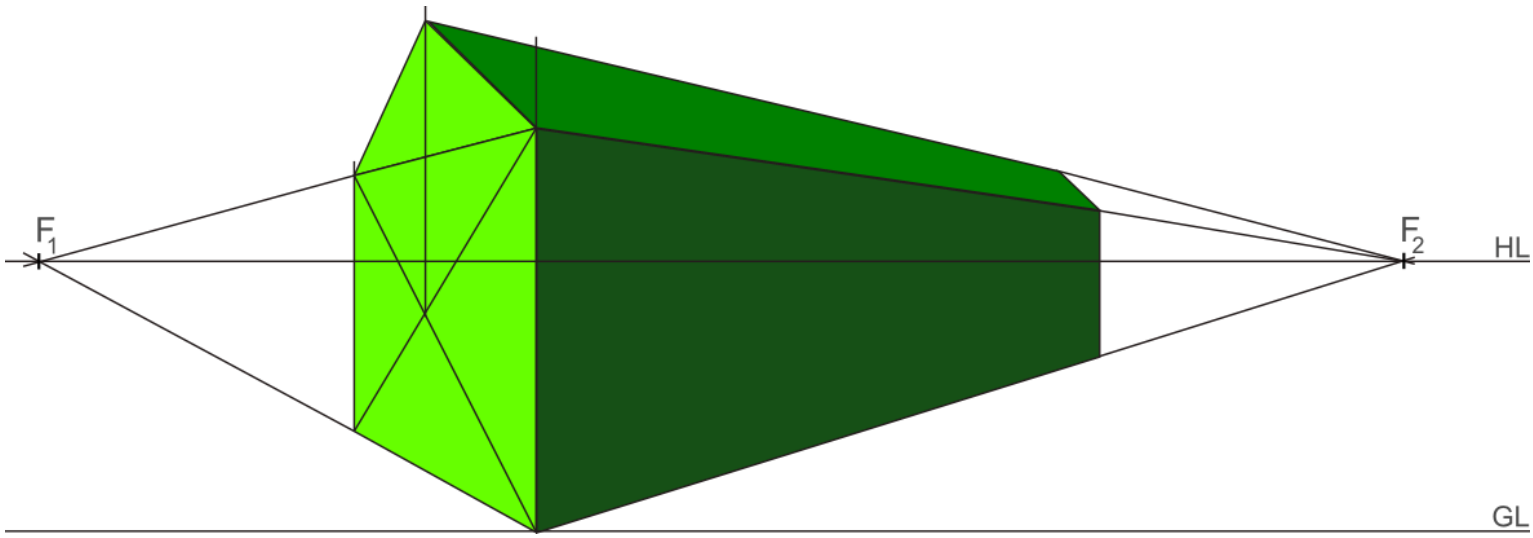
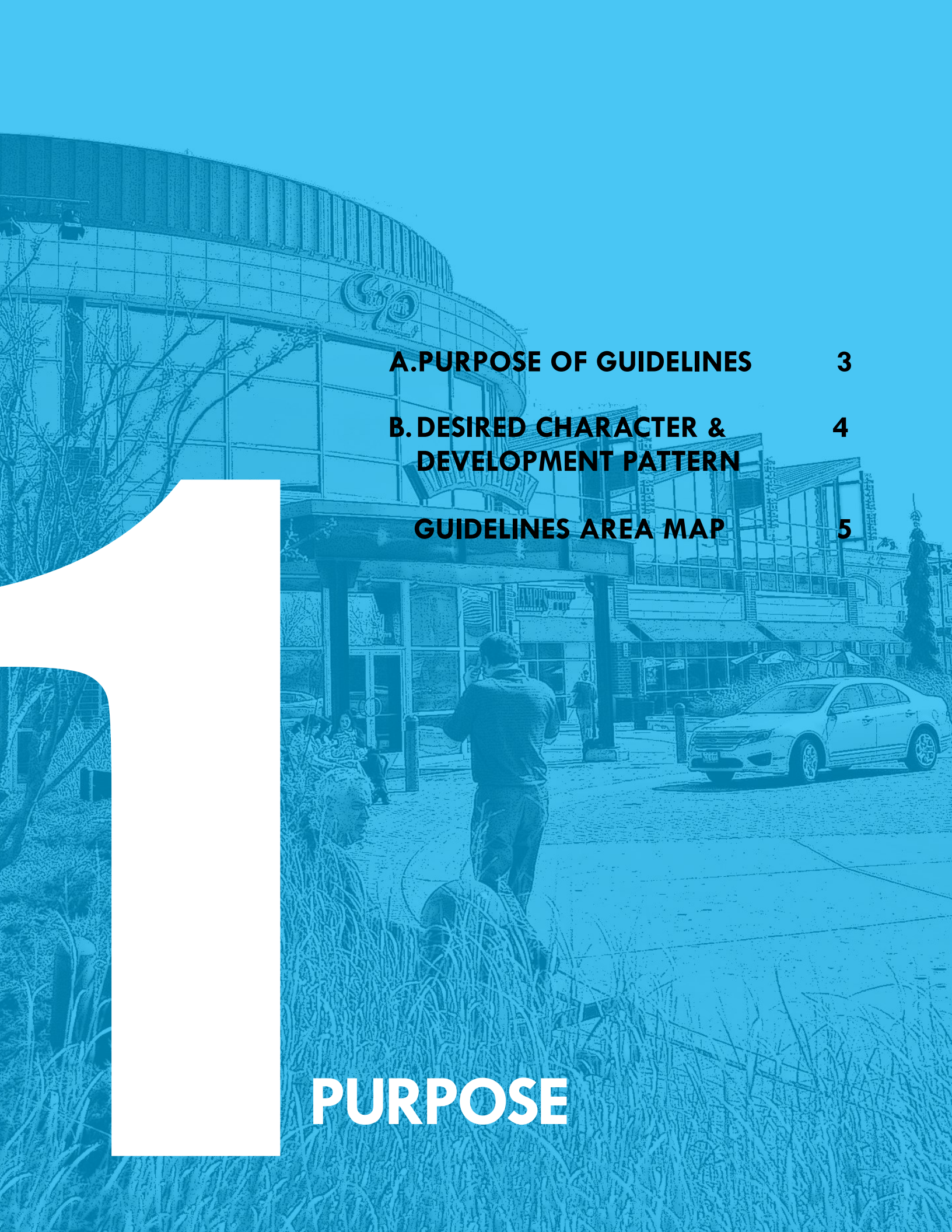


DESIGN GUIDELINES

Village of Lincolnshire

Community & Economic Development
www.lincolnshireil.gov

Approved: November 23, 2015



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1 PURPOSE

1 A. PURPOSE OF DESIGN GUIDELINES

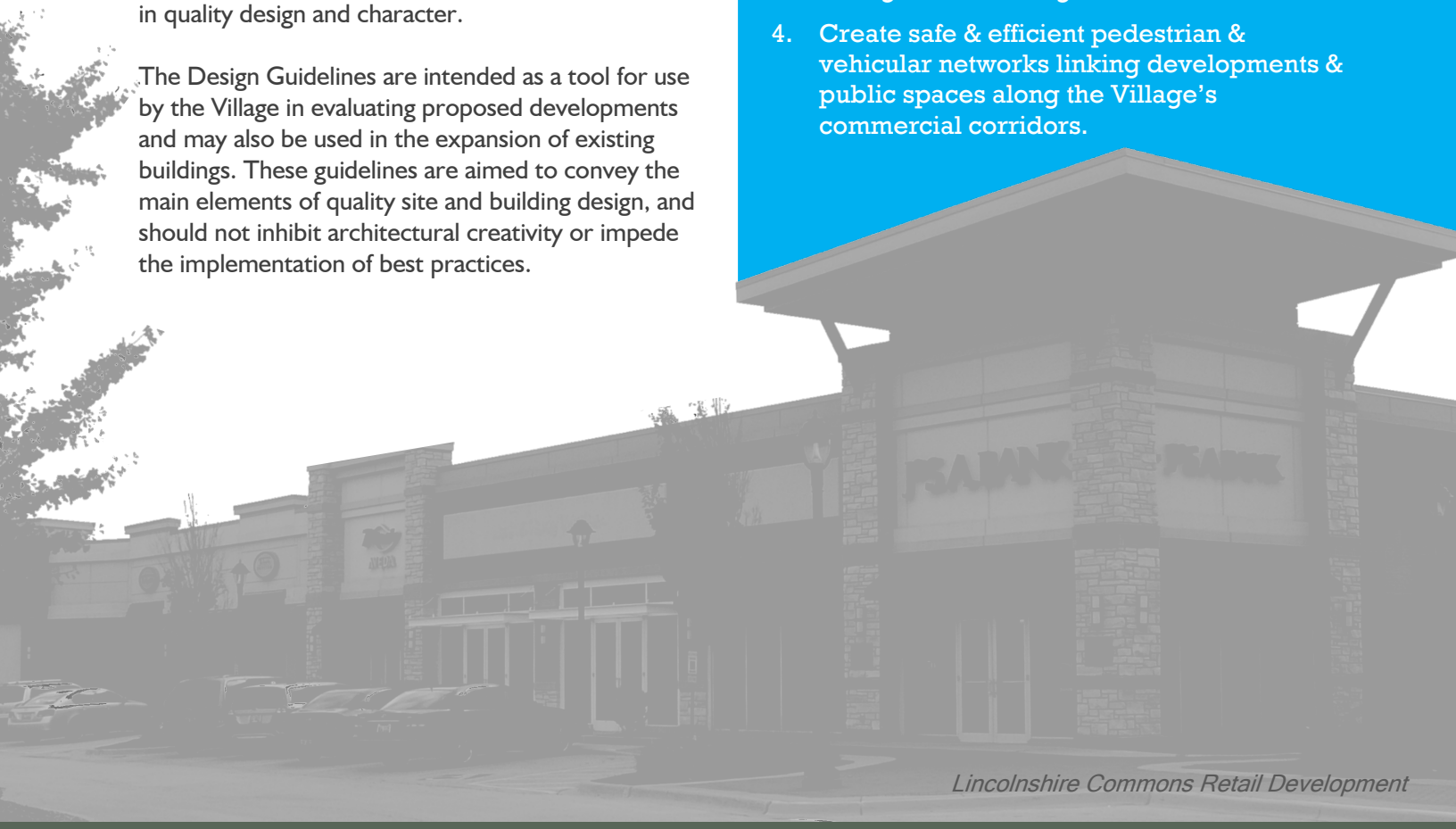
Since incorporation in 1957, the Village of Lincolnshire has established itself as a community that emphasizes the importance of the built environment through distinctive site design, high-quality architecture, and preservation of the natural environment. This mindset is evident in the original custom-built single-family homes of the Ladd's Lincolnshire Subdivision and continues through every new development proposal requested in Lincolnshire.

The purpose of these Guidelines is to represent the design objectives of the Village for non-residential development along the main commercial corridors within Lincolnshire. These corridors serve as the main thoroughfares throughout the community and are travelled by numerous residents and visitors on a daily basis. As a result, the visual character of Lincolnshire's built environment is "front and center" and sets the tone of the community's identity. While high-level development design is a goal throughout the entire community, these highly-visible corridors are the focus of the Design Guidelines and should exemplify the best in quality design and character.

The Design Guidelines are intended as a tool for use by the Village in evaluating proposed developments and may also be used in the expansion of existing buildings. These guidelines are aimed to convey the main elements of quality site and building design, and should not inhibit architectural creativity or impede the implementation of best practices.

Primary Objectives of Guidelines:

1. Further the vision of the Update 2012 Comprehensive Plan by providing design & aesthetic standards for commercial, mixed-use & office development within the Village's commercial corridors.
2. Create a contextual relationship with the existing Village character, while avoiding repetitive & uninteresting built environments.
3. Establish reasonable expectations regarding architecture & landscape design to strengthen the Village's economic tax base.
4. Create safe & efficient pedestrian & vehicular networks linking developments & public spaces along the Village's commercial corridors.



Lincolnshire Commons Retail Development

1 B. DESIRED CHARACTER & DEVELOPMENT PATTERN

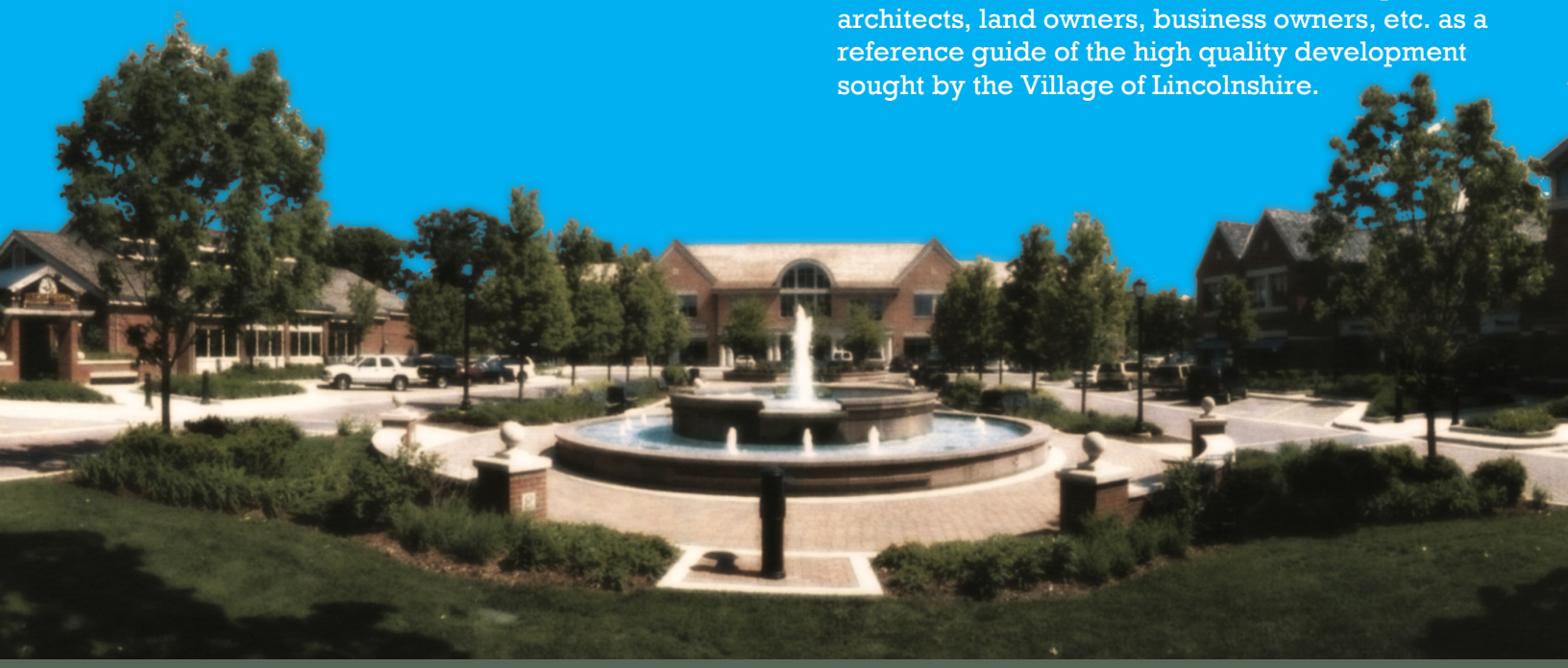
The highly traveled regional roadways of Milwaukee Avenue, Half Day Road (IL Route 22), Aptakisic Road, and Interstate 94 provide Lincolnshire with the opportunity to reinforce its commitment to quality architecture and design (see Guidelines Area Map on next page).

Development must go beyond the sole inspiration of aesthetics and also enhance Lincolnshire's economic vitality. The Village's expectations must take into account the economic climate and how such expectations effects a business's overall operation. Design and aesthetic recommendations/requirements should not serve as obstructions without due consideration to the economic impacts on the developer/operator. Rather, successful design should achieve a balance of quality architecture appropriate for Lincolnshire while being financially reasonable to the developer/owner.

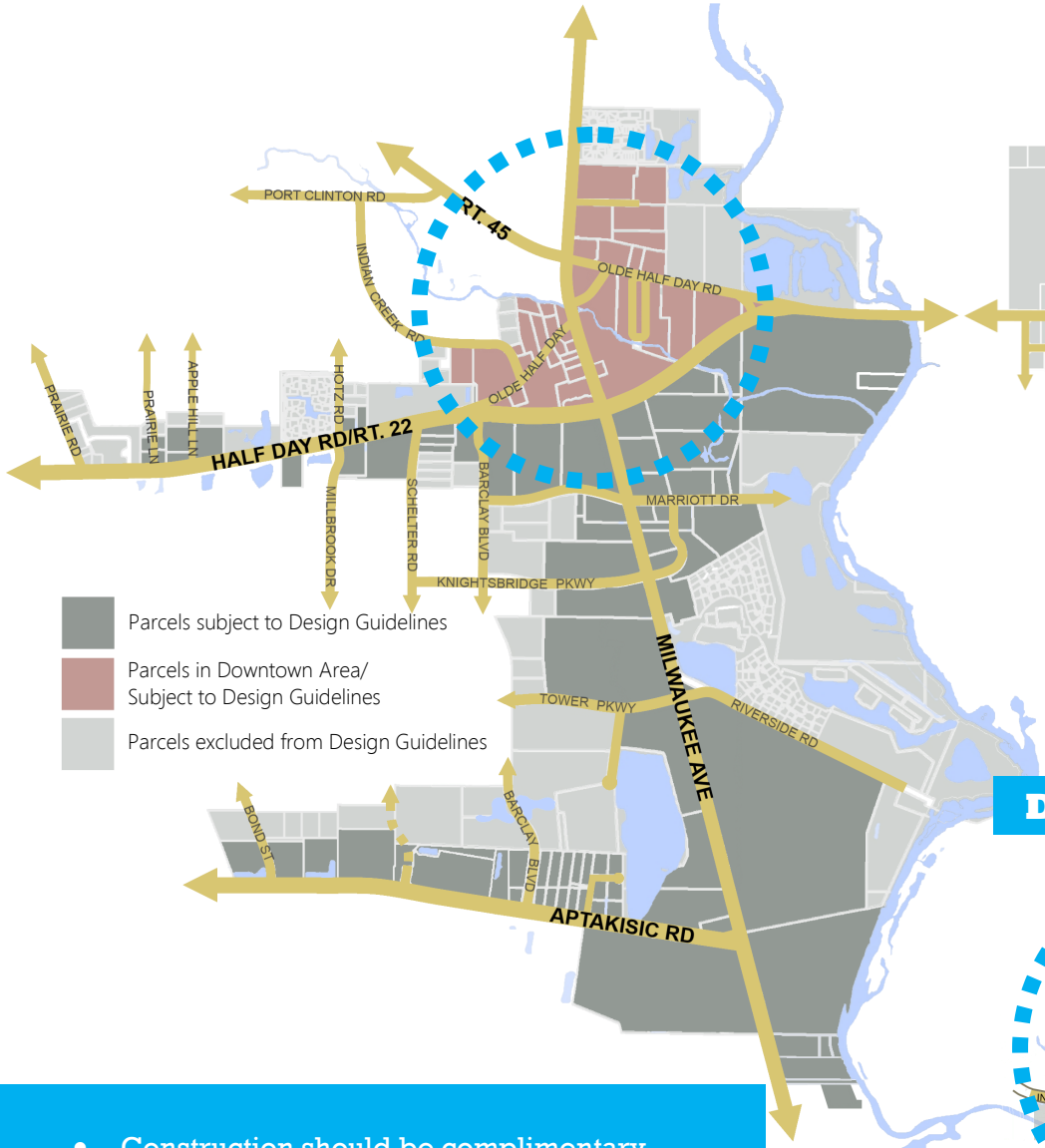
Application of Design Guidelines:

1. These Guidelines are to be used by Village Staff, the Architectural Review Board and Village Board of Trustees as a reference in reviewing plans and development proposals for new construction and redevelopment of the Village's commercial corridor

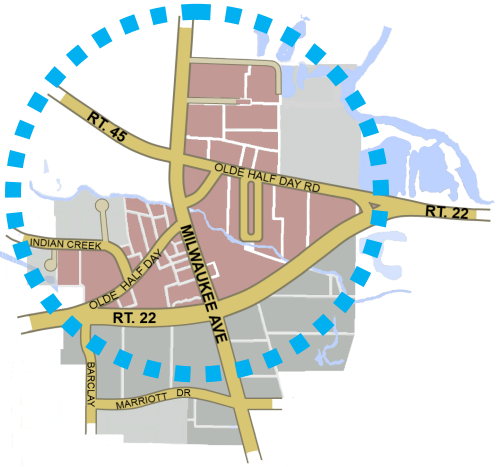
2. These Guidelines are also to serve developers, architects, land owners, business owners, etc. as a reference guide of the high quality development sought by the Village of Lincolnshire.



Guidelines Area Map



Downtown Area Map



- Construction should be complimentary to the established architectural character, but also establish a unique identity and place.
- Development should consist of exceptional design and quality building materials reflective of the built environment. Where appropriate, the use of quality building materials on every building façade should be accomplished.
- Design recommendations/ requirements should not serve as obstructions without consideration to the economic impacts on the development.

Development in the Downtown Area should have a special focus on the common design elements/ themes that characterize the Downtown area and are encouraged to incorporate such common elements/ themes within the area to establish cohesion, while facilitating architectural creativity.

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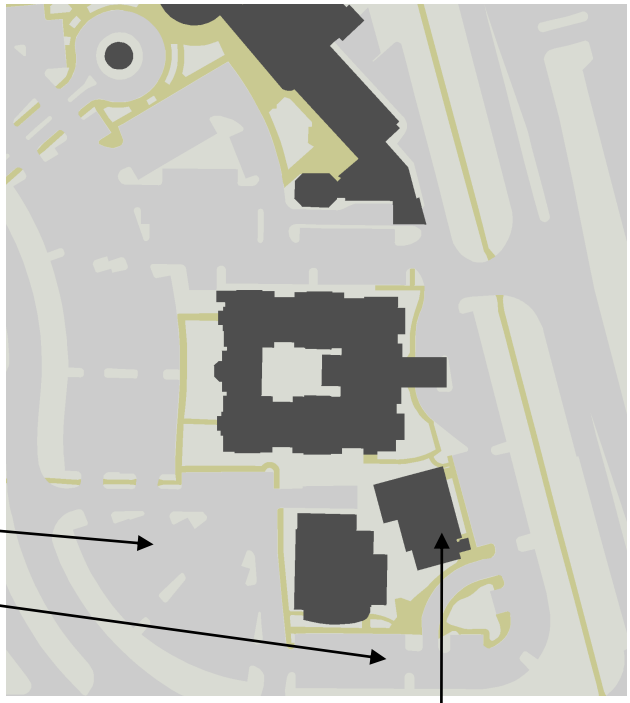
2 A. PLACEMENT AND ORIENTATION

1. Buildings should be oriented towards the street frontage to establish a vibrant street presence. Based on the adjacent buildings/properties, it may be appropriate to position buildings with reduced front setbacks to maintain the existing development pattern. Off-street parking areas do not need to be located entirely behind buildings and hidden from public/street view, but may be distributed to the side and rear of buildings. Positioning entire parking fields in front of a building should be avoided.



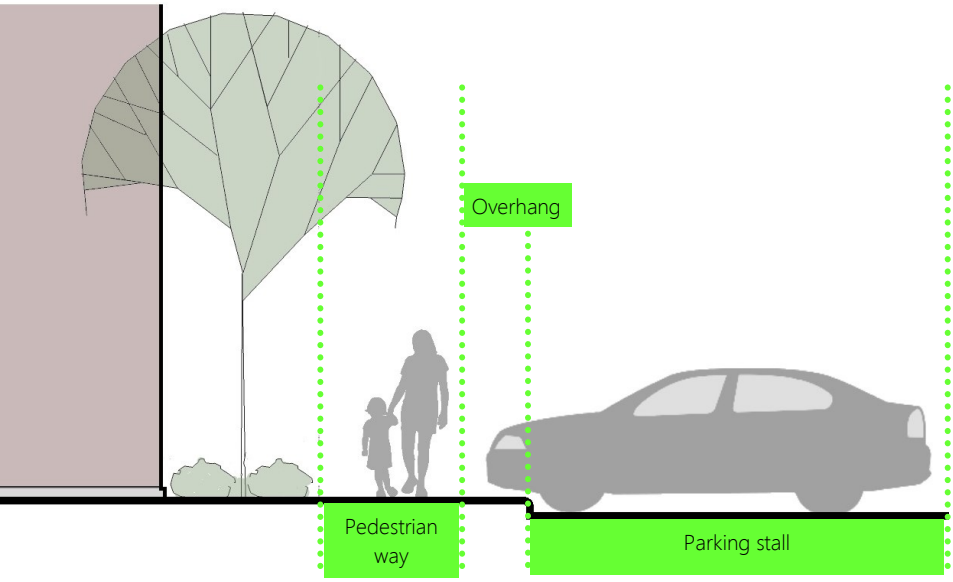
2. Buildings on corner lots should be positioned appropriately to take advantage of the corner street frontage and establish a prominent focal point, both in building location and architectural features. Thoughtful site design to locate main parking fields away from the intersection should be conducted.

3. Vehicle drive-thru facilities, including service windows and access lanes, should be positioned to minimize the visual impact from the street frontage to the greatest extent possible. Creative site design techniques, such as detached drive-thru facilities or integration of the drive-thru facility into the site/ building design to conceal the facility may be appropriate.

2 A. PLACEMENT AND ORIENTATION (cont.)

4. Parking areas should be designed to provide safe and logical navigation throughout the site/development. When possible, sidewalk connectors from the parking lot to the building pad should be provided to minimize pedestrians having to walk within vehicle drive aisles. Vehicular ingress and egress to a site should focus on maximizing vehicle stacking opportunities so there is minimal impact on internal circulation and parking.

5. Parking spaces immediately adjacent to a building should be separated with adequate foundation landscape planting areas to establish a refined transition between parking areas and the building. For parking spaces fronting a curb line, the parking space length can be shortened by 2 feet where a vehicle overhang can be provided. Parking spaces where vehicle overhang is adjacent to a sidewalk, the sidewalk width should be increased to 7 feet to provide sufficient/unobstructed pedestrian access.



2 B. ARCHITECTURAL CHARACTER

Having been established in 1957, through the original "Ladd's" Lincolnshire subdivision, the Village's architectural style is indicative of the post-War era. The Village isn't defined by one dominant style - Postmodern influences, mixed with regional Prairie-style elements, and combined with Traditional themes - are a few examples of the varying architectural style within Lincolnshire.

- Lincolnshire's non-residential buildings are strongly influenced by the use of high-quality materials such as brick, stone, limestone, and cedar shake roof shingles. Building detailing plays a contributing role in enhancing the atheistic character and is as fundamental as the building's design or use of materials.

- New construction and redevelopment should be mindful of the existing architectural context, but should establish its own unique identity and place within Lincolnshire to avoid producing undistinguishable environments.

2 C. ARCHITECTURAL ELEMENTS

1. One-story commercial buildings should have their height accentuated through varied roof heights or architectural tower elements to provide presence.

2. Tower elements are encouraged and should be incorporated into the building design, where appropriate. Roof and building façade materials for such elements can incorporate distinctive materials separate from the main building field, but should be complementary to the overall building design and scale.

3. Buildings should incorporate a three-component façade design, including:

1) Base element (through materials and design),

2) A main building field, and

3) Varied roofline.

2 D. BUILDING MATERIALS

Beyond architectural style, a key element of a building's identity is the application of quality exterior materials. A variety of materials, such as stone, brick, granite, steel, wood, etc, is encouraged to create an enduring appearance.

1. Exterior materials should be coordinated with adjacent buildings to establish a harmonious character. However, repetitive use of like materials and colors can create a monotonous environment which could lead to a lack of identity amongst developments/buildings.

2. Synthetic materials such as Exterior Insulation and Finishing Systems (EIFS) and Dryvit® should not be used as the principal building material, but can be an acceptable application for secondary accent elements and features. However, materials such as cement fiber siding ("hardiboard") and composite roofing shingles that give the impression of natural materials can be an acceptable substitute for primary exterior building materials.

3. Rooftop equipment screens, rain gutters, downspouts, exhaust vent/screens, and similar ancillary components should coordinate with the building colors to appear as unobtrusive as possible.

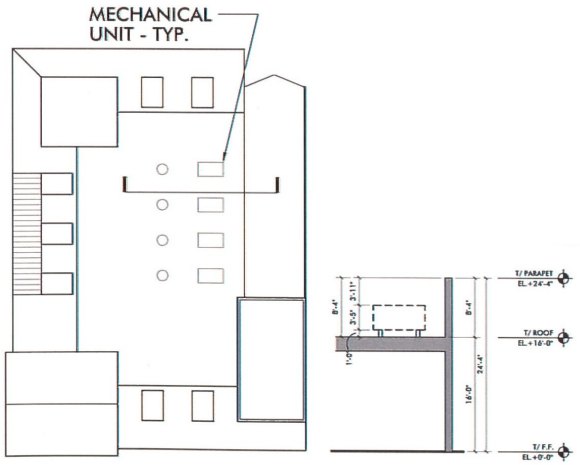
4. To achieve a strong architectural setting, it is essential building façades be well articulated, with special attention to street-facing façades. Multiple building façades visible from the public way, parking lots, etc. must also display equal attention to detail and design as the primary façade, in which the material palette should be carried through on all visible façades of the building.

5. Blank walls facing public ways are highly discouraged and should incorporate architectural detailing and ornamentation even if not a customer entry. False storefronts or other detailing that gives the impression of an active elevation should be utilized.

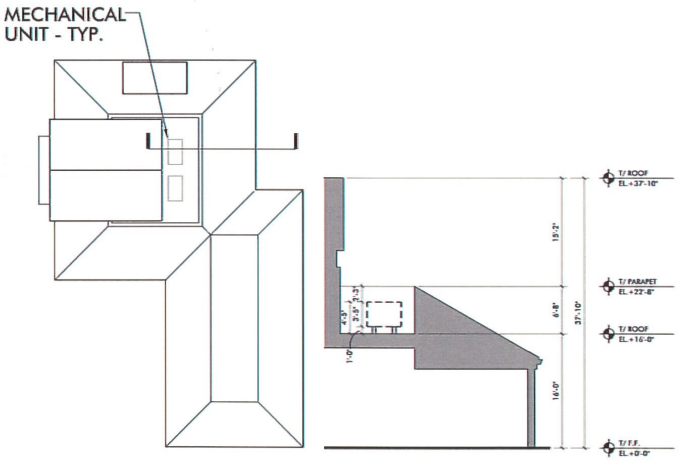
6. Architectural detailing and ornamentation (e.g., windows, cornices, lintels, medallions, columns, etc.) are encouraged to provide visual interest.

2 E. ROOFS

1. Roof styles must be compatible with the building's architectural design character.
2. Roof design elements (e.g., dormers, "eyelids", etc.) are encouraged to break up long roof sections. However, use of such elements should be implemented consciously so that elements do not appear forced.
3. Roof materials should consist of slate shingles, architectural-grade asphalt shingles, or synthetic shingles which give the appearance of slate, cedar or natural materials. Cedar shake roofing shingles are also acceptable; however, the long term maintenance and associated costs may not outweigh the visual appeal of such material. Roof materials for tower elements can incorporate distinctive materials separate from the main roof, such as standing seam metal, but should be complementary to the overall roof design.
4. Roofs should be designed to permit rooftop-mounted mechanical equipment to be placed within a well or behind parapet walls to be screened from surrounding properties.
5. Roof heights should be varied, where appropriate.



Parapet Roof Screen



Roof Well Screen

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F. AWNINGS & CANOPIES

1. Awnings and canopies should be an integral architectural feature of the building design, tailored to the façade of the building and positioned so that distinctive architectural features remain visible.

2. Materials should consist of noncombustible, non-reflective canvas or canvas-like material. Metal awnings and canopies can be appropriate based on compatibility with specific building architectural style.

3. Colors and patterns of awnings need not match the overall color scheme of the building to which they are attached, but should complement the building design.

G. LIGHTING

1. Site lighting should reflect the architectural tone of the development and maintain a compatible style/design throughout.

2. Building illumination should extend beyond aesthetics and serve a functional purpose for safety. Architectural building elements and ornamentation can be highlighted through the use of thematic lighting, but should be carried out tastefully.

3. Pedestrian-oriented lighting fixtures and bollard lighting should be included in the site development.

2 H. SERVICE & SITE AMENITIES

1. Site amenities such as flower baskets, sculptures, water fountains, children's play areas, etc., are encouraged to introduce a sense of place and character to developments.

2. Site furniture (e.g., benches, trash containers, drinking fountains, bike racks/stations, etc.) locations must be strategically positioned to be functional. Materials should be weather-resistant to reduce wear and tear.

3. Trash enclosures and service areas need to be concealed with a solid enclosure constructed of consistent building materials and colors to blend with the surroundings. For those portions of the enclosure which are open to public view, landscaping to soften the visual effect of enclosures and service areas is necessary.

4. Every effort should be taken to locate service areas in the rear of the site/building layout and limit visibility from street frontages.

2

I. LANDSCAPING

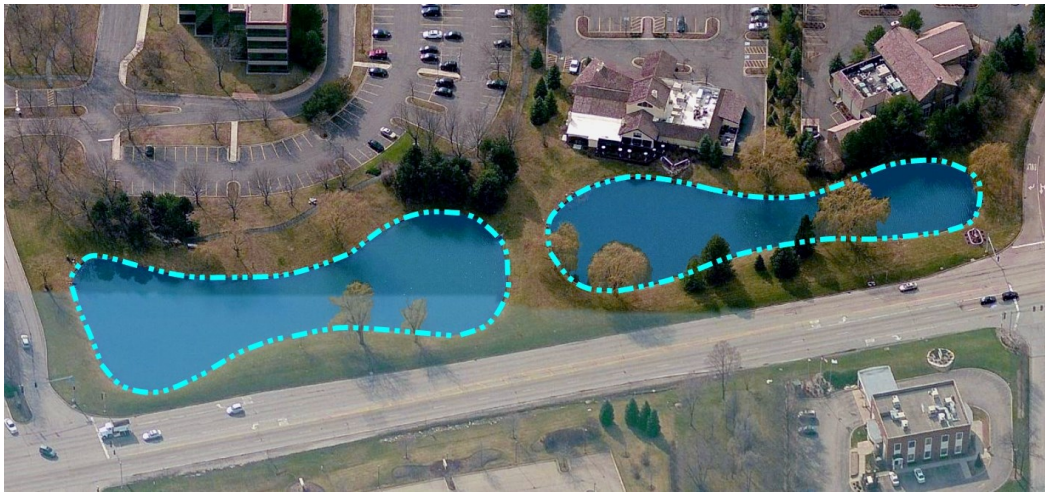
The manner in which commercial buildings are landscaped reflects strongly on the Village's image and commitment to the natural environment. As a result, the landscaping expectations for commercial developments is to achieve and maintain sustainable and functional landscapes, which emphasize the use of plants native to the region and to provide vegetation color and interest throughout the entire year.

1. Landscaping should be comprehensive to serve the individual building/site and also complement the surrounding landscape character. The use of evergreen trees and shrubs is encouraged to offer color and texture during winter seasons. Although it is routine practice to encourage dense landscaping and tree clusters along the street frontage to visually obscure commercial buildings, site landscaping should be implemented to contribute in creating a sense of place, not as a visual blocking tool obscuring commercial buildings.

2. Non-linear arrangement of landscape beds is preferred and should contain a variety of landscape species to present a diverse palate of height, color and texture. Plantings should also be selected to take advantage of the region's seasonal schedule to provide a range of color and texture throughout the year.

3. To the greatest extent possible, native plantings should be incorporated into the landscape design.

4. A "soldier-course" of landscape plantings should generally be avoided.

5. Screening of equipment should be accomplished through plantings that work into the natural rhythm of the landscape design, rather than introducing an evergreen "soldier-course" of material not present elsewhere on the site.

6. Stormwater detention basins often occupy a significant amount of open space and can be located in high-profile areas of a site. It is important detention areas are visually appealing and should be designed in a non-uniform shape. Expanses of linear shoreline should be reduced in favor of a gradually undulating perimeter, creating a more natural appearance, rather than engineered. Shorelines should be properly sloped to prevent erosion and facilitate native plantings.