

Chapter 5: Design Manual

This design manual is intended to serve as a resource for those wishing to construct, renovate or redevelop property within the Village Center (VC). As supported by the design standards of the VC Zoning Districts the manual will offer visually expectations and options for private development associated with the required site plan review or any store front façade grant initiative. The combination of these elements will serve as a basis for high quality development and instill a cohesive business and/or mixed corridor. Improving the Village Center District one project at a time is envisioned, within the context of enhancing the quality of the entire City.

Design Manual Index

Exhibit #:

1. Appendix A – Building Façade Terminology.
 2. Front Facade supported architecture / masonry/ awning use and lighting.
 3. Creative use of masonry / roof forms / cornice approaches.
 4. Creative use of masonry / roof forms / cornice approaches.
 5. Dormers / window treatments and porch enhancements.
 6. Masonry keystone enhancements / Columns / upper floor enhancement.
 7. Mixed use structure with masonry / porch / historic window treatment.
 8. Historic architectural features following details of Appendix A./Exhibit 1
 9. Optional cornices / porch varieties / exterior enhancements.
 10. Optional cornices / porch varieties / awning use / appropriate signage / exterior enhancements.
 11. Exterior lighting / masonry façade and sill construction / ornamental metal use.
 12. Residential land use with exterior trim features.
 13. HVAC and trash collection screening options (13A and 13B).
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 20. Court yard beautification with ornamental features.
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 23. Monument Signage
 24. Projecting Signage
 25. A-Frame signage
 26. Dumpster Enclosures
 27. HVAC Screening
 28. Ornamental Fencing
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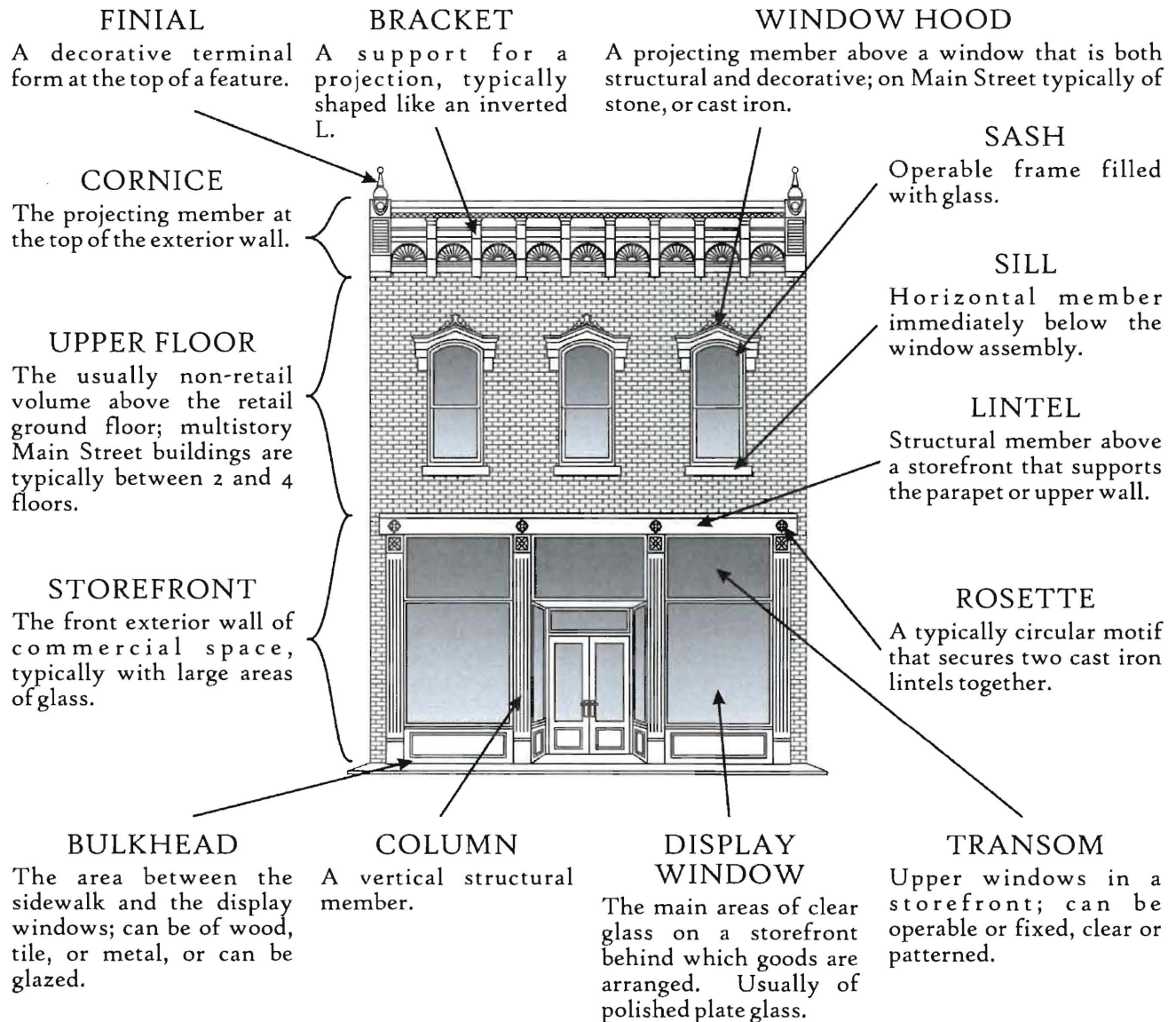
Appendix A - Building Facade Terminology- Exhibit 1

Appendix A – Building Façade Terminology

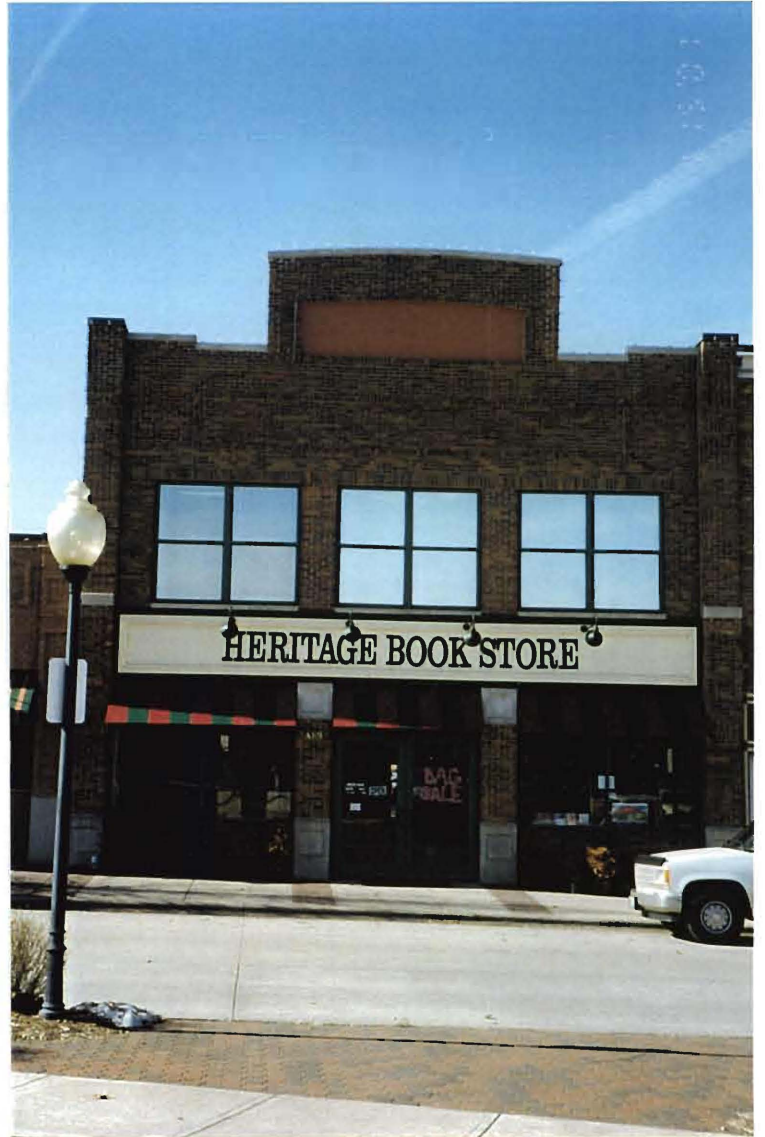


Illinois Historic
Preservation Agency

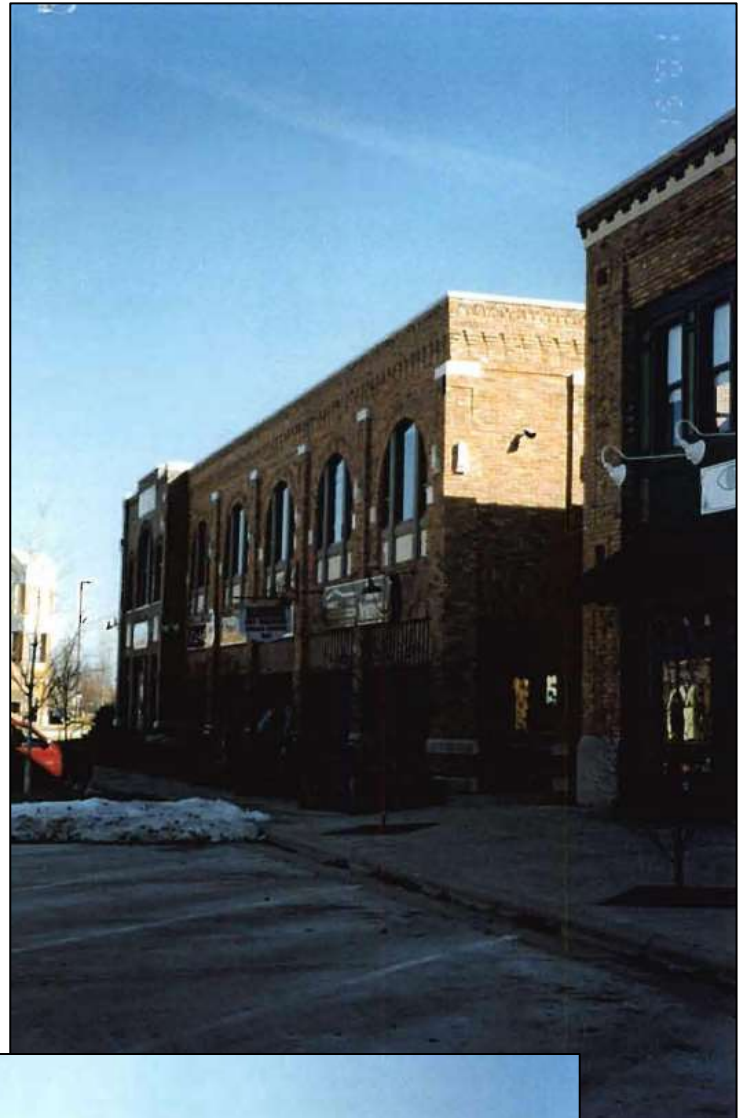
ANATOMY OF A MAIN STREET BUILDING



Front Facade - Exhibit 2



Creative Use of Masonry – Exhibit 3



Creative Use of Masonry - Exhibit 4



Dormers Window Treatments - Exhibit 5



Masonry Keystone - Exhibit 6



Mixed Use Structures - Exhibit 7



Historic Architectural - Exhibit 8



Optional Cornices - Exhibit 9



Optional Cornices and Porch varieties- Exhibit 10



Exterior Lighting and Masonry - Exhibit 11



Exterior Trim Features - Exhibit 12



HVAC and Trash Screening - Exhibit 13A



HVAC and Trash Screening – Exhibit 13B



Ornamental Exterior Lighting - Exhibit 14



Ornamental Exterior Lighting Fixture - Exhibit 15



Ornamental Exterior Lighting Fixture - Exhibit 16



Ornamental Exterior Lighting Fixture - Exhibit 17



Ornamental Exterior Lighting Fixture - Exhibit 18



Pavement/Lighting Enhancements – Exhibit 19



Decorative Residential Porch – Exhibit 19



Courtyard beautification with ornamental features - Exhibit 20



Ornamental Bollards – Exhibit 21



Benches and Seating / Trash Receptacles - Exhibit 22

Benches & Seating

Shelters must coordinate with the surrounding streetscape theme & architecture.

Seating & benches should be clustered together to encourage conversation and human interaction.

Locations of seating areas need to be located at the special nodes and gathering places identified on the master plan.

Outdoor seating should be encouraged as much as possible it must embrace the street to promote people watching and draw customers to local businesses.

Site furnishings should blend into the streetscape environment and compliment any surrounding architecture.



Bench:

Landscape Forms: Plainwell Collection, Plainwell 72" Bench w/ or w/o center arm in Jarrah w/ finish (www.landscapeforms.com)



Bench: Landscape Forms: Plainwell Collection, Plainwell 72" Bench w/ or w/o center arm, aluminum w/ black powder coated finish (www.landscapeforms.com)



Trash Receptacles:

Receptacles should be located conveniently for the pedestrian to use i.e. near benches, public gathering areas and restaurants.

Ensure that bins are permanently attached and have sealed lids and bases to keep waste materials dry and out of sight.

Service access should be easily accessed for periodic maintenance and cleaning.

The specific receptacle style should complement the streetscape theme or surrounding architectural style.

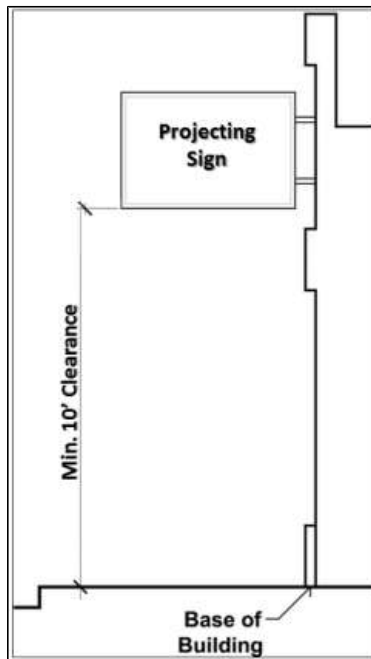


Trash Receptacle: Landscape Forms: Plainwell Collection, dome top, side opening in Jarrah or aluminum with black powder coated finish w/ or w/o ash receptacle. (www.landscapeforms.com)

Monument Signage – Exhibit 23



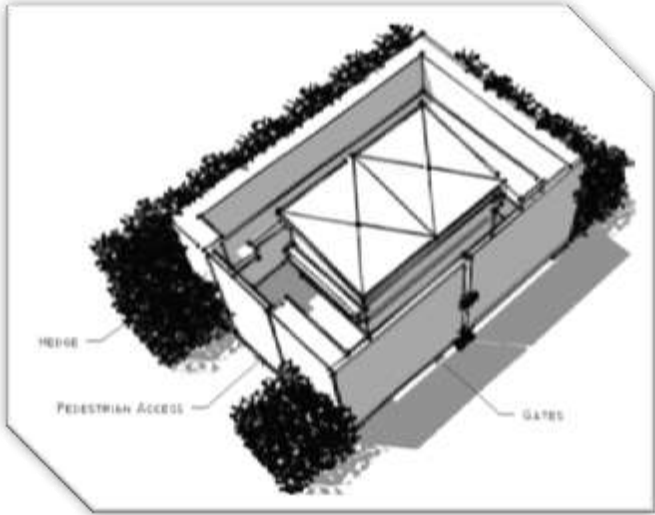
Projecting Signage – Exhibit 24



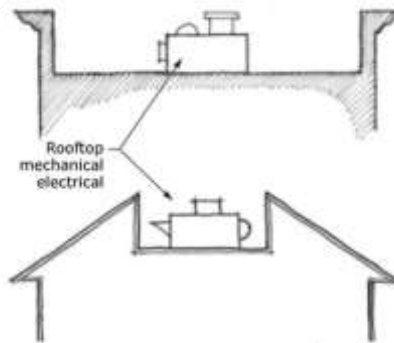
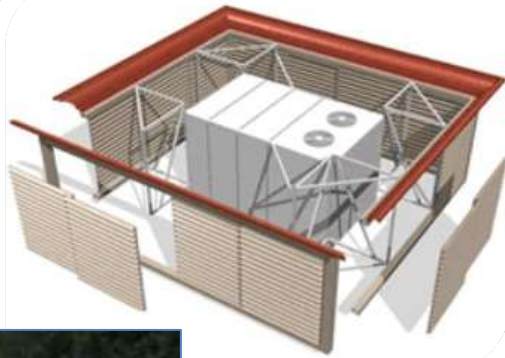
A-Frame Signage - Exhibit 25



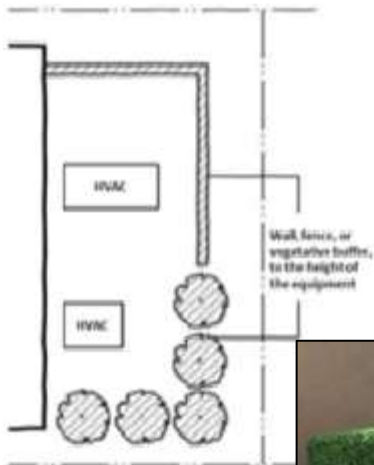
Dumpster Enclosures - Exhibit 26



HVAC Screening - Exhibit 27



Parapet Screening Examples



Ornamental Fencing – Exhibit 28

