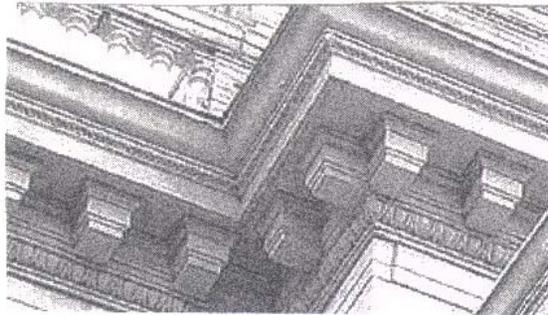

ROUTE 12 CORRIDOR PLANNING COUNCIL

Architectural Guidelines for Corridor Development



Prepared By:

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Route 12 Corridor Planning Council Architectural Guidelines

INTRODUCTION

This is a joint corridor planning report prepared cooperatively by representatives from the Villages of Deer Park, Kildeer, Lake Zurich, Hawthorn Woods and North Barrington; Ela Township; and the Lake County Department of Planning, Building and Development; with the assistance of the Northeastern Illinois Planning Commission.

Rand Road Yesterday and Today

The Rand Road corridor within the boundaries of Ela Township overlaps unincorporated land and the territory of five villages. This jurisdictional pattern presents a multiplicity of land use regulations within a relatively small area. Historically, residential development has been the primary land use pattern in this portion of Lake County. In recent years, however, increased population in Western Lake County, a concomitant increase in vehicular traffic along Rand Road and economic prosperity have all contributed to an accelerating trend of large-scale non-residential development in the area. In light of this increasing development pressure, leaders from the five villages have recognized that a joint-municipal approach to corridor land use planning would facilitate orderly growth along the corridor.

Formulation of Route 12 Corridor Planning Council

Representatives from Ela Township and the participating villages agreed in 1997 to convene a series of meetings to discuss shared strategies to enhance development along the portion of Rand Road within Ela Township. Representatives from the Lake County Planning Department and the Northeastern Illinois Planning Commission were also invited to participate in the discussion. This group is referred to collectively as the Route 12 Corridor Planning Council.

The Corridor Vision

From the outset, Council members shared the vision of Rand Road as a gateway to and from Southwestern Lake County. The “gateway” concept becomes even more relevant as an ever-increasing number of motorists travel the Rand Road corridor on a daily basis. Formation of the Council presents an opportunity to harness this unique geographic characteristic. In turn, coordinated land use planning strategies can help foster in residents and visitors alike a “sense of place”. This collaborative effort could also help ensure that the Rand Road corridor stands out as an example of Lake County development at its best.

Establishment of Priorities

Meetings over the first two years focused attention on particular physical aspects of corridor development that merit improvement. Several development aspects were identified as presenting a significant impact on the physical character of corridor development, including landscaping, setbacks, signage, architecture and building height. It was recognized that treatment of all such aspects would involve considerable time and resources. Accordingly, the Council agreed to prioritize these issues for discussion, in order to establish a planning strategy that was both timely and manageable.

Architectural Guidelines

Of the preceding aspects, corridor architecture has been established as a third priority for discussion. Architecture helps define the fabric of the urban environment; buildings can be designed in a manner that reflects and promotes the aesthetic values of member communities. When designed in accordance with such aesthetic conventions, buildings can even complement or enhance a property's appearance. As such, corridor architectural guidelines represent an opportunity to "showcase" development within member communities along Rand Road.

Implementation of Architectural Guidelines

These corridor design guidelines are intended to be implemented primarily through the local development review and approval process. Lake County and the five member villages all regulate development, in part, through the conditional use permit and planned unit development (PUD) process. Additionally, member villages review new development proposals in the context of annexations. All such processes allow the imposition of reasonable conditions on new development along the Route 12 Corridor. Member communities have agreed, accordingly, to incorporate these guidelines into the process of reviewing new development along Rand Road.

It is also envisioned that each member community will disseminate these guidelines to developers in order to encourage them to incorporate the guidelines into their development plans.

PROCESS OF FORMULATING ARCHITECTURAL GUIDELINES

Initially, it was agreed that corridor architecture should create a pleasant visual experience for passing motorists and for visitors circulating within corridor developments.

The Council in turn established an action plan to identify architectural characteristics that tend to support this goal. From these characteristics, the Council would formulate a series of “visual performance standards”, or architectural guidelines intended to promote the desired effect for passing motorists and individuals visiting corridor developments. Ultimately, these guidelines could be used by the County and member villages in reviewing development plans.

Visual Preference Survey

In late 2002, Lake County representatives conducted a photographic survey of the architecture along various existing corridor developments throughout the metro Chicago area. The results of this field work formed the basis of a “visual preference survey”, designed to address aesthetic aspects of architecture. The Council had already successfully used this “visual preference survey” technique to establish a series of landscaping guidelines in 2000 and sign guidelines in 2002.

Specifically, after selecting a series of photographs representing a broad range of architectural conventions, Lake County representatives presented these photographs to the Council. Council members were then invited to discuss the photographs with their village commissioners and trustees and to rank the various architectural images in order of aesthetic preference. Council members were also asked to explain their aesthetic preferences.

Formulation of Architectural Guidelines

Upon receipt and tabulation of the survey results, Lake County representatives identified architectural characteristics that the respondents repeatedly rejected, and architectural characteristic that the respondents ranked highly.

From the reaction of the survey respondents, clear preference patterns emerged. These preference patterns were distilled into architectural guidelines, which could then be incorporated directly into plan reviews.

For example, images depicting multi-toned asphalt roof materials elicited a consistently negative reaction from the survey respondents, whereas images depicting slate, wood shingle, and other natural roof materials drew consistently high scores. This preference pattern led to the conclusion that “asphalt roofs, particularly when variegated in color” should generally be avoided from the perspective of a motorist; whereas “slate, wood shingle/shake or other natural materials, or close substitutes” should be encouraged. This architectural guideline could then be utilized in creating a more aesthetically pleasing development pattern along Rand Road.

ARCHITECTURAL GUIDELINES

The architectural guidelines are organized into three categories, based on major areas of concern elicited among survey respondents: Surface Materials and Color Scheme; Secondary Architectural Design Elements; and Primary Architectural Design Elements. Each category contains a number of specific subcategories, as follows:

Surface Materials and Color Scheme:

- Façade Material; Roof Material; Building Color Scheme

Secondary Architectural Design Elements:

- Entrance Design; Canopy Design; Window Arrangement; Ornamental Features

Primary Architectural Design Elements:

- Roof Style; Structural Massing; Overall Façade Design

These guidelines are not all-inclusive; future discussions are intended to elicit additional guidelines. The Council also retains the option to refine existing guidelines, when appropriate.

SURFACE MATERIALS AND COLOR SCHEME

Façade Material

- The use of the following natural materials is encouraged:
 - Wood shingle/shake
 - Roughly hewn limestone
 - Quarried Stone, “river stone”
 - Brick



Encouraged: Natural stone façade

SURFACE MATERIALS AND COLOR SCHEME

Façade Material (Continued)

- Synthetic materials, such as EIFS/Drivit, are discouraged



Discouraged: Drivit (synthetic stucco application)

- The predominance of pre-cast concrete is discouraged

SURFACE MATERIALS AND COLOR SCHEME

Façade Material (Continued)

- Natural stone facades should emphasize subtle, complementary variations in the arrangement and texture of the individual blocks/units



Encouraged: Complementary variations in limestone blocks

SURFACE MATERIALS AND COLOR SCHEME

Façade Material (Continued)

- Combinations of natural materials, such as cedar shake with stone block, are encouraged



Encouraged: Complementary natural materials

- Plaster or stucco is appropriate when used in combination with complementary roof materials such as slate, wood or other traditional roof treatments
- Polished, glossy, shiny or reflective surfaces should be avoided

SURFACE MATERIALS AND COLOR SCHEME

Roof Material

- Matte, natural surfaces are preferred



Preferred: Matte roof surface (slate)

SURFACE MATERIALS AND COLOR SCHEME

Roof Material (Continued)

- Polished, glossy, shiny or reflective surfaces are discouraged



Discouraged: Reflective glass surface

- Plastic and glass are discouraged
- Metal surfaces other than copper are discouraged, except when subtly integrated into the overall façade design

SURFACE MATERIALS AND COLOR SCHEME

Roof Material (Continued)

- Slate, wood shingle/shake or other natural materials, or close substitutes, are preferred



Encouraged: Wood shingle roof material

- Clay or ceramic roof tiles are appropriate when complementary with the overall façade design in color, tone, and architectural style

SURFACE MATERIALS AND COLOR SCHEME

Roof Material (Continued)

- Skylights are discouraged, except when subtly integrated into the roof design



Discouraged: Skylights starkly contrast with wood shingles

SURFACE MATERIALS AND COLOR SCHEME

Roof Material (Continued)

- Asphalt roofs, particularly when variegated in color, are discouraged



Discouraged: Asphalt roof with variegated coloring

SURFACE MATERIALS AND COLOR SCHEME

Building Color Scheme

- Balanced, complementary colors should be emphasized



Preferred: Complementary coloring

SURFACE MATERIALS AND COLOR SCHEME

Building Color Scheme (Continued)

- Color contrasts should be minimized



Discouraged: Contrasting color scheme

SURFACE MATERIALS AND COLOR SCHEME

Building Color Scheme (Continued)

- Soft, neutral tones should be emphasized



Preferred: Neutral coloring throughout façade and roof

SURFACE MATERIALS AND COLOR SCHEME

Building Color Scheme (Continued)

- A mixture of earth tones as a predominating color theme is encouraged



Encouraged: Predominating earth tones

SURFACE MATERIALS AND COLOR SCHEME

Building Color Scheme (Continued)

- Bright, bold colors should be avoided



Discouraged: Bright blue awnings “clash” with façade

- The use of primary colors should be avoided
- The predominance of white is discouraged; white is acceptable as trim when subtly integrated into the overall façade design

SECONDARY ARCHITECTURAL DESIGN ELEMENTS

Entrance Design

- Recessed entrance design is encouraged



Encouraged: Recessed entranceways

- In multi-tenant buildings, recessed/covered walkways along building perimeters are encouraged
- Any projecting entranceway, such as a portico, should consist of materials, colors and massing that complement the surrounding façade to which it relates

SECONDARY ARCHITECTURAL DESIGN ELEMENTS

Entrance Design (Continued)

- Flat, featureless glass or monotonous window-dominated entrance design is discouraged



Discouraged: Featureless, window-dominated entranceway

SECONDARY ARCHITECTURAL DESIGN ELEMENTS

Canopy Design

- Solid, horizontal canopy massing is preferred



Preferred: Horizontal concrete canopy

- Canopies should emphasize massing that is compatible with the surrounding façade
- Canopies that serve no functional purpose should not be used as a substitute for quality architectural façade design

SECONDARY ARCHITECTURAL DESIGN ELEMENTS

Canopy Design (Continued)

- Hard, durable canopy materials such as metal, concrete, and slate are preferred



Preferred: Durable metal canopy

- Cantilevered canopy support is preferred

SECONDARY ARCHITECTURAL DESIGN ELEMENTS

Canopy Design (Continued)

- Soft plastic, canvas or other draped or stretched materials are discouraged



Discouraged: Flimsy canvas canopy

- Framed, external canopy support should be avoided
- Domed, bulbous or curved canopy massing is discouraged except when consistent with overall façade design

SECONDARY ARCHITECTURAL DESIGN ELEMENTS

Canopy Design (Continued)

- Canopy color should complement the color scheme of the surrounding façade



Preferred: Complementary canopy color scheme

SECONDARY ARCHITECTURAL DESIGN ELEMENTS

Window Arrangement

- Monotonous over-concentration of windows is discouraged



Discouraged: Predominance of windows along façade

- Featureless, spare window design is discouraged

SECONDARY ARCHITECTURAL DESIGN ELEMENTS

Window Arrangement (Continued)

- Framing depth is preferred



Preferred: Recessed framing adds depth to façade

- Reflective window treatments should be avoided

SECONDARY ARCHITECTURAL DESIGN ELEMENTS

Window Arrangement (Continued)

- Multi-paned window design is preferred



Preferred: Multi-paned windows repeated throughout façade

- Transom, fanlight, radius and other elaborate window design is encouraged when complementary with the surrounding façade

SECONDARY ARCHITECTURAL DESIGN ELEMENTS

Ornamental Features

- Ornamentation should be avoided except as an enhancement of the overall façade design



Discouraged: Ornamentation has an “add-on” appearance

SECONDARY ARCHITECTURAL DESIGN ELEMENTS

Ornamental Features (Continued)

- Ornamental details should complement the surrounding façade in color and material



Encouraged: Subtle, complementary string-course and capping

SECONDARY ARCHITECTURAL DESIGN ELEMENTS

Ornamental Features (Continued)

- In revivalist building styles, subtle, historically accurate ornamental details are encouraged



Encouraged: Period downspouts

SECONDARY ARCHITECTURAL DESIGN ELEMENTS

Ornamental Features (Continued)

- Ornamentation should not be used as a substitute for quality architectural façade design



Discouraged: "Add-on" seems designed to fill façade space

PRIMARY ARCHITECTURAL DESIGN ELEMENTS

Roof Style

- Specialized architectural details are encouraged on both flat and pitched roofs, to the extent compatible with the building's overall architectural style.

Examples of such features include, but are not limited to the following:

- Crenellation (flat roofs)
- Finials (pitched roofs)
- Dormers (pitched roofs)
- Cupolas



Encouraged: *Finial atop pitched roof*

PRIMARY ARCHITECTURAL DESIGN ELEMENTS

Roof Style (Continued)

- Through appropriate coloration and design, roof fascia and cornices should provide a defined transition between the building façade and roof



Encouraged: Fascia and cornice provide a smooth transition

- Roof fascia and cornices should be consistent in coloration and design with any vertically-oriented roof features, such as dormers and cupola surface treatments

PRIMARY ARCHITECTURAL DESIGN ELEMENTS

Roof Style (Continued)

- Faux pitched roofs (through the use of parapets) are discouraged except to the extent minimally necessary to shield roof-based mechanical equipment



Discouraged: Parapet conveys a two-dimensional appearance

- Pitched roofs are encouraged

PRIMARY ARCHITECTURAL DESIGN ELEMENTS

Structural Massing

- Concentrated massing at building entrances should be subtle, and not out of scale with the surrounding façade



Encouraged: Proportional massing at entranceway

- Large concentrations of “negative” space, such as arched throughways to courtyards, are appropriate only when surrounded by complementary, focused bulk

PRIMARY ARCHITECTURAL DESIGN ELEMENTS

Structural Massing (Continued)

- Roof massing should be proportionate to the scale of the façade



Discouraged: Roof massing dwarfs the façade

- Coloration, architectural details and focused massing should be used to break up large, otherwise featureless façade sections
- Clustered, pedestrian-scale building arrangement is preferred over the scale and massing of “Big Box” architectural design

PRIMARY ARCHITECTURAL DESIGN ELEMENTS

Structural Massing (Continued)

- Turrets, domes and cupolas are encouraged to soften valleys in cross-gabled buildings, when consistent with the building's overall architectural style



Encouraged: Turret softens the cross-gable valley

PRIMARY ARCHITECTURAL DESIGN ELEMENTS

Overall Façade Design

- Minimalist, plain, stark or featureless façade design should be avoided



Discouraged: Flat, featureless building design

- Starkly or dramatically contrasting combinations of coloration, textures, materials and massing are discouraged

PRIMARY ARCHITECTURAL DESIGN ELEMENTS

Overall Façade Design (Continued)

- Complementary coloration, textures, materials and massing is encouraged



Encouraged: Complementary color, texture, materials and mass

- Mixtures of different or inconsistent period architectural styles is discouraged

PRIMARY ARCHITECTURAL DESIGN ELEMENTS

Overall Façade Design (Continued)

- Visually rich, multi-planar façade design is encouraged



Encouraged: Multiple angles and surface variations add interest

- Overall façade design should incorporate the Route 12 Corridor Planning Council Guidelines for Wall Signage