

VILLAGE OF RINGWOOD

ORDINANCE NO. 2025 - 01-01

AN ORDINANCE AMENDING CHAPTER 3, SECTION 301, SUBSECTIONS 301.0.2(1)
AND 301.1.1 OF THE ADOPTED INTERNATIONAL RESIDENTIAL BUILDING CODE
AND CHAPTER 14, SECTION 1401, SUBSECTION 1401.1,
OF THE ADOPTED INTERNATIONAL BUILDING CODE

VILLAGE OF RINGWOOD BUILDING CODES

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF
RINGWOOD THIS 17TH DAY OF FEBRUARY 2025

Published in pamphlet form by authority
of the President and Board of Trustees of
The Village of Ringwood, McHenry County,
Illinois this 17th day of February 2025

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE
OF RINGWOOD, ILLINOIS, pursuant to its statutory and plenary powers as granted under
Illinois law, as follows:

SECTION 1. Chapter 3, General Requirements, Section 301.0.2(1), Exterior Design Guidelines,
of the Village of Ringwood International Residential Building Code, shall be as follows:

301.0.2 (1) Exterior Design Guidelines.

Monotony of design for all new single-family or multi-family residential buildings shall be prohibited. To prevent monotonous appearance, the facade and physical features that face the public street and avenue shall be significantly different architecturally from any other residential building located within 800 feet from any point along the front property line with respect to at least four of the following elements: (a) roof shape, (b) window type and arrangement, (c) exterior building material and finish color, (d) front entry treatment, (e) orientation of garage entry (front or side entry). Rear walls and side walls, unless facing a public street or avenue, will not be subject to this requirement unless the building is located on a corner lot.

An Ordinance Amending the Village of Ringwood Building Codes

Preliminary exterior elevations and plans may be submitted for preliminary approval prior to completion and submission of final plans for application of a building permit.

Exterior elevation designs shall have harmonious materials with a maximum of three (3) dissimilar materials. All sides of a structure shall be designed with a pleasing balance of architectural elements, features, windows or doors. A facade unrelated to the rest of the structure is not in keeping with an acceptable design.

The design of all new single family and multiple family residential buildings shall take existing site conditions into account. Foundations should be "stepped" to comply with existing contours. Changing or altering existing site contours shall be restricted to a maximum change of four feet (4) without approval of the Village Engineer.

APPROVED BUILDING MATERIALS. The following materials are approved for the exterior use in the construction of buildings and accessory structures in the Village of Ringwood:

1. Face Brick (min. 4" nominal thickness)
2. Stone (min. 4" nominal thickness)
3. Cedar or equivalent wood sidings
4. Stucco
5. Aluminum or vinyl materials for soffits and fascia boards and gutters and downspouts.
6. Standing seam metal roofing and canopy covers in earth-tone colors for accent only such as over entry/porch areas, bay windows, dormers, cupolas, sun/screen rooms. It is prohibited for the entire house area.
7. Wood shake shingles
8. Architectural or premium grade asphalt shingles
9. Windows shall be in accordance with State of Illinois requirements, as may be amended from time to time, which currently require compliance with the 2021 International Energy Conservation Code, including without limitation, Sections R402.3 and R402.3.1 to 3.5.

10. Limestone

11. Fiber-cement siding

12. Fiber-cement material for trim, frieze boards, soffits and fascia boards, provided that corner trim be a minimum of five and one quarter inches (5 1/4") wide and siding cannot protrude beyond the face of the corner trim board.

13. Louisiana Pacific (or "LP") siding

PROHIBITED BUILDING MATERIALS: The use of the following material in the construction of residential buildings or accessory structures is prohibited:

1. Concrete block

2. Precast concrete wall panels

3. Aggregate matrix panels

4. Vinyl or aluminum sidings

5. Plywood or Masonite sidings

6. Panel brick or thinset stone veneers

7. Curtain wall construction

8. Reflective glass

9. Glazed wall tile or glazed masonry units.

10. Bright wall flashings or copings

11. Steel or other metal siding

12. Metal wall panels

13. Exposed structural framing and miscellaneous metals

14. Staccato boards

15. Fiber-cement panel sheeting material

SECTION 2. Chapter 3, General Requirements, Section 301.1.4, Architectural Design, of the Village of Ringwood International Residential Building Code shall be as follows:

301.1.4 Architectural Design.

Materials provide the visual diversity and architectural character to the neighborhood. The intent is to provide a continuity of architectural character. New single-family home construction should use materials and textures compatible to those of neighboring buildings and appropriate to the chosen architectural style to reinforce the neighborhood's image. No more than two wall materials should be visible on any exterior wall, not counting the foundation wall or piers. Limiting the number of materials focuses attention on the composition of the design.

The front facade of each new single-family home shall consist of a minimum of at least 30% brick or stone construction. Brick or stone used for exterior wall construction under no circumstances is to terminate at an outside corner and must turn the corners a minimum of 48 inches.

No exterior wall of a new single family or multi-family home shall contain more than 30 feet of unbroken linear run. Any linear wall greater than 30 feet shall have a step back or step forward of at least 2 feet.

New single and multi-family homes are to have a minimum overhang of sixteen inches. Single and multi-family home additions or alterations are to have overhangs that match existing conditions. Accessory Structures are to have a minimum overhang of twelve inches.

Each exterior facade wall (front, rear and sides) of all multi-family residential buildings is to consist of a minimum of 80% brick or stone construction.

A minimum three-car garage is required for all new single-family homes. The front facade of all three-car garages attached or detached that face the front street of the property and are not "side-yard-loaded" are to have the end bay of the garage facade stepped back or forward a minimum of 2 feet from the adjacent front garage facade bays.

All new single or multi-family homes shall have the main roof structure designed with a minimum 6/12 roof pitch calculated as six inches in rise for every 12 inches it extends

horizontally. Other architectural roof elements of the structure such as roof dormers or roofs over porch areas or over windows and other design elements that project from the main structure may be designed at any roof pitch to complement the overall architectural design of the home.

All sides of a new single-family home shall be designed with a pleasing balance of architectural elements, features, windows or doors. A facade unrelated to the rest of the structure is not in keeping with acceptable design. The Village of Ringwood reserves the right to reject any exterior design that does not blend with surrounding existing trends or design that is not consistent with good design as interpreted by the Building Official whose determination may be appealed to the Village Board.

SECTION 3. Chapter 14, Exterior Walls, Section 1401, General, Subsection 1401.1, Scope, of the Village of Ringwood International Building Code shall be as follows:

1401.1 Scope.

The provisions of this chapter shall establish the minimum requirements for exterior walls; exterior wall coverings; exterior wall openings; exterior windows and doors; architectural trim; balconies and similar projections; and bay and oriel windows. Maintaining all other requirements of the Village's ordinances, codes, and regulations, each exterior facade wall (front, rear and sides) of all primary structures for office, industrial, and commercial buildings, shall be constructed of no less than 50% brick or stone.

SECTION 4. That if any section, subsection, sentence, clause or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Village of Ringwood hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrased be declared unconstitutional.

SECTION 5. That nothing in this legislation or in the 2015 International Residential Building Code or in the 2015 International Building Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred.

SECTION 6. That the Village Clerk is hereby ordered and directed to cause this legislation to be published in pamphlet form by authority of the President and Board of Trustees of the Village of Ringwood, McHenry County, Illinois.

PASSED this 17th day of February 2025.

AYES: Meseck, Reinwall, Herdus, Meyer, Morgan

NAYES: None

ABSTAIN: None

ABSENT: Robel

NOT VOTING: None

APPROVED THIS 17th DAY OF FEBRUARY 2025.

Richard E. Mack
VILLAGE PRESIDENT

ATTEST:

Claine Jung
VILLAGE CLERK



CERTIFICATION

I, Elaine Fung, do hereby certify that I am the duly elected, acting and qualified Clerk of the Village of Ringwood, McHenry County, Illinois, and that as such Clerk, I am the keeper of the records and minutes and proceedings of the President and Board of Trustees of said Village of Ringwood.

I do further certify that at a regular meeting of the President and Board of Trustees of the Village of Ringwood, held on the 17th day of February, 2025, the foregoing Ordinance entitled *AN ORDINANCE AMENDING CHAPTER 3, SECTION 301, SUBSECTIONS 301.0.2(1) AND 301.1.1 OF THE ADOPTED INTERNATIONAL RESIDENTIAL BUILDING CODE AND CHAPTER 14, SECTION 1401, SUBSECTION 1401.1, OF THE ADOPTED INTERNATIONAL BUILDING CODE*, as duly passed by the President and Board of Trustees of the Village of Ringwood.

The pamphlet form of Ordinance No. 2025-___, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was available in the Village Hall, commencing on the 17th day of February, 2025, and will continue for at least 10 days thereafter. Copies of such Ordinance are also available for public inspection upon request in the office of the Village Clerk.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as the Clerk of said Village for safekeeping, and that I am the lawful custodian and keeper of the same.

Given under my hand and seal of the Village of Ringwood this 17th day of February 2025.



Elaine Fung

Elaine Fung, Village Clerk
Village of Ringwood,
McHenry County, Illinois

(SEAL)