



Town Center Master Plan

Design Guidelines

INTRODUCTION

A critical issue confronting the Village of South Holland Business District is the quality of its existing buildings. A need exists for quality property redevelopment; redeveloped spaces that will attract businesses to South Holland Town Center's new inviting and profitable business climate. Integral to this redevelopment effort is the desire to develop a commuter intermodal transportation facility which will serve current mass transit bus commuters, passenger car users, and shall include safe, attractive uses for pedestrians and cyclists. Further, the focal point of redevelopment efforts shall be high-quality, attached single-family housing. This housing shall be a vital component of new upscale mixed-use buildings that combine residential, commercial and retail uses under the same roof. There is a need for redevelopment to be architecturally and esthetically attractive; both buildings and sites shall be planned to respect efficient building setbacks, uses, parking, open space placement, pedestrian spaces and streetscape/ landscape design.

To supplement and add detail to the Village's Town Center revitalization, the following design guidelines were prepared by Village Staff to provide the Community, property owners, businesses, and developers with general direction for site, streetscape, and building design.

These guidelines serve to focus on enhancing the Town Center as a unique place within the Village of South Holland in an effort to create a destination for residents and visitors alike with:

- An attractive "Main Street" pedestrian character;
- A mix of land uses, businesses, activities, and events;
- Shared parking for commuters, business patrons, students and Village festivals;
- Well-coordinated building architectural styles, elevations, heights, and uses;
- Open spaces for year-round enjoyment, which shall include multi-function outdoor venues capable of accommodating intimate gatherings and large crowds.

These guidelines are intended to allow planning and design professionals to create special sites and landmark buildings within a unique Town Center context.

Guideline Purpose

- Create a unified, aesthetically pleasing, user friendly, comfortable environment throughout the Town Center district that identifies it as a special area within the Village.
- Promote high quality development, with special considerations given for site, building, parking, lighting, signage, and streetscape design.
- Foster a distinctively unique and positive image for the Village.
- Protect and enhance vistas and gateways through careful site design, and protective easements, including sensitive design of roadways and utilities, and incorporation of natural features with upscale four-season intermodal streetscaping and landscaping.



Town Center Master Plan

Design Guidelines

Application

These guidelines are applicable to all new developments on all properties within the boundaries of the Town Center zoning district.

These guidelines are not applicable to interior alterations which do not affect exterior elevations or views as seen only from within a structure, or general maintenance not involving building modification.

These guidelines are applicable to any building or site renovation if the following elements are changed:

- **Use** – any change in the use of the existing building or property.
- **Lot Standards** – any subdivision or change in the size or dimensions of a property.
- **Setbacks** – any building addition or other change in building setback.
- **Architectural Design** – any change in a building's exterior design such as the windows, doors, roof lines, color schemes and coverings or other features.
- **Parking** – any addition to or reconstruction of parking spaces including resurfacing projects.

Land Use

A wide variety of uses are encouraged within the Town Center district. It is desired that retail, service and dining uses occupy the ground floors of multi-story mixed-use structures.

Every effort shall be made to maximize building occupancy in an effort to provide an extended cycle of differing business activity, including declaring as desirable, adult educational facilities and related supporting businesses.

Uses that conflict with pedestrian activity or compromise conceptual Town Center Master Plan building uses are discouraged. For example, strip shopping centers with front parking lots are not encouraged in the Town Center district.

The temporary use of vacant building space for community information, art displays, or for potential economic development promotion etc. is encouraged.

SITE DESIGN

Building Massing

New buildings should be built at or near the property line to continue and/ or recreate "building walls" along streets. Buildings should be placed to hold or frame site corners, near the property lines having two or more street frontages.

Spatial gaps created in the "street wall" by parking or other non-pedestrian areas should be minimized or eliminated.



Town Center Master Plan *Design Guidelines*

Building siting should take best advantage of solar orientation, climatic and other environmental conditions, and should encourage safety and privacy of adjacent outdoor spaces.

In areas where there are changes in land use or residential density, new development should be designed to provide a transition between uses (through the use of setbacks, building massing, driveway locations, etc.).

Building Setbacks

Setbacks from property lines for new commercial buildings in the core Downtown blocks of the Town Center district should allow for wider sidewalks (at least 8 feet wide) and/ or pedestrian spaces (i.e., small plazas and outdoor cafes). Setbacks should be 10 feet from the curb where the property line may abut the curb to allow a landscape buffer between pedestrians and the roadway.

Building setbacks should include landscaping and maintain consistent setbacks. Building corners can be notched or set back for small plazas and/ or gateway elements in an effort to improve aesthetics or function.

Main entrances to ground floor spaces should be located at highly visible locations in line with the Town Center Master Plan for the parcel. Secondary entrances can be located along the sides and/ or backs of buildings to provide access from side streets and rear parking lots.

Pedestrian open spaces such as covered walkways, courtyards and multifunctional four-season plazas are encouraged, as is the development of open and attractive passageways between buildings and blocks. Outdoor seating and dining areas that enhance the streetscape and encourage user interaction are preferred.

Access/Circulation

Curb cuts on major streets should be consolidated or avoided where possible. New driveways must be sited away from street intersections.

The width of curb cuts shall follow Town Center Master Plan guidelines for the particular site. The guidelines maintain designated existing 16' wide alleys, remove other designated alleys and require the widening of other designated alleys to 24'. They allow for 22' two-lane private roads intersecting public roads and 13' one-lane roads intersecting public roads. Typical radius at 90-degree intersections shall be 20'. The Village of South Holland retains discretion as to the application of this guideline. The Town Center Master Plan and associated documents and sketches shall serve as reference.

Service access and storage areas should be located on alleys or adequately screened areas. When no alley exists, access should be provided on low-volume streets, well away from pedestrian areas. Circulation/traffic flow should be designed to avoid conflicts between vehicular and pedestrian traffic, with pedestrian circulation taking precedence. Redundant



Town Center Master Plan *Design Guidelines*

circulation (large paved areas, sidewalks too close together, etc.), which unnecessarily reduces the amount of site available for landscaping, should be minimized.

Adjacent Uses

Site planning should carefully address potential undesirable impacts on adjacent uses regarding traffic circulation, parking, pedestrian safety, light/glare, noise, odors, and security.

Phasing

Phased projects should be designed so each phase is complete regarding construction traffic access, user traffic/pedestrian circulation, parking, visual appearance, drainage, and landscaping.

Exterior Storage Areas

All exterior mechanical systems, transformers, utility meters, and service/loading/trash/storage areas must be enclosed or screened from street and sidewalk views. Screening should be effective and aesthetically pleasing in every season, with ample areas for placement of snow.

Clustered service areas shared by multiple businesses should be maximized to reduce potential views of dumpsters and related equipment to increase site area available for parking and landscaping.

Snow Clearing/Storage

Site design should consider the method of snow removal and snow storage in the massing and layouts of all buildings, parking lots, and streetscape/landscape zones. Radiant ice/snow melt systems may be provided in pedestrian walkways.

PARKING REQUIREMENTS

Parking should be placed behind, under, or within buildings wherever possible. Parking lots in front of buildings are not allowed. Street frontage parking must be according to the Town Center Master Plan.

Where parking is provided adjacent to a pedestrian walkway, the adjacent walkway design must include a vehicle overhang zone of two feet.

Attached single-family residential developments must provide a minimum of 2.0 spaces per unit. In cases where it is not possible to provide all parking on-site, offsite options may be presented.

Commercial developments should provide a minimum of 4 spaces per 1,000 square feet of building space.



Town Center Master Plan *Design Guidelines*

Shared parking between land uses and businesses should be developed where feasible, especially on blocks that have varied parking demands. For example, a business with daytime employee parking could allow residents, shoppers, and/or restaurant patrons to use its lot in the evening.

All parking lots within the Town Center district on street frontages must be screened with trees, shrubs, berms, or decorative fencing. Where parking lots abut a sidewalk or building, a landscaped buffer must be provided.

The perimeter and interior islands of all parking lots should be landscaped and lit, with lighting designed to minimize unwanted off-site glare.

BUILDING DESIGN

Height

New buildings shall be one to three stories in height, with four to five stories potentially feasible in those areas identified on the Town Center Master Plan. Four and five story buildings should be articulated to provide interest and relief on all building walls.

Architecture

Architectural design should articulate and enhance buildings, especially those located at street corners due to their prominence and visibility. Where appropriate, features such as a cupola, atrium, clock tower, and/or varying rooflines, should be considered to add visual interest to the district.

Building frontages and visible side/rear walls should be active, with large non-reflective, minimally tinted window openings at ground level. Wherever possible, buildings should include a low knee wall at ground level under clear glass and open window displays to allow views into the building from street level. Building walls along streets and pedestrian paths should include glass/ windows at ground level where feasible.

Solid, windowless walls should be avoided. If such walls are a necessary part of a building's function, they should be articulated with arches, piers, murals, planters, or other elements that reduce building scale and add to the building's visual interest. This includes the rear of buildings visible from all Town Center district streets and parking areas. Where possible, display windows should be installed on the faces of buildings adjacent to pedestrian paths, plazas, and outdoor cafes.

Building surfaces over two stories high or 50 feet in length should be relieved with changes of the building's wall plane that create visual interest.

Architectural design for new buildings should be compatible with the character of existing or proposed Town Center buildings and shall be in line with that design as adopted in the Town Center Master Plan. Design compatibility between buildings should address complimentary building style, massing, form, size, color, and materials.



Town Center Master Plan *Design Guidelines*

All vents, gutters, downspouts, flashing, electrical conduits, etc., should be painted or colored to match the color of the adjacent surface, unless being used expressly as a trim or accent element. Soffits and other architectural elements visible to the public should be finished in a material compatible with other exterior materials.

Large structures should be designed to reduce perceived height and bulk by dividing the building mass into smaller-scale components. For example, the height of a wall, cornice, or parapet line can be adjusted to match that of adjacent buildings. Similar design linkages can be achieved by placing window lines, belt courses, and other horizontal elements in a pattern that reflects the similar elements on neighboring buildings.

Diversity of architectural design is encouraged within the Town Center district. "Themed" or stylized architecture which is characteristic of a particular historic period or trend is encouraged, unless the existing building site is historically important or necessary for architectural harmony.

Buildings that attempt to use the building itself as advertising will not be allowed, particularly where the majority of the proposed architecture is a corporate or franchise style.

Multiple buildings on the same site should be designed to create a cohesive visual relationship between structures without redundancy or monotony. Architectural treatment of all walls on freestanding parking structures and the exposed edges/walls of parking structures within buildings is required to screen, articulate, and activate all such structures.

Subtle, non-glare highlighting of architectural features and landscape is encouraged. Excessive brightness and brilliant colors should be avoided. Exterior lighting should be architecturally integrated with the building style, materials, and colors.

Building Materials

New buildings and building remodeling or expansion should be constructed of durable, high-quality materials that are easily maintained and consistent and/or complementary with materials on surrounding buildings.

Cinder/concrete block, stucco, metal, ply-wood, vinyl siding, unfinished pre-cast concrete, and unfinished poured-in-place concrete should not be used on building facades or on walls that are highly visible from streets, sidewalks, and parking lots. Highly reflective materials are discouraged. Split-face decorative block, smooth/textured synthetic plaster, and wood siding should be used only for decorative accent purposes and limited in their use on building facades or visible building walls.

No new building or building remodeling or expansion should use mill finish (non-colored) aluminum metal windows or door frames.

Metal garage doors, folding security screens and other visible security features should be avoided and/or screened from street views.



Town Center Master Plan *Design Guidelines*

Building Projections

Pedestrian scale awnings that enhance the architectural character of a building or storefront are encouraged. Awnings should not impact site drainage or sun/moisture access to planted areas.

Building/Business Signage

Business signs should not be placed above a building's cornice line and should not block windows. A building's architectural details as well as storefront displays should not be obscured by signage.

Where several businesses are located in a single building, all exterior storefront signs should be aligned. A storefront should not have more than two signs – one primary and one secondary.

Signs should be scaled in proportion to a building's wall size and street frontage. Building signs must be flush mounted and lit, and considered as architectural feature.

Electronic and back-lit signs should be avoided. Billboards placed on buildings, rooftops, or in vacant lots are prohibited. Window-painted signs may only be used for upper-floor office space signage, and with specific permit.

Materials, logos, colors, and lettering on building signs should be controlled and oriented to a pedestrian scale.

Sign materials should be durable and easy to maintain.

Simple, straight-forward shapes that clearly convey the sign message are preferred. Letter styles should be simple and easy to read. Legible, well-proportioned serif typeface is often a good choice. The number of letter styles should be limited. One or two types of styles per sign are preferred.

External illumination of signs rather than internal illumination is preferred.

Freestanding signs on poles are not permitted. Freestanding monument signs are appropriate for certain office and retail locations. Freestanding signs should be low in height and scale and based on site conditions and visibility. Monument sign materials should reflect the character of the use and building the sign identifies.



Town Center Master Plan

Design Guidelines

STREETSCAPE DESIGN

Streetscape Elements

An attractive and effective streetscape will provide visual continuity from block to block within the Town Center district, define it as a special place, create a “sense of place”, encourage increased pedestrian activity, and improve pedestrian interaction and safety.

The streetscape design for the Town Center district includes the following elements:

- Benches
- Litter receptacles (concrete)
- Plantings
- Planters
- Fencing
- Bicycle Racks
- Decorative Lighting
- Water Features
- Bollards
- Pavers
- Newspaper Corrals/ Stands (Train Station)
- Architectural elements/ Kiosks/ Gateways
- Decorative Street Signs

Landscape/Streetscape signage design for development sites should be coordinated with the overall district streetscape to reinforce the overall design theme.

Streetscape elements should be placed to facilitate maintenance, serviceability, snow removal, and to minimize sidewalk clutter. Minimum unobstructed sidewalk width should be 5 feet in the public right-of-way. The maximum unobstructed sidewalk width in the public right-of-way should be 8 feet. Sidewalks and parking lots must be designed to be ADA accessible.

Town Center Walking Path

A rail walk will be designed to provide an attractive and safer edge along both sides of the rail tracks that extend through the Town Center district. It is but one single component of a multi-faceted trail system which is integral to every neighborhood in the Village of South Holland and openly connects to neighboring communities.

Town Center development sites must include the walking path features that at a minimum includes paving brick walkways and plantings, decorative fencing, lighting, and signage. If space permits, a minimum eight-foot-wide sidewalk should be installed using the decorative pavers noted below with the special walking path design pattern.

Benches

All benches placed in pedestrian areas and along sidewalks should be the following type:



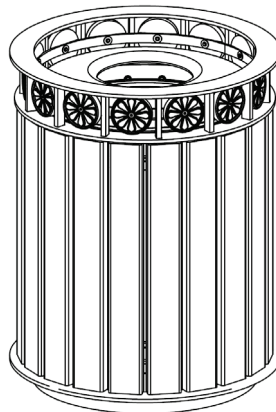
*DuMor, Inc. Bench Style 165 (6 or 8 feet length); Frame Color: RAL 6012
Recycled plastic slats, color: grey (colors not as depicted above)*



*DuMor, Inc. Bench Style 166 (6 or 8 feet length); Frame Color: RAL 6012
Recycled plastic slats, color: grey (colors not as depicted above)*

Trash Cans

All trash cans placed in pedestrian areas and along sidewalks and parking lots should be the following type:



*DuMor, Inc. Receptacle 124 PL; Frame Color: RAL 6012;
Recycled plastic slats, color: grey*



Town Center Master Plan

Design Guidelines

Plantings

The plantings areas conceptually shown in the Town Center Master Plan should include seasonal flower displays, evergreens, shade and ornamental trees, other plantings providing seasonal color and variety, and lighting capabilities, as well as automated plant bedding irrigation.

Where wider sidewalks are located, an 18-24 inch split-face brick/block raised planter should be used for trees and plantings to increase their survivability.

Shade trees are trees that generally grow to a mature size that exceeds thirty-five feet in height. Shade trees provide an overhead plane that creates a cool place to walk or sit on a hot summer day. Shade trees can also provide a sense of scale to large buildings. Shade trees must be placed in large planters with adequate soil volume so they can grow successfully.

Following are the recommended species of shade trees: (refer to Village Arborist)

- Acer freemanii-Freeman Maple
- Acer platanoides - Norway Maple Ginkgo biloba Crimson King, Emerald Lustre & Emerald Queen
- Acer rubrum - Red Maple Autumn Flame, Franksred, Karpick, Northwood & October Glory
- Acer saccharum - Sugar Maple Bonfire, Green Mountain
- Celtis choseniana - Hackberry (Elm)
- Cercidiphyllum japonicum - Katsura Tree
- Corylus columna - Turkish Filbert (Hazel)
- Fagus sylvatica - European Beech Tree
- Ginkgo Biloba - Ginkgo Tree Male - seedless only
- Liquidamba styraciflua - Sweet Gum Tree
- Quercus bicolor - Swamp White Oak
- Quercus imbricaria - Shingle Oak
- Tilia americana - American Linden – Redmond
- Tilia cordata - Littleleaf Linden - Shamrock
- Tilia tomentosa - Silver Linden
- Ulmus - Elm Tree - Accolade or Triumph
- Ulmus parvifolis - Chinese Elm Tree – Allee

Ornamental trees are single stem trees that do not grow larger than 35' in height. They are best known for their flowering and fruiting characteristics. Such trees play a valuable role in streetscape enhancement as they bring color and variety to streets and pedestrian areas, and can be planted in narrow sidewalk beddings and small plazas. Such trees should be planted thirty feet on center.



Town Center Master Plan *Design Guidelines*

Following are the recommended species of ornamental trees: *(Also can be considered as Parkway Tree)

- Amelanchier arborea - Shadblow Serviceberry
- Amerlanchier x grandiflora - Apple Serviceberry
- *Amelanchier laevis - Allegheny Serviceberry
- Acer campestre - Hedge Maple
- Acer ginnala - Amur Maple
- *Acer tataricum - Tatarian Maple
- Cercis Canadensis - Eastern Redbud
- Chionanthus virginicus - White Fringe Tree
- Cornus alternifolia - Pagoda Dogwood
- Cornus kousa - Kousa Dogwood
- Cornus mas - Cornelian Cherry Dogwood
- Crataegus crus-galli - Cockspur Hawthorn – Inermis
- Magnolia x loebneri – Magnolia - Ballerina, Leonard Messe & Merrill
- Malus spp – Crabapple - American Beauty Beverly, Dolgo, Donald Wyman, Indian Magic & Snowdrift
- Prunus maackii - Amur Chokeberry
- *Pyrus calleryana - Callery Pear Tree - Autumn Blaze, Chanticleer & Cleveland select
- *Syringa reticulata - Japanese Tree Lilac
- Ulmus parvifolis - Chinese Elm Tree – Allee - Pyrus callervana "Chanticleer"

Flowering plants add a finishing touch to every landscape. Perennials offer lower maintenance but are generally limited to short blooming cycles, and can get quite large if the proper species is not used. Annuals add the seasonal splash of color that accents the streetscape. Although annuals require more maintenance than other plants, they are unmatched in consistent color display.

Planters

Planters should be used to add landscaping where adequate space for trees and shrubs is lacking. If planters are used they should be of the following type:



72" x 18" Wausau Tile TF4143 Dish Planter with Weatherstone Finish

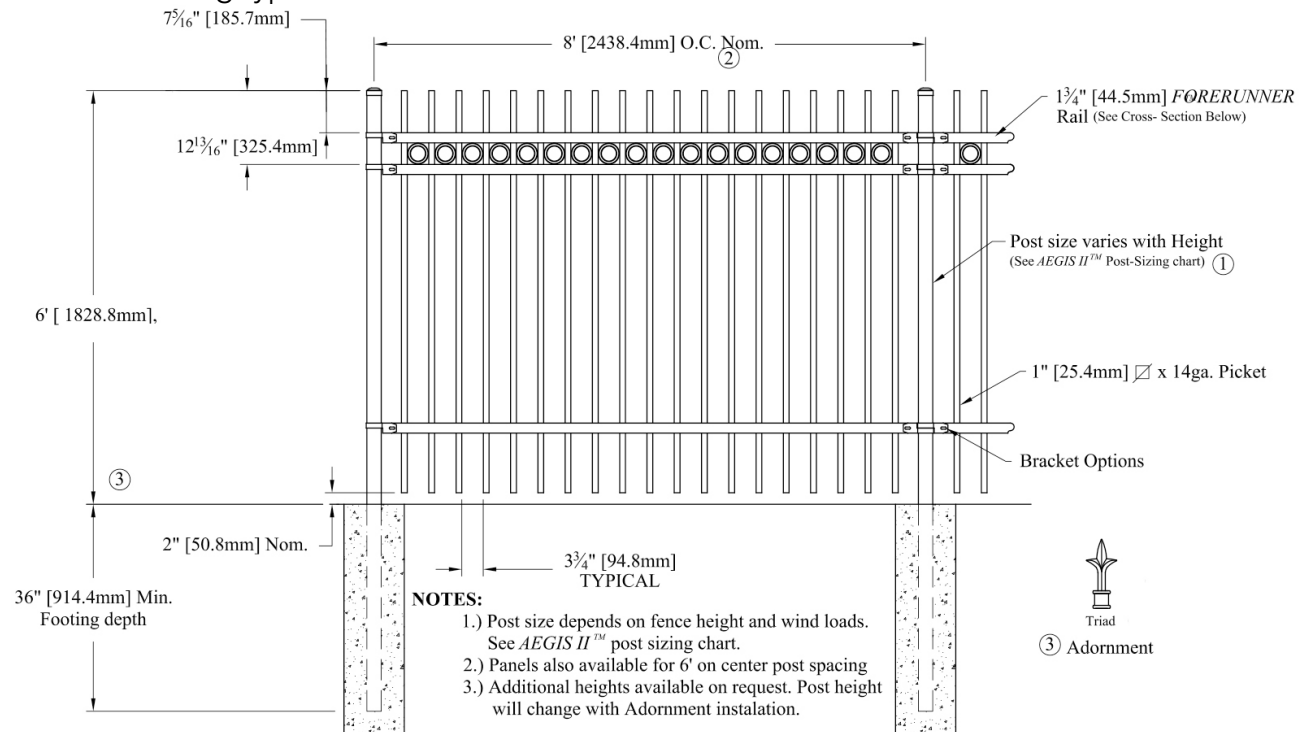


48" x 18" Wausau Tile TF4144 Dish Planter with Weatherstone Finish

Decorative Fencing

Decorative metal fencing should be used to enhance and define streetscape, open spaces, landscaped areas, and parking lots throughout the district. Such fencing should also be used to define the rail walk.

All fencing placed along the rail walk, pedestrian areas, sidewalks, and parking lots should be the following type:



Ameristar Aegis II Genesis Style with rings and triads - 6 feet high Black

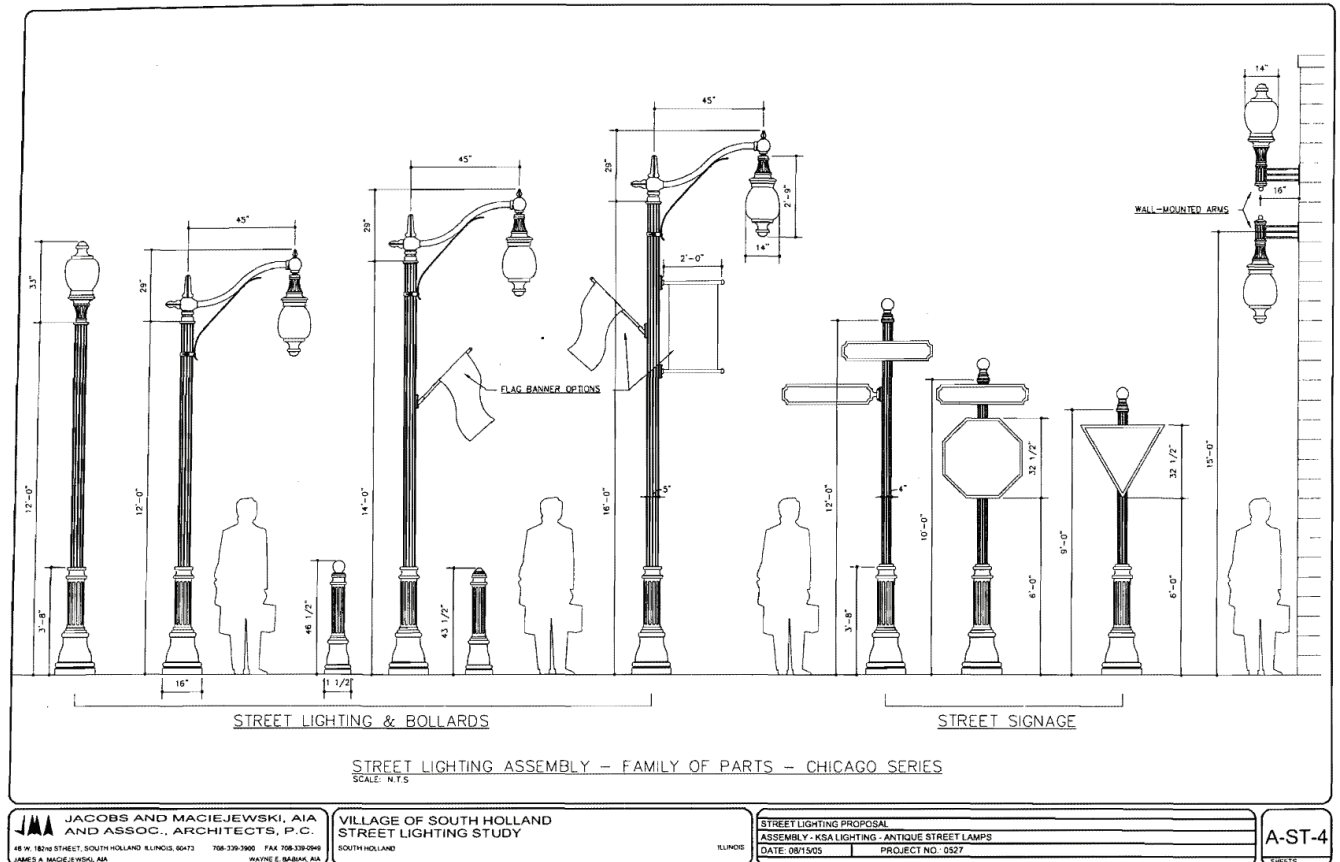
Bicycle Racks

Bicycle racks should be installed in the Town Center district where feasible to encourage bicycle use within the Village. Where appropriate, bicycle paths should be incorporated in street pavement design, and should connect to the Village's bicycle path system.

Bike racks should be located so they are in well lit, secure locations highly visible from the street and/or building entrances, and should not conflict with vehicular or pedestrian movement.

Street Lighting

Decorative street light fixtures that have been selected for the overall streetscape theme are as attached herein:



Antique Street Lamps (Chicago Series)

Light fixtures should be mounted on a five-inch diameter, flat flute shaft. Height of the fixture shall be determined by site and location at the discretion of the Village of South Holland.

Single banner brackets should be provided on every pole.

Convenience outlets should be included on the poles for holiday lighting purposes. Spacing of the poles should be forty to sixty feet on center with a standard pattern arranged on each side of the street to show rhythm and formality in design.

When lighting is placed in pedestrian areas and parking lots, it should be similar in design to the decorative street lighting used throughout The District. Height of fixtures shall be determined by site and location at the discretion of the Village of South Holland. Use of low, bollard-type light fixtures are encouraged as pedestrian area lighting (refer to bollard info below).



Town Center Master Plan

Design Guidelines

Sodium vapor type lighting is not permitted. Neon lighting is not permitted as a primary light source or as an accent element.

Raised light pole bases should be attractively designed and detailed. The use of tube type concrete pole bases is not allowed.

Bollards

Decorative bollards should be used at key locations to create a separation between pedestrians and streets/driveways, and to create visual interest.

Water Features

In highly visible locations and pedestrian plazas, water features such as fountains, water walls, bubblers, and ground jets should be considered to add visual interest and provide special amenities to draw people to The District.

Pavers

Decorative brick pavers should be used along sidewalks and curbs, through all pedestrian crossings, in plazas and open spaces throughout the Town Center district. Where appropriate, paver bands can be placed around special streetscape elements such as planters. Pavers should also be placed at key street corners to further enhance the streetscape's appearance. When cost prohibits the use of pavers, scored concrete should be used to accent special spaces and corners.

Where pavers are used for the streetscape, they should be the following types and patterns:

- For crosswalk paving: Pine Hall Heavy Duty English Edge Red Clay Paver
- For corner paving: Unilock Brussels Block Concrete Pavers Sandstone Color
- For corner borders: Pine Hall English Edge Red Clay Pavers
- For concrete sidewalks: 10' x 10' California Finish with Troweled Edge and Broom Finish

Where pavers are used for the rail walk, they should be the following type and patterns:

- For rail walk paving: Unilock Uni-Décor Rustic Red Concrete Paver
- For rail walk border: Pine Hall English Edge Buff Clay Paver

Newspaper Corrals/Stand

Decorative stands for newspaper vending machines should be considered to consolidate vending machine clutter and screen views.

Special Elements/Gateways

Gateway elements should be installed at key entrances into the district as outlined in the Town Center Master Plan. Where room permits, low plantings and lighting should be placed around gateway bases to further enhance their appearance. Where it is feasible, vertical architectural elements should be incorporated at visible locations such as plazas, pedestrian paths, visible corners, and the rail walk.



Town Center Master Plan *Design Guidelines*

Information Kiosks

Kiosks should also be placed at key locations to provide an area map with points of interest and parking locations, as well as event/ program information. Kiosks should be considered for activity generators such as restaurants, the Commuter Station, and plaza areas.

Decorative Signage

New decorative street signs will be placed at each intersection. The unique signs will increase the Town Center's visibility and identity as a special place within the Village.

New decorative signs will be placed along the rail walk. These unique signs will also increase the district's visibility and identity.