



*Exclusive of the Route 47 Corridor (Sub Area #1), and the airport vicinity (Sub Area #3)

Introduction

These *Design Guidelines* are intended to provide a sense of the preferred characteristics of high quality commercial development in accordance with the Village's Comprehensive Plan. Developers, designers and decision-makers should use these guidelines as a reference in preparing plans for new development projects.

The *Design Guidelines* are provided for overall guidance to the development community in planning for and designing commercial development in the Village, exclusive of the Route 47 Corridor (Sub Area #1), and the airport vicinity (Sub Area #3).

For the Village of Lake in the Hills, the *Design Guidelines* serve as an evaluation tool. They will guide development review along with the rest of the Comprehensive Plan, the Zoning Ordinance, the Subdivision Control Ordinance and other applicable Village codes and ordinances. The guidelines will be used by the Village in reviewing plans and proposals for new commercial development

Site Design

Overall Design

- *Design elements that support the actions suggested in the U.S. Mayors Climate Protection Agreement are encouraged.*

Community Gathering Places

- *Public seating or a common gathering area should be provided.*

Building Design

Overall Design

- *Buildings should be designed with architectural features that unify them with surrounding buildings.*

- *Architectural details should be repeated throughout a development.*

Building Design

Roofs

- *Variations in roof lines are encouraged.*
- *Parapets or other features should be used to conceal rooftop mechanical equipment.*

Materials

- *The quality of exterior building materials should be superior to the materials of older surrounding buildings.*

Facades

- *Architectural detail should be more complex than that of older surrounding buildings.*
- *Façade variations such as wall recessions, projections, windows and columns are encouraged.*
- *All facades of a building should integrate characteristics of the front façade.*

Other Design Issues

Accessory Structures and Other Equipment

- *Accessory structures and other equipment should be constructed of or enclosed with materials complementary to those of the principal building.*

Lighting

- *Lighting should be unified within a development.*

Signs

- *The base of monument signs should be constructed of materials complementary to those of the principal building.*

Landscaping

- *Foundation plantings are encouraged to soften building façades.*