DiMucci Development Pattern Book

Lake County Planning, Building and Development Department
01/25/2010

INDEX

The architectural guidelines are organized into categories based on major areas of design. Each guideline has an overall description and related principles that are illustrated with images. The categories are as follows;

Visual Attractiveness Addresses the following elements of architectural design that result in visually appealing buildings and include; Surface Materials and Color Scheme, Secondary Architectural Design Elements and Primary Architectural Design Elements.

Sustainable Design describes techniques and technologies that can be utilized to reduce the use of non-renewable resources, minimize environmental impact, and relate people to the natural environment. This includes guidelines for Winter City Design and Solar Access, and Daylighting.

A colored elevation or colored perspective rendering must be submitted to the Developer for approval.

Facade Material

The choice of materials and texture has great visual significance and can affect the long-term appearance and maintenance of the built environment. Exterior building material is directly related to the durability of the building against weathering and damage from natural forces. Building material can be classified based on its application as:

- **Primary Material** - The dominant material of a building's exterior walls. A primary material will typically comprise 75% to 90% of each exterior building face excluding windows and doors; however, architectural style and detailing of the building should dictate the appropriate composition of primary material.

- **Accent Material** - A material utilized to provide architectural interest and variety on a building. Accent materials will typically comprise 10% to 25% of each building face excluding windows and doors, depending on architectural style and context. Accent materials are not to be utilized as a primary building material.

The type and detailing of building materials should be consistent on all sides of a structure. Materials used on primary facades, if not used for the entire building, should return along secondary sides a minimum distance based on visibility be utilized on secondary sides to maintain visual consistency.

The following is a general guide to the acceptable use of exterior building materials. Use of alternate materials or the extent of material usage may be reviewed on a case-by-case basis, taking into consideration such factors as context and architectural style. Additional guidelines related to specific materials are provided below.

- **Brick and Stone** - Brick and stone convey permanence and are preferred primary and accent building materials for all building types.

- **Glass** - The use of glass as a primary exterior building material may be appropriate within its surrounding context.

- **Cast-in-place Concrete** - Cast-in-place concrete may be appropriate for secondary facades if sufficient articulation and detail is provided to diminish the appearance of a large, blank wall. Cast-in-place concrete is acceptable as an accent material.

- **Pre-cast Concrete** - Pre-cast is acknowledged as a durable and quality material. Concrete panels should incorporate architectural finishes that comply with the architectural articulation and detailing guidelines. The appearance of panel joints should be minimized.

Facade Material (Continued

- **Architectural Metal Cladding** - Smooth metal panels with sufficient metal thickness to prevent deterioration of the surface and promote durability are acceptable.
- **Concrete Masonry Units** - Concrete masonry unit (CMU) is acceptable as an accent. Split face CMU may be used as a base material in lieu of limestone.
- **Wood** - Wood may be an appropriate accent material.
- **Fiber Cement** - The use of fiber cement materials should be limited to accent applications only. Fiber cement product will not be considered acceptable in fulfillment of masonry requirements.
- **Stucco** - The use of stucco is acceptable for accent applications.
- **EIFS** - EIFS or Dryvit material is not to be used as a primary material and is discouraged as an accent. Where it is to be used, EIFS should be appropriate based upon the design intent of the building and limited to accent applications above the pedestrian level.
- **Siding** - Horizontal aluminum and vinyl sidings should not be utilized.
- **Other -** Contemporary or specialized building materials not addressed herein will be reviewed on a case-by-case basis.

Complimentary natural materials and earth tones.

Roof Material

- Clay or ceramic roof tiles are appropriate when complementary with the overall façade design in color, tone, and architectural style.
- Slate, wood shingle/shake or other natural materials, or close substitutes, are preferred.
- Asphalt roofs, particularly when variegated in color, are discouraged.

Encouraged: Wood shingle roof.

Discouraged: Asphalt roof with variegated shingles.

Encouraged: Ornate roof treatment with varied height, similar materials and style.

Building Color

The color scheme for a building should unify the building image and complement the building context. The following descriptions should be used when designing building color schemes;

Coordinated Palette of Colors - A coordinated palette of colors should be created for each development that includes one primary color with up to three major accent colors and a range of minor accent colors.

Primary Base Color - The primary color of the buildings should be compatible with adjacent buildings. Use of a single primary color will serve to tie the building together. The use of two primary colors should be limited to mixed-use or multistory buildings where the two colors are coordinated.

Earth Tones -Natural stone and unglazed brick represent the range of earth tones. Earth tones are preferred as the primary base color.

Accent Colors - Accent colors should complement the selected primary base color. Accent color intensity should be related to the amount of accent color proposed, with brighter colors having less accent area.

Bright colors - Bright colors include red, yellow, emerald green, bright blue and other colors with intense hue. These colors can detract from the overall building design and context, and should be used sparingly as accents that visually activate pedestrian areas or convey information as part of a sign.

Building colors coordinated with site features.

A coordinated palette of colors include façade as well as site features.

Building Color (Continued)

- A mixture of natural materials with earth tones is encouraged.
- The use of multiple primary colors should be avoided.
- Bright, bold colors should be complimentary and no more than one primary color should be used.
- A color palette for each building shall be submitted to the Master Developer for approval and should be consistent with the architectural style chosen. Building colors should reflect a well-established color combination and natural/earth tones are highly suggested.

Bright blue awnings "clash" with façade.

Natural building materials with coordinated color scheme.

Complimentary earth tone colors used on the façade.

Entrance Design

An obvious and welcoming building entry can be an important architectural feature that defines the visual character of a building and improves the pedestrian environment by enhancing the user's experience.

- Building entrances should be oriented to a public street or a prominent public area.

- Each primary building on a site, regardless of its size, should have clearly-defined, highly visible primary entrance featuring at least two (2) of the following:

    1. Unique architectural feature (i.e. prominent tower feature or peaked roof form and/or variation in building color/material).
    2. Recess or projection.
    3. Pedestrian weather protection (i.e. canopy, overhang, or arcade).
    4. Architectural detail such as raised corniced parapets over the door, arches, lattice or tile work and moldings integrated into the building structure and design.
    5. Streetscape including outdoor patio, integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

- The building entry should incorporate architectural details to form an effective transition from the size of the overall building to the scale of pedestrians using materials as well as colors and massing that complement the surrounding façade to which it relates.

- Glass doors and sidelights should be provided unless the design context defines other forms of entry.

- Exterior weather protection can enhance pedestrian safety and comfort.

Arched entry transitions the overall building to pedestrian scale.

Entrance Design (Continued)

- Use overhead protection from rain, sun and wind such as awnings, overhangs, and arcades.
- Exterior weather protection generally should not overhang from the building for more than 5 feet unless it incorporates transparent material to allow the ground level exterior to be illuminated by natural light. Arcades may be extended for more than 5 feet if the ceiling is over 1 story in height.
- Flat, featureless glass or monotonous window-dominated entrance design is discouraged.

Discouraged: Featureless, window-dominated entranceway.

CANOPY DESIGN

- Canopies should emphasize massing that is compatible with the surrounding façade.
- Solid, horizontal canopy massing is preferred with durable canopy materials such as metal, concrete, or slate.
- Domed, bulbous or curved canopy massing is discouraged except when consistent with overall facade design.

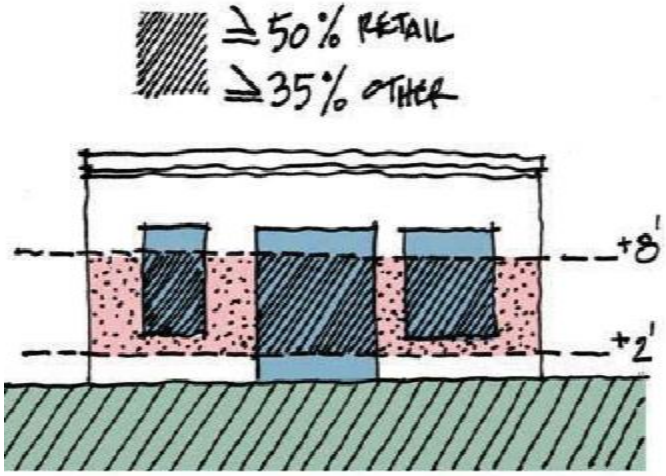
Discouraged: Flimsy canvas canopy.

Preferred: Horizontal structural canopy.

Windows

Facades of all commercial, office and institutional structures should incorporate transparent features (clear glass on windows and doors) over a minimum percentage of the surface area at ground-level. Ground level is defined as two to eight feet measured vertically at street level.

- For retail uses, a minimum of 50% should be transparent.
- For other uses, a minimum of 35% should be transparent.
- Glass at the ground level should be clear and unobstructed to allow visual access to the building's active interior uses such as retail display, product production or office space that create interest for pedestrians walking by to look at. Mirrored glass and dark tinted glass are not acceptable.
- Large blank walls are to be avoided on all four sides of the exterior.
- On upper levels, use of appropriately-sized clear glass windows is encouraged to create visual connection between interior building spaces and the surrounding site context. When necessary, tinted glass may be allowed to provide privacy while aesthetically and functionally serving the building. Mirrored glass is discouraged.



Preferred: Multi-paned windows repeated throughout façade.

Ornamental Features

- Ornamentation should be avoided except as an enhancement of the overall façade design.
- Overall facade treatment creates simple and interesting features into unique detailing.

Discouraged: Ornamentation has an "add-on" appearance.

Encouraged: Façade design incorporates complimenting ornamental elements and material.

Service Area Screening

Building design should incorporate measures that effectively and attractively screen utility and refuse areas by the use of the following;

Service Doors - Service doors should be inset in the secondary building faces to allow shadow lines. Vehicle service areas should not be visible from public rights-of-way. Where service doors will be visible from an internal roadway (i.e., on an outlot structure), service areas should incorporate some decorative features to enhance the four-sided design of the building.

Truck Loading - The use of internal loading areas or screen walls is preferred. Where such measures are not possible, loading should be fully screened from adjacent uses and from public spaces.

Refuse Screening - Internal refuse enclosures are preferred. Where refuse cannot be located internally, enclosures should be discreetly located and constructed of a masonry material that is consistent with the primary structure. Wood, chain link, and cyclone fence refuse screening are not acceptable.

Refuse screening with privacy gate.

Service Door Screening with awning, planters and lighting.

Internal Truck Loading.

Building Systems

- A building's mechanical, electrical and plumbing systems should be concealed from view from ground level vistas.
- Rooftop equipment shall be hidden by a screening device or roof structures so as not to be visible from the public way.
- Batten seam, standing seam and corrugated metal roof systems shall be allowed as screens only if they are not dominant architectural features and are complimentary to building architectural style and detail.
- Rooftop screens shall be coordinated and compatible with building architecture and color. Screening can be fencing, architectural features and/or appropriate landscaping.
- Ground equipment screens shall be coordinated and compatible with building architecture and color.
- Evergreen landscape screening or a combination of earth berming and evergreens shall be an acceptable method of ground equipment screening provided plantings are selected for appropriate climate and installation environment (i.e. salt tolerant) and do not create security concerns.
- Enclosure of process equipment, cooling towers, chillers, accessory structures, if viewed from the public way, will be enclosed and screened in a structure, or walls constructed of materials similar to and compatible with those materials used on the appropriate building elevation.
- Accessory structure screening (i.e., water towers, tanks, process equipment, cooling towers, chillers, vent hoods, communication equipment, alternative power equipment, etc.) shall be compatible with building façade architectural style.

Roof elements hide mechanical equipment.

Effective evergreen screening can hide lighting and utility boxes while providing pedestrian buffering from traffic.

Roof Style

- Roof fascia and cornices should be consistent in coloration and design.
- Through appropriate coloration and design, roof fascia and cornices should provide a defined transition between the building façade and roof.
- Faux pitched roofs (through the use of parapets) are discouraged except to the extent minimally necessary to shield roof-based mechanical equipment.
- Parapets, when used, should incorporate project features or other depth elements to avoid a two-dimensional effect.

Encouraged: Fascia and cornice add variation and interest.

Encouraged: Use of roof structure to hide mechanical equipment.

Discouraged: Parapet conveys a two-dimensional appearance.

Structural Massing

Symmetry/Balance: Symmetry is when the elevation of a building is matched in size and fenestration layout about a center point (often the primary entrance) in order to create visual harmony. Buildings that are not symmetrical should be massed to create visual balance between components relative to the primary entry location.

- Large concentrations of "negative" space, such as arched throughways to courtyards, are appropriate only when surrounded by complementary, focused bulk.
- Concentrated massing at building entrances should not be out of scale with the surrounding façade.
- Coloration and architectural details should be used to enhance and add interest to facade sections.
- Clustered, pedestrian-scale building arrangement is preferred over the scale and massing of "Big Box" architectural design.

Varied roof forms and façade planes reduce apparent size of building.

Successful use of proportional massing.

Symmetry of elements about a centerline.

Overall Facade Design

All building walls should have consistent horizontal and vertical articulation to form a grid framework on four sides down the overall scale of a building into intermediate scale parts. Building walls should include materials and design characteristics consistent with those on the front. The effect of a single, long or massive wall with no relation to human scale is not acceptable.

Building articulation and modulation help to create an intermediate level framework on the facade of buildings, providing visual relief for large wall areas. The following design elements should be used when designing building elevations;

Horizontal articulation is created by use of materials such as stone or special masonry patterns (e.g. soldier coursing) that run along the façade of a building and tie the building together. Cornices and parapets play special roles in visually unifying the top of a building.

Vertical articulation is created by regular spacing of vertical elements such as piers, pilasters, columns and/or fenestration at regular intervals to visually transfer building weight to the ground and tie the base of a building to its top.

Building modulation is a measured and proportioned inflection or setback in a building's face. Modulation may be achieved through recessed or projecting wall offsets, entryways, porch or canopy structures, columns, piers or other features.

- Vertical Articulation/modulation - A horizontal wall should not extend for a distance greater than 30 feet without visually established vertical articulation and/or modulation.

Vertical brick articulation combines with horizontal banding to form grid framework and cornices unify the top of building.

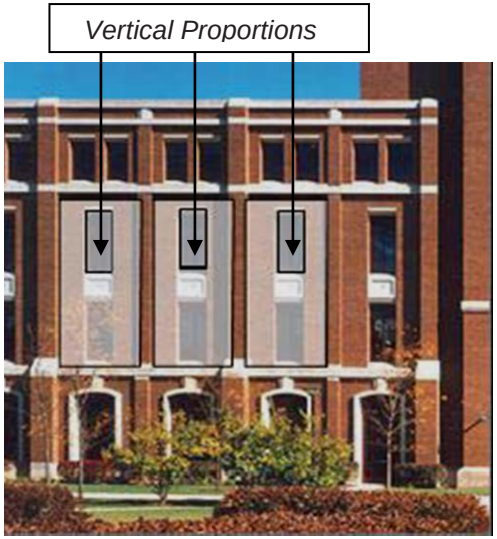
Overall Facade Design (Continued)

Combined vertical articulation and modulation minimize the appearance of a long, massive wall.

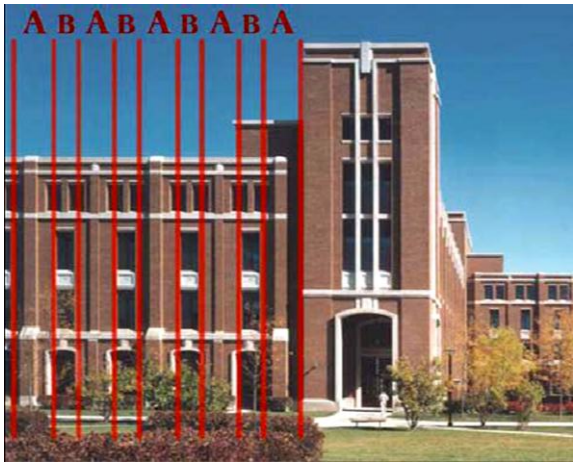
Effective use of modulation and horizontal articulation to minimize the appearance of bulk.

Overall Facade Design (Continued)

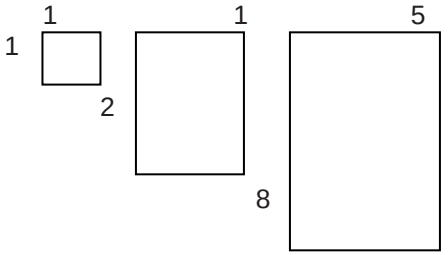
Proportions and Rhythm - Proportion is the relationship between the height and width of a rectangle. In architecture, this can refer to the overall building mass as well as openings for windows and doors within it. Some commonly used proportions that have been found to be pleasing to the eye. The most famous is the "golden section" which is a roughly 8:5 proportion. Other common proportions are 2:1, 1.5:1 and 1:1. These proportions can be used for window openings and for visually established architectural elements. Repetitive use of similar proportions creates regular rhythm that helps tie a building together.



Articulation grid framework repeats vertical proportions.



Patterns such as A-B-A-B or A-B-B-A B-B can add interest to a building elevation.



Common proportions for building openings and massing elements.

Architectural articulation or modulation can be used to organize the perceived mass of larger buildings. Building features such as columns, piers, rooflines and brick patterns can divide and create orientation on a large surface. Preferred orientations are vertical. Once these proportions have been established windows and doors should reinforce the vertical orientation of the composition. The proportion of openings or other visually established architectural elements should be generally consistent throughout a development to create a sense of unity on building façades.

Syncopation of Elements - Rhythm can be created by regular repetition of window openings and/or building articulation/modulation. Analogous to symphonic music, rhythm can be more complex and interesting than rote repetition of elements.

Overall Facade Design (Continued)

Building Base, Middle and Cap - Many successful buildings use an ancient formula for building design that incorporates clear identification of building base, body and cap. The origin of the formula relates to the human feet, torso and head.

Base - A building base should be established through the use of stone, concrete or masonry materials that has a heavier appearance and makes firm contact with the earth. For one story buildings, a knee wall base should be established.

Middle - The building body connects the base and cap and typically appears repetitive from floor to floor, creating a vertical proportion to the exterior. The building body is to make up the majority of the building height and should not be overwhelmed by massive roof area.

Cap - The building cap incorporates the roof parapet or roofline and is where the building meets the sky. Because of the high visibility of the "sky line," the appearance of a "false roof " is not acceptable.

a. Building roof forms should appear integral to the building's design on all sides of the structure and should be capped with cornice moldings. Secondary building faces on flat-roofed buildings should have a parapet height that is consistent with the primary face. The vertical façade of a building face should not be extended above the actual parapet or roofline to give the appearance of a false front.

b. When sections of a building face are raised to create varied rooflines, the raised sections should have substantial depth to reflect the form of an actual building.

c. The rear of parapet features should be treated to the same level of detail as the front.

d. Rooftop mechanicals, including condensers, vents and pipes are to be screened to their full height by parapet walls on all sides of a building.

This building design incorporates masonry foundation section, definitive mid-section and decorative cornice elements.

Overall Facade Design (Continued)

Design elements to be incorporated in to building elevation design;

- Knee walls: A two- to three-foot masonry or concrete knee wall should be provided around the base of the building where appropriate. The use of glass curtain wall systems, particularly on pedestrian storefront facades, should be minimized.

- Cornices: Provide ornamental molding, entablature, frieze, or other roofline treatments.

- Windows and Doors: Detailed treatment of windows and doors should be provided at the ground level for facades oriented toward a public street or a pedestrian area. Such details may include decorative lintels, sills, door design, molding or framing details. The character of the windows should be consistent with the overall building character.

- Decorative surfaces such as patterned concrete masonry, stone, or brick work, and or horizontal stone or masonry banding.

Elevation is tied together with color, windows, vertical and horizontal articulation as well as massing.

The entire row of store fronts combine consistent design elements into the elevations for cohesive appearance.

Overall Facade Design (Continued)

- Starkly or dramatically contrasting combinations of coloration, textures, materials and massing are discouraged.
- Minimalist, plain, stark or featureless façade design should be avoided.
- Mixtures of different or inconsistent period architectural styles is discouraged.
- Complementary coloration, textures, materials and massing is encouraged.

Flat featureless elevations are discouraged.

Multiple angles and surface variations add interest.

Sustainable or “Green” building design sets new design priorities that expand and complement the classical building design concerns of economy, utility, durability, and pleasure.

Sustainable building design, construction and renovation can help to create healthier environments; reduce operating costs and conserve energy and resources. The following guidelines describe desired performance outcomes and strategies for obtaining them.

Building design can harness sunlight to provide ample heat, light, and shade in the winter and induce summertime ventilation. Passive solar design reduces heating and cooling energy bills, increases spatial vitality, and improves comfort. As an added benefit, passive solar design principles typically accrue energy benefits with low maintenance risks over the life of the building and reduce operational and maintenance costs.

Winter City Design is building layout and design that reduces impact of cold weather and takes advantage of solar access to provide warming.

Buildings should be oriented to maximize passive solar heating and day lighting through south window exposure. Incorporation of passive solar heating can reduce building auxiliary heating requirements by up to 75% compared to a typical structure while remaining cost-effective on a life-cycle basis.

Solar panels can be used for shelter lighting.

Solar panels incorporated into building elevation/roof top.

Solar water heating using tubular piping system placed on the roof.

Daylighting

Daylighting is the balancing of heat gain and loss, glare control, and variations in daylight availability. For example, successful daylighting designs will invariably incorporate the use of shading devices to reduce glare and excess contrast in the workspace. Additionally, window size and spacing, glass selection, the reflectance of interior finishes and the location of any interior partitions must all be evaluated. Passive heating strategies use direct daylight to heat a building whereas; daylight used for lighting uses indirect lighting.

Daylighting features that may be integrated in building design include skylights, lightshelves, lightwells and windows, which may be direct or indirect depending on the desired effect or function of the space. The provision of adequate natural light can reduce the need for electrical lighting and reduce energy consumption.

The following strategies should be incorporated into the design process:

- Building massing should consider ***"Winter City Design"*** by locating entrances facing south towards the sun, and configuring the building to block the north and west winds.
- Allow daylight penetration high in a space. Windows located high in a wall or in roof monitors and clerestories will result in deeper light penetration and reduce the likelihood of excessive brightness due to excessive direct daylight.
- A light shelf, if properly designed, has the potential to increase room brightness and decrease window brightness.
- Slope ceilings to direct more light into a space. Sloping the ceiling away from the fenestration area will help increase the surface brightness of the ceiling further into a space.
- Filter daylight. The harshness of direct light can be filtered with vegetation, curtains, louvers, or the like, and will help distribute light.

Solar lighting and heating combined with open space and stormwater management.

Daylighting provided over the 1st floor.

SITE DESIGN GUIDELINES

Site layout helps define the fabric of the urban environment; as elements such as parking, retention basins, buildings, and open space can be designed in a manner that reflects and promotes the aesthetic values of local communities. When designed in accordance with such aesthetic conventions, site layout elements can even complement or showcase a property's appearance.

The site layout guidelines are organized into 6 categories;

- Building Scale and Context Fit
- Parking Layout
- Stormwater Management
- Open Space
- Pedestrian Friendly Circulation
- Bicycle circulation
- Site Lighting

Building Scale and Context Fit addresses aspects of building massing and location that will influence the built environment, excluding site design elements that are addressed elsewhere. Buildings should be arranged to relate to each other and to create view corridors that promote visual access from the site to adjacent neighborhoods. View corridors are spaces that frame views from one location to another. Streets are one type of view corridor, pedestrian walkways are another. Additional considerations are described below;

- Buildings that have a distinctive architectural or cultural context should incorporate those elements through the site with use of similar or compatible styles, materials, architectural detailing or other appropriate references.

- Adverse visual (view) impacts of a massive building should be minimized or mitigated through the use of visual buffers, neighborhood-compatible architecture and building mass and siting techniques.

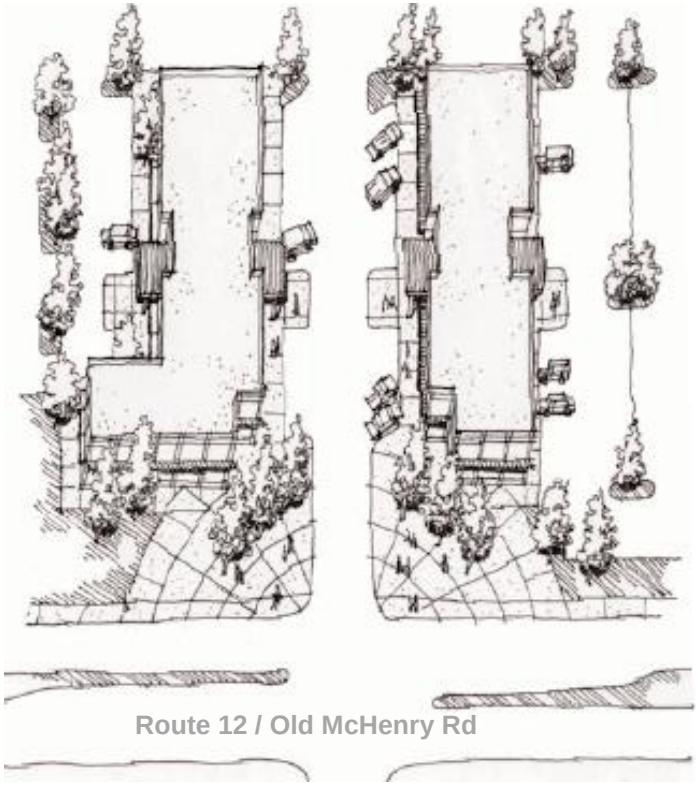
- Large buildings should be broken into multiple buildings if possible, or into smaller building massing elements through varied rooflines, varied façade planes, upper story setback, windows on front elevation to reduce the apparent size of the building.

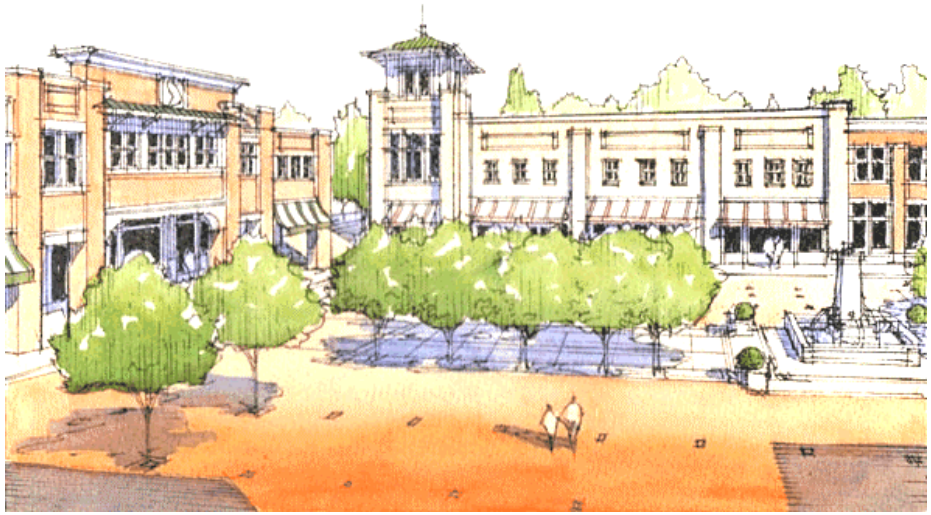
Building architecture can relate to existinbg or man made features such as this stormwater management area.

- A site's buildings should be arranged so that they help to frame and define the fronting and internal streets, giving deliberate form to streets and sidewalk areas.

- Buildings should be arranged in a manner that creates a sense of enclosure and defined space.

- Retail buildings can face one another while providing Buildings, where feasible, be oriented to create visual access from adjacent corridors public spaces that are easily accessible from (i.e. Rt. 12 and Old McHenry Rd.) adjacent streets and sidewalks.





Village Square or Courtyard building arrangements are encouraged, incorporating recreational and park like settings.

Clustered buildings, in town-like or "Main Street" settings, are encouraged when complementary in architectural design.

The parking lot design objective is to maximize the total number of parking spaces in the space available with the following considerations:

- The parking layout should provide continuous flow of traffic through the lot and allow safe movement of pedestrians from parking to buildings.
- The design should allow for appropriate landscaping of the parking areas without conflicting with site lighting.
- Best Management Practices and Low Impact Development features are required in all parking lots that include 'Green Practice' concepts described below.
- Varied building setbacks from internal drives as well as right-of-ways are encouraged.

Encouraged; Buildings set at varying distance from right of way.

Encouraged: combination of open curbing, bio-filter and plantings to treat stormwater.

Not acceptable: Parking area with large expanse of unbroken pavement.

A green parking lot can prevent pollution at the source, remove pollutants before runoff is discharged, control discharge rates of stormwater runoff, and provide a pleasant experience for clients and customers. Many different combinations of porous asphalt, unit pavers, rain gardens and telescope (Bio-swale) swales can be used to treat and manage stormwater.

Steps Toward A Green Parking Lot

1. Determine native soil infiltration rate.

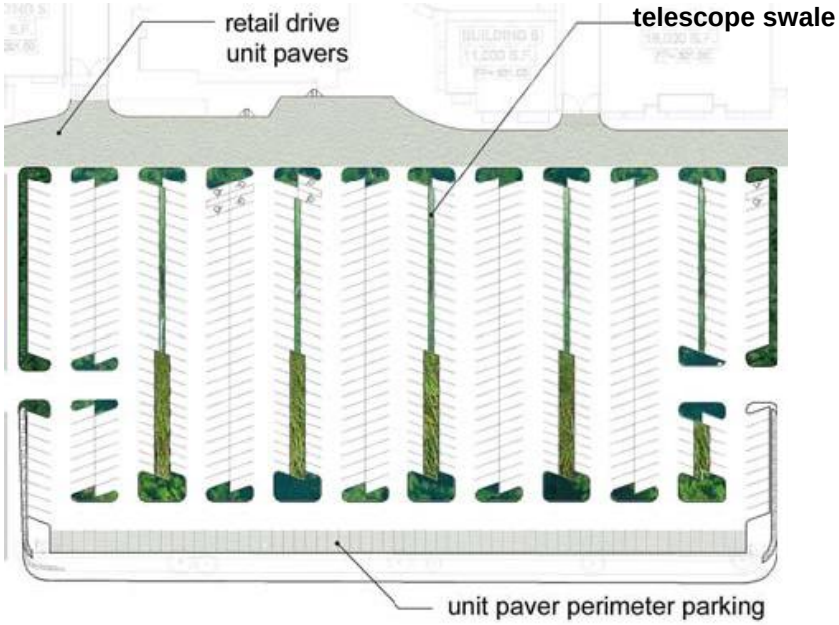
2. Determine the direction of stormwater flow and where it needs to be collected.

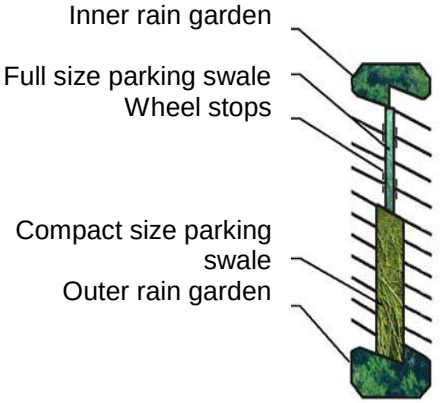
3. Determine opportunities for natural drainage routes. Distribute flows to multiple landscaped areas. Incorporate permeable pavement in areas where appropriate, especially in over-flow parking areas, fire lanes and other lower use areas.

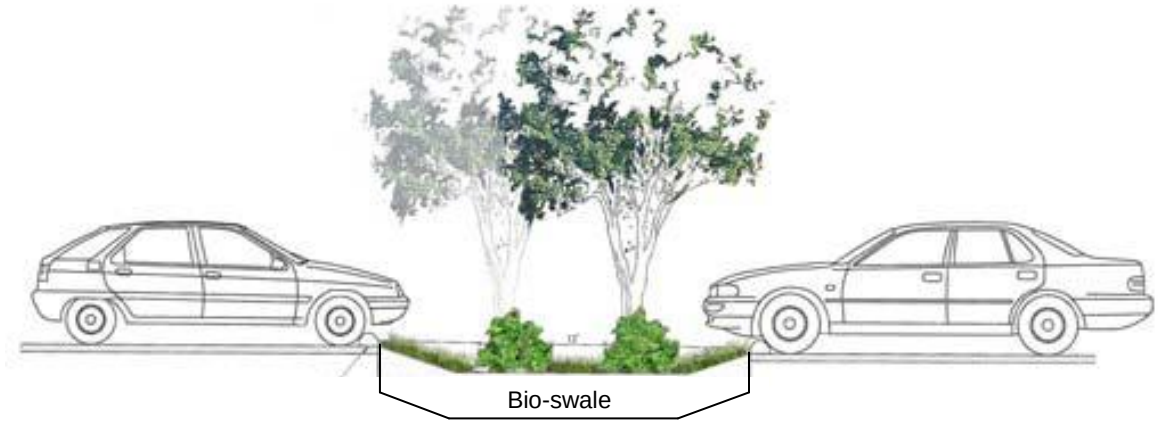
4. Determine impervious surface reduction and adjust the total area required for flow control and stormwater treatment.

5. Determine the required dimensions for natural drainage landscape areas and ensure that the receiving area is sufficient and practical.

The telescope swales are a strategy specifically designed to integrate into parking lots. Telescope swales are designed to have multiple sections that vary in width over the length of the swale to accommodate both compact and/or standard size parking spaces. These islands, when designed with multiple best management practices also add to the visual interest, avoiding monotonous landscapes.







Parking Lot Bio-swale and Filter. When proposed may be used to satisfy landscape requirements in parking areas. When a parking space abuts a landscape island or swale the front 2 feet of the required parking space length may overhang the planter, provided that wheel stops or curbing is provided.

Bio- Swale and Stormwater Filter.

Route Map are helpful in transit shelters.

Site furnishings such as benches, trash receptacles and lighting elements should be of similar styles.

- The integration of transit stops into retail centers is encouraged.
- Matching site furnishings should be considered for overall development.
- Provide seating, pedestrian lighting and trash receptacles near transit stops.

Shelters and furnishings can be customized.

Retention/detention facility shorelines with uniform slopes, even or squared contours, and simple geometric perimeters are discouraged.

- A series of detention ponds should be designed to control storm water run-off. In addition to performing its essential function, the ponds should be designed as a major site amenity and can be a conservation system for the entire site. The following are the defining characteristics for ponds and open space:

- The pond system should be continuous wherever possible and be linked by natural, sustainable landscape, emphasizing native grasses and informal clusters of native or adaptive trees, shrubs and perennial flowers.

- This should be pedestrian accessible with a continuous nature path along pond edges, above the high water level. These can be simple walking paths with occasional benches and interesting, colorful native/adaptive plant massings.

- There should be heavy emphasis on native or adaptive plant material, appropriate for the topography. Flat areas can be reminiscent of Oak Savannahs with meadow grass and wildflowers, punctuated by clusters of native tree species. Pond edges will consist of lowland trees and water related plants.

- The pond system will become a habitat for native, birds, and other wildlife, becoming a true conservation area for the entire community.

- The pond system can provide the necessary irrigation water for major landscape areas and the individual commercial units

- Retention/detention facility shorelines with uniform slopes, even or squared contours, and simple geometric perimeters are discouraged.

Trail is accessible from adjacent building.

Trail integrated into stormwater conservation area with native planting.

Bio-filter swale under construction.

Interior parking island with overland flow into swale.

Stormwater basin catches excess flow in parking lot island.

- Open space areas featuring recreational amenities (e.g. benches, walkways) are encouraged.
- Open space areas that incorporate variations in topography are encouraged.
- Large, concentrated open space is encouraged.
- Perimeter open space that incorporate buffer-like improvements, such as berms and dense plantings and other similar features are encouraged.
- The incorporation of open space into “Village Square” or courtyard building arrangements is encouraged.

Public space near store entries should be well organized with attractive site furnishings.

Perimeter open space should incorporate buffering, pathways, and native planting to minimize maintenance.

Larger central open space can be used for public gathering for events such as art fairs, craft shows, concerts etc.

Pedestrian friendliness describes the quality of a built environment that attracts foot traffic and fosters a sense of safety and well-being for users. Building design can directly impact the pedestrian friendliness of a place by creating a setting that is comfortable for pedestrians to walk, stop and congregate.

A building that attracts pedestrians may enjoy greater success for its tenants and users, whereas an unsuccessful building can create an environment that pedestrians seek to avoid. When buildings are properly designed, they can frame special public places such as parks, open spaces, esplanades, pedestrian courtyards, outdoor seating areas, streetscape, etc, that provide safety and amenity for the development's customers, employees, and for surrounding properties.

Shopping windows and pedestrian features activate the space between buildings.

Outdoor seating and pedestrian scaled light fixtures help connect the street to the adjacent spaces.

Outdoor seating should include buffering from main thoroughfares.

- Exterior weather protection is encouraged for building facades adjacent to sidewalks or pedestrian areas.

- Exterior weather protection generally should not overhang from the building for more than 5 feet unless it incorporates transparent material to allow the ground level exterior to be illuminated by natural light. Arcades may be extended for more than 5 feet in depth if the ceiling is more than one story in height.

- Awnings should be designed to project over individual window and door openings (i.e., mounted in the reveals of openings). Awnings that are a continuous feature, extending over several windows, doors, masonry piers, or arches, are strongly discouraged.

- Consistent site furnishings throughout development such as seating signage, trash receptacles, seasonal planters, lighting will foster a sense of place and enhance the pedestrian atmosphere.

- Integrate pathways into landscaping to soften visibility and enhance safety; provide sizable distance from roadway where practical.
- Concrete should be provided near busy streets and parking areas.
- Asphalt and or gravel may be used in natural areas but require periodic maintenance.
- New bike trail connections should be made to the neighborhoods to the south and to the northeast.
- A forest preserve is located north of the property and should be reviewed for bike trail connections.

Path separation provides quiet areas near open space.

Path layout in landscaped areas that provide shade as well screening and access to parking areas.

Gravel surfaces fit into natural environments and require period grading and weed control.

- Street and parking lot lighting fixtures should be of similar style as well as all site furnishings.
- Lighting fixtures on poles can be used to highlight buildings as well as landscape areas in addition to street and pathways.
- Light intensity should not exceed 0.25 footcandles at any residential property line and 0.75 footcandles along Rt 12.
- All exterior lighting shall incorporate 'Dark Sky Technology' to focus light only where necessary with no off-site glare.
- Refer to the signage section that follows for further guidelines relating to signage lighting.

Lighted pedestrian area with matching furnishings.

Building lighting incorporated into street light.

Sign Guidelines

Signs can be designed, constructed and placed in a manner that effectively create a sense of identity and advertise the development. When designed in accordance with aesthetic conventions, signs complement or enhance a property's appearance. Well-placed and appropriately-sized signs reinforce building identity and enhance functionality and play a significant role in creating either a positive or negative visual image of the property.

QUALITATIVE SIGN GUIDELINES

The qualitative sign guidelines are organized into several categories; Colors; Sign Material; Lighting; Sign Composition; Integration of Signage with Façade or Supporting Structure; Freestanding Sign Supporting Structures; Integration of Freestanding Signs with Landscaping and Topography; and Prohibited Sign Types. Each category contains a number of specific sign guidelines.

- Signs should serve to identify a business while contributing to the attractiveness and pedestrian-friendly orientation of the street.
- The scale and size of signage should be appropriate for the building upon which it is located. Small storefronts should have proportionately smaller signs than larger storefronts. Signs should not dominate a building façade.
- Signs should not cover or interrupt the architectural detail or ornamentation of a building's façade. Signs should not project above the edge of rooflines.
- Signs in multiple-tenant buildings should complement or enhance each other. Multiple tenant sites should have coordinated signage.
- Customer entrances should be identified with pedestrian-oriented signs that allow pedestrians to easily and comfortably read the sign as they stand adjacent to the business.

Scale of signage is appropriate for building. Multiple signs are displayed in a consistent manner.

Coordinated retail signage relates to both the pedestrian and vehicular realms.

- The sign and any background should together consist of no more than 2 colors or shades of the same color
- Preferred Color Combinations: Earth-tones on complementary earth-tone background; Beige or ecru on red brick background; Forest green on beige, ecru or red brick background; Burnished gold on forest green background; Black on beige, ecru or natural limestone background.

Preferred: Mounted sign letters consisting of one color.

Discouraged: Primary colored lettering on white background.

Preferred: Primary informational signage consisting of style and color that relates to the style and material of the interior development.

- Signs should be constructed of weather retardant and high-quality durable materials. If wood is to be used, it should be properly sealed to prevent moisture from soaking into the wood and causing the lettering to deteriorate.

- Matte, natural, brushed, patina-like or burnished surfaces are preferred using wood, stone, brick, masonry or metal materials.

- Polished, glossy, shiny or reflective surfaces are discouraged such as plastic or glass.

Discouraged: Glossy plastic mounted letters.

Encouraged: Material, color and style coordinated with architecture of façade.

- Internal illumination should be avoided (such as internally-lit box signs with lettering printed on a translucent face) back lighting is preferred.
- Lighting devices should be hidden or softened by or integrated into architectural features or landscaping. Electric raceways, conduits and junction boxes should be concealed from public view.
- Direct lighting of wall-mounted signage by exterior mounted light fixtures is strongly encouraged; as such lighting allows signs to appear as an integral part of the building's façade.
- Lighting should be focused and only so bright as to effectively illuminate the sign surface encompassing the extreme limits of the text.
- For freestanding signs, ground-based external lighting is preferred, subject to the above guideline.
- Natural (soft halogen or incandescent) lighting is preferred over bright or fluorescent lighting.
- Specific landscape materials should be highlighted via landscape lighting, where possible.
- All landscape lighting shall be concealed and secure from the public.
- Walkway lighting (bollard or decorative pole type), is encouraged if the light source is obscured and the fixture is in keeping with the proposed architectural style.
- See further site lighting guidelines is the Site Design Guidelines.

Preferred; Exterior lighting highlights the building material as well as the sign.

Preferred; Back-lighting illuminates mounted letters.

- The sign text should consist of no more than 2 fonts or sizes.
- The use of images, pictures and logos should be minimized but, or shall be simplified in appearance and integrated into the site's overall architectural and color schemes.
- Longer text strings are preferred over text stacking.
- Continuous text strings should consist of only one size, font or style.
- Solid lettering is preferred over highlighted or accented lettering.

Preferred: Softer alternative to typical corporate sign.

Discouraged: Highlighted or accented lettering.

- Retail signs may be located on awnings over the entry and/or windows of the establishment. The shape, design and color of awnings should be coordinated with the architectural style of the building. Where multiple awnings are used, the design and color of all awnings should be coordinated.

- Letter-type signs with individual letters that are affixed to the building exterior are preferred.

- Window lettering, either vinyl applied or painted, is acceptable to add interest to storefronts. Temporary pin-ups and flyers that cover ground-level windows should be avoided.

- Decorative overhanging or blade signs may be appropriate in a coordinated retail setting where the size is controlled and coordinated with a building's façade design. Decorative overhanging or blade signs should not exceed six square feet in size with a maximum height of three feet and should be placed at a minimum ten feet above the sidewalk. They should extend no more than two feet from the face of the building.

- Large signs that project from buildings are to be avoided.

- For multi-tenant buildings, all signage on the same façade should be consistent in color, size and elevation.

- For facades containing raised or recessed horizontal architectural features, lettering should harmoniously relate to these features.

Preferred; Integration of signs into recessed surface.

- Freestanding signs should emphasize horizontal rather than vertical massing.
- The surface of monument signs should contain visible indentations or see-through spaces of appropriate dimensions at appropriate intervals to avoid overt massing, where applicable.
- Freestanding signage designed with a base elevation above the site's average finished grade should emphasize horizontal rather than vertical massing.
- Landscaping should be planted around the base of freestanding signs, preferably at a surface area ratio of one-to-one or greater, based on the expected plant growth at maturity.

Discouraged: Post-mounted signs.

Preferred; Landscaping exceeds 1:1 ratio.

Preferred; Sign is designed to fit with contours.

- Directional or 'Way Finding' interior signage should be used near vehicular and pedestrian intersections.

- Directional signage style should be consistent throughout development.

- Beacons/lasers/holographic signs or other similar attention-getting devices.
- Flags (exceptions: American, Municipal or County flags in accordance with local ordinances).
- Signs painted on or affixed to benches, fences, utility poles, trees, or other similar structures.
- Roof signs (including signs protruding over the vertical surface of a mansard roof).
- Strings of lights (except those whose purpose is not intended to draw attention to the site).
- Inflatable signs (including blimps, balloons, and figures).
- Signs on parked vehicles.
- Off-site advertising signs.
- Signs that, by their position, working illumination, size, shape or color, obstruct, impair, obscure or interfere with motorists' vision, mimic any traffic control sign, signal or device, or otherwise present a traffic hazard.
- Attention-getting devices: Fluttering; Undulating; Swinging; Rotating/Revolving; Blinking; Flashing; Incorporating Sounds.

Prohibited: Attention getting streamers and banners.

The quantitative building sign guidelines are organized into eight distinct ***ratio thresholds***, based on major areas of design;

1. Height of Sign: Height of Fascia
2. Height of Sign: Height of Building
3. Height of Sign: Setback to Street
4. Elevation of Sign: Elevation of Eaves
5. Elevation of Sign: Elevation of Roofline
6. Total Sign Area: Total Façade Area
7. Total Sign Length: Total Façade Length
8. Tenant Sign Length: Tenant Store Length

During the sign design process, a proposed ratio threshold should not exceed the threshold contained in any given guideline unless clearly warranted by exceptional circumstances unique to the development in question.

Specific Terms Defined

Height: The vertical dimensions on a particular item (not to be confused with elevation, below).

Elevation: The vertical distance of a particular item to the ground (not to be confused with height, above).

Fascia: A broad, flat, unbroken building surface under the roofline upon which sign letters may be mounted.

Eave: The lowest edge of the roof.

Ridge: The peak of the roof.

1. Height of Sign: Height of Fascia

The ratio of Height of Sign to Height of Fascia should not exceed 30% (in cases when the fascia section upon which the sign is mounted incorporates a peaked projection, the height of the peaked projection shall be measured as ½ the vertical distance between the base and the ridge of the peaked projection).

2. Height of Sign: Height of Building

The ratio of Height of Sign to Height of Building should not exceed 8% when the façade section upon which the sign is mounted contains a primarily horizontal roofline.

Horizontal Roof Line

2. Height of Sign: Height of Building (Continued)

The ratio of Height of Sign to Height of Building should not exceed 13% when the façade section upon which the sign is mounted contains a primarily peaked roofline (in such cases, the peaked roofline shall be measured as ½ the vertical distance between the eaves and the ridge of the peaked roofline).

Peaked Roof Line

3. Height of Sign: Building Setback to Street

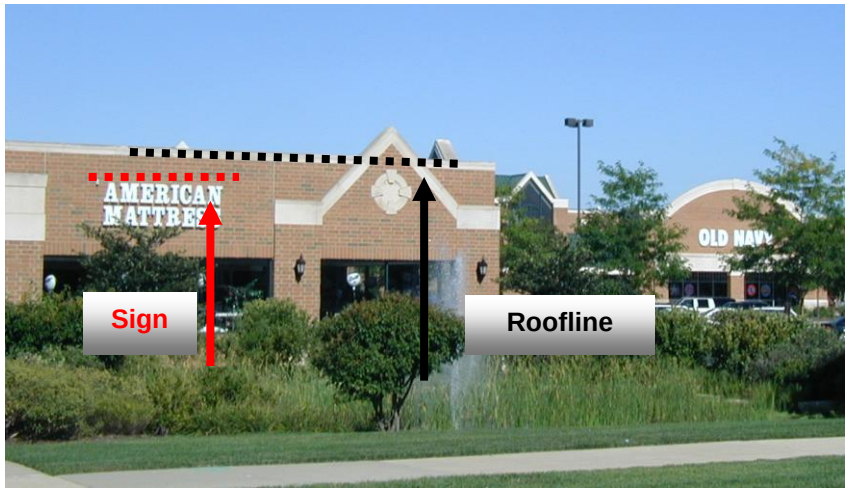
The ratio of Height of Sign to Building Setback to Street should not exceed 1.5%.

4. Elevation of Sign: Elevation of Eaves

   The ratio of Elevation of Sign to Elevation of Eaves should not exceed 75%.

5. Elevation of Sign: Elevation of Roofline

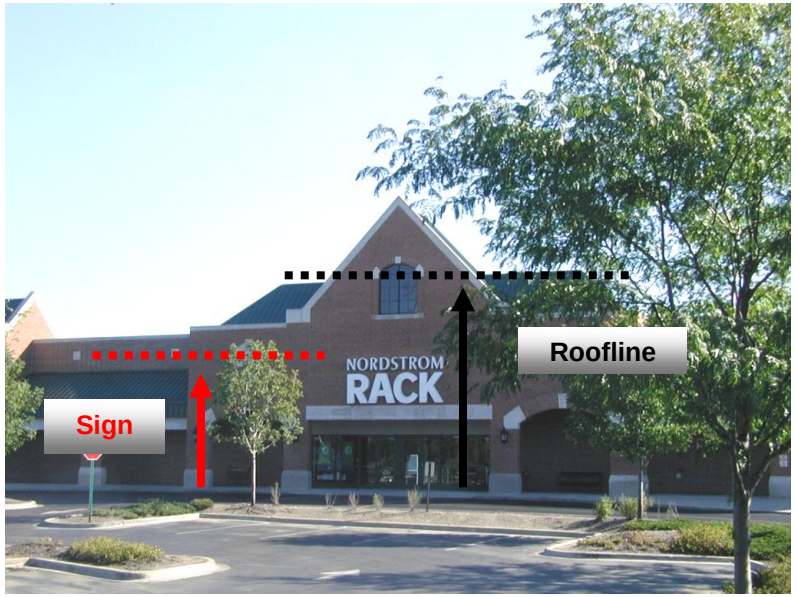
   The ratio of Elevation of Sign to Elevation of Roofline should not exceed 75% when the façade section upon which the sign is mounted contains a primarily horizontal roofline.



Horizontal Roof Line

5. Elevation of Sign: Elevation of Roofline (Continued)

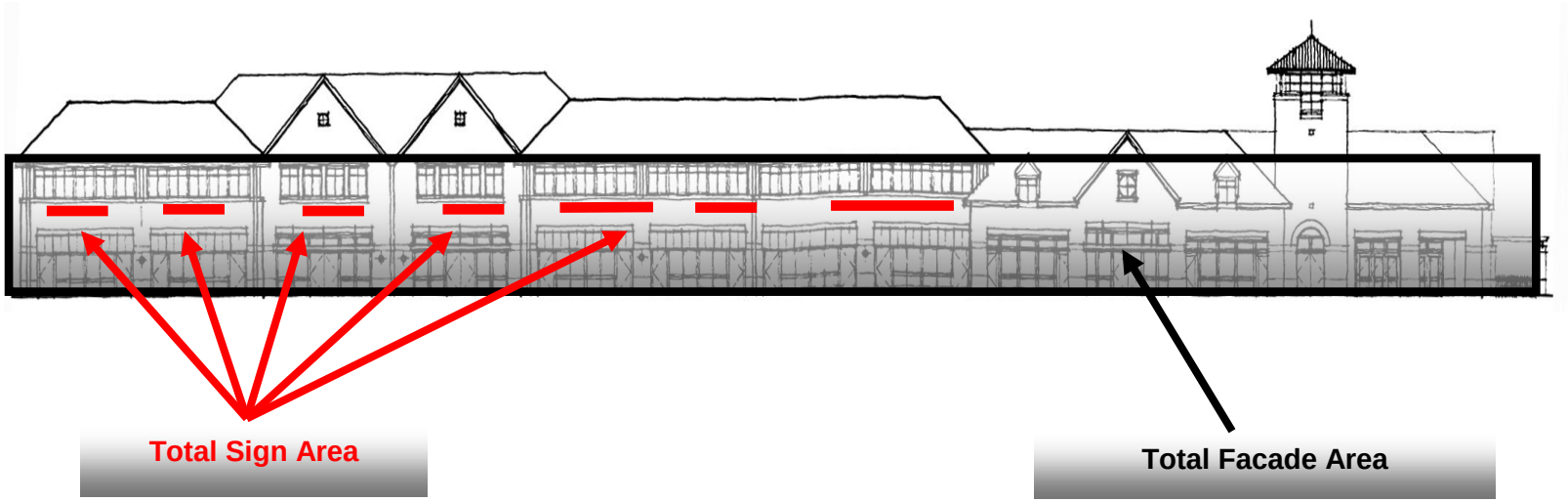
The ratio of Elevation of Sign to Elevation of Roofline should not exceed 60% when the façade section upon which the sign is mounted contains a primarily peaked roofline (in such cases, the peaked roofline shall be measured as ½ the vertical distance between the eaves and the ridge of the peaked roofline).



Peaked Roof Line

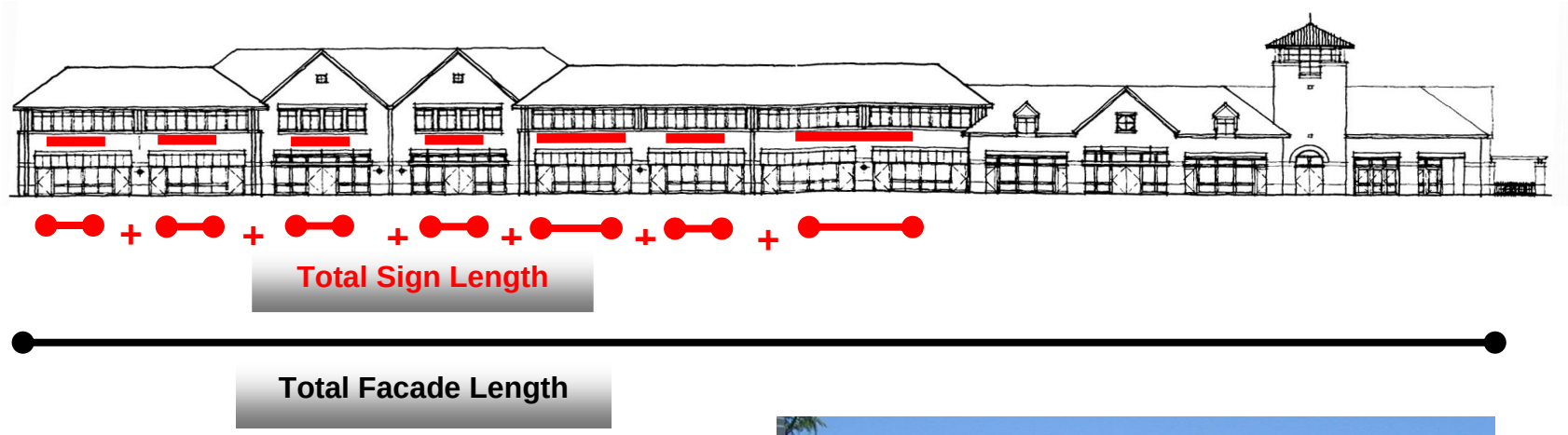
6. Total Sign Area: Total Façade Area

The ratio of Total Sign Area to Total Façade Area should not exceed 2%



7. Total Sign Length: Total Façade Length

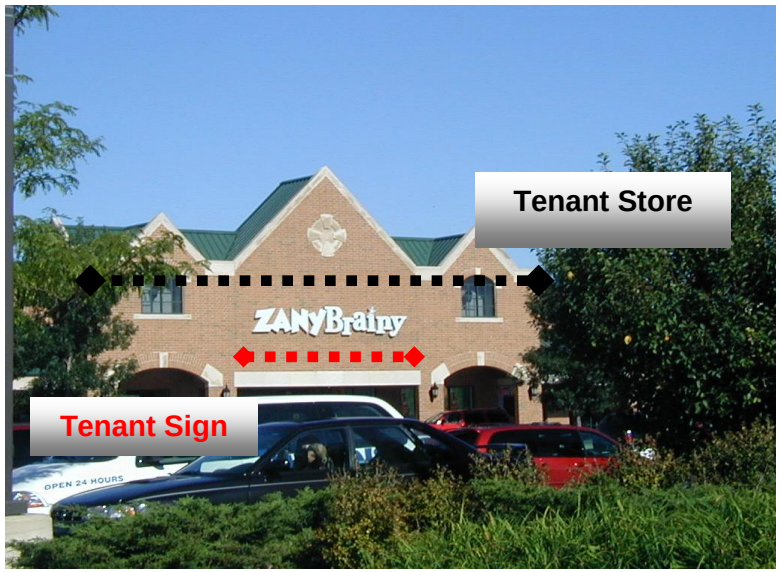
The ratio of Total Sign Length to Total Façade Length should not exceed 25%.



8. Tenant Sign Length: Tenant Store Length

The ratio of Tenant Sign Length to Tenant Store Length should not exceed 25%.

This guideline may be modified in the case of exceptionally narrow tenant storefronts.



Where appropriate the project should include the use of indigenous material tolerant of local climate, soils and water availability as well as preserve established natural areas such as prairie, wetland, floodplain or woodlands to be used as essential components of site planning. The guidelines are also meant to encourage the utilization of Best Management Practices and Low Impact Development features that use natural drainage approaches such as swales and vegetated filter strips on private properties instead of storm sewers in order to reduce irrigation demand and recapture storm water.

The landscaping guidelines are organized into four categories with each category containing specific landscape guidelines;

- Perimeter Screening/Buffering
- Degree and Type of Organization in Landscaping
- Earthen Berms and other Structures in Landscaping
- Parking Lots

- Where buffering adjacent residential property, opacity should reach 80% within 5 years.
- For retail and office street buffering the optimal range of opacity shall be 30% to 50% opacity within 5 years.
- The use of berms or fencing should be proposed in addition to plantings.
- Groups of plantings staggered along contours create a natural and appealing buffer.
- Pathways are enhanced where screened from street and parking lots.
- Mixed street tree and berm plantings provide an affective buffer that can adequately break up the expanse of parking lots and buildings and provide views for vehicular traffic.

Plants provide ffective screening after several years of growth.

Effective interior parking lot screening.

Effective parking lot buffering from major roadway.

- Informal designs with smaller lawn areas are more economical to maintain and provide an opportunity to screen parking lots.
- Avoid large manicured lawn areas.
- Limit 'formal' landscaping to small areas and plant random clusters of trees, rather than rows of trees.
- Established minimum thresholds for seasonal colors: 20% species providing Spring colors; 20% species providing summer and 20% provide fall colors.
- Provide a complementary mix of deciduous and evergreen, while emphasizing native species.

Wide, informal planting areas are encouraged.

Discouraged; Predominance of one species.

Discouraged; Wide trimmed grass strips.

- Provide landscaped features near interior intersections and interior entry drives that are unique to the development and can be incorporated into directional signage, boundary markers, screening elements and pedestrian lighting.

- Coordinate landscape elements with lighting and seating location and style.

Locate active landscape elements near store entrances and public spaces.

Concentrate vehicular and pedestrian intersection focal points using low maintenance material.

- Liberal use of trees, shrubs and groundcover throughout berm provide effective screening and enhance noise buffering.
- Maintain swales for positive drainage and improved health condition of plant material.
- Vary height and setbacks of berms to provide informal design.
- Emphasize naturalized planting groups throughout varied contours of berm.
- Provide informal gathering and seating spaces outside of store entrances to encourage pedestrian circulation and provide seasonal decorative opportunities to enhance the image of the development.

Effective property boundary screening.

Effective use of berming to enhance the effectiveness of landscape screening.

Consistent materials should be used to build exterior structures for pedestrian spaces.

- Parking lots that contain sufficient landscaping (both peripheral and island) so as to visually soften views of buildings and parked automobiles are encouraged.
- The interior landscape area should be at least 15% of the paved surface.
- Each parking island should be a minimum of 10 feet in width and planted with 2 canopy trees and 5 low growing shrubs for every 325 sf.
- Partially obscure or soften visibility of parking lots through landscaping (staggered landscaped berms or preserved natural vegetation).
- Perimeter landscape should buffer parked cars and have a variety of understory and canopy trees to reduce heated areas and soften views of paved surfaces.

Landscape islands with liberally distributed plantings.

Landscaped berm in addition to plantings that reduce visibility of parked cars.

Alternative landscape using internal island planted for Bio-swale functions.

- Parking lot perimeter should have continuous screening using a combination of plantings, berms, low walls or low fencing.
- Informal landscape designs are preferred versus designs that emphasize rigid geometry and formality.
- Similar plant palate should be used throughout large areas and intersections along with architectural elements to emphasize an overall sense of identity for the development.
- Bio-swale with native planting in interior parking islands should be used throughout the development.

Traditional island landscape with informal plantings to reduce visibility of parked cars.

Interior island Bio-swale can provide parking lot screening with appropriate landscape material.

Alternative island landscape in large scale Bio-filter swale.