

# **NARRATIVE**

## **REQUEST TO REVISE THE RIVA RIDGE RESIDENTIAL ASSOCIATION ONE AND TWO PLANNED UNIT DEVELOPMENT DOCUMENTS – REMOVE REQUIREMENT FOR WOOD CEDAR SHAKE ROOFING MATERIAL**

Riva Ridge, a Planned Unit Development (PUD) townhouse community, is located south of the Red Top Subdivision and East of Red Top Plaza with the main intersection of 4<sup>th</sup> Avenue and Red Top Drive. Built in the late 1980's Riva Ridge consists of 104 building containing 325 townhomes on 72 acres.

The original PUD was amended in 1984 to include an Exhibit C requiring wood cedar shake roofs on all building, except six-story buildings. The Riva Ridge Umbrella Association, representing the Riva Ridge Homeowners Associations 1 & 2 requests the removal (deletion) of the requirement for Wood Cedar Shake Roofing material from Exhibit C.

This allows the elected Associations to select the type of roofing material now and in the future from the newest generation of materials that provide the best combination of appearance, price, durability, warranty, maintenance, and fire, impact and pest resistance.

Original wood cedar roofs lasted 15-18 years. The second cedar roof installations are currently in need of replacing again in only 15-18 years. Cedar is a natural material and prone to mold, mildew, algae, fungal growth, insects, rotting and curling as well as require ongoing high levels of maintenance. New generations of roofing materials bring longer life, up to 50 year warranty's, reduce maintenance costs and improved fire, impact, algae and pest resistance over cedar making it the best return on investment.

**REQUEST TO REVISE THE RIVA RIDGE  
RESIDENTIAL ASSOCIATION 1 & 2 PLANNED  
UNIT DEVELOPMENT DOCUMENTS -  
*REQUIREMENT FOR WOOD CEDAR SHAKE  
ROOFING MATERIAL***

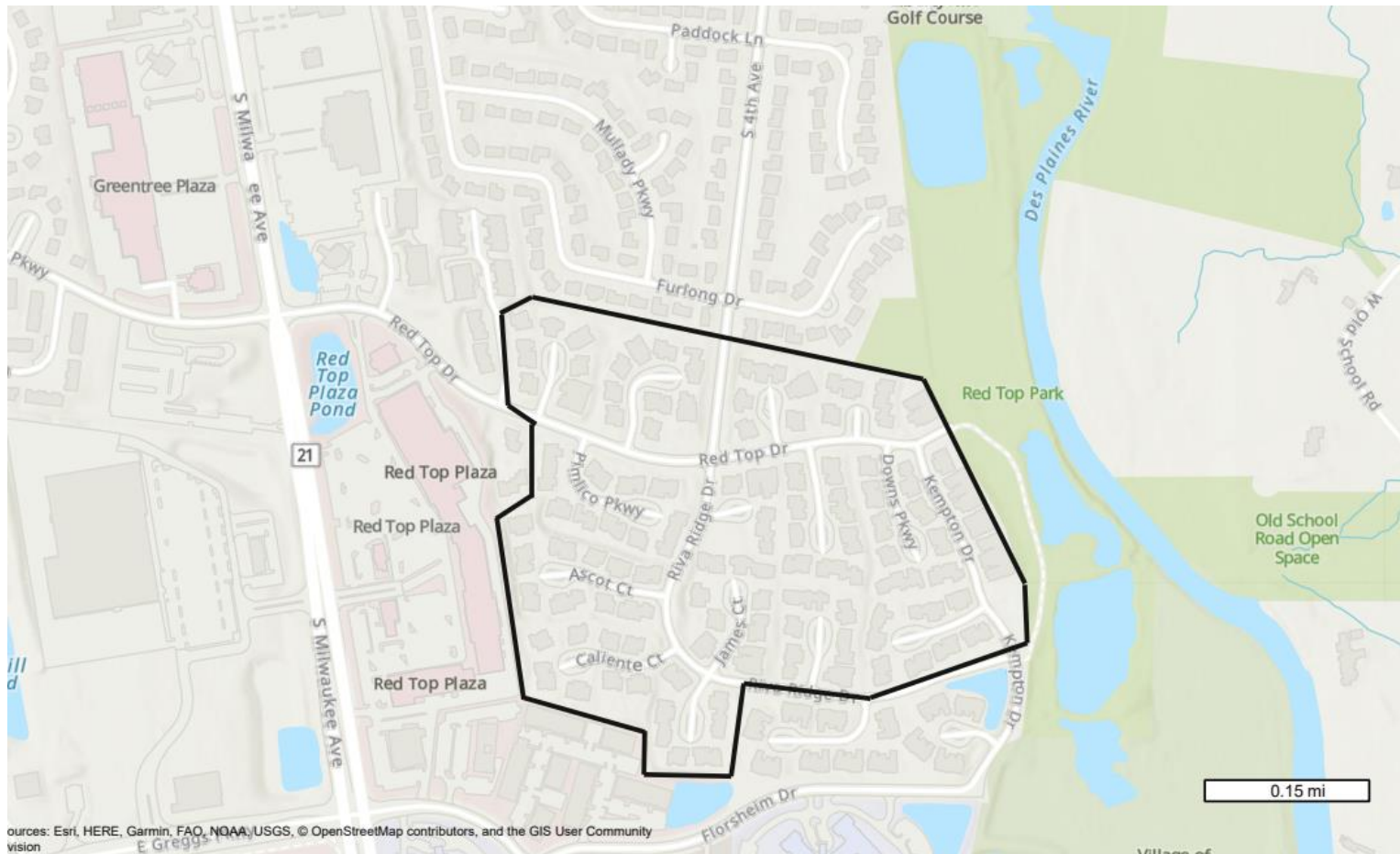
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Jack Chizek, President

Leslie Scott, Director

Authorized Agents for Riva Ridge Umbrella Association,  
Libertyville, IL

# Riva Ridge 1 & 2 Site Map



- Intersection of 4<sup>th</sup> Ave. & Red Top Drive
- Built in late 1980's
- 104 Buildings
- 325 Townhomes

# Establishment of Red Top Farms

- 1973 Village Ordinance 73-O-26 approved a General Development Plan (GDP) for Red Top Farms
- 1984 Ordinance 84-O-21 amended the GDP to include Exhibit C providing Wood Cedar Shake roofs on all buildings except six-story building
- 1984 Ordinance 84-O-22, approved a Special Implementation Plan (SIP) for phase 1 subject to item #7 of Exhibit C, requiring Wood Cedar Shake shingle roofs. Ordinance 84-O-33 approved the same SIP with Exhibit C for phase 2 of Red Top Farms.
- Phase 1 & 2 of Red Top Farms is now know as Riva Ridge 1.
- 1987 Ordinance 87-O-01 approved the SIP with Exhibit C requirement for phase 3 and 4 of Red Top Farms.
- Phase 3 & 4 of Red Top Farms is now know as Riva Ridge 2.

# Narrative

- The Riva Ridge Umbrella Association, representing the Riva Ridge Homeowners Associations 1 & 2 requests the removal of the requirement for Wood Cedar Shake roofing material from Exhibit C of the Planned Unit Development documents.
- This allows the elected Associations to select the type of roofing material now and in the future from the newest generation of materials that provide the best combination of appearance, price, durability, warranty, maintenance, and fire, impact and pest resistance.

# Background-Roofing Material Change from Cedar

- Original wood cedar roofs lasted 15-18 years. Now the second cedar roof installations are in need of replacing again only after 15-18 years.
- New growth cedar roofing materials have increased in cost as well as availability and do not meet the past life performance of old growth cedar shakes of 25 to 50 years.
- Cedar is a natural material and prone to mold, mildew, algae, fungal growth, insects, rotting and curling as well as requires ongoing high level of maintenance
- New generation of roofing materials bring longer life, better warranty's, reduce maintenance costs and improved fire, impact, algae and pest resistance over cedar making it the best return on investment

# Current Direction-Roofing Material Example

- Maintain distinctive sculpted and rustic look of wood cedar shakes
- Example Presidential Shake from CertainTeed
- Two piece laminated fiberglass based constructed shingle
- Class A fire rated
- 110 mph wind rated
- 50 year limited warranty



# Current Timeline

- Riva Ridge 1 homes next two years (2021 and 2022)
- Riva Ridge 2 homes following two years (2023 and 2024)



# Summary

- Village to eliminate roofing type from Riva Ridge 1 & 2 PUD
  - Allows association to select the current and future roofing material needs based on the latest generation of materials offering the highest value, aesthetics and return on investment
- Riva Ridge 1 & 2 will replace cedar roofs with a premium architectural type shingle with the shade, texture and rustic sculpted edges that replicate the appearance of hand-split cedar shakes
- Roofs will be replaced over the next 1 to 4 years to control investment and operating costs