any other portions of this Ordinance, which shall be enforced to the fullest extent possible.

Section 6 : Repealer- All ordinances or portions of ordinances previously passed or adopted by the Village of Homer Glen that conflict with or are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

Section 7 : Effective Date-This Ordinance shall be in full force and effect from and after its passage and approval.