

# **The Midwest Club of Oak Brook**

**THE MIDWEST CLUB  
FIRST AMENDED  
ARCHITECTURAL AND LANDSCAPE  
CONTROL MANUAL**

**PROCEDURES  
FOR  
CONSTRUCTION  
OF  
NEW HOMES, ADDITIONS,  
OTHER STRUCTURES  
OR  
CHANGES TO PRESENT HOMES  
IN THE MIDWEST CLUB AREA**

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# **FIRST AMENDED ARCHITECTURAL AND LANDSCAPE CONTROL MANUAL**

## **SECTION ONE INTRODUCTION**

### **1.1 BACKGROUND**

The Midwest Club is one of the most uniquely beautiful private residence clubs anywhere and provides an opportunity to have beautiful, comfortable homes in a lush, park-like, secure environment. Initially, a Declaration of Trust was recorded by the Developer on December 7, 1978. This Declaration of Trust was later updated and replaced by the First Amended Declaration of Covenants, Conditions and Restrictions of the Midwest Club Area, which was adopted by a two thirds vote of the Membership as well as majority vote of the Board of Trustees and then recorded on February 3, 1995. Simultaneously, the Board adopted revised Rules and Regulations for the Midwest Club Area as well as updated Architectural Guidelines. It is intended that the extensive study, planning and painstaking work so characteristic of every detail of The Midwest Club, be forever preserved by the provisions contained in the Declaration of Covenants and Restrictions, Rules and Regulations and Architectural Guidelines.

The Declaration specifically provides that all the real estate in The Midwest Club is subject to the uses and purposes set forth therein, and that no construction upon the Lots for a new residence, addition to a present residence, or any structure or change as defined in Section 8.25 of the Declaration of Covenants, Conditions and Restrictions, shall commence without the prior approval of the Board of Directors. It also provides for various other matters, all having as their object the preservation of the attributes of a distinguished and superior residential community.

Throughout the planning and development process, the primary objective has been to assure the preservation of the natural beauty of the land in the Club Area. The lakes and greenbelt areas were designed and located to assure the preservation of beautiful open views and vistas. Roads were located to accommodate the terrain and to require removing as few as possible of monumental and major trees. Over 300 major trees were transplanted to the parkway and the lots, thereby preserving almost every significant tree on the property. With similar care, the boundaries of the lots were individually adjusted to preserve trees and to give the best possible exposure and views for the homes to be built on each site.

This care in planning, coupled with strong attention to quality and detail in the engineering and development stages, provide the opportunity for The Midwest Club to be forever in the forefront of the truly distinguished communities already established within Oak Brook. Obviously, the degree to which this is ultimately achieved is dependent upon the attention Members give to the design and landscaping of their homes.

## **1.2      ARCHITECTURAL STYLES**

During the time when the concept of The Midwest Club was being formulated, consideration was given to the matter of architectural styles. The basic concept of the Club provides that it be composed of custom homes, designed by a number of different architects, and built by a number of different builders, over a period of time. The original rolling character of the land and the unique land plan of the Club provide an overall countryside environment for the individual home settings. Within that overall environment, each individual home setting is different in configuration, size, orientation, topography and proximity to natural features.

All of these factors, together with the vastness of the Club Area, encourage the use of a variety of architectural styles, rather than a singular, specific style. In this way, the taste of the individual Members and the specific characteristics of each setting can have important influence upon the particular architectural styling that will be most suitable in harmonizing with the natural colors, textures and forms. At the same time, it is also important that the individual home designs as well as additions be compatible with the Club's overall countryside environment. Designs that would be foreign to or not consistent with the natural surroundings are to be avoided. Home designs, or additions, that are the same as, or closely similar to any home already in The Midwest Club, will not be approved.

## **1.3      PROFESSIONAL DESIGN**

Members of The Midwest Club will be making very significant investments in their homes, in keeping with the high value of their individual home settings. Proper planning can make the building of a home or the construction of an addition to a present home an exciting and enjoyable experience. It is important that Members consult with a professional architect or a custom designer/builder who is intimately familiar with the concert of The Midwest Club, and who has demonstrated a record of success in the custom home design field. Every home setting in The Midwest Club presents a different, interesting challenge. Achieving the maximum aesthetic result in combining each home with its setting makes it very important for Members to secure the

counsel and advice and services of appropriately competent professionals.

## **SECTION TWO**

### **STEPS IN PREPARING TO BUILD A NEW RESIDENCE, ADDITION TO A PRESENT RESIDENCE, ANY OTHER STRUCTURE IN THE MIDWEST CLUB OR MAKE CHANGES TO A PRESENT RESIDENCE.**

The following is a description of the various steps that should be taken to assure smooth and prompt consideration by the ALAC and Midwest Club Board of Directors, and ultimately, the Building, Engineering and Public Works Departments of the Village of Oak Brook in order to build a new residence, addition to a present residence, erect any other structure in the Midwest Club or propose a change to a present residence.

#### **2.1 STEP ONE: THE MIDWEST CLUB ARCHITECTURAL AND LANDSCAPING CONTROL MANUAL**

The authority for Architectural and Landscaping Controls as well as the Architectural and Landscaping Advisory Committee is found in Section 8.25 of the Declaration of Covenants, Conditions, and Restrictions of the Midwest Club, which state in pertinent part:

"The Board has the right to establish Architectural and Landscaping Controls for the purpose of preserving a residential community in which each home is attractive and pleasing in design, and for the purpose of requiring and encouraging building styles and landscaping within the Club Area, which incorporate a pleasing variety of designs, materials and colors that are compatible, and blend rather than clash. No building, outbuilding, detached structure, storage shed, garage, landscape structure, recreational structure, (including but not limited to, patios, swing sets, and basketball hoops), fence wall or other structure shall be commenced, erected or maintained nor shall any addition to, or change or alteration in the foregoing be made, nor shall any exterior color change be made, until the construction plans and specifications shall have been submitted to the Board and approved by the Board in writing."

The Declaration of Covenants, Conditions and Restrictions further provides for the establishment of an Architecture and Landscape Advisory Committee (also referred to as the Advisory Committee or ALAC), "for the purpose of establishing procedures for the review of

plans and designs, actually reviewing plans and designs, and making recommendations to the Board."

Accordingly, the Board of Directors has established an Advisory Committee, consisting of a Chairman, who is a member of the Board of Directors, three professional staff members, and up to four Members of the Midwest Club who have been selected by the Chairman of the Board with no two Members being residents of the same court. The professionals and residents vote on the issues brought before the ALAC. Each member of the Advisory Committee has been made familiar with the Master Plan of development for The Midwest Club, and each is sincerely dedicated to being most cooperative and helpful in working with the Members, and their architects, builders and landscapers. In order to preserve the integrity of the ALAC and avoid any conflicts of interest, before any professional staff member begins to critique any project he shall advise the chairman of the ALAC if he has ever been employed by the Member requesting review by the ALAC, or the Member's builder, architect or engineer.

Before planning to build a new home in the Midwest Club, an addition to a present residence, or any building, outbuilding, detached structure, other structure or change as defined in Section 8.25 of the Covenants, Conditions and Restrictions, each member should become very familiar with the applicable provisions of the Declaration of Covenants, Conditions, and Restrictions as well as the Architectural and Landscaping Controls.

The Architectural and Landscaping Controls are included and made part of this manual. A reproduction of Section 8.25 of the Declaration of Covenants, Conditions and Restrictions are attached to this Manual as Attachment I.

This manual has been prepared to provide information concerning the design requirements that the Advisory Committee uses in considering plans submitted for approval. It is important to remember that the ALAC serves to advise the Board of Directors and thus final architectural approval for any project must be granted by the Board of Directors.

As soon as each Member (Resident) has selected the building architect, landscaping architect, or any other professional who will have an influence upon the exterior design of any structure, its size, placement on the lot, landscaping or any aesthetic aspect of the exterior of the entire property, those persons should be cautioned to familiarize themselves thoroughly with the applicable provision of the Declaration of

Covenants, Conditions and Restrictions as well as this Architectural and Landscaping Control Manual. Extra copies of both documents are available at the Club Office.

It is also important that such person be intimately familiar with the elements of the Village of Oak Brook Zoning and Building Codes that will apply to the home and the lot in The Midwest Club. That information is available at the Oak Brook Building Department office in the Village Commons on Oak Brook Road (31st Street), just east of Route 83. It is the policy of the Village of Oak Brook not to issue a building permit until the Board of the Midwest Club has approved the plans and specifications for a particular structure to be built.

## **2.2      STEP TWO: PLAN INITIATION CONFERENCE**

If a Member wishes to build a new home or addition he should first have a base sheet survey prepared as described in Step Three, below, before requesting a plan initiation conference with the Member and his architect and/or Builder, and a professional of the Midwest Club Advisory Committee. Should a member wish to build any other structure such as a deck, swing set, storage shed, garage, fence, patio, or any other structure as indicated in Section 8.25 of the Declaration, or make a change as indicated in Section 8.25, basic sketches or drawings are usually sufficient in order to have a productive plan initiation conference.

The purpose of this conference is to review the aesthetic aspects of the lot in relation to the structure which is proposed to be constructed as well as to identify and grade the quality of any trees or shrubs that may be on the property in relation to the proposed structure. This conference also provides a convenient opportunity for the Member and the Member's Architect and/or Builder, to secure clarification and explanation of the provisions of the Architectural and Landscaping Control Manual as well as to clarify what materials should be submitted to the ALAC for consideration. The ALAC may also not require a Member who wishes to build a deck, swing set, storage shed, fence, patio, other structure or propose a color or design change, to submit plans and materials as detailed as those required for a new home or addition.

The Club Office may be called for instructions about arranging a plan initiation conference with the ALAC.

## 2.3 STEP THREE: BASE SHEET SURVEY

Many times throughout the planning stages for a new home or addition in The Midwest Club, various "survey" types of information will be required. Ultimately at the time of submission of final plans to the Advisory Committee, and when applying for a building permit from the Village of Oak Brook, a completely detailed survey will be required. For these reasons it is very important that the planning process begin with a Base Sheet Survey, prepared and sealed by a Registered Surveyor, that contains the following information:

- A. Lot Boundaries
- B. Building Line Limits
- C. Easements
- D. Existing, actual topography with one foot grade contours
- E. Drainage flow directions
- F. Tree and shrub locations, "Drip-Line" boundaries, height and trunk diameters
- G. Utility lines and connection locations

## 2.4 STEP FOUR: PRELIMINARY PLAN REVIEW

It is important that BEFORE completed plans and specifications for a structure are prepared that preliminary plans be formally submitted to the Advisory Committee for Preliminary Review and consultation.

The plans submitted for a structure such as a swing set, deck, patio, or color and/or design change to a present residence should be pursuant to the specifications provided by ALAC to the Member at the Plan Initiation Conference.

The plans for a new home or addition should be of appropriate scale and should include the basic floor plan, all major exterior elevations, the proposed location of the home on the lot, and the percentage "footprint" of the structure. If an addition to a present home is proposed the plans must also show the "footprint" calculations of the home both before and after the proposed addition. The percentage "footprint" ratio must clearly indicate what area is included as well as excluded in the calculation, be signed by registered Architect or Engineer as well as disclose supporting calculations in order to ensure accuracy. Samples or appropriate description of the exterior materials and colors should also be submitted. The Base Sheet Survey prepared and sealed by a Registered Surveyor in accordance with Section 3 of this manual,

should also be submitted for all Preliminary Reviews. This is probably the most important step in the entire Plan Review Procedure as it could otherwise be expensive to change completed plans in order to conform with the requirements of the Advisory Committee. Expense, and consequent delays and misunderstandings can be avoided when Members follow through carefully in securing Preliminary Review of all plans. After preliminary review, the Advisory Committee will then prepare a report in the form which is attached hereto as Attachment II. Copies of the preliminary report will then be submitted to the Board and made available to the Member. This report will indicate whether the Advisory Committee approves or disapproves of the proposed structure in this preliminary phase as well as any requests or suggestions the ALAC may have. The Board will then vote whether to grant preliminary approval for the plans submitted. Should the Board fail to approve in this preliminary phase, the plans will then be referred back to the ALAC.

Plans and material samples should be delivered to The Midwest Club Office together with a remittance of the established fee for both preliminary and final review at least one week prior to the ALAC meeting. After materials are verified by management they will be placed on the next committee agenda.(BOD 2/22/2010) A complete schedule of fees and bonds is available at The Midwest Club Management Office. The Board of Directors has allowed the ALAC to determine if a fee shall be charged in each particular case for review of structures such as swing sets, decks, exterior color and/or design changes, patios, etc.

## **2.5      STEP FIVE: FINAL SITE PLAN/PERMIT SURVEY**

After the architect has completed the plans for the structure, information concerning its placement on your lot, drainage, grading, foundation elevation, retaining walls etc., should be supplied to the surveyor so that it may be added to the original Base Sheet Survey to develop the final Site Plan/Permit Survey. That survey is required when final plans are submitted to The Midwest Club Advisory Committee for Final Approval. It is also required by the Village of Oak Brook, when applying for a building permit.

## **2.6      STEP SIX: SUBMISSION OF COMPLETED PLANS FOR FINAL REVIEW**

Three copies of completed plans together with the final Site Plan/Permit Survey must be submitted to the Advisory Committee for Final Review and Approval. All final plans and specifications must be prepared by and sealed by a licensed architect. After review by the Advisory Committee, two sets of plans will be returned to the Member.



The ALAC will prepare a report of the final review in the form attached hereto. This report will be made available to the Member as well as the Board. The Board will then vote whether to grant final approval of the plans submitted. Should the Board fail to approve in this final phase, the plans will then be referred back to the ALAC. The third set of plans submitted will remain in the Advisory Committee's Master Plan File. In addition to other sets of plans, the Village of Oak Brook will require one set of plans approved by the Board before issuance of a building permit. Construction must commence within 90 days after final approval is granted by the Board. Should construction fail to commence within the 90 day period after approval, the plans must then be re-submitted for Final Review by the ALAC and Board.

**2.6.1 BUILDINGS PLANS:** The house plans should be at a scale of one quarter inch equals one foot ( $1/4" = 1'$ ) and include floor plans as well as elevation drawings of all exterior sides. The total number of square feet of interior heated floor space should be indicated on the drawings.

A completed description of all exterior surfaces specifying material, texture and color shall be indicated on the drawings. Samples of exterior materials should accompany the drawings. A color rendering that delineates the home in perspective is encouraged, but not required.

**2.6.2 SITE PLAN:** Also required are three copies of the detailed site plan (Site Plan/Permit Survey) at a scale of one inch equals twenty feet ( $1" = 20'0"$ ) showing curb and driveway elevation, driveway width, existing grades and proposed finish grades shown as contour lines in U.S.G.S. datum. This site plan must also show the position of all proposed structures, including the residence, pool, patios and other garden type structures, as well as the exact location of existing trees, including those that are proposed to be cut down. The site plan should also show the location of easements, the proposed location of driveways and parking areas, and the elevation of the top of the concrete foundation, in relation to the topographic elevations at the major building corners.

**2.6.3 LANDSCAPING PLAN:** Three copies of the master landscaping plan, in addition to the site plan, should be submitted to the Advisory Committee before any landscaping construction is started or at such other time requested by the ALAC. This will serve as a guideline for initial as well as subsequent landscaping. The plan should show existing trees,

all proposed plantings, and proposed driveways, walks, patios, retaining walls and individual landscape features.

**2.6.4 REVIEW PERIOD:** The Advisory Committee shall approve or disapprove the submitted material as soon as practicable, but written approval or disapproval shall in any event be given within 60 days after all the necessary material has been received. Every effort will be made to expedite the review process to result in a shorter period of elapsed time. The Advisory Committee may call for an on-site meeting with the Member architect and builder in order to clarify certain details and to resolve modifications recommended by the Advisory Committee, so that the plans can be modified and approved promptly.

**2.6.5 PERFORMANCE DEPOSIT FROM MEMBER AND CONTRACTOR:** In addition to the application fees for preliminary and final review, a Performance Deposit is required from the owner at the time of Final Approval. This to ensure completion of landscaping and compliance with all other plans and specifications as approved by the Board of the Midwest Club. A complete schedule of performance bonds is available at The Midwest Club Management Office. **If landscape work is not complete within the maximum amount of time allowed for the project, the Board requires forfeiture of the deposit.** If landscape work is completed within the prescribed time limit, and the provisions of Section 3.7 are complied with, this deposit will be refunded after inspection of the site to ensure compliance with the approved landscaping plans. No interest shall be paid to the Member for this performance deposit.

A further Performance Deposit is also required from the Contractor in the amount of \$5,000.00 at the time of Final Approval, to ensure compliance with the "Site Maintenance Requirements". In the event the Contractor should fail or refuse to perform his obligations under such requirements at any time during construction, The Board (or the manager of the Midwest Club) will give a five (5) day cure notice, after which, in the event the deficiency has not been corrected or otherwise remedied, the Board may undertake to correct or remedy the deficiency and charge the full cost thereof against the aforesaid deposit. The deposit may also be used by the Board to set off against any other amount of 30 days or longer. If the deposit is at any time reduced to less than \$1,000.00, the Contractor

shall be required to replenish such amount to the full amount of \$5,000.00 within five (5) days following notice thereof from the Board, failing which, the contractor (and his agents) may be denied access to the site on a day-to-day basis until remedied. This deposit will be refunded upon receipt of the "Temporary Occupancy Permit" issued by the Village of Oak Brook.

**2.6.6. Length of Project:** A maximum of 21 months is allowed for the construction of new homes, to include full installation of landscaping. If a hardship extension is required, the resident and contractor must appeal to the ALAC 60 days prior to the maximum to avoid a fine, which will be deducted from the Bond; A maximum of 15 months is allowed for a home remodel with an addition. A maximum of 9 months is allowed for a home remodel. (BOD 2/22/2010)

## **2.7      STEP EIGHT: APPLYING FOR THE BUILDING PERMIT**

The Village of Oak Brook requires that plans for structures in The Midwest Club receive final approval from The Midwest Club Advisory Committee, before it will issue Building Permits. However, approval by the Advisory Committee will be evidence only that plans meet the requirements of The Midwest Club. The Advisory Committee or Board approval cannot be considered as implied approval of any of the code or other requirements establishment by the Village of Oak Brook.

## **2.8      STEP NINE: STAKING OUT THE BUILDING LOCATION**

Upon issuance of the building permit for a home in The Midwest Club by the Village of Oak Brook, the building location should be staked for line and grade by the Surveyor, in strict accordance with the Site Plan/Permit Survey. The Developer's Surveyors originally set iron pipes at all lot corners. However, during the course of construction and site maintenance, there is always a possibility that the location of such pipes may be altered slightly. Therefore, any Surveyor should be cautioned to carefully verify all lot boundaries and corners to preclude any inadvertent encroachment of any construction.

## **2.9      STEP TEN**

As soon as the foundation for the home has been poured, and the forms stripped there from, and before back filling, the Surveyor should take the necessary measurements, and prepare a "Spotted" survey which shows the "as built" location of the foundation on the lot, and its actual grade elevation. The Village will require such an "as built"

survey before issuing a permit for the framing of the home. A copy of this survey should also be delivered to The Club Office for inclusion in the file for the subject lot. This document may also be required by financing institutions, and may be frequently referred to by others in the future. At least two copies of this document should be carefully preserved among the important personal papers and records of the Member.

## SECTION THREE

### **SITE MAINTENANCE REQUIREMENT FOR CONSTRUCTION ON LOTS IN THE MIDWEST CLUB**

A very substantial investment has been made in restoring the grounds of The Midwest Club, upon the completion of the site construction work there. In addition, the Developer and the lot owners in The Club are making a continuing investment in maintaining the entire property as close to a complete park-like condition as is reasonably possible.

As a part of this overall beautification and maintenance effort, the cooperation of all Builders on lots in The Midwest Club is warmly solicited. So that all Builders carrying on construction in the Midwest Club may be guided in the high standards of site maintenance required, the following rules have been established.

The permitted work hours for construction, landscapers, vendors and workers are as follows:

- Weekdays 7:00 AM to 7:30 PM
- Saturdays 7:00 AM to 5:30 PM
- Sundays No work is permitted. No exceptions.

(BOD 5/19/2008)

#### **3.1 SITE PREPARATION**

3.1.1 The section(s) of any Court Roadway curb that will be used for driveway crossing purposes onto a lot shall be marked by the Surveyor at the time the house is staked! All equipment and trucks should cross the curb only at the location(s) marked.

3.1.2 During the course of excavation, and before any foundation or other construction work is commenced; the driveway should be cut and stoned.

3.1.3 A debris "DUMPSTER" should be placed at a convenient location on the lot before any trash or construction offal are generated at the site. The dumpster may not be placed in the street.

3.1.4 Snow fencing, or other appropriate barriers should be set up to protect the root structures and branching of any trees or shrubs on the lot that could otherwise be damaged by any construction activity on the lot.

## 3.2 **ROADS**

3.2.1 All roads are to be kept clean at all times. If any dirt or debris is deposited on any road in The Midwest Club or Oak Brook Road (31st Street) by any vehicle entering or leaving any Builder's site in The Midwest Club, the Builder concerned is responsible for having such dirt or debris cleaned immediately. Such dirt or debris are not permitted to remain or accumulate for periodic or "end of the day" removal.

3.2.2 Construction and related materials may be dumped or deposited within the boundaries of the construction lot only. Such materials may not be deposited upon any road in The Midwest Club.

3.2.3 In general, builders and/or their sub-contractors or agents are not permitted to erect or set-up any equipment or apparatus (such as cranes, cement pumps etc.) on any road in The Midwest Club. If especially exigent circumstances may require a short term set up of such equipment or apparatus, a written request must be submitted to the Club's Management Office at least one full working day in advance, and such set up or erection may not occur until after written permission has been received from The Club's Management Office.

3.2.4 Construction parking is not permitted on Midwest Club Parkway.

## 3.3 **CONSTRUCTION WORK WITHIN LOT BOUNDARIES**

3.3.1 All construction work and material deposit or storage shall be confined well within the boundaries of the lot on which the home is being constructed.

For the purpose of this section, the land lying in the front of the lot, known as the "right of way" of the Court Road serving the lot, may be included in the construction site during the construction period, only. However, no other part of Lot 221, including all of Midwest Club Parkway, is to be encroached upon.

3.3.2 Excavation dirt should not be piled sufficiently close to any lot boundary so as to damage the landscaping or block the drainage on any adjacent property.

### 3.4 CONCRETE DELIVERIES

3.4.1 Ready-mix concrete truck drivers should be especially cautioned to cross the Court Road curb onto the lot only at the marked driveway location.

3.4.2 If the Builder wishes to permit any ready-mix concrete delivery trucks to "wash-out" on the specific lot being built on by the Builder, that will be permitted, provided, that any excess concrete remaining is covered promptly, or otherwise precluded from becoming an unsightly deposit. Ready-mix concrete trucks will not be permitted to "wash-out" at any other location within The Midwest Club. This will be, strictly enforced, and all Builders are responsible for seeing that all delivering drivers are firmly advised of this requirement.

### 3.5 GENERAL CONSTRUCTION SITE MAINTENANCE

3.5.1 Each Builder is responsible for seeing that each site being built upon by him is kept clean and "shipshape" at all times. All debris and construction offal are to be deposited in the "Dumpster" on the site, and not allowed to accumulate on the ground.

3.5.2 The trash "Dumpsters" should be emptied with sufficient frequency so that they are not allowed to be filled to the point where they are overflowing.

3.5.3 Good materials shall be stacked neatly and deployed in an orderly pattern on the lot.

3.5.4 Employees are to be cautioned and instructed to pick up all food sacks, coffee cups, sandwich wrappers etc. so that the same are not strewn on the ground where the wind can blow them around, or onto adjacent properties.

3.5.5 Builder's employees, subcontractor employees and any other agents of the Builder are not permitted to eat lunch upon, lounge upon or otherwise enter adjacent lots or on any lot in The Midwest Club other than the lot upon which they are legitimately working.

### **3.6 PERFORMANCE DEFICIENCY OR DEFAULT**

If any Builder shall be deficient in the performance of his responsibilities under these requirements, The Club Manager shall, after giving warning to the offending Builder, or his agent(s), take any corrective or remedial action necessary. The costs for any such corrective or remedial action shall be charged to the Builder responsible.

### **3.7 FINAL CERTIFICATION BY REGISTERED ENGINEER OR ARCHITECT**

After the home or addition is complete, the engineer or architect utilized by the Member must certify that the home or addition has been built in accordance with the plans and specifications which were approved by the Board of Directors. Failure to certify the home as such will result in forfeiture of the deposit posted pursuant to Section 2.6.5, above.

An "As Built" document is to be submitted to The Midwest Club by the engineer for the Lot File. (BOD 1/29/2007)



**ARCHITECTURAL AND LANDSCAPING CONTROLS  
FOR THE CONSTRUCTION OF A NEW RESIDENCE,  
ADDITION TO A PRESENT RESIDENCE,  
TO BUILD ANY STRUCTURE OR  
PROPOSE ANY DESIGN OR COLOR CHANGE  
IN THE MIDWEST CLUB**

The criteria outlined herein reflect the exterior architectural elements that are to be considered in the design, size and positioning of a new residence, addition to a present residence, any other structure, or changes to a present home in the Midwest Club. The Advisory Committee uses these criteria in the review process.

**1.1      STRUCTURES OTHER THAN NEW HOMES OR ADDITIONS**

The Advisory Committee shall take into account the location and use orientation of homes in the proximate area and any other criteria they shall deem appropriate with regard to a proposed structure, other than a new home or addition, which may be proposed. This same criteria shall apply to any proposed design or color change.

It is also important to note that swimming pools, tennis courts, garden structures, parking areas, storage structures, outside fireplaces and barbecues, etc. are also regulated by Village Ordinances with respect to location, height size and use.

**1.2      SIZE OF HOME OR ADDITION**

Approval is not guaranteed merely because a home or addition is large, costly, or elaborate. The guiding influence will be the distinct characteristics of the design and the compatibility with other homes that have already established the character of The Midwest Club. The style and location of a particular home or addition proposed within the Midwest Club in conjunction with the size of the home and location of the home on the particular lot will be considered. Smaller homes may be approved if they have outstanding external qualities that will enhance the appearance and property values of the Club. Large homes or additions which will cause the "footprint" of the entire home to cover more than 25% of the lot will not be permitted. For purposes of the ALAC and Board of the Midwest Club, the term "footprint" is defined as any area under roof as well as any portion of the lot covered by a structure three feet, or more, above grade level, including, but not by way of limitation, gazebos, porte-cocheres, above ground patios. As each home in the Midwest Club is distinct, the ALAC will most likely have different concerns for each

home or addition which is proposed. For this reason the ALAC will refuse to consider any approval rendered by them in the past as setting any form of precedent for a future recommendation.

### **1.3 VILLAGE OF OAK BROOK STANDARDS**

The Village of Oak Brook Zoning Ordinance provides for the construction of various types of homes within a framework of standards designed to preserve and further promote the construction of homes consistent with the predominant character of the Village. The following regulations and minimum standards have been adopted by the Village in respect of the residential district which applies to all homes in The Midwest Club Area.

It is extremely important that architects and builders be thoroughly familiar with the Zoning Ordinance and Building Code of the Village of Oak Brook before starting to design any home in The Midwest Club. The Zoning Ordinance is available at the Village offices. There is also an information form made available by the Village that will answer many procedural questions pertaining to the information required prior to issuance of a Building Permit by the Village for the construction of a home in The Midwest Club.

### **1.4 STYLING**

As noted earlier in this manual, no one architectural style has been specified for The Midwest Club. However, extreme care should be exercised in the style selection to assure that it will blend with the community setting and the neighboring homes. Traditional as well as contemporary styles are considered quite appropriate. Pitched roofs, rambling plans, and windows capturing the views and best exposures of each site will be strongly scrutinized by the Advisory Committee. A design that might be entirely fitting in an Arizona desert or on the side of a cliff in Mexico would not necessarily add to the charm and dignity of The Midwest Club. Care should be taken to avoid styles not expected to be found in The Midwest Club.

Each home should be custom designed as an entity in itself, to express with dignity its own personality and the charm and character of its architecture. In all cases, care should be taken in following through in detailing to achieve authenticity in the architecture. In no instance will a home, or addition, be permitted that has a design exactly the same as or substantially similar to any other home in the Midwest Club.

## **1.5 PLACEMENT OF THE HOME ON THE LOT**

The overall countryside environment of The Midwest Club can be enhanced if care is taken to vary the orientation of the front elevations of homes with respect to the front of the lots. Otherwise, the more typical city-suburban orientation would result in a uniform "disciplined" appearance with the front of each home lined up squarely with the front of each lot. The use of "L" shaped home configurations, for instance, will facilitate the rotation of the front of a home in relation to the front of the Lot. Purely rectangular home configurations make such rotation more difficult.

## **1.6 EXTERIOR MATERIALS AND COLORS**

The choice of exterior materials and colors is extremely important. Preserving the authenticity of the architecture of the house style in relation to the colors of surrounding residences, will, in most instances, dictate the appropriate range of material and color. Care should be taken to avoid the use of an excessive number of different materials (giving a cluttered feeling) and materials or colors with highly reflective characteristics. The Advisory Committee will be pleased to discuss this at the plan initiation conference.

Many settings at The Midwest Club lend themselves to the extensive use of glass in the form of large windows, sliding glass doors, etc. This is considered appropriate because it permits the outside to become an integral part of the home. Shutters may add considerably to the overall appearance. Care should be taken to see that shutters are sized and mounted so as to give a functional appearance. Window mullions (either permanent or detachable) may also be used to accent styling and design authenticity. Because of the high visibility factor on many home sites, extreme care should be taken to assure that all exterior elevations of each home are appropriately designed and detailed so as to be consistent in character and detailing quality with the front elevation of the home.

## **1.7 ROOFS**

One of the most visible elements of any home is the roof. Its ultimate appearance in relation to the structure should be carefully considered. This includes the shape of the roof in relation to the architectural design, as well as to the color and texture of the roofing material. Roofs with a significant pitch are normally most desirable. Roofs in a gable end or hip are desirable and acceptable. Roofing materials considered appropriate for use in The Midwest Club are limited to Slate.

Hand-split Cedar Shingles, Sawn Cedar Shingles, Clay Tile, and Cement Tile. Copper and other appropriately finished metals may be used for bays or similar projections. Mansard and flat roofs are to be avoided, generally. Mechanical equipment, vents, vent covers, etc., will be considered an integral part of the design and should be treated as such. Such items are to be painted to match and blend in with the roof color.

## **1.8      DRIVEWAYS AND WALKS**

No driveways or walks shall intersect or otherwise be connected to Midwest Club Parkway, Oak Brook Road (31st Street), Meyers Road, Midwest Road, or 35th Street. Driveways and walks are to be connected only to the Court Roads. Walkways from driveways to front, side and rear entry should be carefully considered in the initial plan. In some cases it may be desirable to create a two or three car parking zone which can double as a turn-around area. Where driveway lengths are unusually long, gentle curves will enhance the overall appearance. Circular drives may enhance the appearance of the entrance, but careful consideration should be given to functional usage, maintenance and potential disturbance to nearby trees and their root systems. All driveways and other paved areas for vehicular use on a lot shall have a base of compacted gravel, crushed stone or other approved base material, and shall have a wearing surface of asphaltic concrete, or the equivalent thereof. Decorative gravel finished surfaces may be used if applied over an appropriate asphaltic concrete base.

## **1.9      GARAGES**

The garage should be designed as an integral part of the house. Detached garages are not permitted. The garage attached to the house should be oriented so that its doors will be screened and not visible from the Court Road or Parkway. Garage doors should be the overhead type and made of wood and/or metal with wood overlay. (BOD, 4/26/2010). A separate door shall be provided for each car space to give a better overall appearance and to result in a minimum exposure of interior contents when a door is open. No home shall have more than five garage doors. Garage doors should be kept closed at all times when it is not necessary to accommodate immediate vehicular or pedestrian passage.

## **1.10     MAIL BOX AND ADDRESS PLATE**

The mail box for each lot has been especially designed for The Midwest Club, and approved by the Postal authorities. Each mail box shall display the approved Address Plate. The location of the mail box will be determined when the site plan is reviewed. The Mail Box, Address

Plate and specifications for its installation are available through the Club Office.

## **1.20     HOUSE ADDRESS NUMBERS**

All house address numbers that are added to new or existing homes must be approved by the Architectural and Landscape Committee.

# **SECTION TWO**

## **LANDSCAPING CRITERIA**

### **2.1     IMPORTANCE**

The proper landscaping of Members' home sites will be at least as important, if not more important, than the architecture of their homes, in achieving the complete aesthetic quality appropriate for homes in the Midwest Club.

The Club urges its Members to begin considering the landscape design of their lots very early in their planning procedure. The early input of a well-qualified landscape designer may be very useful in perfecting the view of the vistas that will ultimately be seen from a home, and in creating the detailed land shaping that will accentuate the planting made.

Landscape planning should not be an "after-thought" item that occurs after the construction of a home is almost completed. It is also very important that the amount required for an appropriate level of landscaping be included in the home "building" budget from the beginning. Outside of the Midwest Club there are many unfortunate examples of otherwise beautiful homes where construction has been completed, and where the insufficiency of the landscaping clearly demonstrates that the owners had not adequately provided for that item in their building budgets.

It is anticipated that as homes are completed in the Midwest Club, the high quality of the landscaping of each one will reflect its Owner's intelligence and foresight in providing for a level of landscaping appropriate for the cost of the home itself, and the uniquely high aesthetic qualities of the entire Midwest Club.

Because of the importance of proper landscaping as the finishing touch for any home, it is strongly recommended that a

landscape architect or experienced landscaper prepare and submit a master plan to the Advisory Committee as early as possible. It is preferable but not mandatory for the landscape plan to be submitted at the same time as the site plan. The landscape plan for a lot must be prepared and submitted allowing sufficient time for approval and at least six months prior to completion of the home project, so that the landscaping of the lot may be started and completed on a timely basis. The ALAC may also request the landscaping plans be submitted at a specific point in time in order to fully evaluate a particular home, addition or structure.

## **2.2 DESIGN GUIDELINES**

The following design guidelines will be strictly adhered to when reviewing all landscape plans.

2.2.1. There shall be no planting, growth or structure permitted that would have the effect of physically or visually obstructing, defining or delineating any lot boundary contiguous to any other lot, or the Community Area.

2.2.2. Prior written approval is required before any existing trees, shrubs or hedgerows can be removed or relocated. Every effort must be made to retain all existing plant materials in their natural state.

2.2.3. Open vistas and lake views of adjoining properties should not be screened.

2.2.4. All landscaping should be compatible in degree and design with the natural setting. Plant material should be mature stock, indigenous to the area, and maintained in its natural or intended shape or form. Plant material should be located in groupings to avoid a spotty effect. Plantings should include a mix of evergreens which is adequate to ensure a finished green effect year around. Fountains and statues are not permitted in the Midwest Club. Water features that are harmonious with the natural environment should be reviewed and approved by the Architectural and Landscape Advisory Committee and approved by the Midwest Club Board of Directors in writing. The use of topiary or sheared plants tends to impart an unnatural or artificial appearance to the landscaping and therefore should not be used.

2.2.5. Ground lighting fixtures should be carefully screened. Such lighting shall be subdued so as not to be objectionable to adjacent property owners. Solar lighting is not allowed.

2.2.6. Air conditioners, utility boxes and meters, and special use areas are to be screened with all season plantings from views of adjoining properties.

2.2.7. All lawn areas are to be sodded within 60 days after the home is substantially completed, or within 30 days after the home is occupied, whichever is sooner, provided that the weather permits the sod to be installed within such time period. If weather causes a delay in the installation of sod for more than 30 days after the home is substantially completed, said sod is to be installed within 30 days after the beginning of the period when weather would permit the installation of sod.

2.2.8. Any contouring of the property should be done with extreme care to avoid disturbing the general character of the terrain, and to assure that the storm run off will be carried within the lot boundaries toward the established engineered drainage pattern.

2.2.9. The use of retaining walls to achieve dramatic grade transitions is strongly encouraged. Such walls are especially effective, aesthetically, when they are constructed using natural materials such as stone, granite boulders and heavy timbers.

2.2.10. Only natural organic-type material, (such as shredded tree bark), may be used for bed mulching or dressing. Round surface, (not crushed), stone material may be used under the roof overhang elements with the dripline area, or for other similarly mechanical functions only after review and specific approval has been granted. Such stone material must have a purely functional appearance, and must not add any colored or decorative characteristics.

## **2.3 SUITABLE PLANT MATERIALS**

The following is a guide list showing plant materials suitable for The Midwest Club Area. These plants are relatively insect and disease free, and require little maintenance (pruning, fertilizing, etc.). While additional varieties may be used, caution should be exercised in making such selections to ensure natural and aesthetic compatibility with the plants that will generally be planted in The Midwest Club Area.

- 2.3.1 SHADE TREES  
 Norway Maple (*Acer Platanoides*) 50-60'  
 Red Maple (*Acer Rubrum*) 40-50'  
 Thornless Honeylocust (*Gleditsia Triacanthos Inermis*) 60-70'  
 Pin Oak (*Quercus Palustris*) 50-60'  
 Red Oak (*Quercus Rubra*) 50-60'  
 Weeping Willow (*Salix Alba 'Tristis'*) 60- 70' Ponds Only  
 American Linden (*Tilia Americana*) 60- 70'  
 Lettleaf Linden (*Tilia Cordata*) 50-60'  
 Crimean Linden (*Tilia Euchlora*) 50-60'
- 2.3.2 ORNAMENTAL TREES  
 Black Alder (*Ainus Glutionsa*) 20-25'  
 Serviceberry (*Amelanchier CanLidensis*) 15-25'  
 River Birch (*Betula Nigra*) 40-50'  
 Katsura Tree (*Cercidiphyllum Japonicum*) 20-30'  
 Redbud (*Cercis, Catiadensis*) 15-25'  
 Cockspur Hawthorn (*Critdegus Crusgalli*) 15-25'  
 Washington Hawthorn (*Critaegus Phaenopyrum*) 20-25'  
 Saucer Magnolia (*Magnolid Soularigedild*) 20-25'  
 Star Magnolia (*Magnolia Stellata*) 15-25'  
 Flowering Crabapple (*Maltis Species*) 10-25'  
 Quaking Aspen (*Populus Tremulodes*) 30-40'  
 European Birdcherry (*Prunus Padus*) 25-30'
- 2.3.3 EVERGREEN TREES  
 White Fir (*Ables Concolor*) 30-40'  
 Colorado Spruce (*Picea Pungens*) 50-60'  
 Austrian Pine (*Pinus Nigra*) 30-40'  
 White Pine (*Pinus Strobus*) 40-50'  
 Scotch Pine (*Pinus Sylvestris*) 30-40'  
 Douglas Fir (*Pseudotsuga Mensiesii*) 40-50'
- 2.3.4 SHRUBS FOR SOUTHERN EXPOSURES (SUNNY)  
 Green Barberry (*Berberis Thunbergii*) 4-7'  
 Red Dogwood (*Cornus Baileyi*) 5-8'  
 Peking Cotoneaster (*Cotoneaster Acutifolia*) 8-12'  
 Spreading Cotoneaster (*Cotoneaster Divaricata*) 5- 7'  
 Dwarf Burningbush (*Euonymus Alatus Compactus*) 5-7'  
 Dwarf Forsythia (*Forsythia Compacts*) 2-4'  
 Border Forsythia (*Forsythia Intermedia*) 7-10'  
 St. John's Wort (*Hypericum Prolificum*) 2- 3'  
 Junipers (*Juniperus Species*) 1-8'  
 Mugho Pine (*Pinus Mugo Mugo*) 2-3'  
 Bush Cinquefoil (*Potentilla Fruticosa*) 2-4'  
 Cutleaf Sumac (*Rhus Lancianata*) 7-10'  
 Anthony Waterer Spirea (*Spirea Bumalda Anthony*)



Waterer) 2-4'  
 Snowmound Spirea (Spirea Nipponica) 2-4'  
 Persian Lilac (Syringa Persica) 6-10'  
 Koreanspice Viburnum (Viburnum Carlesii) 6-9'  
 Arrow wood Viburnum (Viburnum Dentatuni) 8-12'

### 2.3.5 SHRUBS FOR NORTHERN EXPOSURES (SHADY)

Chokesberry (Aronia Species) 5-8'  
 Green Barberry (Berberis Thunbergii) 4-7'  
 Red Dogwood (Cornus Baileyi) 5-8'  
 Grey Dogwood (Cornus Racemosa) 7-10'  
 Dwarf Forsythia (Forsythia Compacts) 2-4'  
 Jetbead (Rhodotypos Scandens) 3-5'  
 Yews (Taxus Soecis) 3-5'  
 Coralberry (Symphoricarpos Orbiculatus) 3-5'  
 Arborvitae (Thuja Species) 5-20'  
 Arrowwood Viburnum (Viburnum Dentatum) 8-12'  
 Nannyberry Viburnum (Viburnum Lentago) 8-12'

### 2.3.6 GROUNDCOVERS

Carpet Bugle (Ajuga Reptans) 6-12" Sun/Shade  
 Dwarf Cotoneaster (Cotoneaster Apiculata) 18-24" Sun  
 Purpleleaf Wintercreeper (Euonymus Fortunei Coloratus)  
 6-12" Sun/Shade  
 Baltic Ivy (Hedera Helix "Baltica") 6" Shade  
 Japgarden Juniper (Juniperis Procumbens) 18-24" Sun  
 Sargent Juniper (Juniperus Chinensis Sargentii) 12-18"  
 Sun  
 Japanese Spurge (Pachysandra Terminalis) 6-8" Shade